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General Plan Consistency Memo

Meyers Water Company – Use Permit P21-00091-UP
General Plan Consistency Analysis

General Plan Policy	Consistency Analysis
<p><u>Policy AG/LU-3:</u> The County’s planning concepts and zoning standards shall be designed to minimize conflicts arising from encroachment of urban uses into agricultural areas. Land in proximity to existing urbanized areas currently in mixed agricultural and rural residential uses will be treated as buffer areas and further parcelization of these areas will be discouraged.</p>	<p><u>Consistent.</u> The zoning designation of the project site is Residential Single: Airport Compatibility (RS:AC). As a quasi-public use and a single-family residence located on the same parcel, the project is consistent with the base zoning designation for the property and is surrounded by residential uses.</p>
<p><u>Policy AG/LU-4:</u> The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/open space, except for those lands which are shown on the Land Use Map as planned for urban development.</p>	<p><u>Consistent.</u> The zoning designation of the project site is Residential Single: Airport Compatibility (RS:AC). The proposed land use, small water system, is allowed with authorization of a Use Permit within the RS zoning designation. By utilizing a vacant property surrounded by existing developed residential uses, there is no potential to expand development to agriculture land use or open spaces.</p>
<p><u>Policy AG/LU-12:</u> No new non-agricultural use or development of a parcel located in an agricultural area shall be permitted unless it is needed for the agricultural use of the parcel, except as provided in Policies AG/LU-2, AG/LU-5, AG/LU-26, AG/LU-44, AG/LU-45, and ROS-1.</p>	<p><u>Consistent.</u> The zoning designation of the project site is Residential Single: Airport Compatibility (RS:AC). As a quasi-public use and a single-family residence located on the same parcel, the project is consistent with the base zoning designation for the property and is surrounded by residential uses.</p>
<p><u>Policy AG/LU-49:</u> The County shall use zoning to ensure that land uses in airport approach zones comply with applicable Airport Land Use Compatibility policies. If necessary, the County shall acquire development rights in airport approach zones. This policy shall apply to the Napa County Airport and Angwin Airport (Parrett Field).</p>	<p><u>Consistent.</u> The zoning designation of the project site is Residential Single: Airport Compatibility (RS:AC). The project site is located within Zone C of the ALUCP, which typically disallows residential uses. However, the site is zoned for residential uses and a quasi-public use. The small community water system and the permitted single-family home would not conflict with development standards for ALUCP uses.</p>

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<p><u>Policy CC-34:</u> Consistent with Building Code requirements for new construction in rural areas, nighttime lighting associated with new developments shall be designed to limit upward and sideways spillover of light. Standards shall be as specified in the most recent update of the “Nonresidential Compliance Manual for California’s 2005 Energy Efficiency Standards”, or the “Residential Compliance Manual for California’s 2005 Energy Efficiency Standards” published by the State of California. Light timers and motion sensors shall be used wherever feasible.</p>	<p><u>Consistent.</u> A condition of approval will require compliance with nighttime lighting standards for the new commercial structure on the lower level and the new residential construction on the second floor.</p>
<p><u>Policy CC-36:</u> Residential and other noise-sensitive activities shall not be located where noise levels exceed the standards contained in this Element without provision of noise attenuation features that result in noise levels meeting the current standards of the County for exterior and interior noise exposure.</p>	<p><u>Consistent.</u> The zoning designation of the project site is Residential Single: Airport Compatibility (RS:AC). The project site is located within Zone C of the ALUCP, which typically disallows residential uses. However, the site is zoned for residential uses and a quasi-public use. The small community water system and the permitted single-family home would not conflict with development standards for ALUCP uses.</p>
<p><u>Policy CC-45:</u> Development in the area covered by any Airport Land Use Compatibility Plan (ALUCP) shall be consistent with the noise levels projected for the airport. Where necessary, noise insulation or other measures shall be included to maintain desired interior noise levels.</p>	<p><u>Consistent.</u> Although the project is located within Zone C, which prohibits residential development, the site is zoned for residential uses and a quasi-public use. The proposed small community water system and the permitted single-family home is consistent with the base zoning designation for the property and will be subject to building code requirements to maintain desired interior noise levels consistent with the Airport Land Use Compatibility Plan (ALUCP).</p>

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<p><u>Goal CON-1:</u> The County of Napa will conserve resources by determining the most appropriate use of land matching land uses and activities to the land’s natural suitability, and minimizing conflicts with the natural environment and the agriculture it supports.</p> <p><u>Policy CON-13:</u> The County shall require that all discretionary residential, commercial, industrial, recreational, agricultural, and water development projects consider and address impacts to wildlife habitat and avoid impacts to fisheries and habitat supporting special-status species to the extent feasible.</p>	<p><u>Consistent.</u> Although the project site is adjacent to the Napa River, the proposed project would not physically alter the parcel in a way that would impact wildlife habitat or disturb cultural or historical resources. The subject property has been previously subdivided for development of one single-family residence subject to development standards for the RS zoning district. The existing well and the proposed development of a water distribution system including the construction of a garage for the system’s equipment and water storage tanks on the ground level will not impact the Napa River. No environmental impacts have been identified and the project is categorically, and state exempted from CEQA.</p>
<p><u>Policy CON-55:</u> The County shall consider existing water uses during the review of new water uses associated with discretionary projects, and where hydrogeologic studies have shown that the new water uses will cause significant adverse well interference or substantial reductions in groundwater discharge to surface waters that would alter critical flows to sustain riparian habitat and fisheries or exacerbate conditions of overdraft, the County shall curtail those new or expanded water uses. [Implemented by Action Item CON WR-6]</p>	<p><u>Consistent.</u> The analytical results performed on the existing Well #003 have provided evidence that there is sufficient groundwater to serve the small community water system without causing impacts to groundwater and has met state standards for ground water quality. Conditions have been put into place to ensure compliance for the life of the system.</p>

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<p><u>Policy SAF-9:</u> As part of the review and approval of development and public works projects, planting of vegetation on unstable slopes shall be incorporated into project designs when this technique will protect structures at lower elevations and minimize the potential for erosion or landslides. Native plants should be considered for this purpose, since they can reduce the need for supplemental watering which can promote earth movement.</p>	<p><u>Consistent.</u> The Project site is flat and does not pose a danger of substantial earth movement.</p>
<p><u>Policy SAF-20:</u> All new development shall comply with established fire safety standards. Design plans shall be referred to the appropriate fire agency for comment as to:</p> <ol style="list-style-type: none"> 1) Adequacy of water supply. 2) Site design for fire department access in and around structures. 3) Ability for a safe and efficient fire department response. 4) Traffic flow and ingress/egress for residents and emergency vehicles. 5) Site-specific built-in fire protection. <p>Potential impacts to emergency services and fire department response.</p>	<p><u>Consistent.</u> The Project has been conditioned to include an on-site 2,500-gallon fire water tank to store water for fire-fighting purpose. Napa Fire has reviewed the proposed project and found it to be compliance with applicable Fire Code requirements.</p>

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<p><u>Policy SAF-23</u>: New construction in flood plains shall be evaluated and placed above the established flood elevation or flood-proofed to minimize the risks of flooding and provide protection to the same level as required under County’s Floodplain Management Ordinance.</p>	<p><u>Consistent</u>. The Project has been designed to accommodate new residential housing outside the based flood elevation of 10’ asl. The second floor residential has a base floor elevation of 15’ 3”. The project has been designed to be consistent with Building Code requirements for flood conditions.</p>