

**Proposed Conditions of Approval  
Design Review  
Henthorne Residence  
1895 Mulberry Street**

**Planning and Building**

1. Development and operation of the use shall be substantially as represented on the approved plans and elevations, material samples, and project narrative as described in the staff report on file with the Planning Department, except as modified by conditions. Once installed, all improvements shall be maintained in accordance with the approved plans.
2. The Town Planner may approve minor design and finish changes, including minor roof changes. The Town Planner may refer any and all design and finish changes to the Zoning & Design Review Board for consideration and adjudication.
3. Once installed, all improvements shall be maintained in accordance with the approved plans.
4. This approval will expire two years from the effective date of approval if construction has not been commenced.
5. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the Town Engineer.
6. Disposal of construction and demolition waste and recycling shall be in accordance with the Joint Powers Agreement with Upper Valley Waste Management.
7. Construction and demolition activities shall conform to the noise control provisions contained in Municipal Code Chapter 8.04, Noise Control Regulations, including Section 8.04.030 B.1., as follows:

No person engaged in construction or demolition activity as a contracted service shall operate or cause the operation of any tools or equipment except between the hours of 9 a.m. and 6:00 p.m., Monday through Friday (excluding holidays), such that the sound therefrom creates intrusive noise across a residential or commercial real property boundary, except by permit issued pursuant to Section 8.04.040(E).
8. No construction activities shall occur on the following holidays:
  - i. Dr. Martin Luther King's Birthday
  - ii. Presidents' Day
  - iii. Memorial Day
  - iv. 4<sup>th</sup> of July
  - v. Labor Day
  - vi. Veterans' Day
  - vii. Thanksgiving & Friday following Thanksgiving
  - viii. Christmas
  - ix. New Years Day
  - x. If any of the preceding holidays occur on a weekend day, then the prior Friday if on a Saturday or the following Monday if on a Sunday shall be defined as the holiday.
9. The applicant shall submit a final electronic set of all plans to the Planning Department.
10. The applicant will defend and indemnify and hold the Town, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the Town promptly notifies the applicant of any such claim, action, or proceedings and the Town cooperates fully in the defense of the action or proceedings.
11. The project's contractor and all sub-contractors shall secure and maintain current Town of Yountville

business licenses.

12. All conditions must be completed by Final Inspection.

### **Public Works Conditions of Approval**

1. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with the most current version at the time of improvement plan submittal, any agreements made at public hearings, Caltrans Standards and Specifications, the Town of Yountville Municipal Code, the Yountville Public Works Standards, and all current federal, state and county codes governing such improvements. Once installed, all improvements shall be maintained in accordance with the approved plans and regulations.

2. For any improvements outside the building envelope, a grading and drainage plan shall be prepared by a licensed engineer, as applicable, and submitted for review and approval by the Town Engineer prior to the issuance of a building permit. Drainage designs shall incorporate any future pool or spa. In addition to topo, drainage, grading, utilities and other improvements, the grading and drainage plan shall include all easements on and off the property that affect the property.

3. A Preliminary Title Report with all deeds and references shall be submitted with the improvement plans.

4. Any improvements performed in a public right of way will require an encroachment permit from the City. Improvements on private shared roadways will require approval by all parties of ownership of the access easements.

5. No drainage from the hardscape, decks, pools or roof improvements shall be allowed to leave the site. The stormwater plan shall provide a method to address how drainage will be treated and infiltration on site and at the property lines to prevent inundation of neighboring properties. Drainage overflow shall be shown on the plans and directed in a manner acceptable to the Town.

6. Stormwater treatment shall be designed and constructed in accordance with the Countywide BASMAA Post Construction Manual and the State of California standards for the stormwater run-off. 4% of all new and replaced hardscape/pavers/pools/roofs shall be treated with a bioswale system designed in accordance with City/County/State standards at the direction of the Town Engineer.

7. Groundwater pumping release shall not be directed to the public right of way. A groundwater pumping release design shall be included with the drainage plans. If the groundwater is released to the public right of way, a direct connection to a storm drain may be required. Direct connections within the public right of way shall be of a size not less than 12".

8. Where fire sprinklers are required, applicant shall install an appropriately-sized water service system to adhere to the latest city and state fire codes prior to Certificate of Occupancy including the installation of an appropriate backflow device. Fire system calculations shall be submitted with the Site Grading and Drainage Plan to verify fire service lateral and meter sizing. Fire sprinkler calculations and plans shall be submittal at the same time as building plan submittal. Deferred submittals are not accepted.

9. The property shall be connected to the Town water system per Town standards. Where applicable, the meter shall be moved to the right of way side of the front propertyline with the backflow preventer directly behind the propertyline. The lateral shall be assessed for adequacy at that time and replaced if deemed inadequate by the Town Engineer.

10. Each water system connection shall include a reduced pressure backflow per town standards.

11. Auxiliary dwelling units shall have separate water laterals along with backflow devices.

12. The applicant shall provide verification of capacity and adequacy of the existing sewer lateral prior to building permit issuance. After review of the video of the sewer line, the sewer lateral shall be replaced at the direction of the Town Engineer and Town Utilities Manager. A cleanout shall be located at the owner's side of the propertyline.

13. Any future pool or spa shall not be plumbed or drain to the sanitary sewer system.

14. Where applicable, deteriorating or broken improvements along the project frontage shall be replaced

per Town specifications, extent to be determined by the Public Works Department. Deteriorating AC along project frontage shall be replaced.

15. A Town standard concrete driveway approach shall be installed.

16. Sidewalk, curb and gutter shall be replaced at the direction of the Town Engineer. Where the gutter does not have adequate flow properties, a design shall be submitted to deal with the drainage to the satisfaction of the Town Engineer.

17. Existing streets being cut by new services will require edge grinding and an A.C. overlay per Town standards, extent to be determined by the Public Works Department.

18. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the Town Standards.

19. Roadside trees and vegetation along the project frontage shall be kept trimmed to maintain a 14' vertical clearance in the travelled way and a 7.5' clearance over the public sidewalk.