

RESOLUTION NO. 06-0117-CQ

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF NAPA, STATE OF CALIFORNIA, ADOPTING
A NEGATIVE DECLARATION IN CONJUNCTION WITH THE
SOSCOL HOTEL (PL06-0117)**

**APPLICANT/ George Altamura
PROPERTY 101 South Coombs Street, Suite A
OWNER: Napa, CA 94559**

WHEREAS, George Altamura has submitted an application to construct a 90 room hotel at 320 Soscol Avenue (APN: 046-160-019); and

WHEREAS, the Planning Commission of the City of Napa, State of California, held a noticed public hearing on October 21, 2010 on the subject application.

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

Section 1. The Planning Commission hereby adopts a Negative Declaration for this project based upon the applicant's revision of the subject project to include the following mitigation measures:

I. 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. The Developer shall secure separate City approval for any signage for the project.

II. AGRICULTURAL RESOURCES

None.

III. AIR QUALITY

1. Grading and construction equipment shall be shut down when not in use.
2. Construction activities shall not occur during windy periods.
3. Exposed soil surfaces shall be periodically sprinkled to retard dust.

IV. BIOLOGICAL RESOURCES

1. The applicant shall submit a Riparian Setback Planting Plan to the Planning Division prior to the approval of improvement plans. Said Plan shall be subject to the approval of the Planning Division, the State Department of Fish and Game, and the Napa County Flood Control and Water Conservation District. Prior to the issuance of a Certificate of Occupancy for the hotel, all plantings and irrigation shall be installed consistent with the approved plan.

2. The riparian plantings shall be monitored annually by a qualified biologist for a period of three years after installation. An annual report shall be submitted to the City Planning Department and the Department of Fish and Game indicating the survival rate of planted vegetation and recommendations for planting to replace any vegetation that did not survive. Additional planting and monitoring may be required if vegetation planted along Salvador Channel does not become established within the three-year monitoring period. The applicant shall provide financial assurance of vegetation establishment in the form of a bond or other financial security acceptable to the City. The amount of the security shall be sufficient to replace the entire re-vegetation effort at no cost to the City. Release of the security shall be contingent upon approval of the Department of Fish and Game and the City of Napa after inspection and written approval of acceptance.

3. The existing riparian plantings along the easterly end of the creek frontage shall be protected during construction by enclosure within appropriate construction fencing.

Erosion Control and Stormwater Pollution Prevention: Also See Geology and Hydrology Mitigation Measures regarding erosion control and stormwater pollution prevention below.

V. CULTURAL RESOURCES

1. The applicant shall comply with all mitigation measures contained on Page 21 through 29 of the August 2, 2002 archaeological report prepared for the project by Registered Professional Archaeologist Janet P. Eidness and entitled *Initial Archaeological Review for the Proposed Soscol Hotel Project on Tulocay Creek In Napa, Napa County, California*, which is attached as a part of this initial study.

VI. GEOLOGY AND SOILS

1. 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).

2. 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.).

3. Developer shall provide erosion and sediment control plans 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.

4. Hydroseeding of all disturbed slopes shall be completed by October 1; Developer shall provide sufficient maintenance and irrigation of the slopes such that growth is established by November 1.

VII. GREENHOUSE GAS EMISSIONS

None

VIII. HAZARDS AND HAZARDOUS MATERIALS

None.

IX. HYDROLOGY AND WATER QUALITY

1. To insure adequate drainage control, the Developer 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.

2. If the project is in the Flood Hazard or Floodway Areas of the Napa River or its tributaries, Developer shall submit Certifications of Compliance by a registered

architect or civil engineer required by NMC Chapter 17.62 to the Public Works Department at the times set forth in Chapter 17.62.

3. The Developer shall ensure that no construction materials (e.g., cleaning fresh concrete from equipment) are conveyed into the storm drain system.

4. 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.

5. 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.

6. Developer 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. Developer 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. Developer shall comply with the Storm Water Pollution Mitigation Plan ("SWPMP") submitted by Developer as part of its application as (modified and) approved by the Director of Public Works.

7. Developer 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.

8. Developer 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.

X. LAND USE AND PLANNING

None

XI. MINERAL RESOURCES

None.

XII. NOISE

1. 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.

2. Construction equipment must have state-of-the-art muffler systems required by current law. Muffler systems shall be properly maintained.

3. Noisy stationary construction equipment, such as compressors, shall be placed away from developed areas off-site and/or provided with acoustical shielding.

4. Grading and construction equipment shall be shut down when not in use.

XIII. POPULATION AND HOUSING

None.

XIV. PUBLIC SERVICES

1. Developer 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.

2. 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.

3. Developer 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.

XV. RECREATION

None.

XVI. TRANSPORTATION/TRAFFIC

1. All required public frontage and street improvements shall be designed and built in accordance with applicable Caltrans standards, City of Napa ordinances and the Public Works Department 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.

2. 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.

3. All road surfaces shall be restored to pre-project conditions after completion of any project-related pipeline installation activities.

4. 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.

5. 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 Developer 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.

XVII. UTILITIES AND SERVICE SYSTEMS

1. Prior to trenching within existing roadway areas, the Developer'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.

2. Water and energy conservation measures shall be incorporated into project design and construction in accordance with applicable codes and ordinances.

3. 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.

4. 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.

5. The project shall be designed and built in accordance with the PWD Standard Specification regarding the adequate conveyance of storm waters.

6. 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.

7. All showerheads shall be of a design to limit the maximum flow to two and one-half (2.5) gallons per minute.

8. The Developer shall completely offset the water requirements of this project by complying with the retrofit requirements of Napa Municipal Code Chapter 13.09.

9. During the construction/demolition/renovation period of the project, Developer 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 Developer transports project waste. If the Developer transports the project's waste, Developer must use the appropriate landfill for the service area in which the project is located.

10. Developer shall provide for the source separation of wood waste for recycling. Developer shall use the franchised garbage hauler for the service area in which located for collection of such wood waste, unless the Developer transports such wood waste to a location where wood waste is recycled.

11. The Developer of a commercial, industrial or multi-family project with common waste disposal facilities shall submit to and receive approval from the Public Works Director of a source reduction plan which meets the City's Source Reduction and Recycling Element and implementing guidelines.

12. A recycling/solid waste enclosure shall be provided in accordance with Chapter 17.102, et seq. of the NMC for all commercial, industrial and multi-family projects with common solid waste facilities.

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the Planning Commission of the City of Napa at a regular meeting of said Planning Commission held on the 21st day of October, 2010 by the following roll call vote:

AYES: Golik, Benvenuto, Roosa, Huether, Trzesniewski

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST: *Rici Zooker*
SECRETARY OF THE PLANNING COMMISSION