

## ATTACHMENT 2: GENERAL PLAN CONSISTENCY ANALYSIS

**“Humboldt Mixed-Use Project”** - 2010-2012 Humboldt Street (Corner of Humboldt and Jefferson Streets, APNs )

Land Use Designation: Residential-Scaled Commercial

Land Use Element Goal/Policy/Action	Consistency Determination
<p><b>5.3 Change Areas</b>  <b>Change Area 2: Humboldt Street</b>  There are currently two vacant lots at the corner of Humboldt and Jefferson Streets. Due to their proximity to commercial uses on Washington Street, the General Plan changes the designation of these two parcels from Old Town Historic to Residential-Scaled Commercial.</p> <p>The General Plan contains a program to rezone these parcels to require a minimum lot size of 10,000 square feet, thereby obliging the two parcels to be combined prior to development. Two second-story housing units will be required to ensure there is no loss of housing sites.</p> <p>The design should be oriented toward the corner, with parking behind the building and accessed from Humboldt Street. Residential and commercial uses could share parking spaces. An appropriate buffer to adjoining residential properties would be required to mitigate potential impacts, including light and noise.</p> <p>The building would be required to be of a scale and design that complements the surrounding buildings and utilizes design features to break up the building mass, such as building modules, partial and/or setback upper stories, balconies, awnings, and a variety of roof forms.</p> <p>The General Plan envisions a ground-floor business with two upper story apartments for these two vacant lots at the corner of Humboldt and Jefferson Streets.</p>	<p>CONSISTENT - The subject property has been rezoned from Old Town Historic Residential to Residential-Scaled Commercial.</p> <p>The project, as conditioned, will merge the two lots into one to meet the minimum lot size of 10,000 square feet per the General Plan.</p> <p>The project as designed has the main corner entry oriented toward the corner, with parking behind the building accessed from Humboldt Street.</p> <p>As proposed and conditioned, the building is of a scale and design that complements the surroundings, with a setback second story on the Humboldt Street elevation and breaks in the roof line along Jefferson Street to include a variety of roof planes. The building also incorporates Juliette balconies, awnings, and window planting boxes along the upper floor to break down the scale and provide detail to the building.</p> <p>The main entry is at the corner, with the residential entries from Humboldt Street and the parking area, away from adjacent residential uses. The east side of the lot is parking, with a six-foot privacy fence to the residential neighbors to the north and east. As conditioned, lighting would be dark-sky compliant, and parking lighting would be buffered from adjacent properties by the solid privacy fence.</p> <p>Consistent with the General Plan, the project includes ground-floor retail businesses and upper floor residential units.</p>
<p>Goal LU-1: Manage growth and maintain community character.  LU-1.1 Implementation of Land Use Map.  Implement the Land Use Map (Figure LU-3) by approving new development and conservation projects consistent with the adopted land use definitions, densities, and intensities. Ensure consistency between the General Plan, Zoning Ordinance, and other land use regulations.</p>	<p>CONSISTENT – The proposed project implements the mixed-use building and uses envisioned by the Residential-Scaled Commercial designation.</p>

<p>LU-1.1a: Land Use. Use the Zoning Ordinance to specify uses allowed in each zoning district, consistent with Table LU-2.</p>	<p>CONSISTENT – Mixed-Use is allowed in the Residential-Scaled Commercial zoning district with a Conditional Use Permit. A Conditional Use Permit has been requested.</p>
<p>LU-1.1b Density and Intensity of Development. Allow development at any density or intensity within the range shown by the Land Use Map (Figure LU-3) and Land Use Designations (Table LU-2) provided applicable objectives, policies, and programs of all chapters of the General Plan are met.</p>	<p>CONSISTENT – Project provides three residential units, which is within the two to sixteen units allowed for this parcel and meets the minimum two units required by the General Plan.</p>
<p>Goal LU-2: Preserve and enhance the small-town character, scale, and pace of life in Yountville and the Town’s connection to its natural surroundings.</p> <p>LU-2.1 Compatibility of Development. Require that new development, remodels, and additions be of a scale, intensity, and design that integrates with the immediate neighborhood, the town as a whole, and the natural surroundings.</p>	<p>CONSISTENT – The project as proposed is consistent with the vision of the General Plan. The project as designed is oriented toward the corner with parking behind the building and will be accessed from Humboldt Street and is of a design that complements the surrounding neighborhood and integrates with the adjacent existing commercial and residential uses. The small-scale local serving retail is consistent with the ‘pace of life’ in Yountville.</p>
<p>LU-2.2 Variety of Buildings Heights and Sizes. Encourage a variety of building heights and sizes in new development.</p>	<p>CONSISTENT – The project as proposed meets the height requirements of the zoning district.</p>
<p>LU-2.3 Setbacks. Provide building setbacks along streets, pedestrian and bike paths, and easements for proposed new development and additions.</p>	<p>CONSISTENT – The project complies with the setback requirements in the Zoning District, as modified through the Master Development Plan (MDP), which allow for deviations from certain Development Standards, including setbacks. The deviation to reduce the setback requirement on Jefferson Street from 15-feet to 10-feet through the MDP process is consistent with the provisions of Zoning Ordinance as it is an allowed deviation if approved by the reviewing authority. The Setback on the Humboldt Street is also approved through the Master Development Plan (MDP) process and will be consistent with the approval of the MDP.</p>
<p>LU-2.4 Building Massing. Require use of massing techniques that mitigate heavy or bulky forms (such as modulating building mass, partial upper stories, setbacks for upper story volume, variety of roof forms), building placement that does not obstruct view corridors, and building design that is compatible with adjacent structures to ensure that new buildings do not overwhelm their sites or their neighborhoods.</p>	<p>CONSISTENT – The project has stepbacks of the second story on the Humboldt Street elevation, and modulates the roof height on the Jefferson Street elevation to provide breaks in the elevation.</p> <p>The second floor is partial on the east side, and the east port cochere wall steps down near the east property line. The building design steps down on the east and south side, and includes clerestory windows on the north side to address privacy concerns.</p>

	The building placement does not obstruct any view corridors.
LU-2.5 Maximum Building Height. Permit two-story buildings. All buildings shall adhere to the requirements for massing in Policy LU-2.4.	CONSISTENT – The project as proposed meets the height requirements of the zoning ordinance and is a two-story structure with stepbacks and breaks in the building’s massing.
LU-3.1 Future Growth Conditions. Allow future development where: it contributes to walkability, view corridors, and an active streetscape; the Town has capacity to provide necessary public services; natural, historic, and cultural assets are protected; the costs and revenues associated with new development are balanced; and impacts to traffic circulation are mitigated.	CONSISTENT – The project is an infill location that has direct access to the primary downtown as well as other community resources. All public services/utilities are available at this location, and the project will install sidewalks along both street frontages to improve walkability within the Town.
LU-3.4 Undergrounding of Utilities. Require the undergrounding of all utilities in new developments and initiate a program for undergrounding for the rest of the town.	CONSISTENT – The project proposes to underground all utilities, and a condition of approval will also require this.
LU-3.5 Pedestrians and Bicycles. Maintain and expand a coordinated network of pedestrian and bicycle paths and amenities.	CONSISTENT – The project proposes to provide publicly accessible bicycle racks at the Humboldt Street side, and also bicycle storage for the residential units.
LU-3.6a Impacts of New Development on Infrastructure and Services. Analyze project impacts on infrastructure capacity and services as part of CEQA review. If a proposed project would result in a significant deterioration of service or would cause available capacity to be exceeded, respond in one or more of the following ways as permitted by State law: b. Condition the project on developer funding of improvements needed to maintain services and/or provide additional infrastructure capacity;	Not applicable – project is exempt from CEQA. However, the project has been reviewed by Public Works and Fire services, and adequate infrastructure and public services are available.
LU-3.7 Development to Pay Fair Share. Require new development, additions, and conversion of use to pay its fair share of infrastructure improvements and public service costs to the Town, to the extent allowed by law and except	CONSISTENT WITH CONDITION OF APPROVAL – As conditioned, the project will be subject to the impact fees as established by ordinance by the Town Council.
LU-3.8 Climate Action Goals. Require new development to be consistent with the Town’s Climate Action Plan.	CONSISTENT – The project will: install new sidewalks in accordance with CAP 2-1b; provide bicycle facilities for the public in accordance with CAP 2-2c; install EV charging stations in accordance with CAP 2-6B; and, provide a mixed-use development to reduce Vehicle Miles Traveled

	(VMT).
Goal LU-4: Maintain land use and design standards that enhance the identity and character of the town and ensure an attractive, safe, clean, and accessible community.	<p>CONSISTENT – The project’s proposed building materials and landscaping elements are consistent with those found around the Town.</p> <p>The project will enhance the character by developing a long-vacant site just off of the downtown corridor with local-serving retail.</p>
LU-4.1 Design Standards. Maintain and periodically update architectural design standards and require design review for all new and modified commercial and residential buildings. Designs should strive to protect local character.	CONSISTENT – The project entitlements include Design Review and adherence to the Town’s design standards. The project requests two deviations through the Master Development Plan (MDP) process: floor area ratio (FAR); and a reduction in the front setback at Jefferson Street from 15-feet to 10-feet.
LU-4.3 Outdoor Lighting. Review all development proposals, planning projects, and infrastructure projects to minimize off-site and night sky impacts of outdoor lighting. The review should include the construction and operation of the project.	CONSISTENT WITH CONDITION OF APPROVAL – As conditioned, the project will provide lighting that is dark-sky compliant and that minimizes impacts to off-site locations.
Goal LU-5: Residential development shall be compatible with and integrated into the surrounding neighborhood and respectful of its natural surroundings.	CONSISTENT – The project uses are consistent with surrounding uses, which includes residential to the north and east, and retail or small scale commercial to the south and along the east side of Washington Street.
LU-5.2 Residential Development. Encourage new residential developments that are designed to serve the needs of all income levels and the residents of the town.	CONSISTENT – The project provides three residential units, two market-rate for sale condominiums, and a deed-restricted affordable to low-income rental unit. One market-rate unit may be occupied by the owner, while the other two units will remain rental, one at market rate and one as a deed-restricted low-income unit.
LU-5.5 Multifamily Massing. Support multifamily development that is integrated and visually compatible with single-family houses.	CONSISTENT – The project has similar massing to the surrounding development, which includes one- and two-story buildings in both the residential and commercial zones along the two streets.
LU-5.6 Mixed Use. Encourage mixed use development of residential or office above commercial along the Washington Street commercial corridor.	CONSISTENT - As proposed, the project provides for a mix of commercial (retail) on the lower floor and three upper story residential units.
Goal LU-6: Promote the character and design of the Washington Street commercial area in a manner that integrates it into the immediate	CONSISTENT – The project as proposed and conditioned is consistent with the character of the adjacent Washington Street commercial structures

neighborhood and the town as a whole; ensure that new commercial development is pedestrian-oriented, features gathering places, and preserves view corridors.	and integrates into the neighborhood and the Town, with its primary entry oriented to the sidewalk and corner of Humboldt and Jefferson Streets, and with multiple windows along the retail frontages for display to enhance the pedestrian experience.
LU-6.1 Washington Street. Maintain policies, land use designations, and design standards that create a viable, vibrant and attractive central Washington Street business area that is characterized by walkability, view corridors, low intensity development, and an active streetscape.	CONSISTENT – The project will install sidewalks along both Jefferson and Humboldt Street, and the retail component provides ample street-level window elements to enhance pedestrian activity through a series of street-level windows.
LU-6.2 Mix of Uses. Encourage a well-integrated mix of uses that will create an attractive, vibrant, and walkable Washington Street experience.	CONSISTENT – The project provides both retail uses and residential uses, including both market rate and affordable housing units of various sizes.
LU-6.2b Humboldt Rezoning. Rezone two vacant residential parcels at the northeast intersection of Humboldt Street and Jefferson Street from Old Town Historic to Residential-Scaled Commercial with a minimum lot size of 10,000 square feet.  Food and wine use incidental to a related retail use, such as a pharmacy soda fountain, may be acceptable as determined by the Town Council. Full-service restaurant, cannabis businesses, tasting rooms, wine bars, and similar uses are not permitted.  Require at least two second-story rental housing units in any development proposal. One of the units may be used as a primary dwelling by either the owner or the owner’s immediate family subject to a use permit.	CONSISTENT - As conditioned, the project would be consistent with these requirements.  The lots were rezoned in 2020, as conditioned, the project will include the merger of two lots, which would create one parcel greater than 10,000 square feet.  The proposed commercial uses are both retail, which are both permitted.  The project proposes to provide three second-story residential units.
LU-6.3 Building Orientation. Require commercial establishments on Washington Street to face the street and have street oriented pedestrian entrances when feasible.	CONSISTENT – The project’s main entry is oriented towards the corner which faces Washington Street.
LU-6.4 Street-Oriented Retail. Enhance pedestrian activity and linkages along Washington Street by requiring that the majority of new land uses be street frontage-oriented retail.	CONSISTENT – The project proposes two small-scale, local serving retail spaces.
LU-6.6 Screening for Parking. Screen parking where feasible with buildings, walls, and/or landscape elements.	CONSISTENT – The project’s parking lot is located off of Humboldt Street and is proposed to be screened from the street via a port cochere.

	Parking is likewise screened from adjoining properties by a property line fence and landscaping.
<b>Housing Element Goal/Policy/Action</b>	<b>Consistency Determination</b>
H.1.4 Ensure that multifamily housing units for workforce housing are dispersed throughout the community.	CONSISTENT – The project includes both market rate units and a deed affordable unit, providing a mix of housing opportunities.
H.2 Promotion of Residential Development. Promote the development of infrastructure and regulations that accommodate increased residential development of all housing types.	CONSISTENT – The MDP deviations allow the Town to provide flexibility when required to provide affordable housing that would otherwise not be provided or possible.
H2.2 Require new development to build at no less than the minimum number of dwelling units prescribed by the Built Environment–Land Use Chapter of the General Plan.	CONSISTENT – The project is proposing to provide three residential units, one more than required by the Land Use Chapter.
Goal H.3: Variety of Housing Types. Promote the development of a variety of housing types.	CONSISTENT – The project is proposing both one-bedroom units and a studio unit. The project is also proposing condominium units, which add to the variety of housing stock in the Town.
Policy 3.4 Encourage that a percentage of new multifamily units, particularly affordable units, be rentals.	CONSISTENT – As proposed, the project will provide one of the units as an affordable unit at the low-income level.
Policy 3.5 Encourage mixed use developments that include live/work units or residential units atop commercial.	CONSISTENT – The project is a mixed-use development with retail on the ground floor and three upper story residential units.
Policy 4.5 Encourage commercial development to include workforce housing to allow more residents to live and work in Yountville.	CONSISTENT – The project includes at least one unit, and possibly two additional units, affordable as workforce housing.
Goal H-5: Commercial Development. Optimize opportunities for residential development but allow for mixed-use and commercial development in appropriate areas, subject to providing for their fair share of the Town’s housing needs.	CONSISTENT – The site as zoned and as proposed will be a mixed-use project at a site which was determined in both the General Plan and Zoning Ordinance to be appropriate for a mixed-use development.
Policy 5.2 Provide enhanced opportunities for mixed residential and commercial uses on commercial sites.	CONSISTENT – The project is a mixed residential/commercial use on a commercially zoned site.
Policy 5.3 Where residential land is to be converted to commercial use, ensure that existing dwelling units and affordable housing opportunities lost due	CONSISTENT – As rezoned, the Zoning Ordinance requires a minimum of two residential units so that no net loss occurs from the formerly

to zoning re-classifications are mitigated and that workforce housing for new employees is provided by the developer.	single family residential zoned sites. As proposed, the project will provide beyond the minimum two residential units required by the zoning ordinance. Also, an additional unit provided will be affordable as workforce housing, potentially for new employees related to the project's retail component.
<b>Our History Element Goal/Policy/Action</b>	<b>Consistency Determination</b>
OH-2.1d Inadvertent Discovery of Cultural, Paleontological, and Archaeological Resources. Require new development, infrastructure, and other ground-disturbing projects to stop work and notify the Town in the event that construction or grading activities result in an inadvertent discovery of significant historic, cultural, paleontological or archaeological resources. Such resources shall be examined by a qualified historian or archaeologist for potential protection and preservation measures, and appropriate measures shall be implemented to preserve, relocate, and/or record the find, as appropriate.	CONSISTENT WITH CONDITION OF APPROVAL – There are no known resources at the site. As conditioned, the inadvertent discovery of Cultural, Paleontological, or Archaeological Resources will require construction activities to be stopped, and the finding be reported to the Town and appropriately handled.
OH-2.1 Inadvertent Discovery of Human Remains. Require new development, infrastructure, and other ground-disturbing projects to stop work and notify the Town in the event that construction or grading activities result in an inadvertent discovery of human remains.	CONSISTENT WITH CONDITION OF APPROVAL – As conditioned, any inadvertent discovery of human remains will require work to be stopped, and the findings be reported to the Town, so they can be treated appropriately.
<b>Mobility Element Goal/Policy/Action</b>	<b>Consistency Determination</b>
MO-3.2 Old Town Historic District. Maintain the Old Town Historic residential neighborhood with minimal traffic improvements and without curb, gutter and sidewalks.  MO-6.4 Sidewalk Alternatives. When it can be shown that construction of a sidewalk would be at odds with an existing neighborhood's aesthetic and the historic nature of the area, such as in the Old Town Historic district, alternatives such as an off-street path or wider paved shoulders may be considered.	CONSISTENT – The project proposes a sidewalk along Jefferson Street that turns into a pedestrian access point at the north property line, rather than ending abruptly at the property line. This design provides a graceful transition to the properties to the north, which are in the Old Town Historic residential neighborhood and do not have sidewalks.
MO-3.4 Small-town Character. Design all street improvements to preserve and enhance the small town character of Yountville.	CONSISTENT – The project proposes to install sidewalks in accordance with Town Standards and also provides ample planting areas to buffer the sidewalk and screen the PGE infrastructure on the Jefferson Street frontage.

Goal MO-5: Minimize visitor and employee traffic and parking from impacting residential neighborhoods.	CONSISTENT – The proposed parking lot is accessed from Humboldt Street away from residential land uses.
MO-6.3 New Development. Require development projects to construct sidewalks and walkways on and offsite in order to maintain consistency with the Town's Bicycle Plan and Pedestrian Plan, and as dictated by the location of transit stops and common pedestrian destinations.	CONSISTENT – The project will provide sidewalks along both Jefferson and Humboldt Streets.
MO-6.5 Gaps in Pedestrian Network. With the exception of the Old Town Historic district, gaps in sidewalks and walkways should be identified and a plan to fill these gaps completed.	CONSISTENT – The project would construct sidewalks that connect to the existing crosswalk along the east side of Washington at the Jefferson and Humboldt intersection.
MO-6.8 ADA Improvements. Create an accessible circulation network that is consistent with guidelines established by the Americans with Disabilities Act (ADA), allowing mobility- impaired users such as the disabled and elderly to safely and effectively travel within the Town.	CONSISTENT WITH CONDITION OF APPROVAL – The Building Department enforces uniformly applied codes that require compliance with ADA. As conditioned, the project will have a CASp (California Access Specialist) review the project and provide a report at the time of building permit submittal. As conditioned, the ADA parking space in the parking lot will be relocated near Humboldt Street so impaired users can access the sidewalk and retail components.
MO-10: Create an efficient and user-friendly parking environment.  MO-10.2a Project Review. Evaluate parking demand for all new commercial development and require onsite parking that addresses the parking demand as determined by the Town during project review.	CONSISTENT – The project proposes a double-loaded parking lot screened from public view. The parking lot will include shared parking between the retail and residential uses to allow for efficiency in parking.
Goal MO-12: Screen off-street parking from public view.  MO-12.1 Screening. Require new parking lots to be set back from the street, screened with buildings, walls and/or landscape elements as set forth in the Design Standards Ordinance.  MO-12.2 Parking Behind Buildings. Accommodate parking behind buildings, where feasible.	CONSISTENT – The project provides a parking lot that is screened from views by the building from Jefferson Street, by a port cochere from Humboldt Street, and by privacy fencing to adjoining properties to the north and east.



MO-13.2 Electric Vehicles. Encourage the broad use of electric vehicles to reduce tailpipe greenhouse gas emissions and improve local air quality	CONSISTENT –The project will provide at least three EV parking spaces.
MO-13.2c Single-family Residential EV Charging. Consider requiring new single-family residential development to provide electrical service for potential electric vehicle charging	CONSISTENT – see above
Noise Element Goal/Policy/Action	Consistency Determination
Policy NS-1.2 Noise Impacts of Development. Prevent land uses and new development that increase noise levels above acceptable standards as feasible.	<p>CONSISTENT WITH CONDITION OF APPROVAL – As conditioned, the construction will be required to meet the Municipal Code standards related to construction noise.</p> <p>The on-going uses of residential and small-scale local-serving retail are compatible with the Land Use Compatibility Standards of the General Plan and will not increase noise levels above acceptable standards.</p>
Action NS-1.2f Construction Best Practices. During review of development, infrastructure, and other projects involving construction activities, determine if proposed construction projects could exceed the Town’s Noise Ordinance standards at nearby residences and sensitive receptors and, if necessary, require mitigation measures in addition to the standard best practice controls.	<p>CONSISTENT WITH CONDITION OF APPROVAL – To ensure that construction of the project does not result in excessive noise, a condition of approval is needed to ensure the project complies with the Construction Best Practices.</p>
Open Space Element Goal/Policy/Action	Consistency Determination
<p>OS-1.2 New Development. Evaluate proposals for new development to maximize on-site recreational space or access to recreational opportunities in the area, including trails. New residential development shall contribute towards community-wide park facilities.</p> <p>Maintain or exceed a recreation standard of 5 acres of park and recreation facilities per 1,000 residents.</p>	<p>CONSISTENT WITH CONDITION OF APPROVAL – Per the Parks Master Plan, the Town has 15 acres of Parks and Open Space. The population of Yountville is approximately 3,436 people which is a ratio of 5 acres of parkland to 1,000 residents. According to the US Census, the average family size or household is 2.66. Assuming each single-family dwelling would house 2.66 people or less (especially in regard to the studio), the project would increase the population by a maximum of 8 people. This is less than 1% increase in population and would not warrant an additional park.</p> <p>As conditioned, the project will be subject to Development Impact Fees related to Parks and Community Facilities.</p>

OS-3.1 Scenic Views. Maintain the scenic beauty of Yountville and protect view corridors from the Town towards the surrounding vineyards and mountains.	CONSISTENT - There is no view of a vineyard or mountains from a public right of way that would be blocked by the construction of this project.
OS-5.1 Tree Planting. Encourage the planting and preservation of trees to provide shade, promote wildlife habitat, and benefit the air quality and beauty of Yountville.	CONSISTENT WITH CONDITION OF APPROVAL – While street and site trees are being removed for the project construction, they must be replaced. The proposed project includes replacement of these trees.
OS-5.1b Heritage Trees. Continue to identify and protect heritage trees that warrant additional tree protection measures to best manage and maintain a healthy urban forest.	CONSISTENT WITH CONDITION OF APPROVAL – There are no Heritage Trees on the site. There is one protected tree, a 24” Black Walnut Tree, which will require mitigation plantings in accordance with the Yountville Municipal Code.
OS-5.4b Species and Sensitive Habitat Analysis. Require development and infrastructure projects to address potential impacts to special-status species and sensitive habitats, including sensitive natural communities, wetlands, vernal pools, waters of the U.S, and wildlife migration corridors. Prior to approval, a Biological Resources Assessment shall be completed for the project site that evaluates the potential for biological resources (including any plant or animal species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service) and sensitive habitats to be found on the subject site or affected by the project. The Biological Resources Assessment shall include mitigation measures, if necessary, to reduce impacts to the associated species and/or habitats.	CONSISTENT WITH CONDITION OF APPROVAL – A Biological Resources Assessment was prepared for the site by WRA Associates to ensure no sensitive or regulated species inhabit the site. The project will be conditioned to perform a nesting study prior to construction activities if such activities commence during nesting season.
OS-6.3b Water-Efficient Landscapes. Continue to encourage the use of native, drought-resistant plants and water-efficient landscapes in accordance with State requirements.	CONSISTENT WITH CONDITION OF APPROVAL – The project as conditioned will need to demonstrate compliance with the Town’s Water Efficient Landscape Ordinance (YMC 17.124) prior to issuance of a building permit or grading permit.
OS-6.3e Water Conservation in New Development. Support new building and development standards that reduce the use of water and promote groundwater recharge in development projects.	CONSISTENT - The project is required to comply with California Building Codes including CalGreen which requires water conservation.

OS-6.4 Water Quality. Protect water resources from pollution and sedimentation.	CONSISTENT WITH CONDITION OF APPROVAL – A construction stormwater management plan will be required at time of building permit submittal for approval by Public Works prior to issuance of the building permit.
OS-6.4a Water Quality Best Management Practices. Require new development, redevelopment, and infrastructure projects to implement best management practices as feasible, including low-impact development techniques, the minimal use of non-pervious surfaces in landscape design, and the integration of natural features into the project design, to naturally filter and biodegrade contaminants and to minimize surface runoff into drainage systems and creeks.	CONSISTENT WITH CONDITION OF APPROVAL – The proposed project includes stormwater detention facilities. As conditioned, the project will be required to demonstrate compliance with Low Impact Development Best Management Practices at time of building permit submittal.
OS-6.4b NPDES Compliance. Ensure that new development, redevelopment, and infrastructure projects comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) permit and the applicable Stormwater Discharge System Ordinance and do not substantially degrade water quality.	CONSISTENT WITH CONDITION OF APPROVAL – A construction stormwater management plan and a stormwater LID plan have been submitted and shall be reviewed for final approval by the Department of Public Works prior to issuance of a permit.
OS-7.1d Air Quality Impact of New Development. Review development projects to ensure compliance with the current regional air quality plan and to ensure that appropriate measures are implemented to address both short-term (e.g., construction) and long-term (e.g., operational) air quality impacts.	CONSISTENT WITH CONDITION OF APPROVAL – As conditioned, the project will be required to incorporate Air Quality Best Management Practices during construction.
OS-7.2 Air Quality Impacts to Sensitive Receptors. Minimize exposure of sensitive receptors to concentrations of air pollutant emissions, toxic air contaminants, and odors.  OS-7.2a Project Review. Review all development projects for potential air quality impacts to residences, congregate housing, schools, and other sensitive receptors, including impacts associated with exposure to toxic air contaminants for proposed development located within the Community Risk and Hazard (Toxic Air Contaminants) Overlay Zone associated with State Route 29 (see Figure OS- 8). Staff shall ensure that mitigation measures and best management practices are implemented to reduce significant emissions of criteria pollutants to the greatest extent feasible.	CONSISTENT WITH CONDITION OF APPROVAL – As conditioned, the project will be required to incorporate Air Quality Best Management Practices during construction to minimize air quality impact to the adjacent residential uses.
OS-8.1a Design of Buildings.	CONSISTENT - The project is subject to the

Encourage the design of new buildings and remodel of existing buildings with consideration of reducing the environmental impacts and costs of heating, cooling, and lighting through the use of efficient mechanical equipment, solar orientation, natural light and airflow, and shade trees.	mandatory standards of CalGreen.
<b>Safety and Hazards Element Goal/Policy/Action</b>	<b>Consistency Determination</b>
SH-1.1a Seismic and Geologic Safety. Require new subdivision and development proposals and infrastructure projects and additions and remodels, as applicable, to address potential seismic and geologic hazards and to conform to seismic requirements of the California Building Code and, when applicable, the California Environmental Quality Act.	CONSISTENT - Through the application of the uniform standards of the California Building Code, the project would be constructed in compliance with state requirements for seismic and geologic hazards.
SH-1.3f Fire Risk in New Development. Review all development proposals for fire risk and require mitigation measures to reduce the probability of fire. Encourage attractive native and drought tolerant, low-maintenance landscaping responsive to fire hazards. Require all new development to meet the adopted State and local fire codes. Require adequate access for emergency vehicles, adequate street width and vertical clearance, driveway access and parking restrictions for new development. Require sprinkler systems for new commercial and residential development and substantial remodels and additions.	CONSISTENT WITH CONDITION OF APPROVAL – The project was reviewed by the Napa County Fire Marshall and project conditions will be required which are necessary for project approval. The project will be required to meet State and local fire codes, including commercial and residential fire sprinklers and appropriate access for emergency vehicles to the parking lot.
SH-1.6 Erosion and Runoff Control. Implement measures to reduce soil erosion and surface runoff during and after construction.	CONSISTENT WITH CONDITION OF APPROVAL – As conditioned, a construction management plan and erosion control will be required.
SH-1.6b Soils Reports. Require soils reports for subdivisions and new development proposals. Building materials and construction procedures must adhere to specifications of soils engineer.	CONSISTENT WITH CONDITION OF APPROVAL – A geotechnical investigation with recommendations will be required at the time of building permit submittal. As conditioned, the geotechnical recommendations will need to be incorporated into the design and construction.