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**Revised**

**Recommended Conditions of Approval and  
Final Agency Approval Memos**

**PLANNING COMMISSION HEARING – (November 28, 2018)**  
**CONDITIONS OF APPROVAL**

**(American Canyon Solar Project)**  
**(Application Number P18-00114)**  
**(2180 American Canyon Road)**  
**(APN's #059-090-012 & 059-090-016)**

This Permit encompasses and shall be limited to the project commonly known as **American Canyon Solar Project, 2180 American Canyon Rd.** Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as “Reserved” and, therefore, have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

**PART I**

**1.0 PROJECT SCOPE**

This Permit encompasses and shall be limited to:

1. Construction of an approximately 18-acre solar field on the 21-acre property. The solar field will utilize no more than 12,096 solar modules (panels) and 66 string inverters, which convert the sun's energy into usable, AC power. The solar panels will be mounted on steel racking systems which will be anchored to the ground using driven steel piers at an overall height not to exceed 8-feet above grade.
2. The power generated from this facility will be sold to Marin Clean Energy (MCE), or equivalent power company, through a long-term Power Purchase Agreement (PPA).
3. The existing single-family home and several agricultural out-buildings will be removed as part of the project; minor security lighting and a gravel maintenance road will be installed around a portion of the perimeter of the solar field for maintenance access purposes. No other physical improvements are proposed.

The American Canyon Solar Project P18-00114-UP shall be designed in substantial conformance with the submitted site plan, drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion of or change in use or alternative

locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

**2.0 STATUTORY AND CODE SECTION REFERENCES**

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

**3.0 MONITORING COSTS**

All Staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee’s contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the permittee’s expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

**PART II**

**4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT**

Permittee shall comply with the following during operation of the project:

4.1 GROUNDWATER MANAGEMENT – WELLS: *Reserved.*

4.2 AMPLIFIED MUSIC: *Reserved*

4.3 TRAFFIC

All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.4 PARKING: *Reserved.*

4.5 BUILDING DIVISION – USE OR OCCUPANCY CHANGES: *Reserved.*

4.6 FIRE DEPARTMENT – TEMPORARY STRUCTURES: *Reserved.*

4.7 MOSQUITO ABATEMENT: *Reserved.*

4.8 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURE AREAS

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County.
- b. *Reserved.*
- c. *Reserved.*
- d. *Reserved.*
- e. *Reserved.*

4.9 NO TEMPORARY SIGNS  
Temporary off-site signage, such as “A-Frame” signs are prohibited.

4.10 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies’ requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated July 20, 2018.
- b. Fire Department operational conditions as stated in their Inter-Office Memo dated May 29, 2018.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.11 OPERATIONAL MITIGATION MEASURES

The permittee shall comply with Mitigation Measures BIO-1 through BIO-15 as listed in Section 6.13 of this document.

4.12 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJEC: *Reserved.*

**PART III**

## **5.0 PREREQUISITE FOR ISSUANCE OF PERMITS**

### **5.1 PAYMENT OF FEES**

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

## **6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES**

Permittee shall comply with the following with the submittal of a grading, demolition environmental, building and/or other applicable permit applications:

### **6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS**

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated July 20, 2018.
- b. Fire Department plan review/construction/preoccupancy conditions as stated in their Inter-Office Memo dated May 29, 2018.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

### **6.2 BUILDING DIVISION – GENERAL CONDITIONS**

Please contact the Building Division with any questions regarding the following:

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the CBC or any State or local amendment adopted thereto.
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.

- c. All areas of newly designed and newly constructed buildings, facilities and or site improvements must comply with the CBC accessibility requirements, as well as, American with Disabilities Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward; located as low to the ground as possible; the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

6.4 LANDSCAPING – PLAN SUBMITTAL

- a. *Reserved.*
- b. *Reserved.*
- c. No trees greater than 6” diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division’s review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with project development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.
- d. *Reserved.*
- e. *Reserved.*

6.5 COLORS: *Reserved.*

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

- a. *Reserved.*
- b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character

Element of the General Plan and the County Code) shall be placed underground or be made virtually invisible from the subject roadway.

6.7 MECHANICAL EQUIPMENT

- a. *Reserved.*
- b. The term "equipment" includes roof mounted equipment or vents, electrical equipment, gas meter, communication antennas, irrigation valves, storage tanks, or other mechanical equipment. The manner of screening shall be as follows: Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction; all building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.
- c. *Reserved.*
- d. Exterior equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.8 TRASH ENCLOSURES: *Reserved.*

6.9 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

6.10 HISTORIC RESOURCES: *Reserved.*

6.11 DEMOLITION ACTIVITIES

- a. Final demolition plans of the single family home and agricultural out-buildings shall be submitted for building permit issuance. A site plan prepared by a qualified professional shall denote streams, stream setbacks, existing and proposed improvements and slopes. No new construction or earthmoving activities are allowed within established stream setbacks unless specifically approved as part of this permit in COA No.1.0 (Scope) above. As determined by the PBES Director or designee, temporary construction fencing shall be placed at the stream setback line to prevent unauthorized encroachments.
- b. *Reserved.*

6.12 VIEWSHED – EXECUTION OF USE RESTRICTION: *Reserved.*

6.13 PERMIT PREREQUISITE MITIGATION MEASURES

The permittee shall comply with the following permit prerequisite mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

- a. BIO 1: Prior to working on the Project, all Project personnel shall attend a preconstruction environmental training to review potential special-status wildlife that could be found in the Project Area and ensure that mitigations measures for the Project are understood and implemented..

Method of Monitoring: Prior to issuance of Building Permit  
Responsible Agency: PBES to receive results of survey.

- b. BIO 2: Work areas, staging areas, and access roads shall be limited to those shown in the final Project description. All heavy equipment, vehicles, and construction activities shall be confined to these designated areas.

Method of Monitoring: Prior to commencement of construction, fencing shall be installed.

Responsible Agency(ies): PBES

- c. BIO 3: All trash and waste items generated by construction or crew activities shall be properly contained and removed from the Project Area

Method of Monitoring: Ongoing throughout construction.

Responsible Agency: CDFW, USFWS.

- d. BIO 4: All Project personnel shall visually check for animals beneath vehicles and equipment immediately prior to operation. Any pipes, culverts, or other open-ended materials and equipment stored onsite for one or more overnight periods shall be inspected for animals prior to moving, burying, or capping to assure that no animals are present within the materials and equipment. To prevent accidental entrapment of wildlife during construction, all excavated holes, ditches, or trenches greater than 1 foot deep shall be covered at the end of each work day by suitable materials or escape routes shall be constructed. After opening and before filling, such holes, ditches, and trenches shall be thoroughly inspected for trapped animals.

Method of Monitoring: Prior to issuance of Building Permit

Responsible Agency: PBES to receive results of survey.

- e. BIO-5. If a special-status species is discovered in the Project Area, the Project Manager shall be contacted. The Project Manager shall report the sighting to the appropriate natural resource agency(ies) (e.g., CDFW, USFWS, etc.) within 24 hours. The animal shall be allowed to move off site on its own. Special-status species shall not be taken or harassed.

Method of Monitoring: Ongoing during construction.



Responsible Agency: PBES.

- f. BIO-6. A copy of all applicable permits and approvals, with associated maps, conditions, and Mitigation Measures shall be kept onsite at all times.

Method of Monitoring: Ongoing during construction.

Responsible Agency: PBES.

- g. BIO-7. Where temporarily disturbed areas are stabilized, erosion control seed mixes should incorporate native forb species to replace foraging habitat for western bumblebee.

Method of Monitoring: Prior to issuance of Building Permit, Erosion Control Plans shall incorporate property seed mix.

Responsible Agency: PBES.

- h. BIO-8. A preconstruction survey to determine the presence of CRLF is required if Project activities are anticipated to occur within the sensitive period for CRLF (October-June).

Method of Monitoring: Prior to issuance of Building Permit

Responsible Agency: PBES to receive results of survey.

- i. BIO-9. Complete avoidance of the stream and associated drainages along the access road and on the northern boundary of the Project is required. Fencing, flagging, or other highly visible material to mark the boundary of the stream shall be installed prior to commencement of construction.

Method of Monitoring: Prior to issuance of Building Permit

Responsible Agency: PBES to inspect and verify.

- j. BIO-10. In the event a CRLF is encountered onsite, construction activities shall cease until the animal has left the location on its own shall and is no longer in danger. The Project Manager shall report the sighting to the appropriate natural resource agency(ies) (e.g., CDFW, USFWS, etc.) within 24 hours. No one other than a USFWS-approved biologist is permitted to handle or capture CRLF, and CRLF shall not be taken or harassed.

Method of Monitoring: Ongoing during construction.

Responsible Agency: PBES to receive notice from developer and results of survey.

- k. BIO-11. In the event that construction activities occur within the nesting bird season (generally February 15–August 31), a qualified biologist shall conduct a preconstruction survey for nesting birds within 14 days prior to the start of Project activities. If active nests are found, a qualified biologist shall determine appropriate avoidance buffers and may monitor associated Project activities.

Method of Monitoring: Prior to issuance of Building Permit

Responsible Agency: PBES to receive results of survey.

- I. BIO-12. As specified by the Project SWPPP (if required), erosion, sediment, and material stockpile best management practices (BMPs) shall be employed between work areas and adjacent wetlands or waterways. No fill or runoff shall be allowed to enter wetlands or waterways.

Method of Monitoring: Ongoing inspections during construction.

Responsible Agency: PBES to inspect.

- m. BIO-13. Any erosion and sediment control materials (e.g., hay bales, straw wattles, erosion blankets, etc.) shall not include micro-filament netting, to avoid entrapment of wildlife. Any straw erosion and sediment control materials shall be composed of certified weed free material.

Method of Monitoring: Prior to issuance of Building Permit, Erosion Control Plan shall show all materials to be used.

Responsible Agency: PBES to verify.

- n. BIO-14. Extreme caution shall be exercised when handling and or storing chemicals (fuel, hydraulic fluid, etc.) near waterways. All applicable laws/regulations and BMPs shall be followed.

Method of Monitoring: Ongoing during construction.

Responsible Agency: PBES.

- o. BIO-15. Appropriate materials shall be kept on site to prevent and manage spills. All construction equipment shall be well maintained to prevent fuel, lubricants, or other fluid leaks. Equipment, when not in use, shall be stored in upland areas outside of the boundaries of the stream-channel or other water bodies.

Method of Monitoring: Ongoing during construction.

Responsible Agency: PBES to inspect periodically.

## 6.16 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

The following conditions are recommended in the Planning Commission Staff Report. Subject to Planning Commission review and approval these conditions may be included, removed or modified.

- a. A Decommissioning Plan shall be submitted and approved by the Director of PBES prior to the issuance of Building Permits for the proposed American Canyon Solar project. The Decommissioning Plan shall include, but not be limited to the following components: removal of all above and below ground improvements; restoration of the surface grade, placement of topsoil over all removed structures, revegetation and erosion control as deemed necessary by the Director of PBES; a timeframe for improvement removal and site restoration; an engineer's cost estimate for all aspects of the removal and restoration plan; an agreement signed by the property owner and operator that they take full responsibility to implement the Decommissioning Plan; a plan to comply

with all state and federal requirements for reuse, recycling and/or disposal of potentially hazardous waste.

- b. Financial Assurance shall be provided to Napa County in a form and amount acceptable to the County to secure the expense of decommissioning and restoring the project site consistent with the approved Decommissioning Plan. Financial Assurance shall be submitted and accepted by Napa County prior to final occupancy/finalizing the Building Permit.

## **7.0 PROJECT CONSTRUCTION**

Permittee shall comply with the following during project construction:

### **7.1 SITE IMPROVEMENT**

Please contact Engineering Services with any questions regarding the following:

- a. **GRADING & SPOILS**

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

- b. **DUST CONTROL**

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

- c. **AIR QUALITY**

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt tracked onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.

6. 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.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ [http://www.arb.ca.gov/portable/perp/perpfaq\\_04-16-15.pdf](http://www.arb.ca.gov/portable/perp/perpfaq_04-16-15.pdf) or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. **STORM WATER CONTROL**

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State Regional Water Quality Control Board.

7.2 **ARCHEOLOGICAL FINDING**

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which shall likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 **CONSTRUCTION NOISE**

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall be staged, loaded, and

unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities only shall occur daily between the hours of 8:00 AM to 5:00 PM.

#### 7.4 CONSTRUCTION MITIGATION MEASURES

The permittee shall comply with the following construction mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project (language for the mitigation measure is included in Section 6.13 above:

- a. BIO-2 through BIO-7
- e. BIO-10 & BIO-11
- g. BIO-13 through BIO-15

### 8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow specific limited use of the project including Initial Synchronization with the electrical grid for testing purposes prior to completion of all project improvements. Permittee shall comply with the following before a TCO is granted:

#### 8.1 TEMPORARY OCCUPANCY

All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for the occupancy of hospitality buildings and shall not exceed the maximum time allowed by the County Code which is 180 days. In special circumstances, Departments and/or Agencies with jurisdiction over the project are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

### 9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence:

#### 9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

#### 9.2 SIGNS

Detailed plans, including elevations, materials, color, and lighting for any project identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. Administrative review and approval is not required if the signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this permit approval.

All signs shall meet the design standards as set forth in the County Code. Any off-site signs allowed shall be in conformance with the County Code.

9.3 GATE/ENTRY STRUCTURES

Any gate installed at the project entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 LANDSCAPING

*Reserved.*

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS

*Reserved.*

9.6 DEMOLITION ACTIVITIES

All demolition activities associated with the single family and agricultural out-buildings shall be completed, landscaping installed, and debris cleared from the subject parcel.

9.7 GRADING SPOILS

All spoils piles shall be removed in accordance with the approved grading permit and/or building permit.

9.8 **(INSERT IF APPLICABLE)** MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

The permittee shall comply with the following preoccupancy mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

a. [Insert measure]  
Method of Monitoring:  
Responsible Agency(ies):

b. [insert measure]  
Method of Monitoring:  
Responsible Agency(ies):

9.9 **(INSERT IF APPLICABLE)** OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY