

Checklist for Ministerial Review :AH Angwin Site B (APN 024-080-024)

This checklist is intended for use in evaluating development proposals on Angwin Site B as identified on Figure H-1-2 of the County’s Housing Element. If each of the standards are met, the associated building permit(s) are considered ministerial and not subject to further CEQA review. Similar checklists for other :AH sites are available upon request.

A. Affordability Requirements

- | | Yes | No | N/A |
|---|--------------------------|--------------------------|--------------------------|
| 1) Has the applicant submitted a deed restriction demonstrating that at least fifty percent of the dwelling units are affordable to and reserved for “low and very low income households” and that those affordability levels will be maintained for a minimum of forty years? (18.82.060(A)) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2) Has the applicant submitted a phasing plan demonstrating that all affordable units will be constructed at a rate consistent with the construction of market rate units and each phase will contain a number of affordable units that is proportional to the overall mix? (18.82.030(B)) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3) Does the site plan demonstrate that affordable units will be mixed throughout the development? (18.82.030(B)) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

B. Development Standards

1) Do the site plan and building plans demonstrate compliance with the following standards for single-family development:

Table 1: Development Standards for Single-Family Construction within the :AH Affordable Housing Combination District (18.82.040(B))		Yes	No	N/A
Subject	Standard			
Site area (min)	3,500 square feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building site coverage (combined max)	50%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front setback (min)	20 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rear setback (min)	20 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side setback (min)	6 feet + 3 feet for a second story.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Table 1: Development Standards for Single-Family Construction within the :AH Affordable Housing Combination District (18.82.040(B))		Yes	No	N/A
Road setback	Per Chapter 18.112	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Height limit (max)	35 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking requirements (min)	2 + 1 for each second dwelling unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2) Do the site plan and building plans demonstrate compliance with the following standards for multi-family development:

Table 2: Development Standards for Multi-Family Construction within the :AH Affordable Housing Combination District (three or more units per lot) (18.82.040(C))		Yes	No	N/A
Subject	Standard			
Site area (min)	.9 acre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building site coverage (max)	40%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front setback (min)	20 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rear setback (min)	20 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side setback (min)	6 feet + 3 feet for every story above the first.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road setback	Per Chapter 18.112	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distance between buildings (min)	20 feet for two stories, 25 feet for three stories.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Height limit (max)	35 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking requirements (min)	2 per dwelling unit + 1 for every 2 dwelling units for guest parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | Yes | No | N/A |
|--|--------------------------|--------------------------|--------------------------|
| 3) Does the site plan demonstrate that overall site density is twelve dwelling units per acre? (18.82.050(C)(1)) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4) Will the maximum combined number of units proposed for Angwin Parcels A and B not exceed a total of 191 dwelling units? (18.82.050(C)(1)) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

C. Mitigation Measures¹

- | | Yes | No | N/A |
|---|--------------------------|--------------------------|--------------------------|
| 1) Measure TRAF-13: Is there a VINE transit stop located within ¼-mile of the site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2) If there is no VINE transit stop located within 1/4 mile of the site: | | | |
| a) Have park-and-ride areas been provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have pedestrian connections to the transit stop at the Angwin Center, and Pacific Union College campus been provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3) Does the project include Class III bike lanes as referenced in the <i>Napa County Bicycle Plan, NCPTA, dated December 2011</i> to connect the site to the Angwin Center, Pacific Union College campus, and the closest transit stop? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4) Measure BIO-1: Has the applicant provided a detailed survey prepared by a qualified botanist of special status plant species on the site during the flowering period and consistent with the latest survey guidelines of the Department of Fish and Wildlife? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5) Does the site plan demonstrate that development on the site has been designed to avoid identified special status plant species populations in compliance with State and federal law? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6) Measure BIO-3: Has the applicant provided pre-construction nesting surveys conducted for loggerhead shrike, burrowing owl, and tree nesting raptors, prepared by a qualified biologist no more than 30 days prior to initiation of grading? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7) Does the site plan demonstrate that there will be a 500-foot no-disturbance buffer around raptor nests during the breeding season or until all | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

¹ The development must fully comply with the following applicable mitigation measures identified in the Final Environmental Impact Report of the Napa County 2009 Housing Element Update dated April 22, 2009 and as set forth in Resolution No. 09-88 of the board of supervisors. (18.82.070)

	Yes	No	N/A
young have fledged?			
8) Does the site plan demonstrate that there will be a 250-foot buffer zone around other special-status birds consistent with California Department of Fish and Game avoidance guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9) Measure BIO-4: Has the applicant provided a map prepared by a qualified biologist of locations on the site supporting sensitive habitats and natural communities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10) Does the site plan demonstrate that development on the site has been designed to avoid the sensitive habitats and natural communities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11) Are there any wetlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12) If so, will the wetlands be avoided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13) If wetlands will not be avoided, will off-site restoration with approval from the US Army Corps of Engineers occur in place of avoiding development on wetlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14) Measure BIO-5: Has the applicant provided an analysis prepared by a qualified biologist of possible wildlife movement corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15) Does the site plan demonstrate implementation of measures to minimize restricted wildlife movement developed in consultation with a qualified biologist, and tailored to meet the needs of species found to use the corridor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16) Measure NOISE-3: Has the applicant submitted an avigation easement for recordation for all new residential development, informing future residents of the presence of the airport and its potential for creating current and future noise?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17) Measure HUM-3: Has the applicant demonstrated compliance with the following conditions to address potential risks involving wildland fires:			
a) Do the fire apparatus access roads have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet for traffic to travel in both directions on the roadway but no parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) If parking is allowed on only one side of the roadway, is the width 30 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A
c) If parking will be on both sides of the roadway is the roadway 40 feet wide?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Are fire department access roads provided to within 150 feet of all portions of all structures?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) If the development serves 25 or more units, are there two means of access/egress provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Are dead end fire apparatus access roads in excess of 150 feet in length provided with approved provisions for the turning around of fire apparatus?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Do the fire department access roads comply with the Napa County Road and Street Standards for road surface, turning radius, grade and marking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) For proposed developments located in a Very High Fire Hazard Severity Zone, will Class-A rated roofing materials be used on all structures?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Has a comprehensive Vegetation Management Plan (VMP) been developed and submitted to the Napa County Fire Marshal's Office and the California Department of Forestry for approval?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Does the VMP include fuel modification, treatment zones, methods of treatment, maintenance and responsibility?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k) If the residential development project serves 11 to 350 parcels or sites, does it provide 1,000 gallons per minute for a two-hour flow duration totaling 120,000 gallons of water storage available only for firefighting operations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l) If not, has the Fire Department accepted automatic fire sprinkler systems installed and maintained to the National Fire Protection Association (NFPA) Standard 13-D (Sprinkler Systems in One- and Two- Family Dwellings) throughout all of the residences as an alternate method?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m) Will the private fire service mains be installed and maintained in accordance with the National Fire Protection Standard #24 (Installation of Private Fire Service Mains and their Appurtenances, 2007 edition)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n) Are the fire service mains a minimum of 6 inches in diameter, listed for fire protection use, and in compliance with American Water Works Association standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o) Is the location, number and type of fire hydrants connected to the water supply in accordance with the California Fire Code (2007 edition)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A
p) Do all hydrants have two 2½-inch National Hose male connections and one 4½-inch National Hose male connection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
q) Are hydrants spaced 500 feet apart with a maximum travel distance of 250 feet to any hydrant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
r) Will the address numbers be placed on each building be a minimum of 3 inches in size, visible from both directions on the road fronting the property, reflective and contrasting in color with the background?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
s) Does the development have a written evacuation plan approved by the Napa County Fire Marshal's Office?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
t) Will the fire safety rules and regulations be posted with the evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
u) Are any alternative methods of fire protection proposed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v) If alternative methods are proposed, has the applicant submitted a deposit to cover the cost for independent peer review of the alternate methods proposed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
w) Has the applicant submitted plans reviewed and approved by the Napa County Fire Marshal's Office detailing compliance with the fire and life safety conditions-of-approval?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18) Measure HYDRO-2: Has the applicant submitted evidence that any use of groundwater will be fully offset elsewhere in the Conn Creek-Upper Reach Local Drainage by implementing water conservation strategies – such as using low-flow toilets, fixing leaky pipes and using reclaimed water for irrigation purposes – or other strategies to decrease the use of groundwater associated with existing activities in the watershed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19) Measure CUL-1: Has the applicant has agreed to notify the Planning Department if any prehistoric, archaeological or paleontological artifact is uncovered during construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20) Has the applicant acknowledged and agreed that in such an event, construction will cease and an archaeologist will be consulted to evaluate the findings and recommend actions to be taken?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21) Measure CUL 2: Has the applicant provided a report, prepared by a qualified archaeologist, analyzing whether cultural resources on the site qualify as sparse lithic scatters (as defined by the State Historic Preservation Office)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | Yes | No | N/A |
|--|--------------------------|--------------------------|--------------------------|
| 22) Does the report specify that if the sites are found to consist solely of sparse lithic scatters, then they shall be treated as such following State Historic Preservation Office treatment plans and development will occur after proper treatment has been completed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 23) Does the report specify that if the sites are found to be more significant archaeological sites (e.g., more than sparse lithic scatters), then no development will occur within the limits of the sites and the sites shall be fenced and excluded from development and construction activities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 24) Measure CUL-6: Has the applicant agreed to cease construction and notify the County Coroner if human remains are found, and to allow the County Coroner to determine if the remains are Native American, and follow the CEQA procedures outlined in CEQA Guidelines Section 15064.5 (d) and (e) will be followed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 25) Measure PUB-4: Has the applicant provided evidence that adequate wastewater services are available to serve the proposed development? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

D. Design Criteria (18.82.080)

- | | Yes | No | N/A |
|--|--------------------------|--------------------------|--------------------------|
| 1) Are the buildings designed to frame views of hills, vineyards and other landscape features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2) Are natural landscape features such as creeks, wetlands and landmark trees incorporated into the site design? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3) Does the development comply with the county's Conservation Regulations (e.g., 60/40 vegetation retention, timber harvest plan requirements)? (Chapter 18.108) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4) Has the site been planned to minimize the need for grading of steep slopes or hillsides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5) Will grading contours blend with adjacent open space? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6) Is development clustered on the site so as to minimize development footprints? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7) Is development clustered on the site so as to preserve undeveloped land? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8) Is development clustered on the site so as to avoid areas with natural or visual resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

	Yes	No	N/A
9) Are building materials and architectural design concepts including colors, textures and details of construction compatible with adjacent and neighboring residential properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10) Do the painted surfaces use colors that reinforce architectural concepts and are they compatible with natural materials such as brick or stone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11) Are local historic or traditional features (e.g., roof forms, materials, doors, windows) and other architectural features referenced in the design of the new development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12) Does the building use materials and design components that are indigenous to the Napa Valley including, but not limited to, exposed heavy timbers for structural supports, trellis features, gable roof elements, stone foundations, wood or split stone masonry siding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13) Has a detailed landscaping plan, including parking details, been submitted for review and approval prior to the issuance of building permits?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14) Does the landscaping plan indicate the names and locations of all plant materials to be used along with the method of maintenance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15) Has the applicant committed to purchase plant materials locally when practical and to notify the Napa County agricultural commissioner's office of all impending deliveries of live plants with points of origin outside of the county?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16) Do the fence designs and screening reflect the county's predominantly rural character?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17) Is all exterior lighting, including landscape lighting, shielded and directed downward and located as low to the ground as possible?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18) Is low-level lighting utilized in parking areas at multi-family sites rather than high-intensity light standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19) Has the housing been designed so as not to be visible from county or state designated scenic routes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20) If not, are visual impacts from designated scenic routes minimized through landscaping, grading, berms, appropriately designed fences and other screening devices?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21) Are the housing units designed so as minimize their visual impacts through landscaping, grading, berms, appropriately designed fences and other screening devices?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A
22) Has the applicant demonstrated through a visual simulation that the project is not subject to the county's Viewshed Protection Program (Chapter 18.106)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

E. Additional Single Family Design Criteria

In addition to the standards listed above, the following design standards apply to single family residential developments:

	Yes	No	N/A
1) Are entrances and windows, not garages, the dominant elements of front facades?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Are garages designed to be less than fifty percent of the width of the house?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Are shared driveways and alleyways with detached garages utilized whenever feasible?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Do larger wall and roof planes include three dimensional design features such as chimneys, balconies, bay windows or dormers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Has a massing diagram been submitted that shows transition in scale and character in areas between different designated land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Are there play spaces for children?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Are the play spaces secure and visible?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

F. Additional Multi-Family Design Criteria

In addition to the standards listed above, the following design standards apply to multi-family residential developments:

	Yes	No	N/A
1) Do building forms use varying roof heights, setbacks and wall planes to break up perceived bulk of buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Do architectural design concepts provide for a transition in scale between multi-family and any single-family residential development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Are trash enclosures, storage and other accessory elements designed as integral parts of the architecture?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Are parking lots screened by shade trees, landscaping or buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A
5) Is the parking unobtrusive and not disruptive to the quality of open spaces and pedestrian environments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Is access to the property and circulation systems safe and convenient for pedestrians, cyclists and vehicles?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Is parking enclosed in garages where feasible?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8) Are outdoor parking and garage doors located so as to be minimally visible from public streets and project open spaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9) Do multi-family projects provide both common and private open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10) Do multi-family projects provide common spaces that are physically defined and socially integrated into the site plan as a gathering place?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11) As part of the common space, does the project include installation of a play structure and necessary safety equipment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

G. Other Miscellaneous Requirements

	Yes	No	N/A
1) Has the applicant provided evidence of adequate sewer and water service to serve the proposed development in the form of a "will serve" letter from a utility provider or other documentation as allowed by County Code? (18.82.110)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Will issuance of permits for this project comply with General Plan Policy AG/LU 115-119? (Growth Management)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Does the project comply with the County's Road and Street Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*In addition to this checklist, proposals will have to comply with the building code, and all other applicable State, Federal and local laws.