

## **EXHIBIT B-1**

### **REVISED/ADDITIONAL CONDITIONS OF APPROVAL**

**The following revised conditions of approval shall be required for the Napa Pipe project:**

#### **PBES Engineering & Conservation Division**

The following conditions shall replace and supersede Condition #6 and #7, respectively, from the memo dated October 8, 2014:

6. Prior to recordation of a Final Map the applicant shall submit to and receive approval from FEMA a Conditional Letter of Map Revision (CLOMR) for the removal of the entire development project as a whole from a FEMA designated special flood hazard area. The applicant shall prepare and submit the hydrology and hydraulic floodplain analysis following FEMA's MT-2 process.
7. Prior to recordation of the first Final Map the applicant shall submit a geotechnical report prepared by a registered professional with expertise in geology and/or geotechnical engineering that evaluates the long term effects of consolidation and subsidence resulting from the placement of fill over the entire project. The applicant shall comply with the criteria and recommendations in the geotechnical report.

#### **Napa Sanitation District**

The following conditions shall replace and supersede Conditions #2, #3, and #12, respectively, from the memo dated September 20, 2013:

2. The District reserves the right to establish additional conditions regarding sanitary sewer and recycled water at the time of application for individual project components consistent with the District's Code and standard specification.
3. The owner shall mitigate impacts to the District's collection system, treatment plant and recycled water system as identified in the previously completed studies of such impacts. The owner will be required to offset their sanitary sewer flow above the anticipated volume in the District's 2007 Collection System Master Plan per Board Resolution 11-025. Contact the District for more information.
12. The private street area shall also be dedicated to the Napa Sanitation District as a non-exclusive sanitary sewer easement. Any portion of the public sanitary sewer system outside of streets shall have a minimum 20 foot wide easement granted to the District where required. No trees or other permanent structures will be allowed within this easement area. An all-weather access drive shall be provided to manholes. Gates in easement areas shall meet the District's standards.

## **City of Napa**

The following comments replace and supersede the May 28, 2014 memorandum.

### **City Public Works – Water & Solid Waste Division Comments on Napa Pipe Tentative Tract Map**

#### **City Comment:**

The subject project has been reviewed by the Water Division, Solid Waste Division and Development Engineering Division must comply with the City of Napa Public Works Department Standard Specifications and the special conditions listed below.

#### **WATER**

*County General Response: The Tentative Map Conditions of Approval will be revised to include the proposed City Public Works –Water & Solid Waste Division conditions as described below, but the effectiveness of these conditions will be subject to a commitment by the City to provide water service, as evidenced by a “will serve” letter or equivalent evidence of water service commitment as determined by the County Director of Public Works.*

1. Prior to approval of the improvement plans, Developer shall submit the following:
  - A. Payments for water infrastructure improvements which are outlined as follows:
    - One-time payment for Water Supply: \$900,000 based on recent purchase of State Water Project entitlements from Town of Yountville.
    - Infrastructure payment: The City requires reimbursement for specific treatment, transmission and storage infrastructure that directly benefit the Project. Costs shown below are the proportional share of design and construction costs (not including City staff time) of the facility based on the Project’s demands. Reimbursement can be a one-time payment or a surcharge distributed equitably as development occurs.
      - Treatment: \$747,000 for Barwick Jamieson Treatment Plant.
      - Transmission: \$112,000 for 24-inch pipeline on Hwy 221 and \$137,000 for Dwyer Road Pump Station.
      - Storage: \$900,000 for Imola Tank and Pipeline.
    - Connection Fee: contribute 50% of a water connection fee study to update fees and calculate a fee specific to the project which takes into account the payments made in item i and ii above.
  - B. A soil corrosivity report which at a minimum shall include the following corrosivity tests: Chlorides (ASTM D4327), pH (ASTM D4972), resistivity at 100% saturation (ASTM G57), Sulfate (ASTM D4327), and REDOX Potential (ASTM D1498).

Note: corrosive soils may dictate the use of alternate materials such as polyvinylchloride C900 (PVC C900) water mains and the installation of additional corrosion protection measures on all public water infrastructure as approved by the City.

C. A civil improvement plan outlining water infrastructure improvements sufficient to meet City water quality, operational and fire flow standards, more specifically described as follows:

- i. Abandonment of any existing unused water service(s).
- ii. Construct approximately 5,000-feet of 12-inch water line on Devlin Road and Soscol Ferry Road to provide a looped system and second feed to the project area.
- iii. Railroad crossings and all points of connection required to supply all water infrastructure required for the project.
- iv. Elimination of public water mains within the parking lanes (i.e. place in lanes of travel).
- v. Elimination of all public water infrastructure within any privately-owned alleys, streets, et al.
- vi. Elimination of dead-ends in any part of the public water system (i.e. all potable water pipelines shall be looped and connected to a grid).
- vii. Installation of twelve-inch or eight-inch water mains in all proposed public streets along City-approved alignments.
- viii. Installation of a sufficient number of hydrants on all public water facilities at City-approved locations.
- ix. Installation of a sufficient number of water main valves at City-approved locations.
- x. Installation of a sufficient number of water quality monitoring/sampling stations at City-approved locations.
- xi. Installation of appropriately-sized potable water services (fire, commercial, residential, irrigation, etc.).
- xii. Installation of an approved backflow device for each water service connection.
- xiii. Installation of all required corrosion protection measures on all public water facilities which at a minimum, shall consist of cathodic protection (CP) test stations, anodes, bond wiring, plastic sleeves, insulating flange gaskets, grounding components, et al. with electrical conductivity that is confirmed, tested and accepted by the City of Napa.

D. A letter of intent from the current railway owner outlining the commitment to establish a public water utility easement for multiple water utility crossings which at a minimum, shall include but not be limited to the following:

- i. Width of proposed easement (twenty feet minimum);
- ii. Size and type of proposed pipes with casings;

iii. Technical requirements for pipeline crossings in conformance with railway owner specifications.

2. Prior to activation of water mains Developer shall:

A. Construct all public and private water improvements as shown on the approved civil plans, the City of Napa Public Works Department Standard Specifications and the special conditions listed above.

Note: all pipeline construction involving the use of directional drilling installation methods shall be constructed by City-approved directional drilling contractors.

B. Ensure all cathodic protection measures are installed, tested, approved and accepted by a City-approved corrosion specialist to ensure electrical conductivity and to confirm all anodes meet the minimum electric potential requirements. All cathodic protection system(s) that fail inspection shall be removed and replaced at the Applicant's expense.

Note: cathodic protection testing shall only occur after successful completion of the water main pressure tests. Prior to acceptance, the City of Napa shall review the corrosion specialist's inspection report prior to determine whether the system has passed. Prior to final paving, the Contractor must receive City confirmation that all cathodic protection systems have passed inspection.

C. Demonstrate substantial progress toward submittal of a record drawing outlining as-built conditions of the completed water system improvements (City requires electronic and bond copy formats).

D. Negotiate and acquire all applicable rights (as approved by the City) to establish an appropriately sized water utility easement(s) across the Southern Pacific Railroad (SPRR) which at a minimum, shall account for construction and continuous water system operation and maintenance.

3. Prior to approval of the building permit(s) Developer shall:

A. Provide the Water Division with written documentation identifying building connections and points of service. The documentation shall include APN of the parcel, street addresses associated with the parcel and the new water service account numbers specific to the addresses and/or parcels being served.

B. Submit all required connection fees to the City's Development Engineering Division at 1600 First Street, Napa, 94559.

4. Prior to final building permit(s) sign-off Developer shall:

- A. Submit any remaining meter set and/or hot-tap fees to the Water Division office, 1340 Clay Street, Napa.
- B. Identify all water meter boxes with the appropriate street address.
- C. Submit certification that all backflow devices have been installed and tested by an AWWA certified tester (a list of testers is provided by the City of Napa) to the City of Napa Water Division.
- D. Record all "Private Water Easements" necessary to extend private services behind the public water meter to the properties of which they serve, as approved by the City.
- E. Complete the water demand mitigation requirements of this project as specified by the City of Napa Water Division. The Applicant will be contacted by the City of Napa after obtaining a building permit specifying the requirements for the proposed project.

#### SOLID WASTE HANDLING

- 5. Submit a comprehensive solid waste handling program consistent with adopted solid waste and recycling enclosure standards as more fully described at [www.cityofnapa.org/recycle](http://www.cityofnapa.org/recycle). The program shall identify the various types services desired and pick-up locations.

*County Staff Response: This condition will be included in the Conditions of Approval which may be revised to specify the timing for submittal.*

#### Stormwater Quality

The following conditions of approval proposed by the City will be incorporated into the Conditions of Approval applicable to the Tentative Map:

- 6. A Post-Construction Stormwater BMP Maintenance Agreement will need to be signed, notarized, and recorded prior to Final Plan approvals. Current and future applicant will need to demonstrate how proposed Post-Construction stormwater quality bmp's will be maintained. Provide notes on the Tentative Map and Development Plans illustrating who will maintain these bmp's within private and future public dedicated areas.
- 7. Note that future Post-Construction development standards will be in effect January 1, 2015. These standards will require current and future phases of development to incorporate Low Impact Development (LID) requirements with specific bio-retention design measures for treatment.

8. The New BASMAA Post-Construction Manual shall be used for this project to meet State and local stormwater quality requirements. A copy of the manual may be downloaded at <http://www.basmaa.org/BoardandCommittees/PhaseII.aspx>(scroll down to “Projects and Programs).
9. Project applicant will submit a revised SRMP report with the applicable construction documents to incorporate the stormwater quality requirements as described in the BASMAA Post-Construction Manual, latest edition, as stated above.
10. Construction documents submitted for proposed vegetated swales will reflect a design that reflect the requirements of the BASMAA Post-Construction Manual, latest edition.
11. Construction documents for future street improvements along Kaiser Road and “Street A” shall incorporate features so that all new impervious runoff associated with those streets are treated for stormwater quality.
12. In the event this project is phased, all stormdrain facilities along with stormwater quality post bmp’s will need to be installed for each phase and work independently of one another.