

1 **Conditions of Approval** for Use Permit UP 2019-11 and Design Review DR 2019-06:

2 **General**

- 3 1. The improvements and uses hereby permitted shall substantially conform to the
4 plans received as part of applications UP 2019-11 and DR 2019-06, by the Planning
5 and Building Department, except as noted in the permit conditions.
- 6 2. Minor modifications to the project design that do not generate environmental
7 impacts may be approved in writing by the Planning and Building Director.
- 8 3. This approval shall be null and void if not used within a year, unless an extension
9 and/or building permit has been issued for the project prior to the expiration date.
- 10 4. This approval does not abridge or supersede the regulatory powers or permit
11 requirements of any federal, state or local agency, special district or department
12 which may retain regulatory or advisory function as specified by statute or
13 ordinance. Permits shall be obtained as may be required from each authority.

14 **Planning Department**

- 15 5. Prior to the installation of any landscaping, a final landscape plan prepared in
16 accordance with the State Water Efficient Landscape Ordinance shall be submitted
17 for City approval. Landscaping and irrigation shall be installed prior to project
18 occupancy, maintained throughout the life of the project, and replaced as
19 necessary.
- 20 6. Exterior modifications to the structure known as "1539 Lincoln" are only approved
21 conceptually. Final design shall be subject to administrative approval after a
22 Current Conditions Assessment and Standards Review Report has been prepared
23 by a qualified architectural historian. The final design shall also be reviewed and
24 approved by the architectural historian.
- 25 7. A lot merger will be required prior to the issuance of building permits.
- 26 8. Final lighting design will be reviewed at building permit submittal.

27 **Public Works Department**

- 28 9. The water and sewer allocation study Summit prepared on June 25, 2019 shows
29 matches existing City baseline of 6,783 units of water available annually and
30 existing use is well under this and proposed use will be well under this available
31 baseline. No additional water or wastewater fees are anticipated.
- 32 10. Provide sub-centimeter survey grade accuracy locations on any off-site utilities
33 installed by the project for City utility GIS system (location, size, materials, date
34 installed shall be provided to City in digital formats). Supply digital format in GIS
35 and CAD formats (microstation or AutoCAD format). Provide as-built pdfs (hard
36 copy and digital) to Public Works Department (prior to occupancy).
- 37 11. Obtain an encroachment permit for all work within (or use of) the public right-of-
38 way, including parking. Additionally, obtain an encroachment permit and/or utility
39 access agreements/easements from Caltrans for all work within (or use of) the
40 Caltrans right-of-way.

- 41 12. A tree preservation and removal plan is required. A tree removal permit is required
42 for any non-exempt trees to be removed. Prune trees along the project frontage to
43 provide a 7-foot minimum clearance over the sidewalk.
- 44 13. All new utilities within the site, except for backflow preventers and transformers,
45 shall be placed underground.

46 Street Improvements

- 47 14. Replace damaged curb, gutter, sidewalk, driveway and ramps along the project's
48 frontage, improved to current ADA standards. The City will share the sidewalk
49 construction cost only 50/50. Any asphalt concrete replacement for utilities shall
50 conform to City of Santa Rosa Standard 215. Use the City of Santa Rosa
51 Standards, and applicable notes and reference standards.
- 52 15. Obtain an encroachment permit for all work within (or use of) the public right-of-
53 way, including parking. Applications can be found online at www.ci.calistoga.ca.us
54 under Download Documents and submitted at City Hall (1232 Washington Street).

55 Water

- 56 16. Water laterals meter and backflow device shall be per Santa Rosa Standard 874.
57 Replacement water meters shall be radio-read Badger meter(s) and called out as
58 such on plans. All trench cuts within public paved roads shall be replaced per
59 Santa Rosa Standard 215.

60 Sanitary Sewer Improvements

- 61 17. If the project proposes an increase in sewer flow to Fair Way, then the following
62 condition applies: The existing 8" pipe in Fair Way does not have sufficient
63 capacity to carry peak flow. Either slip line or pipe burst between 1st and Lincoln
64 Avenue. In lieu of upsizing the force main, applicant may monitor the flow in the
65 existing sewer main and prepare a sewer analysis study to establish any additional
66 peak flow capacity. The manhole at 1st Street and Fair Way shall be replaced. If
67 the project is necessary, the City will cost share 30% of the construction cost of
68 improvements beyond the project frontage.
- 69 18. Provide evidence to the City that the sewer lateral is structurally-sound and
70 correctly sloped. This can be done by videoing the sewer lateral with a Public
71 Works employee present and providing the City with a copy of the video.
- 72 19. Provide oil/grease traps for cafe.
- 73 20. Provide testing of mud used for spa and onsite geothermal well water to determine
74 concentrations of antimony. Mitigate as necessary to meet City cease and desist
75 order requirements to be below effluent limits.
- 76 21. Confirm sizing of mud separator and replace; if necessary, include in maintenance
77 agreement
- 78 22. All trench cuts within public paved roads shall be replaced per Santa Rosa
79 Standard 215.

80 Drainage Improvements

- 81 23. Drainage improvements shall be designed by a civil engineer in accordance with
82 the Napa County Design Criteria and any other applicable City standards. Off-site
83 grading and drainage improvements shall be design per Caltrans Standards and
84 shown on the improvement plans.
- 85 24. A final drainage study and stormwater control report (per BASMAA standards) is
86 required prior to improvement plans approval.
- 87 25. Post-development peak stormwater flows must be equal or less than existing
88 conditions (per CMC 19.08 and 16.16, and Santa Rosa Standards) for the 100-yr,
89 24-hour event - design retention/detention for mitigation.
- 90 26. Provide an erosion control plan. If proposed disturbance is over one acre, submit
91 stormwater pollution prevention plan (SWPPP).
- 92 27. Prior to occupancy, owner shall sign a maintenance agreement for any stormwater
93 quality/detention devices.
- 94 28. Protect abutting and off-site properties that may be adversely affected by any
95 increase in runoff attributed to the development. Minimize additional impervious
96 surfaces and provide appropriate mitigation if necessary. (CMC 16.16.040).

97 Geothermal

- 98 29. Work with City to install geothermal well head meters for billing of discharge to
99 begin in October 2019.
- 100 30. Abandon geothermal well head in parking lot or provide documentation that this
101 well was previously permitted and abandoned already.
- 102 31. On-Site Wells: Contact the California Department of Conservation and Napa
103 County of any on-site geothermal and/or cold-water wells that are located on the
104 project site for permitting requirements. Obtain a permit for any new wells through
105 the City, County and State.