

## RESOLUTION R2015-58

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE BLACK WALNUT CIRCLE SUBDIVISION (APN: 046-311-013) (PL14-0047)

WHEREAS, Black Walnut7 LLC, (Phillip French) has submitted Tentative Subdivision Map and Design Review applications to subdivide a 1.87 acre parcel into seven single family residential lots and the construction of seven homes, including a Planned Development Overlay for variations from the district setback standards for the Black Walnut Circle Subdivision ("the Project") for the property at 2012 Imola Avenue (APN: 046-311-013); and

WHEREAS, the California Environmental Quality Act, Public Resources Code, Section 21000 et seq. ("CEQA"), requires that the City consider the potential environmental impacts of the Proposed Project prior to approving any entitlements for the Proposed Project; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the City of Napa Community Development Department prepared an Initial Study which concludes that the project will not have a significant effect on the environment, therefore a Mitigated Negative Declaration has been prepared for adoption; and

WHEREAS, the City of Napa prepared a Mitigated Negative Declaration regarding the Proposed Project, pursuant to CEQA and the CEQA Guidelines, Code of California Regulations, Title XIV, Section 15000 et seq., and the City of Napa CEQA Guidelines; and

WHEREAS, on February 26, 2015 the City of Napa posted a notice of Completion of the Mitigated Negative Declaration which identified the review period from February 26, 2015 to March 27, 2015, for review and comment by the public and public agencies having jurisdiction by law with respect to the project; and,

WHEREAS, on April 16, 2015 the Planning Commission considered the Mitigated Negative Declaration and all written and oral testimony submitted to them at a noticed public hearing on the Black Walnut Circle Tentative Subdivision, Planned Development Overlay and Design Review applications at which the Planning Commission heard a presentation by staff and took public testimony, and thereafter closed the public hearing and subsequently recommended that the City Council adopt a Mitigated Negative Declaration, a Planned Development Overlay, Tentative Subdivision Map and Design Review permits; and

WHEREAS, on May 19, 2015 the City Council considered the Mitigated Negative Declaration and all written and oral testimony submitted to them at a noticed public hearing on the Black Walnut Circle Subdivision, and received the recommendation of

the Planning Commission, received a presentation by staff, and took public testimony, and thereafter closed the public hearing and considered the adequacy of the Negative Declaration; and

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

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. The record of the proposed Project's environmental review shall be kept at the Napa City Community Development Department, 1600 First Street, Napa, CA 94559.

2. The City Council hereby finds that there is no substantial evidence, in light of the whole record before the City Council, that "the Project", as analyzed in the Initial Study prepared for the Black Walnut Circle Tentative Subdivision Map, Planned Development and Design Review, PL14-0047 dated February 26, 2015, will have a significant effect on the environment; and that this determination reflects the City Council's independent judgment; and the City Council adopts a Mitigated Negative Declaration for this project based upon the applicant's revision of the subject project to include the following mitigation measures:

### **Aesthetics**

1. All new lighting on private property shall be designed to eliminate direct light spilling onto adjacent residential properties.
2. Low-level lighting shall be utilized in any parking area(s) as opposed to elevated high-intensity light standards.
3. All new utilities shall be placed underground.
4. The plans submitted for the project improvements or building permit, whichever comes first, shall include a final landscape and irrigation plan designed and signed by a licensed landscape architect or landscape contractor. No improvement plans shall be approved nor building permit issued until the Planning Department approves the landscape and irrigation plan. Prior to occupancy, the licensed professional who signed the final landscape and irrigation plan shall certify in writing to the Planning Director that he/she has inspected and approved the installation of landscaping and irrigation and has found them to be consistent with the approved plans and that the systems are in working order. A substitution of an alternate licensed professional may be allowed by the Planning Director upon a showing of good cause.

5. All exterior lighting on the site shall be properly shielded and directed downward to preclude glare conditions that might impact adjacent properties or public streets.

## **Air Quality**

6. Grading and construction equipment shall be shut down when not in use.
7. Construction activities shall not occur during windy periods.
8. Exposed soil surfaces shall be periodically sprinkled to retard dust; no City water shall be used for this purpose.
9. All exposed surfaces (e.g., parking areas, staging areas, soil-piles, graded areas, and unpaved access roads) shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.
10. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
11. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
12. The contractor or City official shall post several publicly visible signs at either end of the property with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 24 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.
13. All vehicle speeds on unpaved roads shall be limited to 15 mph.
14. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
15. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
16. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper order.

17. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
18. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
19. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
20. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
21. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.
22. Any proposed fireplaces within the development shall include a gas insert and all stoves shall be required to meet EPA certification.

### **Biological Resources**

23. The plans submitted for improvement plan review shall include a final landscape plan which clearly indicates the location of the large Coast Live Oak trees on and adjacent to the project site. In the event that either of the two trees recommended to be saved are removed, the tree(s) shall be replaced or provided to the City for planting within a community area at a ratio of 5 new trees for each tree lost. The replacement trees shall be native trees and subject to the review and approval of the Community Development Department or submit to the City of Napa Community Resources Department an in-lieu fee of 300 dollars per new replacement tree.
24. To the extent feasible the 4 trees identified as for preservation shall be protected and preserved. The improvement plans submitted for review and approval to the Public Works Department shall include a tree preservation plan, prepared by a certified arborist which includes measures for protection of root structures, trunks and limbs during construction and any additional measures necessary for the continued health of the trees. This report shall evaluate the status of the trees and include recommendations for the optimum location, and configuration of the improvements in the interest of creating minimal impact on the subject trees. The recommendations from arborist report prepared for the project (Bill Pramuk, Consulting Arborist, October 31, 2013) shall be incorporated.
25. The plans submitted for the building permit shall include a final landscape and irrigation plan designed and signed by a licensed landscape architect or

landscape contractor. The final landscape plans shall specify that: (1) all plant materials be certified by the Napa County Agricultural Commissioner inspection program for freedom from the glassy winged sharpshooter or other pests identified by the Agricultural Commissioner, and (2) the Agricultural Commissioner's Office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County so that inspection can be arranged. No improvement plans shall be approved nor building permit issued until the Planning Division approves the landscape and irrigation plan. Prior to occupancy, the licensed professional who signed the final landscape and irrigation plan shall certify in writing to the Planning Manager that he/she has inspected and approved the installation of landscaping and irrigation and has found them to be consistent with the approved plans including, but not limited to, the certifications and inspections by the Agricultural Commissioner as well as that the systems are in working order. A substitution of an alternate licensed professional may be allowed by the Planning Manager upon a showing of good cause.

26. A plan review letter shall be submitted by the tree preservation plan preparer which indicates whether or not the recommended measures have been satisfactorily included in the improvement plans.
27. The tree preservation plan preparer or other certified arborist, shall be retained during the construction process to make sure that the procedures specified in the preservation plan are followed. A final project review letter shall be submitted to the City by the tree preservation plan preparer, prior to the issuance of a certificate of occupancy, which reviews the final status of the trees and provides any additional recommendations for the continued protection upon occupancy of the dwelling units.
28. The front yard landscaping for each residence shall be installed prior to issuance of a Certificate of Occupancy.
29. Proposed activities on the project site may result in tree and shrub removals that could directly destroy nests, eggs and immature birds, and would remove future nesting habitat for birds, including sensitive species such as migrating songbirds protected by the Migratory Bird Treaty Act. If impacts to onsite trees cannot be avoided, then the removal of these trees should occur outside the breeding season. To ensure no take of birds or young protected by the Migratory Bird Treaty act, project-related disturbance at active nesting territories should be reduced or eliminated during critical phases of the nesting cycle (March 1 - August 15, annually).
30. Pre-construction surveys shall be conducted by a qualified biologist for nesting raptor and roosting bat species on the property if vegetation clearing, grading or demolition is to occur after January and prior to August. If required, surveys should be performed prior to January to identify and potential nesting areas prior to the raptors laying eggs. Once eggs have been laid, a buffer must be

established around the nest site and protected until August 1 or until the young have fledged.

31. A split rail fence shall be installed at the riparian setback as required by the Department of Fish and Wildlife.
32. The Applicant shall record a restrictive covenant on the Title Reports for Lot 6 and Lot 7 requiring the split-rail fence to be maintained in its location into perpetuity. The restrictive covenant shall comply with all of the requirements of California Civil Code 1468, and shall be subject to review and approval by the Community Development Director and approval as to form by the City Attorney.
33. The project shall comply with all provisions of the CDFW Stream Bank Alteration Agreement (Notification #1600-2014-0278-R3).
34. All work within CDFW's jurisdiction shall be completed according to the plans entitled, Tentative Map of Black Walnut Circle, prepared by Chaudhary and Associates, Inc., dated October 29, 2014. The Permittee shall notify City Staff and CDFW of any modifications made to any Exhibit listed in the Streambed Alteration Agreement prior to construction. At the discretion of CDFW, minor plan modifications may require an amendment to the Stream bank Alteration Agreement.
35. The work (as defined in the CDFW Stream Bank Alteration Agreement) conducted within the stream/riparian corridor shall be confined to the period May 1 to October 15. Revegetation work using hand tools is not confined to this time period. If more time is needed to complete Project activities, the work period may be extended in writing by a CDFW representative. Requests for a work period extension shall: 1) describe the extent of work already completed; 2) detail the activities that remain to be completed; 3) detail the time required to complete each of the remaining activities; 4) provide photographs of both the current work completed and the proposed site for continued work; and 5) include an assessment of additional biological impacts as a result of the work extension.
36. The work (as defined in the CDFW Stream Bank Alteration Agreement) shall be conducted when the stream is dry.
37. No heavy equipment shall operate in the stream bed or below the top of bank.
38. All riparian enhancements shall be installed prior to the issuance of a Certificate of Occupancy for Lots 6 - 7 as shown on the Tentative Subdivision Map.
39. A "riparian conservation restriction easement" shall be recorded over portions of Lot 6 and Lot 7 consistent with the riparian setback as depicted on the Tentative Map prepared by Tam Duong of Chaudhary and Associates, dated March 19, 2015. The riparian conservation restriction easement shall prohibit the

construction of any structures including any and all use of this conservation easement and shall be to be dedicated to the City (for the benefit of the general public), with the City authorized to enforce, implement or amend. This restriction shall be recorded on the Title Reports for Lot 6 and Lot 7 to inform property owners of the restriction. The easement shall be subject to review by the Community Development Director and approval as to form by the City Attorney.

## **Cultural Resources**

40. If any archeological materials or objects are unearthed during project construction, all work in the vicinity shall be immediately halted until a qualified archeologist is retained by the City to evaluate the finds. Applicant shall comply with all mitigation recommendations of the archeologist prior to commencing work in the vicinity of the archeological finds.
41. The project applicant shall assure that project personnel (e.g., contractor, construction workers) are informed that collecting significant historical or unique archaeological resources discovered during development of the project is prohibited by law. Prehistoric or Native American resources can include chert or obsidian flakes, projectile points, mortars, and pestles as well as dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources can include nails, bottles, or other items often found in refuse deposits.

## **Geology and Soils**

42. All Project-related grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Napa Public Works Department Standard Specifications (hereinafter referred to as PWD Standard Specifications).
43. All construction activities shall meet the Uniform Building Code regulations for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.).
44. Applicant shall provide an erosion and sediment control plan and a schedule for implementation of approved measures to the Public Works Director for approval with the first improvement plans submitted for review. No grading and excavation shall be performed except in accordance with the approved plan and schedule.

## **Hydrology and Water Quality**

45. To insure adequate drainage control, the Applicant of any project which introduces new impervious surfaces (roof, driveways, patios) which will change the rate of absorption of drainage or surface run-off shall submit a drainage and grading plan designed in accordance with Policy Resolution No. 17 and the City

of Napa Public Works Department Standard Specifications to the Public Works Department for its approval.

46. Side yards of each lot shall have of a minimum unobstructed width of five (5) feet. No building encroachments, door landings or mechanical equipment shall be placed in this unobstructed area without the review and approval of the Public Works Director in order to assure adequate drainage.
47. For any construction activity that results in the disturbance of five (5) acres or greater total land area, or is part of a larger common plan of development that disturbs five (5) acres or greater total land area, Applicant shall file a Notice of Intent with the California Regional Water Quality Control Board ("SWRCB") prior to any grading or construction activity. In the event construction activity for the project occurs after the SWRCB has changed its General Permit for construction activity to cover disturbance(s) of one (1) acre or more, this measure shall apply to any construction activity for this project which results in the disturbance of one (1) acre or greater total land area, or is part of a larger common plan of development that disturbs one (1) acre or greater total land area.
48. The Applicant shall ensure that no construction materials (e.g., cleaning fresh concrete from equipment) are conveyed into the storm drain system. The Applicant shall pay for any required cleanup, testing and City administrative costs resulting from the consequence of construction materials into the storm water drainage system.
49. All materials that could cause water pollution (i.e., motor oil, fuels, paints, etc.) shall be stored and used in a manner that will not cause any pollution. All discarded material and any accidental spills shall be removed and disposed of at an approved disposal site.
50. All construction activities shall be performed in a manner that minimizes, to the maximum extent practicable, any pollutants entering directly or indirectly the storm water system or ground water. The Developer shall pay for any required cleanup, testing and City administrative costs resulting from consequence of construction materials into the storm water drainage system.
51. Applicant shall meet the requirements of discharging to a public storm drainage system as required to ensure compliance by the City with all state and federal laws and regulations related to storm water as stipulated in the Clean Water Act. Applicant shall meet the requirements of the National Pollutant Discharge Elimination System ("NPDES") permit in effect prior to completion of project construction for storm water discharges from the municipal storm water system operated by the City of Napa. Applicant shall comply with the Storm Water Pollution Mitigation Plan ("SWPMP") submitted by Applicant as part of its application as (modified and) approved by the Director of Public Works.



52. Applicant shall mark all new storm drain inlets with permanent markings, which state "No Dumping—Flows to River." This work shall be shown on improvement plans.
53. Applicant shall record a plan for long-term private maintenance acceptable to the Director of Public Works and the City Attorney for any storm water detention system incorporated as part of the project.
54. To mitigate the project's long-term impacts, the property owner shall provide a Post-Construction Storm Water Runoff Management Plan (SWRMP) that is in accordance with the latest edition of the City of Napa's "Post Construction Storm Water Pollution Prevention Design Standards". The SWRMP shall include, but is not limited to the following:
- a. BMP's designed in accordance with the latest edition of the California Storm Water Association's "*Handbook for Storm Water BMP's*".
  - b. Detention system improvements as required to maintain post development project runoff flows at pre-development levels for the 10 year, 25 year and 100 year storms and water quality treatment system improvements for runoff from storms with an intensity of 0.2 inches per hour. This will include time-based routing through the detention system to verify the adequacy of the system's storage volume.
  - c. Detention system inlets sized to pass at a minimum the 100-year flows.
  - d. Notation of the property owner's responsibility to maintain the BMP's.
55. All surface drainage must be collected and conveyed to a public street, storm drain or approved outfall. If surface drainage is currently passing from adjoining properties onto the subject property, then the project shall be designed to continue to accept such drainage and easements shall be established in favor of the adjoining property to allow the existing drainage patterns to continue. In addition, site design shall allow for a 100-year overland release with all finish floor elevations a minimum of one foot above the 100-year overland release elevation.
56. Install drainage facilities, including detention pipe(s), metering boxes, and other appurtenances to collect and convey all surface drainage to an approved outfall. The proposed outfall is shown to discharge directly into the adjacent Cayetano Creek. This will require review and approval from California Fish and Wildlife. If they do not approve this outfall, it may change the project design for drainage.
57. Department of Fish and Wildlife must also review and approve the proposed riparian setback.
58. Install storm water quality treatment system(s) to treat runoff from storms with an intensity of 0.2 inches per hour.

## **Land Use and Planning**

- 59. Applicant shall comply with all requirements of federal, state, and local laws and regulations applicable to project construction and issuance of building permits.
- 60. Applicant shall comply with the monitoring/reporting check lists development pursuant to the City of Napa Resolution 96-153 regarding CEQA implementation procedures for both standard and project specific mitigation measures.
- 61. Applicant shall notify all employees and agents of the mitigation measures and conditions applicable to the project and shall ensure compliance with such measures and conditions. Developer shall also notify all assigns and transferees of the same.

## **Noise**

- 62. Construction activities shall be limited to specific times pursuant to NMC 8.08.025 which limits construction activities to 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 4:00 p.m. on weekends or legal holidays, unless a permit is first secured from the City Manager (or his/her designee) for additional hours. The ordinance further states that there will be: no start up of machines nor equipment prior to 8:00 a.m., Monday through Friday; no delivery of materials nor equipment prior to 7:30 a.m. nor past 5:00 p.m., Monday through Friday; no cleaning of machines nor equipment past 6:00 p.m., Monday through Friday; no servicing of equipment past 6:45 p.m., Monday through Friday.
- 63. Construction equipment must have state-of-the-art muffler systems required by current law. Muffler systems shall be properly maintained.
- 64. Noisy stationary construction equipment, such as compressors, shall be placed away from developed areas off-site and/or provided with acoustical shielding.
- 65. Grading and construction equipment shall be shut down when not in use.

## **Public Services**

- 66. Applicant shall comply with all applicable requirements of the Uniform Fire Code the Fire Department and PWD Standard Specifications and the Fire Department "Standard Requirements for Commercial/Residential Projects," including, without limitation, the requirements for access, new construction, smoke detectors, fire extinguishers, fire hydrants, etc. Existing fire hydrants may be used to meet hydrant location requirements only if they meet or are changed to meet current hydrant specifications.
- 67. All newly constructed buildings must have automatic sprinkler systems conforming to NFPA and City Standard Specifications, for which installation

permit must be obtained from Fire Prevention. In multi-building complexes, or in buildings with three (3) or more stories, special monitoring conditions will be required. Existing habitable buildings, which are retained, shall be retrofitted.

68. Applicant shall pay the required fire and paramedic fees for new development in accordance with Napa Municipal Code Chapter 15.78. Such fees shall be payable at the rate in effect at the time of payment for the unit involved. The findings set forth in the ordinance and Resolution 94-106 are incorporated herein. The City further finds that calculation of the fee pursuant to the formula set forth therein demonstrates that there is a reasonable relationship between the fees imposed and the cost of improvements attributable to this project.

## **Recreation**

69. Applicant shall pay the required fees for each new dwelling unit in accordance with the Napa Municipal Code Chapter 15.68. Such fee shall be payable at the rate in effect at the time of payment for the unit involved. The findings set forth in the ordinance and Resolution 92-084 are incorporated herein. The City further finds that calculation of the fee due pursuant to the formula set forth in Section 15.68.040 of the Napa Municipal Code demonstrates that there is a reasonable relationship between the fees imposed and the cost of the improvements attributable to this project.
70. Unless project approval requires only land dedication, the Developer shall pay In-lieu Park dedication fee(s) in accordance with and for the purposes of NMC Sections 16.32.040, 15.68.010 and 15.68.090 for each residential unit authorized or allowed by project approval. Such fee(s) shall be payable at the rate in effect at time of payment. The findings set forth in the ordinances and in Resolution 92-084 are incorporated herein. The City further finds that the calculation of fees in accordance with the formula set forth in NMC Section 16.32.040D demonstrates that there is a reasonable relationship between the amount of fees imposed and the costs of acquisition attributable to this project.

## **Transportation/Traffic**

71. All required public frontage and street improvements shall be designed and built in accordance with City of Napa ordinances and the PWD Standard Specifications. Unless waived by the Public Works Director, street improvements shall include curbs, gutter, sidewalk, planting, streetlights, street trees, etc.; any additional right-of-way necessary to accommodate these improvements shall be dedicated to the City.
72. During non-working hours, open trenches shall be provided with appropriate signage, flashers, and barricades approved by the Street Superintendent to warn oncoming motorists, bicyclists, and pedestrians of potential safety hazards.

73. All road surfaces shall be restored to pre-project conditions after completion of any project-related pipeline installation activities.
74. Any pedestrian access through and/or adjacent to the project site shall remain unobstructed during project construction or an alternate route established as approved by the Police Chief and Public Works Director.
75. In order to mitigate the cumulative impact of the traffic generated by the subject project on the City's arterial and collective street system, the Applicant shall pay a Street Improvement Fee in accordance with Napa Municipal Code Chapter 15.84 and implementing resolutions to pay for the traffic improvements identified therein. Such fee shall be payable at the rate in effect at the time of payment. The findings set forth in the ordinance and implementing resolutions are incorporated herein. The City further finds that the calculation of the fees in accordance with the trip generation capacity of development demonstrates there is a reasonable relationship between the amount of the fees imposed and the cost of the street improvements attributable to this project.

#### **Utilities and Service Systems**

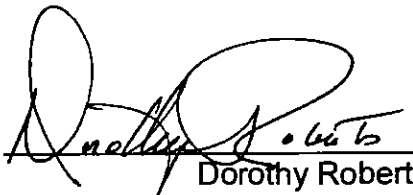
76. Prior to trenching within existing roadway areas, the Applicant's engineer shall ascertain the location of all underground utility systems and shall design any proposed subsurface utility extensions to avoid disrupting the services of such systems.
77. Water and energy conservation measures shall be incorporated into project design and construction in accordance with applicable codes and ordinances.
78. The project shall be connected to the Napa Sanitation District for sanitary sewer service. If the subject property is presently served by individual sewage disposal systems, the septic systems, setbacks, and reserve areas must be protected and maintained during cleaning, grading, construction, and after connection to the District, the existing septic tank(s) shall be properly destroyed.
79. The project shall be connected to the City of Napa water system. Any existing well must be properly protected from potential contamination. If an existing well is to be destroyed, a well-destruction permit must be obtained from the Napa County Department of Environmental Management by a licensed well driller. If an existing well is not destroyed, it must be properly protected and an approved backflow prevention device installed according to the Water District's specifications.
80. The project shall be designed and built in accordance with the PWD Standard Specification regarding the adequate conveyance of storm waters.

81. All faucets in sinks and lavatories shall be equipped with faucet aerators designed to limit the maximum flow to two and two tenths (2.2) gallons per minute.
82. All showerheads shall be of a design to limit the maximum flow to two and one-half (2.5) gallons per minute.
83. The Applicant shall completely offset the water requirements of this project by complying with the retrofit requirements of Napa Municipal Code Chapter 13.09.
84. During the construction/demolition/renovation period of the project, Applicant shall use the franchised garbage hauler for the service area in which the project is located to remove all wastes generated during project development, unless Applicant transports project waste. If the Applicant transports the project's waste, Applicant must use the appropriate landfill for the service area in which the project is located.
85. Applicant shall provide for the source separation of wood waste for recycling. Applicant shall use the franchised garbage hauler for the service area in which located for collection of such wood waste, unless the Applicant transports such wood waste to a location where wood waste is recycled.
86. All mitigations 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.


This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 19<sup>th</sup> day of May, 2015, by the following vote:

AYES: Mot, Luros, Inman, Techel  
NOES: Sedgley  
ABSENT: None  
ABSTAIN: None

ATTEST:   
Dorothy Roberts  
City Clerk

Approved as to form:

  
Michael W. Barrett  
City Attorney