



N O T I C E O F P E N D I N G A C T I O N

NOTICE is hereby given that the Yountville Planning Department shall administratively approve the following project at the conclusion of a ten-day review and comment period commencing from the posting date below:

APPLICANT:	Jeff Roberts / Vintage 1870 Associates LLC
SITE LOCATION:	6539 Washington St
ASSESSOR PARCEL NUMBER:	APN 036-330-006
APPLICATION SUMMARY:	<p>Improvements to main patio area located on south side of the Groezinger Estates property. Improvements include:</p> <p>Installation of concrete curb around existing patio area. New pavers will be installed for ADA accessibility on the patio area.</p> <p>Removal of 14 inch diameter fruitless mulberry tree located in the middle of the main patio area, per arborist recommendation. Planting of new redwoods to be placed in 8 foot planting area, located 3 feet from the curb of the fire lane. The existing split cedar corral fence will be retained. A 2 foot by 12 inches pressure treated wood retaining wall will be built separating the redwood planting area and the fire lane.</p> <p>Installation of pergola and gate at entrance. Truncated domes will be installed at the ends of the walkway as they approach the parking lot. They will be installed using the CalTrans pattern and raised depth according to Title 24 guidelines.</p>
ENVIRONMENTAL REVIEW:	Categorically Exempt per California Environmental Quality Act Guidelines Section 15301, Existing Facilities

Pursuant to Section 17.156.050 of the Yountville Zoning Ordinance, the Planning Officer has determined that the proposed modification in use is the same or substantially similar to the original use and no new permit is required, based on the following findings:

1. The use is clearly a use permitted by use permit in the applicable land use designation;
2. The findings made in approving the original use can also be made for the proposed new use; and
3. The conditions imposed on the existing use permit are applicable to the new use and the standards of the Zoning Ordinance and Title 18, Design Standards, do not require the imposition of any new conditions.

All interested parties are invited to comment on this project proposal during the review period.

This determination by the Planning Officer granting approval of the project as described above may be appealed to the Town Council by submitting the basis for the appeal in writing to the Planning Department during and within the ten-day review and comment period.

FURTHER INFORMATION on the above project may be obtained or viewed at Town Hall during regular office hours, Monday through Friday, 8:00 a.m. to 5:00 p.m. Questions or concerns may be directed to the Planning Department at 944-8851 or by emailing Nathan Steele, Management Analyst, at nsteele@yville.com.

Posted: March 20, 2015

/s/ Nathan Steele
Nathan Steele, Management Analyst