



Town of Yountville

6550 Yount Street
Yountville, CA 94599

Staff Report

Item #: {{section.number}}{{item.number}}

Zoning and Design Review Board Staff Report

DATE: December 10, 2024

TO: Board Members

FROM: Aaron Hecock, Planning & Building Director

PREPARED BY: Kari Svanstrom, Contract Planner

APPLICANT: Joseph Farrell, Architect

OWNER: La Thea Griffin-Dawson

ADDRESS: 1883 Heritage Way

LAND USE CLASSIFICATION: MPR Master-Planned Residential

TITLE/RECOMMENDATION

Adopt Resolution Number 24-020 conditionally approving exterior design modifications to an existing residence at 1883 Heritage Way and finding the project exempt from the California Environmental Quality Act (CEQA).

DISCUSSION/BACKGROUND

The property at 1883 Heritage Way is an existing single-family home located in the Heritage Estates subdivision, in a Master Planned Residential zoning district.

Master Planned Residential Development Standards are set through the approved Master Development Plan (MDP). After approval of the MDP, pursuant to Yountville Municipal Code (YMC) §17.32.020(A) Master Planned Residential (MPR) Zoning District, exterior modifications to structures within a Master Planned Residential zoning district require Design Review approval as regulated by the YMC Chapter 17.188. Only minor changes which would not change the character of the MPR development or affect surrounding development are exempt from review. The proposed changes would modify the exterior of the structure and change the character significantly and therefore require Design Review approval.

YMC §17.32.050 Master Planned Residential Standards states:

Allowable land uses, residential densities, floor area ratios and other development standards shall be determined by the Town Council through the adoption of a Master Development Plan as regulated by Chapter 17.192 of this title. *Where the Master Development Plan is silent on a development standard or specific use, the general standards of the Zoning Ordinance shall apply.* Where a Master Development Plan does not specify a maximum Floor Area Ratio (FAR), the maximum FAR is 0.25, exclusive of an FAR bonus granted under Section 17.100.040 of this title for affordable housing. All improvements in MPR, Master Planned Residential developments shall be consistent with the approved Master Development Plan on file with the Town of Yountville.

The MDP for Heritage Estates was approved by the Town Council on February 26, 1990 (Resolution 801). Staff has reviewed the approving Resolution, Declaration of Restrictions (CCR's), and Town Council minutes for the Heritage Estates Development. There are no specific conditions in the CCRs or Resolution that prohibits or restricts exterior modifications. While there are no style restrictions specifically mentioned in the Heritage Estates neighborhood's Master Development Permit, the Heritage Estates neighborhood has a clear craftsman aesthetic that was part of the original approval of the Master Planned residential project.

PROJECT DESCRIPTION

The applicant has an existing building permit for an interior remodel of the home and minor exterior modifications, to include changes to the two decks on the south (rear) elevation and modification of the west elevation to replace a picture window with a patio door and add a small deck and steps into the side yard (YB-24-103, issued July 31, 2024).

In late September, the applicant approached the Town to inquire about the process to modify the exterior of the structure. The Applicant subsequently submitted a Design Review application for these changes in October 2024.

The applicant proposes extensive changes to the exterior of the structure, with no changes to the volume or footprint of the structure (other than the previously permitted decks). The modifications include changes to the siding, roofing, windows and exterior doors, garage doors, and column material and form:

- Removal of the arches above the garage doors and arch of the front picture window
- Replacing the existing windows and doors with new metal frame windows and doors throughout
- Replacing the existing horizontal siding with board and batten (cement board and battens)
- Replacing/adding exterior lighting
- Replacing the existing asphalt shingle roof with a standing seam roof
- Replacing the four tapered columns at the front elevation with stained heavy timber (wood) square posts/columns

Additionally, the original submission included replacing the existing solid garage doors with fully glazed metal frame garage doors and replacing the traditional craftsman wood front door with a fully glazed, frosted glass door with full lites on side lites. Staff had concerns with these elements meeting the Design Standards and Guidelines, as well as the neighborhood character as required by the General Plan Land Use Policy LU-2.1 Compatibility of Development:

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.

LU-2.1 Compatibility of Development. Require that new development, remodels, and additions be of a scale, intensity, and design that integrates with the immediate neighborhood, the town as a whole, and the natural surroundings.

After meeting with staff, the applicant revised these elements and submitted revised plans with a new Front Elevation that includes garage doors with solid horizontal bands and one band of glazing at the top panel, and a solid front door with two glazed side lites (Attachment 2 – Project Plans).

ANALYSIS

The project is located in the Master Planned Residential zoning district. Design review approval is required for non-minor physical improvements and exterior modifications, subject to the standards of Town's Zoning Ordinance.

The residence is part of the Heritage Estates subdivision built in the early 1990's. The residences in this zone all have a common design of simplified craftsman ranch or bungalow style homes (with some two-story homes on the northern part of the development, of the same style). The design elements in this Master Planned neighborhood include covered front porches with painted wood columns; front picture windows with multiple panes, either as side lites or lites above a main window pane; double-hung windows with multi-pane lite divides; low-pitched roofs; and painted wood siding and exterior elements. More detailed homes have shingle siding, simple wood beams and arch elements at front porches, and overhangs with exposed rafters. Most houses retain the tapered columns typical of craftsman style, and those that do not (such as near Finnell Rd) maintain painted wood columns. Several homes have undergone some exterior modification but retain key elements of the craftsman design aesthetic of the neighborhood.

The applicant proposes to modify almost all elements of the building envelope, while maintaining the existing volume and location of windows/doors and other elements such as the chimney. Staff believe many of these elements are consistent with the neighborhood design as described below. However, some of the elements proposed are a departure from the craftsman neighborhood character, such as the fully glazed front and garage doors, board and batten siding, and metal standing seam roof.

While staff believes it is possible to modernize the structure within the context of the Master Planned development and its character, staff has concerns that some of the proposed changes are a significant departure from the intent of the development and may conflict with the Town's Design Standards.

Modifications staff believes are minor and/or consistent with the neighborhood character include:

- Removal of the arches above the garage doors and at the front picture windows.

There are several homes in the neighborhood which do not have these arch elements. Additionally, removing the arch on the front picture window will allow the top sill of the window to be below the eave line, which is a more appropriate architectural detail. Staff believe this simplification of the design for the windows is consistent with the neighborhood as well as internally consistent to the house design.

- Removal of the oval/octagon window on the front elevation (between the garage and front door), and replacement with a rectangular vertical three-pane window.

While the octagon/oval/circular window is an element seen in many homes in the development, there are also several homes that do not have this feature. The scale of the replacement window is in proportion to the existing window opening. As such, staff do not believe this would be a major departure from the Master Planned neighborhood design and is appropriate to the overall home design.

- Replacing the existing windows and exterior doors with new metal frame windows and doors

The existing windows are double hung windows with single panes (no multiple lites), other than the front picture window which has side lites on both sides of a main pane. Similarly, side and rear elevations have either simple double-hung or (on the east elevation) slider windows with no mullions.

The proposed project would replace these windows with casement windows with mullions that divide the windows into three panels, providing a little more detail than the existing windows. Although the windows are being replaced with casement windows, the windows include mullions that divide the glazing of each window into multiple panels, or lites. For instance, the front picture window has 4 panels or 'lites' on either side of the main picture window, while the replacement would have 3 panels or 'lites' on either side and in a similar proportion to the main picture window.

There are other homes in the neighborhood that have this type of aesthetic (1888 Heritage Way and 2 Heritage Court, for example). Additionally, the painted wood trim is proposed to be retained throughout the exterior, which

is a hallmark of the craftsman style and the neighborhood development. The windows themselves are high-quality wood windows with metal cladding, and the mullions have sufficient detail to present the appearance of multiple lites.

- Replacing the existing narrow horizontal siding with board and batten (cement board and battens)

While no other residences in the development have either board and batten or vertical siding, the neighborhood has a variety of siding styles and designs, including both narrow and wide horizontal siding, shingle, and stucco homes. Given the variety of styles, the vertical siding, which would be painted an off-white color, is likely to blend in and be compatible with the neighborhood's aesthetic. However, staff requests the ZDRB review this component for consistency with the Master Planned residential neighborhood character.

- Replacing/adding exterior lighting

The proposed exterior lighting consists of simple black rectangular wall sconces at each side of all exterior doors. These elements are small, and with a simple design would be compatible with the home, as well as neighborhood, where there is a wide variety of wall lighting styles present.

In addition to reviewing the above, there are design modifications that warrant ZDRB deliberation, as staff has concerns that these modifications would be departures from the Heritage Estate's neighborhood character as a Master Planned residential zone and require careful consideration. Some of these design elements conflict with the Town's Design Review Standards and Guidelines.

These Design Elements include:

- Replacing the existing solid garage doors with fully glazed metal frame garage doors

As noted, the original design included fully glazed metal frame garage doors. Staff believe the replacement of the solid garage door with the very modern metal frame and frosted glass doors would be a departure from any other design in the neighborhood. It contrasts with the general neighborhood character, where garage doors are either solid or carriage style with upper window panels only.

While the Town's design guidelines aim to minimize the visibility of garages, the large amount of glass proposed in the doors would instead emphasize the double garage. Additionally, while multiple car garages are found throughout the neighborhood and within the front half of the lot (now not allowed per YMC § 17.40.020 and .030), the solid garage doors help to minimize the garage rather than highlight it as glazed doors would.

As noted, the applicant has modified the proposal to include garage doors that are solid except for a single row/bay of lites, which are divided lites, consistent with the Design Guidelines and the neighborhood character, as there are several homes in the neighborhood with similar style doors.

- Replacing traditional craftsman wood door with upper lites with a fully glazed, frosted glass door with full lites on either side

The front door and both side lites are proposed to be fully glazed. YMC § 17.40.030 *Windows, Doors, and Entries* states: "Sliding glass doors are discouraged and the use of large picture windows should be limited when these features are visible from the street."

Similar to a fully glazed garage door, a fully glazed front door would have a large amount of glazing visible from the street. The fully glazed rear and side patio doors are less of a concern, as they will not be visible from the street.

The applicant has modified the proposal to include a solid front door with side lites, consistent with the Design Standards and the neighborhood character.

- Replacing the existing asphalt shingle roof with a standing seam roof

The asphalt shingles are proposed to be replaced with a dark gray standing seam roof. While the color is compatible with the home and surrounding uses, this would be the only / first standing seam roof within this development. Standing seam roofing is allowed per YMC § 17.40 Residential Design Standards, however staff questions whether it will be compatible with the Master Planned Residential Zoning district (YMC § 17.32) and should be reviewed by the ZDRB for compatibility with the Master Planned Residential zone.

- Removal of the four tapered column form at the front elevation and replacing with heavy timber (wood) square columns

This is a minor modification, and there are other homes in the neighborhood without tapered columns, so staff do not believe this would not be a large departure from the neighborhood's aesthetics. However, staff believes the columns should be painted to ensure they are consistent with the rest of the house's design per YMC § 17.40.030 Residential Design Guidelines *"Buildings shall have consistent materials, details, and architectural theme on all sides of the buildings."* as the other elements of the home are proposed to be painted.

Staff met with the applicant, and they are amenable to painting the columns. Staff has included this requirement in the recommended Conditions of Approval.

FINDINGS

In addition to being consistent with the Town's General Plan, the following Yountville Municipal Code (YMC) sections are applicable to this application:

YMC § 17.32 Master Planned Residential (MPR) Zoning District

YMC § 17.188 Design Review

YMC § 17.40 Residential Design Standards and Guidelines

YMC § 17.32 MASTER PLANNED RESIDENTIAL

Pursuant to YMC § 17.32.020, the following general conditions shall apply to all lands designated as MPR, Master Planned Residential: Pursuant to YMC §17.32.020.A, *"The expansion or exterior remodeling of a commercial or residential structure shall require design review approval as regulated by Chapter 17.188 of this title."*

YMC § 17.188 DESIGN REVIEW

Pursuant to YMC § 17.188.060, *Findings and Decision*, following the public hearing, Zoning and Design Review Board (ZDRB) may adopt a Resolution approving the application for Minor Design Review, if from the facts presented, the findings required by YMC § 17.188.060 can be made:

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;

STAFF FINDING:

No changes are proposed to the siting of the building, pedestrian or vehicle access, or relationship to the streetscape. As conditioned, the perceived scale of the building will be retained, as the amount of glazing on the front facade visible from the street will be maintained similar to the current design.

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

STAFF FINDING:

No trees are proposed for removal as part of this project and the home is not within an identified public view corridor.

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

STAFF FINDING:

No changes to the proposed size, scale, or setbacks are proposed by the project. As conditioned, the garage scale will retain the current scale and massing as seen from the street.

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;

STAFF FINDING:

No changes are proposed to the parking location, trash enclosure or other utility equipment. New windows are either facing the street or one-story windows with privacy fencing.

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;

STAFF FINDING:

As conditioned, the originally proposed fully glazed garage doors and front doors would be eliminated from the design, as they would not be compatible with the Residential Design Standards and Guidelines or neighboring Master Planned properties as discussed herein. The revised garage doors, with one panel of glazing at the top of the door, and solid front door with glazed side lites would be consistent with this criterion.

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;

STAFF FINDING:

There are no changes to the proposed landscaping as part of this application.

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

STAFF FINDING:

There are no changes to the proposed infrastructure from the current approved and permitted project.

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

STAFF FINDING:

The Project is located in a Master Planned Residential Neighborhood. In accordance with YMC §17.32, the intent of this district is to develop an integrated community neighborhood, with the overall design standards set through the Master Development Plan. As conditioned, the proposed project would be consistent with the intent and requirements of the Master Planned Residential zoning district and applicable Design Review requirements in the Municipal Code and will comply with the applicable provisions of Title 17, as demonstrated in this Staff Report and supporting documents.

Furthermore, the proposed project, as conditioned, will be consistent with the General Plan goals and policies, such as Policy LU-2.1 Compatibility of Development:

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.

LU-2.1 Compatibility of Development. Require that new development, remodels, and additions be of a scale, intensity, and design that integrates with the immediate neighborhood, the town as a whole, and the natural surroundings,

in that modifications which would not be compatible with the neighborhood and Master Planned residential zoning district, including the fully-glazed garage doors and front door, have been eliminated from the design and replaced with doors that limit glazing of each of these openings visible from the street; and, the wood columns will be painted and integrate into the house design as well as the design of the immediate neighborhood.

YMC § 17.40 Residential Design Standards and Guidelines

The following are design standards which all nonresidential projects are required to conform with, unless waived by design review approval as regulated by Chapter 17.188 of this title.

YMC § 17.40.020 Residential Design Standards	
Garages, Driveways and Parking	
1. The width of each garage door shall not exceed 12 feet when located in the front half of the lot and visible from the street.	<i>The garage doors are existing, and less than 12' in width.</i>
2. Multi-car garages are permitted if located on the rear half of the lot or screened from view from adjacent street frontages by building placement, landscaping, and/or fencing in compliance with Chapter 17.136 .	<p><i>The garage is a multi-car attached garage located at the front of the lot. However, this is an existing condition.</i></p> <p><i>As conditioned, the appearance of the multi-car garage would be minimized by retaining solid garage doors with only one lite panel per door rather than fully glazed doors which would emphasize the multi-car garage as seen from the street frontage.</i></p>
3. Carports shall be located in the rear half of the lot or screened from view from adjacent street frontages by building placement, landscaping and/or fencing in compliance with Chapter 17.136 .	<i>Not applicable.</i>
4. For single-family houses with attached garages, the width of the house shall be at least five feet greater than the width of the garage along its street frontage. The garage shall be set back at least 10 feet farther than the house from the street.	<i>The house is wider than the garage by 14 feet at the front facade. The garage is set forward of the house. However, this is an existing condition that is not being altered.</i>
5. In the Old Town Historic District, driveway aprons shall be a solid surface, concrete, or pavers, for the	<i>The site is not in the Old Town Historic District. Not</i>

width of the driveway and the length from the existing edge of asphalt street to the right-of-way line or five feet, whichever is greater.	<i>applicable.</i>
Street Frontage	
1. The principal orientation of all buildings shall be parallel to streets they face.	<i>The structure is oriented towards the street. No changes are proposed.</i>
3. Primary building entrances and associated paths of travel from the adjacent street(s) shall be visible from the adjacent street(s).	<i>The entry is visible from the street. No changes are proposed.</i>
4. Building facades that face street frontages shall include breaks in their wall plane by incorporating one or more techniques along at least 20% of the entire street-facing facade, such as varying setbacks, recessed or projecting building entries, wall offsets, wall projections or variation in materials.	<i>The structure is an existing building with three different planes along the front facade. No changes are proposed.</i>
5. A covered porch shall be incorporated into the front elevation for new construction. The minimum required porch shall be at least 72 square feet in area and shall measure at least six feet deep (measured perpendicular to the front wall of the house). Porches shall be unenclosed but may be screened.	<i>The structure is an existing building with a covered porch that is over six feet deep. The alterations to the porch columns will not change these dimensions.</i>
Building Scale and Massing	
1. Buildings shall carry the same design in terms of form and massing, roof design, wall and window design, and colors and materials on all building elevations.	<i>As conditioned, the exterior design of the structure would meet this requirement, as the wood columns would be painted consistent with the rest of the building design.</i>
Roof Forms	
1. The main roof of the building shall have a minimum pitch of 4 in 12 as shown in Figure 17.40-1.	<i>The existing main roof is a 4:12 pitch.</i>
2. Roofs which incorporate multiple ridges, eaves and/or dormers are required. Up to 20% of the area of a structure's roof may be flat.	<i>The existing roof has multiple ridges. No changes are proposed.</i>
3. Roofing shall be composition shingle, standing seam, other fabricated metal, or tile from natural materials. Concrete tile, wood shake, or tar and gravel roofing is prohibited.	<i>The proposed new roof is standing seam.</i>
Windows, Doors and Entries	

1. Only wood-frame windows, vinyl-clad wood windows or powder-coated metal-framed windows colored by the manufacturer are permitted. Bare metal, plastic, or silver-colored aluminum windows or screen frames are prohibited.	<i>The proposed windows are black powder-coated metal-framed windows.</i>
2. Shutters, if incorporated, shall be the same size as half the adjacent window width.	<i>No shutters are proposed.</i>
4. Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from wall plane by a minimum of three inches.	<i>The existing trim surrounds will be maintained around the windows.</i>
Exterior Building Materials	
1. The following exterior materials are allowed: wood (lap siding, board and batten, shingle), cement board, or stucco. Natural brick or stone is allowed as an accent material only, covering no more than 25% of any building facade. T-111 or plywood shall not be permitted.	<i>The proposed siding is board and batten cement board siding.</i>
2. Design material changes shall occur at intersecting planes, at inside corners of changing wall planes or where architectural elements intersect such as a chimney, pilaster, or projection, except for the base of buildings, corner boards or gable ends.	<i>No design material changes conflict with this requirement.</i>
Landscaping and Open Space	
1. A minimum of one tree shall be planted within the front yard setback for new development. This standard does not apply to the MHP, Mobile Home District.	<i>The structure is an existing building with no landscape changes proposed.</i>
Utilities and Auxiliary Structures	
1. a. Utilities and refuse storage areas are not permitted in any setback area or front yard; b. All new electrical, telephone, CATV and similar service wires or cables shall be installed underground. Risers on poles or buildings are permitted; c. Air conditioners and similar mechanical equipment shall be screened from view; d. Electrical vaults and meter boxes shall be screened from view from any public right-of-way. Fire pipes and	<i>As conditioned, this requirement will be met.</i>

<p>extinguishers must be easily identified; and</p> <p>e. For multifamily uses, refuse storage areas shall be screened from public and adjacent properties view or located within a building.</p>	
<p>4. All exterior mechanical and electrical equipment shall be screened by landscaping or fencing or incorporated into the design of buildings so as not to be visible from the street. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, cable equipment, telephone entry boxes, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems.</p>	<p><i>As conditioned, any new exterior mechanical and electrical equipment will meet this requirement.</i></p>
<p>5. Reduced pressure backflow prevention devices are required for connection to the Town's water system and are required to be above ground but shall be screened from adjacent public street(s) by landscaping or fencing while allowing access for annual testing.</p>	<p><i>The home is an existing residence with existing water service.</i></p>

YMC § 17.40.030 Residential Design Guidelines	
<p>Varied roof heights and front setbacks are encouraged to give individuality to each structure, especially when there are two or more adjacent lots to be developed.</p>	<p><i>No changes are proposed to the roof heights or planes.</i></p>
Driveways, Garages/Carports and Parking	
<p>1. Garages are encouraged to be located in the rear half of the lot.</p>	<p><i>The garage is located in the front of the lot. This is an existing condition with no change in siting. As conditioned, the garage door would not emphasize the presence of the garage.</i></p>
<p>2. Detached garages and garage doors that do not face the street are encouraged.</p>	<p><i>Not applicable.</i></p>
<p>3. Single-car garages may be located near the front of the lot, though this is discouraged.</p>	<p><i>Not applicable.</i></p>
<p>6. To minimize the amount of paved area, sharing of driveways and access to parking lots is encouraged. An easement providing for shared use shall be</p>	<p><i>Not applicable.</i></p>

recorded.	
7. On-site paving for vehicles should be of a permeable material, where practical.	<i>No new paving is proposed.</i>
8. For shared driveways exceeding 100 feet in length, turnouts may be needed for vehicles to pass one another.	<i>Not applicable.</i>
Roof Forms	
1. Roofs should incorporate pre-plumbing and pre-wiring in new development for easy installation of solar water heating and photo-voltaic (PV) solar panels, where feasible. Solar panels should be incorporated into roof design and be low-profile, where possible.	<i>Not applicable.</i>
Building Exterior Colors and Materials	
1. Buildings shall have consistent materials, details, and architectural theme on all sides of the buildings. Materials that appear faux or veneer-like should be avoided. Joints or raw edges of materials shall be concealed to create an appearance of authenticity.	<i>As conditioned, this guideline will be met.</i>
2. Auxiliary structures that require issuance of a building permit should have consistent exterior material(s) and color(s) with the primary building.	<i>Not applicable.</i>
3. Mediterranean and Tuscan design styles that include, but are not limited to, the following common characteristics of clay tile, heavy stucco, or plaster, cut and cast stone, wrought iron details, tower-like chimneys, heavy massing, arched openings, and arcades are prohibited.	<i>Not applicable.</i>
Windows, Doors and Entries	
1. Sliding glass doors are discouraged, and the use of large picture windows should be limited when these features are visible from the street.	<i>As conditioned, glazing on the front facade that is visible from the street, including the glazing in the garage door and front door, and picture window, will be limited.</i>
2. Double-hung windows should maintain a 1.5:1 height to width ratio or greater.	<i>Not applicable.</i>
3. Where adjacent to single-family development, windows, balconies, and similar openings should be oriented so as not to have a direct line-of-sight into	<i>New proposed openings do not have direct line-of-sight into adjacent units, as they are either facing the street (the new window replacing the octagonal window opening) or</i>

homes or onto private backyards on abutting properties. This can be accomplished through window placement, stepbacks of upper stories, use of clerestory windows, glass block or opaque glass, or mature landscaping within the rear or side setback areas.	<i>in a one-story structure facing a privacy fence.</i>
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ENVIRONMENTAL REVIEW

The approval of the proposed Project has been determined to be exempt per California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, which exempts minor alterations of existing private structures or topographical features involving negligible or no expansion of use; and 15061(b)(3), which exempts activities that can be seen with certainty to not have a significant effect on the environment. None of the exceptions to the exemptions set forth in § 15300.2 apply.

FISCAL IMPACT

Is there a Fiscal Impact? No

Is it Currently Budgeted? N/A

Where is it Budgeted? N/A

Is it Mandatory or Discretionary? Discretionary

Is there a Staff Resource Impact? Yes

ATTACHMENTS

1. Resolution No. 24-020
2. Exhibit A – Conditions of Approval
3. Project Narrative
4. Project Plans