

**Town of Yountville**  
**Resolution Number 2489-06**

**Approving a Parcel Map for the Winiarski Property at 1957 Yountville Cross Road (APN 036-041-020)**

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**Recitals**

1. A proper application and Tentative Parcel Map for a minor subdivision were submitted to the Town for review by Jon Webb for Warren and Barbara Winiarski.
2. The applicant is proposing to divide APN 036-041-020 into three conforming lots.
3. The Town Council conducted a noticed public hearing continued from the July 5, 2006 regular Town Council meeting on the proposed project on August 1, 2006.
4. The proposal is Categorical Exempt per Section 15315 of the CEQA Guidelines.

**Now therefore, the Town Council of the Town of Yountville does resolve as follows:**

1. That the Yountville Town Council finds the Tentative Map to be consistent with the General Plan.
2. That the Yountville Town Council can make none of the following findings based on the Staff Report and the Town Engineer's evaluation:
  - a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451. *The proposed subdivision complies with General Plan objectives for parcel size and land use.*
  - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans. *The proposed subdivision complies with General Plan objectives for parcel size and land use.*
  - c. That the site is not physically suitable for the type of development. *The site is level, physically suitable for the proposed development, and located within a developed urban area.*
  - d. That the site is not physically suitable for the proposed density of development. *The site is level and there are no physical impediments to development at the density proposed. The site currently accommodates two single-family dwellings.*
  - e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. *The subdivision design will result in three conforming parcels and the site is within an urbanized area and is not known to be environmentally sensitive.*
  - f. That the design of the subdivision or the type of improvements is likely to cause serious public health problems. *The subdivision design will result in three conforming parcels currently developed with two single-family dwellings. The applicant proposes to demolish the two existing single-family dwelling units and submit a Design Review*

*application to the Zoning and Design Review Board for future development. No serious public health problems are anticipated to result from the subdivision.*

- g. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. *No public easements exist or are proposed on the subject parcel; the site is currently accessed by existing public right-of-way.*

3. That the Yountville Town Council approves the requested Tentative Parcel Map dated July 25, 2006 subject to the conditions of approval attached as Exhibit "A".

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Cynthia Saucerman, Vice Mayor

ATTEST:

State of California    )  
County of Napa        )§  
Town of Yountville    )

I, Michelle Price, Town Clerk of the Town of Yountville, do hereby certify that the foregoing Resolution was duly adopted by the Town Council of the Town of Yountville at a regular meeting thereof held on the 1<sup>st</sup> day of August 2006, by the following vote:

AYES:                Dunbar, Dutton, Rosa and Saucerman  
NOES:                None  
ABSENT:             None  
RECUSED:            None

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Michelle Price, Town Clerk

## **Exhibit A**

**TOWN OF YOUNTVILLE  
CONDITIONS OF APPROVAL  
1957 Yountville Cross Road -APN 036-041-020**

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### **Zoning Ordinance Compliance**

1. The two existing single-family dwelling units located on Parcel No. 1 and No. 2 shall be demolished prior to recordation of Parcel Map. In the event the applicant retains one and/or both of the existing dwelling units, the applicant shall secure Design Review approval by the Zoning and Design Review Board prior to recordation of Parcel Map in order to comply with Zoning and Design Ordinance standards.
2. Design Review for all new structures shall be approved by the Zoning & Design Review Board prior to securing a Building Permit.

### **Parcel Map**

3. A Parcel Map as defined in the State Subdivision Map Act and prepared by a Licensed Surveyor or Civil Engineer, showing at all parcels, rights-of-way and easement(s) shall be submitted for review and approval to the Town of Yountville Engineer's Office. The Parcel Map shall conform to the approved tentative map and the requirements of the State Subdivision Map Act and the Town Subdivision Ordinance. Upon recording of the Parcel Map, the Subdivision is valid.
4. The Parcel Map shall show:
  - a. The assessor's parcel number.
  - b. Total area of land being subdivided (in acres).
  - c. Total number of lots being created.

### **Engineering**

5. Improvement Plans for the driveway, utility connections, grading, drainage and any work in the Town right-of-way shall be prepared by a Registered Civil Engineer and submitted to the Town for review and approval. Improvement Plans shall reflect work shown on the tentative map and contained in the Resolution of Approval.

6. Prior to recordation of the Parcel Map each parcel must place all existing overhead utility service lines to the buildings underground and any utility lines that cross another property shall be within easements shown on the map.
7. One parcel shall be subject to payment of Mesa Court drainage fees and both parcels shall pay underground utility fees and perform water-conserving retrofits on all existing toilet and faucet fixtures.
8. No construction shall be initiated until the improvement plans have been approved by the Town, all applicable fees have been paid, an encroachment permit and/or grading permit has been issued, a project schedule has been submitted to the Town Engineer and a pre-construction conference has been held with the Town Engineer or designee.
9. Each parcel shall be independently served by sanitary sewer and water service connections.
10. Water service meter locations shall be subject to approval by the Town Engineer and Public Works Department.
11. Existing water and sewer service laterals shall be abandoned and/or new water and sewer laterals shall be constructed in accordance with Town Standards.
12. All grading work shall be shown on a grading plan to be incorporated into the improvement plans.
13. Grading plan shall include the location and size of all existing trees to be removed, and trees to remain. The plans shall show all measured identified in the Tree Protection Plan as needed, to protect trees during construction and all erosion control and storm water pollution prevention measures to be implemented.
14. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
15. No lot-to-lot drainage is permitted except where contained in an appropriate easement. If necessary the applicant shall complete the appropriate easement(s) prior to recordation of the Parcel Map.
16. Water from downspouts, roof leaders and hard surfaces shall be dissipated on-site and shall not be directly connected to a storm drain.
17. Pavement removal and repaving will be subject to the review and approval of the Town Engineer.
18. Any exceptions or variances from the conditions stated herein will require the written approval of the Town Engineer or approval of the Town Council if required by the Town Code.

19. All construction shall conform to the Town Design and Construction Standards dated April 1996, all Town Ordinances, the State Subdivision Map Act, and the approved plans.
20. Any existing septic tank(s) or well(s) shall be abandoned under permit and inspection by the Napa County Health Department prior to map recordation.
21. Subdivider shall secure an encroachment permit from the Town prior to performing any work within the Town right-of-way or connecting to a Town facility.
22. The subdivider shall complete the required construction prior to the filing of the Parcel Map or enter into a Subdivision Improvement Agreement with the Town to ensure all work is completed within a year.
23. The applicant shall submit to the Town of Yountville for review and approval by the Town Engineer, improvement plans prepared by a Registered Civil Engineer. Plans shall show all street, drainage, water, wastewater and grading improvements.