

ATTACHMENT I: GENERAL PLAN CONSISTENCY ANALYSIS

Oak and Vine Development - 1980 Yountville Cross Road

Designation: RS Single-Family Residential - Up to 7 dwelling units per gross acre. The Single-Family Residential land use designation is applied to areas suitable for detached single-family homes and related residential uses in low density settings. Other compatible uses may be permitted.

HOUSING ELEMENT

Housing Element Goal/Policy/Action	Consistency Determination
Goal H.1: Town Character Preserve the rural, small-town character and scale of Yountville.	CONSISTENT - The Project proposed is within the density allowed on the site (less than 7 units/acre) and would consist of two-story single-family homes, two JADUs and one ADU which is largely within the character of the surrounding neighborhood. The design of the homes would have pitched roofs and either board and batten or lap siding which is also consistent with similar single-family housing in the area. The majority of single-family residences within the block are on private roads/drives that do not have sidewalks. Therefore, the project is consistent with this goal.
Policy 1.2 Continue to encourage efficient small lot residential developments while limiting maximum lot sizes and unit sizes in single-family residential areas.	CONSISTENT - The Project would redevelop an existing site that has one unit on 1.33 acres and create nine new lots that would range in size from 5,433 square feet to 7,421 square feet. Therefore, the project would result in efficient small lot residential development.
Goal H.2: Promotion of Residential Development. Promote the development of infrastructure and regulations that accommodate increased residential development of all housing types.	CONSISTENT - The project would create eight new single-family residential units and two new JADUs.
Policy 2.1 Ensure that public services, particularly for sewage treatment, wastewater recycling and water supply, are adequate to accommodate potential housing increases.	CONSISTENT - The project has been reviewed by the Department of Public works and the determination has been made that the project is within the scope of planned development within the Town and that the Project can be adequately served by all public services including water, sewer, and waste.
Policy 2.2 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 General Plan Density for the project site is 7 units per acre. This project would have a density of 6.8 units per acre not including two JADUs and one ADU. Therefore, the Project is consistent with this policy.

Goal H.3: Variety of Housing Types	CONSISTENT - The Project would construct eight new single-family homes, two JADUs and one ADU. There would be one unit affordable to low income households and one unit affordable to moderate income households. Therefore, there would be a variety of housing types.
Policy 3.1 Require new developments of 10 or more units to provide a variety of house sizes and designs.	CONSISTENT- The Project would retain one existing historic farmhouse and one existing cottage. The Project would construct eight new single-family dwellings that would vary in size from 1,160 - 3248 square feet (including two-car garages in all units and JADUs in two units). All units would be two stories. There would be variation in floor plan and some variation in design.
Policy 3.2 Continue to encourage smaller lot sizes in single-family residential areas.	CONSISTENT - Lot sizes would be less than 8,000 sf which is used to delineate small and large lot sizes in the zoning code.
Goal H.4: Affordable Housing Opportunities Provide increased opportunities for multifamily and affordable workforce housing and maintain affordability for all income groups.	CONSISTENT - The Project would include one low income and one moderate income unit.
Policy 4.1 Require that a percentage of all new housing be designated for housing affordable to very low-, low- and moderate-income households.	CONSISTENT - The project complies with Town's inclusionary housing ordinance.
Policy 4.2 Provide density bonuses in accordance with state law and local ordinances, to further encourage construction of affordable housing units.	CONSISTENT - The Project would provide an additional affordable unit and waivers/concessions have been reviewed accordingly.
Policy 4.4 Encourage Accessory Dwelling Units (ADUs), including Junior ADUs (JADUs) on single-family lots.	CONSISTENT - The Project includes construction of one ADU and two JADUs.
Policy 4.8 Maintain appropriate mechanisms to ensure that affordable housing agreements are implemented and enforced.	CONDITION REQUIRED - A COA is need to require completion of the housing agreement prior to issuance of the Certificate of Occupancy for any unit on the site.
Goal H-8: Maintenance of the Housing Stock Conserve existing affordable housing and rental units and promote rehabilitation of deteriorating units.	CONSISTENT - The "cottage" which is an existing 551 sf one bedroom dwelling unit was originally planned for demolition, however, the unit would be preserved and moved to Lot 1 as an ADU. Therefore, the project is consistent.
Policy H-8.8 Continue to enforce the Rental Registration program, pursuant to Yountville Municipal Code Chapter 8.08, and require a minimum rental period of 30-days.	CONDITION REQUIRED - is policy, a Condition of Approval is needed to require that any units used as rentals are registered with the Town.

Policy 10.1 Encourage energy and water conservation in the design or modification of housing units.	CONSISTENT– Project is subject to the CalGreen regulations that were adopted in 2022 and that require energy efficiency and water conservation. The project is also conditioned with a requirement that a WELO compliant landscape plan shall be submitted prior to issuance of a building permit
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Based on the above analysis, the project is largely consistent with the Town’s 2023-2031 Housing Element.

GENERAL PLAN

General Plan Goal/Policy/Program	Consistency Determination
Goal LU-1: Manage growth and maintain community character.	CONSISTENT – Density is 6.8 which is within the allowable site density.
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.	CONSISTENT - Consistent with the single-family residential designation and the density proposed is allowable.
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.	CONSISTENT - Project does not exceed 7 units per acre and the single-family residential use is the planned use.
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.	CONSISTENT - The Project proposed is within the density allowed on the site (less than 7 units/acre) and would consist of two-story single-family homes, two JADUs and one ADU which is largely within the character of the surrounding neighborhood. The design of the homes would have pitched roofs and either board and batten or lap siding which is also consistent with similar single-family housing in the area. The majority of single-family residences within the block are on private roads/drives that do not have sidewalks. Therefore, the project is consistent with this goal.
LU-2.1 Compatibility of Development. Require that new development, remodels, and additions be of a scale, intensity, and design	CONSISTENT - The Project would retain the existing historic farmhouse and cottage and the new units are designed to integrate with the

<p>that integrates with the immediate neighborhood, the town as a whole, and the natural surroundings.</p>	<p>style of the existing dwellings. The Project has requested a deviation/waiver from the requirement that 50% of the units on the block be less than two stories. At this time, not including the adjacent multi-family development to the north and west, the block consists of 50% dwelling units with a second story as defined by the Land Use Code Table 17.20-1</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 - While the majority of the buildings are two-story, the placement and size of the second story varies on each structure.</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 Ordinance.</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 second stories are significantly smaller than the first floor and varies on each model which breaks up the massing and would not overwhelm the neighboring buildings which are all two stories.</p>
<p>LU-2.5 Maximum Building Height. Permit two-story buildings. All buildings shall adhere to the requirements for massing in Policy LU-2.4.</p>	<p>CONSISTENT - No structure exceeds two stories.</p>
<p>LU-2.10 Preservation of Site Characteristics. Require new developments to maintain significant natural, historic, and cultural characteristics of their respective sites.</p>	<p>CONDITION REQUIRED - The project would retain the existing historic house and the existing cottage which would be relocated to the parcel closest to the public street. Conditions are required to ensure appropriate preservation and relocation methods are followed and to prevent inadvertent demolition and remediate in case of occurrence.</p>
<p>LU-2.11 Natural Grade. Prohibit raising the natural grade in excess of that necessary for adequate drainage.</p>	<p>CONSISTENT - No increases to the grade are proposed beyond what is necessary to accommodate adequate drainage.</p>
<p>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</p>	<p>CONSISTENT - the project would be within walking distance of town amenities and would construct the public sidewalk that would connect the development to the rest of town. The project is subject to all established impact fees.</p>

balanced; and impacts to traffic circulation are mitigated.	
LU-3.2 Phasing of New Development. Require that development proposals of a magnitude and size that, if developed immediately, would drastically change the scale and character of the town be phased to allow new development to be assimilated into the town fabric with minimal disruption.	CONSISTENT – The existing lot would create eight new single-family dwelling units on an already developed lot. It would not be of a size or magnitude that would drastically change the scale and character of the town.
LU-3.3 Roadway Impacts from New Development. Ensure that the timing of new development would not create intolerable traffic conditions. Require new developments that have an extensive impact on the existing street network to be phased over a realistic time-period.	Does not apply as the project would not have an extensive impact on the existing street network.
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 on-site utilities would be underground, however, the developer would not move existing utilities underground. The undergrounding of the utilities along the project frontage would require the removal of several heritage trees and require additional grading that would substantially change the character of Yountville Cross Road. Therefore, to the greatest extent feasible, the project is undergrounding the utilities.
LU-3.5 Pedestrians and Bicycles. Maintain and expand a coordinated network of pedestrian and bicycle paths and amenities.	CONSISTENT – Public improvements include a sidewalk extension, there is an existing bicycle path along the project frontage.
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.
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	CONDITION REQUIRED – The project is subject to the impact fees as established by ordinance by the Town Council. Completion of the development agreement and the payment of associated fees is needed as a condition of approval.

as provided by other policies and programs in the Plan.	
LU-3.8 Climate Action Goals. Require new development to be consistent with the Town's Climate Action Plan.	CONSISTENT – A climate Action Plan analysis follows the General Plan Analysis. In summary, while the project is not consistent with all policies, in particular rainwater storage and greywater recycling, the project is not required to be consistent with all policies and with the intent to be considered consistent. As such, the project is consistent with the Climate Action Plan.
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.	CONDITION REQUIRED – Proposed lighting should minimize off-site and night sky impacts however a condition of approval is necessary to ensure this.
Goal LU-5: Residential development shall be compatible with and integrated into the surrounding neighborhood and respectful of its natural surroundings.	CONSISTENT – The project site is surrounded by a condominium complex on two sides and single-family residential units on two sides. The density and lot size are consistent with the Zoning Ordinance and compatible with the other residential uses.
LU-5.1 Scale of Development. Require new residential development, remodels, and additions to avoid a design approach that exaggerates height, bulk, or mass or results in design that is not compatible with neighboring properties.	CONSISTENT – The design of the new construction would have two-story homes, the second story would be no more than 70% of the size of the first story which would reduce the bulk and massing. Further, all houses would have a pitched roof which reduces the massing of the structure.
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 includes two units that would be deed restricted affordable units, a single-family low-income housing unit and a moderate-income Accessory Dwelling Unit.
Goal OH-1: Identify, preserve and protect potential and listed historical resources.	CONDITION REQUIRED– The historic farmhouse built in 1875 would be retained. Conditions are needed to prevent inadvertent demolition.
Goal OH-2: Preserve and protect archaeological and cultural resources.	CONSISTENT – An archaeological investigation was completed on site and no indication of cultural resources were found on site.
OH-2.1b Protection and Preservation of Resources. Require a cultural or archaeological survey prior to approval of any project where a known historical, cultural, or archaeological resource is located or in an area sensitive for cultural or archaeological resources. If significant	CONDITION REQUIRED– An archaeological survey was completed. No known resources were identified beyond the historic farmhouse which would be preserved. However, a COA is needed for inadvertent discovery.

<p>resources are identified and recorded, require appropriate measures to reduce adverse impacts to the resource, such as avoidance, capping of the site, documentation or conservation.</p>	
<p>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 archeologist for potential protection and preservation measures, and appropriate measures shall be implemented to preserve, relocate, and/or record the find, as appropriate.</p>	<p>CONDITION REQUIRED – In order to ensure consistency with this policy a condition is required.</p>
<p>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.</p>	<p>CONDITION REQUIRED – A condition is needed to address inadvertent discovery of human remains.</p>
<p>MO-2.3 Safe Intersections. Any intersection to be modified should be designed to provide adequate and safe access for all users including pedestrians, bicyclists, and motorists of all ages and abilities as well as ADA considerations.</p>	<p>CONSISTENT – The intersection of the new private road with Yountville Crossroad is required to comply with City road standards that ensure safe access for pedestrians, cyclists, and that it meets ADA requirements.</p>
<p>MO-3.4 Small-town Character. Design all street improvements to preserve and enhance the smalltown character of Yountville.</p>	<p>CONSISTENT – The project would extend the existing sidewalk along Yountville Cross Road from the new intersection of the access road to the development to its current termination at the property boundary.</p>
<p>MO-4.1 New Streets and Connections. Provide new streets and connections in new developments or subdivisions as part of the development review process.</p>	<p>CONSISTENT – The new single-family residences would be accessed via a new private road and a new stub road that would connect to Yountville Cross Road.</p>
<p>MO-4.2 Road Access to New Development. Road access to any new development should be designed to disperse traffic, minimize traffic impact on existing residential areas, and not require significant improvements to existing streets</p>	<p>CONSISTENT – The size of development is relatively small and would not increase traffic in a manner such that it would require minimization or dispersion.</p>

<p>MO-4.3 Street Grid. Require streets in new developments be designed with a grid of streets with pedestrian and bicycle paths.</p>	<p>WAIVER APPLIED– The private roads would be 25-foot-wide and 20-foot-wide and would not have a sidewalk or bike lanes. A Density Bonus Waiver has been requested to waive the street requirements.</p>
<p>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.</p>	<p>CONSISTENT – Where feasible without reducing density allowable, the project would construct a sidewalk that would connect the new private access road with the existing sidewalk on Yountville Crossroad that terminates at the property line.</p>
<p>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.</p>	<p>CONSISTENT – The project would construct a sidewalk that would connect the new private access road with the existing sidewalk on Yountville Crossroad that terminates at the western property line.</p>
<p>MO-6.6 Raised Curbs. Consider providing raised curb or sidewalks at sections in Town where the improvements are necessary for safety, stormwater, or accessibility needs.</p>	<p>CONSISTENT – The new sidewalk along Yountville Cross Road would have curb and gutter.</p>
<p>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.</p>	<p>CONSISTENT – The Building Department enforces uniformly applied codes that require compliance with ADA.</p>
<p>Goal MO-10: Create an efficient and user-friendly parking environment.</p>	<p>CONSISTENT – The project meets the parking minimum requirements for the zoning district, with the exception of the covered parking for Lot 1 which would only have uncovered parking.</p>
<p>MO-13.2 Electric Vehicles. Encourage the broad use of electric vehicles to reduce tailpipe greenhouse gas emissions and improve local air quality</p>	<p>CONSISTENT – All houses would have electric vehicle charging infrastructure in the garage except Lot 1 which would have EV plug-in charging access outside.</p>
<p>MO-13.2c Single-family Residential EV Charging. Consider requiring new single-family residential development to provide electrical service for potential electric vehicle charging</p>	<p>CONSISTENT – see above</p>
<p>Policy NS-1.2 Noise Impacts of Development. Prevent land uses and new development that increase noise levels above acceptable standards as feasible. Action NS-1.2d Noise Mitigation. Consider mitigation measures for new projects or land uses that would cause a substantial increase in</p>	<p>CONSISTENT –The project is residential in a residential zone and operation of the project would not substantially increase noise because the project design includes fencing and landscaping that would dampen noise from the new development.</p>

<p>noise (i.e., cause an increase above 60 dBA Ldn or cause an increase of 5 dBA Ldn or more in the ambient noise levels) in adjacent residential areas or in residential areas affected by traffic generated by the proposed project.</p>	
<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>	<p>CONDITION OF APPROVAL – To ensure that construction of the project does not result in excessive noise, a condition is needed to ensure the project complies with the Construction Best Practices.</p>
<p>Policy NS-1.3 Vibration Impacts of Development. Reduce vibration impacts from demolition and construction projects.</p> <p>Action NS-1.3a Vibration Mitigation. Require new development to minimize vibration impacts to adjacent uses during demolition and construction. For sensitive historic structures, a vibration limit of 0.08 in/sec PPV (peak particle velocity) would be used to minimize the potential for cosmetic damage to the building. A vibration limit of 0.30 in/sec PPV would be used to minimize the potential for cosmetic damage at buildings of normal conventional construction.</p>	<p>CONDITION OF APPROVAL – Project design includes the use of rollers instead of vibrators in order to ensure that the project would not create excessive vibration at nearby structures. A condition is needed to ensure that when compacting soils, all compaction shall be completed using a roller and vibration compaction is prohibited.</p>
<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 communitywide park facilities. Maintain or exceed a recreation standard of 5 acres of park and recreation facilities per 1,000 residents.</p>	<p>CONSISTENT: Per the Parks Master Plan, the City 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 Census¹, the average family size or household is 2.66. Assuming each single-family dwelling would house 2.66 people and each ADU/JADU would house one person, the project would increase the population by up to 27 people. This is less than 1% increase in population and would not warrant an additional park.</p>

¹ US Census, Yountville city, California. 2022 American Community Survey 5-Year Estimate. https://data.census.gov/profile/Yountville_city,_California?g=160XX00US0686930#families-and-living-arrangements

<p>OS-1.2a New Neighborhood Parks. Provide new neighborhood parks within new residential subdivisions, as feasible.</p>	<p>CONSISTENT: A park would not be provided and is not feasible as it would reduce the density (number of units) on the site.</p>
<p>OS-1.2b Park Land Dedication Ordinance. Administer and update as appropriate the Town’s Park Land Dedication Ordinance to assure that new development contributes to addressing community park needs.</p>	<p>CONDITION REQUIRED: The project shall dedicate parkland in accordance with §16.24.020 Park land dedication.</p>
<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.</p>	<p>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.</p>
<p>Goal OS-5: Protect and preserve trees, native vegetation, riparian habitat, and sensitive natural communities that provide ecological, economic, and aesthetic benefit.</p>	<p>CONDITION REQUIRED: The project is designed to preserve as many heritage trees as is feasible. A condition has been established in compliance with YMC §17.128 that would provide for protection and replacement of any trees removed.</p>
<p>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.</p>	<p>CONDITION REQUIRED: Trees removed shall be replaced shall be replaced in compliance with YMC Section 17.128.070.</p>
<p>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.</p>	<p>CONDITION REQUIRED: A condition is needed to ensure replacement of any heritage trees that are damaged or demolished as a result of the project.</p>
<p>OS-5.2 Preservation of Native Vegetation. Encourage preservation of native vegetation during the development review process.</p>	<p>CONSISTENT: Project is designed to preserve as many native oak trees as possible and the project is conditioned to require protection and replacement if trees are damaged.</p>
<p>OS-5.4 Species Diversity and Habitat. Protect biological resources, including migratory birds, threatened and endangered species, sensitive and riparian habitat, wildlife movement corridors, nursery sites, and open space, that are necessary to maintain a diversity of plant and animal species.</p>	<p>CONDITION REQUIRED: Non-status nesting birds and bat maternity roosts are provided protections under various regulations and may use existing buildings and trees for roosting or nesting. Therefore, conditions are required.</p>
<p>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</p>	<p>CONDITION REQUIRED: see above.</p>

<p>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.</p>	
<p>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.</p>	<p>CONDITION REQUIRED - A condition of approval would require the applicant to provide documentation demonstrating compliance with Water Efficient Landscape Guidelines or California Model Water Efficient Landscape Ordinance prior to issuance of a building permit or grading permit.</p>
<p>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.</p>	<p>CONSISTENT: The project is required to comply with California Building Codes including CalGreen which requires water conservation. Additionally, the project is required to comply with stormwater management MS4 permit requirements?</p>
<p>OS-6.4 Water Quality. Protect water resources from pollution and sedimentation.</p>	<p>CONSISTENT: A construction stormwater management plan has been submitted and shall be approved by Public Works prior to issuance of the building permit.</p>
<p>OS-6.4a 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.</p>	<p>CONSISTENT: Plans have been submitted in compliance with Low Impact Development Best Management Practices.</p>
<p>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.</p>	<p>CONSISTENT: 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.</p>

<p>OS-6.4c Permeable Surfaces. Encourage use of pervious materials to aid in stormwater treatment and infiltration.</p>	<p>CONSISTENT: Project incorporates permeable pavers in several locations throughout the site.</p>
<p>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.</p>	<p>CONDITION REQUIRED: The project design incorporates Qir Quality BMPs, however, to ensure that the project does not result in impacts air quality, the following condition has been established to enforce implementation.</p>
<p>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.</p>	<p>CONDITION REQUIRED: see above</p>
<p>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.</p>	<p>CONSISTENT: An air quality impact analysis was completed for the project.</p>
<p>OS-8.1a Design of Buildings. 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.</p>	<p>CONSISTENT: The project is subject to the mandatory standards of CalGreen.</p>
<p>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.</p>	<p>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.</p>
<p>SH-1.2l Napa County Stormwater Pollution Prevention Program. Work with the Napa County Flood Control District to implement the</p>	<p>CONDITION REQUIRED – to be addressed through Public Works Conditions.</p>

Stormwater Pollution Prevention Program to minimize negative impacts of storm runoff.	
SH-1.3f Fire Risk in New Development. 1. 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. 2. Require adequate access for emergency vehicles, adequate street width and vertical clearance, driveway access and parking restrictions for new development. 3. Require sprinkler systems for new commercial and residential development and substantial remodels and additions.	CONDITION REQUIRED: The project was reviewed by the Napa County Fire Marshall and project conditions established which are necessary for project approval.
SH-1.6 Erosion and Runoff Control. Implement measures to reduce soil erosion and surface runoff during and after construction.	CONDITION REQUIRED: to be addressed through Public Works conditions
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.	CONDITION REQUIRED: A geotechnical investigation was conducted and recommendations are provided in the report. A condition is needed to require implementation of the recommendations.

CLIMATE ACTION PLAN CONSISTENCY ANALYSIS (in accordance with LU-3.8 - Require new development to be consistent with the Town’s Climate Action Plan.

CAP 1-1 - Solar Energy. Encourage residents and business to install solar energy systems.	CONSISTENT: The plans include the proposed location for solar panel installation on the roofs of each new dwelling.
CAP 2-1b Require development projects to construct sidewalks and walkways on and offsite in order to maintain consistency with the Town’s Bicycle Master Plan, and as dictated by the location of transit stops and common pedestrian destinations. (General Plan Policy C 2.3)	CONSISTENT: A new sidewalk would be constructed between the private access road and the existing sidewalk at the western property line.
CAP 2-2f Encourage pedestrian/bike connections where none currently exist including alleys. (General Plan Policy C 2.15)	CONSISTENT: see above
CAP 2-6c Consider requiring new single-family residential development to provide electrical service for potential electric vehicle charging.	CONSISTENT: All dwellings would have vehicle charging in the garage, or in the case of Lot 1 adjacent to the parking spaces.
CAP 3-3a Consider requiring new construction and major remodels to install rainwater storage	NOT CONSISTENT: project does not include a rainwater storage system.

systems, such as rainwater cisterns and storage tanks.	
CAP 3-4a Consider requiring new construction to install greywater systems that reuse greywater for landscape irrigation.	NOT CONSISTENT: Project does not include a greywater system.
CAP 5-1 Tree Planting on Private Land. Increase Yountville's tree cover.	CONSISTENT: Project would plant additional trees to replace those being removed and would include additional shade and ornamental trees.
CAP 5-1a Require new development and significant remodeling projects to plant trees along street frontages or in front yard areas, wherever feasible.	CONSISTENT: Landscaping design includes the planting of trees along the private street and in front yard areas.
CAP 5-1c Require replacement of trees that are removed.	CONDITION REQUIRED: Tree removal conditions are needed to ensure appropriate replacement.