

Resolution Number 24-010

A RESOLUTION OF THE TOWN OF YOUNTVILLE ZONING AND DESIGN REVIEW BOARD RECOMMENDING THE TOWN COUNCIL APPROVE THE TENTATIVE MAP FOR A MAJOR SUBDIVISION, PRELIMINARY AND FINAL MASTER DEVELOPMENT PLAN, DENSITY BONUS WAIVERS AND CONCESSION, DESIGN REVIEW, TREE REMOVAL PERMIT, AND FENCE EXTENSION FOR THE 1980 YOUNTVILLE CROSSROAD PROJECT, AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, on March 17, 2023, Crossroads Circle (the “Applicant”) submitted an application for a Major Subdivision, Preliminary and Final Master Development Plan (“Master Development Plan”), five Density Bonus Waivers and one Concession, Major Design Review, a Tree Removal Permit, and Fence Extension Request for a residential development project located at 1980 Yountville Cross Road (the “Project”).

WHEREAS, the Project is subject to the State of California Housing Accountability Act (Gov. Code, §65589.5), Density Bonus Law (Gov. Code, § 65915), and the Housing Crisis Act of 2019 (§66300-66301).

WHEREAS, On December 6, 2023, the Town of Yountville determined the Project application complete.

WHEREAS, the Housing Accountability Act limits local review to compliance with objective design and development standards.

WHEREAS, the Density Bonus Law affords the Project one concession and unlimited waivers of any standard that would physically preclude the construction of the Project at the density proposed.

WHEREAS, the Applicant has requested the following concession and waivers pursuant to the Density Bonus Law:

Concession: Relief from the requirement that the size and design of inclusionary unit(s) be reasonably consistent with the non-inclusionary unit(s).

Waiver 1: Install a private road with two-way travel lanes without on-street parking, sidewalks, and landscape medians.

Waiver 2: Relief from installing a sidewalk on the project frontage along Yountville Cross Road between the eastern property line and the new access road.

Waiver 3: Exceed the height limit to allow for more than 50% of the parcels on the block to have a second story. Exceed Yountville Municipal Code (YMC) Table 17.20-1 requirement that no more than 50% of parcels containing single-family or duplex units in any block may exceed one story in height.

Waiver 4: Relief from the FAR requirements (as an alternative to the FAR Bonus provided by YMC §17.100.040, in the event the Town determines that garage square footage is included in FAR for purposes of the Bonus). Exceed Table 17.20-1 FAR Requirements of 0.30 for a living area of a single-family residence and 0.35 including the garage.

Waiver 5: Relief from YMC §17.116.020.F.1.a: Parking requirement for two spaces, consisting of one covered space and one screened space on Lot 1.

WHEREAS, Government Code Section 65915(d) requires a Density Bonus Concession be granted unless a written finding is made based on substantial evidence that the concession does not result in identifiable and actual cost reductions; would have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historic Places; or would be contrary to state or federal law.

WHEREAS, Government Code Section 65915(e) requires a Density Bonus Waiver be approved unless written findings are made based upon substantial evidence that the waiver would have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources, or because the waiver would be contrary to state or federal law.

WHEREAS, the Project's concession and waivers were evaluated to determine if there would be any specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources, or if they would be contrary to state or federal law.

WHEREAS, the Project is subject to the California Environmental Quality Act and was reviewed to determine whether it is exempt pursuant to the Class 32 categorical exemption for infill development projects.

WHEREAS, approval of the Tentative Subdivision Map is contingent upon making the findings required by YMC §§ 16.16.020(E)(2) and 16.16.020(E)(3); approval of a Density Bonus incentive, concession, or waiver is contingent upon making the findings required by §§ 17.160.030(B)(3) and 17.160.030(B)(4); approval of Major Design Review is contingent upon making the findings required by YMC § 17.188.060; and approval of a Preliminary and/or Final Master Development Plan is contingent upon making the findings required by and YMC § 17.192.060.

WHEREAS, YMC § 17.180.070 designates the Zoning and Design Review Board as the recommending body which makes a recommendation to a higher decision making body for Major Design Review (five or greater units or lots), Master Development Plan, and Tentative Map (Major Subdivision).

WHEREAS, YMC § 17.180.020(G) provides, when a single project requires multiple land use permit applications, the applications shall be processed concurrently

and shall be reviewed, and approved or disapproved, by the highest-level review authority for any of the require applications.

WHEREAS, a public notice for the public hearing was posted on March 29, 2024 at Yountville Town Hall, the Yountville Post Office, and Yountville Library and mailed to properties within 300 feet of the project, the owner, the owner's agent, the applicant, and any local agency expected to be effected on March 29, 2024.

WHEREAS, on April 9, 2024, the Zoning and Design Review Board held a duly noticed public hearing where they received a staff report and presentation, accepted Applicant and public testimony, considered the Project, and continued the Public Hearing to May 14, 2024.

WHEREAS, on May 14, 2024, the Zoning and Design Review Board continued the duly noticed public hearing where they received a staff report and presentation, Applicant and public testimony, and considered the Project.

NOW, THEREFORE, BE IT RESOLVED that the Zoning and Design Review Board hereby finds and resolves as follows:

SECTION 1. RECITALS: The foregoing recitals are true and correct and are incorporated into the findings herein.

SECTION 2: RECORD: The Record of Proceedings ("Record") upon which the Zoning and Design Review Board bases its recommendation includes, but is not limited to: (1) the staff reports, Town files and records and other documents prepared for and/or submitted to the Town relating to the Application, (2) the evidence, facts, findings and other determinations set forth in this resolution, (3) the Town of Yountville General Plan and its certified final EIR and the Yountville Municipal Code, (4) all designs, plans, studies, data and correspondence submitted to the Town in connection with the Application, (5) all documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the Town, and (6) all other matters of common knowledge to the Zoning and Design Review Board including, but not limited to, Town, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the Town of Yountville and its surrounding areas.

The location and custodian of the records is the Town of Yountville Planning and Building Department at 6550 Yount St, Yountville, CA 94599.

SECTION 3. MAJOR SUBDIVISION TENTATIVE MAP FINDINGS:

- A. The proposed subdivision, together with its provisions for its design and improvements, is consistent with the General Plan (YMC § 16.16.020(B)(2)):

The project is proposed at a density of 6.8 units per acre for single family residential homes which is consistent with the General Plan designation. Additionally, as discussed in the Staff Reports dated April 9, 2024 and May 14, 2024 incorporated

herein by reference, as conditioned, the project is consistent with the applicable goals, policies, and actions in the General Plan through the granting of the requested Density Bonus Waivers and Concession.

B. The Zoning and Design Review Board shall recommend denial of the Tentative Map if it makes any of the following findings (YMC § 16.16.020(B)(3)):

- i. That the proposed map is not consistent with applicable general and specific plans;

The proposed map is consistent with applicable general and specific plans and this finding is not made.

- ii. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans, Master Utility Plan, and subdivision improvement standards;

The design and improvement of the proposed subdivision, as conditioned, are consistent with applicable general and specific plans, Master Utility Plan, and subdivision improvement standards as analyzed and described in the April 9, 2024 staff report incorporated herein by reference, and this finding is not made.

- iii. That the site is not physically suitable for the type development;

The site can be divided into nine legally sized single family residential lots that are consistent with the zoning and which will have adequate site access, landscaping, and through the application of density bonus waivers and concession meet the requirements of the code and this finding is not made.

- iv. That the site is not physically suitable for the proposed density of development;

The site is physically suitable for the proposed density of development because it proposes 6.8 units per acre and the General Plan and Zoning Ordinance allow up to 7 units per acre, and this finding is not made.

- v. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

The site is already developed as a single-family residential property and there is no sensitive habitat nor sensitive species on the site, and as conditioned through the development review process, conditions of approval have been

established in the event of migratory birds or bats. Therefore, this finding is not made.

- vi. That the design of the subdivision or type of improvements is likely to cause serious public health problems;

The project is consistent with the surrounding uses and will be constructed in compliance with the health and safety requirements in the California Building Code and in accordance with the conditions added through the development review process and this finding is not made.

- vii. That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large for the access through, or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that in conformance with the General Plan, Master Utility Plan, or Specific Plan, alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

There are no public access easements on the property and this finding is not made.

SECTION 4. DENSITY BONUS WAIVERS AND CONCESSION FINDINGS:

Before approving an application for a density bonus, incentive, concession, waiver, or modification, the approval body shall make the following findings:

- A. If the density bonus is based all or in part on donation of land, the findings shall include the findings in California Government Code 65915(g);

The density bonus is not based all or in part on donation of land, and, as such the findings in California Government Code 65915(g) are not required.

- B. If the density bonus, incentive, or concession is based all or in part on the inclusion of a childcare facility, the findings shall include the findings in California Government Code 65915(h);

The density bonus and concession are not based all or in part on the inclusion of a child care facility, and as such, the findings in California Government Code 65915(h) are not required.

- C. If a waiver or modification is requested, the developer has shown that the waiver or modification is necessary to make the housing units economically feasible;

This finding has been superseded by law; the Town may no longer legally require an applicant to show a waiver is required to render a project economically feasible. (Wollmer v. City of Berkeley (2011) 193 Cal.App.4th 1329, 1346.) The Applicant has demonstrated the requested waivers are necessary to avoid physically precluding construction of the Project at the density allowed under State Density Bonus Law.

- D. If concessions or incentives are requested, the findings shall include that the concessions or incentives granted result in identifiable, financially sufficient, and actual cost reductions.

The Project includes one concession from the requirement in §17.160.020(B)(3) which requires inclusionary units to be comparable in exterior appearance and overall quality of construction to market rate units in the same residential project. The Applicant provided a letter on December 4, 2023 to show that the concession is necessary to make the housing units economically feasible because the cost of remodeling the existing historic structure and cottage is reduced compared to constructing two new single family residential units with attached two-car garages.

The approval body may deny a concession or incentive if it makes a written finding, based upon substantial evidence, of either of the following:

- E. The concession or incentive is not required to provide for affordable rents or affordable ownership costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c); or

The concession is necessary to provide affordable rents because the applicant has provided financial information stating that there are substantial cost savings from the concession and these cost savings are necessary to make the inclusion of affordable units financially feasible.

- F. The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health or safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to lower-and moderate-income households. For the purpose of this subsection, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective and identified written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.

Through the Project conditions and the uniform application of the standards in the California Building Code and California Fire Code, the granting of the requested

concession will not have a specific adverse impact on public health or safety and the historic resource will be protected. Therefore, this finding is not made.

If a request for a waiver or modification is otherwise consistent with YMC § 17.160.030, the approval body may deny a waiver or modification only if it makes a written finding, based upon substantial evidence, of either of the following:

- G. The waiver or modification would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. For the purpose of this subsection, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective and identified written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete;

As conditioned and through the implementation of the General Plan Policies and Actions and through the implementation of the uniform standards in the California Fire Code, the California Building Code, and the Town of Yountville Street Standards, the waivers requested will not have a specific adverse impact on health and safety or the physical environment and this finding is not made.

- H. The waiver or modification would have an adverse impact on any real property that is listed in the California Register of Historical Resources.

As designed, the Project will preserve and protect the historic structure on site and as conditioned, the structure will be protected from inadvertent demolition, and this finding is not made.

SECTION 5: MASTER DEVELOPMENT PLAN FINDINGS:

- A. The proposed development, and each increment of a phased project, creates an environment of sustained desirability and stability;

The proposed development will subdivide an existing single family residential parcel into nine legally sized single family residential parcels that will utilize an existing infill development site while retaining the historic features on the project site which creates an environment of sustained desirability and stability;

- B. The land uses and design of the proposed development are consistent with the intent of the General Plan, Title 17, and any other applicable plans or policies adopted by the Town Council, or those in the process of being prepared and adopted;

The single-family residential development is consistent with the intent of the General Plan, and Title 17 because it is designated Single-Family Residential in the General Plan and is within the Single-Family Residential Zoning District. As conditioned and through the application of Density Bonus Waivers and a

Concession, the Project complies with the applicable standards and regulations in the Zoning Ordinance and the Goals, Policies, and Actions of the General Plan.

- C. Findings can be made as required by Sections 17.188.060 and 17.200.060 of this title.

The findings required by Sections 17.188.060 are described under Section 6 ("Design Review Findings"). The findings under Section 17.200.060 are not required because the Project does not require a Use Permit.

SECTION 6. DESIGN REVIEW FINDINGS:

- A. The proposed development or physical improvement is appropriate for the site with regard to the siting and scale of buildings, pedestrian and vehicular access and circulation, and relationship of structures and open spaces to the streetscape;

The proposed development and physical improvement to the site are appropriate for the site with regard to the siting and scale of buildings, pedestrian and vehicular access and circulation, and relationship of structures and open spaces to the streetscape because the Project will retain the existing historic features of the site and construct 8 new two-story single family residences that will use pitched roofs and smaller second stories to create massing breaks and appropriate building scale and the new residences will be accessed from a 25-foot-wide private road via a low gate.

- B. The location of structures preserves significant trees, natural features and identified public view corridors;

The Project is designed so that the location of structures and site development will preserve as many of the heritage trees on site as possible. The site is relatively flat and there are no other natural features to preserve, and the historic house will be moved onto Lot 1 adjacent to Yountville Cross Road and all trees along Yountville Cross Road between the new access road and the eastern property line will be preserved which will preserve the public view corridors.

- C. The project will be compatible with neighboring properties and developments with regard to setbacks, building heights, and massing;

The Project will be compatible with neighboring properties and developments with regard to setbacks, building heights, and massing because the Project, with the application of Density Bonus Waivers, complies with the Single-Family Residential Zoning District setback and massing requirements. The requirement that only 50% of a block shall have two stories is waived and no structure will exceed the height limit.

- D. The project will not be detrimental to neighboring properties and developments with regard to the location of parking facilities, siting of trash enclosures, placement of mechanical equipment, and privacy considerations;

Through the retention of all trees possible, and the screening of the development, as well as compliance with Residential Design Standards, the location of parking facilities, siting of trash enclosures, placement of mechanical equipment, and privacy considerations, the Project will not be detrimental to neighboring properties and developments.

- E. The project presents an attractive design, utilizing high-quality building finishes and materials, and design techniques to mitigate potentially bulky building forms, such as modulating varied rooflines, partial upper stories, setbacks for upper story volume and/or a variety of roof forms;

An attractive design utilizing cement board siding, metal seam or asphalt roofing, cedar posts, wood clad windows, and metal railing was submitted by the Applicant. The Project utilizes porches, stepbacks, varied roof lines, and window placement to mitigate potentially bulky building forms. The second story of each structure is smaller than the first story which modulates the bulk of the form.

- F. Proposed landscaping provides sufficient visual relief, complements the buildings and structures on the site, and provides an inviting environment for the enjoyment of occupants and the public;

The existing trees between the proposed access road and the eastern property boundary will be retained as well as most heritage trees on site, and the Project incorporates landscape screening for the Project as required by the Town's objective design standards for residential development which provides an inviting environment for the enjoyment of occupants and the public.

- G. The existing or proposed infrastructure and utility capacity are adequate for the proposed development;

The Project site has existing access to all utilities. The Town Engineer has confirmed that the Town has the capacity to serve the Project with both water and sewer service.

- H. The proposed project will comply with all applicable provisions of this Title 17 and will be consistent with the policies and standards of the General Plan.

The proposed Project complies with all applicable provisions of this Title 17 with the application of the Density Bonus Waivers, Density Bonus Concession, Master Plan Deviation, and Design Review Waivers. As conditioned, the Project is consistent with the policies and standards of the General Plan as analyzed and described in the Staff Reports dated April 9, 2024 and May 14, 2024, incorporated herein by reference.

SECTION 7. CEQA FINDINGS:

A. The Project meets the conditions required for a Class 32 Infill Development Exemption from the California Environmental Quality Act as it meets the following criteria:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The Project is a subdivision of an existing 1.33-acre single-family parcel into nine single-family parcels. This is consistent with the Land Use designation Single Family Residential as shown on Figure LU-3 Land Use Map in the Town of Yountville's General Plan. Table LU-2 designates a residential density of seven units per acre for this land use designation. The Project would create eight new dwelling units plus two JADUs. There is an existing farmhouse and Accessory Dwelling Unit on the site which would result in 12 units. However, per State law, the ADU and the JADUs shall not be counted toward the calculation of the site's density. Therefore, the site density is 9 dwelling units on 1.33 acres or 6.8 units per acre.

The Project is also consistent with the zoning designation of Single Family Residential which also has a maximum density of seven units per acre.

The Project has been deemed consistent with applicable General Plan and Zoning standards by operation of law pursuant to the Housing Accountability Act. As conditioned through the Master Development Plan, Design Review, and Major Subdivision review process, the Project is consistent with the General Plan and complies with the Town's Zoning Ordinance. This includes allowable waivers and concessions that are permitted by California's Density Bonus Law and a deviation that is allowed by the Zoning Ordinance. As such, the Project meets this criterion for a Class 32 exemption.

2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The proposed Project is located within the jurisdictional limits of the Town of Yountville. The site is 1.33 acres which is less than five acres. Urban uses include residential development, and the Project is surrounded on the north and west sides by an existing condominium development, on the east by an existing single-family residence, and to the south by an existing roadway and single-family residences on the opposite side of the road. Therefore, the Project is substantially surrounded by urban uses on a site less than five acres and meets this criterion for a Class 32 exemption.

3. The project site has no value as habitat for endangered, rare or threatened species.

The first known development of the site was in 1875. Current development on the site includes a single-family residence with several auxiliary structures including a well, pump house, ADU, garage, carport, water feature, shed, and paved driveway. The site includes existing ornamental landscaping as well as native oak trees. On June 20, 2023, a biological resource assessment was prepared by WRA Environmental Consultants (the "Assessment"). The Assessment concluded that the land cover onsite included a fallow agricultural field, non-native ornamental trees, some native oaks, and hardscaping, none of which constituted a sensitive biological community. It also concluded that special status plant species were either unlikely to or had no potential to occur on the Project site. However, as with anywhere in the Town, there are migratory birds and bats that could potentially be present on the site. Accordingly, through the development review process, in accordance with General Plan Policy OS-5.4, a Condition of Approval requires measures that protect any potential species that could fly or nest on site. The Assessment concluded that the site does not have any habitat value for endangered, rare, or threatened species. Therefore, the Project meets this criterion for a Class 32 exemption as the site has no value as habitat for endangered, rare, or threatened species.

4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic - The Project would result in a net increase of approximately 100 vehicle trips per day which falls below the "small project" screening criteria as provided by the Office of Planning Research. Therefore, the Project is below the screening level, would not result in a significant effect relating to traffic, and meets this criterion for a Class 32 exemption.

Noise – Pursuant to General Plan Action NS-1.2f and NS-1.3a, through the development review process, conditions of approval have been established that will limit noise and vibration to acceptable levels.

Air Quality – Pursuant to General Plan Action OS-7.1d and Policy OS-7.2 and through the development review process, a condition of approval that requires the use of best management practices was established. As designed and conditioned through Project approvals, the Project will not have a significant effect on air quality, health risk, or greenhouse gases.

Water Quality - The Project includes erosion and sediment control plans and stormwater control plans that will ensure that the Project is in compliance with the Phase II NPDES Permit for Municipal Storm Sewer Systems (MS4s). The Storm Water Control Plan uses the Bay Area Stormwater Management Agencies Association (BASMAA) guidelines and includes 18 bioretention facilities to treat stormwater run-off on site in compliance with the MS4 permit. Pursuant to YMC Chapter 13.128 Control of Urban Runoff, Public Works conditions require final

approval of stormwater management and treatment, erosion control, and implementation of the hydrology plan.

B. The project is not subject to any of the exceptions that would preclude the use of a categorical exemption, pursuant to CEQA Guidelines Section 15300.2:

1. Location. Certain classes of projects (Classes 3, 4, 5, 6, and 11) are qualified by consideration of where the project is to be located and whether it may impact an environmental resource of hazardous or critical concern.

Section 15300.2(a) does not apply to the Class 32 exemption; therefore, this exception does not apply.

2. Cumulative Impact. All exemptions are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed Project will develop the site in its entirety and will not result in successive projects of the same type or in the same place over time. Therefore, this exception does not apply.

3. Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed Project is a residential site located within the Town limits of Yountville. The site is appropriately sized for the proposed density and intensity of use and complies with the provisions of the State Density Bonus law. There are no known site conditions or elements of the proposed Project that would have a significant effect on the environment due to unusual circumstances. As such, this exception does not apply.

4. Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources within a highway officially designated as a state scenic highway.

The Project site is not located on, adjacent to, or in a location visible from a highway officially designated as a state scenic highway. Therefore, this exception does not apply.

5. Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

A search of GeoTracker indicates that there are no known Leaking Underground Storage Tank clean-up sites within the vicinity of the proposed project or onsite. Additionally, there are no Federal Superfund, State Response, Voluntary Cleanup, or School Cleanup sites within the vicinity of the Project or onsite. Therefore, the

Project is not on a site which is included on any list compiled pursuant to Section 65962.5 of the government code and this exception does not apply.

6. Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

In accordance with the Secretary of the Interior Standards for Historic Rehabilitation, the Project proposes to preserve and relocate an existing historic residence which is a two-story “vernacular farmhouse” originally constructed circa 1875 and modified in the 1920s to include Craftsman style features. The Applicant has provided a historic relocation and preservation plan that contains sufficient protocol to preserve the structure, and pursuant to General Plan Action OH-1.b and through the development review process a condition of approval ensures that the structure will be moved in accordance with the plan through the securing of a bond. Therefore, this exception does not apply.

As provided above, the Project qualifies for an exemption under CEQA Guidelines Section 15332, because it meets all the criterion and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 apply. Therefore, the ZDRB recommends the Town Council find the Project categorically exempt from CEQA.

SECTION 8. CONDITIONS OF APPROVAL

When approving a Master Development Plan, Design Review, or Tentative Subdivision Map, the reviewing authority may impose conditions deemed reasonable and necessary to ensure that the approval will be in compliance with the requisite findings. (YMC §§ 17.192.070; 17.188.070; 16.16.020(E)(1)(h).) The ZDRB finds the conditions of approval set forth in **Exhibit A**, attached hereto and incorporated herein by reference, are reasonable and necessary to ensure the approvals contained herein comply with the applicable Title 17 requirements. The ZDRB hereby recommends the Town Council impose the conditions set forth in **Exhibit A** upon each of the approvals set forth herein, as applicable.

SECTION 9: DETERMINATION

The Zoning and Design Review Board hereby recommends that the Town Council approve the application for the Tentative Subdivision Map, Master Development Plan with Deviations, five Density Bonus Waivers and one Concession, Design Review with Waivers, Tree Removal, and Fence Extension Request for 1980 Yountville Cross Road, and find the Project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15332 Infill Development Project.

Passed and adopted at a regular meeting of the Zoning and Design Review Board of the Town of Yountville held on the 14th day of May 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of the resolution which was adopted by the Zoning and Design Review Board of the Town of Yountville, County of Napa, State of California, on the 14th day of May 2024.

Hilary Gaede, Acting Town Clerk