

**RESOLUTION NO. R2026-XX**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING A TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT, AND USE PERMIT TO DIVIDE THE APPROXIMATELY 1.46-ACRE PARCEL INTO EIGHT (8) SINGLE-FAMILY LOTS WITH DETACHED SINGLE-FAMILY RESIDENTIAL HOMES, ASSOCIATED SITE AND LANDSCAPE IMPROVEMENTS INCLUDING RETAINING WALLS OVER THREE FEET IN HEIGHT, A SHARED ACCESS DRIVEWAY, AND ONE (1) PARCEL CONTAINING THE SITE'S SHARED BIORETENTION FACILITY, AND A USE PERMIT FOR THE CREATION OF TWO (2) FLAG LOTS AND THE APPLICATION OF SMALL LOT DEVELOPMENT STANDARDS FOR PROPERTY LOCATED AT 808 CAPITOLA DRIVE, AND DETERMINING THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, on April 16, 2025, MP Capitola Investor LLC (the "Applicant"), submitted an application (PL25-0036) for a Tentative Subdivision Map, pursuant to Napa Municipal Code ("NMC") Chapter 16.20, and Design Review Permit, pursuant to NMC Chapters 16.28.040, 17.62.050, and 17.52.170, to divide the approximately 1.46-acre parcel located at 808 Capitola Drive (APN: 046-020-020) ("Site") into eight (8) single-family lots with detached single-family residential homes and associated site and landscape improvements including retaining walls over three feet in height, and a Use Permit, pursuant to NMC Section 17.08.020 and 17.08.030, for the creation of two (2) flag lots and the application of small lot development standards for property; and located at 808 Capitola Drive APN: 046-020-020 ("Site"); and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on October 27, 2025; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 7, 2026, on the application for the Tentative Subdivision Map, Design Review Permit, and Use Permit (collectively, the "Project"), and has recommended approval of the subject application; and

WHEREAS, the City Council held a duly noticed public hearing on June 16, 2026, on the application and the Planning Commission's recommendation; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the Planning Commission and City Council

## ATTACHMENT 1

identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Napa as follows:

Section 1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.

Section 2. The City Council hereby determines that the Project is exempt from the requirements of CEQA pursuant to Section 15332 of the CEQA Guidelines (Categorical Exemptions; Class 32), because the Project is characterized as in-fill development and meets the requirements for the categorical exemption set forth in Section 15332.

The exceptions to categorical exemptions identified in Section 15300.2 of the CEQA Guidelines are inapplicable because the land is in an urbanized area with no environmentally sensitive habitats or species of concern on the property, there has been no successive effort to intensify land uses in the area, no unusual circumstances exist that would pose a reasonable possibility of having a significant effect on the environment, the Project does not negatively affect historic resources, and none of the other exceptions to categorical exemptions identified in Section 15300.2 of the CEQA Guidelines are present or apply to the Project. Based on this analysis, no significant environmental effects would result from the Project, and the use of categorical exemption is appropriate.

Section 3. The City Council hereby approves the Tentative Subdivision Map prepared by RSA+ dated March 2, 2026, and submitted as a part of the subject application and makes the following findings in support of the approval.

- A. *That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and any applicable specific plan.*

The Project Site is located within the Low Density Residential designation which provides for single family residential development at density of three to eight units per acre. The Project proposes the development of eight single family homes at a density of approximately five and a half units per acre, consistent with this Designation. The Project also proposes the connection of Capitola Drive, advancing key goals of the Transportation Element. These improvements provide high quality residential development on an infill -parcel and promote connectivity and walkability across the neighborhood surrounding the Site. No specific plans are applicable to the Site.

- B. *Except for condominium conversion projects where no new structures are added, that the design of the proposed subdivision provides, to the extent feasible, for*

## ATTACHMENT 1

*future passive or natural heating or cooling opportunities in the subdivision, as described in the State Subdivision Map Act and any guidelines promulgated by the Council.*

The Project proposes a generally east-west orientation, the direction of the new, proposed private street. Large southern exposures would be provided at the front façade of homes along the north side of the private street and at the rear of homes along the south side. At the east end of the Project Site only the home on Lot 5 would have direct western exposure along the longest façade of the home. The homes on Lots 4 and 6 would be screened from western exposure by neighboring houses.

In addition to the above Findings for approval, the City Council did not make any of the following findings pursuant to Government Code Section 66474 required for a Tentative Map to be denied.

- A. *The proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

As described above in the Tentative Map findings, the Project would be consistent with the Low Density Residential General Plan Designation and is not within any specific plan area.

- B. *The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

The Project's design is consistent with guidance found in the General Plan and would advance important goals of the Plan. Homes proposed with the Project are designed in the context of the Site and would enhance the City's character and image as a desirable and sustainable community. The Project would also achieve key connectivity goals of the Plan.

- C. *The site is not physically suitable for the type of development.*

The Project Site is mostly vacant and does not contain significant vegetation or habitat for species of concern. The Site is surrounded by sites developed in a similar manner and is an "in-fill" parcel suitable for development.

- D. *The site is not physically suitable for the proposed density of development.*

The density proposed with the Project is consistent with the General Plan and surrounding sites. The property is moderately sloped and would not require a more than reasonable amount of grading to be developed.

## ATTACHMENT 1

- E. *The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

As mentioned previously, the Site is devoid of significant vegetation and does not contain any waterways or other habitat. The property is located within an urbanized area and development of the Site would not have a major impact on local wildlife.

- F. *The design of the subdivision or type of improvements is likely to cause serious public health problems.*

The Project proposes single family residential development consistent with building code, fire code, and street safety requirements. All properties would be served by public utilities. The Project would not impact public health.

- G. *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

No access easements or other easements are present at the Site.

- H. *All the requirements of the California Environmental Quality Act and the rules and procedures adopted by the Council pursuant thereto have not been met.*

All the requirements of the California Environmental Quality Act and the Council's adopted rules and procedures relating thereto have been met.

- I. *The proposed map fails to meet or perform any of the requirements or conditions of this title or the State Subdivision Map Act, unless the Council finds that such failure is a result of a technical and inadvertent error which does not materially affect the validity of the map.*

## ATTACHMENT 1

The proposed map meets all the requirements and conditions of the Napa Municipal Code and the State Subdivision Map Act.

J. *The applicant has failed to submit complete or adequate information.*

The applicant has submitted complete and adequate information for the Council to approve the application.

Section 4. The City Council hereby approves the Design Review Permit for the design of the Tentative Subdivision Map as defined on the application plans prepared by RSA+ dated March 2, 2026 (“Plans”), and the architectural plans prepared by the New Urban Design Group Inc. dated September 3, 2025, and submitted as a part of the subject application and makes the following findings in support of the approval:

A. *The project design is in accord with the General Plan and any applicable specific plan design policies.*

The Project proposes eight new single-family homes within the Low Density Residential General Plan Designation, a project consistent with the Designation. In addition, the layout, orientation, and architectural design of the Project is consistent with the General Plan. The Project would provide new connectivity and promotes walkability in the neighborhood surrounding the Site. Home would be designed in the context of their surroundings and would add family-sized units to the housing stock. No specific plans apply to the Site

B. *The project design is consistent with applicable Design Review guidelines adopted by the City Council.*

The Project would be consistent with the City’s *Residential Design Guidelines*. Each of the eight homes proposed in the Project are unique, providing architectural interest and variation. The home would be highly decorated, incorporating details like knee braces, corbels, lintels, and faux half-timbering. Many of the homes feature dramatic steep roof lines and all of the homes in the Project contain multiple architectural masses, consistent with *the Guidelines* requirements for architectural design. High quality exterior materials would be used and sheet-style siding is avoided.

The Project would also be consistent with guidance for neighborhood and site design found in the *Guidelines*. The Site is located within an “evolving infill area” and would be highly integrated with the surrounding neighborhood. Flag lots are used only where necessary, and these parcels remain integrated with the rest of the Project. While the Project would utilize a new private street for access the neighborhood would not be gated and unified with the rest of the neighborhood. In addition, while not in the Hillside Overlay, the Project would be consistent with *the Guidelines* recommendations for topography and sloping parcels. Natural features

## ATTACHMENT 1

would be preserved to the extent possible, retaining walls are located where they would be least visible from the public right of way and the new private street. The tallest wall, adjacent to the house on Lot 1, would be designed to be architecturally integrated with this home.

- C. *The Design Review Permit is in accord with the applicable provisions of Title and will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.*

The Project would conform with the property development standards for the Site's RI 5 zoning district and the City's standards for small lot development and flag lots found in Title 17 (the Zoning Ordinance). As conditioned, the Project would conform to all other provisions of the Zoning Ordinance, including provisions for fencing, equipment screening, and landscaping. The Project proposes single family residential development, a permitted use in the Site's Zoning District, and the Project would not be detrimental or injurious to property or improvements in the vicinity of the development site or to public health, safety, or general welfare.

Section 5. The City Council hereby approves the Use Permit for the design of the two (2) proposed flag lots and for the application of Small Lot Development Standards as defined on the plans prepared by RSA+ dated March 2, 2026 ("Plans"), and the architectural plans prepared by the New Urban Design Group Inc. dated September 3, 2025, and submitted as a part of the subject application and makes the following findings in support of the approval:

- A. *The proposed use is in accord with the General Plan, applicable specific plans, the objectives of the zoning ordinance and the purposes of the district and overlay district in which the site is located.*

The Project proposes single family residential development, a permitted use in the Site's zoning district. Two portions of the project: the use of Small Lot Development Standards and the use of two flag lots requires approval of the Use Permit. These items would be consistent with the General Plan. Both provide for a more effective utilization of property, allowing the Site to be developed within the General Plan density. In addition, these standards allow flexibility in unit types and styles. Both items are also consistent with the Zoning Ordinance. The Project would meet the requirements for flag lots providing 20-foot driveways and would include only the setback and lot size reductions permitted by the Small Lot Development Standards. The Site is not located in any specific plan area or zoning overlay district.

- B. *The proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, or to the general welfare of the city.*

## ATTACHMENT 1

Neither item would have an impact on public health, safety, or welfare. The flag lot driveways would meet safety and visibility requirements and would comply with fire access and turnaround requirements. The Project design is consistent with surrounding properties and would only include minor variations in district standards. Notably, the reduced 5-foot side yard would not adjoin any existing neighboring home. These reduced 5-foot side yards would occur solely between new homes constructed as part of the Project. As a result, the Project would not be materially injurious to property or improvements in the vicinity of the Site.

- C. *The proposed use complies with each of the applicable provisions of the zoning ordinance.*

As described above, the Project would meet all applicable Zoning Ordinance requirements.

- D. *Any other applicable findings required under other chapters of this title for the specific use.*

NMC Section 17.52.470(C) requires that the decision-making body find that the development is compatible with the neighborhood, dwellings are proportionate to the lot size and meet the city's Residential Design Guidelines in approving the application of Small Lot Development Standards. As described throughout these Findings, the Project is designed in the context of the existing neighborhood. Variations in district standards are minor and, in general, would not be noticeable in comparison to surrounding sites. In addition, the Applicant has designed the Project so that no reduced side yard would be located adjacent to a neighboring, existing home.

Section 6. The City Council hereby approves the Project as defined on the materials submitted as part of the subject application and makes the following additional findings required by the Interim Zoning Ordinance in support of approval:

- A. *The Project will further the goals, objectives, and policies of the General Plan and not obstruct their attainment.*

The Project is consistent with the Low Density Residential General Plan Designation including density requirements. The Project would also advance the goals and policies of the General Plan holistically, providing in-fill development and improved neighborhood connectivity. The Project would not obstruct the attainment of any portion of the General Plan.

- B. *The Project substantially conforms to the Zoning Ordinance requirements of the applicable Zoning District determined in accordance with Section 4.1 of Ordinance O2025-013 (the "Interim Zoning Ordinance").*

## ATTACHMENT 1

The RI 5 Zoning District was previously deemed consistent with the General Plan in the General Plan/Existing Zoning Code Consistency Table (“Exhibit B” of the Interim Zoning Ordinance). The Project was reviewed for consistency with RI 5 District standards and is consistent with the District as conditioned herein.

Section 7. The City Council’s approval of the Tentative Subdivision Map, Design Review Permit, and Use Permit is subject to the following conditions:

### **COMMUNITY RESOURCES AND DEVELOPMENT DEPARTMENT – PLANNING DIVISION**

1. This Tentative Subdivision Map and Design Review Permit authorizes the subdivision of an approximately 1.46-acre parcel into eight (8) single-family lots with detached single-family residential homes and associated site and landscape improvements including retaining walls over three feet in height, and one (1) lot, “PCL A” to hold shared stormwater management facilities, and a Use Permit for the creation of two (2) flag lots and the application of Small Lot Development Standards for property located at 808 Capitola Drive (APN: 046-020-020), in accordance with the plans prepared by RSA+ dated March 2, 2026, and the architectural plans prepared by the New Urban Design Group Inc. dated September 3, 2025, and submitted and as Attachments 3 through 7 and all other materials included in the June 16, 2026, City Council Agenda, as amended by these Conditions of Approval (hereinafter “Application Plans” or “Plans”).
2. The Planning Manager is authorized to determine whether the Applicant is in compliance with the requirements and conditions of the Tentative Subdivision Map, Design Review Permit, and Use Permit.
3. The plans submitted for building permits shall conform substantially to the plans prepared by RSA+ (dated March 2, 2026) and the New Urban Design Group (dated September 3, 2025), and other representations submitted with the Application and as reviewed and approved by the City Council. All homes within the development shall include building elevations that provide the same level of architectural detail as those shown in the approved Plans. Any modifications to the approved home elevations shall require approval of a subsequent Design Review Permit by the Planning Commission and City Council.
  - a. Building footprints are approved as shown in the Plans. The Applicant shall not alter building footprints from the approved locations and the plans submitted for issuance of building permits shall include dimensioned setback identification in accordance with this Approval.
4. All new, aboveground mechanical utility equipment, including transformers and backflow prevention devices, installed at the Site, shall be screened from view from the public right-of-way with landscaping or low fencing, or integrated into a building structure. This requirement includes transformers installed between the fence and property line along Capitola Drive on Lot 1 and on “PCL A” adjacent to Lot 8. Proposed

## ATTACHMENT 1

screening shall be reviewed and approved by the Planning Manager prior to issuance of a building permit for the Project and shall be installed prior to the issuance of a Certificate of Occupancy for the closest adjacent unit.

5. Manufacturers specifications of the proposed windows shall be included in the plans submitted for issuance of building permits for each unit and are subject to review and approval by the Planning Manager prior to issuance of a building permit.
  - a. All exterior divided-light windows installed on each unit shall be one of the following choices or a combination of the following choices, as shown in the Application Plans:
    - i. True divided light windows with individual panes of glass separated by muntins; and/or
    - ii. Simulated divided-light windows with grilles resembling muntins applied to the exterior of the window. These grilles shall be raised from the surface of the window.
  - b. A minimum of 3-inches of window reveal shall be provided around each window.
6. The existing, backfilled swimming pool shown to be removed with the Project shall be filled with structural compacted fill subject to the review and approval by the Chief Building Official (CBO). A plan for excavation, removal of the existing pool shell, and importation and compaction of new fill material shall be approved by the CBO prior to the issuance of a grading permit for the Project.
7. Prior to issuance of a grading permit for the Project, the Applicant shall submit a rodent and pest control plan for review and 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 in the adjacent neighborhoods.
8. The Applicant shall obtain a Building Permit from the Building Division prior to construction of any improvements requiring a Building Permit under NMC Chapter 15.04.
9. The retaining wall facing Capitola Drive on Lot 1 shall be clad in decorative stucco to match the siding of the proposed home on Lot 1. Any other retaining wall visible from the public right of way shall be similarly clad in a decorative finish material.
10. All exterior lighting on the Site shall be properly shielded and directed downward to preclude glare conditions that might impact nearby residential uses.
11. Prior to the issuance of a building permit for the Project, the Applicant shall pay all applicable fees for the Project at the rates in effect at the time of building permit issuance including but not limited to the Affordable Housing Impact Fee.

## ATTACHMENT 1

12. The Applicant shall establish an incorporated homeowner's association (HOA) with recorded Covenants, Conditions, & Restrictions (CC&Rs) to own, operate, and maintain Private Improvements (defined herein). Prior to approval of the final subdivision map ("Final Map"), the Applicant shall submit the CC&Rs to the City Engineer for approval as to substance and to the City Attorney for approval as to form. No subsequent changes to the CC&Rs shall be made without the approval of the Planning Manager. The Applicant shall execute and record the executed CC&Rs and shall submit a copy of the recorded CC&Rs bearing the Recorder's stamp to the Planning Manager prior to the issuance of a building permit for a single-family residence in the Project.
13. Prior to the approval of the Final Map, the Applicant shall submit a landscape plan subject to review and approval by the Planning Manager. All landscaping shall be installed in compliance with the approved landscape plan prior to issuance of a Certificate of Occupancy for each unit.
14. Prior to approval of the Final Map, the Applicant shall submit a fencing plan subject to review and approval by the Planning Manager. This plan shall include fencing between the Site and adjacent neighbor properties. At the discretion of the neighboring property owners, the Applicant shall construct a new fence between the Site and the neighboring property. Should the neighboring property owner choose not to allow the Applicant to reconstruct the fence at their property line, the Applicant may construct the new fence on the Project side.
  - a. All new fencing installed shall be consistent with the Public Work Department's visibility requirements at intersections and driveways.
  - b. All fencing shall be installed prior to the issuance of a Certificate of Occupancy for the corresponding unit.
15. All exterior lighting on the Site shall be properly shielded and directed downward to preclude glare conditions that might impact nearby residential uses.
16. All streetlights shall be fully shielded and directed downwards subject to the review and approval of the Public Works Director.
17. If any archeological materials or projects 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. The Applicant shall comply with all mitigation recommendations of the archeologist prior to commencing work in the vicinity of the archeological finds.
18. Construction equipment shall have state of the art muffler systems required by current law. Muffler systems shall be properly maintained.

## ATTACHMENT 1

19. All Project conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of Building Permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
20. Construction activities shall comply with NMC 8.08.025.

### FIRE DEPARTMENT – FIRE PREVENTION DIVISION

21. New buildings and additions to existing buildings, utilities, and access shall comply with all applicable provisions of NMC Chapter 15.04. These requirements may have significant impacts on your project regarding installation of various fire and life safety systems such as fire sprinklers, additional hydrants, etc. If you have questions or concerns or would like to set up a meeting to discuss your project, please contact (707) 257-9590.
22. The request for a design exception for an alternative fire department (Hammerhead) turnaround is approved. This item was previously discussed and agreed upon by Fire and Engineering in June of 2023. Be advised that the alternative turnaround (hammerhead) shall be based on the City of Napa Fire Department's largest apparatus, which is the ladder truck. As such, the hammerhead design dimensions shall meet with the Standard Details as per S-29B, as shown in **Exhibit A**.
23. Please see the attached Civil / Improvement plan checklist, included as **Exhibit B**, being provided in advance. Be advised that this checklist shall be completed, signed and submittal as part of the Civil / Improvement plan submittal for the project. All applicable items on the checklist shall be detailed on the Civil / Improvement plan submittal during the permitting phase of the project.

### PUBLIC WORKS DEPARTMENT – DEVELOPMENT ENGINEERING

24. 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 January 2019" (BASMAA Manual).
25. The Applicant shall pay a \$7,000 initial cash deposit and shall maintain a minimum monthly balance of \$1,500 for Final Map (FM) and Improvement Plan (IP) plan check services.
26. The Applicant shall prepare IP and the FM in accordance with the "Initial Submittal Checklist", the "Improvement Plan Checklist" and the "Subdivision Map Checklist" available at <http://www.cityofnapa.org/483/Forms-Handouts>. Completed checklists shall accompany the first submittal.

## ATTACHMENT 1

27. The Applicant shall have the FM prepared in accordance with the California Subdivision Map Act (CA Government Code §§ 66410-66499). The FM shall show the location of all new and existing easements required to service both Parcels. This includes but is not limited to:
- a. Utility easements for services crossing the new and existing dividing property lines.
  - b. Access easements for proposed roadway and associated improvements which includes but is not limited to a public pedestrian access easements for sidewalks.
  - c. A statement on the FM noticing the improvements required for the development of the parcels pursuant to CA Government Code §66411.1(a).
28. The Applicant shall submit signed Letter of Intent from the Projects adjacent property owners that indicate the impacted adjacent property owner's understanding of the extent of various improvements to be performed and the willingness to provide all necessary easements, etc. and to allow the construction to occur and improvements to remain.
29. The Applicant shall design and construct all improvements in accordance with the approved IP and supporting calculations prepared by a registered civil engineer. The IP shall be in substantial conformance with the plans prepared by RSA + dated October 15, 2025, as modified herein by these Conditions of Approval. Construction may be deferred up to two years with an Improvement Agreement or concurrent with the issuance of the first Building Permit on either parcel, whichever comes first.
30. 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. All 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 on the Final Map. The Applicant shall design and construct the following public improvements:
    - i. Capitola Drive:
      1. The Capitola Drive Improvements shall be consistent with Street Standards –Local Street (CON Standard Detail S-6D and CON Specification Table 3.1) consistent with the City of Napa 2040 General Plan. Frontage improvements shall be consistent with CON Standards that include Gutters (CON Standard S-1A),

## ATTACHMENT 1

Standard Residential Sidewalks (CON Standard S-4), Streetlights (CON Standard E-1), and any other improvements required by the CON Standards and Specifications.

2. Roadway extension of Capitola Drive through APN 046-020-020 connecting the existing northerly terminus to the southerly terminus of Capitola Drive. The Capitola Drive roadway extension shall be consistent with an overall right-of-way width of 60' and provide roadway pavement and frontage improvements (curb, gutter, sidewalk, streetlights, street trees, signage, striping, etc.) along the entire Project frontage of Capitola Drive. The roadway development shall provide 10' standard residential sidewalk (CON Standard S-4) on both sides of the street and 40' of pavement width (8' parking, two 12' travel lanes, 8' parking) measured from face of curb to face of curb. Final alignment of improvements shall be subject to review and approval by the City Engineer.
  3. The private street connection to Capitola Drive shall include ADA curb ramps and valley gutter consistent with City of Napa Standard S-5B.
  4. 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.
  5. Any right-of-way necessary to complete these improvements shall be dedicated to the City of Napa.
- b. The Improvement Plans shall include a Demolition Plan, Grading Plan, Joint Trench Plan, Erosion and Sediment Control Plan (ESCP), a Stormwater Control Plan (SCP) and a Utility Plan showing all the existing and proposed utilities, including overhead and underground utilities
  - c. 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

## ATTACHMENT 1

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.
  - d. 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.
  - e. The Applicant shall underground all new and existing utilities (public and private) within and adjacent to the project site in accordance with Napa Municipal Code 16.36.090. The Applicant is responsible for all coordination with utility companies and the design of all required utility service installation, including utility layout, design and costs associated with any necessary facilities upgrades, revisions, relocations and/or extensions.
  - f. The Applicant shall construct all street sections, driveways, and parking area pavement structural sections in accordance with Site-specific Geotechnical Engineer recommendations or CON Standards, whichever is greater.
  - g. Public street access points and street corners shall be designed to satisfy the City of Napa Visibility and Fencing Standard (CON Standards 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.
31. 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. Street A:
    - i. Private Street Improvements shall be consistent with Street Standards – Local Street Type A (CON Standard Detail S-6D and CON Specification Table 3.1) Frontage Improvements include Residential Sidewalk (CON Standard S-4), Gutters (CON Standard S-1A), Streetlights (CON Standard E-1), and any other improvements required by the CON Standards and Specifications.

## ATTACHMENT 1

- ii. Curb adjacent sidewalk (CON Standard S-4, Alternate Residential) and Gutter (CON Standard S-1A) shall be provided along the north and south sides of Street A and along the east side of the hammerhead at the end of Street A.
  - 1. Sidewalks shall connect with ADA curb ramps at street access points.
  - 2. Provide a public access easement along the private street sidewalks.
- iii. On-street parking shall be provided along Street A:
  - 1. Parking bays shall be designed with a minimum 4' corner radius.
  - 2. Each parking space within on-street parking bays shall be a minimum of 8' wide by 22' long.
  - 3. No parking shall be allowed within the intersection vision triangle (CON Standard S-25).
- iv. The project driveways along the private street shall be consistent with City of Napa Standard Drawing S-5 for standard driveway approach.
- v. Final alignment of improvements shall be subject to review and approval by the City Engineer.
- vi. Hammerhead turnaround shall be consistent with Fire Ladder Truck Hammerhead Turnaround CON Standard S-29B unless otherwise approved by the CON Fire Department.
- vii. If 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. Design Exception Requests should be submitted with the application and are subject to the review and approval of the Public Works Director.
- viii. The Applicant shall construct all street sections, driveways, and parking area pavement structural sections in accordance with Site-specific Geotechnical Engineer recommendations or CON Standards, whichever is greater.
- ix. The Applicant shall be responsible for ongoing maintenance and repair of Street A for the duration of the project construction. Ongoing maintenance shall be addressed in Homeowner's Association (HOA) agreements and/or CC&Rs as applicable.

## ATTACHMENT 1

- b. The Applicant shall obtain a separate City of Napa building permit for any required retaining walls prior to installation.
  - c. Retaining walls and associated foundations shall be located entirely on the project parcel and shall not cross property lines.
  - d. All service laterals (domestic, irrigation, and fire water).
  - e. Install drainage facilities, including detention pipe(s), metering boxes, and other appurtenances in accordance with CON Standards.
  - f. 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.
  - g. The Applicant shall incorporate the group mailbox concept into the project design. Proposed locations shall be reviewed and approved by the Post Office and the City of Napa Public Works Department.
  - h. The Applicant shall connect the project to the Napa Sanitation District for sanitary sewer service. Sewer services shall be shown on the improvement plans and shall be installed in accordance with Napa Sanitation District standards and reviewed and approved by the Napa Sanitation District.
32. The Applicant shall provide an Erosion and Sediment Control Plan (ESCP) and a schedule for the implementation of approved measures to the Development Engineering Division for review and approval with the first improvement plans submitted for review. A grading permit shall not be issued until the ESCP is approved.
33. Construction Water Quality Measures – In accordance with the NPDES Construction General Permit, the Applicant shall incorporate storm water quality Best Management Practices (BMP's) into the project construction process.
- a. Project > 1 acre of disturbance: Provide 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](http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml).
  - b. The construction BMPs shall be shown on the Project Erosion and Sediment Control Plan.

## ATTACHMENT 1

- 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.
34. Post Construction Water Quality Measures - In accordance with the City of Napa (CON), "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 BMP's 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 and an ESCP.
  - 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. The project post-construction BMP's shall include but not be limited to the applicable items listed in the City Council adopted Stormwater Quality Control Standards, BASMAA Post-Construction Manual and accepted design review SCP prepared by RSA+ dated March 20, 2025.

## ATTACHMENT 1

- f. Applicant shall explore ways to reduce the amount of untreated area, specifically DMA 2. If untreated area cannot be reduced then a formal design exception will be required and considered only after all other options have been explored.
  - g. 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.
  - h. In order for the City to consider allowing a proposed public-to-private storm drainage connection on adjacent private property, the Applicant must demonstrate the following:
    - i. That all other feasible options for connecting to a public storm drain system have been evaluated and determined to be infeasible.
    - ii. That the Applicant has obtained written permission from the adjacent property owner for the proposed abandonment of the existing 24-inch storm drain line.
    - iii. That the Applicant has obtained written permission to connect the proposed public storm drainage system to the existing 24-inch private storm drain line and is prepared to execute any necessary drainage easements.
35. The Applicant shall execute a long-term maintenance agreement 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 must provide for the perpetual maintenance and replacement

## ATTACHMENT 1

- of the improvements 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 obligations and secure attorney's fees for legal counsel to enforce such obligations.
- c. Updated information, including contact information, must 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 must 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 BASMAA 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.
36. Prior to approval of the Improvement Plans, the Applicant shall submit documentation to 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.

## ATTACHMENT 1

- b. The Applicant shall pay a deposit for inspection fees for public improvements.
  - c. The Applicant shall provide to the City Engineer, for approval as to substance, and to the City Attorney, for approval as to form, proof 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. Applicant shall submit to PW-DED a Soils Investigation/Geotechnical Report per NMC Section 16.36.200 or obtain a Soils Waiver. Improvement Plans shall incorporate design and construction criteria specified in the report. The geotechnical engineer shall sign the improvement plans verifying conformance with their recommendations.
  - e. 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.
  - f. Applicant shall provide to the City Engineer for approval as to substance and to the City Attorney for approval as to form any private easements via a separate instrument for access, utilities, and drainage. The private easements shall be recorded with the Napa County Recorder.
  - g. Establish an incorporated maintenance association and their attendant satisfactory CC&Rs to provide said long-term access and maintenance of the Private Improvements.
37. 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.
38. Subdivision Map (FINAL MAP) - The Applicant shall submit the Final Map for review by the Public Works Department Development Engineering Division, utilizing the Final Map checklist, and approval by the City Engineer. The form and approval of the Final Map shall meet the following requirements.
- a. The Applicant shall prepare a map in compliance with the Subdivision Map Act. Government Code Section: 66410-66499
  - b. The Final Map shall show easements for the public road, public utility, private street, and private utilities as required by the Public Works Director. The Final

## ATTACHMENT 1

Map shall offer for dedication any public right of way dedications and/or public utility easements. Specific conveyances include:

- i. A minimum 10-foot public utility easement adjacent to all public street rights-of-way within the limits of the subdivision.
  - ii. A minimum 60-foot public right of way dedication shall be designated for Capitola Drive.
  - iii. Any other public easements determined to be necessary by the Public Works Director for the Project.
- c. Any private easements for private street and utility purposes shall be dedicated via separate recorded easement and an annotation of the recording information shall be placed on the final map.
- d. The Applicant shall include abandonment of any applicable existing utility easements.
- e. The Owner of the property shall record CC&Rs and establish an incorporated homeowner's association or a maintenance association to provide long term maintenance, financing and monitoring for all shared private street improvements, private storm drains and the post construction storm water best management practices that are incorporated as part of the project.
- i. The City Engineer and City Attorney must approve the substance and form of the CC&Rs and associated documents prior to the approval of the Final Map.
  - ii. The documents (CC&Rs) shall be recorded contemporaneously with the Final Map.
  - iii. The CC&Rs and homeowners association must provide a detailed outline of responsible parties, inspections, maintenance procedures, the perpetual maintenance and replacement of the improvements, monitoring documentation and annual reporting to the City Public Works Department, and procedures for administration and oversight.
  - iv. In addition, the CC&Rs and homeowners association must provide for appropriate provisions relating to enforcement options, the right of the City to access the Site 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 City of Napa shall either be a signatory to the CC&Rs or a third-party beneficiary to the CC&Rs with the right but not the obligation to enforce the obligations and secure attorney's fees for legal counsel to enforce such obligations.

# ATTACHMENT 1

- f. Prior to recording the Final Map, the Applicant shall either install all onsite and offsite improvements or work with the Public Works Department Development Engineering Division to execute the City’s Standard Improvement Agreement, provide bonds 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.
- g. The Applicant shall furnish the Public Works Department Development Engineering Division with proof of the payment of the mapping service fee as required by Napa County Board of Supervisors Resolution No. 92-119.
- h. The Applicant shall obtain approval from all parties owning an interest in any existing rights-of-way or easements within the subdivision, which are proposed to be changed, modified, or deleted. Deeds shall be recorded concurrently with the Final Map to reflect the proposed revision, modification or removal of any existing rights-of-way or easements. The deeds shall be submitted to the Public Works Department Development Engineering Division and shall be in forms approved by the City Attorney.

39. 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.
- b. The Applicant shall pay Street Improvement Fees in accordance with the Master Schedule of City Fees and Charges effective at the time of issuance of Building Permit (Policy Resolution 16). The current rates for the Street Improvement Fee (effective July 2025) for this Project are as follows:

	Land Use	Unit (DU)	Street Component Rate	Utility Underground Rate	Street Component Fee	Utility Underground Fee
New Use	Single Family Detached Housing	8	\$2,465/DU	\$2,258/DU	\$19,720	\$18,064
Existing Use (credit)	Single Family Detached Housing	1	\$2,465/DU	\$2,258/DU	\$2,465	\$2,258
					<b>\$17,255</b>	<b>\$15,806</b>

40. 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

## ATTACHMENT 1

includes utility connections in the right-of-way and any sidewalk/driveway impacts to the pedestrian path of travel or ROW.

41. Prior to issuing a certificate of occupancy 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 installed to the satisfaction of the City Engineer prior to occupancy.
  - b. The Applicant shall complete the Final Stormwater Inspection Sign Off 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. 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.
  - d. Identify all on-site post-construction stormwater quality bmp's and along the project frontage with the appropriate street address (addresses to be provided by City) and GIS coordinates.
  - e. Prior to Final SW and Final PW-DED sign off, all disturbed areas shall be installed with final, permanent stabilization measures to ensure no sediment laden water discharges from the Site.

### UTILITIES DEPARTMENT – WATER DIVISION

42. Prior to approval of the Improvement Plans, the Applicant shall submit a utility plan for review and approval by the Utilities Department Director identifying the following information:
- a. Size of existing water service(s) to property;
  - b. Existing water main(s) and applicable tie-in locations, details, etc.;
  - c. Abandonment of any existing unused water service(s);
  - d. Installation of a single water service for each lot with approved backflow prevention device. Water services may not be shared across property boundaries per NMC Section 13.04.230. The type of backflow device(s) required to be installed shall be determined by the Utilities Department Cross-

## ATTACHMENT 1

- Connection Specialist. Properties with wells will require installation of an above grade reduced pressure backflow prevention device.
- e. Installation of a sufficient number of fire hydrants on all public water facilities as directed by the Fire Marshal at City approved locations;
  - f. Installation of approximately 220-lineal feet of new 8-inch public water main in Capitola Drive connecting the existing public water main in Capitola Drive to the north and south of the project.
  - g. Installation of a sufficient number of water main valves at City-approved locations;
  - h. Relocation of any affected water facilities and/or appurtenances;
  - i. Installation of a water quality monitoring/sampling stations at a City-approved location;
  - j. Size and location of all proposed water services (residential, fire, irrigation, etc.);
  - k. Meter boxes and water services shall be located a minimum of 3-ft outside any vehicular travel ways.
  - l. Water services and meters shall be installed per City Standards within public right-of-way or dedicated public utility easement.
  - m. Private fire hydrants shall be metered at the public right-of-way per City Std W-4C.
  - n. 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.

### 43. Prior to Building Permit Approval, the Applicant shall:

- a. Submit fire sprinkler plans (if applicable) to the Fire Prevention Division for review and approval by the Fire Marshal. The water service size required to meet fire sprinkler demands shall be consistent with the water service size on the Civil plan set.
- b. 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.

## ATTACHMENT 1

- c. 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 table for fixture requirements)

Plumbing Fixture	High Performance Building Standard
<b>Toilet</b>	<b>Shall not exceed 1.28 gallons per flush(gpf). Must be certified U.S. EPA WaterSense</b>
<b>Showerhead</b>	<b>Shall not exceed 1.8 gallons per minute (gpm) at 80 psi. Must be certified U.S. EPA WaterSense</b>
<b>Bathroom Faucet</b>	<b>Shall not exceed 1.2 gpm at 60 psi</b>
<b>Kitchen Faucet</b>	<b>Shall not exceed 1.5 gpm at 60 psi</b>
<b>Dishwasher</b>	<b>Shall be "Energy Star"</b>
<b>Clothes washer</b>	<b>Shall be "Energy Star"</b>

- d. Submit all required water service capacity/connection fees to the City's Development Engineering Division at 1600 First Street, Napa, 94559.

44. Prior to 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. Designate applicable on-site private fire hydrants as private per City Std W-8.
- d. Request backflow device inspection from City of Napa Water Division. Call (707)257-9544 at least 48 Hours in advance of requested inspection time.

45. Submit certification that all backflow devices 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.

46. Prior to Final Building Inspection, 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 DEPARTMENT – SOLID WASTE AND RECYCLING**

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

- a. If carts are to be proposed to be serviced on site, provide a site plan showing the collection vehicle turning movements to service carts and the location carts will be placed for each lot.
- b. The Project's CC&Rs shall include the following language:
  - i. Each lot shall contract separately for solid waste/recycling/organic material collection with the City's authorized contractor.
  - ii. Residents shall place carts on their designated collection day on either the Private Street or Capitola Drive per the Napa Municipal Code Section 5.60.060 for service by the City's authorized contractor.
  - iii. If carts are to be serviced on the Private Drive all lot homeowners shall sign a Private Drive Agreement to waive the liability of the City's authorized contractor for any damage to the Private Drive. If all homeowners do not sign the Private Drive Agreement all carts shall be brought out to Capitola Drive for servicing by the City's authorized contractor.

48. 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->

49. Prior to Occupancy, the Applicant shall 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**

50. Prior to issuance of a building permit, the Applicant shall provide written clearance from the Engineering Division of the Napa Sanitation District confirming that the Applicant has complied with all Napa Sanitation District requirements applicable to the Project. The Napa Sanitation District has described the applicable requirements in a letter to the Planning Division dated November 25, 2025, attached hereto and incorporated herein as **Exhibit C**.

**CITY GENERAL CONDITIONS**

51. All 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.

52. 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.

53. No use authorized by this Resolution may commence until after the Applicant executes any agreement required by these conditions of approval.

54. 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).

55. 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.

56. 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

## ATTACHMENT 1

on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred.

57. 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.
58. If the Applicant is not the owner of the Site, all agreements required to be executed by this Resolution must be executed by the Owner(s) as well as the Applicant.
59. 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.
60. Violation of any term, condition, mitigation measure or Project description relating to this Resolution 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.

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the City Council of the City of Napa at a regular meeting of said Council held on the 16<sup>th</sup> day of June 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**ATTACHMENT 1**

RECUSED:

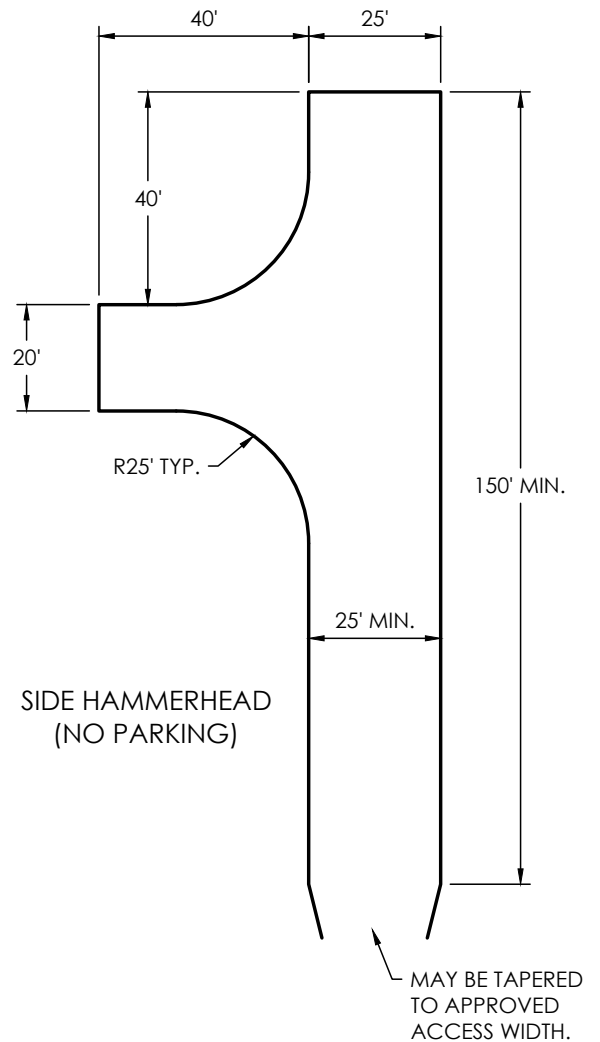
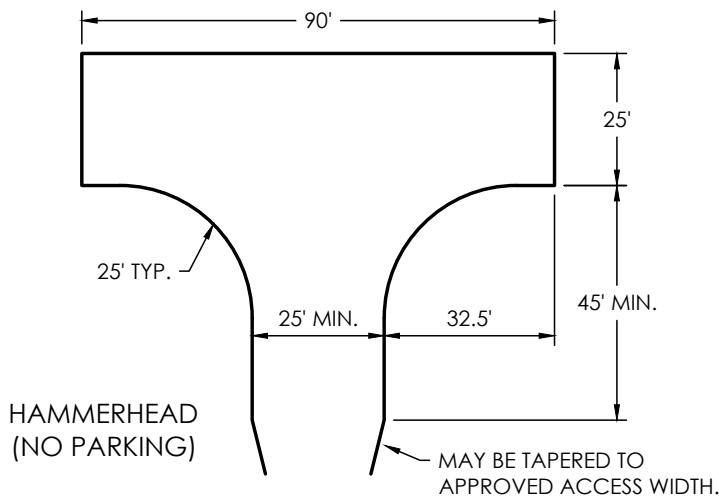
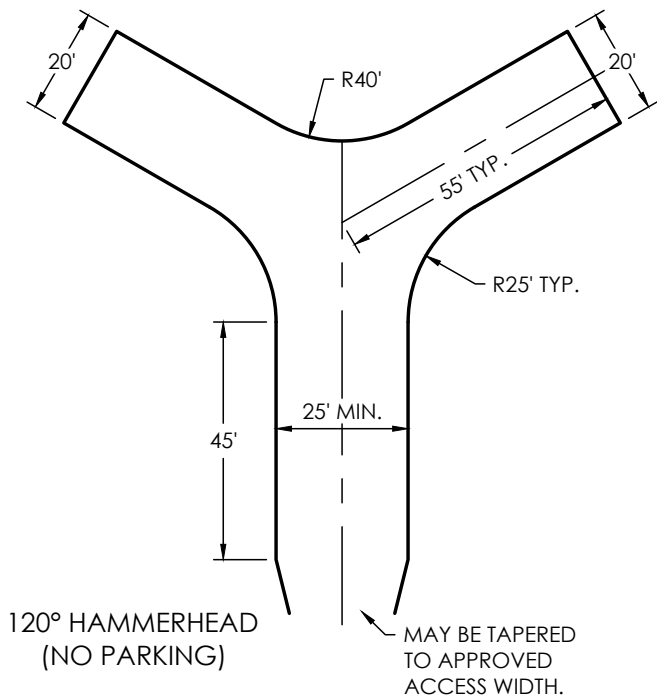
ATTEST: \_\_\_\_\_  
Tiffany Carranza  
City Clerk

Approved as to form:

\_\_\_\_\_  
Christopher Diaz  
Interim City Attorney

**EXHIBIT A**

**ATTACHMENT 1**



**NOTES:**

GENERALLY TURNAROUNDS SHALL BE DESIGNED IN ACCORDANCE WITH STANDARD DETAILS S7A & S7B. HOWEVER, FOR RESIDENTIAL DEVELOPMENT, WHEN THROUGH ACCESS IS NOT AVAILABLE, AND A STANDARD TURNAROUND IS NOT FEASIBLE, ALTERNATE TURNAROUNDS WILL BE ALLOWED AS FOLLOWS:

1. FOR PRIVATE STREETS (BASED ON EVIDENCE SUPPLIED BY THE DEVELOPER IN THE FORM OF A DESIGN EXCEPTION THAT IS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER) WHEN:
  - 1.A. THE STANDARD CUL-DE-SAC BULB WILL CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS SUCH AS EXCESSIVE HILLSIDE GRADING, ROCK OUTCROPPINGS, AND/OR REMOVAL OF SIGNIFICANT TREES.
  - 1.B. THE STANDARD CUL-DE-SAC BULB WILL PREVENT SITE LAYOUTS THAT ACHIEVE MINIMUM DEVELOPMENT DENSITIES.
2. FOR A DRIVEWAY SERVING A FLAG LOT.
3. FOR A STREET THAT ABUTS 4 OR LESS LOTS.
4. THE LAYOUT OF THE HAMMERHEAD TURNAROUND AND SURROUNDING LOTS AND CONNECTING DRIVEWAYS SHALL BE "SELF POLICING" (I.E. IN ADDITION TO SIGNAGE AND PAINTED CURBING THE LAYOUT CONFIGURATION SHALL INCLUDE DESIGN ELEMENTS THAT DISCOURAGE THE PARKING OF VEHICLES OR PLACEMENT OF OBSTRUCTIONS WITHIN THE FIRE LANE TURNAROUND AREA), AS REVIEWED AND APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.

CITY OF NAPA

PUBLIC WORKS DEPARTMENT

**HAMMERHEAD TURNAROUNDS  
(FIRE LADDER TRUCK)**

DRAWN BY: LFM  
 APPROVAL DATE: 06/2018  
 SCALE: NONE  
 REVISED DATE: 08/2021

CHECKED BY: IHH  
 APPROVED BY: JBL  
 DRAWING NO. S-29B



FIRE PREVENTION DIVISION  
1600 FIRST STREET, NAPA, CA 94559  
707.257.9590

## GENERAL

Using the format requested below, all of the following Fire Protection information shall be included on Improvement Plan submittals. Please use this checklist as a means of verifying that you have included all needed information before you submit your plans. **Any plans that do not conform to the requested format and that do not contain all information requested below will be deemed incomplete and returned for revision.** Some checkbox items will require information to be on the plan set, while others require a written response to acknowledge understanding of a particular requirement. By checking the boxes below, signing and returning this required document with your submittal you are acknowledging that you have included all needed information and understand all related requirements. **This completed document shall be attached to your written response and be submitted as part of the plan submittal package or your submittal will be deemed incomplete by Fire.**

- 1. Provide dedicated "Fire" pages in the overall plan set that detail all of the following. Include a written response to each comment below. Please make sure your written responses correlate numerically or alphabetically with Fire's numbered comments below. Finally, make sure you note in your response where the information can be found on the plans.
- 2. If items are **not** applicable then state such on the plan. Otherwise, show all related aboveground and underground Fire utilities and appurtenances including but not limited to:
  - a. OS&Y (backflow prevention-double detector check valve) type and location (must show that OS&Y meets with City standards).
  - b. All fire related underground piping (identify as fire water line)
  - c. Pipe type (C900, ductile iron etc.) Sweep into building shall be as per City of Napa standard detail and shall be shown on the plans)
  - d. Pipe size
  - e. Depth of burial
  - f. Type of backfill material in Fire water piping trench
  - g. Type of pipe fittings and restraints
  - h. Location and specs of thrust blocks (specs shall be as per applicable NFPA standard)
  - i. Location of all fire risers
  - j. Location of riser room(s)
  - k. Location of fire pump(s) and fire pump room(s)
  - l. Location of fire department connection(s) (FDC)
  - m. Location of gate shut-off valves
  - n. Location of existing hydrants
  - o. Location of new hydrants (must show that hydrants meet City standards)
  - p. State if hydrants are public or private (show that public shall be painted as per City

- specs and private shall be painted OSHA yellow)
- q. State proposed street names and building addressing (all projects submitted after January 1, 2020 shall meet the requirements of the City of Napa addressing standard as locally amended and adopted).
  - r. Locations of all proposed fire lanes (show that fire lane painting and signage meet City standards)
  - s. Provide a Fire circulation plan using Autoturn or similar software based on the City's largest apparatus. Label front wheel, rear wheel and bumper swing paths on plan.
  - t. Using the latest addition of the California Fire Code and the example given below, provide fire flow requirements for the project that includes a worksheet showing how the fire flow requirements were determined. **NOTE:** The City of Napa allows a 50% reduction of the required fire flow when fire sprinklers are installed. However, as per footnotes A&B reduced fire flow shall not be less than 1,000 gpm for NFPA 13 designed systems or less than 1,500 gpm for NFPA 13R designed systems.

**Be advised:** 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

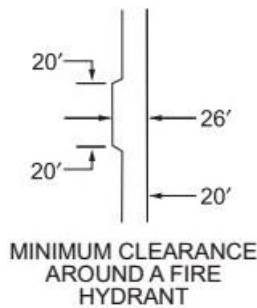
Maximum distance from street or frontage = 225 feet = 50% allowable

increase = 337.5

- 3. In accordance with the standard mitigation measures and conditions of approval set forth by the City of Napa, the developer shall pay the Fire Impact Fees (see current Standard Fees and Charges adopted by resolution), prior to the issuance of any building permits.
- 4. New buildings and additions to existing buildings shall conform to requirements set forth in the currently adopted editions of the California Building Code, California Fire Code, City of Napa standards and Nationally Recognized Standards.
- 5. Deferred submittals are allowed for fire protection equipment and related utilities. However, fire protection plans shall not be attached to or bound with the building plan submittal package. This includes but is not limited to Automatic Fire Sprinkler, Fire Alarm, Fixed Fire Protection and Civil plans.
- 6. Underground utility contractor, architect and fire sprinkler contractor shall coordinate the location of risers and control valves prior to the issuance of a building permit.
- 7. Fire Department plan review shall be based on the information submitted at the time of permit application. Any changes to the approved/permitted scope of work including additions, alterations, demolition, repair or a change in occupancy/use may impact the project requirements, including but not limited to the installation of additional fire protection systems or components.
- 8. Fire Protection systems shall be installed in accordance with provisions set forth in the California Fire Code as amended by the City of Napa and the applicable National Fire Protection Association Standard.
- 9. The fire protection equipment shall be located within an interior room having an approved exterior access door or in an exterior enclosure attached to the building, specifically, for the purpose of housing such equipment. *Residential fire protection equipment (risers) shall be located within an interior wall (typically in the garage) having an interior access door attached to the building, specifically for the purpose of housing such equipment.*
- 10. Fire Apparatus Access Roads shall be designed in accordance with provisions set forth in the California Fire Code Chapter 5 and Appendix D as amended by the City of Napa and the applicable Public Works Standard.
- 11. Fire apparatus access roads shall have an unobstructed minimum width of 20 feet (curb To curb) and a minimum unobstructed vertical clearance of 13' 6". They shall have an all- weather paved surface capable of supporting a GVW of 71,000 pounds. Clearly show all roadway widths and heights. State on the plans that roadway will meet required weight standards.
- 12. Access roads shall be completed with all-weather surfaces prior to the stockpiling of combustible materials or beginning combustible construction. Fire apparatus access shall be provided to within 150 feet of the most remote portions of all buildings from an approved exterior route. If this cannot be achieved fire apparatus turn arounds will be needed.
- 13. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Vertical traffic calming in the form of speed pumps, humps or dips are prohibited along fire access roads without prior approval of the fire Code Official. The minimum width and clearances established in Section 503.2.1 shall be maintained at all times.
- 14. When required by the Fire Chief, fire apparatus access roads shall be designated as Fire Lanes and appropriate signs and/or markings installed in accordance with the California Vehicle Code and approved City standards. Show fire lane sign and related curb details on the plan.
- 15. Where applicable improvement plan submittals for permit shall include locations of fire

red curbing and fire lane signage. Please refer to and include Public Works Standard FP-2A & 2B with plan submittals. Show the details on the plan.

- 16. When fire sprinkler systems are required in buildings of undetermined use, they shall be designed and installed to have a sprinkler density of not less than that required for an Extra Hazard Group II use with a minimum design area of 2,500 square feet.
- 17. The City of Napa requires that a fire hydrant be in service within 250 feet of the furthest point of construction prior to the stockpiling of combustible materials for the beginning of construction.
- 18. Fire Department Connections (FDC) shall be located not more than 100 ft. from the nearest fire hydrant.
- 19. Alternative fire department (Hammerhead) turnarounds are only allowed if design exceptions laid out in City Street Standards are met. Demonstrate in your response how you meet the criteria for an alternative turnaround.
- 20. **Fire Department Access:** Residential Developments having more than 50 Dwelling units shall be provided with at least two points for fire apparatus access. When two points of access are required, they shall be located a distance apart equal to no less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between the two access points. Emergency vehicle only access routes (EVA) are not permitted as a means to satisfy the second point of access requirement.
- 21. **Aerial Access:** 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.
- 22. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. Fire apparatus access road shall not exceed 15% grade.



Applicant Printed Name: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_



November 25, 2025

Planning Director  
City of Napa  
P.O. Box 660  
Napa, CA 94559

SUBJECT: 808 Capitola Drive, REFRL-001636, Derek Dittman, 808 Capitola Drive (O'Neill)

NapaSan has reviewed the above-named application, which will be reviewed at an Interdepartmental Staff Meeting.

The owner shall pay to NapaSan the prevailing fees and charges in effect as established by Resolutions and Ordinances before the issuance of a City Building Permit, and shall adhere to the rules and regulations as they apply to the application.

NapaSan has identified the following comments based on the current application. NapaSan reserves the right to modify the following conditions/comments based on changes to future applications or changes to the project site plan.

The proposed project shall be subject to the following conditions of approval:

1. A plan showing the required sanitary sewer improvements, conforming to NapaSan standards, shall be prepared by a registered civil engineer and submitted to NapaSan for approval prior to issuance of permits.
2. The owner shall obtain a demolition permit from NapaSan prior to removal of the existing building. The owner will be required to abandon existing public sewer mains, laterals, and structures in APN 046-020-020 and in the public right-of-way, per NapaSan standards and at the owner's expense. This work shall be performed by a Class A contractor bonded with NapaSan.
3. If sewer mains within existing easements are abandoned by this project, the easements shall be quitclaimed after easements are dedicated for the new public sewer mains
4. A new public sanitary sewer main meeting NapaSan standards shall be constructed, at the owner's expense, within the public right-of-way from the location at which the project connects to the sanitary sewer system and the existing manhole on Capitola

November 25, 2025

Page 1



Drive approximately 5-ft west of the western boundary of APN 046-020-020. A new sanitary sewer manhole shall be constructed at the point of connection, and the existing manhole shall be removed and replaced, per NapaSan standards and at the owner's expense.

5. The private street area, including turnaround areas, shall be dedicated to NapaSan as a sanitary sewer easement. No trees or permanent structures will be allowed within the sanitary sewer easement.
6. All specialty hardscape/landscape features proposed within the sanitary sewer easement shall be subject to approval by NapaSan. If approved, the owner shall enter into an indemnification agreement with NapaSan that places the expense for removal and/or replacement of the features on the owner.
7. Each parcel shall be served by a separate sanitary sewer lateral.
8. The owner/developer shall enter into an improvement agreement with NapaSan and post the appropriate bonds covering the sanitary sewer work.
9. Sanitary sewer mains shall have a minimum clearance of 10 feet from proposed trees, 10 feet from water mains, 5 feet from other utilities, and 5 feet from bioretention areas.
10. Sanitary sewer facilities are required to have a minimum of 36" of cover at all points within the public right of way. The proposed sanitary sewer facilities shall be designed to meet this requirement.
11. The proposed development would be subject to the following fees, based on the rates in effect at the time they are paid:
  - a. Agreement Fees
  - b. Demolition Permit Fees
  - c. Plan Check Fees
  - d. Inspection Fees
  - e. Capacity Charges
12. NapaSan has updated sanitary sewer and recycled water standard specifications and details. The updated specifications and details are available online at NapaSan's website ([www.NapaSan.com](http://www.NapaSan.com)). NapaSan may revise the standard specifications and details at any time. It is the responsibility of the engineer, contractor, and developer to verify that they are in possession of the current version of the standards prior to design and construction of sanitary sewer and recycled water improvements.



The capacity charge for an equivalent dwelling unit currently is \$12,211 and will increase by the Consumer Price Index (CPI) annually in July. Commercial capacity charges are determined per NapaSan Code Section 5.02.030.B. Contact NapaSan Staff at (707) 258-6030 or [mfitch@napasan.com](mailto:mfitch@napasan.com) for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Fitch".

Michael Fitch, PE  
Associate Engineer