
Appendix A:

City of Napa Policy Resolution No. 27

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POLICY RESOLUTION NO. 27

A POLICY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AMENDING STANDARD MITIGATION MEASURES AND CONDITIONS OF APPROVAL FOR ALL DEVELOPMENT PROJECTS WITHIN THE CITY OF NAPA

WHEREAS, Section 15.50.010 of the Napa Municipal Code provides that the City Council by resolution may establish standard mitigation measures and conditions of approval which, upon adoption, shall be deemed imposed on all applicable development projects within the City of Napa; and

WHEREAS, in 1992 the City Council adopted such mitigation measures and conditions and has from time to time revised the same as deemed advised.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Napa, State of California, that Policy Resolution 27, as initially adopted on August 4, 1992, is hereby amended as follows:

Section 1. The City Council does hereby adopt the mitigation measures set forth on the attached Attachment A, as the City of Napa Standard Mitigation Measures. Unless otherwise authorized by the City for a specific project, these mitigation measures are (a) hereby imposed on every development project approved by the City of Napa for which an Environmental Impact Report is prepared; and (b) shall be included in project plans or proposals made by or agreed to by an applicant before a Negative Declaration may be released for public review. Any or all of these mitigation measures may be imposed as conditions of approval of a specific project, which is exempt from the California Environmental Quality Act (CEQA).

Section 2. The City Council does hereby adopt the standard conditions of approval set forth on Attachment B as the City of Napa Standard Project Conditions. Unless otherwise provided in a specific project approval, these conditions are hereby imposed on each applicable development project hereafter approved or deemed approved in the City of Napa.

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the City Council of the City of Napa held on the 3rd day of December, 2002 by the following roll call vote:

AYES: Crawford, Busenbark, Martin, Techel, and Henderson

NOES: None

ABSENT: None

ATTEST: 
CITY CLERK OF THE CITY OF NAPA

Editor's Notes: Originally adopted 08/04/92; amended 09/20/94, 09/19/95, 11/21/95, 10/5/99, 10/16/01 and 12/3/02.

CITY OF NAPA
Policy Resolution 27

Attachment A
Standard Mitigation Measures

I. AESTHETICS

1. All new lighting on private property shall be designed to eliminate direct light spilling onto adjacent residential properties.
2. Low-level lighting shall be utilized in any parking area(s) as opposed to elevated high-intensity light standards.
3. All new utilities shall be placed underground.
4. The Developer shall comply with the following:
 - (a) The plans submitted for the project improvements or building permit, whichever comes first, shall include a final landscape and irrigation plan designed and signed by a licensed landscape architect or landscape contractor. The final landscape plans shall specify that (1) all plant materials be certified by the Napa County Agricultural Commissioner inspection program for freedom from the glassy winged sharpshooter or other pests identified by the Agricultural Commissioner and (2) the Agricultural Commissioner's Office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County so that inspection can be arranged. No improvement plans shall be approved nor building permit issued until the Planning Department approves the landscape and irrigation plan. Prior to occupancy, the licensed professional who signed the final landscape and irrigation plan shall certify in writing to the Planning Director that he/she has inspected and approved the installation of landscaping and irrigation and has found them to be consistent with the approved plans including, but not limited to, the certifications and inspections by the Agricultural Commissioner as well as that the systems are in working order. A substitution of an alternate licensed professional may be allowed by the Planning Director upon a showing of good cause.
 - (b) Prior to occupancy, Developer shall execute and record the City's Landscape Maintenance Agreement. (Forms are available from the Planning Department.)
5. The Developer shall secure separate architectural review approval for any signage for the project.
6. For properties zoned with the overlay: HS District, all grading and construction activities or modifications of the natural site features on the property including any resulting lots shall be subject to separate final design review to ensure compliance with the Hillside Development Guidelines, to limit grading and to allow the retention of existing trees and other natural features. Accurate topographical and tree location information as well as complete grading, construction or other action plans shall be presented for review. A note setting forth these requirements shall appear on any final or parcel map to provide notice to purchasers

II. AGRICULTURAL RESOURCES

None.

III. AIR QUALITY

1. Grading and construction equipment shall be shut down when not in use.
2. Construction activities shall not occur during windy periods.
3. Exposed soil surfaces shall be periodically sprinkled to retard dust; no City water shall be used for this purpose.

IV. BIOLOGICAL RESOURCES

None.

V. CULTURAL RESOURCES

If any archeological materials or objects are unearthed during project construction, all work in the vicinity shall be immediately halted until a qualified archeologist is retained by the City to evaluate the finds. Developer shall comply with all mitigation recommendations of the archeologist prior to commencing work in the vicinity of the archeological finds.

VI. GEOLOGY AND SOILS

1. All Project-related grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Napa Public Works Department Standard Specifications (hereinafter referred to as PWD Standard Specifications).
2. All construction activities shall meet the Uniform Building Code regulations for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.).
3. Developer shall provide an erosion and sediment control plan and a schedule for implementation of approved measures to the Public Works Director for approval with the first improvement plans submitted for review. No grading and excavation shall be performed except in accordance with the approved plan and schedule.
4. Hydroseeding of all disturbed slopes shall be completed by October 1; Developer shall provide sufficient maintenance and irrigation of the slopes such that growth is established by November 1.
5. For all subdivision and parcel maps, the Developer shall prepare a Soils Investigation/Geotechnical Report in accordance with Section 16.36.200 of the NMC. The improvement plans shall incorporate all design and construction criteria specified in the report. The geotechnical engineer shall sign the improvement plans and approve them as conforming to their recommendations prior to parcel/final map approval. The geotechnical engineer shall also assume responsibility for inspection of the work and shall certify to the City, prior to acceptance of the work, that the work performed is adequate and complies with their recommendations. Additional soils information may be required by the Chief Building Inspector during the plan check of individual house plans in accordance with Title 15 of the NMC.

VII. HAZARDS AND HAZARDOUS MATERIALS

None.

VIII. HYDROLOGY AND WATER QUALITY

1. To insure adequate drainage control, the Developer of any project which introduces new impervious surfaces (roof, driveways, patios) which will change the rate of absorption of drainage or surface run-off shall submit a drainage and grading plan designed in accordance with Policy Resolution No. 17 and the City of Napa Public Works Department Standard Specifications to the Public Works Department for its approval.
2. If the project is in the Flood Hazard or Floodway Areas of the Napa River or its tributaries, Developer shall submit Certifications of Compliance by a registered architect or civil engineer required by NMC Chapter 17.62 to the Public Works Department at the times set forth in Chapter 17.62.
3. Side yards of each lot shall have of a minimum unobstructed width of five (5) feet. No building encroachments, door landings or mechanical equipment shall be placed in this unobstructed area without the review and approval of the Public Works Director in order to assure adequate drainage.
4. For any construction activity that results in the disturbance of five (5) acres or greater total land area, or is part of a larger common plan of development that disturbs five (5) acres or greater total land area, Developer shall file a Notice of Intent with the California Regional Water Quality Control Board ("SWRCB") prior to any grading or construction activity. In the event construction activity for the project occurs after the SWRCB has changed its General Permit for construction activity to cover disturbance(s) of one (1) acre or more, this measure shall apply to any construction activity for this project which results in the disturbance of one (1) acre or greater total land area, or is part of a larger common plan of development that disturbs one (1) acre or greater total land area.
5. The Developer shall ensure that no construction materials (e.g., cleaning fresh concrete from equipment) are conveyed into the storm drain system. The Developer shall pay for any required cleanup, testing and City administrative costs resulting from consequence of construction materials into the storm water drainage system.
6. All materials that could cause water pollution (i.e., motor oil, fuels, paints, etc.) shall be stored and used in a manner that will not cause any pollution. All discarded material and any accidental spills shall be removed and disposed of at an approved disposal site.
7. The Developer of an industrial facility shall file a Notice of Intent in accordance with the State General Permit with the State Water Resources Control Board prior to establishment of the use.
8. All construction activities shall be performed in a manner that minimizes, to the maximum extent practicable, any pollutants entering directly or indirectly the storm water system or ground water. The Developer shall pay for any required cleanup, testing and City administrative costs resulting from consequence of construction materials into the storm water drainage system.
9. Unless otherwise provided, all measures included in project approval pursuant to NMC Chapter 17.60 (CR suffix and flood evacuation) shall be installed or carried out prior to final clearance of the building permit or concurrently with the installation of site improvements in the case of a subdivision map.
10. Developer shall meet the requirements of discharging to a public storm drainage system as required to ensure compliance by the City with all state and federal laws and regulations related to storm water as stipulated in the Clean Water Act. Developer shall meet the requirements of the National Pollutant Discharge Elimination System ("NPDES") permit in effect prior to completion of project construction for storm water discharges from the municipal storm water system operated by the City of Napa. Developer shall comply with the Storm Water Pollution Mitigation Plan ("SWPMP") submitted by Developer as part of its application as (modified and) approved by the Director of Public Works.

11. Developer shall mark all new storm drain inlets with permanent markings, which state "No Dumping—Flows to River." This work shall be shown on improvement plans.
12. Developer shall record a plan for long-term private maintenance acceptable to the Director of Public Works and the City Attorney for any structural storm water pollution removal devices or treatment control BMP incorporated as part of the project. The plan shall comply with City and SWRCB requirements including, but not limited to, a detailed description of responsible parties, inspections, maintenance procedures for the detention system, including monitoring and documentation of annual report to the Public Works Department and procedures for enforcement. Appropriate easements or other arrangements satisfactory to the Public Works Director and City Attorney necessary or convenient to ensure the feasibility of the scheme and fulfillment of maintenance responsibilities shall be secured and recorded prior to approval of the final/parcel map or issuance of a building permit, whichever comes first.

IX. LAND USE AND PLANNING

1. Developer shall comply with all requirements of federal, state, and local laws and regulations applicable to project construction and issuance of building permits.
2. Developer shall comply with the monitoring/reporting check lists development pursuant to the City of Napa Resolution 96-153 regarding CEQA implementation procedures for both standard and project specific mitigation measures.
3. Developer shall notify all employees and agents of the mitigation measures and conditions applicable to the project and shall ensure compliance with such measures and conditions. Developer shall also notify all assigns and transferees of the same.

X. MINERAL RESOURCES

None.

XI. NOISE

1. Construction activities shall be limited to specific times pursuant to NMC 8.08.025 which limits construction activities to 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 4:00 p.m. on weekends or legal holidays, unless a permit is first secured from the City Manager (or his/her designee) for additional hours. The ordinance further states that there will be: no start up of machines nor equipment prior to 8:00 a.m., Monday through Friday; no delivery of materials nor equipment prior to 7:30 a.m. nor past 5:00 p.m., Monday through Friday; no cleaning of machines nor equipment past 6:00 p.m., Monday through Friday; no servicing of equipment past 6:45 p.m., Monday through Friday.
2. Construction equipment must have state-of-the-art muffler systems required by current law. Muffler systems shall be properly maintained.
3. Noisy stationary construction equipment, such as compressors, shall be placed away from developed areas off-site and/or provided with acoustical shielding.
4. Grading and construction equipment shall be shut down when not in use.

XII. POPULATION AND HOUSING

None.

XIII. PUBLIC SERVICES

1. Developer shall comply with all applicable requirements of the Uniform Fire Code the Fire Department and PWD Standard Specifications and the Fire Department "Standard Requirements for Commercial/Residential Projects," including, without limitation, the requirements for access, new construction, smoke detectors, fire extinguishers, fire hydrants, etc. Existing fire hydrants may be used to meet hydrant location requirements only if they meet or are changed to meet current hydrant specifications.
2. Properties having common ownership shall provide the Fire Department with a notarized copy of the recorded conditions, covenants, and restrictions agreement in a form satisfactory to the City Attorney ensuring that all components of fire protection system(s), and fire access roads will be maintained by a maintenance district, owner's association, or similar legally responsible entity.
3. All newly constructed buildings must have automatic sprinkler systems conforming to NFPA and City Standard Specifications, for which installation permit must be obtained from Fire Prevention. In multi-building complexes, or in buildings with three (3) or more stories, special monitoring conditions will be required. Existing habitable buildings, which are retained, shall be retrofitted.
4. The Developer of any project proposing a change in occupancy use classification (as defined in the Uniform Building Code Table 5A) in a building protected by automatic fire sprinklers shall have the sprinkler system evaluated by a licensed fire sprinkler contractor or fire protection engineer for compliance with National Fire Protection Association Installation Standards. A written report of the inspection findings shall be submitted to the Fire Department prior to final occupancy clearance. A permit is required from Fire Prevention for sprinkler system alterations.
5. The Developer of any project which proposes commercial occupancies shall secure approval from Fire Prevention and Building Departments prior to signing lease agreements and allowing occupancy of prospective occupants that pose possible fire and life safety hazards, or are classified, or are classified by the Uniform Building Code as an H (hazardous) occupancy.

Examples of these types of occupancies are: Storage of flammable, combustible, explosive, or toxic materials, manufacturing processes involving the above, woodworking shops, fire rebuilding or storage, automotive repair, auto body repair and/or painting, factories where loose combustible fibers are present, semi-conductor fabrication facilities, bulk paint storage, etc.

6. Developer shall pay the required fire and paramedic fees for new development in accordance with Napa Municipal Code Chapter 15.78. Such fees shall be payable at the rate in effect at the time of payment for the unit involved. The findings set forth in the ordinance and Resolution 94-106 are incorporated herein. The City further finds that calculation of the fee pursuant to the formula set forth therein demonstrates that there is a reasonable relationship between the fees imposed and the cost of improvements attributable to this project.

XIV. RECREATION

1. Developer shall pay the required fees for each new dwelling unit in accordance with the Napa Municipal Code Chapter 15.68. Such fee shall be payable at the rate in effect at the time of payment for the unit involved. The findings set forth in the ordinance and Resolution 92-084 are incorporated herein. The City further finds that calculation of the fee due pursuant to the formula set

forth in Section 15.68.040 of the Napa Municipal Code demonstrates that there is a reasonable relationship between the fees imposed and the cost of the improvements attributable to this project.

2. Unless project approval requires only land dedication, the Developer shall pay In-lieu Park dedication fee(s) in accordance with and for the purposes of NMC Sections 16.32.040, 15.68.010 and 15.68.090 for each residential unit authorized or allowed by project approval. Such fee(s) shall be payable at the rate in effect at time of payment. The findings set forth in the ordinances and in Resolution 92-084 are incorporated herein. The City further finds that the calculation of fees in accordance with the formula set forth in NMC Section 16.32.040D demonstrates that there is a reasonable relationship between the amount of fees imposed and the costs of acquisition attributable to this project.

XV. TRANSPORTATION/TRAFFIC

1. All required public frontage and street improvements shall be designed and built in accordance with City of Napa ordinances and the PWD Standard Specifications. Unless waived by the Public Works Director, street improvements shall include curbs, gutter, sidewalk, planting, streetlights, street trees, etc.; any additional right-of-way necessary to accommodate these improvements shall be dedicated to the City.
2. During non-working hours, open trenches shall be provided with appropriate signage, flashers, and barricades approved by the Street Superintendent to warn oncoming motorists, bicyclists, and pedestrians of potential safety hazards.
3. All road surfaces shall be restored to pre-project conditions after completion of any project-related pipeline installation activities.
4. Any pedestrian access through and/or adjacent to the project site shall remain unobstructed during project construction or an alternate route established as approved by the Police Chief and Public Works Director.
5. In order to mitigate the cumulative impact of the traffic generated by the subject project on the City's arterial and collective street system, the Developer shall pay a Street Improvement Fee in accordance with Napa Municipal Code Chapter 15.84 and implementing resolutions to pay for the traffic improvements identified therein. Such fee shall be payable at the rate in effect at the time of payment. The findings set forth in the ordinance and implementing resolutions are incorporated herein. The City further finds that the calculation of the fees in accordance with the trip generation capacity of development demonstrates there is a reasonable relationship between the amount of the fees imposed and the cost of the street improvements attributable to this project.

XVI. UTILITIES AND SERVICE SYSTEMS

1. Prior to trenching within existing roadway areas, the Developer's engineer shall ascertain the location of all underground utility systems and shall design any proposed subsurface utility extensions to avoid disrupting the services of such systems.
2. Water and energy conservation measures shall be incorporated into project design and construction in accordance with applicable codes and ordinances.
3. The project shall be connected to the Napa Sanitation District for sanitary sewer service. If the subject property is presently served by individual sewage disposal systems, the septic systems, set backs, and reserve areas must be protected and maintained during cleaning, grading, construction, and after connection to the District, the existing septic tank(s) shall be properly destroyed.

4. The project shall be connected to the City of Napa water system. Any existing well must be properly protected from potential contamination. If an existing well is to be destroyed, a well-destruction permit must be obtained from the Napa County Department of Environmental Management by a licensed well driller. If an existing well is not destroyed, it must be properly protected and an approved backflow prevention device installed according to the Water District's specifications.
5. The project shall be designed and built in accordance with the PWD Standard Specification regarding the adequate conveyance of storm waters.
6. All faucets in sinks and lavatories shall be equipped with faucet aerators designed to limit the maximum flow to two and two tenths (2.2) gallons per minute.
7. All showerheads shall be of a design to limit the maximum flow to two and one-half (2.5) gallons per minute.
8. The Developer shall completely offset the water requirements of this project by complying with the retrofit requirements of Napa Municipal Code Chapter 13.09.
9. During the construction/demolition/renovation period of the project, Developer shall use the franchised garbage hauler for the service area in which the project is located to remove all wastes generated during project development, unless Developer transports project waste. If the Developer transports the project's waste, Developer must use the appropriate landfill for the service area in which the project is located.
10. Developer shall provide for the source separation of wood waste for recycling. Developer shall use the franchised garbage hauler for the service area in which located for collection of such wood waste, unless the Developer transports such wood waste to a location where wood waste is recycled.
11. The Developer of a commercial, industrial or multi-family project with common waste disposal facilities shall submit to and receive approval from the Public Works Director of a source reduction plan which meets the City's Source Reduction and Recycling Element and implementing guidelines.
12. A recycling/solid waste enclosure shall be provided in accordance with Chapter 17.102, et seq. of the NMC for all commercial, industrial and multi-family projects with common solid waste facilities.

MONITORING & REPORTING PLAN FOR STANDARD MITIGATION MEASURES*

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
I. AESTHETICS				
1. All new lighting on private property shall be designed to eliminate direct light spilling onto adjacent residential properties.	(a) City shall review and approve lighting plan prior to issuance of Building Permit. (b) City shall inspect installation.	Planning Public Works (Eng)	(a) Building Permit Issuance (b) Project Constr.	
2. Low-level lighting shall be utilized in any parking area(s) as opposed to elevated high-intensity light standards.	(a) City shall review and approve lighting plan prior to issuance of Building Permit. (b) City shall inspect installation.	Planning Public Works (Eng)	(a) Building Permit Issuance (b) Project Constr.	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
<p>3. All new utilities shall be placed underground.</p>	<p>(a) City shall review and approve plans prior to issuance of a Building Permit.</p> <p>(b) City shall inspect installation.</p>	<p>Public Works (Eng),</p> <p>Building Public Works (Eng)</p>	<p>(a) Building Permit Issuance</p> <p>(b) Project Constr.</p>	
<p>4. The Developer shall comply with the following:</p> <p>(a) Submit to and receive approval by the Planning Department of a Landscape and Irrigation Plan designed and signed by a licensed landscape architect or landscape contractor prior to the issuance of a Building Permit, commencement of use, or approval of a Final or Parcel Map. The final landscape plans shall specify that (1) all plant materials be certified by the Napa County Agricultural Commissioner inspection program for freedom from the glassy winged sharpshooter or other pests identified by the Agricultural Commissioner and (2) the Agricultural Commissioner's Office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County so that inspection can be arranged. The plan shall conform to the City of Napa's Water Efficient Landscape Guidelines including, but not limited to, the certifications and inspections by the Agricultural Commissioner as well as that the systems are in working order. A final fencing and lighting plan may be included or submitted separately. A substitution of an alternate licensed professional may be allowed by the Planning Director upon a showing of good cause.</p> <p>(b) Prior to occupancy, the Developer shall execute and record the City's Landscape Maintenance Agreement.</p>	<p>(a) City shall review and approve plan.</p> <p>(b) Developer shall submit required agreement prior to occupancy.</p>	<p>Planning</p> <p>Planning</p>	<p>(a) Final/Parcel Map approval; Issuance of Building Permit, whichever comes first.</p> <p>(b) Cert. of Occupancy</p>	

MITIGATION MEASURE		METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
5.	The Developer shall secure separate architectural review approval for any signage for the project.	City shall inspect for compliance.	Planning	Cert. of Occupancy	
6.	For properties zoned with the overlay: HS District, all grading and construction activities or modifications of the natural site features on the property including any resulting lots shall be subject to separate final design review to ensure compliance with the Hillside Development Guidelines, to limit grading and to allow the retention of existing trees and other natural features. Accurate topographical and tree location information as well as complete grading, construction or other action plans shall be presented for review.	(a) Developer shall receive Final Design Review approval prior to issuance of any Building Permit	Planning	(a) Building Permit issuance	
		(b) Developer shall record with the County Recorder a Notice and Covenant of Property Restrictions	Planning	(b) Parcel/Final Map approval or issuance of Building Permit, whichever occurs first	
II. AGRICULTURAL RESOURCES					
None.					
III. AIR QUALITY					
1.	Grading and construction equipment shall be shut down when not in use.	City shall inspect construction activities.	Public Works (Eng)	Project Constr.	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
2. Construction activities shall not occur during windy periods.	City shall inspect construction activities.	Public Works (Eng)	Project Constr.	
3. Exposed soil surfaces shall be periodically sprinkled to retard dust; no city water shall be used for this purpose.	City shall inspect construction activities.	Public Works (Eng)	Project Constr.	
IV. BIOLOGICAL RESOURCES				
None				
V. CULTURAL RESOURCES				
1. If any archeological materials or objects are unearthed during project construction, all work in the vicinity shall be immediately halted until a qualified archeologist is retained by the City to evaluate the finds. Developer shall comply with all mitigation recommendations of the archeologist prior to commencing work in the vicinity of the archeological finds.	(a) City shall inspect construction activities.	Public Works (Eng)	(a) Final/Parcel Map approval or Building Permit issuance, whichever comes first	
	(b) City shall approve archeologist's report and require mitigation.	Public Works (Eng)	(b) Project Constr.	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
2. During non-working hours, open trenches shall be provided with signage, flashers, and barricades approved by the Street Superintendent to warn oncoming motorists, bicyclists, and pedestrians of potential safety hazards.	City shall inspect for compliance.	Public Works (Eng)	Project Constr.	
3. All road surfaces shall be restored to pre-project conditions after completion of any project-related pipeline installation activities.	City shall inspect restoration prior to release of security.	Public Works (Eng)	Release of Security	
4. Any pedestrian access through and/or adjacent to the project site shall remain unobstructed during project construction or an alternate route established as approved by the Police Chief and Public Works Director.	City shall inspect for compliance.	Public Works (Eng)	Project Constr.	
5. In order to mitigate the cumulative impact of the traffic generated by the subject project on the City's arterial and collective street system, the Developer shall pay a Street Improvement Fee in accordance with Ordinance Napa Municipal Code Chapter 15.84 and implementing resolutions to pay for the traffic improvements identified therein. Such fee shall be payable at the rate in effect at the time of payment.	Developer shall submit required fee with application.	Building	Building Permit Issuance or Cert. of Occupancy/final inspection as applicable.	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
VI. GEOLOGY AND SOILS				
1. All Project-related grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Napa Public Works Department Standard Specifications (hereinafter referred to as PWD Standard Specifications).	(a) City shall review and approve grading and drainage plan prior to issuance of Building Permit (b) City shall inspect construction activities.	Public Works (Eng) Public Works (Eng)		
2. All construction activities shall meet the Uniform Building Code regulations for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.	(a) City shall review and approve plans prior to issuance of Building Permit. (b) City shall inspect construction.	Building Building	(a) Building Permit Issuance (b) Project Constr.	
3. Developer shall provide an erosion and sediment control plan and a schedule for implementation of approved measures to the Public Works Director for approval with the first improvement plans submitted for review. No such grading and excavation shall be performed except in accordance with the approved plan and schedule.	(a) City shall review and approve erosion control plan and implementation schedule. (b) City shall inspect grading and excavation.	Public Works (Eng) Public Works (Eng)	(a) Submittal of first improvement plans (b) Project Constr.	
4. Hydroseeding of all disturbed slopes shall be completed by October 1; Developer shall provide sufficient maintenance and irrigation of the slopes such that growth is established by November 1.	City shall inspect.	Public Works (Eng)	Project Constr.	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
<p>5. For all subdivision and parcel maps, the Developer shall prepare a preliminary Soils Investigation/Geotechnical Report in accordance with Section 16.36.200 of the NMC. A final report shall be submitted to the Public Works Director for review and determination of adequacy before approval of the Parcel or Final Map. The improvement plans shall incorporate all design and construction criteria specified in the report. The geotechnical engineer shall sign the improvement plans and approve them as conforming to their recommendations prior to Parcel/Final Map approval. The geotechnical engineer shall also assume responsibility for inspection of the work and shall certify to the City, prior to acceptance of the work, that the work performed is adequate and complies with their recommendations. Additional soils information may be required by the Chief Building Inspector during the plan check of the individual house plans in accordance with Title 15 of the NMC.</p>	<p>(a) City shall not approve improvement plans until certified by geotechnical engineer.</p> <p>(b) Engineer shall submit certification to City.</p> <p>(c) City shall delineate and review additional requirements during plan check.</p>	<p>Public Works (Eng)</p> <p>Public Works (Eng)</p> <p>Public Works (Bldg)</p>	<p>(a) Approval of inspection plans</p> <p>(b) Project Acceptance</p> <p>(c) Building Permit Issuance</p>	
VII. HAZARDS AND HAZARDOUS MATERIALS				
None				
VIII. HYDROLOGY AND WATER QUALITY				
<p>1. To insure adequate drainage control, the Developer of any project which introduces new impervious surfaces (roof, driveways, patios) which will change the rate of absorption of drainage or surface run-off shall submit a drainage and grading plan designed in accordance with Policy Resolution No. 17 and the City of Napa Public Works Department's Standard Specifications to the Public Works Department for its approval. All construction work shall be in accordance with the approved plans.</p>	<p>(a) City shall review and approve plan.</p> <p>(b) City shall inspect construction.</p>	<p>Public Works (Eng)</p> <p>Public Works (Eng)</p>	<p>(a) Building Permit Issuance</p> <p>(b) Project Constr.</p>	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
<p>2. If the project is in the Flood Hazard or Floodway Areas of the Napa River or its tributaries, Developer shall submit Certifications of Compliance by a registered architect or civil engineer required by NMC Chapter 17.62 to the Public Works Department at the times set forth in Chapter 17.62.</p>	<p>(a) City shall review certifications prior to approval of any Final Map.</p> <p>(b) City shall review certifications prior to occupancy.</p>	<p>Public Works (Eng)</p> <p>Building</p>	<p>(a) Final Map Approval</p> <p>(b) Cert. of Occupancy</p>	
<p>3. Side yards of each lot shall have of a minimum unobstructed width of five (5) feet. No building encroachments, door landings or mechanical equipment shall be placed in this unobstructed area without the review and approval of the Public Works Director.</p>	<p>City shall inspect for compliance.</p>	<p>Public Works (Eng)</p>	<p>Cert. of Occupancy</p>	
<p>4. For any construction activity that results in the disturbance of five (5) acres or greater total land area, or is part of a larger common plan of development that disturbs five (5) acres or greater total land area, Developer shall file a Notice of Intent with the California Regional Water Quality Control Board ("SWRCB") prior to any grading or construction activity. In the event construction activity for the project occurs after the SWRCB has changed its General Permit for construction activity to cover disturbance(s) of one (1) acre or more, this measure shall apply to any construction activity for this project which results in the disturbance of one (1) acre or greater total land area, or is part of a larger common plan of development that disturbs one (1) acre or greater total land area.</p>	<p>Developer shall submit copy of Notice of Intent and Developer's Storm Water Pollution Prevention Plan prepared in accordance with the SWRCB requirements prior to issuance of grading permit or any construction activity.</p>	<p>Public Works (BUD)</p>	<p>Grading Permit Issuance</p>	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
5. Developer shall ensure that no construction materials (e.g., cleaning fresh concrete from equipment) are conveyed into the storm drain system. The Developer shall pay for any required cleanup, testing and City administrative costs resulting from consequence of construction materials into the storm water drainage system.	City shall inspect construction activities.	Public Works	Project Constr.	
6. All materials that could cause water pollution (i.e., motor oil, fuels, paints, etc.) shall be stored and used in a manner that will not cause any pollution. All discarded material and any accidental spills shall be removed and disposed of at an approved disposal site.	City shall inspect for compliance.	Public Works	Project Constr.	
7. The Developer of an industrial facility shall file a Notice of Intent in accordance with the State General Permit for Industrial Activities with the State Water Resources Control Board prior to establishment of the use.	Developer shall submit a conformed copy of the Notice of Intent prior to issuance of Building Permit or establishment of use.	Public Works	Building Permit Issuance	
8. All construction activities shall be performed in a manner that minimizes, to the maximum extent practicable, any pollutants entering directly or indirectly the storm water system or ground water. The Developer shall pay for any required cleanup, testing and City administrative costs resulting from consequence of construction materials into the storm water drainage system.	(a) Developer shall submit copies of all required permits to City prior to issuance of Building Permit.	Public Works	(a) Building Permit Issuance	
	(b) City shall inspect construction activities.	Public Works (Eng)	(b) Project Constr.	
9. Unless otherwise provided, all measures included in project approval pursuant to NMC Chapter 17.60 (CR suffix and flood evacuation) shall be installed or carried out prior to final clearance of the Building Permit or concurrently with the installation of site improvements in the case of a subdivision map.	City shall review and approve plans and schedules.	Public Works; Planning	Final clearance of Building Permit or installation of improvements	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
<p>10. Developer shall meet the requirements of discharging to a public storm drainage system as required to ensure compliance by the City with all state and federal laws and regulations related to storm water as stipulated in the Clean Water Act. Developer shall meet the requirements of the National Pollutant Discharge Elimination System ("NPDES") permit in effect prior to completion of project construction for storm water discharges from the municipal storm water system operated by the City of Napa. Developer shall comply with the Storm Water Pollution Mitigation Plan ("SWPMP") submitted by Developer as part of its application as (modified and) approved by the Director of Public Works.</p>	<p>(a) City shall review and approve all improvement plans</p> <p>(b) Plan requirements shall be incorporated into any improvement agreements for the project</p> <p>(c) City shall inspect construction</p> <p>(d) In the event ongoing mitigation is part of the approved plan, Developer shall either execute a monitoring compliance agreement satisfactory to the City or provide for long term compliance with the approved SWPMP via an owners association and CCR's satisfactory to City, with the City as third party beneficiary with the right to enforce the obligations</p>	<p>Public Works (BUD)</p> <p>Public Works (BUD)</p> <p>Public Works (BUD)</p> <p>Public Works (BUD)</p>	<p>Parcel/final map approval or issuance of a building, whichever occurs first</p> <p>Parcel/final map approval or issuance of a building, whichever occurs first</p> <p>Project construction</p> <p>Parcel/final map approval or issuance of a building, whichever occurs first</p>	
<p>11. Developer shall mark all new storm drain inlets with permanent markings, which state "No Dumping—Flows to River." This work shall be shown on improvement plans</p>	<p>(a) City shall review and approve all improvement plans</p> <p>(b) City shall inspect construction</p>	<p>Public Works (BUD)</p> <p>Public Works (BUD)</p>	<p>Parcel/final map approval or issuance of a building permit, whichever occurs first</p> <p>Cert. of Occupancy</p>	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
<p>12. Developer shall record a plan for long-term private maintenance acceptable to the Director of Public works and the City Attorney for any structural storm water pollution removal devices or treatment control BMP incorporated as part of the project. The plan shall comply with City and SWRCB requirements including, but not limited to, a detailed description of responsible parties, inspections, maintenance procedures for the detention system, including monitoring and documentation of annual report to the Public Works Department and procedures for enforcement. Appropriate easements or other arrangements satisfactory to the Public Works Director and City Attorney necessary or convenient to ensure the feasibility of the scheme and fulfillment of maintenance responsibilities shall be secured and recorded prior to approval of the final/parcel map or issuance of a building permit, whichever comes first.</p>	<p>(a) City shall review and approve plan including documents necessary to ensure obligations will run with the land</p> <p>(b) Developer shall record documents</p> <p>(c) The responsible person or entity identified in the approved plan shall submit annual compliance reports to the PWD</p> <p>(d) Any work required to be done arising out of the annual compliance report shall be promptly performed by a licensed contractor or other licensed professional as applicable.</p>	<p>Pubic Works (BUD) City Attorney</p> <p>Public Works (BUD)</p> <p>Public Works (BUD)</p> <p>Public Works (BUD)</p>	<p>Parcel/final map approval or issuance of a building permit, whichever occurs first.</p> <p>Parcel/final map approval or issuance of a building permit, whichever occurs first.</p> <p>Annual</p> <p>As required</p>	
IX. LAND USE AND PLANNING				
<p>1. Developer shall comply with all requirements of federal, state, and local laws and regulations applicable to project construction and issuance of Building Permits.</p>	<p>(a) Developer shall submit plans to City and other affected agencies for review and approval; Developer shall pay all required fees.</p> <p>(b) City shall inspect construction.</p>	<p>Building</p> <p>Building</p>	<p>(a) Building Permit Issuance</p> <p>(b) Project Construction</p>	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
<p>2. Developer shall comply with the monitoring/reporting checklists developed for CEQA implementation procedures for both standard and project specific mitigation measures.</p>	<p>(a) Each City department shall submit to Planning Dept. a sign off that each construction-related mitigation plan for which the department is responsible is completed at time of compliance.</p> <p>(b) For each on-going mitigation measure a separate schedule shall be included in the monitoring program for that mitigation measure.</p>	<p>Planning</p> <p>Planning</p>	<p>(a) At time of compliance for each measure.</p> <p>(b) Project Approval</p>	
<p>3. Developer shall notify all employees and agents of the mitigation measures and conditions applicable to the project and shall ensure compliance with such measures and conditions. Developer shall also notify all assigns and transferees of the same.</p>	<p>(a) Developer shall submit certificates to the City indicating compliance. Such certificates shall be submitted prior to issuance of a grading permit, Building Permit and Cert. of Occupancy.</p> <p>(b) City shall record resolution approving project.</p>	<p>Planning, Public Works, Bldg., Fire Prev.</p> <p>City Clerk</p>	<p>(a) Grading Permit, Building Permit, Cert. of Occupancy</p> <p>(b) Project Approval</p>	
<p>X. MINERAL RESOURCES</p>				
<p>None</p>				

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
XI. NOISE				
<p>1. Construction activities shall be limited to specific times pursuant to NMC 8.08.025 which limits construction activities to 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 4:00 p.m. on weekends or legal holidays, unless a permit is first secured from the City Manager (or his/her designee) for additional hours. The ordinance further states that there will be: no start up of machines nor equipment prior to 8:00 a.m., Monday through Friday; no delivery of materials nor equipment prior to 7:30 a.m. nor past 5:00 p.m., Monday through Friday; no cleaning of machines nor equipment past 6:00 p.m., Monday through Friday; no servicing of equipment past 6:45 p.m., Monday through Friday.</p>	<p>(a) Developer shall post on-site notice of times for construction.</p> <p>(b) City shall inspect for compliance.</p>	<p>Public Works (Eng)</p> <p>Public Works (Eng)</p>	<p>(a) Project Constr.</p> <p>(b) Project Constr.</p>	
<p>2. Construction equipment must have state-of-the-art muffler systems required by current law. Muffler systems shall be properly maintained.</p>	<p>City shall inspect construction equipment.</p>	<p>Public Works (Eng)</p>	<p>Project Constr.</p>	
<p>3. Noisy stationary construction equipment, such as compressors, shall be placed away from developed areas off-site and/or provided with acoustical shielding.</p>	<p>City inspects location of equipment.</p>	<p>Public Works (Eng)</p>	<p>Project Constr.</p>	
<p>4. Grading and construction equipment shall be shut down when not in use.</p>	<p>City shall inspect for compliance.</p>	<p>Public Works (Eng)</p>	<p>Project Constr.</p>	
XII. POPULATION AND HOUSING				
<p>None.</p>				

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
XIII. PUBLIC SERVICES				
1. Developer shall comply with all applicable requirements of the Uniform Fire Code and the City of Napa Fire and Public Works Standard Specifications including, without limitation, the requirements for access, new construction, smoke detectors, fire extinguishers, fire hydrants, etc. Existing fire hydrants may be used to meet hydrant location requirements only if they meet or are changed to meet current hydrant specifications.	City shall review and approve plans prior to issuance of a Building Permit.	Fire Prev.	Building Permit Issuance	
2. Properties having common ownership shall provide the Fire Department with a notarized copy of the recorded conditions, covenants, and restrictions agreement in a form satisfactory to the City Attorney ensuring that all components of fire protection systems), and fire access roads will be maintained by a maintenance district, owner's association, or similar legally responsible entity.	Developer shall submit CC&R's to City prior to approval of the Final/Parcel Map.	Fire Prev.	Final/Parcel Map Approval	
3a. All newly constructed buildings must have automatic sprinkler systems conforming to NFPA and City Standard Specifications, for which installation permit must be obtained from Fire Prevention. In multi-building complexes, or in buildings with three (3) or more stories, special monitoring conditions will be required. 3b. Existing habitable buildings, which are retained, shall be retrofitted.	(a.1) City shall review & approve plans prior to issuance of Building Permit. (a.2) City shall inspect construction. (b) City shall inspect construction.	Fire Prev. Fire Prev. Fire Prev.	(a.1) Building Permit Issuance (a.2) Project Constr. (b) Final/Parcel Map Approval or Building Permit Issuance, whichever comes first	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
<p>4. The Developer of any project proposing a change in occupancy use classification (as defined in the Uniform Building Code Table 5A) in a building protected by automatic fire sprinklers shall have the sprinkler system evaluated by a licensed fire sprinkler contractor or fire protection engineer for compliance with National Fire Protection Association Installation Standards. A written report of the inspection findings shall be submitted to the Fire Department prior to final occupancy clearance. A permit is required from Fire Prevention for sprinkler system alterations.</p>	<p>(a) Developer shall submit written report prior to occupancy clearance.</p> <p>(b) Applicant shall receive any required permits prior to occupancy.</p>	<p>Fire Prev.</p> <p>Fire Prev.</p>	<p>(a) Cert. of Occupancy</p> <p>(b) Cert. of Occupancy</p>	
<p>5. The Developer of any project which proposes commercial occupancies shall secure approval from Fire Prevention and Building Departments prior to signing lease agreements and allowing occupancy of prospective occupants that pose possible fire and life safety hazards, or are classified, or are classified by the Uniform Building Code as an H (hazardous) occupancy.</p> <p>Examples of these types of occupancies are: Storage of flammable, combustible, explosive, or toxic materials, manufacturing processes involving the above, woodworking shops, fire rebuilding or storage, automotive repair, auto body repair and/or painting, factories where loose combustible fibers are present, semi-conductor fabrication facilities, bulk paint storage, etc.</p>	<p>Developer shall secure approval prior to signing lease agreements and allowing occupancy.</p>	<p>Fire Prev., Building</p>	<p>Prior to Occupancy/Cert. of Occupancy</p>	
<p>6. Developer shall pay the required fire and paramedic fees for new development in accordance with Napa Municipal Code Chapter 15.78. Such fees shall be payable at the rate in effect at the time of payment for the unit involved.</p>	<p>Developer shall submit required fee with application for permit.</p>	<p>Building</p>	<p>Building Permit Issuance or Cert. of Occupancy/final inspection, as applicable</p>	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
XIV. RECREATION				
1. Developer shall pay the required fees for each new dwelling unit in accordance with the Napa Municipal Code Chapter 15.68. Such fee shall be payable at the rate in effect at the time of payment for the unit involved.	Developer shall submit the required fees with application for permit.	Building	Building Permit Issuance	
2. Unless project approval requires only land dedication, the Developer shall pay in-lieu park dedication fee(s) in accordance with and for the purposes of NMC Sections 16.32.040, 15.68.010 and 15.68.090 for each residential unit authorized or allowed by project approval. Such fee(s) shall be payable at the rate in effect at time of payment. Unless waived the Public Works Director, street improvements shall include curb, gutter, sidewalks, planters, street lights, street trees, etc., any necessary right-of-way widening shall be dedicated to the City to accommodate these improvements.	Developer shall pay the required fees prior to Final/Parcel Map, Building Permit, Cert. of Occupancy.	Building	Final/Parcel Map approval, Building Permit Issuance, Cert. of Occupancy/final inspection as applicable for type of project	
XV. TRANSPORTATION/TRAFFIC				
1. All required public frontage and street improvements shall be designed and built in accordance with City of Napa ordinances and the PWD Standard Specifications. Unless waived the Public Works Director, street improvements shall include curb, gutter, sidewalks, planters, street lights, street trees, etc., any necessary right-of-way widening shall be dedicated to the City to accommodate these improvements.	(a) City shall review and approve plans and dedications prior to approval of Final or Parcel Map or issuance of a Building Permit, whichever comes first. (b) City shall inspect construction.	Public Works (Eng) Public Works (Eng)	(a) Final/Parcel Map approval or Building Permit issuance, whichever comes first (b) Project Constr.	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
2. During non-working hours, open trenches shall be provided with signage, flashers, and barricades approved by the Street Superintendent to warn oncoming motorists, bicyclists, and pedestrians of potential safety hazards.	City shall inspect for compliance.	Public Works (Eng)	Project Constr.	
3. All road surfaces shall be restored to pre-project conditions after completion of any project-related pipeline installation activities.	City shall inspect restoration prior to release of security.	Public Works (Eng)	Project Constr.	
4. Any pedestrian access through and/or adjacent to the project site shall remain unobstructed during project construction or an alternate route established as approved by the Police Chief and Public Works Director.	City shall inspect for compliance.	Public Works (Eng)	Project Constr.	
5. In order to mitigate the cumulative impact of the traffic generated by the subject project on the City's arterial and collective street system, the Developer shall pay a Street Improvement Fee in accordance with Ordinance, Napa Municipal Code Chapter 15.84, and implementing resolutions to pay for the traffic improvements identified therein. Such fee shall be payable at the rate in effect at the time of payment.	Developer shall submit required fee with application.	Building	Building Permit Issuance or Cert. of Occupancy/final inspection as applicable.	
XVI. UTILITIES AND SERVICE SYSTEMS				
1. Prior to trenching within existing roadway areas, the Developer's engineer shall ascertain the location of all underground utility systems and shall design any proposed subsurface utility extensions to avoid disrupting the services of such systems.	(a) Developer shall call USA prior to construction. (b) City shall inspect construction works in public right-of-way.	Public Works (Eng) Public Works (Eng)	(a) Project Constr. (b) Project Constr.	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
2. Water and energy conservation measures shall be incorporated into project design and construction in accordance with applicable codes and ordinances.	(a) City shall review and approve plans prior to issuance of a Building Permit. (b) City shall inspect for compliance.	Building Building	(a) Building Permit Issuance (b) Cert. of Occupancy	
3a. The project shall be connected to the Napa Sanitation District for sanitary sewer service. 3b. If the subject property is presently served by individual sewage disposal systems, the septic systems, set backs, and reserve areas must be protected and maintained during cleaning, grading, construction, and after connection to the District, the existing septic tank(s) shall be properly destroyed.	(a1) Sanitation District shall provide written clearance prior to issuance of Building Permit. (a2) Sanitation District shall provide written clearance prior to issuance of Cert. of Occupancy. (b) The Dept. of Environmental Health shall provide written clearance prior to issuance of Cert. of Occupancy.	Building Building Building	(a1) Building Permit Issuance (a2) Cert. of Occupancy (b) Cert. of Occupancy	
4a. The project shall be connected to the City of Napa water system. 4b. Any existing well must be properly protected from potential contamination. If an existing well is to be destroyed, a well-destruction permit must be obtained from the Napa County Department of Environmental Management by a licensed well driller. If an existing well is not destroyed, it must be properly protected and an approved backflow prevention device installed according to the Water District's specifications.		Public Works (Water) Public Works (Water)	(a) Cert. of Occupancy (b) Cert. of Occupancy	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
<p>5. The project shall be designed and built in accordance with the City of Napa Public Works Department Standard Specifications regarding the adequate conveyance of storm waters.</p>	<p>(a) City shall review and approve all plans and specifications and inspect construction.</p> <p>(b) City shall inspect construction.</p>	<p>Public Works (Eng)</p> <p>Public Works (Eng)</p>	<p>(a) Final/Parcel Map Approval or Bldg. permit Issuance, whichever comes first.</p> <p>(b) Project Constr.</p>	
<p>6. All faucets in sinks and lavatories shall be equipped with faucet aerators designed to limit the maximum flow to two and two tenths (2.2) gallons per minute.</p>	<p>City shall inspect for compliance.</p>	<p>Building</p>	<p>Cert. of Occupancy</p>	
<p>7. All shower heads shall be of a design to limit the maximum flow to two and one-half (2.5) gallons per minute.</p>	<p>City shall inspect for compliance.</p>	<p>Building</p>	<p>Cert. of Occupancy</p>	
<p>8. The Developer shall completely offset the water requirements of this project by complying with the retrofit requirements of Napa Municipal Code Chapter 13.09.</p>	<p>Developer shall submit Cert. of Compliance and City shall inspect for compliance.</p>	<p>Public Works (Wtr)</p>	<p>Cert. of Occupancy</p>	
<p>9. During the construction/demolition/renovation period of the project, Developer shall use the franchised garbage hauler for the service area in which the project is located to remove all wastes generated during project development, unless Developer transports project waste. If the Developer transports the project's waste, Developer must use the appropriate landfill for the service area in which the project is located.</p>	<p>(a) Developer shall submit a statement indicating how waste will be handled prior to issuance of a Building Permit.</p> <p>(b) Developer shall submit copy of receipts from landfill or the franchised garbage hauler.</p>	<p>Public Works (Eng)</p> <p>Public Works (Eng)</p>	<p>(a) Building Permit Issuance</p> <p>(b) Project Constr.</p>	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPT.	TIME OF COMPLIANCE	INT. DATE
<p>10a. Developer shall provide for the source separation of wood waste for recycling.</p> <p>10b. Developer shall use the franchised garbage hauler for the service area in which located for collection of such wood waste, unless the Developer transports such wood waste to a location where wood waste is recycled.</p>	<p>(a) City shall inspect for compliance.</p> <p>(b1) Developer shall submit a statement indicating how wood waste will be handled prior to issuance of a Building Permit.</p> <p>(b2) A developer shall submit a copy of receipts from landfill or the franchised garbage hauler.</p>	<p>Public Works (Eng)</p> <p>Public Works (Eng)</p> <p>Public Works (Eng)</p>	<p>(a) Project Constr.</p> <p>(b1) Building Permit Issuance</p> <p>(b2) Project Constr.</p>	
<p>11. The Developer of a commercial, industrial or multi-family project with common waste disposal facilities shall submit to and receive approval from the Public Works Director of a source reduction plan which meets the City's Source Reduction and Recycling Element and implementing guidelines.</p>	<p>(a) Developer shall receive plan approval prior to issuance of Building Permit.</p> <p>(b) Developer shall file period reports.</p>	<p>Planning</p> <p>Public Works (Eng)</p>	<p>(a) Building Permit Issuance</p> <p>(b) As per schedule in approved plan</p>	
<p>12. A recycling/solid waste enclosure shall be provided in accordance with Chapter 17.102, et seq. of the NMC for all commercial, industrial and multi-family projects with common solid waste facilities.</p>	<p>(a) City shall review and approve plans prior to permit approval.</p> <p>(b) City inspects for compliance.</p>	<p>Planning</p> <p>Planning</p>	<p>(a) Building Permit issuance</p> <p>(b) Cert. of Occupancy</p>	

*Whenever implementation of a mitigation measure requires approval or compliance prior to issuance of a Building Permit, that implementation shall be read as requiring approval or compliance prior to the commencement of a use in the event a Building Permit will not be required.

CITY OF NAPA
POLICY RESOLUTION 27

ATTACHMENT B
STANDARD CONDITIONS

GENERAL

1. Developers shall pay all applicable fees and charges at the required time and at the rate in effect at time of payment (see Policy Resolution 16 as amended for a partial listing of applicable fees and Policy Resolution 16 or individual departments regarding the timing of fee payment requirements).
2. The authorized project is limited to the project as described in Developer's application, correspondence and final submitted plans and specifications and in accordance with the Developer's representations and agreements made at the public hearing(s) on the project. All project development, including the design and construction of improvements, shall be consistent with the same. Any future additions, expansions, remodeling, including changes in style, size, height, color, bulk, shall be subject to future review by City.
3. Developer shall design and construct all improvements and facilities shown on any approved tentative map, site plan, or other documents submitted for permit approval, all representations made by Developer, and with the plans and specifications submitted to and approved by City, to comply with the General Plan, any applicable Specific Plan, the Napa Municipal Code (NMC), City ordinances and resolutions, the "Standard Specifications" of the Public Works and Fire Departments, as well as any approved tentative map, site plan or other documents submitted for permit approval, all representations made by Developer, and with the plans and specifications submitted to and approved by City.
4. The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred.
5. (a) For subdivisions only: The Developer shall defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul the approval so long as the City promptly notifies the Developer of any such claim, action, or proceedings, and the City cooperates fully in the defense of the action or proceedings.

(b) For approvals, permits other than subdivisions. To the full extent permitted by law, the Developer shall indemnify, defend, release and hold City, its agents, officers, and employees from and against any claims, suits, liabilities, actions, damages, penalties or causes of action by any person, including Developer, for any injury (including death) or damage to person or property or to set aside, attack, void or annul any actions of City, its agents, officers and employees, from any cause whatsoever in whole or in part arising out of or in connection with (1) the processing, conditioning or approval of the subject property; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation or operation of project improvements and regardless whether the actions or omissions are alleged to be caused by City or Developer so long as City promptly notifies Developer of any such claim, etc., and the City cooperates in the defense of same.
6. Developer shall pay all fees related to filing of environmental documents for the project with the County Clerk.

7. If the Developer is not the owner of the subject property, all agreements required to be executed by the City must be executed by the Owner(s) as well as the Developer.
8. The Developer shall pay all City staff development fees, which are or may become due to City pursuant to Napa Municipal Code Section 2-204, et seq.
9. The conditions (and mitigations) of project approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions (and mitigations) constitute written notice of the statement of the amount of such fees and a description of the dedications, reservations, and other exactions. You are hereby notified that the 90-day period in which you may protest those fees, the amount of which has been identified herein, dedications, reservations and other exactions has begun. If you fail to file a protest complying with all the requirements of Section 66020, you will be legally barred from later challenging such exaction.
10. Violation of any term, condition, mitigation measure or project description relating to this approval is unlawful, prohibited and a violation of the Napa Municipal Code and can result in revocation or modification of this approval and/or the institution of civil and/or criminal enforcement and/or abatement proceedings.
11. Project approval would not have been granted but for the applicability and validity of each and every one of the specified mitigations and conditions, and if any one or more of such conditions and mitigations is found to be invalid by a court of law, this project approval would not have been granted without requiring other valid conditions and/or mitigations consistent with achieving the purpose and intent of such approval.

PLANNING DEPARTMENT

No use authorized by a use permit or planned development permit may commence until after the Developer executes any required permit agreement.

PUBLIC WORKS DEPARTMENT

1. Developer shall resurface the existing street pavement whenever a street is cut, either by a longitudinal or transverse cut, for utility or other improvement installations. The resurfacing shall extend a sufficient distance beyond any cut to ensure a smooth transition and shall consist of either a 1 inch asphalt concrete overlay, or petromat with a minimum 1 ½ inch asphalt concrete overlay, depending upon the extent of the proposed pavement cuts and the condition of the existing pavement section, as determined by the Director of Public Works. Developer shall also provide digouts and reconstruction of any potholed and/or alligatored areas.
2. Approved backflow prevention devices shall be installed on all new and existing domestic, commercial, irrigation and fire water services. These devices must be tested by an AWWA certified tester from a list of testers provided by the City of Napa. Water service will not be initiated until this test is complete.
3. Any retaining walls, which are adjacent to a property line, shall be masonry or concrete. Wood retaining walls shall not be installed adjacent to property lines.
4. Installation of street paving shall include reconstruction of the existing pavement section to provide adequate conforms. The limits of such reconstruction shall be reviewed and approved by the Public Works Director as part of the construction plan review.

5. The following standard condition is applicable to use permit approvals:

The Developer shall submit to the Public Works Department construction improvement plans for all on and off-site improvements, including detailed designs for all utilities, water, grading, drainage, erosion control, paving and solid waste storage and recycling areas. The plans shall be prepared by a registered civil engineer unless the Public Works Director authorizes them to be prepared by some other qualified professional. The plans must be reviewed and approved by the Public Works Director prior to issuance of the building permit for the project. If no building permit is required, the plans must be approved by the Public Works Director prior to establishment of the use. All required improvements shall be completed by the Developer prior to occupancy and establishment of the use. To guarantee completion of the improvements, the Developer shall enter into an agreement with the City and provide a security acceptable to the City prior to issuance of any building permit. An agreement will not be required if the Developer completes all of the required improvements to the satisfaction of the Public Works Director prior to issuance of the building permit.

6. The following standard conditions are applicable to tentative subdivision and parcel map approvals:

- (a) Prior to approval of the Final Map or Parcel Map, the Developer shall furnish the Public Works Department with proof of the payment of the mapping service fee as required by Napa County Board of Supervisors Resolution No. 92-119.
- (b) Prior to approval of the Final or Parcel Map, the Developer shall execute the City's Standard Improvement Agreement and provide proof of workers compensation insurance and general liability insurance in the forms and amounts as required by the Risk Manager and City Attorney. Typically one million dollar general liability insurance is required.
- (c) If multiple final maps are filed, all required improvements shall be installed with the first final map unless a plan showing the detailed phasing of the multiple final maps and installation of improvements is approved by the Planning and Public Works Directors prior to approval of the first map.
- (d) The Developer shall grant public utility easements adjacent to the public street right-of-way. The size and locations of the easements shall be determined by the Public Works Director based on consultations with representatives of the utility companies.
- (e) Prior to approval of the Final or Parcel Map, Developer shall execute a reciprocal access and maintenance agreement for all parcels, which share use of private access, drives. The agreement shall be in a form approved by the City Attorney and shall be recorded with the Final Map.

7. The Developer shall furnish proof satisfactory in form to the City Attorney of the acquisition of all rights of entry, permits, easements, etc., necessary to construct the project or to satisfy required project mitigation measures and/or conditions prior to map approval or commencement of the use if no map is required.
8. Unless waived by the Public Works Department, Developer shall provide all improvement plans in digital auto-cad format, compatible with the City's current version, and tied to the City's coordinate system for all storm drain facilities, water lines, lot lines, sanitary sewer lines, sidewalks and streets. Auto-cad files shall be submitted prior to issuance of any permit and updated for as-built information prior to City's acceptance of the improvements.
9. Developer shall replace any damaged curb and gutter along street frontages in accordance with Public Works Department Standard Specifications prior to final inspection or issuance of a Certificate of Occupancy, whichever comes first.

10. Developer shall design storm drain pipes to have a self-cleaning minimum velocity of three feet (3') per second when flowing half full (Design Manual Concrete Pipe, Page 7 and Caltrans Highway Design Manual, Page 830-15). The Developer shall provide calculations showing this condition is met with the first submittal of project improvement plans.
11. On-site storm drains, outside of City right-of-way, shall be made of SDR-35 plastic or reinforced concrete pipe. The use of cast in place of concrete pipe (CIPP) requires the approval of the Director of Public Works. To obtain approval of CIPP, the Director shall provide a soils report indicating ground water level and suitability of soil, a construction schedule showing that CIPP will not be installed between October 1 and March 1, a record of the contractor's CIPP experience and a quality assurance plan for installation of the CIPP.

COMMUNITY RESOURCES DEPARTMENT

1. Developer shall submit a conceptual street tree planting plan (to be included in any required improvement plan) for all public streets for approval by the Public Works Director; in the event Developer utilizes a curb adjacent sidewalk, Developer shall submit a conceptual private tree planting plan for approval. For subdivision projects, Developer shall enter into an agreement satisfactory in form and security to City to plant and maintain the required street trees prior to the approval of a Final or Parcel Map. For projects other than subdivisions, Developer shall plant trees shown on the City's approved Street Tree List in accordance with the Standard Specification for Public Improvements and approved conceptual tree planting plans prior to City's issuance of an occupancy permit or commencement of the use.
2. Developer shall maintain (which term includes replacement) the trees in a healthy, vigorous and growing condition for a period of three (3) years from the date of planting. If at the end of the three (3) year period the trees are not in a healthy, vigorous and growing condition, at the option of the Community Resources Director, the Developer shall replace the tree(s) and/or the Developer's maintenance obligation may be extended for an additional one (1) year period.
3. Developer shall submit to and receive approval from the Community Resources Department of a plan for privately funded long-term maintenance of the side-on and/or back-on landscaping for any subdivision. Prior to final map approval, documents or other evidence assuring implementation of the plan satisfactory to the City Attorney shall be in place.
4. If City has required street back-on or side-on or median strip landscaping, Developer shall submit landscape and irrigation plans to the CRD for approval in accordance with NMC Section 12.44.020. Plans must conform to the CRD's Specifications for Street Back-On and Median Strip Landscaping a copy of which is available from the Community Resources Department. Developer shall submit evidence of appropriate satisfaction of this requirement prior to approval of final map.

HOUSING

Unless otherwise provided, Developer shall, in the case of new non-residential development projects, pay the required Housing Impact Fee or, in the case of residential development projects, construct the affordable unit(s) or pay the In-Lieu Fee in accordance with the terms of NMC Chapter 15.94. Fees shall be payable at the rate in effect at the time of payment. The findings set forth in NMC Chapter 15.094 and Resolution No. R1999 161 are incorporated herein. The City further finds that there is a reasonable relationship between the fees imposed and the costs of the facilities attributable to this project.