

**ATTACHMENT A**  
**Approved Conditions of Approval**  
**Design Review**  
**Claes/Sanderson**  
**6630 Jefferson Street**  
**DR-2204**

Planning Conditions:

Project Specific Conditions:

1. It is prohibited to deposit, excavate, or remove any material within the Hopper Creek setback area. Protective fencing shall be placed on setback to prohibit accidents within the setback.
2. No native vegetation or tree that has a trunk larger than three inches in diameter measured at ground level shall be removed within the Hopper Creek setback area.
3. Fireplace in unenclosed auxiliary structure shall not exceed 10 feet in height.
4. Fountain in front setback must recirculate water if including a water element.
5. Aluminum clad wood windows shall not be of bare or silver colored and must be painted by manufacturer.
6. Prior to issuance of any building permit, the applicant shall submit a completed Town of Yountville Landscape Application for Staff review, including all pertinent information as regulated by the WELO Guidelines regulations.
7. Landscape screening shall be provided along the southern property boundary along driveway to provide screened parking and privacy to adjacent property.

General Conditions:

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. This approval will expire two years from the effective date of approval if construction has not been commenced.
6. Disposal of construction and demolition waste and recycling shall be in accordance with the Joint Powers Agreement with Upper Valley Waste Management.
7. 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).
8. No construction activities shall occur on the following holidays:

- Dr. Martin Luther King's Birthday
  - Presidents' Day
  - Memorial Day
  - 4<sup>th</sup> 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.
9. 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.
  10. 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.
  11. The project's contractor and all sub-contractors shall secure and maintain current Town of Yountville business licenses.
  12. The project shall be subject to the payment of Development Impact Fees.
  13. 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. 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. Where applicable, deteriorating or broken improvements along the project frontage shall be replaced per Town specifications, extent to be determined by the Public Works Department.
8. A Town standard driveway apron shall be constructed per Town requirements:
  - Code 17.40.020: In the Old Town Historic District, driveway aprons shall be a solid surface, concrete, or pavers, for the width of the driveway and the length from the existing edge of asphalt street to the right-of-way line or five feet, whichever is greater.
9. Walkways or construction on the parking shoulder within the Old Town Historic district shall be constructed per Town standards.
  - Code 17.116.090: For properties designated as H, Old Town Historic, on the Zoning Map, on-street parking shoulders shall be surfaced with permeable materials such as gravel, decomposed granite, or other aggregate material
10. 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.
11. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the Town Standards.
12. Roadside trees along the project frontage shall be kept trimmed to maintain a 14' vertical clearance in the travelled way.

#### Utility Conditions:

13. The property shall be connected to the Town water system per Town standards.
14. Each existing and/or new water system connections shall include a reduced pressure backflow device located per Town standards. New water meters shall be placed and installed per the Town standards. Hot taps to active water mains shall be done by the applicant's contractor at the applicant's expense.
15. A water lateral is allowed for each structure on a single property.
  - Code 13.12.0707: The owner of any structure located within the Town in which plumbing for potable water is to be installed shall, at the owner's expense, connect the plumbing of such structure directly to the proper public water main in accordance with this title.
16. Abandonment of existing water laterals shall be done per Town Standards.
17. The demolition of the existing well shall be done per Napa County Department of Environmental Health standards.
18. Where fire sprinklers are required, applicant shall install an appropriately-sized water service system according to fire system calculations approved by the Fire Marshal.
19. A new sanitary sewer cleanout shall be installed per Town standards and shall be installed at the property line on the owner's side.
20. A single sewer lateral is acceptable for two dwelling units on a single property.
  - Code 13.52.030: Except as otherwise provided in this division, every building must be separately and independently connected with the sewer. Where two or more buildings on the same lot belong to the same owner and the frontage of the lot does not exceed 50 feet, a separate sewer connection with the main sewer is not required. No two owners of adjacent lots fronting on the same street may join in the use of the same lateral sewer. (Ord. 28, 1966; Ord. 318-01)
21. Abandonment of sewer lateral shall be done per Town standards.

22. Any pool or spa shall not be plumbed or drain to the sanitary sewer system. The pool shall not be filled using potable water from the Town's domestic water supply. Pool water must be trucked in from an off-site, out-of-Town water source. The filling of the Pool shall be required to be observed by Town staff to ensure the Town's potable water supply is NOT used to fill the Pool.
23. The existing Black Oak Tree with the Town right of way must be protected pursuant to code 17.128.080 Tree Protection During Development.
- Section B. Tree Protection Plan.
    - Prior to commencement of a development project, a property owner shall submit a Tree Protection Plan if any activity is within the dripline of a protected tree. The plan shall be prepared by a certified arborist to assess impacts to trees, recommend mitigation to reduce impacts to less than significant levels, and identify construction guidelines to be followed through all phases of a construction project. The plan must be approved by the Town's consulting arborist prior to the start of work.
  - Section D Prohibited Activities. Activities prohibited within the TPZ include:
    - 1. Storage or parking of vehicles, equipment, construction materials, refuse, excavated spoils or poisonous materials on or around trees and roots.
    - 2. The use of tree trunks as a winch support, anchorage, as a temporary power pole, sign posts or other similar function;
    - 3. Cutting tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation;
    - 4. Soil disturbance or grade change; and
    - 5. Drainage changes.
24. 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.