

THE BUILT ENVIRONMENT





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5. LAND USE



5.1 PURPOSE OF THE CHAPTER

Known for its scenic Napa Valley location, historic buildings, lively downtown, and friendly neighborhoods, Yountville seeks to protect its small-town character through land use planning. This chapter presents a framework for governing future decisions about appropriate land uses and desirable development patterns to maintain and enhance the character of Yountville. This framework aims to effectively manage growth and provide needed housing and services, while encouraging the use of quality design for new development. This chapter partially addresses State requirements for the land use element of the general plan. Areas subject to flooding are discussed in the Safety and Hazards chapter.

The Land Use chapter includes the following sections.

5.2 Development Trends. Discusses how land use in Yountville has changed over time since the Town was chartered in 1879.

5.3 Change Areas. Provides an overview of areas where revised land use designations and development standards could create positive changes in Yountville's built environment.

5.4 Land Use Categories and Land Use Map.

Describes land use designations within residential, commercial, community, and natural resource categories, and identifies specific land uses on the Land Use Map.

5.5 Public Services and Facilities. Describes the following public services and facilities: water supply, treatment and distribution; wastewater collection, treatment, and recycled water; solid and household hazardous waste collection, disposal, and recycling; schools; and Town facilities.

5.6 Environmental Justice. Discusses environmental justice principles and State requirements for including environmental justice policies in a general plan.

5.7 Development Projections. Identifies additional residential and commercial development projections based on the theoretical build out of all vacant and underutilized land in Yountville.

5.8 Goals, Policies, and Programs. Identifies goals, policies, and programs to guide growth, maintain community character, and balance residential and commercial uses.

5.2 DEVELOPMENT TRENDS

Like many other towns large and small throughout California, development in Yountville reflects distinctly different eras of planning and development. The town was chartered in 1879 as an agrarian settlement with a gridiron of streets. As was typical of American towns in the nineteenth century, growth was directed by a town map which laid out streets and individual lots. The Town of Yountville was incorporated in 1965.

In recent years, the patterns of growth in Yountville, and most other American towns, has been very different. Recent development has been on large parcels of land, without a pre-configured pattern of streets, blocks, and lots. “Planned development” procedures encouraged development of these parcels as self-contained areas, with fewer connections to the existing town fabric. Planned developments, as they have evolved in California, reflect both the dominance of the automobile and the fact that most construction is now the domain of professional developers, not individual settlers building for their own use.

Yountville has grown outward from the geographic center at Yount Street. In the early 1990s, residential uses were concentrated east of Highway 29, north of Land Lane and south of Yountville Cross Road. During this time, some residential development also existed west of Highway 29 on the Veterans Home property. By 2002, the residential areas of the Town had filled in and were largely built out. Additionally, the Vintner’s Golf Club on the grounds of the Veterans Home was constructed and redesigned in 2003.

Since then, infill residential and commercial development has occurred on many of the previously-vacant or underutilized parcels within the Town limits. New residential neighborhoods in Washington Park, Yountville Square, and Vineyard Oaks were designed, once again, on a street grid to ensure new development was connected to the existing town fabric. New commercial development, including Hotel Villagio, Bardessono, and Hotel Yountville, have enhanced Yountville’s reputation as a premier wine country destination and have contributed affordable

housing and scenic open space.

There are three remaining large parcels of undeveloped land in Yountville. A 30-acre agricultural parcel at the north end of town on Yountville Cross Road is currently planted with vineyards and is expected to remain in agricultural use. The other two parcels are also in agricultural use but will likely be developed during the life of the General Plan according to land use designations that have been in place for some time. The 3-acre French Laundry garden site is designated for commercial development, and the 17-acre St. Joan of Arc Catholic Church site is designated for mixed residential development. This last site will require construction of a flood wall to fully realize its development potential. Because the General Plan does not change the land use designations on these sites, they are not included in the discussion of “Change Areas” that follows.



Recent commercial development, including Bardessono, have enhanced Yountville’s reputation as a premier destination.

5.3 CHANGE AREAS

Extensive community input during the General Plan Update process helped identify where revised land use designations and development standards and incentives could create positive changes in the built environment. These four change areas are shown in Figure LU-1: 1) West Side of Washington Street; 2) Humboldt Street; 3) North Washington Street; and 4) Vista Condominiums.

The four areas described below are accompanied by conceptual sketches and photos that are intended to illustrate certain design concepts and a sense of what may be possible at these sites. The Town will need to take further action, such as amending the Zoning Ordinance and Design Standards, before development proposals could be considered. An interested property owner could then submit an application, and the Zoning and Design Review Board and, as applicable, Town Council would then review the proposed project.

WEST SIDE OF WASHINGTON STREET

Washington Street is the commercial center of Yountville, offering a variety of retail stores, restaurants, and lodging. Higher intensity uses are directed to the west side of the street while residential-scaled commercial uses are generally found on the east side.

The Town encourages development in the Washington Street commercial area that is well-designed and fits in with the small-town character of Yountville. Commercial buildings should be pedestrian-oriented, feature gathering places, and preserve view corridors. Overall, new development should contribute to the walkability and sociability of the Town and help to create an active streetscape.

The Town also seeks a diversity of businesses that provide a benefit to the community, such as affordable housing and a mix of retail and services. Currently,

there is a relatively high concentration of restaurants, wine-tasting rooms, and lodging.

There are opportunities on the west side of Washington Street to achieve the Town's objectives for additional commercial, office, and housing development to meet unfilled needs, particularly where there are existing large parking lots. General Plan policies encourage a diversity of businesses and may grant a floor area ratio bonus for professional office, mixed residential, and under-represented retail and service uses by allowing appropriate three-story development on the west side of the street between Humboldt and Mulberry Streets and, on the west side of Highway 29, between Humboldt Street and California Drive. Policy LU-2.5 provides for a third-story bonus in this area on the condition that the project and its uses will provide a community benefit such as affordable housing, under-represented retail, stand-alone office, or services. Proposed three-story development would be reviewed by the Town's Zoning and Design Review Board and would need to be approved by the Town Council.



Large parking areas such as the one next to V Marketplace offer opportunities for additional commercial, office, and housing development to meet unfilled needs.

Figure LU-1

CHANGE AREAS

0 0.1 Miles



New development would need to blend in with the character and scale of surrounding buildings and preserve view corridors down designated streets (see the section on Scenic Resources in the Open Space + Conservation chapter for more information on view corridors). Three-story building elements, no higher than the peak of the V Marketplace roof (not cupola), should be stepped back and located near the center of the development, off Washington Street, to ensure an appropriate transition to adjacent development and to avoid flat, vertical planes and three-story development fronting the street. This development would also need to address parking requirements, perhaps by making use of underground, tucked-under, or structured parking that is screened or lined with storefronts. Parking should be accommodated behind buildings and at the rear of the site.



Conceptual Design Idea: West Side of Washington Street

Design techniques such as breaking up building facades, varying rooflines, and integrating partial and setback upper stories help to create attractive buildings that do not overwhelm their sites.



Conceptual Design Idea: West Side of Washington Street

Development incentives can encourage resident-serving businesses, like the health club envisioned here.

HUMBOLDT STREET

There are currently two vacant lots at the corner of Humboldt and Jefferson Streets. Due to their proximity to commercial uses on Washington Street, the General Plan changes the designation of these two parcels from Old Town Historic to Residential-Scaled Commercial. The General Plan contains a program to rezone these parcels to require a minimum lot size of 10,000 square feet, thereby obliging the two parcels to be combined prior to development. Two second-story housing units will be required to ensure there is no loss of housing sites. The design should be oriented toward the corner, with parking behind

the building and accessed from Humboldt Street. The residential and commercial uses could share parking spaces. An appropriate buffer to adjoining residential properties would be required to mitigate potential impacts, including light and noise. The building would be required to be of a scale and design that complements the surrounding buildings and utilizes design features to break up the building mass, such as building modules, partial and/or setback upper stories, balconies, awnings, and a variety of roof forms.

Conceptual Design Idea: Humboldt Street



A ground-floor business with two upper story apartments are envisioned for the vacant lots at the corner of Humboldt and Jefferson Streets.

NORTH WASHINGTON STREET

General Plan policies seek to encourage a well-integrated mix of uses that create an attractive, vibrant, and walkable Washington Street experience. Almost all of the parcels along Washington Street are designated for commercial use. The exception are six residential parcels on the east side of Washington Street between Creek and Pedroni Streets, as shown in Figure LU-2. The General Plan contains a program to create an overlay district that allows mixed use, such as live-work, office, service, and under-represented retail uses, in addition to existing residential uses on these parcels. The goal is to allow a mix of uses, but require a residential component, so that existing housing is not lost to a purely commercial use. New mixed uses could be allowed within the existing structures as well as in redeveloped buildings that reflect the Old Town character.

Figure LU-2

NORTH WASHINGTON PARCELS



The General Plan contains a program to allow live-work, office, service, and/or under-represented retail uses in addition to residential uses on six parcels on the east side of Washington Street (left), such as along Main Street in Sebastopol (right).

VISTA CONDOMINIUMS

Vista Condominiums is a development of 15 one-story buildings on Vista Drive, Vineyard Circle, and Vista Court, comprising 70 townhomes. The General Plan contains a program to consider amending the Vista Condominiums Master Plan to allow existing condominiums to add a second story. If the Master Plan is amended, the Vista Condominiums Homeowners Association would still need to decide whether to permit second-story construction. New development would need to conform to the Town's design guidelines and be of a scale, intensity, and design that integrates well with the immediate neighborhood, the town as a whole, and the natural surroundings.



The General Plan calls for the Town to consider allowing second-story development at Vista Condominiums.

5.4 LAND USE CATEGORIES AND LAND USE MAP

Land in Yountville is classified according to three broad land use categories: residential areas, commercial areas, and community and natural resource areas.

Residential land use designations are applied to areas appropriate for single-family, two-family, multifamily, manufactured home, and accessory dwelling housing options. The Town's residential neighborhoods support a range of lifestyles and household income levels.

Commercial land use designations are applied to areas appropriate for retail and commercial services to serve residents and visitors. The most permissive land use designation applies to the west side of Washington Street, where visitor-oriented businesses, lodging, restaurants, and professional offices are allowed. Commercial areas that abut residential neighborhoods are required to be residential in scale and blend in with the residential fabric of the area. Commercial areas in Old Town are intended to preserve the historic character of the area. Mixed residential uses are also allowed.

Table LU-1

GENERAL PLAN LAND USE ACREAGE

LAND USE DESIGNATION	PARCELS	ACRES	PERCENT OF TOTAL ACRES
RESIDENTIAL			
Master Planned Residential	294	47.4	5.5%
Mixed Residential	164	39.3	4.6%
Mobile Home Park	2	39.9	4.6%
Old Town Historic	154	24.2	2.8%
Single-Family Residential	155	33.8	3.9%
SUBTOTAL	769	184.5	21.5%
COMMERCIAL			
Old Town Commercial	9	4.8	0.6%
Planned Development	6	10.3	1.2%
Primary Commercial	10	25.4	3.0%
Residential-Scaled Commercial	20	10.1	1.2%
Retained Commercial	3	1.1	0.1%
SUBTOTAL	48	51.7	6.0%
COMMUNITY AND NATURAL RESOURCE			
Agricultural	3	33.6	3.9%
Not Zoned/ROW	2	.07	.01%
Parks and Playfields	16	12.7	1.5%
Public Facilities	15	576.9	67.1%
SUBTOTAL	36	623.8	72.5%
TOTAL	853	860.0	100%

Source: Napa County, 2017; De Novo Planning Group, 2017.

Community and natural resource land use designations apply to agriculture, parks, and civic uses that serve a diverse range of community needs. Natural areas, such as the creeks, offer opportunities for preservation and conservation. Public facilities provide opportunities for social and community interaction and the provision of public utilities and services. Although land designated Agricultural is intended primarily to be maintained in agricultural use, agricultural employee housing and limited single-family development is permitted. In addition, wineries and commercial facilities for the processing or retail sale of agricultural products that are grown on the premises may be permitted.

As shown in Table LU-1, the greatest percentage of land in Yountville is designated for community and natural resource areas, which is due in part to the large size of the Veterans Home campus. The second largest amount of land use is designated for residential use, encompassing nearly 22 percent of Yountville's land area. Commercial and mixed-use areas comprise only 6 percent of Yountville's land area. Figure LU-3 shows the Town's land use designations.

Within each of the land use categories, specific land use designations identify uses and the density and intensity of development allowed in each designation. Density is defined by the number of dwelling units per gross acre, and intensity is defined by the ratio of building square footage to the land area.

Table LU-2 details the 13 land use designations and describes the general land uses intended for the category and applicable building density and/or intensity. For residential uses, residential density is shown in dwelling units per gross acre. Maximum residential density is calculated based on the gross acreage and then rounded down to the nearest whole number.

In addition to building density, State law requires the General Plan to include a statement of population density for the various land use categories. Population density is determined by multiplying the average household size, as determined by the latest decennial U.S. Census, by the number of dwelling units in a land use category. For example, the average household size in Yountville was 1.85 persons in 2010. The population density in the Single-Family Residential category is therefore up to 13 persons per acre.

For non-residential designations, building intensity is defined by Floor Area Ratio (FAR), which is the ratio between the amount of gross floor area and the gross site area. For example, an FAR of 0.5 would allow a one-story building over half of a site, or a two-story building over one quarter of a site. The Zoning Ordinance contains detailed descriptions of land uses permitted in each designation, as well as development standards that implement the General Plan.

The maximum densities and intensities identified in Table LU-2 are an upper limit and are not guaranteed. Maximum densities and intensities for zoning districts may be established at a lower threshold in the Town's Zoning Code. Residential density and building intensity on any site shall respond to site resources and constraints, neighborhood context, potentially hazardous conditions, sensitive environmental conditions, traffic and access, adequacy of infrastructure, and Town design policies.

Table LU-2

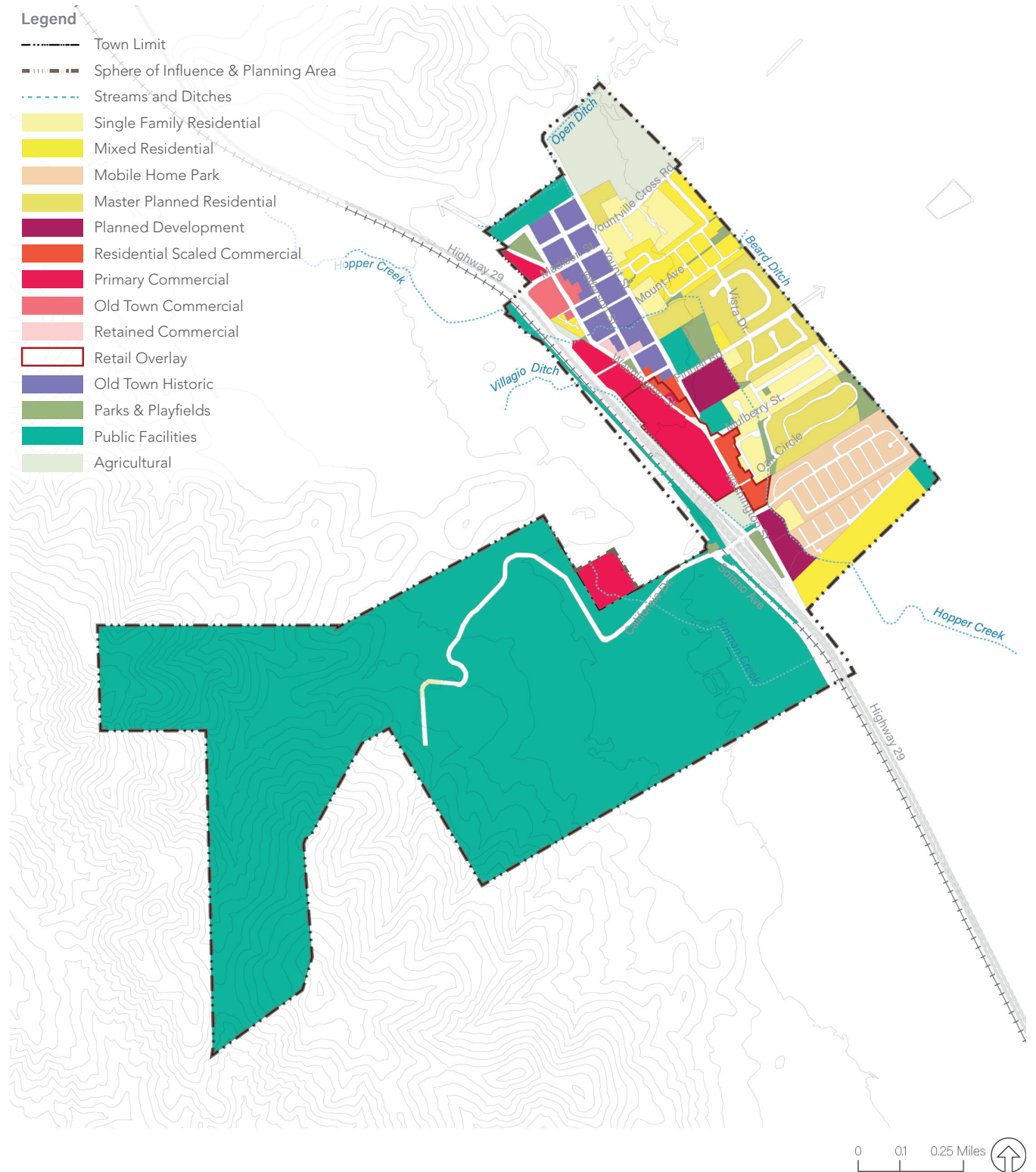
LAND USE DESIGNATIONS

LAND USE DESIGNATION		RESIDENTIAL DENSITY AND BUILDING INTENSITY	DESCRIPTION ¹
RS	Single-Family Residential	Up to 7 dwelling units per gross acre.	The Single-Family Residential land use designation is applied to areas suitable for detached single-family homes and related residential uses in low density settings. Other compatible uses may be permitted.
RM	Mixed Residential	8-10 dwelling units per gross acre; up to 25 units per gross acre within an affordable housing overlay.	The Mixed Residential land use designation is intended to encourage development of a variety of housing and ownership types, including single-family and multifamily dwellings, and related residential uses. Other compatible uses may be permitted.
MHP	Manufactured Home Park Residential	Up to 8 dwelling units per gross acre.	The Manufactured Home Park Residential land use designation is applied to areas appropriate for manufactured housing and related residential uses. Other compatible uses may be permitted.
MPR	Master Planned Residential	Maximum residential density as identified on the approved master plan and based on the density of the original district.	The Master Planned Residential land use designation is applied to residential areas developed with an approved master plan. Other compatible uses may be allowed.
PD	Planned Development	Maximum residential density and non-residential FAR as identified on the approved master development plan and is based on the density and FAR of the original land use designation. ¹	The Planned Development land use designation is applied to areas appropriate for mixed land uses in conjunction with affordable housing units in excess of what is provided in other residential districts. All uses permitted or conditionally permitted in the Zoning Code are included in this designation.
RSC	Residential-Scaled Commercial	Maximum permitted FAR is 0.25, with an additional 0.15 for residential and professional office uses.	The Residential-Scaled Commercial land use designation is applied to properties on the east side of Washington Street that are adjacent to residential neighborhoods. A variety of neighborhood retail, professional office, and service uses are allowed. Higher intensity retail and service uses may be permitted.
PC	Primary Commercial	Maximum permitted FAR is 0.25, with an additional 0.15 for residential and professional office uses. On the west side of Washington Street between California Drive and Humboldt Street, an additional 0.15 FAR may be permitted for retail and service uses that increase business diversity and other benefit to residents.	The Primary Commercial land use designation applies to properties on the west side of Washington Street and on the west side of Highway 29 and is primarily intended to reinforce Washington Street as the main commercial street in Yountville. Professional office uses are allowed. Commercial uses and mixed commercial and residential uses may be permitted.
OTC	Old Town Commercial	Maximum permitted FAR shall be 0.25 FAR, with an additional 0.15 for residential and professional office uses.	The Old Town Commercial designation is applied to specified properties on North Washington Street. It is intended to reflect Yountville's commercial beginnings and to promote the preservation of the historic character of the area. Professional office uses are allowed. Retail, service, restaurant, lodging, and mixed residential and commercial uses may be permitted, with higher intensity uses directed to the west side of Washington and lower intensity uses directed to the east side of street.
RC	Retained Commercial	Existing FAR for the commercial uses existing at the time of development of the district may be maintained: 0.42 for The French Laundry, 0.36 for Bordeaux House, and 0.30 for Lavender Inn. A maximum FAR of 0.40 is permitted for the expansion of existing commercial uses on an existing commercial parcel or onto an adjacent parcel within the Retained Commercial District, provided the expanded use is for a support function, such as office and/or storage, or a residential use, such as an apartment. ¹	The Retained Commercial land use designation is intended to establish a transitional buffer between commercial uses in the Town's commercial core and the residential uses of Old Town Historic District. The purpose of the designation is to retain existing commercial uses and structures and encourage the commercial development of parcels with existing residential development. Existing restaurant and lodging uses are allowed. Other compatible uses may be permitted.
H	Old Town Historic	Up to 8 dwelling units per gross acre.	The Old Town Historic land use designation is intended to maintain the area's historical character and provide for predominately single-family houses and related residential uses on small lots. Other compatible uses may be permitted.
P	Parks and Playfields	Maximum FAR is 0.10.	The Parks and Playfields land use designation is applied to areas dedicated to outdoor leisure and recreation.
PF	Public Facilities	Maximum FAR is 0.25.	The Public Facilities land use designation is applied to areas appropriate for governmental, public utility, and public educational facilities. Other compatible uses may be permitted.
A	Agricultural	Up to 1 dwelling unit per 10 gross acres. Maximum FAR is 0.05.	The Agricultural land use designation is applied to lands intended to be maintained in agricultural use. Additionally, commercial facilities for processing or retail sale of agricultural products that are grown on the premises may be permitted.

1. For detailed descriptions of permitted and conditional land uses allowed in each designation, refer to Title 17 of the Yountville Municipal Code.

Note: In addition to the land use districts identified in the table, the following overlay districts may be applied to any General Plan land use designation: Creekside Overlay (C), Gateway Overlay (G), and Retail Overlay (RO). Also, a Senior Manufactured Home Park Overlay (MHP-S) may be applied to the Manufactured Home Park Residential land use designation.

Figure LU-3
LAND USE MAP



5.5 PUBLIC SERVICES AND FACILITIES

Yountville residents and businesses are served by a variety of public services and facilities. The Town provides local government services, domestic water distribution, and wastewater collection, treatment and recycled water. Other services are provided through contracts or joint powers agreements: water supply and treatment are primarily provided by the California Department of Veterans Affairs; trash collection and recycling are provided by Upper Valley Disposal Service; fire protection is provided by the Napa County Fire Department; police protection is provided by the Napa County Sheriff's Office; and MCE Clean Energy provides an alternative electricity source. Some services are provided by public agencies and private companies other than the Town of Yountville. For example, the elementary school is provided by the Napa Valley Unified School District, the library is operated by the Napa County Library; and the Pacific Gas & Electric Company provides electricity and natural gas distribution.

Town facilities include the Town Hall, the Community Center, the Community Hall, and the Wastewater Treatment Plant. The location of public facilities within the Town are shown on Figure LU-4. Town recreational and cultural facilities and programs are described in the Community + Quality of Life chapter, and parks are discussed in the Open Space + Conservation chapter. Police and fire services are described in the Safety + Hazards chapter.

The Town maintains a high level of communication and cooperation with other provider agencies, but each of them retains independent decision-making authority. Because the Town cannot compel other public agencies to take any specific actions or to comply with Town policy, other than through negotiated contracts, the General Plan does not include standards for public services and facilities provided by other agencies.

WATER SUPPLY, TREATMENT AND DISTRIBUTION

Yountville has an agreement with the California Department of Veterans Affairs (CDVA) to provide the Town with 500 acre-feet of potable water per year and more when it is available. The CDVA treats water from Rector Reservoir, a tributary to the Napa River. The Reservoir was formed following the construction of Rector Dam in 1946 and was subsequently raised in 1985, resulting in a total storage capacity of approximately 4,500 acre-feet. The Reservoir's annual safe yield is estimated to be 1,670 acre-feet.

CDVA administers operations at Rector Reservoir and the Rector Water Treatment Plant. The Rector Water Treatment Plant has a daily treatment capacity of 4.5 million gallons. A 1.0 million-gallon treated water storage tank is located near the treatment plant.

In an emergency, the Town may purchase up to 25 acre-feet of treated water from the City of Napa, up to 200 acre-feet per year from spot purchases of State Water Project water through the Town's agreement with the Napa County Flood Control and Water Conservation District, and excess water from two Domaine Chandon wells. The Town can also use the municipal well that was built in 2005. The well's capacity is 300 acre-feet per year.

From Fiscal Years 2006-07 through 2017-18, the Town's annual water demand ranged from 472 to 612 acre-feet, with an average of approximately 475 acre-feet per year over the last three years. Although annual water demand has exceeded the Town's contractual allocation from the CDVA at times, the Town has been able to purchase additional water from the CDVA. Given the willingness of CDVA to sell surplus water to the Town and the Town's designated emergency water supplies, the water supply is adequate to meet Yountville's current needs. The Town's water conservation programs help the Town to reduce overall demand on potable water supplies.

The Public Works Department operates the Town's water distribution system. The water system for the Town is limited to the distribution of domestic water to its customers in the eastern part of Town. The CDVA provides water service directly to residents at the Veterans Home. The Town's distribution system is gravity fed and is under a single pressure zone. Since Yountville operates without treated water storage facilities, the distribution system is continually drawing potable water from its two interconnections with the Veterans Home. During an emergency, potable water can be drawn through two interconnections with the City of Napa's Conn Dam Transmission Line, which runs parallel to State Highway 29.

WASTEWATER COLLECTION, TREATMENT, AND RECYCLED WATER

Yountville's Public Works Department is responsible for operating the Town's wastewater collection and treatment system for residential, commercial, public, and other properties in the Town and within the Town's sphere of influence.

The Town's sewer collection system includes 8.5 miles of sewer collection piping under the streets of the Town, approximately 772 sewer lateral connections, the force main to the wastewater treatment plant, and 5.5 miles of recycled water pipeline that serves six vineyards northwest and southeast of the Town limits in unincorporated Napa Valley and the golf course on the grounds of the Veterans Home. The Public Works Department maintains the Town's collection system, including sewer cleaning and system upgrades.

The Yountville Wastewater Treatment Plant is located at 7501 Solano Avenue and is owned and operated by the Town. Wastewater operations are subject to two permits issued by the San Francisco Regional Water Quality Control Board, one which permits the Town's discharge to the Napa River and one that permits water recycling activities. The Town may discharge

to the Napa River under flows that are sufficient to achieve a 45 to 1 dilution factor for highly treated effluent that meets advanced secondary treatment standards. Discharge to the Napa River is generally prohibited from May 16th through September 30th of each year.

As flow volumes increase, there may be a need to develop additional storage facilities and/or additional irrigation capacity for the wastewater effluent that is generated during the dry season when there is no discharge to the Napa River. The Wastewater Treatment Plant Master Plan Update (2016) found that the most cost-effective effluent reuse and disposal program includes a combination of storage ponds, discharge to the Napa River, and irrigation of the golf course and other crops.

The Wastewater Treatment Plant has a permitted dry-weather flow capacity of 0.55 million gallons per day (MGD). A report prepared for the Town in 2015 found that the 3-year average (2011-2014) dry weather flow was 0.332 MGD, and that projected flows for a future population of 3,800, including Domaine Chandon wastewater flows, was 0.388 MGD. Thus, the plant has adequate capacity to treat dry weather flows anticipated under the projected population growth shown in Table QL-1 .

Potential redevelopment of the Veterans Home site within western Yountville is described in the Veterans Home Facilities Master Plan (2012), which recommended that sewer capacity analysis be conducted to identify any potential limitations. Pursuant to the operating agreement between the Town and the State for the Wastewater Treatment Plant, any significant redevelopment of the Veterans Home facility that creates the need for additional treatment capacity would make the State responsible for the cost of the improvements.

SOLID AND HOUSEHOLD HAZARDOUS WASTE COLLECTION, DISPOSAL, AND RECYCLING

The Town contracts with Upper Valley Disposal Service (UVDS) for residential and commercial recycling and waste collection and processing services. The Town has a mandatory trash collection ordinance that requires properties that have a water service account to arrange for trash and recycling services through the Town's waste hauler.

Yountville's garbage and recycling are processed at the Clover Flat Resource Recovery Park, located east of Calistoga. The 79-acre Clover Flat facility features a solid waste landfill and a composting facility. The solid waste facility accepts agricultural, construction/demolition, industrial, mixed municipal, sludge, and tire waste. The composting facility accepts food waste and green materials. The landfill has a permitted daily capacity of 600 tons at the solid waste facility and 2,500 cubic yards at the composting facility. The solid waste facility has a total permitted capacity of 4,560,000 cubic yards, with a remaining capacity of 2,870,000 cubic yards (62.9 percent) as of 2014. The estimated closure date of the landfill is 2047. Recycling is handled through the Upper Valley Materials Recovery Facility, located south of St. Helena.

Hazardous materials are disposed of properly through a private, licensed hazardous waste handling company. UVDS hosts collection events for household hazardous waste and electronic waste. Additionally, the Wastewater Treatment Plant serves as a Napa County collection facility for hazardous materials.

SCHOOLS

The Town of Yountville is served by the Napa Valley Unified School District (NVUSD). The District is comprised of 19 elementary schools, five middle schools, and five high schools. Additionally, the NVUSD operates one independent studies school, Napa Valley Independent Studies (K-12), and one independent charter school, Stone Bridge School (K-8).

The only NVUSD school within the Town limits is Yountville Elementary School, located at 6554 Yount Street. Elementary school enrollment has generally declined over the past ten years, hitting a high of 169 students in the 2009-2010 school year and a low of 117 students in the 2016-2017 school year. There were 123 students enrolled in the 2017-2018 school year. An estimated 60 percent of the students live outside Yountville. Given the projected decline in the school-age population in Yountville, as shown in Table QL-1, there is adequate future capacity at Yountville Elementary to serve the local population.

Yountville does not have a middle or high school within the Town limits. Middle school students in Yountville attend Redwood Middle School, located at 3600 Oxford Street in Napa. High school students in Yountville usually attend Vintage High School, located at 1375 Trower Avenue in Napa. Student enrollment at Redwood Middle School and Vintage High School have been relatively stable over the past several years.

Yountville Elementary School, with an enrollment of 123 in 2018, is operated by the Napa Valley Unified School District.



TOWN FACILITIES

The Yountville Town Hall is located at 6550 Yount Street. Originally built in the late 1920s to house the Town's grammar school, the historic building was completely remodeled in 2014 to meet modern seismic and fire codes. At this time, the historic building was added to the National Register of Historic Places. The Town Hall includes administrative offices and the Town Council Chambers with state-of-the-art video and audio technology. The Town government includes nine departments: Administration; Town Attorney; Town Clerk; Parks and Recreation; Finance; Planning and Building; Public Works/Parks; Public Safety; and Utility Operations.

The Town's Public Works Department is responsible for the design, construction, operations, and maintenance of the Town's infrastructure and the review of private development projects. This includes streets, parks, government building, the water drainage system, the sanitary sewer collection system, the wastewater treatment plant, the recycled water system, the storm drainage system, and the water conservation program.

The Planning and Building Department reviews development project applications, issues building and use permits, conducts inspections, and maintains and updates Town Ordinances.

The Parks and Recreation Department manages recreation programs and the Yountville Community Center, located at 6516 Washington Street. Built in 2009, the 10,000 square-foot Community Center consists of a large multi-purpose room and meeting rooms. It also houses the Yountville Library, which is independently operated by the Napa County Library system, which determines the hours of operation. Next door to the Community Center is the 4,800 square-foot Community Hall, renovated in 2009. The Community Hall includes a main hall, a meeting room, and a kitchen. During the Community Center construction project, a local sheriff's substation was added to the adjacent post office.

The Yountville household population is expected to increase approximately 15 percent by 2040, as detailed in Table QL-1. The Town's existing facilities and services are adequate to serve the expected population growth.

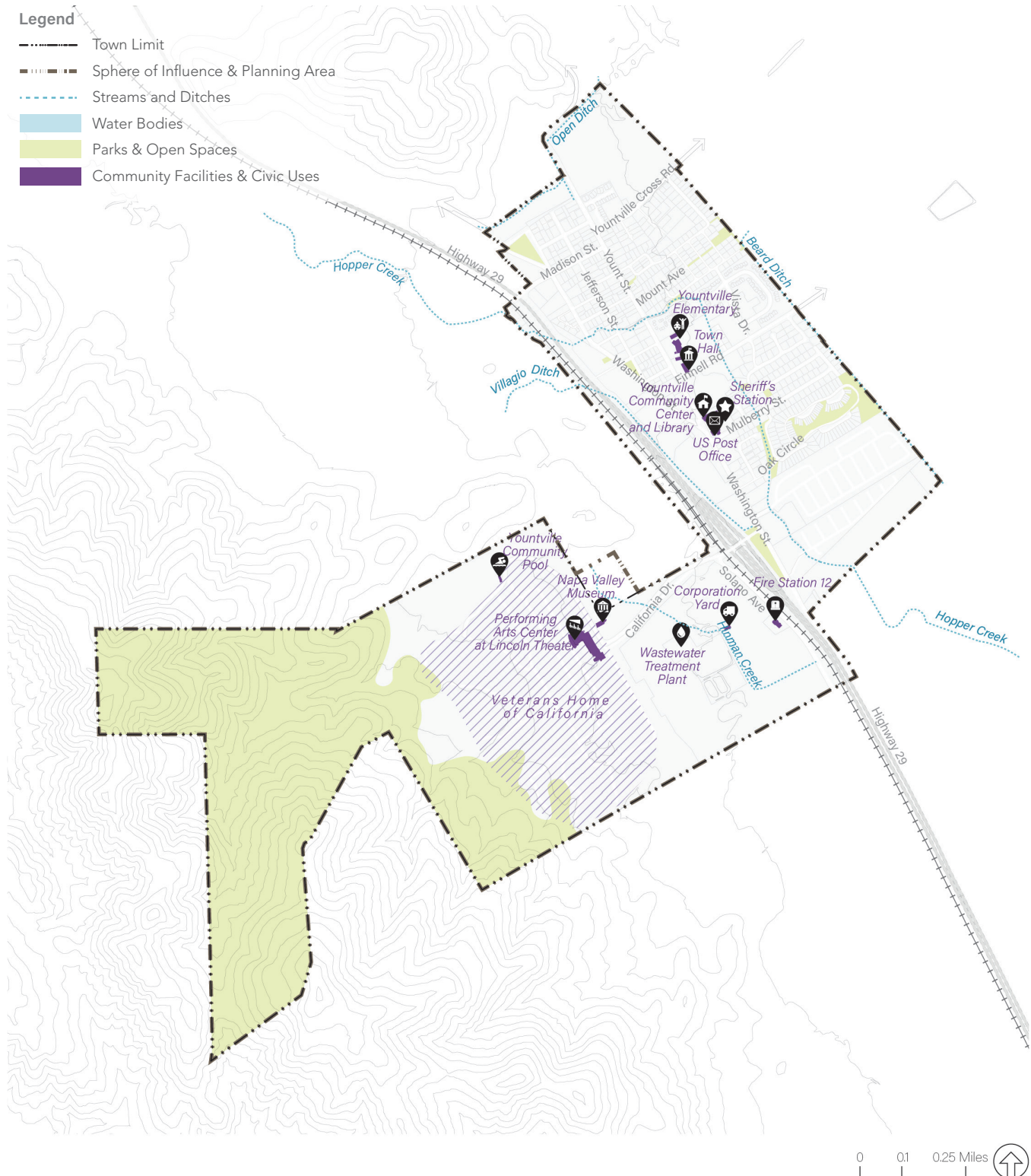


Yountville Town Hall was built in the 1920s as a school; the historic building was completely remodeled in 2014.



The Community Hall, Community Center/Library and plaza are at the heart of civic life.

Figure LU-4

PUBLIC FACILITIES

5.6 ENVIRONMENTAL JUSTICE

Exposures to various toxic substances in air, water, and soil can significantly affect health. Diseases such as asthma, birth defects, cancer, heart disease, neurologic disorders, and reproductive disorders can be linked to toxins in the environment. Certain geographic areas and communities experience a disproportionate share of exposure to environmental toxins.

As a result, local governments need to consider pollution sources when siting housing, childcare, and businesses. Siting of childcare is particularly important since children are more susceptible to exposure to toxic substances. Although school siting is not controlled by the general plan, cities can provide information to school districts and other entities involved in locating services to avoid location near higher-risk areas, such as near businesses producing toxic substances, agricultural land where pesticides are used, or areas with poor air quality. Establishing buffer zones and limiting certain types of uses can help minimize toxic exposure.

The California Environmental Protection Agency (CalEPA) assists cities in identifying communities suffering from cumulative impacts of multiple pollutants and people who are vulnerable to pollution's effects. CalEPA's CalEnviroScreen tool identifies census tracts that are disproportionately burdened by multiple sources of pollution. Census tracts that score in the top 25% percentile are known as "disadvantaged communities." According to CalEnviroScreen 3.0, Yountville scores in the bottom 15% percentile and has one of the lowest scores among California communities. Therefore, Yountville does not contain any disadvantaged communities that require specific environmental justice policies. General Plan policies and programs seek to reduce toxic contaminant exposure and protect air, water, and soil quality for the entire community.

5.7 DEVELOPMENT PROJECTIONS

Development projections for the General Plan are determined by analyzing vacant and underutilized parcels within the Town and the development potential that is allowed under the applicable land use designation. Development projections for residential units and commercial square footage, excluding potential development at the Veterans Home, are shown in Table LU-3. These projections are theoretical in nature, as it is unlikely that every parcel in Yountville will be developed to its maximum potential during the life of the General Plan. Actual future development would depend on future market conditions, property owner preferences, site-specific constraints, and other factors.

Table LU-3

DEVELOPMENT PROJECTIONS

LAND USE	EXISTING BUILT 2017	ADDITIONAL DEVELOPMENT POTENTIAL	DEVELOPMENT AT BUILD-OUT
Residential – Single-Family and Mobile Homes ¹	1,097 units	155 units	1,252 units
Residential – Multifamily ¹	197 units	76 units	273 units
Commercial ²	489,103 sq. ft.	169,555 sq. ft.	658,658 sq. ft.

1. Source: Department of Finance, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2018, with 2010 Benchmark.

2. Source: Town of Yountville.



Yountville has a small number of undeveloped lots, as well as parking lots where future commercial development could occur. Actual development will depend on market conditions, owner preferences, and other factors.

5.8 GOALS, POLICIES, AND PROGRAMS

The Community + Quality of Life chapter contains additional policies and programs to increase business diversity in Yountville and ensure compatible residential and commercial uses.

Goal LU-1: Manage growth and maintain community character.

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.

LU-1.1a: Land Use. *Use the Zoning Ordinance to specify uses allowed in each zoning district, consistent with Table LU-2.*

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.*

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.*

Goal LU-2: Preserve and enhance the small-town character, scale, and pace of life in Yountville and the Town's connection to its natural surroundings.

LU-2.1 Compatibility of Development. Require that new development, remodels, and additions be of a scale, intensity, and design that integrates with the immediate neighborhood, the town as a whole, and the natural surroundings.

LU-2.2 Variety of Buildings Heights and Sizes. Encourage a variety of building heights and sizes in new development.

LU-2.3 Setbacks. Provide building setbacks along streets, pedestrian and bike paths, and easements for proposed new development and additions.

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.

LU-2.5 Maximum Building Height. Permit two-story buildings. All buildings shall adhere to the requirements for massing in Policy LU-2.4.

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



Policies call for allowing 3-story buildings west of Washington Street in the downtown core under certain conditions (LU-2.6), encouraging courtyard design (LU-2.7) and maintaining "rural" street design in Old Town (LU-2.9).

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.

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, under-represented retail, stand-alone office, or services.

LU-2.7 Courtyard Design. For commercial and multifamily development, encourage multiple, smaller buildings that combine to form courtyard-like spaces.

LU-2.8 Pop-Up Retail. Consider encouraging temporary pop-up retail uses in temporary structures in commercial and public facilities zoning districts.

LU-2.8a Pop-Up Retail Standards. *Amend the Temporary Structures Ordinance to include standards for pop-up retail, addressing such issues as the design of the structure and allowable uses.*

LU-2.9 Rural Street Design. Within the Old Town Historic district, maintain street designs that are rural in nature, provided such an approach will not result in local drainage, erosion or sedimentation problems. "Rural in nature" means narrow streets with aggregate shoulders, street trees, and street lights but no concrete gutter or sidewalk. Designs shall incorporate the aesthetic of the Old Town Historic district.

LU-2.10 Preservation of Site Characteristics. Require new developments to maintain significant natural, historic, and cultural characteristics of their respective sites.

LU-2.11 Natural Grade. Prohibit raising the natural grade in excess of that necessary for adequate drainage.

Goal LU-3: Manage future growth to ensure orderly development.

LU-3.1 Future Growth Conditions. Allow future development where: it contributes to walkability, view corridors, and an active streetscape; the Town has capacity to provide necessary public services; natural, historic, and cultural assets are protected; the costs and revenues associated with new development are balanced; and impacts to traffic circulation are mitigated.

LU-3.2 Phasing of New Development. Require that development proposals of a magnitude and size that, if developed immediately, would drastically change the scale and character of the town be phased to allow new development to be assimilated into the town fabric with minimal disruption.

LU-3.3 Roadway Impacts from New Development. Ensure that the timing of new development will not create intolerable traffic conditions. Require new developments that have an extensive impact on the existing street network to be phased over a realistic time-period.

LU-3.4 Undergrounding of Utilities. Require the undergrounding of all utilities in new developments and initiate a program for undergrounding for the rest of the town.

LU-3.5 Pedestrians and Bicycles. Maintain and expand a coordinated network of pedestrian and bicycle paths and amenities.


LU-3.6 Public Infrastructure and Services. Provide and maintain adequate public infrastructure and services to meet the needs of existing and future development.

LU-3.6a Impacts of New Development on Infrastructure and Services. *Analyze project impacts on infrastructure capacity and services as part of CEQA review. If a proposed project would result in a significant deterioration of service or would cause available capacity to be exceeded, respond in one or more of the following ways as permitted by State law:*

- a. *Require project redesign in order to prevent service from deteriorating or capacities being exceeded, provided that all economic use of the property is not prevented;*
- b. *Condition the project on developer funding of improvements needed to maintain services and/or provide additional infrastructure capacity;*
- c. *Approve the project if it can be found that the project will generate substantial overriding public benefits, be in compliance with all of the other goals and policies of the General Plan, or benefit the public health, safety, and general welfare of the community.*
- d. *Deny the project.*

LU-3.7 Development to Pay Fair Share. Require new development, additions, and conversion of use to pay its fair share of infrastructure improvements and public service costs to the Town, to the extent allowed by law and except as provided by other policies and programs in the Plan.

LU-3.7a Development Impact Fees. *Regularly evaluate and update development impact fees.*

LU-3.8 Climate Action Goals. Require new development to be consistent with the Town's Climate Action Plan. 

Goal LU-4: Maintain land use and design standards that enhance the identity and character of the town and ensure an attractive, safe, clean, and accessible community.

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.

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.

LU-4.3 Outdoor Lighting. Review all development proposals, planning projects, and infrastructure projects to minimize off-site and night sky impacts of outdoor lighting. The review should include the construction and operation of the project.

LU-4.3a Lighting Design Guidelines. Consider amending the Outdoor Lighting Ordinance to update standards for exterior lighting that support Dark Sky principles, addressing issues such as security, appearance, intensity, and light spillage.

Goal LU-5: Residential development shall be compatible with and integrated into the surrounding neighborhood and respectful of its natural surroundings.

LU-5.1 Scale of Development. Require new residential development, remodels, and additions to avoid a design approach that exaggerates height, bulk, or mass or results in design that is not compatible with neighboring properties.

LU-5.1a Vista Condominiums. Consider amending the Vista Condominiums Master Plan to allow existing housing units to add a second story provided buildings conform to Policy LU-5.1.

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.

LU-5.3 Old Town Historic District. Preserve the character, scale, and atmosphere of the Old Town Historic district by ensuring all new development, remodels, and additions are compatible with the vernacular of the district.

LU-5.4 Non-Conforming Uses. Institutional and quasi-public uses (such as the Pac Bell communications building at Adams and Yount Streets) in the Old Town Historic district shall revert to residential use if said non-conforming uses are abandoned or terminated.

LU-5.5 Multifamily Massing. Support multifamily development that is integrated and visually compatible with single-family houses.

LU-5.6 Mixed Use. Encourage mixed use development of residential or office above commercial along the Washington Street commercial corridor.

Goal LU-6: Promote the character and design of the Washington Street commercial area in a manner that integrates it into the immediate neighborhood and the town as a whole; ensure that new commercial development is pedestrian-oriented, features gathering places, and preserves view corridors.

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.

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-6.2a 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.

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.



Policies call for maintaining a vibrant central Washington Street business area (LU-6.1) and enhancing pedestrian activity and linkages (LU-6.4).

LU-6.2c Hotel Yountville Rezoning. *Rezone the Residential-Scaled Commercial portion of the site (APN 036-090-026) to Planned Development.*

LU-6.3 Building Orientation. Require commercial establishments on Washington Street to face the street and have street oriented pedestrian entrances when feasible.

LU-6.4 Street-Oriented Retail. Enhance pedestrian activity and linkages along Washington Street by requiring that the majority of new land uses be street frontage-oriented retail.

LU-6.5 Parking on Frontages. Limit the amount of Washington Street frontage that can be used for onsite parking or parking access.

LU-6.6 Screening for Parking. Screen parking where feasible with buildings, walls, and/or landscape elements.

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.

LU-6.8 Signs. Continue to enforce strict signage policies that do not permit multiple, large, or internally illuminated signs.

LU-6.8a Sign Regulations. *Regularly evaluate and update the Town's sign regulations to reflect community values, new technologies, and State and federal law.*

LU-6.9 Integrate Natural Beauty. Ensure that all new development, remodels, and additions include an appropriate landscape buffer between building and street. The goal is to soften the building edge and avoid an overemphasis on hardscape.

LU-6.10 Sidewalks. Encourage sidewalks on the east side of Washington Street in the Old Town Historic district.



Policy LU-6.11 encourages year-round use of the Little League concession stand.

LU-6.11 Little League Concession Stand. Coordinate with the Napa Unified School District and Yountville Little League to encourage year-round commercial use of the concession stand.

Goal LU-7: Ensure that new commercial development maintains an appropriate balance between the needs of residents, visitors, and businesses to assure a livable community for residents.

LU-7.1 Residential Scale. Require that all commercial structures on the east side of Washington Street be residential in scale.

LU-7.2 Business Impacts. Do not permit new businesses that generate intrusive outdoor noise, odor, parking, or other impacts that cannot be mitigated (i.e. high intensity tourist and food/wine businesses like lodging, restaurant, wine bar, etc.) on the east side of Washington Street or on properties that abut residential uses.

LU-7.3 Large Parking Lots. Do not permit large aggregations of parking on the east side of Washington Street.

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.

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.

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.

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.

LU-7.7 Good Neighbor Policy. Establish clear and consistent good neighbor practices (i.e. parking, noise, litter, waste disposal, customer and employee conduct, etc.) for all businesses operating adjacent to residential uses.

Goal LU-8: Continue to maintain and improve all public facilities and services for residents.

LU-8.1 Community Facilities. Support facilities operated by public agencies, such as Yountville Elementary School, Fire Station 12, the Library, the US Post Office, and the Veterans Home.

LU-8.2 Shared Services and Joint Use Facilities. Support shared services and joint use facilities, such as Fire Station 12, the Library, the US Post Office, Yountville Elementary School field, and the community pool at the Veterans Home.

LU-8.3 Veterans Home Facilities Master Plan. Work with the California Department of Veterans Affairs and the Veterans Home to support and assist in implementing the existing Veterans Home Facilities Master Plan and future amendments and revisions to the Plan at the Veterans Home campus to the extent allowable given the Town's lack of land use authority on State-owned lands. Encourage the development of workforce and affordable housing on the site for both Veterans Home employees and other Town residents and employees.

Goal LU-9: Continue to support the agricultural uses adjacent to town and in the Napa Valley.

LU-9.1 Agricultural Uses. Foster the protection and preservation of agricultural uses on lands adjacent to the Town.

LU-9.1a Development Adjacent to Agricultural Uses.

Require development projects that are located adjacent to lands zoned for agricultural use or under an active Williamson Act contract to: 1) be designed to cluster development to minimize agricultural impacts, including providing open space, roadways, or other buffers between the development and adjacent agricultural uses, and 2) require disclosure to any purchasers of the property or tenants of potential nuisances associated with nearby agricultural uses. Future property owners shall be required to sign a statement acknowledging that they are aware of adjacent agricultural operations, agricultural lands, and potential nuisances associated with such operations.

LU-9.2 Annexation of Prime Farmland. Discourage annexation of prime farmland (prime agricultural land) and land planted with existing vineyards. Strongly support the protection of agriculture in the unincorporated areas surrounding the Town.

LU-9.3 Annexation of Domaine Chandon. Consider the annexation of the commercial component of the Domaine Chandon property served by the Town's wastewater system.

Policies to protect and preserve agriculture include discouraging annexation of prime farmland (LU-9.2) and retaining the Agricultural designation within Town except under specific conditions (LU-9.4).



LU-9.4 **Agricultural Land.** Retain the designation of agricultural land within the Town limits except where it can be found that the project will:

- a. generate substantial overriding public benefits,
- b. be in compliance with all of the other goals and policies of the General Plan, especially those related to view corridors and open space,
- c. benefit the public health, safety, and welfare of the community, and
- d. satisfy the Town's obligations to provide housing and infill development opportunities.

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