

ATTACHMENT D
Approved Conditions of Approval
Design Review
6867 Jefferson Street
Residential Addition/Remodel

Planning Conditions:

Project Specific Conditions:

1. Project landscaping shall comply with WELO Guidelines.
2. Applicant shall submit written consent of adjacent properties in regard to privacy fencing.
3. The project shall abide by all applicable provisions within YMC 17.128.080 *Tree Protection During Development* prior to and during any construction work, including landscaping.
4. When submitting the Landscape Plan at time of building permit, the applicant is to replace *Prunus caroliniana* with vegetation that does not exceed 3 feet in height OR the applicant must ensure continual maintenance of proposed vegetation to keep growth under 3 feet in height.

General Conditions:

1. Prior to the issuance of a building permit, a formal pre-construction meeting shall be held for the contractor and/or property owner. The meeting shall include appropriate departments/agencies to review requirements of the permit (i.e., construction hours, encroachment permits, compliance with the scope of work, inspections requirements, etc.).
2. Development and operation of the use shall be substantially as represented on the approved plans and elevations, material samples, and project narrative as described in the staff report on file with the Planning Department, except as modified by conditions. Once installed, all improvements shall be maintained in accordance with the approved plans.
3. All exterior mechanical and electrical equipment shall be screened by landscaping or fencing or incorporated into the design of buildings so as not to be visible from the street. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, cable equipment, telephone entry boxes, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems.
4. The Town Planner may approve minor design and finish changes, including minor roof changes. The Town Planner may refer any and all design and finish changes to the Zoning & Design Review Board for consideration and adjudication.
5. Once installed, all improvements shall be maintained in accordance with the approved plans.
6. The air conditioning units shall be enclosed and/or screened with landscaping to mitigate noise impacts to the surrounding residence and shall not be located within the setback.
7. This approval will expire two years from the effective date of approval if construction has not been commenced.

8. Disposal of construction and demolition waste and recycling shall be in accordance with the Joint Powers Agreement with Upper Valley Waste Management.
9. Construction and demolition activities shall conform to the noise control provisions contained in Municipal Code Chapter 8.04, Noise Control Regulations, including Section 8.04.030 B.1., as follows:

No person engaged in construction or demolition activity as a contracted service shall operate or cause the operation of any tools or equipment except between the hours of 9 a.m. and 6 p.m., Monday through Friday (excluding holidays), such that the sound therefrom creates intrusive noise across a residential or commercial real property boundary, except by permit issued pursuant to Section 8.04.040(E).
10. No construction activities shall occur on the following holidays:
 - Dr. Martin Luther King's Birthday
 - Presidents' Day
 - Memorial Day
 - Juneteenth
 - 4th of July
 - Labor Day
 - Veterans' Day
 - Thanksgiving & Friday following Thanksgiving
 - Christmas
 - New Years Day
 - If any of the preceding holidays occur on a weekend day, then the prior Friday if on a Saturday, or the following Monday if on a Sunday shall be defined as the holiday.
11. The applicant will defend and indemnify and hold the Town, its agents, officers, and employees harmless of any claim, action, or proceedings to attack, set aside, void or annul an approval so long as the Town promptly notifies the applicant of any such claim, action, or proceedings and the Town cooperates fully in the defense of the action or proceedings.
12. The applicant shall submit final architectural and site engineering/improvement plans in electronic format to the Town Planner and Town Engineer for review and approval. Review and approval shall be subject to verifying consistency of the final architectural plans with the design plans approved by the ZDRB. Review and approval shall also be subject to conformance with accepted Town Engineering Standards. Any and all changes to the plans subsequent to their submittal for building permit review and issuance shall require approval by the Town Planner and/or Town Engineer.
13. The project's contractor and all subcontractors shall secure and maintain current Town of Yountville business licenses.
14. The project shall be subject to the payment of Development Impact Fees.
15. All conditions must be completed by Final Inspection.

Public Works Conditions:

1. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the current versions of Caltrans Standards and Specifications, the Town of Yountville Municipal Code, the Yountville Public Works Standards, and all current federal, state and county codes governing such improvements. Town Standards can be found on the Town of

Yountville website.

2. For those improvements outside the building envelope, a grading and drainage plan shall be prepared by a licensed engineer and submitted for review and approval by the Town Engineer prior to the issuance of a building permit. In addition to topographic survey, drainage, grading, utilities and other improvements, the grading and drainage plan shall include all easements on and off the property that affect the property.
3. An **Encroachment Permit** shall be obtained for any construction work, staging, or deliveries that occur from and/or in the public right-of-way.
4. No drainage from the hardscape, decks, pools or roof improvements shall be allowed to directly leave the site. The stormwater plan shall provide a method to address how drainage will be treated and infiltration on site and at the property lines to prevent inundation of neighboring properties. Drainage overflow shall be shown on the plans and directed in a manner acceptable to the Town.
5. Stormwater treatment shall be designed and constructed in accordance with the current BASMAA Post Construction Manual for Projects in Napa County and any current State of California standards regulating residential stormwater run-off. The building permit plans shall be in substantial conformance with the stormwater design presented in the design review documents.
6. If a groundwater pumping system is required, the outfall shall **not** be directed to release on the public right of way. The groundwater pumping release design shall be included with the drainage plans and the water directed to vegetation located on site.
7. Existing streets being cut for new services will require edge grinding and an A.C. overlay per Town standards, extent to be determined by the Public Works Department.
8. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the Town Standards.

Utility Conditions:

9. Where fire sprinklers are required, applicant shall install an appropriately-sized water service system according to fire system calculations approved by the Fire Marshal.
 - a. If a new water meter is required as a result of the fire flow calculations that meter must be installed per Town standards and inspected by the Public Works Utility Department.
 - b. the use of the same lateral sewer. (Ord. 28, 1966; Ord. 318-01)
10. All other utilities, electric, gas and communication, serving the property shall be placed underground. There shall be no overhead utilities serving the property. All electric, gas and communication installations must be done per those agencies' standards.
11. As-Built drawings clearing indicating the final location of installed utilities or infrastructure within the public right of way are required.



A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1464

Jake White
Fire Marshal

Napa County Fire Department Conditions of Approval

TO:	Town of Yountville Planning Department	DATE:	10/10/2023
FROM:	Jason Downs, Deputy Fire Marshal	PERMIT #	Land Use Permit
SUBJECT:	6867 Jefferson Street (Main and ADU)	APN:	036-026-014

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.

Please note that the comments noted above are based on a Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Please contact me at (707) 299-1467 or email at jason.downs@countyofnapa.org with any questions or concerns.