



CITY COUNCIL

**Exhibit A
Conditions of Approval
(Franklin Station II)
PL25-0068
July 21, 2026**

COMMUNITY RESOURCES AND DEVELOPMENT DEPARTMENT - PLANNING DIVISION
(Contact: Ryder Dilley, Planning Manager, (707) 257-9225 or rdilley@cityofnapa.org)

1. Approval of PL25-0068 authorizes a Design Review Permit and Tentative Parcel Map. All defined terms in these Conditions of Approval shall be the defined terms as provided in the Development Agreement (and DA Approvals as defined below) unless otherwise specifically stated herein.
2. The Design Review Permit and Tentative Parcel Map authorize the construction of: (i) a 5-story hotel building, including a basement and rooftop space, with 94 rooms, food and beverage uses, and spa, event, and fitness amenities; (ii) a 5-story mixed use building, including rooftop structure and space, with 25 For-Sale Hotel Units and 3 condo units within the Young Building, for a total of 28 For-Sale Hotel Units with on-site parking facilities and retail unit on the ground-level ("Project") on properties located at 1251/1351 Second Street, 820 Randolph Street, and 801/809 Coombs Street Unit A, B, C, & D (APNs: 003-212-001, 003-208-001, 003-300-015, -016, -017, -018, -019, -020, -021, -022, -023, & -024) (collectively, the "Property" or "Site"), in accordance with the plans submitted with the Design Review Permit application for the Project (prepared by Bar Architects & Interiors, RSA+, and Surfacedesign, Inc., date stamped June 22, 2026) (the "Plans").
3. The Applicant shall comply with all requirements set forth in City Council Resolutions (No. R2026-0XX and R2026-0XX), and Ordinances (O2026-0XX and O2026-0XX), and the Development Agreement (hereafter collectively referred to as "DA Approvals").
4. The Applicant shall obtain a building permit from the City of Napa Building Division prior to the commencement of any construction activities.
 - a. Project phasing may occur, subject to the terms provided in the Development Agreement, and all applicable project mitigation.
 - b. As part of Developer's application for the first building permit, Developer shall submit a Lighting Plan and Storm Drainage Plan for the Project that the City Manager, in consultation with the City Engineer, will review and approve upon a finding that said plans conform to applicable law.

5. The Planning Manager is authorized to determine whether the Applicant is in compliance with the requirements of the application.
 - a. The construction plans, submitted for review and approval by the City prior to commencement of any construction activities, shall substantially conform to the Plans submitted herein and Attachment 1 of **Exhibit A, Design Guidelines**, of the Planned Development Overlay (PD-37) (O2026-0XX) or unless authorized by the DA Approvals.
 - b. Minor façade and building changes are allowed, subject to the review and approval of the Planning Manager, if the Planning Manager determines and can make findings the changes are necessary to facilitate compliance with any conditions of approval herein.
6. In accordance with Ordinance No. O2026-0XX, the City Council has determined that, provided there are 40 lots or fewer (e.g., condominium parcels) in the amendment to Tentative Parcel Map, the amendment to the Tentative Parcel Map can be considered a “Minor amendment” and processed in compliance with Napa Municipal Code Section 16.20.120 as it may be amended from time to time.
7. The Project shall satisfy the City's Land Use Regulations for parking as follows:
 - a. For-Sale Hotel Units and Lock-Off Units
 - i. Developer shall provide parking on site or through a recorded irrevocable license or easement for a non-city property with a minimum term of 30 years from the Hotel Building's Certificate of Occupancy.
 - ii. Parking spaces provided on site or via an irrevocable license or easement may utilize valet service to create parking efficiencies, but shall not reduce the number of required parking spaces. Parking spaces not currently being utilized by the For Sale Hotel Units or Lock-Off Units should be offered to staff or the public (by valet) to ensure the lot can always remain full.
 - b. All other uses shall be parked on site in accordance with the zoning or at the time of building permit issuance, Developer shall pay the Parking Development Impact Fee for each required parking space not provided on site, unless:
 - i. Prior to issuance of the building permit, the Developer provides sufficient evidence to City that Developer has a recorded irrevocable license or easement, with a term of not less than 30 years from the Hotel Building's Certificate of Occupancy on a non-city property, then the number of spaces subject to the Parking Development Impact Fee may be reduced at 1:1 ratio.
8. All mechanical and utility equipment, including transformers and backflow devices, shall be screened and/or integrated into a building structure. Screens shall not be used where they would disproportionately increase the mass of the building or introduce elements that are inconsistent with the high level of design quality reviewed as part of this approval. Landscaping and screening of devices shall be installed prior to issuance of a Certificate of Occupancy for the Project.

9. Prior to issuance of a demolition or grading permit for the existing structures on the Site, the Applicant shall submit a rodent and pest control plan for review and written approval by the Planning Manager that includes measures that reduce the potential for rodents and pests displaced by the grading and construction at the Site from relocating to homes or businesses in the adjacent neighborhood.
10. 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. Applicant shall comply with all mitigation recommendations of the archeologist prior to commencing work in the vicinity of the archeological finds.
11. Construction equipment shall have state-of-the-art muffler systems required by current law. Muffler systems shall be properly maintained.
12. The plans submitted for the building permit 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 Manager approves the landscape and irrigation plan with the corresponding building.
 - a. Prior to occupancy, the licensed professional who signed the final landscape and irrigation plan shall certify in writing to the Planning Manager 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 Manager upon a showing of good cause.
13. All landscaping associated with each building shall be installed in compliance with approved landscape plans prior to the issuance of a Certificate of Occupancy for the corresponding building.
14. All exterior lighting on the Site shall be properly shielded and directed downward to preclude glare conditions that might impact nearby right-of-way.
15. In accordance with Public Resources Code Section 21081.6, the Applicant shall comply with all mitigation measures from the Mitigation Monitoring and Reporting Program ("MMRP"), attached as **Exhibit A**, of City Council Resolution R2026-XX, with the MMRP previously adopted for the DNSP EIR, as revised with the Section 15164 and 15168 Analysis and Addendum, as shown in **Attachment 11**, and incorporated herein by reference.
 - a. In the event of any inconsistencies between the mitigation measures as set forth in the Section 15168 Analysis and Addendum and the MMRP, the MMRP shall control.

City General Conditions

16. Construction activities shall comply with NMC 8.08.025.
17. The plans submitted for improvement plan review and Building Permit review shall include a written analysis specifying how each of the conditions of approval have been addressed or incorporated into either the improvement plan set or building plan set.
18. Unless otherwise specifically provided in this resolution, each condition of this approval shall be satisfied prior to the first to occur of: (a) approval of a final map (if this resolution includes the approval of a tentative subdivision map or tentative parcel map), (b) issuance of a building permit, or (c) commencement of any use of land that is authorized by this resolution. An improvement agreement between the City and the Applicant (and landowner, if different) that obligates the Applicant to complete specified conditions of approval will be deemed to be a satisfaction of those specified conditions if: (i) the agreement is accompanied by required security for faithful performance and labor and materials, and (ii) the agreement is approved as to substance by the City Engineer, and approved as to form by the City Attorney.
19. No use authorized by this permit may commence until after the Applicant executes any required permit agreement required by previously stated conditions of approval.
20. Applicant shall pay all applicable fees and charges at the required time and at the rate in effect at time of payment (in accordance with the City's Master Fee Schedule; see individual departments regarding the timing of fee payment requirements).
21. Applicant shall design and construct all improvements and facilities shown on any approved tentative map, site plan, plans and specifications, or other approved documents, to comply with the General Plan, any applicable Specific Plan, the NMC, City ordinances and resolutions, the "Standard Specifications" of the Public Works and Fire Departments, and the approved tentative map, site plan, plans and specifications, and other approved documents.
22. 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.
23. To the full extent permitted by law, the Applicant shall indemnify, defend, release and hold City, its agents, officers, and employees harmless from and against any claims, suits, liabilities, actions, damages, penalties or causes of action by any person, including Applicant, 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 applications relating to 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 Applicant so long as City promptly notifies Applicant of any such claim, etc., and the City cooperates in the defense of same.

24. If the Applicant is not the owner of the subject property, all agreements required to be executed by the City shall be executed by the Owner(s) as well as the Applicant.
25. The conditions 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 required in connection with the instant approvals 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.
26. 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.
27. 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.
28. Other governmental or quasi-governmental entities not within the control of City, including the Napa Sanitation District, Napa Valley Unified School District and the Napa County Environmental Health Department, possess authority to regulate aspects of the development of the Property and the Project and that this Resolution does not limit the authority of such other public agencies. City shall reasonably cooperate with Developer in Developer's effort to obtain such permits and approvals as may be required by other governmental or quasi-governmental entities in connection with the development of, or the provision of services to, the Property and/or the Project; provided, however, City shall have no obligation to incur any costs, without compensation or reimbursement, or to amend any City policy, regulation or ordinance in connection therewith.

FIRE DEPARTMENT - FIRE PREVENTION DIVISION

(Contact: Gregory Fortune, Fire Marshal, (707) 257-9363 or gfortune@cityofnapa.org)

29. Be advised that all New buildings and additions to existing buildings, utilities, and access shall comply with all applicable provisions of NMC Chapter 15.04. Please take the time to review the requirements outlined in NMC Chapter 15.04 as they may have significant impacts on your project such as, but not limited to, fire alarm, fire sprinklers, aerial access requirements, additional hydrants, fire control and/or fire command center, fire pump(s), standpipes etc. If you need assistance after reviewing the requirements outlined in NMC Chapter 15.04 then please contact (707) 257-9590 to arrange a meeting.

30. In accordance with the standard mitigation measures and conditions of approval set forth by the City of Napa, the developer shall pay the Fire and Paramedic Development Impact Fees (see current Standard Fees and Charges adopted by resolution), prior to the issuance of any building permits.
31. Aerial apparatus access will be required for this project. Aerial access shall be based on the Napa Fire Department's largest apparatus (Ladder Truck specs) based on the criteria outlined below.
- Aerial Access Information: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. All fire apparatus access roads shall be designed in accordance with Appendix D Sections D101 through D107 and Section 503 of the most recent addition of the California Fire Code and in conjunction with the City of Napa Standard Specifications and Standard Plans guideline.
32. Where building heights are greater than 75 feet. The buildings shall be classified as high-rise buildings as per CBC Section 403. As a result, a Fire Command Center shall be required in accordance with requirements outlined in the 2022 Edition of the California Fire Code sections 508.1 through 508.1.8. and California Building Code section 403, along with other applicable high-rise requirements. Be advised, the California Building Code lists allowable exceptions.
33. An approved water supply capable of supplying the required fire flow for fire protection systems shall be provided to all premises upon which facilities or buildings are hereby constructed or moved into or within the City. Required fire flow and hydrant distribution shall be in accordance with Appendix B and C of the California Fire Code. Applicant shall demonstrate on plan submittal; square footage of each building on plan and provide the required fire flow information. Fire flow shall be based upon the gross square footage of the largest structure on site. Applicant shall demonstrate that the number and spacing of onsite fire hydrants meets with requirements of the California Fire Code. See sample below regarding fire flow and hydrant detail information needed.

Building Fire Flow Requirements - CFC Tables B105.2 & B105.1(2)	
Table B105.1(2)	- Building size = 129, 600 square feet - Construction type = Type IIA - FF = 5,250 gpm at 20 psi - Duration = 4 hours
Table B105.2	- Fire sprinkler allowance = - 50% - 5,250 - 2,625 = 2,625 gpm - FF = 2,625 gpm @ 20 psi - Duration = 2 hours
Table CC105.1	- Approximate number of hydrants = 3 - Average spacing = 400 feet + 25% allowable increase = 500 - Maximum distance from street or frontage = 225 feet = 50% allowable increase = 337.5

PUBLIC WORKS - DEVELOPMENT ENGINEERING DIVISION

(Contact: Drew Hayes, PE, SE, Associate Civil Engineer, (707) 257-9334 or chayes@cityofnapa.org)

34. Approval of this Project shall be subject to the requirements of (and all improvements shall be constructed in accordance with) the Napa Municipal Code (NMC), the City of Napa Standard Specifications and Standard Plans (dated January 2022) (CON Standards), including any supplemental updates thereto, the City's "Post-Construction Storm Water Pollution Prevention Design Standards" and the "BASMAA Post-Construction Manual prepared by the Bay Area Stormwater Management Agencies Associated Phase II Committee, dated July 14, 2019" (BASMAA Manual).
35. The Applicant shall pay a \$3,500 initial cash deposit and shall maintain a minimum monthly balance of \$1,500 for Improvement Plan (IP) plan check services.
36. The Applicant shall prepare Improvement Plans (IP) with the "Initial Submittal Checklist" and the "Improvement Plan Checklist" available at <http://www.cityofnapa.org/483/Forms-Handouts>. Completed checklists shall accompany the first submittal.
37. The Applicant shall design and construct all on and offsite improvements in accordance with the Improvement Plans and supporting calculations prepared by a registered civil engineer and reviewed and approved by the City of Napa Public Works Department (PW) Development Engineering Division. The plans shall be prepared in substantial conformance with the project plans prepared by RSA+ dated May 16, 2025, as modified herein by these Conditions of Approval. The improvement plans and supporting calculations shall include detailed designs for all utilities, grading, drainage, erosion control, stormwater, and paving. The plans and calculations must be approved by the City Engineer prior to the issuance of the building permit.
38. IMPROVEMENT PLANS (PUBLIC) - The following items shall be shown on the Improvement Plans prior to the approval of the plans:
 - a. The Applicant shall design and construct frontage improvements along the Project's public street frontages consistent with CON Standards. Any existing pedestrian ramps that do not meet current ADA and CON Standards shall be removed and replaced with pedestrian ramps conforming with ADA and CON Standards. In addition, any right of way necessary to accommodate these public improvements shall be dedicated to the City of Napa. The Applicant shall design and construct the following public improvements:
 - i. Second Street:
 1. The Second Street Improvements shall be consistent with Street Standards - Minor Arterial (CON Standard Detail S-6B and CON Specification Table 3.1) consistent with the City of Napa 2040 General Plan Standards and the requirements of the Downtown Specific Plan (DTSP). Frontage improvements shall be consistent with CON Standards and the requirements of the Downtown Specific Plan (DTSP). For sidewalks this includes CON standard detail S-4 (business commercial), with the modification that note 5 of detail S-4 regarding

score lines shall be adjusted to meet DTSP requirements, as well as the requirements of DTSP Chapter 5 Section C for sidewalks and landscaping. For curb and gutter, this includes CON Standards S-1. Final improvements shall be subject to review and approval by the City Engineer or their representative.

ii. Franklin Street:

1. The Franklin Street Improvements shall be consistent with Street Standards - Major Collector (CON Standard Detail S-6C and CON Specification Table 3.1) consistent with the City of Napa 2040 General Plan Standards and the requirements of the Downtown Specific Plan (DTSP). Frontage improvements shall be consistent with CON Standards and the requirements of the Downtown Specific Plan (DTSP). For sidewalks this includes CON standard detail S-4 (business commercial), with the modification that note 5 of detail S-4 regarding score lines shall be adjusted to meet DTSP requirements, as well as the requirements of DTSP Chapter 5 Section C for sidewalks and landscaping. For curb and gutter, this includes CON Standards S-1. Final improvements shall be subject to review and approval by the City Engineer or their representative.

iii. Randolph Street:

1. The Randolph Street Improvements shall be consistent with Street Standards - Major Collector (CON Standard Detail S-6C and CON Specification Table 3.1) consistent with the City of Napa 2040 General Plan Standards and the requirements of the Downtown Specific Plan (DTSP). Frontage improvements shall be consistent with CON Standards and the requirements of the Downtown Specific Plan (DTSP). For sidewalks this includes CON standard detail S-4 (business commercial), with the modification that note 5 of detail S-4 regarding score lines shall be adjusted to meet DTSP requirements, as well as the requirements of DTSP Chapter 5 Section C for sidewalks and landscaping. For curb and gutter, this includes CON Standards S-1. Final improvements shall be subject to review and approval by the City Engineer or their representative.
- iv. The project driveways shall be consistent with City of Napa Standard Drawing S-5. Existing driveways that will no longer be used to serve the project site shall be removed and replaced with standard curb, gutter and sidewalk. New curb, gutter, and sidewalk finishes shall match those of the surrounding street and shall conform to the adjacent street improvements.
 - v. Bulbouts on the southeast corner of the Second Street/Franklin Street intersection and the southwest and southeast corners of the Second Street/Randolph Street intersection.
 - vi. Final alignment and placement of frontage improvements shall be subject to review and approval by the City Engineer.

- b. The Improvement Plans shall include a Public Street Repair Plan (showing the repair details and limits of repair) for all improvement installations that will result in the cutting, demolition, destruction, etc. of any existing improvements within the public right-of-way, including but not limited to, the installation of curb, gutter, sidewalk, and utilities (water, sewer, storm drain, electrical, cable TV, telephone, etc.). The Public Street Repair Plan shall comply with the following:
 - i. The street restoration plan shall be consistent with CON Standards tables 3.1 Street Design Criteria and Table 3.3 Pavement Restoration Limits. The City Engineer or designee shall determine the extent of restoration.
 - ii. Any unanticipated street cuts or other street repair items that become evident following improvement plan approval shall be included by way of revisions to the Street Repair Plan.
 - c. For trenching within existing roadway areas, the Applicant's engineer shall pothole or otherwise physically determine the actual horizontal location and vertical depth of all existing underground utility systems throughout the proposed area of work and at all utility connection points. The Applicant shall provide all the pothole information, and the design of all new utility installations required to serve the Project including a schedule for implementation of such work as to prevent disrupting of utility service to adjacent properties with the first Improvement Plan submittal.
 - d. The Improvement Plans shall include a Utility Plan showing all the existing and proposed utilities, including overhead and underground utilities. All utilities shall be constructed underground. No new overhead utilities allowed.
 - e. The Applicant shall underground all new and existing utilities (public and private) to serve the Project from the existing point of connection to the Project. The Applicant is responsible for all coordination with utility companies and the design of all utility service installations that are required to serve the Project, including utility layout, design and costs associated with any necessary facilities upgrades, revisions, relocations and/or extensions. The Applicant shall relocate or underground any overhead utilities that conflict with the new improvements.
39. IMPROVEMENT PLANS (PRIVATE) - The Applicant shall design and construct all improvements that will not be dedicated to and/or maintained by the City of Napa (i.e. the "Private Improvements") as generally shown on the Site Plan as modified and/or more specifically described below:
- a. The project driveway for the parking garage shall provide a sign with flashing lights visible to pedestrians on the Second Street sidewalk fronting the building that is activated by vehicles exiting the garage; a convex mirror at the garage exit, positioned to allow drivers exiting the garage to see approaching vehicles and pedestrians on Second Street; and a stop sign or exit gate immediately before the sidewalk at the garage exit.
 - b. Provide parking garage layout in Civil Improvement Plans.

- i. Driveway and parking facilities shall comply with City of Napa Public Works Standard Specification 3.02 and Napa Municipal Code Chapter 17.54.
 - ii. The Applicant shall stripe parking stalls per CON standards (Detail S-21A and S-21B, Standard Off Street Parking Requirements and/or S-24, Parking Standards for Structure Parking).
 - iii. The Applicant shall construct all residential driveways and parking area pavement structural sections in accordance with Site-specific Geotechnical Engineer recommendations or CON Standards (Detail S-5), whichever is greater.
- c. All service laterals (domestic, irrigation, and fire water)
 - d. Install drainage facilities, including detention pipe(s), metering boxes, and other appurtenances in accordance with CON Standards.
 - e. Install all post-construction stormwater treatment facilities consistent with the standards in the city's NPDES permit and in accordance with the post construction storm water management requirements established by the city, including but not limited to, the BASMAA Manual.
 - f. The Applicant shall ensure that structures do not cross property lines. This includes but is not limited to combining existing buildings to new buildings.
 - i. Lot mergers and or adjustments to be completed under a separate project approval.

40. MISCELLANEOUS - The following items shall be shown on the improvement plans submitted for approval:

- a. Proposed mailbox location(s) shall be reviewed and approved by the Post Office and the City of Napa Public Works Department.
- b. Public street access points and street corners shall be designed to satisfy the City of Napa Visibility and Fencing Standard (Std. Detail S-25). The sight distance and visibility triangle lines shall be shown on the grading and drainage plans. The visibility height limits are measured from the top of curb of the fronting street to the top elevation of the obstruction.
- c. If any deviation from a City Standard is proposed, the Applicant shall submit a Design Exception Request which clearly demonstrates the specific standard(s) and the reason(s) for the requested design exception from City Standards. The Design Exception Request shall include evidence to support the use of a non-standard design. Design Exception Requests shall be submitted with the improvement plans and are subject to the review and approval of the Public Works Director.

41. Construction Water Quality Measures - In accordance with the NPDES Construction General Permit, the property owner shall ensure that the Developer and the contractor incorporate

storm water quality Best Management Practices (BMP's) into the project construction process.

- a. Project > 1 acre of disturbance: Provide an Erosion and Sediment Control Plan (ESCP) and/or a State Stormwater Pollution Prevention Plan (project disturbance >1 acre), as required per the States Construction General Permit. A copy of the Stormwater Pollution Prevention Plans (SWPPP) along with waste discharge identification number (WDID) will need to be provided to the Public Works - Stormwater Program prior to issuance of grading permits. http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml
 - b. The construction BMPs shall be shown on the project ESCP site plan.
 - c. The Applicant shall ensure that the contractor manages all construction activities; and handles, stores and disposes of all hazardous and non-hazardous waste in a manner that eliminates or minimizes (to the maximum extent practicable) the discharge of pollutants (e.g. motor oil, fuels, paints/stains and solvents, asphalt products, concrete, herbicides and pesticides, etc.) to the storm drains, ground water, and/or waterways.
 - d. The Applicant shall ensure that the contractor incorporates spill prevention and cleanup measures into the construction operation. All discarded materials shall be removed from the site and disposed of at an approved disposal facility.
 - e. The Applicant shall pay all cleanup, testing, disposal and City administrative costs associated with the discharge of pollutants into the storm drains and/or waterways as a result of the project construction activity.
42. Post Construction Water Quality Measures - In accordance with the City of Napa, "BASMAA Post-Construction Manual prepared by the Bay Area Stormwater Management Agencies Associated (BASMAA) Phase II Committee, dated January 2019" the Applicant shall incorporate post Development measures (BEST MANAGEMENT PRACTICES (BMP'S)) into the project design to mitigate project impacts to water quality. <http://ca-napa.civicplus.com/574/Stormwater-Quality> Under "Documents":
- a. The post-construction BMPs shall be shown on the project improvement plans and in the required Storm Water Control Plan (SCP).
 - b. All designated projects - The Applicant shall prepare and submit a SCP per "BASMAA Post-Construction Manual, dated January 2019," standards.
 - c. The Landscape plans shall be submitted to the Development Engineering Division (DED) with the submittal of the Improvement Plans. Landscape Plans shall illustrate all LID post construction measures and include the required plant species as specified in the BASMAA Post-Construction Manual.
 - d. The post construction BMP measures shall be installed by the Applicant and designed and sized by a registered civil engineer in accordance with the City's adopted BASMAA Post-Construction Manual and an accepted design method such as that which is outlined in the "California Storm Water Quality Association BMP (CASQA-BMP)

Handbook". The design and calculations are to be reviewed and approved by the DED.

- e. Applicant may submit for review of an alternative stormwater treatment design for consideration by the City only after all traditional LID treatment features have been incorporated into the project to the maximum extent practicable provided the following conditions are demonstrated:
 - i. Equal or greater amount of runoff infiltrated or evapotranspired
 - ii. Equal or lower pollutant concentrations in runoff that is discharges after biotreatment
 - iii. Equal or greater protection against shock loadings and spills
 - iv. Equal or greater accessibility and ease of inspection and maintenance
 - f. The Applicant shall submit storm drain system design calculations that are prepared by a registered civil engineer for review and approval by the DED. Storm drain system design flows shall be calculated based on the requirements listed in the CON Public Works Department Standard Specifications and Standard Plans. The calculations shall include a drainage basin map showing basin limits and area in acres, hydrology, and system hydraulic calculations, pipe size calculations, inlet capacity calculations, stormwater quality treatment and other information necessary to support the proposed design. Storm drains will be sized to carry the flows generated by the design storm per CON Standards. The storm drain system design calculations shall show that the pipes have a self-cleaning minimum velocity of three feet (3') per second when flowing half full.
 - g. Low Impact Development (LID), Bio-retention areas, underground treatment systems, and all other treatment based BMP systems are to be sized in accordance with calculations that conform to the City's BASMAA Post-Construction Manual dated January 2019 and the State MS4 General Permit E.12 provisions and are to be reviewed and approved by the DED.
 - h. The Applicant shall install full trash capture device(s) in accordance with the State Water Boards Trash Provisions Water Code section 13383. Full trash capture systems shall be designed to:
 - i. Trap all particles 5mm or greater
 - ii. Be sized to treat the 1-year, 1-hour storm event
 - iii. Device(s) shall be chosen from State Water Board list of certified devices.
 - iv. Device(s) shall be maintained at a frequency that ensures captured trash does not reduce device efficiency or create flooding, a minimum of once annually.
43. The Applicant shall execute a long term maintenance agreement with the CON approved both as to form and substance by the City Attorney and City Engineer for long term

maintenance, financing and monitoring for the post construction storm water best management practices that are incorporated as part of the project and as called out in the Approved SCP. The agreement shall comply with the following requirements:

- a. The agreement shall include a detailed outline of responsible parties, inspections, maintenance procedures, monitoring documentation and annual reporting to the City Public Works Department, and procedures for administration and oversight.
- b. The agreement shall be recorded prior to approval of the Improvement Plans. The agreement shall provide for the perpetual maintenance and replacement of the improvement as well as appropriate provisions relating to enforcement options, the right of the City to access the property to perform work, the right of the City to recover its costs, indemnification and enforcement provisions, as well as any other provisions deemed necessary or convenient to accomplish the City's objectives. The CON shall either be a signatory to the agreement or a third party beneficiary to the agreement with the right but not the obligation to enforce the obligation and secure attorney's fees for legal counsel to enforce such obligations.
- c. Updated information, including contact information, shall be provided to the municipality whenever a property is sold and whenever designated individuals or contractors change.
- d. Appropriate easements or other arrangements satisfactory to the City Engineer 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 improvement plan approval.
- e. All development projects shall be planned, designed and constructed consistent with the post construction standards in the city's NPDES permit and in accordance with the post construction storm water management requirements established by the city, including but not limited to, the current version of the BSAMAA Post-Construction Manual or an updated version of that manual or other post-construction storm water management standards as adopted by Council resolution.
- f. The owner of the real property shall provide a written document, deed, agreement or similar writing acceptable to the Director, obligating the project proponent, their successors in control of the project and successors in fee title to the underlying real property (or premises), to assume responsibility for the operation and maintenance of all installed treatment systems and hydromodification controls, if any, for the project.
- g. The owner or operator of any installed treatment system or hydromodification control shall provide the Director with information and physical access necessary to assess compliance with NMC chapter 8.36, with the city's NPDES permit, and with any writing establishing operation and maintenance responsibilities and shall pay the city an annual fee for inspection and maintenance services in accordance with the latest Master Fee Schedule adopted by the City Council.

44. The following conditions relate to outdoor dining associated with the project:

- a. Applicant shall follow Best Management Practices (BMPs) to ensure trash, debris, organic materials, oil and grease, Toxic chemicals in cleaning products, disinfectants, and pesticides do not enter the City's Stormdrain system.
 - b. Applicant shall follow City of Napa Stormwater Pollution Ordinance Chapter 8.36 of the Muni Code to avoid or eliminate "Illicit Discharges" into the City's stormdrain system
 - c. Applicant shall be responsible for maintaining the cleanliness of the outdoor dining area including disposal of litter, garbage and pavement cleaning.
 - d. Applicant shall place no garbage generated by the outdoor dining area into public trash cans.
 - e. Applicant shall clean up any spills promptly.
 - f. Applicant shall steam clean or pressure wash concrete in the outdoor dining area at least once a month or more often as needed to remove stains. Storm Drains and curb and gutter drain directly to the Napa River, a water of the State of California. It is unlawful to pollute water flowing to the Napa River with any substance or materials deleterious to fish, plant life or bird life. The Applicant shall conduct their outdoor dining operations in such a manner as to avoid water pollution. The Applicant shall take particular care when conducting outside cleaning. Note that coordination with the Napa Sanitation District is required prior to disposing surface cleaning discharge into sanitary sewers.
45. Prior to approval of the Improvement Plans, the Applicant shall submit documentation to Public Works-Development Engineering Department (PW-DED) that the following have been addressed:
- a. The Applicant shall pay off all current account balances based on the rate in effect at the time of permit issuance.
 - b. The Applicant shall pay a deposit for inspection fees for public improvements.
 - c. The Applicant shall furnish proof of 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.
 - d. The Applicant shall provide acknowledgement by the District Engineer that the design of the sanitary sewer is approved by Napa Sanitation District (NapaSan). NapaSan may sign the Improvement Plans if their conditions require them to do so.
46. Prior to Commencing any activities on Site and any ground disturbing activities, the Applicant shall:
- a. Conduct a pre-construction meeting with representatives of the City whereby the Applicant and the Contractor provides the following:

- i. Six (6) full size bond copies of the approved Improvement Plans for City's use.
- ii. One (1) job Site copy of the CON-Standard Specs for their use.

47. Prior to issuance of a Building Permit:

- a. The Applicant shall construct all public improvements or enter into a project improvement agreement consistent with NMC 15.48.010.B Construction of Public Improvements.

48. Prior to commencing any work in the public right-of-way (ROW), the Applicant shall contact the Public Works Department and obtain an Encroachment Permit (EP). This includes utility connections in the right-of-way and any sidewalk/driveway impacts to the pedestrian path of travel or ROW.

49. Prior to issuing a certificate of occupancy of the first unit or Building Permit Final (whichever occurs first): The Applicant shall submit documentation to the Building Division for review and approval that indicates the following items have been completed as reviewed and approved by the PW-DED.

- a. All onsite and offsite improvements shall be constructed to the satisfaction of the City Engineer prior to occupancy.
- b. The Applicant shall complete the Bioretention checklist form as specified in the SCP and include the contractors and engineer of records signature verifying all post-construction bmp's have been installed and inspected as designed per the approved plans. A copy of the form may be requested from the Public Works Development Engineering Division - Stormwater Program.
- c. The improvements identified on the Public Street Repair Plan shall be completed.
- d. The Applicant shall replace any damaged curb and gutter along street frontages in accordance with the City of Napa Standard Specifications and Standard Plans.
- e. Submit a certification by the Engineer of Record that all work has been completed in substantial conformance with the approved Improvement Plans and Stormwater Control Plan.
- f. Identify all on-site post-construction stormwater quality BMPs and along the Project frontage with the appropriate street address (addresses to be provided by City) and GIS coordinates.
- g. Prior to Final PW-DED & Final SW sign off, all disturbed areas shall be installed with final, permanent stabilization measures to ensure no sediment laden water discharged from the Site.

UTILITIES - WATER

(Contact: Shannon Lemmon, Senior Civil Engineer, (707) 257-9266 or slemmon@cityofnapa.org)

50. Prior to approval of the Improvement Plans, the Applicant shall:

- a. Submit a utility plan for review and approval by the Utilities Department identifying the following information:
 - i. Size of existing water service(s) to property(ies);
 - ii. Existing water main(s) and applicable tie-in locations, details, profiles, etc.;
 - iii. If there are existing water services/pipelines either active/in-active to the property(ies) that are not intended to be utilized for the project, they shall be abandoned per City Std W-17;
 - iv. Installation of an appropriately sized water service(s) (include profiles from main to onsite service) with approved backflow prevention assembly(ies). If there is no existing backflow prevention assembly, one shall be installed. The type of backflow assembly(ies) required to be installed shall be determined by the Utilities Department Cross-Connection Specialist.
 - v. Installation of a sufficient number of fire hydrants on all public water facilities as directed by the Fire Marshal at City approved locations;
 - vi. Installation of a sufficient number of water main valves at City-approved locations;
 - vii. Installation of a water main valve on either side of the proposed water service connections. Connections of size-on-size shall be performed as a water system shutdown with a cut-in connection;
 - viii. Relocation of any affected water facilities and/or appurtenances;
 - ix. Installation of a sufficient number of water quality monitoring/sampling stations at City-approved locations;
 - x. Size and location of all proposed water services (residential, fire, irrigation, etc.);
 - xi. Meter boxes and water services shall be located a minimum of 3-ft outside any vehicular travel ways.
 - xii. All new water connections shall be made to distribution pipelines only.
 - xiii. Water services and meters shall be installed per City Standards within public right-of-way or dedicated public utility easement.

- xiv. Construction of improvements (permanent structures, other utilities etc.) shall meet the minimum required clearances from all public water infrastructure per City Std W-18, W-22A and W-22B.
 - xv. Coordinate with the City of Napa Water Division to avoid negative impacts to the City's 16-inch transmission main located in Randolph Street such as but not limited to, proximity of permanent structures (e.g. trees, transformers etc.) and depth of cover per City Standards.
 - xvi. Installation of reduced pressure backflow prevention assemblies on all water services for multi-family housing.
 - xvii. Manifolded water services will not be allowed;
 - xviii. Onsite private water infrastructure (including but not limited to private water system pumps, wells, grey water systems, etc.)
- b. Execute an agreement with the City, in substance and form acceptable to the City Manager (or Designee) and City Attorney, providing for Applicant to reimburse City for the construction costs associated with the City's future replacement (City's Water Project) of the 6-inch water pipeline and appurtenances in Franklin Street for a length of 300-ft (approximate length of the 6-inch pipeline between Second Street and Third Street). Prior to making a new connection to the City's 6-inch pipeline, the Applicant shall submit a payment of \$266 per lineal foot (CPI Nov 2023) adjusting for CPI inflation to the current year (<https://data.bls.gov/cgi-bin/cpicalc.pl> using CPI Inflation Calculator) when the new connection is installed or pay actual construction costs if the City replaces the pipeline prior to the Project's new connection.
 - c. Submit a hydraulic report prepared by a Civil Engineer identifying estimated Project water demands and documenting all Project demands (fire flow, domestic, irrigation) are met by the proposed private water infrastructure improvements. If a public water system deficiency is identified as a result of the Project, the Applicant shall be solely responsible for completing upgrades to the public water system prior to temporary certificate of occupancy to ensure existing customers are not adversely affected. Undersized services are not allowed.

51. Prior to building permit approval, the Applicant shall:

- a. Submit a fixture count worksheet for all existing and proposed connections to the domestic water service for review and approval by the Utilities Department to ensure water service size(s) meets proposed demands. The Project Engineer is responsible for appropriately sizing all proposed water service connections. Undersized services are not allowed.
- b. Submit fire sprinkler plans (if applicable) to the Fire Prevention Division for review and approval, the water service size required to meet fire sprinkler demands shall be consistent with the water service size on the Civil plan set.

- c. Comply with the Napa County Department of Weights & Measures submetering requirements if the Project will include water service submetering. Design of the submeter shall comply with California Civil Code Section 1954.203. All multi-family development Projects are required to submeter individual units.
- d. Show compliance with Napa High Performance Building Standards on the building permit plan set. This requirement can be met by listing the make and model of each plumbing fixture, or by labeling each fixture with the maximum flow rate. (see High Performance Building Regulations here: [High Performance Building Regulations | Napa, CA \(cityofnapa.org\)](http://www.cityofnapa.org/HighPerformanceBuildingRegulations))
- e. Submit all required water service capacity fees to the City's Development Engineering Division at 1600 First Street, Napa, 94559.

52. Prior to issuance of a Certificate of Occupancy, the Applicant shall:

- a. Submit remaining fees (hot-taps, meter sets, etc.) to the Water Division at 1700 Second Street, Suite 100, Napa, CA;
- b. Construct all water improvements as shown on the approved plans, the City of Napa Public Works Department Standard Specifications and the special conditions listed above;
- c. Request backflow prevention assembly inspection from City of Napa Water Division. Call (707)257-9544 at least 48 Hours in advance of requested inspection time;
- d. Submit certification that all backflow prevention assemblies have been installed and tested by an AWWA certified tester (a list of testers is provided by the City of Napa) to the City of Napa Water Division;

53. Prior to Building Permit Final, the Applicant shall:

- a. Submit a record drawing outlining as-built conditions of the completed water system improvements in both electronic and print copy formats;
- b. Applicant shall physically mark water meter boxes with the appropriate street address (Note: applies to water meters installed in groups of two or more - addresses to be provided by City).

UTILITIES - SOLID WASTE & RECYCLING DIVISION

(Contact: Shannon Lemmon, Senior Civil Engineer, (707) 257-9266 or slemmon@cityofnapa.org)

54. Prior to approval of the Improvement Plans, the Applicant shall:

- a. Submit a civil/site plan for review and approval by the Solid Waste & Recycling Division identifying solid waste, recyclable materials, and compostable materials enclosure(s) in accordance with NMC Section 17.52.390 and the City's "Solid Waste, Recyclable Materials & Compostables Enclosure Standards". The location, layout and dimensions of this facility shall be shown on the improvement plans.

- b. Submit a Waste Management Plan for review and approval by the Solid Waste & Recycling Division that includes the following information:
 - i. Waste generation calculations for each waste stream anticipated to be generated by the project (solid waste, recycle, compost, yard trimmings for landscaping, oil/grease tanks, bottles for CRV buyback program, if participating).
 - ii. Proposed number of carts/bins/compactors/roll-off boxes/balers/tanks with locations clearly identified on the plans and labeled accordingly for each waste stream
 - iii. Indicate the proposed service levels for each waste stream (#/week service)
 - iv. If compactors/roll-off boxes are used provide the product specifications.
 - v. Site plan with the proposed carts/bins/compactors/roll-off boxes/balers drawn to scale showing where these items will be stored onsite and where they will be placed for pick-up on service day.
 - vi. Circulation plans clearly showing with dimensions the collection vehicles accessing each waste stream (carts/bins/compactors), detailing how they will enter the site, service each waste stream and exit the site.
 - vii. Details on how waste streams will be managed onsite for both commercial and residential uses (will residential use have chutes accessible etc.)
- c. Submit a Waste Management Plan addressing any impacts to neighboring parcel's service by the City's authorized contractor. The Project shall mitigate any impacts to servicing existing solid waste, recycling, and compost customers which may include but not be limited to the following:
 - i. Constructing compliant enclosure(s) per City Standards for the neighboring customers affected by the Project.
 - ii. Provide a notarized recorded agreement to be executed granting (in perpetuity) access and use of a shared solid waste/recycling/compost enclosure(s) by the proposed Project.

55. Prior to approval of the Building Permit, the Applicant shall:

- a. If the proposed project exceeds (a) \$100,000 in building valuation; or (b) exceed 5,000 sq.ft. of new, improved, or remodeled areas, the Applicant shall meet the requirements of City Ordinance O2010 18 and file a Waste Reduction and Recycling Plan (WRRP) for review and approval by the Solid Waste & Recycling Division with the building permit application. No building permit shall be issued for any project until the Compliance Official has approved the WRRP. The plan shall document that recyclable materials shall be separated for recycling in order to meet the requirement of the City's construction and demolition debris ordinance - recycling

mandatory recyclables and exceeding overall 50% diversion. The form is linked below: <https://www.cityofnapa.org/DocumentCenter/View/7556/Waste-Reduction-and-Recycling-Plan-WRRP-Form-PDF->

56. Prior to issuance of a Certificate of Occupancy, the Applicant shall:

- a. Submit official weight receipts/tags for each load shall be obtained, and at the conclusion of construction shall be submitted for review by the Compliance Official prior to the approval of a Certificate of Occupancy.

NAPA SANITATION DISTRICT

(Contact: Amber Elias, Assistant Engineer, (707) 258-6013 or aelias@napasan.com)

57. Prior to the issuance of a building permit, the Applicant shall provide written clearance from the Engineering Division of Napa Sanitation confirming that the requirements included in **Exhibit B, Correspondence**, have been met. The Applicant shall e-mail a copy of the written clearance to planningdepartment@cityofnapa.org, with reference to Project No. PL25-0068.

NAPA COUNTY - WEIGHTS AND MEASURES

(Contact: (707) 299-1426 or weightsandmeasures@countyofnapa.org)

58. Prior to the issuance of a building permit, the Applicant shall provide written clearance from the Weights and Measures Department of Napa County confirming that applicable submeter standards have been met. The Applicant shall e-mail a copy of the written clearance to planningdepartment@cityofnapa.org, with reference to Project No. PL25-0068.