

**CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION PC 2021-XX**

**APPROVING USE PERMIT UP 2020-8, DESIGN REVIEW DR 2020-7, AND  
TENTATIVE MAP TM 2020-3 AND DENSITY BONUS AND AFFORDABLE HOUSING  
CONCESSIONS FOR SILVERADO TERRACE AT 1408, 1412, AND 1506 GRANT  
STREET (APN 011-101-001 and 011-101-009)**

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1           **WHEREAS**, on September 1, 2020, the Planning and Building Department  
2 received applications from Civic Property Group, Inc requesting a use permit, design  
3 review, and tentative map approval to allow development of Silverado Terrace, a 50  
4 dwelling unit project, at 1408, 1412, and 1506 Grant Street (APN 011-101-001 and -  
5 009); and

6           **WHEREAS**, the Planning Commission considered the request at a public hearing  
7 on January 27, 2021. Prior to taking action on the applications, the Planning  
8 Commission received written and oral reports by the staff, and received public  
9 testimony; and

10           **WHEREAS**, this action has been reviewed for compliance with the California  
11 Environmental Quality Act (CEQA) and meets the requirements for a statutory  
12 exemption pursuant to Section 15183 and a categorical exemption pursuant to Section  
13 15332 of the CEQA Guidelines; and

14           **WHEREAS**, the Planning Commission pursuant to CMC Section 17.40.030(D)  
15 has made the following use permit findings for the project:

16 1.    Finding: Is in accord with the General Plan and any applicable planned  
17 development.

18           Substantial evidence: The project is consistent with the policies included in the  
19 General Plan. The site is under the Community Commercial Land Use  
20 Designation, which allows for residential and commercial uses. The project would  
21 further the goals of the Housing Element to provide affordable housing.

22 2.    Finding: Is in accord with all applicable provisions of the Zoning Code.

23           Substantial evidence: The property is located within the CC Community  
24 Commercial zoning district. The CC district allows for multifamily residential and  
25 live-work units with approval of a use permit. The project complies with the  
26 requirements of the Municipal Code as conditioned, with two  
27 concessions/incentives for deviations from development standards regarding  
28 height standard increase and waiver of existing utility undergrounding that could  
29 be permitted under California Government Code Section 65915-65918. The  
30 project complies with all other applicable development standards.

31 3.    Finding: Will not substantially impair or interfere with the development, use or  
32 enjoyment of other property in the vicinity.

33            Substantial evidence: The project is a residential development with opportunities  
34            for some commercial use through its proposed townhome style and live-work  
35            units. The project is located in an area that would allow for a mix of residential  
36            and commercial uses. The residential use of the project would be compatible with  
37            residentially zoned properties to the west, and potential nonresidential uses for  
38            the live-work units are conditioned such that their use would not create health  
39            and safety impacts from operation. No significant impacts to properties in the  
40            vicinity are anticipated.

41            4.    Finding: Is consistent with and enhances Calistoga’s history of independently-  
42            owned businesses, thus contributing to the uniqueness of the town, which is  
43            necessary to maintain a viable visitor industry and promote its economy.

44            Substantial evidence: The project is primarily a residential development  
45            consisting of 40 townhome style buildings and 10 live-work style units. The live-  
46            work units are able to accommodate joint residential occupancy and work  
47            activity, which provides the opportunity for independently-owned businesses that  
48            can enhance the town’s visitor industry and promote its economy.

49            5.    Finding: Is resident-serving, in the case of a formula business.

50            Substantial evidence: The project does not include uses considered to be  
51            formula business as defined by Title 17.

52            **WHEREAS**, the Planning Commission pursuant to Chapter 17.41.050 has made  
53            the following design review findings for the project:

54            1.    Is in accord with the General Plan and any applicable planned development.

55            Supporting Evidence: The project is consistent with the policies included in the  
56            General Plan. The site is under the Community Commercial Land Use  
57            Designation, which allows for residential and commercial uses. The project would  
58            further the goals of the Housing Element to provide affordable housing.

59            2.    Is in accord with all applicable provisions of the Zoning Code.

60            Supporting Evidence: The property is located within the CC Community  
61            Commercial zoning district. The CC district allows for multifamily residential and  
62            live-work units with approval of a use permit. The project complies with the  
63            requirements of the Municipal Code as conditioned, with two  
64            concessions/incentives for deviations from development standards regarding  
65            height standard increase and waiver of existing utility undergrounding that could  
66            be permitted under California Government Code Section 65915-65918. The  
67            project complies with all other applicable development standards.

68            3.    Is consistent with any adopted design review guidelines to the extent possible.

69            Supporting Evidence: The project’s design elements are consistent with  
70            Multifamily Residential Design Guidelines.

71 4. Will not impair or interfere with the development, use or enjoyment of other  
72 property in the vicinity or the area.

73 Supporting Evidence: The project is a residential development with opportunities  
74 for some commercial use through its proposed townhome style and live-work  
75 units. The project as conditioned would not create significant impacts. Through  
76 design, the project also minimizes potential impacts by providing setbacks in  
77 compliance with development standards, concentrating the majority of townhome  
78 buildings at the center of the site, and arranging buildings such that the interior  
79 circulation street is buffered from residential uses to the west by buildings and  
80 landscaping.

81 **WHEREAS**, the Planning Commission pursuant to CMC Section 16.10.040(A)  
82 has made the following tentative map findings for the project:

83 1. Finding: The proposed subdivision, together with the provisions for its design and  
84 improvement, is consistent with the General Plan, any applicable specific plan,  
85 and other applicable provisions of this code.

86 Substantial evidence: The project is consistent with the General Plan as a  
87 residential development allowed in the CC District provided a use permit is  
88 obtained. The project as conditioned is consistent with the standards of the  
89 municipal code.

90 2. Finding: The design of the proposed subdivision provides, to the extent feasible,  
91 for future passive or natural heating or cooling opportunities in the subdivision, as  
92 described in the State Subdivision Map Act and any guidelines promulgated by  
93 the Council.

94 Substantial evidence: The project consists of six buildings separated by  
95 walkways, an interior street, common open space, and landscaped areas that  
96 provide an open environment for natural heating and cooling. The units within the  
97 buildings are subject to all building code standards regarding heating and  
98 cooling.

99 3. Finding: The site is physically suitable for the type and density of development.

100 Substantial evidence: The site provides for 50 units each of which is adequately  
101 served by interior circulation access. Each unit will be adequately served by utility  
102 connections, as conditioned.

103 4. Finding: The proposed subdivision has been reviewed in compliance with the  
104 California Environmental Quality Act (CEQA) and that the project will not result in  
105 detrimental or adverse impacts upon the public resources, wildlife or public  
106 health, safety and welfare.

107 Substantial evidence: The project meets the conditions for a statutory exemption  
108 pursuant to Section 15183 and a categorical exemption pursuant to Section  
109 15332 under CEQA and would not result in substantial adverse impacts.

110           **WHEREAS**, Civic Property Group proposes to construct 50 dwelling units,  
111 consisting of 40 stack-flat townhome units and 10 live-work units, at a site consisting of  
112 two parcels: APN 011-101-001 and 011-101-009 (1408, 1412, and 1506 Grant Street).

113           **WHEREAS**, eight units would be provided as affordable units to low-income  
114 households;

115           **WHEREAS**, California Government Code Sections 65915-65918 allow the  
116 developer of certain affordable housing projects to request a density bonus to construct  
117 units on the site greater than the maximum base density established in the Calistoga  
118 General Plan and request concessions or incentives that are needed to ensure the  
119 project's economic feasibility; and

120           **WHEREAS**, the applicant requests the approval of a 21 percent density bonus to  
121 allow a project density of 25.6 units per acre; and

122           **WHEREAS**, the applicant also requests two concessions in the form of  
123 deviations from the Calistoga Municipal Code (CMC) for increase building height  
124 allowances and a utility undergrounding waiver; and

125           **WHEREAS**, the requested deviations would not result in negative impacts to  
126 surrounding properties and the general neighborhood because building setbacks reduce  
127 some of the visual impact of the proposed building heights to the extent feasible and the  
128 appearance of overhead utility lines does not change from existing conditions; and

129           **WHEREAS**, Housing Element Policy P.2.1-1 calls for the City to provide  
130 incentives for the development of affordable housing; and

131           **WHEREAS**, there is no basis for the City to deny the requested incentives or  
132 concessions by making any of the findings provided by Cal. Govt. Code §65915(d)(1);  
133 and

134           **THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission  
135 that based on the above findings, the Planning Commission approves the subject use  
136 permit, design review, and tentative map applications, and the requested density bonus  
137 and affordable housing concessions/incentives, subject to the attached conditions of  
138 approval (Exhibit A).

**ADOPTED** on January 27, 2021 by the following vote of the Calistoga Planning  
Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Resolution No. PC 2021-xx

Silverado Terrace

Use Permit UP 2020-8, Design Review DR 2020-7, and Tentative Map 2020-3; and Density  
Bonus and Affordable Housing Concessions

January 27, 2021

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Scott Cooper, Chair

ATTEST: \_\_\_\_\_  
Claudia Aceves, Secretary

## Exhibit A

**Conditions of Approval** for Use Permit UP 2020-8, Design Review DR 2020-7, and Tentative Map 2020-3:

### **General**

1. The improvements and uses hereby permitted shall substantially conform to the plans received as part of applications UP 2020-8, DR 2020-7, and TM 2020-3 by the Planning and Building Department, except as noted in the permit conditions.
2. Minor modifications to the project design that do not generate environmental impacts may be approved in writing by the Planning and Building Director.
3. This approval shall be null and void if not used within a year, unless an extension and/or building permit has been issued for the project prior to the expiration date.
4. This approval does not abridge or supersede the regulatory powers or permit requirements of any federal, state or local agency, special district or department which may retain regulatory or advisory function as specified by statute or ordinance. Permits shall be obtained as may be required from each authority.

### **Planning Department**

5. Prior to the installation of any landscaping, a final landscape plan prepared in accordance with the State Water Efficient Landscape Ordinance (WELO) and all required documentation pursuant to the WELO shall be submitted for City approval. Landscaping and irrigation shall be installed prior to project occupancy, maintained throughout the life of the project, and replaced as necessary.
6. An exterior lighting plan shall be submitted for review and approval prior to building permit issuance. All permanent exterior lighting shall be directed and/or shielded so as not to shine or create glare on any adjacent property in accordance with the standards contained in Section 17.36 of the Calistoga Municipal Code and the Title 24 Part 6 2007 California Energy Code which limits light and glare, subject to the review and approval of the Planning and Building Department.
7. An affordable housing agreement shall be prepared pursuant to the requirements of Chapter 17.08 of the Calistoga Municipal Code.
8. The operation of nonresidential uses within live-work units shall not conflict with the health and safety of residential uses, in aspects that include but are not limited to lighting, noise, fumes, and hours of operation.
9. The clear-heart redwood found in the front portion of the building should be salvaged, per the Historical Survey "A CEQA Review and Evaluation for Historical and Architectural Significance, Grant Avenue Warehouse 1506 Grant Avenue" prepared by Clark Historic Resource Consultants, dated May 2007.
10. The applicant shall review the Phase I Environmental Site Assessment by EBA Engineering, dated November 1, 2016, and incorporate a Phase I Environmental Site Assessment and its recommendations into the project.
11. Subdivision maps, plans, and documents shall be prepared in compliance with the requirements of Calistoga Municipal Code, Title 16 Subdivisions.

## Exhibit A

12. The applicant shall provide covenants, codes, and restrictions (CC&Rs) to the City for review and approval prior to recordation of the subdivision map.
13. The project shall be constructed in compliance with all local, state, and federal guidelines to minimize environmental impact, including the Bay Area Air Quality Management District (BAAQMD) Air Quality Guidelines and the City of Calistoga's Stormwater Runoff Pollution Control Ordinance, Chapter 19.05.

### **Public Works Department**

14. All new utilities within the site, with the exception of backflow preventers and transformers, shall be placed underground. Existing overhead utilities along the project frontage are not required to be undergrounded with the granting of affordable housing density bonus concessions/incentives through California Government Code Sections 65915-65918.
15. The project shall address off-site sewer inadequacies by:
  - a. Connecting the existing sewer manhole in Arch Way to a new sewer manhole at the intersection of Arch Way and Grant Street with approximately 130 linear feet of 8-inch pipe.
  - b. Extending the existing sewer line in Grant Street to the new manhole with approximately 265 linear feet of 8-inch pipe.
  - c. Replacing the existing 8-inch clay pipe in Grant Street and Stevenson Street with approximately 920 linear feet of 8-inch PVC pipe.
  - d. Replacing the existing 8-inch clay pipe in Lincoln Avenue from Stevenson Street to Fair Way with approximately 380 linear feet of 18-inch pipe. Sewer flow lines shall be as deep and as flat as possible to allow for future extension to the north and east.
  - e. Connecting the sewer system from Lincoln Avenue to Anna Street with approximately 875 linear feet of 21-inch pipe.

Final design of sewer improvements shall be approved by the Public Works Department. The cost of these sewer improvements is eligible for reimbursement, less any proportionate benefit that the current project derives from the improvements, against the project's wastewater capacity/connection fees. The project's wastewater connection fees may be utilized to pay for this improvement because it will be a direct benefit to the community's sewer collection system. If the amount of Developer's costs for public wastewater improvements are greater than Developer's Wastewater Impact Fee, then any costs above the Wastewater Impact Fee will be credited against Developer's Water Impact Fee.

16. A tree removal permit shall be obtained prior to the removal of any trees on the project site, and any replacement requirements shall be complied with prior to final occupancy per Calistoga Municipal Code (CMC) Chapter 19.01 and to the satisfaction of the Public Works Department.

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17. Landscaping along the project frontage shall be limited to groundcover and street trees that are trimmed and maintained seven feet above grade in order to provide adequate sight distances from the project driveways.
18. The developer shall prepare and submit improvement plans for the construction of all necessary and required improvements including water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, sidewalks, and streetlights. All design and construction shall conform to the City of Santa Rosa Standard Plans and Specifications for Public Improvements, or other adopted City of Calistoga standards, including but not limited to all federal, state and local requirements as applicable.
19. The developer shall design and construct all improvements and facilities shown on the approved plans, and shall comply with the Calistoga Municipal Code (CMC) and the "Standard Specifications" of the Public Works Department. Approval of plans depicting improvements that do not conform to the CMC or City standards does not constitute approval of exception to the CMC or City standards unless explicitly stated herein or in another City resolution.
20. The developer shall submit a soils investigation/geotechnical report for the project site with the first set of improvement plan check prints. The improvement plans shall incorporate all design and construction criteria specified in the report. The soils engineer shall review the improvement plans and provide a letter to the City stating the plans are consistent with their recommendations.
21. No grading or other construction shall be performed until the improvement plans have been approved and signed by the City Engineer. Encroachment permits and building permits will not be issued prior to the approval of the improvement plans, unless otherwise approved by the City Engineer.
22. Improvement plans shall include an erosion control plan and a NOI/SWPPP.
23. An encroachment permit is required for any work within the City's right-of-way.
24. The developer shall secure all necessary rights-of-way and easements for both onsite and off-site improvements. Rights-of-way and easements shall be dedicated on the project's subdivision map or provided by grant deed. The developer shall prepare all necessary legal descriptions and deeds and incur all costs associated with their recordation and/or City peer review costs.
25. A complete set of electronic (i.e., CAD and PDF) and hard copy as-built and reproducible record improvement plans showing all constructive changes from the original plans shall be submitted to the Public Works Department prior to City acceptance of the public improvements. The plans shall include will require subcentimeter survey grade locations (x,y,z) for all off-site utilities (e.g., manhole locations, water valves, fire hydrants, catch basins) upon completion of installation of the facilities for incorporation into the City's utility infrastructure database.
26. Prior to City acceptance of the work shown on the signed improvement plans, the developer shall provide a written statement signed by the project engineer certifying that they observed the work during construction and that site grading and all private site improvements have been completed in accordance with the improvement plans



## Exhibit A

approved by the City Engineer. The City will not be accepting on-site improvements; the City will approve them based on the project engineer's wet signature statement.

27. Prior to City acceptance of the work (see above), the developer shall provide a written statement signed by their geotechnical engineer certifying that they observed the work and reviewed testing results, and that all of the work was performed in accordance with the recommendations included in the soils investigation, geotechnical report or other recommendations necessitated by field conditions.

### Street Improvements

28. The developer shall submit street improvement plans addressing on-site and off-site improvements for review and approval by the Public Works Department.
29. The structural section of all road improvements shall be designed based upon a geotechnical investigation that provides the basement soils R-value and expansion pressure test results.
30. The developer shall extend the frontage sidewalk eastward to connect to the existing sidewalk at Wappo Avenue.
31. The developer shall improve the pedestrian route along Stevenson Street to provide connectivity to Lincoln Avenue. Driveway approaches at 1207 and 1231 Stevenson Street to remain in existing condition.
32. Where new roadway improvements abut existing paving, the existing pavement section shall be reconstructed to provide adequate conforms. The limits of such reconstruction shall be as determined by the Public Works Director.
33. Pavement markings and signage shall be provided on all streets as necessary and as required by the City Engineer. Signage restricting parking and red-painted curbing shall be installed where appropriate. Speed limit signs shall be installed at locations determined by the City Engineer. A licensed Traffic Engineer shall design the intersection improvements for this project to ensure safe conveyance of pedestrians, bicyclists and vehicles. The traffic design shall include pedestrian crossing and sidewalk connectivity to Lincoln Avenue and to the high school. The intersection improvements shall be completed to the satisfaction of the Public Works Department.
34. Street and driveway lighting shall be designed to meet safety requirements and minimize glare.
35. ADA-compliant ramps for disabled persons shall be provided at all intersection corners adjacent to or across the street from the project. Sidewalk warps shall be provided as necessary to allow a clear four-foot wide walkway at all locations, including areas where mailboxes, streetlights, and fire hydrants obstruct sidewalks.
36. All internal roads and driveways shall be privately owned and maintained.

### Water and sanitary sewer improvements

37. Public water and sewer mains must be located in the public right-of-way wherever possible. Where public water and sewer mains must be located on private property,

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all necessary easement dedications must be made prior to final acceptance of the project by the City.

38. All private storm drains, water, fire line services, sewer laterals, and appurtenances, must be located within the private property and clearly identified as private on the design drawings.
39. No oil or grease shall be allowed to enter the sanitary system. Developer/Owner shall design and install an appropriately sized oil/grease interceptor and provide an Operation and Maintenance plan. Prior to issuance of the first occupancy certificate or recordation of the Final Map, whichever comes first, Developer/Owner or Homeowner's Association (HOA) shall sign and record a Maintenance Agreement to properly maintain the system. If the Maintenance Agreement is recorded prior to the formation of an HOA it shall include language that the Developer/Owner is responsible for ongoing maintenance until such time as the Maintenance Agreement is fully transferred to the HOA with the approval from the City and recorded with the Napa County Recorder's Office. Developer/Owner or HOA as appropriate shall provide the City with an annual summary of maintenance of this facility to the satisfaction of the Public Works Department. Developer/Owner or HOA as appropriate shall prepare and sign a maintenance agreement related to all oil/grease interceptor facilities that require significant modification.
40. Any on-site greywater systems shall be designed/installed and maintained to be compliant with all current regulations. Developer/Owner shall prepare an Operation and Maintenance Plan. Prior to issuance of the first occupancy certificate or recordation of the Final Map, whichever comes first, Developer/Owner or HOA shall sign and record a Maintenance Agreement to properly maintain the system. If the Maintenance Agreement is recorded prior to the formation of an HOA, it shall include language that the Developer/Owner is responsible for ongoing maintenance until such time as the Maintenance Agreement is fully transferred to the HOA with approval from the City and recorded with the Napa County Recorder's Office. Developer/Owner or HOA, as appropriate, shall provide the City with an annual summary of maintenance of the greywater system to the satisfaction of the Public Works Department. Developer/Owner or HOA, as appropriate, shall prepare and sign a maintenance agreement related to all greywater facilities that require significant modification.
41. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" above upstream manhole or clean-out rim elevations. Inadequate elevation differentials or grade on private laterals, as determined by the City, must be mitigated by raising finished floor elevation(s).
42. Internal water and sewer lines shall be privately owned and maintained.
43. The new water service shall be a single new point of connection to serve fire and domestic, similar to Santa Rosa Standard Detail 870.
44. All existing water valves at the Stevenson/Grant intersection shall be replaced by the project to the satisfaction of the Public Works Department.

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45. Domestic booster pumping will likely be required to adequately serve the project (per Santa Rosa Standard Water Standards Section XIV).
46. A 15-foot wide access easement shall be provided to the City from Grant Street to the sanitary sewer main on the adjoining property (APN 011-072-001), and a double gate shall be provided at the easement's terminus at the property line.
47. Provide final fire flow/sprinkler calculations that include existing city pressure/flows at main and account for all losses due to new service line, backflow devices/meters/minor losses and elevation losses to the project. Additional fire pumping will likely be required to adequately serve the project.
48. The total existing water baseline is 1.33 acre feet per year for the project area, which includes Assessor Parcel Numbers 011-101-001 and 011-101-009, which will be merged into a single parcel by the project. The City agrees to provide the project an additional baseline annual allocation of 11.12 acre feet of domestic water as defined under the Resource Management System to service all project uses, subject to payment of the Water Service Connection Fee in effect at the time of building permit issuance. The total water baseline for the project after purchase will be 12.45 acre feet per year.

Promptly following three years after full project occupancy, the City and project owner shall review the project's last three years of water use. The maximum usage year out of the three will be used to compare against the total annual project baseline of 12.45 acre feet and developer/owner will be responsible to pay for additional baseline (within 90 days) if actual usage exceeds baseline. If actual usage is less than the purchased baseline, the City will not reimburse the owner/developer.

49. The total existing wastewater baseline is 1.20 acre feet per year for the project area, which includes Assessor Parcel Numbers 011-101-001 and 011-101-009, which will be merged into a single parcel by the project. The City agrees to provide the project an additional baseline annual allocation of 6.10 acre feet of wastewater as defined under the Resource Management System to service all project uses, subject to payment of the Wastewater Service Connection Fee in effect at the time of building permit issuance. The total wastewater baseline for the project after purchase will be 7.30 acre feet per year.

Promptly following three years after full project occupancy, the City and Developer shall review the project's last three years of water use. The maximum water usage year out of the three shall be used to compare against the total project baseline of 7.30 acre feet annually and developer/owner will be responsible to pay for additional wastewater baseline (within 90 days) if actual water usage exceeds baseline. The additional purchase of wastewater baseline will be calculated as follows:

- a. [Highest actual annual water use in last three years of operation in afy] – [12.45 afy]
- b. If this is a positive number, this value will be multiplied by 90% and will be the amount due for additional wastewater baseline.

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For example, if the highest actual annual water use is 13.0 afy, the purchase of an additional 0.49 afy of wastewater baseline shall be purchased at current City rate (see sample calculation below):

$13.0 \text{ afy} - 12.45 \text{ afy} = 0.55 \text{ afy}$ ;  $0.55 \text{ afy} * 0.90 = 0.49 \text{ afy}$  of additional wastewater baseline shall be purchased

If actual water usage is less than the purchased baseline, the City will not reimburse the owner/developer.

50. The development shall not utilize geothermal water or discharge any geothermal water to the City's sewer collection system.

### Drainage improvements

51. Drainage improvements shall be designed by a civil engineer in accordance with the Napa County Design Criteria and any other applicable City standards. Off-site grading and drainage improvements, if any, shall be shown on the improvement plans.
52. Developer/Owner shall design and install a private on-site drainage system to be compliant with all current regulations Developer/Owner shall prepare an Operation and Maintenance Plan. Prior to issuance of the first occupancy certificate or recordation of the Final Map, whichever comes first, Developer/Owner or HOA shall sign and record a Maintenance Agreement to properly maintain the system. If the Maintenance Agreement is recorded prior to the formation of an HOA, it shall include language that the Developer/Owner is responsible for ongoing maintenance until such time as the Maintenance Agreement is fully transferred to the HOA with the approval from the City and recorded with the Napa County Recorder's Office. Developer/Owner or HOA as appropriate shall provide the City with an annual summary of maintenance of the system to the satisfaction of the Public Works Department. Developer/Owner or HOA as appropriate shall prepare and sign a maintenance agreement related to all storm drain facilities that require significant modification.
53. Project hydrology shall be designed to retain the 100-year, 24-hour storm event to ensure the post-project improvements' peak stormwater discharge is not higher than existing conditions. The project will be required to retain/detain this volume at a minimum.
54. A final drainage study and stormwater control report (per BASMAA standards) is required prior to improvement plans approval.
55. The developer's engineer shall include a site grading plan that conforms to the requirements of CMC 19.08 as part of the required improvement drawings.
56. All drainage inlets shall be permanently marked "No Dumping-Flows to River" with City-provided markers. Stenciling is not acceptable.
57. All internal drainage improvements shall be privately owned and maintained.
58. The project shall abandon the existing 12- inch storm drain pipe along the project frontage and connect the existing curb inlet to a new curb inlet across Grant Street.

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59. Pay for drainage improvements under the Solage Reimbursement Agreement at the time of project building permit issuance.