



ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

FOR THE

ENVISION YOUNTVILLE GENERAL PLAN UPDATE
(SCH: 2018082008)

APRIL 2020

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D e N o v o P l a n n i n g G r o u p

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1.0 INTRODUCTION

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This document has been prepared to serve as an Addendum to the certified Environmental Impact Report (EIR) for the Envision Yountville General Plan Update (State Clearinghouse Number 2018082008). The Town of Yountville (Town) is the lead agency for the environmental review of the proposed Zoning Ordinance Update project.

This Addendum addresses the Proposed Project in relation to the previous environmental review prepared for the Envision Yountville General Plan Update (General Plan). CEQA Guidelines Section 15164 describes the circumstances that require preparation of an Addendum as:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

.....A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record.

Information and technical analyses from the Envision Yountville General Plan Update EIR are utilized throughout this Addendum. Relevant passages from the Envision Yountville General Plan Update EIR (consisting of the Envision Yountville General Plan Update Draft EIR and Final EIR) are cited herein and are available for review at:

Available online:

<http://www.townofyountville.com/departments-services/planning-building/general-plan>

or

By appointment at
Town of Yountville
6550 Yount Street
Yountville, CA 94599

To schedule appointment: call (707)948-2625 or email sliston@yville.com

1.1 BACKGROUND AND PURPOSE OF THE EIR ADDENDUM

The Envision Yountville General Plan Update EIR was certified by the Town Council on May 7, 2019. The General Plan, as analyzed in the EIR was adopted by the Town Council on May 7, 2019. The proposed Zoning Ordinance Update project implements goals, policies, and programs established by the General Plan to ensure that development in the Town is consistent with the vision of the General Plan through revising zoning districts to reflect allowed land uses, densities, and intensities, implement overlay districts, and revise standards as discussed in the General Plan. This subsequent Zoning Ordinance Update project updates Municipal Code Title 17, Zoning Ordinance, and Municipal Code Title 18, Design Standards, to be consistent with the General Plan, remove outdated information, and clarify and streamline zoning and design standard provisions. The Zoning Ordinance Update was anticipated as a subsequent project to implement the General Plan. Chapter 2 of the Envision Yountville General Plan Update Draft EIR indicated that projects or activities successive to the EIR may include revision to the Yountville Zoning Ordinance.

The CEQA analysis approach to the Zoning Ordinance Update project is to prepare an Addendum to the Envision Yountville General Plan EIR, which will focus on the potential environmental effects of the subsequent Zoning Ordinance Update project through considering whether the Zoning Ordinance Update meets the criteria for an Addendum, as established by CEQA and the CEQA Guidelines. In determining whether an Addendum is the appropriate document to analyze the proposed modifications to the project and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

- (a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

1.2 BASIS FOR DECISION TO PREPARE AN ADDENDUM

When an EIR has been certified for a project, Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, addendum, or no further documentation be prepared in support of further agency action on the project. Under these Guidelines, a subsequent EIR or negative declaration shall be prepared if any of the following criteria are met:

- (a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

Based on review of the subsequent Zoning Ordinance Update project, no new significant environmental effects, no substantial increase in the severity of previously identified environmental effects, and no new information of substantial importance that would require major changes to the Envision Yountville General Plan Update EIR pursuant to CEQA Guidelines Section 15162(a) have been identified. Therefore, a subsequent EIR is not warranted for this project.

The Zoning Ordinance Update project is consistent with the General Plan and would not increase the density or intensity of development beyond that envisioned in the General Plan. In general, it is anticipated that impacts related to aesthetics, air quality, agricultural, biological, and cultural resources, geology and soils, greenhouse gas emissions, hazards, hydrology and water quality, land use and planning, population and housing, public services, transportation and traffic, and utilities would be comparable under the Zoning Ordinance Update when compared to the General Plan previously analyzed in the Envision Yountville General Plan EIR.

As demonstrated in the environmental analysis provided in Section 3.0 (Environmental Analysis), the proposed changes do not meet the criteria for preparing a subsequent EIR or negative declaration. An addendum is appropriate here because, as explained in Section 3.0, none of the conditions calling for preparation of a subsequent EIR or negative declaration have occurred.

2.0 PROJECT DESCRIPTION

This section provides a detailed description of the Zoning Ordinance Update project. The reader is referred to Section 3.0 (Environmental Analysis) for the analysis of environmental effects of the proposed modifications in relation to the analysis contained in the certified Envision Yountville General Plan EIR.

2.1 PROJECT LOCATION

The Zoning Ordinance Update applies to lands within the extent of the Town and its Sphere of Influence (SOI). The location of the Town and SOI is described in Section 2.2 of the Draft EIR and shown on Draft EIR Figure 2.0-2. The Zoning Ordinance Update would not make any modifications to the Town or SOI boundaries or location of the project.

2.2 PROJECT CHARACTERISTICS AND DESCRIPTION

The Town of Yountville initiated a comprehensive update to its Zoning Ordinance (Municipal Code Title 17) and Design Standards (Municipal Code Title 18) for the primary purpose of ensuring consistency with the Envision Yountville General Plan. The Zoning Ordinance Update project includes both text amendments to Title 17, Zoning Ordinance, the Zoning District Map, and Title 18, Design Standards, to reflect the goals, policies, and implementation programs in the General Plan and to streamline and clarify Titles 17 and 18.

The Envision Yountville General Plan included changes to land use designations and new overlay districts, which require modifications to the Zoning Ordinance, Zoning Map, and Design Standards to ensure consistency between the General Plan and Municipal Code. Envision Yountville General Plan policies and programs informing the changes to the Zoning Ordinance, Design Standards, and Zoning Districts Map include the following:

- Policy LU-1.1 Implementation of Land Use Map. Implement the Land Use Map (Figure LU-3) by approving new development and conservation projects consistent with the adopted land use definitions, densities, and intensities. Ensure consistency between the General Plan, Zoning Ordinance, and other land use regulations.
 - Program LU-1.1a: Land Use. Use the Zoning Ordinance to specify uses allowed in each zoning district, consistent with Table LU-2.
 - Program LU-1.1b Density and Intensity of Development. Allow development at any density or intensity within the range shown by the Land Use Map (Figure LU-3) and Land Use Designations (Table LU-2) provided applicable objectives, policies, and programs of all chapters of the General Plan are met.
 - Program LU-1.1c Zoning Code Amendment. Amend the Zoning Code to simplify and consolidate development standards and design guidelines and to ensure consistency with General Plan policies.
- Policy LU-2.4 Building Massing. Require use of massing techniques that mitigate heavy or bulky forms (such as modulating building mass, partial upper stories, setbacks for upper story volume, variety of roof forms), building placement that does not obstruct view corridors, and building design that is compatible with adjacent structures to ensure that new buildings do not overwhelm their sites or their neighborhoods.
- Policy LU-2.5 Maximum Building Height. Permit two-story buildings. All buildings shall adhere to the requirements for massing in Policy LU-2.4.
- Policy LU-2.6 Consideration of Limited Three-story Building Elements. The Town is open to consideration of limited three-story building elements on the west side of Washington Street between Mulberry and Humboldt Streets and on the west side of Highway 29 between California

Drive and Humboldt Street as shown in Figure LU-1. Three-story buildings will be considered only if a significant portion of the project and its uses provide a community benefit such as affordable housing and/or under-represented businesses and services that provide an opportunity for resident use. Such buildings shall not exceed 35 feet at the highest point, shall adhere to the requirements for massing in Policy LU-2.4, shall be stepped-back, located near the center of the development, and avoid flat, vertical planes and three-story development fronting Washington or other streets or highways, and shall address parking requirements and placement. Three-story elements are discretionary and not a matter of right.

- Program LU-2.6a Design Standards Ordinance Amendment. Develop an incentive-based program that offers a third-story bonus on the west side of Washington Street between Humboldt and Mulberry Streets and, on the west side of Highway 29, between Humboldt Street and California Drive in the area shown in Figure LU-1 on the condition that the project and its uses will provide a community benefit such as affordable housing, underrepresented retail, stand-alone office, or services.
- Policy LU-2.7 Courtyard Design. For commercial and multifamily development, encourage multiple, smaller buildings that combine to form courtyard-like spaces.
- Policy LU-6.1 Washington Street. Maintain policies, land use designations, and design standards that create a viable, vibrant and attractive central Washington Street business area that is characterized by walkability, view corridors, low intensity development, and an active streetscape.
- Policy LU-6.2 Mix of Uses. Encourage a well-integrated mix of uses that will create an attractive, vibrant, and walkable Washington Street experience.
 - Program LU-6.2a North Washington. Create an overlay district to allow mixed-use, including live-work, office, service, and under-represented retail uses in addition to required residential uses, and apply the new district to the six residential parcels on the east side of North Washington, as shown in Figure LU-2. New mixed uses may be allowed within the existing structures and in redeveloped buildings that reflect the Old Town character.
 - Program LU-6.2b Humboldt Rezoning. Rezone two vacant residential parcels at the northeast intersection of Humboldt Street and Jefferson Street from Old Town Historic to Residential-Scaled Commercial with a minimum lot size of 10,000 square feet. Food and wine use incidental to a related retail use, such as a pharmacy soda fountain, may be acceptable as determined by the Town Council. Full-service restaurant, cannabis businesses, tasting rooms, wine bars, and similar uses are not permitted. Require at least two second-story rental housing units in any development proposal. One of the units may be used as a primary dwelling by either the owner or the owner's immediate family subject to a use permit.
 - Program LU-6.2c Hotel Yountville Rezoning. Rezone the Residential-Scaled Commercial portion of the site (APN 036-090-026) to Planned Development.
- Policy LU-6.5 Parking on Frontages. Limit the amount of Washington Street frontage that can be used for onsite parking or parking access.
- Policy LU-6.7 Parking Efficiency. Allow greater use of measures that maximize the amount of onsite and offsite parking, including valet, tandem, parking structures, and other creative

solutions provided they consider neighborhood context, view corridors, setbacks, screening, and massing.

- Policy LU-7.4 Intensity of Commercial Uses. Allow a greater intensity of commercial development and uses on the west side of Washington Street and a lesser intensity on the east side.
- Policy LU-7.5 FAR Bonus. Provide a Floor Area Ratio (FAR) bonus for retail, professional office, and services uses that increase business diversity and offer benefit to residents. This would not apply to restaurant, alcohol or cannabis-related uses.
 - Program LU-7.5a Design Standards Ordinance Amendment. Amend the Design Standards Ordinance to allow an FAR bonus for retail and service uses on the west side of Washington Street between Humboldt and Mulberry Streets, and, on the west side of Highway 29, between Humboldt Street and California Drive as shown in the area in Figure LU-1.
- Policy LU-7.6 Project Review. Address potential conflicts between businesses and residents in or adjacent to commercial areas by establishing specific, project-related conditions of approval when granting Master Development Plan Permits and Conditional Use Permits.
- Policy HO-1.3 Multifamily Design. Encourage the design of multifamily units to integrate with the Town's character.
 - Program HO-1.3a Mixed Residential Uses. Continue to create a range of use types in the mixed residential (RM) zoning district. Description: Sites zoned for mixed residential use are currently assigned a density range of 8 to 10 units per acre. The Town's Zoning Ordinance intends to create a mix of residential use types in the RM zone; thus a minimum of 50 percent of the site area of a project must be reserved for single-family development and 25 percent must be reserved for multifamily development except under the following conditions:
 - The project site is subject to the Affordable Housing Overlay and a lower percentage is required to accommodate the proposed number of affordable units; or,
 - The project has received a density bonus under the State density bonus program and a lower percentage is required to accommodate the proposed number of affordable units.
- Policy HO-5.2 Mixed Use on Commercial Sites. Provide enhanced opportunities for mixed residential and commercial uses on commercial sites.
 - Program HO-5.2a Development Standards. Maintain standards for residential development in commercial zones, including evaluation of floor area ratio (FAR) incentives. Description: The Town currently allows residential development on commercial parcels and provides a 0.15 FAR increase for mixed-use projects. This program evaluates the various standards applicable to mixed use on commercial sites, with an emphasis on potential increases in FAR and/or to allow rezoning of a portion of a site with an Affordable Housing Overlay to accommodate affordable housing units.
- Policy HO-9.4 Zoning for Emergency Shelters and Transitional, Supportive and Employee Housing. Permit emergency shelters, transitional housing, supportive housing, and employee housing in keeping with State law.

- Policy MO-10.2 Parking Standards. Continue to review and update parking ratios in the Zoning Ordinance, and design standards in the Design Ordinance to reflect trends in vehicular size, use, and emerging technology.
 - Program MO-10.2a Project Review. Evaluate parking demand for all new commercial development and require onsite parking that addresses the parking demand as determined by the Town during project review. In making this determination, the Town may require the following:
 - Maximum onsite parking.
 - Submittal of Parking Management Plans to addresses customer and employee parking, both on- and offsite.
 - Preparation of Parking Impact Studies to evaluate parking impacts associated with a proposed use.

The Zoning Ordinance Update implements the General Plan goals, policies, and programs, including those described above. In addition to modifications to ensure consistency between the General Plan and Zoning Ordinance, the Zoning Ordinance Update also refines uses, development standards, and other requirements to better reflect current conditions, desired trends, and best planning practices as well as clarify and streamline the Zoning Ordinance, where appropriate.

The primary components of the Zoning Ordinance Update are summarized by chapter below:

Chapter 17.36 PF, Public Facilities

- Revise Section 17.36.010 to add public services provided by private operators to the type of facilities and uses accommodated by the PF district.
- Revise Section 17.36.020 to require a Use Permit for all new and expanded uses listed in Section 17.36.040, a Master Development Plan for all new development proposals, and Design Approval for expansion or exterior remodeling of a structure and to require commercial operations to be subject to the provisions of Chapter 17.100.
- Add Section 17.36.025 to establish site-specific standards for APN 034-140-012 (the Napa Valley Wine Train station west of Highway 29) that include the potential for a 0.15 increase in floor area ratio (FAR) for eligible retail- and service-oriented uses and a third-story height bonus, to a maximum of 35 feet, for projects that provide a substantial community benefit as determined by the Town Council.
- Revise Section 17.36.030 to limit permitted facilities to those providing public and quasi-public services that are operated, rather than owned, leased, or operated, by the Town and other specific public entities.
- Revise Section 17.36.040 to modify the list of uses requiring a Use Permit to add rooftop uses and to limit non-profit facilities to those providing public or quasi-public services.
- Add Section 17.36.060 to establish development standards for the PF district, including maximum FAR, minimum setbacks, top story floor area, and minimum open space requirements.
- Add Section 17.36.070 to establish design standards for public facilities buildings that address building scale and massing, street frontages, parking, open space and, utilities.

Chapter 17.48 PC, Primary Commercial

- Revise Section 17.48.030 to require a Master Development Plan for all new development proposals and Design Approval for expansion or exterior remodeling of a structure, require commercial operations to be subject to the provisions of Chapter 17.100, address parking and the character of development in the district, require development to contribute to a well-integrated mix of uses that create an attractive, vibrant, and walkable Washington Street, and ensure development maintains an appropriate balance to assure a livable community for residents.
- Add Section 17.48.040 to establish site-specific standards for APNs 036-330-006, 036-330-009, a portion of 036-330-010, 036-081-004, and 036-081-011 (these parcels generally comprise the V Marketplace area) that include the potential for a 0.15 increase in FAR for eligible retail- and service-oriented uses and a third-story height bonus, to a maximum of 35 feet, for projects that provide a substantial community benefit as determined by the Town Council.
- Revise Section 17.48.050 to modify the list of uses that require a Use Permit to remove wine tasting bars, remove residential uses adjacent to commercial uses, add residential units behind commercial uses, and add rooftop uses.
- Add Section 17.48.070 to establish development standards for the PC district, including maximum FAR, minimum setbacks, top story floor area, and minimum open space requirements.

Chapter 17.52 RSC, Residential-Scaled Commercial

- Revise Section 17.52.020 to require a Master Development Plan for all new development proposals, and Design Approval for expansion or exterior remodeling of a structure, to require commercial operations to be subject to the provisions of Chapter 17.100, address parking and the character of development in the district, require development to contribute to a well-integrated mix of uses that create an attractive, vibrant, and walkable Washington Street, and ensure development maintains an appropriate balance to assure a livable community for residents.
- Add Section 17.52.022 to establish site-specific standards for APNs 036-054-022 and 036-054-023 (two parcels located northeast of the Humboldt and Washington Streets intersection), including minimum lot size, requirement for two residential units in development proposals, and prohibiting wine tasting rooms.
- Revise Section 17.52.025 to revise prohibited uses to prohibit new (rather than existing) hotel, inn, bed and breakfast inn, and other transient uses.
- Revise Section 17.52.030 to modify the list of uses requiring a Use Permit to add rooftop uses, service-oriented business, residential uses in combination with commercial uses, live/work uses, and home occupations.
- Revise Section 17.52.050 to revise development standards for the RSC district to include maximum FAR, minimum setbacks, height limit, top story floor area, and minimum open space requirements.

Chapter 17.82 MU, Mixed Use Overlay

- Chapter 17.82 is added to the Zoning Code to establish the Mixed Use Overlay District
- Section 17.82.010 addresses the purpose and application of the MU district which is intended to provide opportunities for mixed-use development, including live-work, office, service and under-

represented retail uses in addition to required residential uses, either within existing structures or in redeveloped buildings that reflect the character of the Old Town Historic District.

- Section 17.82.020 identifies permit and approval requirements for uses in the MU district as well as the requirement that proposed commercial or nonresidential uses shall conform to the design standards and development regulations established for the Old Town Historic District.
- Section 17.82.030 establishes uses requiring a Use Permit, including professional office, service-oriented businesses, under-represented retail, live/work units, and subordinate accessory uses.
- Section 17.82.050 establishes findings required to be made before granting a Use Permit.

Chapter 18.40 Design Standards

- Revise Section 18.40.020 to ensure PC development on the west side of Washington Street meets the needs of visitors and residents, as well as merchants, to address the desired character and layout of development, to replace existing design standards related to FAR, building height, open space, parking, signage, and other requirements that address building scale and massing, street frontages, parking, open space and, utilities to achieve the desired character of the district.
- Revise Section 18.40.030 to revise RSC design standards for floor area ratio, building height, open space, parking, and signage standards and to refine standards addressing the desired character and layout of development, including building size, building scale and massing, street frontages, parking, open space, and utilities standards.
- Revise Section 18.40.040 to revise design standards for live/work projects to include a minimum commercial floor area requirement and a third-story height bonus for projects providing a substantial community benefit.

Chapter 18.46 Building Height Exceptions

Chapter 18.46 is added to address building height exceptions, including standards to address architectural, mechanical, and utility features and, rooftop uses.

Definitions

- Add definitions for quasi-public service, street frontage, building frontage, and developable lot area.
- Identify, through resolution, uses or actions that are considered a substantial community benefit

Zoning Districts Map

The Zoning Districts map (Figure 1) is updated to conform to the General Plan Land Use Map and to apply overlay districts as provided by the General Plan. The Mixed Use Overlay (-MU), Retail Overlay (-R), Gateway Overlay (-G), and Creekside Overlay (-C) are applied as shown on Figure 1. Specific parcels are rezoned for consistency with the General Plan as described below:

- The area east of Washington Street and south of Mission Street is modified from RSC to Planned Development as shown on Figure 2.
- The area north of Humboldt Street and east of Jefferson Street is modified from Old Town Historic to RSC as shown on Figure 3.
- The portion of the Domaine Chandon parcel outside of the Town boundaries and within the SOI is prezoned PC as shown on Figure 4.



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FIGURE 1: ZONING DISTRICTS 2020

- Town Limit
- Sphere of Influence
- Agricultural (A)
- Master Planned Residential (MPR)
- Mixed Residential (MR)
- Mobile Home Park (MHP)
- Old Town Commercial (OTC)
- Old Town Historic (H)
- Parks and Playfields (P)
- Planned Development (PD)
- Primary Commercial (PC)
- Public Facilities (PF)
- Residential-Scaled Commercial (RSC)
- Retained Commercial (RC)
- Single-Family Residential (RS)
- Creekside Overlay (-C)
- Mixed Use Overlay (-MU)
- Retail Overlay (-R)
- Gateway Overlay (-G)

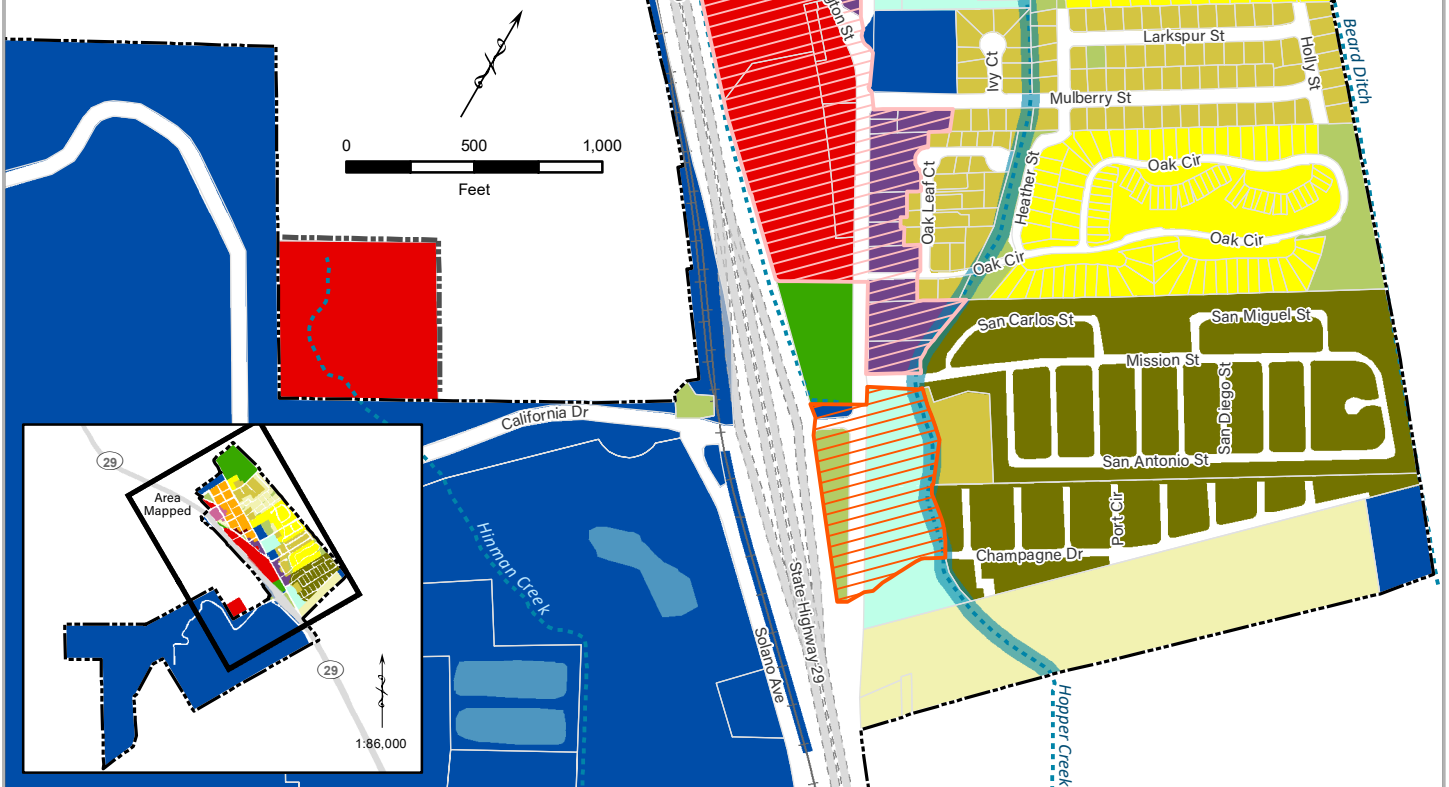
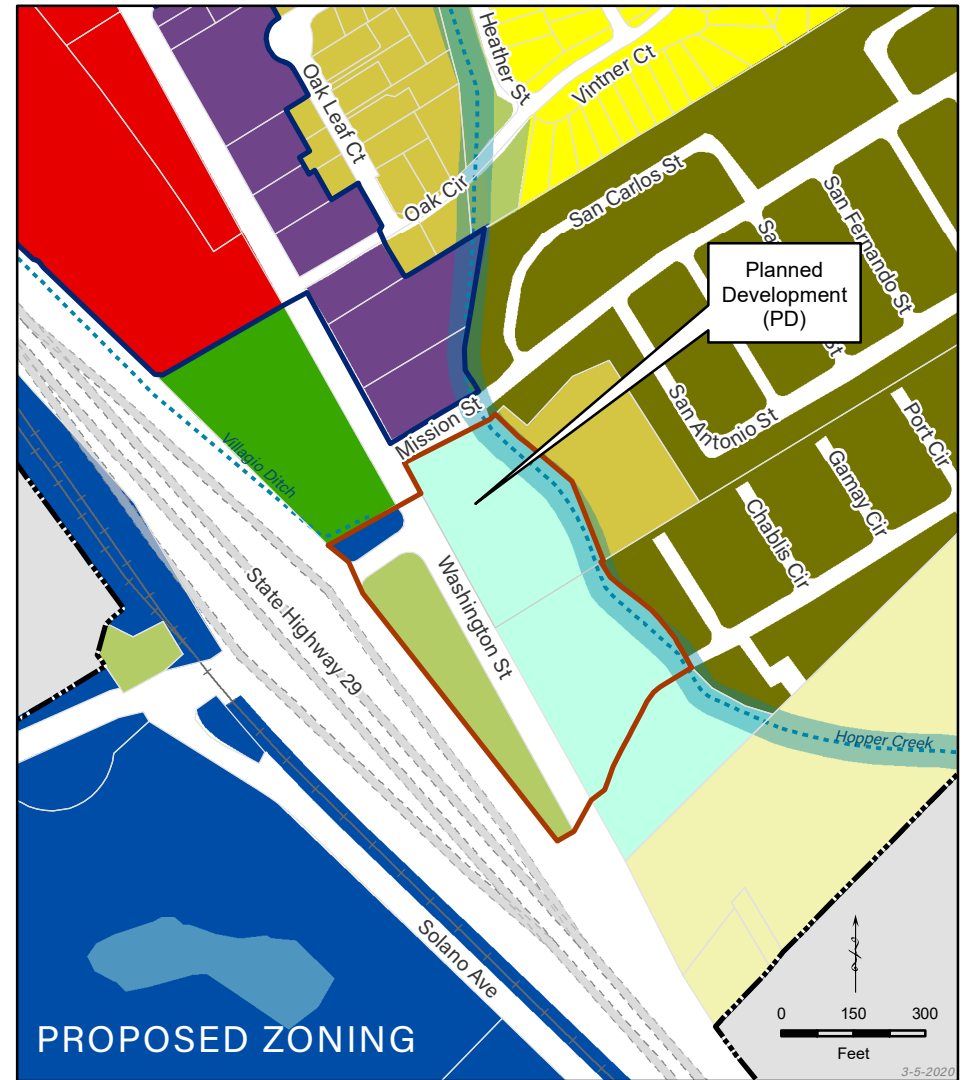
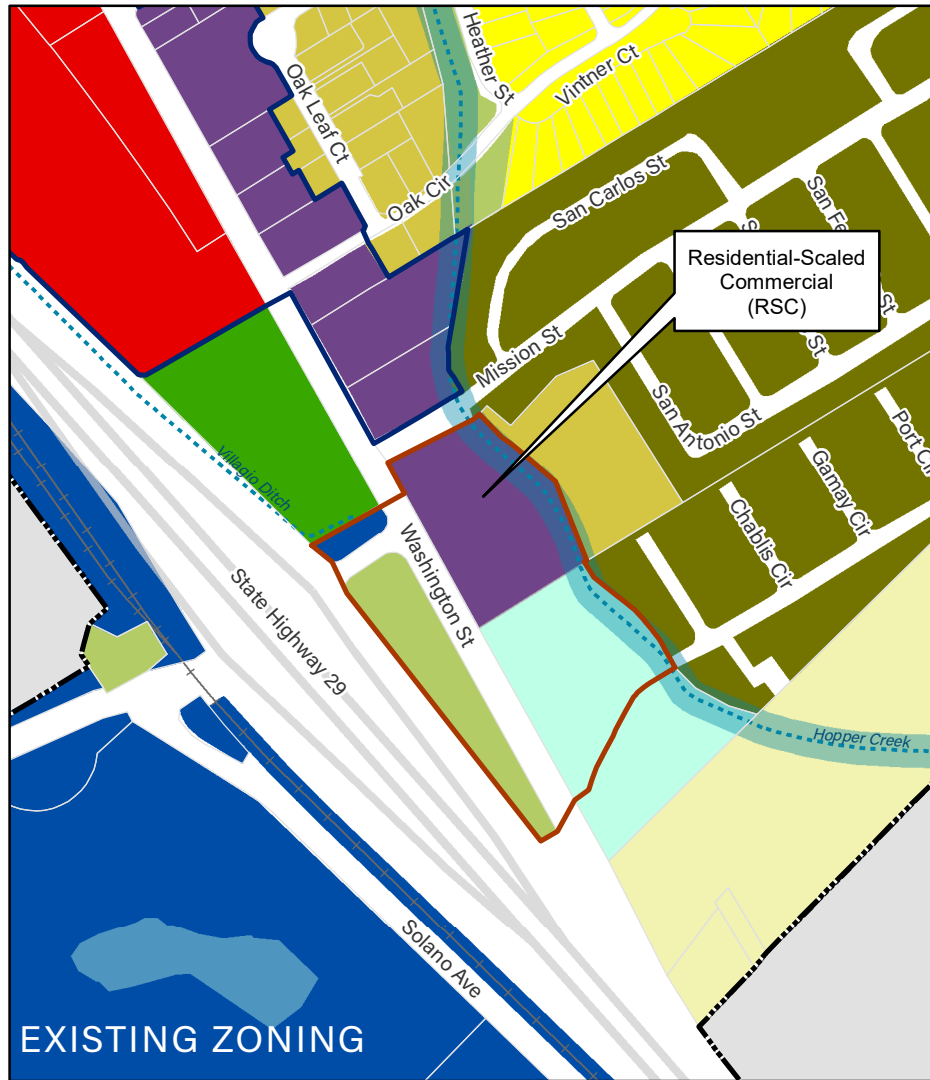


FIGURE 2



LEGEND

- | | | |
|--|---|---|
| ■ Agricultural (A) | ■ Planned Development (PD) | ■ Creekside Overlay (-C) |
| ■ Master Planned Residential (MPR) | ■ Primary Commercial (PC) | ■ Retail Overlay (-R) |
| ■ Mixed Residential (MR) | ■ Public Facilities (PF) | ■ Gateway Overlay (-G) |
| ■ Mobile Home Park (MHP) | ■ Residential-Scaled Commercial (RSC) | ■ Yountville Town Limits |
| ■ Parks and Playfields (P) | ■ Single-Family Residential (RS) | |

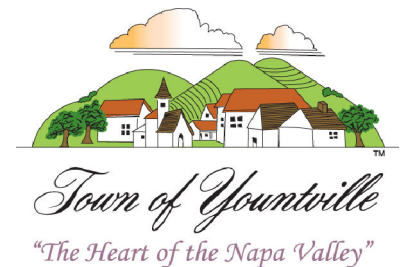
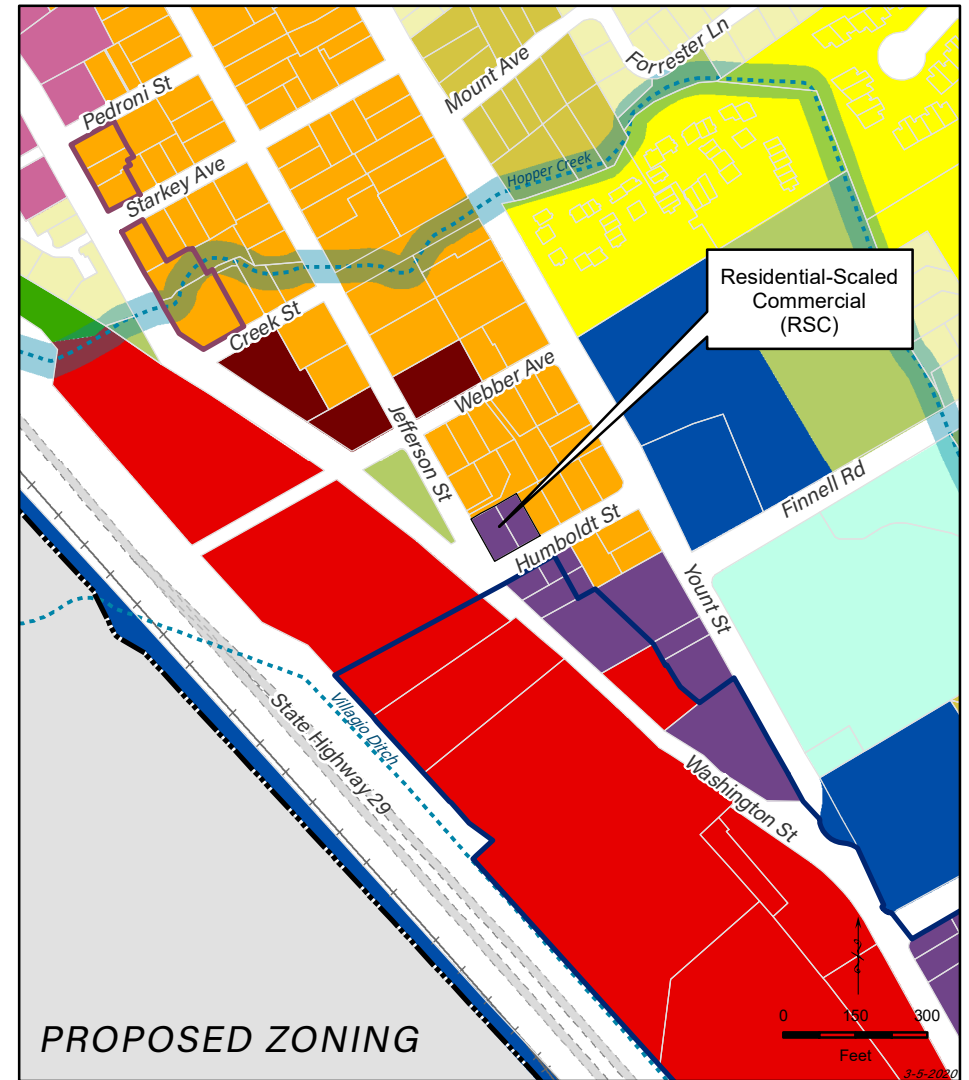
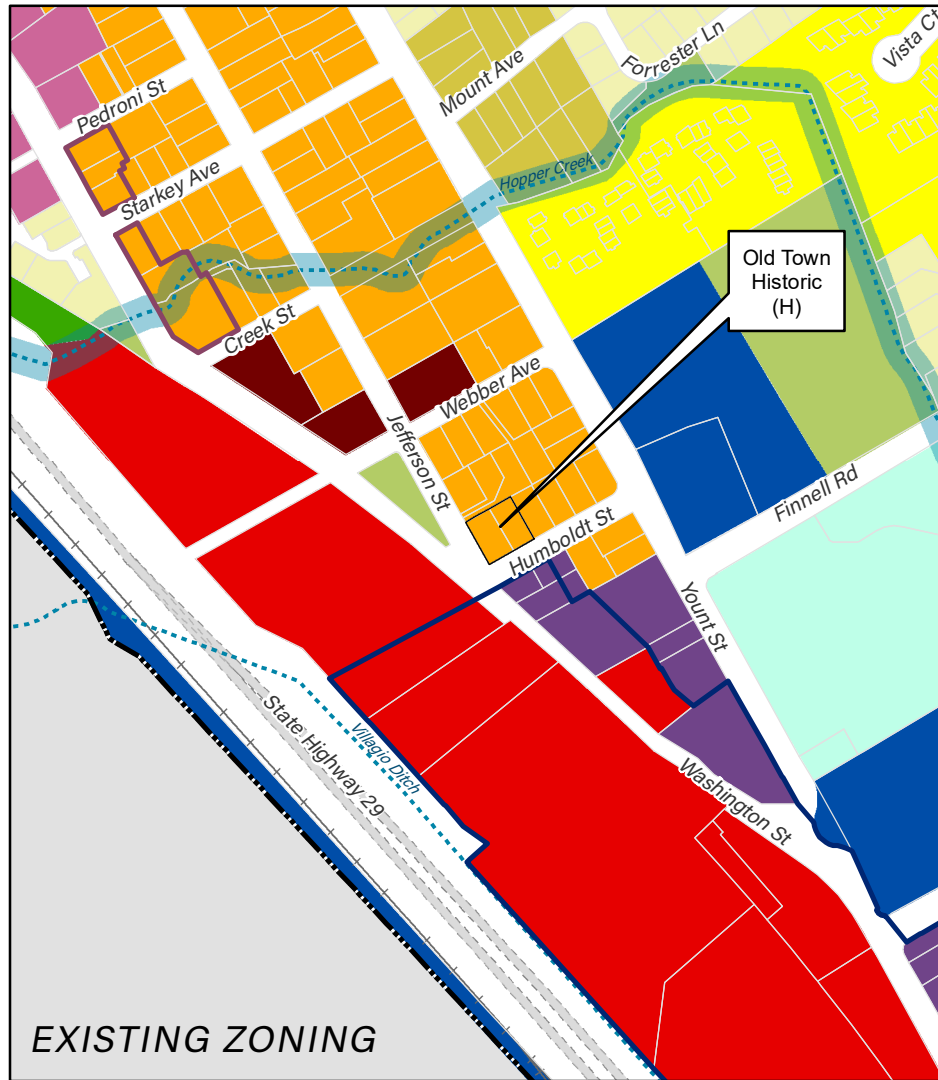


FIGURE 3



LEGEND

Agricultural (A)	Planned Development (PD)	Creekside Overlay (-C)
Master Planned Residential (MPR)	Primary Commercial (PC)	Mixed Use Overlay (-MU)
Mixed Residential (MR)	Public Facilities (PF)	Retail Overlay (-R)
Old Town Commercial (OTC)	Residential-Scaled Commercial (RSC)	Gateway Overlay (-G)
Old Town Historic (H)	Retained Commercial (RC)	Yountville Town Limits
Parks and Playfields (P)	Single-Family Residential (RS)	



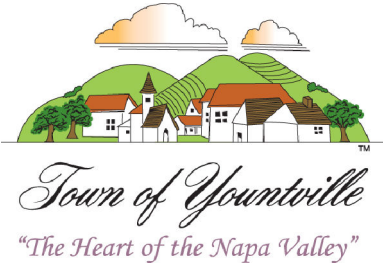
Town of Yountville
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FIGURE 4



LEGEND

- | | | |
|--------------------------|-------------------------------------|------------------------|
| Agricultural (A) | Public Facilities (PF) | Creekside Overlay (-C) |
| Parks and Playfields (P) | Residential-Scaled Commercial (RSC) | Retail Overlay (-R) |
| Planned Development (PD) | Single-Family Residential (RS) | Gateway Overlay (-G) |
| Primary Commercial (PC) | Yountville Town Limits | Proposed SOI Boundary |



3.0 ENVIRONMENTAL ANALYSIS

3.1 ANALYSIS

This section of the Addendum provides analysis and cites substantial evidence that supports the Town's determination that the proposed Zoning Ordinance Update does not meet the criteria for preparing a subsequent or supplemental EIR under CEQA Guidelines Section 15162.

As addressed in the analysis below, the proposed Zoning Ordinance Update is not a substantial change to the originally anticipated project. The proposed Zoning Ordinance Update would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the Final EIR (CEQA Guidelines Section 15162[a][1]) that would require major revisions to the EIR. All impacts would be nearly equivalent to the impacts previously analyzed in the Final EIR. Relatedly, the proposed modifications to the Zoning Ordinance Update are not inconsistent with the General Plan, including the components of the General Plan that mitigate effects to the environment as described in the Final EIR.

While constituting the overall policy statement for the Town, the General Plan is not a stand-alone document and is designed to be implemented through other adopted regulatory documents and plans, including the Town's Municipal Code, which includes the Zoning Ordinance and Design Standards. These regulatory documents and plans provide specific details for such matters as land development through setbacks, building heights, density, intensity, project design, and project review. Section 65860(c) of the Government Code recognizes that a general plan update process may create temporary inconsistencies with existing plans and ordinances and provides a reasonable time for the Town to bring the zoning code into compliance.

The proposed project amends the Zoning Ordinance to make it consistent with the General Plan and does not include any components that would result in a significant change in development allowed under the General Plan. The Zoning Ordinance and Design Standards provide regulations that ensure that future development is consistent with the General Plan. The range of uses, development footprint, building massing and heights, and the densities and intensities of uses that could occur under the Zoning Ordinance and Design Standards are consistent with the policies and measures of the General Plan.

For example, the proposed amendments would add and modify certain zoning districts and overlay districts as depicted by the Zoning Districts Map in order to achieve consistency with the adopted General Plan Land Use Map (General Plan Figure LU-3), as required by Policy LU-1.1 and implementing programs.

Figure 1 shows the proposed Zoning Districts Map, as updated to be consistent with the General Plan Land Use Map. The overlay districts added to the Zoning Districts Map are consistent with the provisions for these overlay districts included in General Plan. The changes to the zoning of specific parcels, as shown in Figures 2, 3, and 4, are consistent with the land use designations for those parcels as established by the General Plan Land Use Map (General Plan Figure LU-3).

Chapter 17.36 PF, Public Facilities, is updated to implement various goals, policies, and programs of the General Plan directing the use, operation, development, and design of public and quasi-public uses. The provisions to establish site-specific standards for the Napa Valley Wine Train Station are consistent with General Plan Measures LU-2.6a and LU-7.5a. The provisions to update the Public Facilities development standards and design standards are consistent with General Plan Policies LU-2.4, 2.5, 2.6, and 7.5.

Chapter 17.48 PC, Primary Commercial, is updated to implement various goals, policies, and programs of the General Plan directing the use, operation, development, and design of parcels designated PC. The provisions to establish site-specific standards for the V Marketplace area parcels are consistent with General Plan Measure LU-6.2a. The provisions to update the PC development standards in Chapter 17.48 and design standards in Chapter 18.40 are consistent with General Plan Policies LU-2.4, 2.5, 2.6, 2.7, 6.1, 6.2, 7.4, and 7.5.

Chapter 17.52 RSC, Residential-Scaled Commercial, is updated to implement various goals, policies, and programs of the General Plan directing the use, operation, development, and design of parcels designated RSC. The provisions to establish site-specific standards for the specified Humboldt/Jefferson area parcels are consistent with General Plan Measure LU-6.2b. The provisions to update the RSC development standards and design standards in Chapter 18.40 are consistent with General Plan Policies LU-2.4, 2.5, 2.7, 6.1, 6.2, and 7.4.

Chapter 17.82, MU, Mixed Use Overlay, is added to implement various goals, policies, and programs of the General Plan addressing certain mixed-use development. The provisions to create the MU development standards in Chapter 17.82 and to revise design standards in Chapter 18.40 are consistent with General Plan Policies LU-2.4., 2.5, 2.7, and HO-5.2.

The amendments to the Zoning Ordinance and Design Standards text implement the uses, densities, and intensities anticipated in the General Plan, as described above. In addition, the proposed amendments to the Zoning Ordinance include changes to better organize and clarify the existing code text and tables and to codify current practices and clarify existing regulations. In addition, the proposed amendments include minor updates and expanded text to reflect best practices. These changes that would not result in any new or more severe significant impacts to the environment beyond those analyzed in the General Plan Update EIR.

As noted above, the General Plan included an update to the Land Use Diagram. In order to implement the high-level policy framework of the General Plan's Land Use Element, including the Land Use Map, the Town's Zoning Ordinance establishes zoning districts that articulate specific permitted uses, development standards, density/intensity standards, and other regulations. Therefore, the Zoning Ordinance must be consistent with the General Plan, including the Land Use Diagram. The General Plan EIR specifically identifies that the Zoning Ordinance is required to be consistent with the General Plan (Draft EIR p. 2.0-1) and that subsequent activities may include revision to the Zoning Ordinance (Draft EIR p. 2.0-9) The proposed update to the Zoning Ordinance, Design Standards, and Zoning Map is a key subsequent activity that refines existing requirements and establishes new requirements and regulations for future development to ensure that such future development, as well as future uses and activities, are consistent with the General Plan. As such, the proposed update to the Zoning Ordinance, Development Standards, and Zoning Districts Map ensure that subsequent development, including related uses and activities, development standards, design standards, and density/intensity standards, is consistent with the General Plan and these updates were anticipated in the General Plan process and analyzed as part of the General Plan EIR. In addition, the proposed amendments to the Zoning Ordinance include changes to better organize and clarify the existing code text and tables and to codify current practices and clarify existing regulations. These changes that would not result in any new or more severe significant impacts to the environment beyond those analyzed in the General Plan Update EIR.

The proposed changes do not cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that

meet this criterion (CEQA Guidelines Section 15162[a][2]). There have been no changes in the environmental conditions in the Town and SOI not contemplated and analyzed in the EIR that would result in new or substantially more severe environmental impacts.

There is no new information of substantial importance (which was not known or could not have been known at the time of the application, that identifies: a new significant impact (condition “A” under CEQA Guidelines Section 15162[a][3]); a substantial increase in the severity of a previously identified significant impact (condition “B” CEQA Guidelines Section 15162[a][3]); mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects; or mitigation measures or alternatives which are considerably different from those analyzed in the EIR which would substantially reduce one or more significant effects on the environment (conditions “C” and “D” CEQA Guidelines Section 15162[a][3]). None of the “new information” conditions listed in the CEQA Guidelines Section 15162[a][3] are present here to trigger the need for a Subsequent or Supplemental EIR.

CEQA Guidelines Section 15164 states that “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a subsequent EIR have occurred.

3.2 CONCLUSION

Based on the information above, the proposed Zoning Ordinance Update project would bring components of the Town’s Zoning Ordinance, Design Standards, and Zoning Districts Map into compliance with the General Plan as analyzed in the General Plan EIR and would not result in any new impacts or increase the severity of previously identified significant impacts analyzed in the certified EIR. No new mitigation measures would be required. The Zoning Ordinance Update project would not result in a substantial change to the project analyzed in the EIR, so additional environmental review is not necessary and no new information is known that triggers the need for additional environmental review.