

Regulations; Floodplain Ordinance; Grading Ordinance; Policies, Practices and County Code Sections Administered by the Environmental Health Division of the PBES Department; County Fire Code; Policies and Procedures of the California Department of Fish and Wildlife (DFW); the State Water Resources Control Board's Construction General Permit; the BASMAA Post-Construction Manual; and the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance manual. Roadway design guidance can be found in "A Policy on Geometric Design of Highways and Streets" generated by the American Association of State Highway and Transportation Officials ("AASHTO"), and the Caltrans "Highway Design Manual" and "Standard Specifications." Where these Standards refer to the Caltrans Specifications or the Caltrans Standard Specifications, the reference shall mean the current edition of the Caltrans Standard Specifications.

2. SCOPE OF STANDARDS

These Standards are not applicable retroactively to existing roads, streets and driveways or facilities. These Standards shall apply to all construction within the unincorporated portions of Napa County beginning on the date they are adopted by the Board of Supervisors. Activities which will trigger application are included, but not limited to:

- (a) Application for a building permit for new construction (as defined on Page 7), not relating to an existing structure,
- (b) Application for a building permit for any work, addition to, remodel, repair, renovation, or alteration of any building(s) or structure(s) that results in:
 - i. fifty percent increase or more of square footage, and
 - ii. the increase is greater than 1,500 square feet;
 - iii. The application of (i) and (ii) will be evaluated as construction accumulated on the same structure within a 36 month time period,
- (c) Applications for a ~~use permit~~, new Use Permit or Major Modification of an existing Use Permit,
- (d) Road construction, including construction of a road that does not currently exist, or extension of an existing road,
- (e) New subdivisions created by Parcel Map or Final Map,
- (f) Conditional certificates of compliance.

In the event a structure is destroyed by a disaster the reconstruction of the existing structure may not be considered new construction and may find relief from these Standards provided the following two conditions are met:

- (a) The replacement structure's livable space will not be greater than 125 percent of the original structure's livable space (based on square footage), and
- (b) Napa County staff determines the driveway was not a contributing factor in delaying or prohibiting emergency responders from accessing the original structure or for safe evacuation during the disaster.

If both provisions above cannot be met, then the reconstruction of the existing structure shall be considered new construction and subject to these Standards accordingly.