

2024-066

FILED

JUL 18 2024



RETURN TO:
Town of Yountville
Planning and Building
6550 Yount St.
Yountville, CA 94599

JOHN TUTEUR
Napa County Recorder - County Clerk
By: *[Signature]*
~~DEPUTY RECORDER - CLERK~~

NOTICE OF EXEMPTION

TO: Napa County Clerk
1127 1st St. Suite A
Napa, CA 94559

TO: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

Project Title: Oak and Vine Development/1980 Yountville Cross Road

Project Applicant: Crossroads Circle LLC 2525 N. Pearl St. Suite 1701, Dallas, Texas 75201
tm@bonvoyagemanagement.com

Project Location: 1980 Yountville Cross Road, Yountville, Napa County, California, APN 031-260-02

Project Description: The Project proposes to subdivide an existing 1.33-acre (53,799 square feet) parcel (APN: 031-260-02) at 1980 Yountville Cross Road in Yountville, CA into nine parcels ranging in size from 5,433 square feet to 7,4298 square feet. The project will remove non-historic external features from a historic structure which will be relocated to Parcel 1. The Project proposes to construct an additional eight single family dwellings, which will include two Junior Accessory Dwelling Units, a private road, landscaping, and associated improvements. To accommodate the proposed project, removal of 11 trees including heritage trees is required.

EXEMPT STATUS: Class 32 Infill Exemption {Sec.15332}

Reasons why project is exempt: The Project site is within the town limits on a site of less than five acres and is substantially surrounded on all sides by urban uses (residential). The proposed residential use 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 is also consistent with the zoning designation of Single Family Residential which also has a maximum density of seven units per acre.

Pursuant to Yountville Municipal Code (YMC) §16.16.020, Chapter 17.188, and Chapter 17.192, the project has been conditioned for compliance with applicable policies in the General Plan, Municipal Code, and Zoning Ordinance. As conditioned, 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, waivers allowed by YMC §17.40.010, and deviations allowed by YMC §17.192.030(D).

The Project site has no value as habitat for rare or threatened species. As conditioned, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and it can be served by all required utilities and public services.

Lead Agency: Town of Yountville, 6550 Yount St., Yountville, CA 94559

Department/Contact Person: Irene Borba, Planning & Building Director **Phone:** (707) 948-2625

[Signature of Irene Borba]

Irene Borba, Planning and Building Director

July 16, 2024
Date