

ATTACHMENT A
Proposed Conditions of Approval
Design Review & Use Permit
Evans Residence
2150 Starkey Avenue

Planning Conditions of Approval:

1. 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.
2. 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.
3. Once installed, all improvements shall be maintained in accordance with the approved plans.
4. 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.
5. **A comprehensive landscaping plan shall be submitted for review by the Zoning & Design Review Board within 180 days of this approval.**
6. This approval will expire two years from the effective date of approval if construction has not been commenced.
7. Disposal of construction and demolition waste and recycling shall be in accordance with the Joint Powers Agreement with Upper Valley Waste Management.
8. 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 7:30 a.m. and 5:00 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\(E\)](#).
9. No construction activities shall occur on the following holidays:
 - Dr. Martin Luther King's Birthday
 - Presidents' Day
 - Memorial Day
 - 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.
10. 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.
11. 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.

12. The project's contractor and all sub-contractors shall secure and maintain current Town of Yountville business licenses.
13. The project shall be subject to the payment of Development Impact Fees.
14. All conditions must be completed by Final Inspection.

Public Works Conditions of Approval:

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.

** Resolution 19-3958 Adopted the most recent version of the City of Napa Standard Plans and Specifications and the Napa Sanitation District Sanitary Sewer and Recycled Water Standards along with the changes as annexed.*

2. A Preliminary Title Report with all deeds and references shall be submitted with the improvement plans.
3. 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.
4. 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.
5. No drainage from the property shall be allowed to leave the site. The stormwater plan shall provide a method to address how drainage will be treated and infiltration on site and within the property lines to prevent inundation of neighboring properties and the public right of way. Drainage overflow shall be shown on the plans and directed in a manner acceptable to the Town.
6. If a groundwater pumping system is required for the basement, the outfall shall not be directed to release on the public right of way. Any pumped groundwater water shall be directed to landscape areas located on site, the design of such shall be included with the drainage plans.
7. Any improvements performed in the public right of way will require an encroachment permit from the Town.
8. Where applicable, deteriorating, or broken improvements along the project frontage, and any public improvements that are damaged by the construction process, shall be replaced per Town specifications, extent to be determined by the Public Works Department.
9. Driveway transition aprons in the Old Town Historic District are encouraged to be surfaced with concrete, asphalt, or pavers from the edge of the existing street asphalt to the right of way line.
10. Existing streets being cut to install new services will require t-cut edge grinding and an A.C. overlay per Town standards, extent to be determined by the Public Works Department.
11. Any trees located along the project frontage shall be kept trimmed to maintain a 14' vertical clearance in the travelled way.

Utility Division Conditions of Approval:

1. The property shall be connected to the Town water system per Town standards. The existing water meter located in the project frontage may remain in place.
2. A Town Standard Reduced Pressure Backflow Prevention Device shall be installed with required owner annual testing for each existing and/or new water system connection.

3. Where fire sprinklers are required, applicant shall install an appropriately sized water service system to adhere to the latest town and state fire codes prior to Certificate of Occupancy including the installation of an appropriate backflow device. Fire system calculations and plans shall be submitted with the building plan submittal. Deferred submittals are not accepted.
4. The applicant shall provide verification of capacity and adequacy of the existing sewer lateral prior to building permit issuance. After review of the video of the sewer line, the sewer lateral shall be replaced or repaired at the direction of the Town Engineer and Town Utilities Manager.
5. A Town Standard Sanitary Sewer Cleanout shall be installed at the owner's side of the property line.
6. Any pool or spa shall NOT be connected to drain to the sanitary sewer system.
7. All other utilities, electric, gas and communication, serving the property shall be placed underground. There shall be no overhead utilities serving the property.