

Town of Yountville Zoning and Design Review Board

Resolution Number 25-026

A RESOLUTION OF THE TOWN OF YOUNTVILLE ZONING AND DESIGN REVIEW BOARD RECOMMENDING THE TOWN COUNCIL CONDITIONALLY APPROVE A PRELIMINARY AND FINAL MASTER DEVELOPMENT PLAN, TENTATIVE PARCEL MAP FOR A CONDOMINIUM PROJECT, USE PERMIT FOR A MIXED USE PROJECT AND OWNER-OCCUPANCY OF ONE DWELLING UNIT, STATE DENSITY BONUS WAIVERS, MAJOR DESIGN REVIEW FOR A NEW MIXED-USE BUILDING, TREE REMOVAL PERMIT, AND MASTER SIGN PLAN FOR A MIXED-USE PROJECT AT 2010-2012 HUMBOLDT STREET (APNs 036-054-022 and -023), LOCATED AT THE CORNER OF HUMBOLDT AND JEFFERSON STREETS, AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15332.

WHEREAS, on February 6, 2025, Yountville Pacific (the “Applicant”) submitted an application for a Preliminary and Final Master Development Plan (together, the “Master Development Plan” or “MDP”), Tentative Parcel Map for a Minor Subdivision, Use Permit, four Density Bonus Waivers, Major Design Review, a Tree Removal Permit, and Master Sign Plan for a mixed-use residential and retail project located at 2010-2012 Humboldt Street (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 (Gov. Code § 66300-66301) as the Project contains 5 residential units and at least two-thirds of the square footage is designated for residential use.

WHEREAS, On March 8, 2025, the Town of Yountville determined the Project Application to be complete.

WHEREAS, On April 6, 2025 and May 15, 2025, the Town of Yountville provided the Applicant with written documentation analyzing the Project’s consistency with applicable objective standards in accordance with Gov. Code, § 65589.5, subd. (j)(2).

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

WHEREAS, the Applicant has requested the following Density Bonus Waivers pursuant to the Density Bonus Law:

Waiver 1: Setback waiver for the front setback along Jefferson Street to allow a 10-foot setback where 15-feet is the development standard.

Waiver 2: Floor Area Ratio (FAR) Waiver to allow a Residential FAR of 0.37 where 0.15 is the development standard.

Waiver 3: Parking Waiver to allow a reduction to 8 parking spaces where 13 spaces are required.

Waiver 4: Top Story Floor Area Limit Waiver to allow the 2nd floor area to be 43% of the total floor area where 40% is the development standard.

WHEREAS, Government Code § 65915(e) requires a Density Bonus Waiver to be approved unless written findings are made based upon substantial evidence that the waiver would (i) have a specific, adverse impact upon public health and safety for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact; or (ii) have a specific, adverse impact on any real property that is listed in the California Register of Historical Resources; or (iii) be contrary to state or federal law.

WHEREAS, the Project's 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, approval of the Tentative Parcel Map is contingent upon making the findings required by YMC §§ 16.16.020 and 16.20.010; approval of a Density Bonus waiver is contingent upon making the findings required by YMC § 17.160.030(B); approval of Major Design Review is contingent upon making the findings required by YMC § 17.188.060; approval of the Preliminary and Final Master Development Plan is contingent upon making the findings required by YMC § 17.192.060, and approval of the Use Permit is contingent upon making the findings required by YMC § 17.200.060.

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, 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, 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, Master Development Plans, State Density Bonus Waivers, Tentative Parcel Maps, and Use Permits.

WHEREAS, on May 27, 2025, 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, and considered the Application for the Project.

WHEREAS, a public notice for the public hearing held on May 27, 2025 was posted on May 15, 2025 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.

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: TENTATIVE PARCEL MAP FINDINGS:

- A. No land shall be subdivided and developed for any purpose that is not in conformity with the General Plan and zoning ordinance of the Town.*

The General Plan and Zoning Ordinance requirements specify the size of this site shall be a minimum of 10,000 square feet. A merger of the two parcels will be required prior to either the issuance of a building permit or the subdivision of the land/recording of the Final Parcel Map. The proposed Tentative Parcel Map includes one parcel, which (once the two parcels are merged) will be greater than 10,000 square feet, with condominium units within the parcel. Additional General Plan Consistency criteria are discussed in the staff report and the General Consistency Analysis Memo (Attachment 2). As conditioned, this criterion will be met.

- B. The type and intensity of land use as shown on the General Plan shall determine the type of street, utilities, and public services that shall be provided by the subdivider. These public improvements shall be consistent with the General Plan, Master Utility Plan, and any Town Design Standards and Standard Plans.*

The Town Engineer has reviewed the proposed Tentative Parcel Map (TPM) and provided conditions of approval which will be required to be integrated into the Final Map to ensure the public improvements are consistent with the General Plan, Master Utility Plan, and any Town Design Standards and Standard Plans. These include the required lot merger and the provision for separate utility lines for each condominium unit. As conditioned, this criterion will be met.

- C. The tentative parcel map may be denied for any reason provided by Town ordinance, resolutions, or the State Subdivision Map Act. The Zoning and Design Review Board shall adopt findings and recommend denial and the Town Council shall deny approval of the tentative parcel map if they make any of the findings contained in Section 16.16.020(E)(3)(b).*

None of the findings in Section 16.16.020-(E)(3)(b) can be made, in that, as conditioned, the proposed map and development will be consistent with the General Plan, subdivision improvement standards, and other Town standards. There are no specific plans that apply to this site. The site is suitable for the proposed mixed-use project at the proposed density, and, as discussed in this staff report, is compatible with surrounding development and is not likely to cause serious public health problems. As conditioned, the subdivision and improvements will not

conflict with easements of record. As conditioned, this criterion will be met.

SECTION 4: 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 creates an environment of sustained desirability and stability by implementing the vision of the General Plan to enhance and sustain the Washington Street commercial corridor with a mixed-use project at this Site. The Project provides commercial uses on the ground floor with the main retail corner entry oriented towards Washington Street. The Project also provides residential units as required by the General Plan and Zoning standards for the site. The Project's inclusion of both local-serving retail and residential units provides a transition from commercial to residential zoning. No phasing of the Project is proposed. This criterion is met.

- 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 proposed development implements the mixed-use commercial and residential development on the two Residential Scaled Commercial parcels as outlined in the General Plan, Section 5.3 Change Areas (General Plan Land Use Element, Section 5.3 Change Areas, pages 58-61). The proposed development also provides needed housing units that exceed the General Plan requirement of two units and meets the allowed residential density of two to sixteen units and is therefore consistent with the General Plan Housing Element. With the approval of the Density Bonus Waivers listed above, and with the Project Conditions of Approval, the Project will comply with the Town's Municipal Code, including the Zoning Ordinance and Subdivision Ordinance.

As conditioned, the Applicant will provide a deed-restricted affordable housing unit as required by the Town's Inclusionary Housing requirements and execute the required regulatory agreements in compliance with YMC 17.160.020. As conditioned, this criterion will be met.

- 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 related to all Objective Design Standards and 17.200.060 related to Use Permit requests are addressed in Sections 6 and 7 of this Resolution. As conditioned, this criterion will be met.

SECTION 5: DENSITY BONUS 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 on the donation of land, and as such, the findings in California Government Code 65915(h) are not required. This Finding is not applicable.

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

The density bonus and waivers are not based all or in part on the inclusion of a childcare facility, and as such, the findings in California Government Code 65915(h) are not required. This Finding is not applicable.

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. (*Wollmer v. City of Berkeley* (2011) 193 Cal.App.4th 1329, 1346.) Nevertheless, the Applicant has demonstrated that the waivers are necessary to make the housing units feasible, as both the additional FAR and top story percentage in the Project are directly related to the residential areas of the Project. The Project meets the 0.25 FAR maximum for the commercial space; the FAR increase is all attributable to the residential component. Additionally, the top floor is residential, so any reduction in the top story size would reduce the size or number of dwelling units and financial feasibility of the Project. The Project would need to eliminate one to two dwelling units to meet the parking standard or provide a cost-prohibitive alternative (such as underground parking or mechanical lift parking).

The proposed Project's retail component, at the square footage proposed, will help to subsidize the cost of the affordable housing unit through retail and rent revenues. The waiver to the front setback on Jefferson Street allows the Project to construct the required amount of retail space needed to produce these revenues. Similarly, reduction in the ground floor square footage to meet the 15' setback would result in reduction to the residential square footage, and potentially elimination of one of the dwelling units, from the Project. Therefore, the density bonus waivers are required for the Project to be able to construct the number of housing units proposed, and for the housing units to be economically feasible. This criterion is met.

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.

No concessions or incentives are requested. This Finding is not applicable.

The Town Council cannot and does not make either of the findings meriting denial of the requested waivers:

E. 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.

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

The Project is located on a vacant site and will not impact any real property that is listed in the

California Register of Historic Resources.

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 of the building, which fronts the corner and Jefferson Street, pedestrian and vehicular access and circulation, and relationship of structures and open spaces to the streetscape as the design places the pedestrian entry at the prominent corner element with retail windows along the Jefferson and Humboldt sidewalk frontages. Vehicle access is provided further along Humboldt Street, away from the corner entry and across from commercial uses. The parking is screened from the public and adjacent residential uses by the building and privacy fencing.

The Project places the structure on the west side of the site with a smaller two-story structure (Apartment 2) on the southeast corner. The parking area and landscaped setbacks on the north and east provide a buffer to the adjacent residential uses. The Project includes clerestory windows along the north elevation to provide privacy to the residential uses to the north, and the eastern two-story apartment also proposes clerestory windows on the east elevation facing the adjacent residential use.

The building incorporates hip roof elements and includes setbacks of upper floor massing or partial second floors on the Humboldt Street elevation and the eastern elevation. This criterion is met.

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

The site is a vacant parcel that does not include any significant trees or natural features. However, there is one native tree that will require a Tree Removal Permit. The site is not near any public view corridors identified in the General Plan. This criterion is met.

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

Although the Project is requesting a density bonus waiver from the setback standard to have a 10-foot setback at Jefferson Street where 15-feet is required, there is a distance of 17-feet between the building and curb (a 5-foot sidewalk and approximately 12-foot landscape strip, part of which is in the right-of-way but maintained by the owner). The Humboldt Street frontage has a setback of almost 8 feet for the main building (with the 5-foot sidewalk in the right of way for a total of 14-feet to the curb), which steps back to almost 10-feet for the port cohere and two-story dwelling unit near the east setback adjacent to the residential uses.

The proposed building is on the western side of the lot, nearest the Washington Street corridor and directly opposite another commercial structure on Humboldt Street, with the parking lot on

the east side acting as a screened buffer to adjoining properties to the northeast and east. The building height is tallest at the corner entry, and steps down to a 26-foot parapet for the residential spaces.

The massing is moderated in that the majority of the building is four-feet lower than the maximum height allowed, includes breaks in the roofline on the west elevation, and step backs on the corner and south elevations, and open courtyard areas on the east elevation. This criterion is met.

- 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;*

As designed, the parking is screened from neighboring properties by the building, a port cochere, and privacy fencing at the north and east property lines. The trash enclosures are integrated into the building design and fully enclosed, with the commercial and four residential trash enclosures located internal to the site and near Humboldt Street, and one residential area on the north side of the building near Jefferson Street. Mechanical equipment is located on the roof and will be screened by the building parapets. A condition of approval will require any other mechanical equipment to be screened.

The Project includes clerestory windows on the second floor's north elevation and the eastern elevation of the two-story apartment to provide privacy to adjoining properties. The upper-level courtyard areas are screened from adjoining properties by the building (to the north for the one-bedroom units) and planting areas (to the east for the courtyard on the port cochere roof). As conditioned, this criterion will be met.

- 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;*

The Project design includes high quality materials, such as color-integrated smooth stucco, wood windows, a vintage wood storefront entry, fabric and metal awnings, Juliette balconies with forged metal railings and window boxes for the second floor windows. The windows and storefront are highly detailed with multiple lites, are inset from the stucco to provide additional depth to the design. The planter boxes provide breaks in the building surface and adds detail to the second floor. This criterion is met.

The proposed design steps back the upper floor volumes at the corner entry, Humboldt Street, and east elevations. There are breaks approximately every 30-feet along the Jefferson Street elevation. This criterion is met.

- 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 landscape proposed includes multiple planting areas integrated into the building design, including second floor window boxes, plantings along and overhanging the first floor building parapets, and taller potted plants along the first floor roof decks, all of which will be enjoyed by

the building occupants, and many of which are also visible to the public. The proposed landscaping on the ground level includes deciduous street trees that will provide a variety of color and interest throughout the year, lower plantings along the streetscape that will enhance the pedestrian experience. As conditioned, this criterion will be met.

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

The Project has been reviewed by the Public Works Department, and there is adequate infrastructure and utility capacity to serve the proposed development. As conditioned, this criterion will be met.

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 Project is consistent with the General Plan as described in Attachment 2: General Plan Consistency Analysis, and with Title 17: Zoning, as described in the staff report. As conditioned, this criterion will be met.

SECTION 7. USE PERMIT FINDINGS:

A. The proposed use, at the intensity represented and at the proposed location, will provide a use that is compatible with the neighborhood and community.

The proposed mixed-use development of two small local-serving retail stores totaling less than 2,500 square feet and five residential units is an intensity appropriate and compatible with the neighborhood and the community. The retail store hours will generally be during the day, which is compatible with the neighborhood.

The allowance for owner-occupancy will not impact the intensity of the development, which is the anticipated intensity as outlined in the General Plan Land Use and Housing Elements. This criterion is met.

B. The proposed use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity.

The site is surrounded by existing residential and local-serving commercial uses, the same uses proposed for this site. The proposed uses (retail and residential) do not include any hazardous materials, excessive noise or other components that would be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity. This criterion is met.

C. The proposed use would not conflict with the Town's goal of achieving economic sustainability with a mix of varied commercial services.

The proposed use of two smaller scale local-serving retail spaces supports the Town's goal of achieving economic sustainability with a mix of varied commercial services in that two retail spaces of varying sizes will be provided. This criterion is met.

D. The proposed use will not impair accessibility or traffic patterns for persons and vehicles based on the type and volume of anticipated traffic, will provide safe and adequate ingress and egress, and will furnish adequate off-street parking and loading for both customers and employees to the extent deemed feasible by the decision-making body.

The use will not impair accessibility or traffic patterns for persons and vehicles based on the type and volume of anticipated traffic, and the Project as designed will provide safe and adequate ingress and egress, with the main access driveway on Humboldt Street, across from another commercial use, and an appropriate distance from the intersection of Jefferson and Washington Streets. A traffic analysis was conducted and concluded that impacts to traffic would be less than significant and below the thresholds for the Town's and State's Vehicle Miles Traveled (VMT) thresholds of significance. (see further discussion in Section 9 of this Resolution and Attachment 7, Traffic Impact Analysis). This criterion is met.

E. The proposed use provides sufficient safeguards to prevent noxious or offensive emissions such as glare, dust and odors, or levels of noise which may exceed the Town's noise regulations.

The proposed uses (retail and residential) do not include any hazardous materials, excessive noise or other components that would exceed the Town's regulations. As conditioned, the Project will be required to adhere to the Town's Noise Ordinance during both construction and during operations. Noise, dust, and odors during construction will be conditioned accordingly to comply with the Town's and or other applicable requirements. Additionally, the proposed uses, retail and residential, will be required to operate within the proposed hours of operation per the use permit of 10 am and 6 pm for the retail spaces, and required to comply with the Town's noise ordinance. As conditioned, this criterion will be met.

F. The proposed use does not require excessive amounts of water or generate excessive amounts of waste.

The proposed uses (retail and residential) will not require excessive amounts of water or generate excessive amounts of waste. This criterion is met.

G. The existing or proposed utility, police and fire services are adequate to serve the proposed use.

The Project has been reviewed by the appropriate authorities, and, as conditioned, the proposed use will be adequately served by utilities, police, and fire services. As conditioned, this criterion will be met.

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

The proposed uses comply with the General Plan, which identifies the two parcels which make up the site as a "Change Area" that led to the rezoning of these parcels to Residential Scaled Commercial zoning (See Attachment 2 General Plan Consistency Analysis for additional analysis). As required YMC §17.56.030 for the Site Specific Conditions, the Applicant has applied for a Use Permit for the mixed-use Project, and proposed a project that conforms to the requirements of this Section.

The provision of five residential units, one of which is proposed be owner-occupied (meaning it may be occupied by the fee owner of the underlying real property) while the others remain rental, is consistent with the Land Use Element of the General Plan, which specifies a minimum of two

second-story rental housing units be required as part of any development on the Site and limits one of the rental units to be owner-occupied subject to a use permit.

The five dwelling units proposed is also consistent with the Housing Element of the General Plan, which anticipates three units for the parcels for the Site and sets a maximum density of sixteen units (eight units per parcel, Table D-8 Housing Element, page D-48).

This criterion is met.

- I. For properties in the Retail Overlay District, the proposed use enhances retail opportunities within the commercial code of the Town and the proposed use maximizes active uses along the Washington Street core business area and in doing so enhances pedestrian activity and interest.*

The property is not located in the Retail Overlay District. This Finding is not applicable.

SECTION 8. TREE REMOVAL PERMIT FINDINGS:

Pursuant to YMC § 17.128.060(B), the responsible reviewing authority may approve the application and authorize a tree removal permit if the facts presented establish one or more of the following:

1. The condition of the tree(s) with respect to its health present(s) an imminent danger of falling or failure, and constitutes a likely hazard to safety due to the proximity of existing structures or interference with public infrastructure or utilities. Prior history of poor maintenance affecting the health of the tree may invalidate grounds for removal of an unhealthy tree; or
2. Removal is warranted due to the tree's age and size with respect to the size or appropriateness of its planted location or if removal would encourage healthier, more vigorous growth of other trees or would encourage healthier, more vigorous growth of trees and other plant material in the area; or
3. Alternative mitigation measures that reduce a structural defect but do not result in removal of the tree(s) are either impractical or would not benefit the longevity of the subject tree(s).

The tree is in poor health and is already in decline with several dead branches and decay at the branch junctions; removal is warranted due to the tree's age and size. A condition of approval requires the Project to provide the minimum replacement diameter of 24-inches in compliance with YMC § 17.128.070. In accordance with this Section, the Project will be subject to meeting the requirement either on-site or a combination of on-site and in-lieu fee requirement (if the replacement diameter cannot be met on-site due to site constraints).

The Applicant is proposing nine replacement street trees as part of their Design Review application, to include Scarlet Oak and Crepe Myrtle trees at 36" and 24" box size and would likely be able to meet this requirement with the on-site tree plantings. As conditioned, the Project will be required to meet the replacement requirement for the Heritage tree being removed, either through on-site replacement or a combination of on-site plantings and in-lieu fee.

SECTION 9. 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 mixed-use development that would add a mix of retail and three new residential units, consistent with the General Plan designation and Zoning district. The Project is consistent with the General Plan as described in this Resolution and Attachment 2 – General Plan Consistency Analysis. This criterion is met.

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 less than five acres and is substantially surrounded by existing development. The Site is currently undeveloped and is served by existing utilities and public services. Urban uses include residential development, and the Project is surrounded on the north and east sides by an existing residential development, on the south side by an existing commercial use, and on the west side by a park and downtown commercial uses. 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. This criterion is met.

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

A biological resource study dated October 25, 2024, conducted by WRA Environmental Consultants, confirms that the subject property does not currently have any sensitive biological communities or special-status plant species. Additionally, the site is bounded by developed properties, and does not have any habitat value for endangered, rare, or threatened species. The conditions of approval require a nesting study to be performed if Project development activities commence between February and August to address any concerns regarding nesting birds. As conditioned, this criterion is met.

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

Traffic - A Traffic Impact Assessment dated February 2, 2025, was prepared by AMS associates for the proposed Project (Attachment E). The analysis concluded that no significant impacts on traffic flow and operations were anticipated. The Project would result in a net increase of approximately 144 vehicle trips per day – 110 from the local serving retail and 34 from the residential uses.

The proposed local serving retail is 2,307 square feet, less than 5% of the 50,000 square foot threshold for VMT analysis. Likewise, the five residential units would generate 34 trips per day, less than the 110-trip threshold. VMT criteria allows mixed use projects to analyze each use component separately (for instance, 50,000 square feet of retail would generate over 2,000 trips per day compared to 'small project' criteria of 110 trips, and would be in direct conflict to the adopted criteria if the retail were also subject to the small project threshold of 110 trips). 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 – The operation of the Project would include typical commercial and residential noise which is consistent and compatible with existing adjacent & residential uses. As analyzed and with

uniformly applied development standards imposed as Project conditions of approvals, the Project will not have a significant effect on noise.

As conditioned, the Project will limit noise and vibration to acceptable levels during construction. Therefore, the Project would not result in a significant effect relating to noise and the Project meets this criterion for a Class 32 exemption.

Air Quality – Pursuant to General Plan Action OS-7.1d and Policy OS-7.2 and through the development review process, as conditioned, the use of best management practices, including Implementation of the BAAQMD Best Management Practices related to construction/fugitive dust, will be required during the construction process. 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 a stormwater control plan and Hydrology/Hydraulic Study. 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. As conditioned, stormwater management and treatment, erosion control, and implementation of the hydrology plan will meet the Town's standards and be incorporated into the Project. As conditioned, this criterion will be met.

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-scaled commercial site, with a mixed-use retail and residential development proposed, located within the Town limits of Yountville. The site is appropriately sized for the proposed density and intensity of use. 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.

The site is vacant. Therefore, this exception does not apply.

As provided above, the ZDRB recommends that the Town Council determine 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 10. CONDITIONS OF APPROVAL

When approving a Master Development Plan, Design Review, Tentative Parcel Map, or Use Permit, the reviewing authority may impose conditions deemed reasonable and necessary to ensure that the approval will be in compliance with the requisite findings. (YMC § 16.16.020; 17.188.070; 17.192.070; 17.200.070). The ZDRB hereby recommends the Town Council find 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 11: DETERMINATION

The Zoning and Design Review Board hereby recommends that the Town Council conditionally approve the application for the Preliminary and Final Master Development Plan ("Master Development Plan"), Tentative Parcel Map for a Condominium project, Use Permit for a Mixed Use Project and Owner-Occupancy of One Dwelling Unit, State Density Bonus Waivers, Major Design Review, Tree Removal Permit, and Master Sign Plan for a mixed commercial and residential development project located at 2010-2012 Humboldt Street (the "Project"), and find the Project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15332 Infill Development Project.

Passed and adopted at a special meeting of the Zoning and Design Review Board of the Town of Yountville held on the 27th day of May 2025 by the following vote:

AYES: Zagorsek, Henthorne, Deposki

NOES: Miller, Cook

ABSTAIN: None

ABSENT: None

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 27th day of May 2025.

Steven Miller

Steven Miller
Chair

Hilary Gaede

Hilary Gaede
Communications Director/ Town Clerk

Attachment: Exhibit A – Conditions of Approval