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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 and Design Ordinance Update Phase II 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 Zoning Ordinance Update Phase I project was approved in April 2020. The Zoning Ordinance Phase I project implemented 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 and Design Ordinance Update Phase II project updates Municipal Code Title 17, Zoning, repeals Title 18, Design Standards, and makes minor revisions to Titles 12 (Streets, Sidewalks, Public Places, and Parks), and Title 15, Buildings and Construction. This Zoning and Design Ordinance Update Phase II project has been prepared to be consistent with the General Plan, remove outdated

information, clarify and streamline zoning and design processes, standards, uses, and other provisions, and ensure the Town is addressing various uses consistent with the requirements of State law. The Zoning and Design Ordinance Update Phase II 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 and Design Ordinance Update Phase II 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 and Design Ordinance Update Phase II project through considering whether the Zoning and Design Ordinance Update Phase II 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

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(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 and Design Ordinance Update Phase II 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 and Design Ordinance Update Phase II 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 and Design Ordinance Update Phase II 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 and Design Ordinance Update Phase II 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 and Design Ordinance Update Phase II 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 and Design Ordinance Update Phase II 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 and Design Ordinance Update Phase II 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 Zoning Code Update is occurring in two phases, described below.

The first phase of the Zoning Ordinance Update adopted in April of 2020, implemented the Envision Yountville General Plan and brought the Zoning Ordinance into consistency with the General Plan. 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.

This second phase, Zoning and Design Ordinance Update Phase II, continues to implement Envision Yountville General Plan policies and programs and makes a number of revisions to streamline, modernize, and clarify the Town's zoning and design requirements and to improve administration and implementation of these requirements.

Envision Yountville General Plan policies and measures informing Phase II include the following:

- Policy QL-1.3 Business Diversity. Encourage commercial uses that provide a balance and diversity of shopping and services.
 - Measure QL-1.3b Home Occupations. Consider revising the Home Occupation Ordinance to allow a greater diversity of home-based businesses that reflect current market conditions.
- 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.

- Measure LU-1.1a: Land Use. Use the Zoning Ordinance to specify uses allowed in each zoning district, consistent with Table LU-2.
- Measure 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.
- Measure 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-2.7 Courtyard Design. For commercial and multifamily development, encourage multiple, smaller buildings that combine to form courtyard-like spaces.
- Policy LU-4.1 Design Standards. Maintain and periodically update architectural design standards and require design review for all new and modified commercial and residential buildings. Designs should strive to protect local character.
- Policy LU-4.2 Gateway Design. Apply special design criteria to Town gateways that require development to be residential in scale and reflect the aesthetic and historical character of the Town.
- Policy LU-5.2 Residential Development. Encourage new residential developments that are designed to serve the needs of all income levels and the residents of the town.
- 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.
- 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-7.5 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.
- 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.
 - Measure HO-1.3b Multifamily Design Review. Continue to review the design of proposed multifamily development and, when feasible, streamline the process to approve affordable housing projects.
- Policy HO-4.3 Density Increases for Multifamily Affordable Housing. Provide for higher density multifamily affordable workforce housing, subject to appropriate standards and design.
 - Measure HO-4.3a State and Local Density Bonuses and Incentives. Continue to offer a density bonus of up to 35 percent, in keeping with State density bonus law (Government Code Section 65915), as well as a Town density bonus of up to 150 percent to encourage construction of affordable housing units.
 - Measure HO-4.3b Affordable Housing Overlay Zone. Continue to implement the Affordable Housing Overlay Zone as a way to provide affordable housing.
- 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.

This Addendum addresses the Zoning and Design Ordinance Update Phase II. This phase focuses on streamlining and reorganizing the zoning requirements that were distributed primarily between two titles in the Yountville Municipal Code, Title 17, Zoning, and Title 18, Design Review. The modifications associated with Phase II include the following (references are to the proposed Zoning and Design Ordinance chapters and sections unless the reference specifically indicates “current Zoning Code”):

Title 17

Auxiliary Structures (throughout Title 17)

- “Accessory buildings” renamed “auxiliary structures”.
- Incorporates regulations for auxiliary structures contained in current Chapter 18.44 and current Section 18.16.050.
- Removes descriptions of accessory buildings from applicability text into a revised definition.
- Defines “gazebo” to differentiate it from “landscape elements” such as arbors and trellises.
- Retains the limit on the number of auxiliary buildings allowed at 2, but provides design review process to allow deviations from 2.
- Eliminates provision for covered second story balconies to encroach into front setbacks.

Division 2: Zoning Districts, Allowable Uses, Development and Design Standards and Guidelines

General Provisions (Chapter 17.04)

- Sections added to address:
 - applicability of the zoning regulations,
 - minimum requirements (allowing decision-makers to increase requirements if warranted),
 - addressing grandfathering of projects in process when ordinances change, and

- responsibilities of the Planning Officer.

Allowable Land Uses (Chapter 17.12)

- New chapter added to establish applicability of use restrictions, development regulations and permit requirements in the chapters which follow.
- Includes a summary table of allowable uses (Table 17.12-1) that are either Permitted “P”, require a Use Permit “UP”, or require an Administrative Use Permit “AP”) in order to provide a single-source reference identifying in which districts a particular use is allowed.
- Allowable uses across all zoning districts are revised to consolidate use categories, refine definitions, and ensure potential uses are adequately identified and addressed.

A – Agricultural District (Chapter 17.16)

- Adds a lot coverage limit (i.e. development footprint) in addition to the existing floor area ratio (i.e. total enclosed and habitable floor area) to restrict the amount of unoccupied agricultural auxiliary structures possible with just the FAR restriction to encourage compact development.
- Limits individual agricultural auxiliary structures to 2,000 square feet (sq. ft.) or less and exempted them from design review.
- Provides design review option for structures that exceed 2,000 sq. ft.
- Increases the height allowance for agricultural auxiliary buildings.
- Requires design review for any new structure on the A-zoned vineyard parcel at Hotel Villagio.
- Amends chicken-keeping regulations (Section 6.04.080) to apply to A-zoned parcels and allow a ratio of chickens by lot size. Precluded production facilities.
- Adds regulations to allow bee-keeping for agricultural and residential properties.

RS – Single-Family Residential District (Chapter 17.20)

- Adds an allowance for duplexes in the RS District. Proposed development regulations mimic those for duplexes in the H and RM Districts and anticipate a change in state law to allow duplexes by right on single-family residential parcels.
- Clarifies Master Development Plan requirements.
- Adds allowance for beekeeping.
- Eliminates agricultural uses as an allowable use.
- Eliminates employee housing as an allowable use.

RM – Mixed Residential District (Chapter 17.24)

- Adds allowance for beekeeping.
- Eliminates agricultural use as an allowable use.
- Eliminates employee housing as an allowable use.

H – Old Town Historic (Chapter 17.28)

- Adds allowance for beekeeping.
- Eliminates employee housing as an allowable use.

MPR – Master Planned Residential (Chapter 17.32)

- Adds beekeeping allowance.

MHP – Mobile Home Park Residential (Chapter 17.36)

- Clarifies that structures outside of the mobile homes themselves (e.g., common facilities, perimeter walls) are subject to design review and use permit. Permitting for mobile homes and mobile home parks is in the purview of State Department of Housing and Community Development.
- Eliminates section on senior mobile home park overlay and relocates to new Chapter 17.88, Senior Mobile Home Park Overlay (see below).

Residential Design Standards and Guidelines (Chapter 17.40)

- Chapter 17.40 incorporates the design criteria from current Title 18 that has not been addressed elsewhere in the Phase II update.
- The design criteria are divided into Design Standards (objective) and Design Guidelines (subjective).
 - The Design Standards must be applied in the review of a housing development project that qualifies for the streamlined, objective review process where required by State law. The objective Design Standards include quantifiable standards such as setbacks, height limits, floor area ratio, etc. as well as design requirements that are clear and involve no interpretation. The Design Standards apply to all residential projects and can be modified through the Design Review process, in which case full discretion is available to the decision-making body.
 - The Design Guidelines apply only to non-qualified residential projects, and are not mandates. Design Guidelines can be varied from through the Design Review process where alternate design solutions can be accepted.
- The individual Design Standards and Design Guidelines are identified as being applicable to either single family/duplex projects, multi-family, or both.
- The Design Standards and Guidelines are grouped into those applicable to: subdivisions; garages, driveways and parking; street frontage; building scale and massing; roof forms; window, doors and entries; exterior building materials; landscape and open space; and utilities and auxiliary structures.

PP – Parks and Playfields District (Chapter 17.44)

- Provides a new chapter to establish regulations for uses and development on sites designated as PP on the Zoning and General Plan maps.
- Development standards for park sites were transferred from current Section 18.12.050.B.
- Review of development permits by Parks and Recreation Commission was added.

PF - Public Facilities, PC – Primary Commercial, and RSC – Residential Scaled Commercial (Chapters 17.48 through 17.56)

- Reflects new section numbering.
- Updates use categories, consistent with revisions to definitions and use categories used throughout the Zoning Code.
- Deletes Use Permit findings (Use Permit findings for all uses and zoning districts are located at Section 17.200.070).

OTC – Old Town Commercial (Chapter 17.60)

- Incorporates site-specific conditions into Section 17.60.030 to protect historic resources.
- Adds adult-oriented business as a conditional use, but with limitations that include a minimum 100-foot setback from a residential property and minimum 500 feet separation from another adult-oriented business.

RC – Retained Commercial (Chapter 17.64)

- Incorporates site-specific limitations on physical expansion of existing structures into Section 17.64.030.
- Deletes references to former residential dwelling since the use was converted to a test kitchen
- Eliminates Accessory Dwelling Units and Home Occupations as permitted uses.
- Adds notation that any expansion or increase in use intensity must conform to current parking requirements.

PD – Planned Development (Chapter 17.68)

- Revises Section 17.68.050 to clarify that any development regulation not specially called out and established by the PD District would revert to the typical zoning standards (e.g., for parking dimensions, sign regulations, etc.) as determined by the Planning Official.

Non-Residential and Mixed Use Design Standards and Guidelines (Chapter 17.72)

- Incorporates all commercial and mixed-use design criteria scattered throughout Title 18 by both zoning district and building type.
- Provides descriptions of the design intent for each commercial district to assist decision-makers by providing design context for their review of development proposals. These intent statements were edited from existing Chapter 18.040.
- Groups the Design Standards and Guidelines into those applicable to: building scale and massing, street frontage, exterior building materials, parking and driveways, open space, and utilities and auxiliary structures.

AHO - Affordable Housing Overlay (Chapter 17.80)

- Establishes an Affordable Housing Overlay district to implement the Town Density Bonus.
- Relocates provisions from current Section 17.84.050.

G - Gateway Overlay (Chapter 17.84)

- Deletes statement related to other entry points.
- Deletes Use Permit criteria (Use Permit findings for all uses and zoning districts are located at Section 17.200.070).

S - Senior Mobile Home Park Overlay (Chapter 17.88)

- Establishes a Senior Mobile Home Park Overlay district.
- Relocates provisions from current Section 17.44.070 applied to mobile home parks with a senior-only restriction.

Mixed Use Overlay (Chapter 17.96)

- Addresses minor and moderate home occupations as permitted uses.

- Revises major home occupation uses allowed with a Use Permit to remove specific types of uses.

Division 3: General Development Standards

Floor Area Ratio (Chapter 17.100)

- Edits floor area ratio exemptions in 17.100.030 for clarity.

Off-Street Parking and Loading (Chapter 17.116)

- Consolidates parking regulations, including design standards for driveways and parking lots, from Titles 17 and 18.
- Reorganizes regulations by the category of regulation (e.g., number of spaces required by use type, space dimensions, driveways, landscaping, etc.).
- Adds new regulations to address parking for buses, limousines and ride share, electric vehicle charging, bicycles, and employee parking.
- Eliminates the “hybrid” parking dimensions between standard and compact spaces, and increases the width of compact spaces from 8’ to 8’6” and the length from 16’ to 18’.
- Staff drafted an advisory checklist to help decision-making in situations when parking requirements should be either increased or decreased from the standards.

Tree Preservation and Management (Chapter 17.128)

- Lists the types of protected trees in the Applicability section (17.128.040.A) rather than relying on the definition of “protected tree”.
- Expands upon the criteria for an exemption for a tree permit to remove a hazardous tree. Current requirement for finding an imminent hazard is difficult to obtain an arborist report making such a determination.
- Edits the required findings to grant a tree removal permit.
- Section 17.128.080 includes edits to update the process for payment and refund of the in-lieu fee for tree replacement.
- Removes the Recommended Tree List in current Section 17.98.130; the list will be provided to the public as a handout.

Provisions for Affordable Housing (Chapter 17.160)

- Revises inclusionary requirement for rental units to not allow provision of moderate-income units, which are approximately market rate.
- Based on direction from the current Housing Element, modifies the term of required affordability for inclusionary units from 30 years to 45 years for ownership units and 55 years for rental units.
- Deletes most of current Section 17.84.040 State Density Bonus Program since it attempts to replicate the density bonus provisions in state law, which is amended regularly. Retains the Application Requirements and Review section (formerly subsection I) since it stipulates the application submittal requirements and necessary findings for approval of a state density bonus request.

- Modifies Section 17.160.040 to shift the Town density bonus regulations to a new AHO Overlay (Chapter 17.80).

Home Occupations (Chapter 17.164)

- Establishes visiting clientele limits based on level of home occupation (minor/moderate/major).
- Limits number of on-site employees to one for Major Home Occupations.
- Edits allowable home occupation uses, mostly utilizing use categories, such as “personal services” and “art and craft work”.
- Lists prohibited home occupation uses for ease of administration and homeowner information.
- Adds Administrative Use Permit approval process by the Planning Officer for Minor and Moderate Home Occupations.
- Adds consideration of neighborhood parking impacts.
- Adds allowance for minor retail sale of products associated with home occupation and requirement to pay applicable sales tax.
- Adds allowance for “homemade food operations” with requirement for permits from County Environmental Health Dept.
- Prohibits “on-site meal service”.

Commercial Development Incentives (Chapter 17.178)

- Adds new chapter for regulations from current Chapter 18.040 which provide for floor area ratio increases and setback reductions for new professional office space and for expansion of existing commercial buildings in certain instances.

Division 5: Permit Processes and Administration

Fourteen chapters of the current code that address the adoption/applicability of the Zoning Code, administration of the code, and describe the various application types required had no consistent format and lacked some basic provisions for implementation. These have all been consolidated into Division 5.

Applications and Hearings (Chapter 17.180)

- Adds provision in Section 17.180.020.G to require concurrent processing of the various application types that may be required for a proposed project.
- Incorporates requirements for on-site notification signs for commercial application types that were previously in a separate specification sheet.
- Adds Review Authority table (Table 17.180-1) to summarize decision-making authority for each application type.
- Provides for the Zoning Design and Review Board to be the final decision-maker for freestanding and internally illuminated signs, design review for four or fewer residential units or parcels, variances and exceptions, all subject to appeal to the Town Council.

Amendments to Zoning and General Plan (Chapter 17.184)

- Clarifies that both text and map amendments are addressed and includes provisions for General Plan map and text amendments.

Design Review (Chapter 17.188)

- Provides Section 17.188.020, Applicability, to better define what types of Design Review applications may be reviewed and decided upon by the Zoning and Design Review Board, creating a Minor Design Review category to distinguish these from Major Design Review that goes to the Council for final decision after Zoning and Design Review Board review.
- Subsection 17.188.020.D expands on building modifications that are exempt from Design Review, including ground floor additions of less than 200 square feet.
- Adds provision in 17.188.030.B to allow the Planning Officer to require the installation and certification of story poles where deemed necessary to demonstrate a building's scale and mass.
- Standardizes expiration dates for permit types, including Design Review, 2 years from date of issuance if not utilized. Master Development Plans would remain valid for 5 years due to their larger scope and possible phasing.
- Provided substantial rewrite of the Design Review findings.

Master Development Plans (Chapter 17.192)

- Makes the Conceptual Review stage for Master Development Plan (MDP) optional for applicants desiring to get an "early read" from the Council (which is non-binding) on a development concept.
- Revises Section 17.192.0070 to give the Planning Officer the authority to allow minor changes to an approved MDP which are consistent with the intent of the original MDP.
- Revises and reduces the Master Development Plan findings both Use Permit and Design Review applications and their required findings are processed along with a MDP.

Administrative Use Permits (Chapter 17.196)

- Adds a new permit type to address Planning Officer review of office uses in the OTC District and Moderate Home Occupations. For Administrative Use Permits there is no advance public notification of the application submittal and no public hearing since these are ministerial permits issued upon meeting identified criteria.
- Requires notice of the written decision to be mailed to all property owners within 300 feet to start a 10-day appeal period.

Use Permits (Chapter 17.200)

- Section 17.200.040 provides authority to the Planning Officer to approve minor changes to commercial uses (in cases where there is an approved MDP and consistent with the allowable use categories) and for the ZDRB to decide residential Use Permits, except condominium conversions that need Council approval for a tentative map as well.
- Consolidates and edits Use Permit findings.

Exceptions (Chapter 17.208)

- Establishes Exceptions process to allow deviations from the setback regulations applied to residential auxiliary structures and for the 50% limit on two-story homes.
- The findings for approval of an exception are not as difficult to make as variance findings, thereby making exceptions easier to grant.

Definitions (Chapter 17.236)

- Consolidates definitions, were previously scattered throughout the code, into a single chapter at the end of the zoning ordinance.
- Edits and updates existing definitions for clarity and to comply with applicable laws.
- Provides new definitions for previously undefined terms.

Title 12 Streets, Sidewalks, Public Places and Parks

Street Standards (Chapter 12.06)

- Street standards contained in 18.08.020.C have been moved to a new chapter in Title 12, and updated to reflect current Americans with Disabilities Act and Public Works standards for street and sidewalk construction.

Title 15 Buildings and Construction

Certification of Use and Occupancy (Chapter 15.00.070)

- Current Chapter 17.168 requires the issuance of a Certificate of Use and Occupancy (COO) for any new or modified building or use, except in the RS District, but these regulations are not consistent with staff practice which issues COO after final building inspection only for new commercial construction and changes of use. Removal of this chapter from the ZODO is recommended, with the addition of a new Section 15.00.070 for COOs to Title 15, the Building and Construction regulations.

Title 16 Subdivisions

- Changes to Title 16 to provide the Zoning and Design Review Board authority to review and make recommendations on tentative subdivision and parcel maps.

Title 18 Design Review

Title 18 is repealed.

Zoning Map

The Zoning Map is revised to:

- Apply the Senior Mobile Home Park Overlay district to the existing Rancho de Napa Mobile Estates and Bella Vista Park, as shown on Figure 3.

Figure 1



Town of Yountville
"The Heart of the Napa Valley"
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)

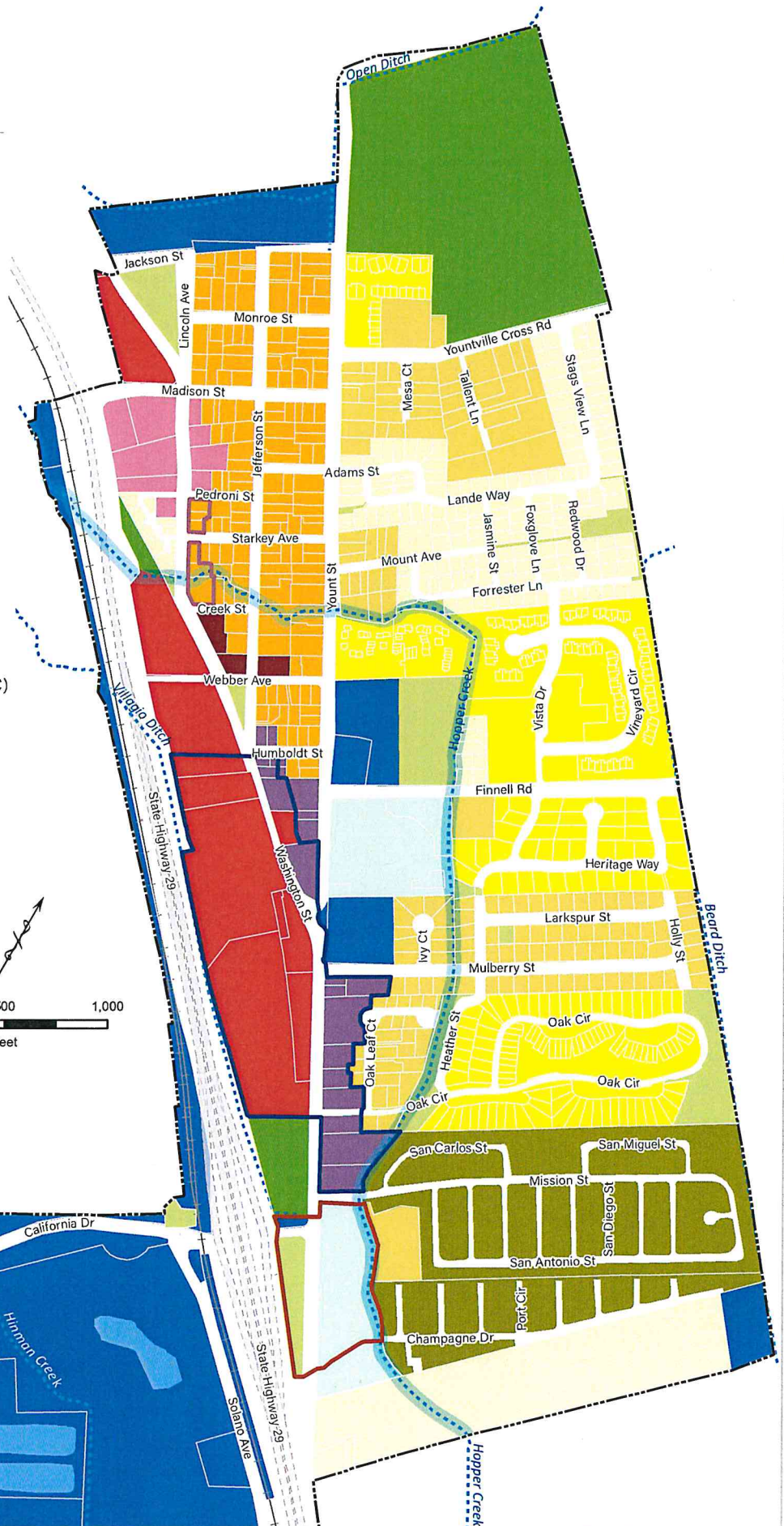
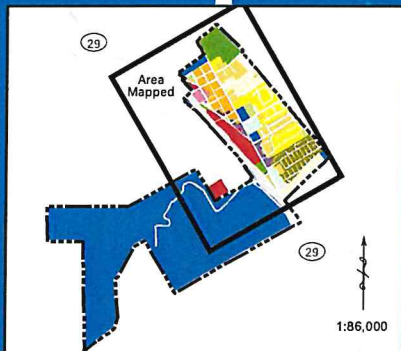
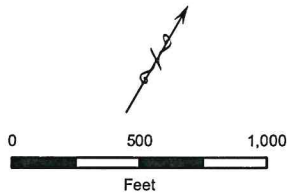


Figure 2

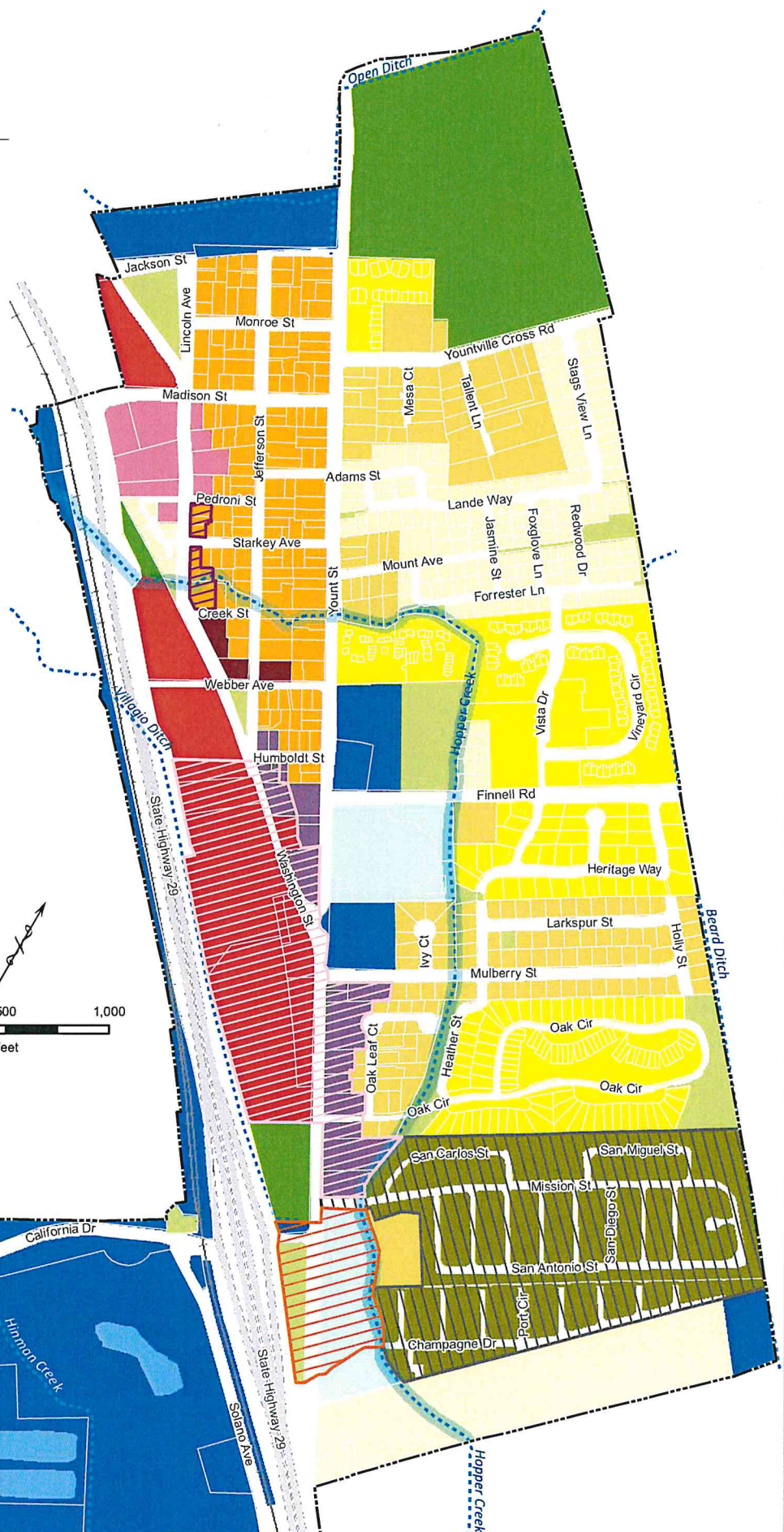
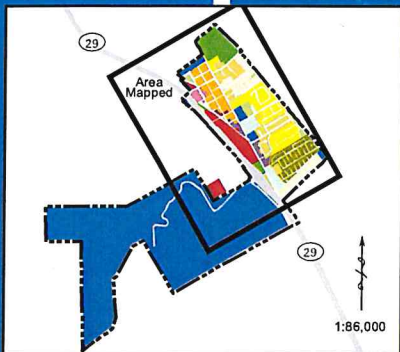
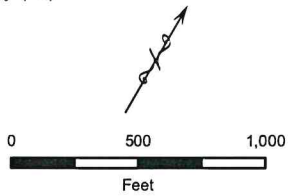


Town of Yountville

"The Heart of the Napa Valley"

ZONING DISTRICTS

- 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)
- Senior Mobile Home Overlay (-S)



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 and Design Ordinance Update Phase II 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 and Design Ordinance Update Phase II is not a substantial change to the originally anticipated project. The proposed Zoning and Design Ordinance Update Phase II 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 and Design Ordinance Update Phase II 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 and Design Ordinance Update Phase II to streamline the document, improve readability, address permit requirements for various uses, provide for consistent definitions and terminology, remove inconsistencies, and ensure requirements are clearly stated. General Plan Measure LU-1.1c anticipated amending the Zoning Ordinance to simplify and consolidate development standards and design guidelines to ensure consistency with General Plan policies while General Plan Policy LU-4.1 anticipated that the design standards would be maintained and periodically updated.

The Zoning and Design Ordinance Phase II provides regulations that ensure that future development is consistent with the General Plan. While Phase II expands and revises allowed uses, the project does not make significant changes to allowed uses that would result in new categories of uses being allowed in zoning districts that are inconsistent with uses envisioned by the Envision Yountville General Plan or uses that are required to be accommodated under State law.

The range of uses, development footprint, building massing and heights, and the densities and intensities of uses that could occur under the Zoning and Design Ordinance Phase II project are consistent with the policies and measures of the General Plan. The revisions made to the Municipal Code under Phase II do not include any components that would result in a significant change in development, including established densities, intensities, and location of development, accommodated by 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.

The changes to allowed uses under Phase II are minor, such as clarifying that beekeeping uses that meet specific standards are allowed in residential zones and refining home occupation categories and uses. Phase II does ensure that accessory dwelling units and large and small family day care homes are allowed consistent with the requirements of State law. Phase II would expand allowed uses in the RS zone to include duplexes, accommodating a greater variety of housing types within the RS zone. This change would not result in any increases to the densities established by the General Plan or allowed under the existing Title 17, which both allow 7 units per acre in the RS zone.

Figure 1 shows the existing Zoning Districts Map, updated in Phase I to be consistent with the General Plan Land Use Map. The Zoning and Design Ordinance Phase II would add the Senior Mobile Home Overlay District to the map as shown in Figures 2 (Proposed Zoning Districts Map) and 3 (Zoning Revisions). 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) and General Plan Table LU-2, Land Use Designations. The application of the Senior Mobile Home District overlay to the two existing senior mobile home parks is also consistent with the existing uses.

Phase II establishes a ministerial process (Administrative Use Permit) for various projects. The development that would be allowed under an Administrative Use Permit would be required to be consistent with the Town's zoning and design standards and General Plan policies and would not result in development densities or intensities beyond those allowed under the General Plan.

Phase II establishes Design Standards that would be applied to qualified multifamily projects under State law; this is consistent with General Plan Measure HO-1.3b, which provided for a streamlined multifamily design review process for affordable housing projects. Under current conditions, projects eligible for streamlined, ministerial review under State law would be processed based solely on the Town's existing quantified, objective standards. The Design Standards included in Phase II ensure that projects that qualify for ministerial review under State law are designed and developed consistent with the requirements of the General Plan and provides quantified and objective standards to ensure that the requirements are enforceable. This ensures that future development would be consistent with the vision for the Town established by the General Plan.

Phase II establishes an Affordable Housing Overlay district, which implements the Town's density bonus, as envisioned by General Plan Measure HO-4.3b.

The Phase II amendments to the existing Municipal Code, including Title 17, Zoning, and Title 18, Design Standards, are consistent with 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 Zoning and Design Ordinance Phase II project is a key subsequent activity that refines existing requirements and establishes new requirements and procedures 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 Municipal Code, including the Zoning and Design Ordinance, and revisions to Titles 12, 15, and 16 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 project includes 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 and Design Ordinance Update Phase II project would streamline the Town’s Municipal Code and would ensure components of the Town’s Zoning Ordinance, Design Standards, and Zoning Districts Map are in 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 and Design Ordinance Update Phase II 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.