



February 26, 2025

Aaron Hecock, AICP
Planning and Building Director
Yountville Planning and Building Department
Town of Yountville
6550 Yount Street
Yountville, CA 94599

Project: Hunter Gatherer

RE: Schematic Access Review

Dear Mr. Hecock,

Yountville Pacific LLC has retained me to provide access consulting services for their proposed mixed-use project, Hunter Gatherer, in the Town of Yountville. As I understand it, the scope of the project includes on-site construction of a new two-story building including covered parking, a retail space, three apartment units, and two condominium units. New off-site development also includes sidewalk and curb ramps along the property frontage.

My scope of work is to provide access consulting services including access plan review and comment, attend on-line meetings, prepare review letters, consult with Yountville Town staff, construction site visits, and conduct an access punch list inspection and provide final project acceptance with respect to access compliance.

The project is subject to the California Building Code, including Chapter 11B with respect to the retail space and Chapter 11A with respect to the 3 apartment units. Only two condominium units are proposed, and, therefore, no access requirements are triggered under CBC 11A. Also, with respect to the 3 apartment units and two condominium units proposed, there are no applicable Federal access requirements under the FHA.

I have reviewed the proposed schematic plans and find that they are in general compliance with the California Building Code Accessibility requirements, specifically Chapters 11A and 11B.

Respectfully,

Gary Waters, Architect and CASp-065
Pacific Access Consulting