



# YOUNTVILLE GENERAL PLAN

MAY 7, 2019





# **YOUNTVILLE GENERAL PLAN**

**MAY 7, 2019**

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A scenic view of a vineyard in Napa Valley. In the foreground, there are rows of grapevines with green and yellowing leaves. In the middle ground, a colorful hot air balloon with a checkered pattern of yellow, red, and blue is floating in the sky. The background shows rolling hills covered in dense green trees and some small buildings on a distant hilltop under a clear sky.

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*Nestled in the heart of Napa Valley, Yountville is a picturesque, small town with historic buildings, charming neighborhoods, and a welcoming atmosphere. Our world-class gourmet restaurants, elegant tasting rooms, and beautiful hotels have made this a premier destination for visitors from around the world. For us, this special corner of the world is more than a destination, it is our home; a home to a wonderfully diverse group of talented and interesting people of all ages, interests, and professions. The natural beauty of the surrounding hills and vineyards and morning skies dotted with colorful hot-air balloons serve to create an exquisite backdrop for a casual walk through town—a walk often interrupted by frequent stops to chat with friends, veterans, and visitors from around the globe. This is a safe place with quiet streets, quaint shops, delightful art, and beautiful community parks that honor America's veterans, host playgrounds, music and movies, and provide recreational and sports facilities for all ages. We feel privileged to live in a town where every resident is valued and every voice is heard. Residents, town officials, and local businesses are all passionately dedicated to embracing the innovations of the future, while supporting a sustainable and vibrant economy and continuing to maintain our unique small-town charm.*

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# TABLE OF CONTENTS

## E EXECUTIVE SUMMARY ..... XV

E.1	What has Changed from the Previous General Plan?.....	xvii
E.2	How Does the General Plan Shape Yountville's Future? .....	xviii
E.3	How Does the General Plan Respond to Changes in State Law? .....	xx

## 1 INTRODUCTION ..... 1

1.1	What is a General Plan? .....	2
1.2	Setting and Planning Area .....	2
1.3	Yountville's Vision for the Future .....	6
1.4	The General Plan Legacy .....	7
1.5	The General Plan Update Process.....	10
1.6	General Plan Sustainability Theme .....	13
1.7	General Plan Organization.....	14
1.8	Administering the Plan .....	15

## A VIBRANT ENVIRONMENT

---

## 2 OUR HISTORY ..... 19

2.1	Purpose of the Chapter .....	20
2.2	Evolution of the Town .....	21
2.3	Historical Resources .....	26
2.4	Goals, Policies, and Programs .....	28

## 3 COMMUNITY + QUALITY OF LIFE ..... 31

3.1	Purpose of the Chapter .....	32
3.2	Who We Are .....	33

3.3	Community Character .....	36
3.4	Arts and Cultural Facilities and Programs.....	41
3.5	Goals, Policies, and Programs .....	43
<b>4</b>	<b>ECONOMIC SUSTAINABILITY .....</b>	<b>45</b>
4.1	Purpose of the Chapter .....	46
4.2	Local Employment.....	47
4.3	Local Businesses .....	48
4.4	Goals, Policies, and Programs .....	50

## THE BUILT ENVIRONMENT

---

<b>5</b>	<b>LAND USE.....</b>	<b>55</b>
5.1	Purpose of the Chapter .....	56
5.2	Development Trends .....	57
5.3	Change Areas.....	58
5.4	Land Use Categories and Land Use Map .....	65
5.5	Public Services and Facilities .....	69
5.6	Environmental Justice.....	74
5.7	Development Projections .....	75
5.8	Goals, Policies, and Programs .....	76
<b>6</b>	<b>HOUSING.....</b>	<b>85</b>
6.1	Purpose of the Chapter .....	86
6.2	The 2015-2023 Housing Element.....	87
6.3	Envision Yountville Feedback.....	89
6.4	Goals, Policies, and Programs .....	91

<b>7</b>	<b>MOBILITY .....</b>	<b>103</b>
7.1	Purpose of the Chapter .....	104
7.2	Travel Characteristics .....	106
7.3	Existing Roadway System .....	107
7.4	Traffic Operations .....	110
7.5	Public Transportation .....	112
7.6	Bicycle and Pedestrian Facilities .....	114
7.7	Traffic Safety .....	120
7.8	Parking .....	121
7.9	Goals, Policies, and Programs .....	122

## THE NATURAL ENVIRONMENT

---

<b>8</b>	<b>OPEN SPACE + CONSERVATION .....</b>	<b>133</b>
8.1	Purpose of the Chapter .....	134
8.2	Parks, Open Space, and Scenic Resources .....	135
8.3	Agricultural Land .....	140
8.4	Natural Communities and Ecological Resources .....	145
8.5	Watersheds, Waterways, and Groundwater .....	150
8.6	Water Resources .....	154
8.7	Water Quality .....	155
8.8	Air Quality .....	157
8.9	Greenhouse Gas Emissions .....	160
8.10	Goals, Policies, and Programs .....	163

## A SAFE ENVIRONMENT

---

### 9 SAFETY + HAZARDS ..... 171

9.1	Purpose of the Chapter .....	172
9.2	Geologic and Seismic Hazards .....	173
9.3	Flooding Hazards.....	180
9.4	Fire Hazards .....	186
9.5	Climate Change Adaptation and Resilience .....	190
9.6	Public Safety .....	195
9.7	Goals, Policies, and Programs .....	197

### 10 NOISE .....203

10.1	Purpose of the Chapter .....	204
10.2	Fundamentals of Noise .....	205
10.3	Existing Noise Conditions .....	207
10.4	Noise and Land Use Compatibility Standards.....	209
10.5	Future Noise Environment.....	210
10.6	Goals, Policies, and Programs .....	212

## 11 APPENDIX

---

### A GENERAL PLAN IMPLEMENTATION ..... A1

### B HOUSING ELEMENT SECTIONS A THROUGH H .....B1

### C BIBLIOGRAPHY ..... C1

# LIST OF TABLES + FIGURES

## 1. INTRODUCTION

Figure IN-1 Regional Setting .....	3
Figure IN-2 Town Limits and Planning Area .....	5
Table IN-1 Location of State-Mandated Elements .....	14

## 2. OUR HISTORY

Figure OH-1 Population Growth .....	21
Figure OH-2 Historical Resources and Old Town Historic Zoning District .....	27
Table OH-1 Historical Resources .....	26

## 3. COMMUNITY + QUALITY OF LIFE

Figure QL-1 Population by Age .....	33
Figure QL-2 Population Growth Projection .....	34
Figure QL-3 Households with Children .....	35
Figure QL-4 Population by Language Spoken at Home .....	35
Figure QL-5 Community Character .....	37
Table QL-1 Population and Household Growth Projections .....	34

## 4. ECONOMIC SUSTAINABILITY

Figure ES-1 Jobs in Yountville .....	47
Figure ES-2 Commercial Land Uses .....	49



## 5. LAND USE

Figure LU-1 Change Areas .....	59
Figure LU-2 North Washington Parcels .....	63
Figure LU-3 Land Use Map .....	68
Figure LU-4 Public Facilities .....	73
Table LU-1 General Plan Land Use Acreage .....	65
Table LU-2 Land Use Categories .....	67
Table LU-3 Development Projections .....	75

## 6. HOUSING

Figure HO-1 Housing Occupancy in Yountville (2010) .....	88
--	----

## 7. MOBILITY

Figure MO-1 Transportation Modes to Work for Employed Yountville Residents .....	106
Figure MO-2 Circulation Network .....	109
Figure MO-3 Transit Service .....	113
Figure MO-4 Bicycle Facilities .....	115
Figure MO-5 Pedestrian Facilities .....	119
Table MO-1 Intersection Level of Service Criteria .....	110
Table MO-2 Intersection Level of Service .....	111
Table MO-3 Bikeway Classifications .....	114
Table MO-4 Bicycle Facilities Summary .....	116

## 8. OPEN SPACE + CONSERVATION

Figure OS-1 Parks and Open Space Areas .....	137
Figure OS-2 View Corridors .....	139
Figure OS-3 Napa County Land Use Designations .....	141
Figure OS-4 Farmlands .....	143
Figure OS-5 Land Cover Types .....	146
Figure OS-6 Watersheds .....	151
Figure OS-7 Groundwater Basins and Subbasins in Napa County .....	153
Figure OS-8 Community Risk and Hazard (Toxic Air Contaminants) .....	159
Table OS-1 Town-Owned Parks and Open Space Areas .....	135
Table OS-2 Special-Status Animal and Plant Species Known or Suspected in the Yountville Vicinity .....	147
Table OS-3 Community-wide GHG Emissions by Sector, 2010 .....	161

## 9. SAFETY + HAZARDS

Figure SH-1 Earthquake Faults .....	174
Figure SH-2 Earthquake Zones of Required Investigation .....	175
Figure SH-3 Liquefaction Potential .....	177
Figure SH-4 Landslide Potential .....	179
Figure SH-5 Flood Events in Napa County .....	181
Figure SH-6 FEMA Flood Hazard Zones .....	183
Figure SH-7 Dam Inundation Areas .....	185
Figure SH-8 Fire Hazard Severity Zones .....	187
Figure SH-9 Napa Complex Fires of October 2017 .....	189
Table SH-1 Significant Earthquakes in the Region .....	176
Table SH-2 Average Temperatures and Warming Impacts in Yountville .....	191

Table SH-3 Average Annual Rainfall in Yountville .....	192
Table SH-4 Annual Average Area Burned in Napa County .....	193
Table SH-5 Crimes by Category .....	196

## 10. NOISE

Figure NS-1 Typical A-Weighted Sound Levels .....	206
Figure NS-2 Existing Noise Contours .....	208
Figure NS-3 Projected Future Noise Contours .....	211
Table NS-1 Typical A-Weighted Sound Levels .....	205
Table NS-2 Approximate Distances to Railroad Noise Contours .....	207
Table NS-3 Land Use Compatibility Standards .....	209

## 11. APPENDIX

Table A-1 A Vibrant Environment Implementation .....	A2
Table A-2 The Built Environment: Implementation .....	A4
Table A-3 The Natural Environment: Implementation .....	A16
Table A-4 A Safe Environment: Implementation .....	A23

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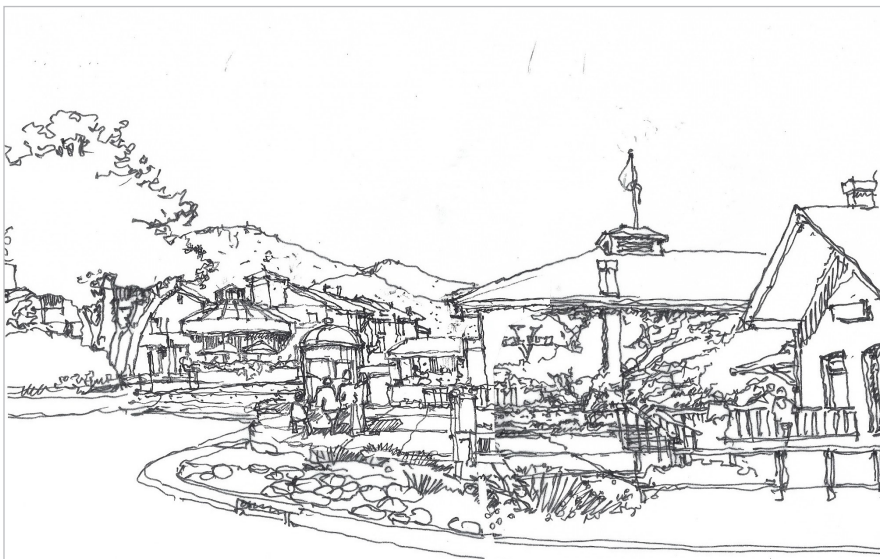
# EXECUTIVE SUMMARY





The Envision Yountville General Plan lays out the community's vision for the future of the Town and sets forth a road map on how to get us there. It is the primary governing document that will determine future jobs, housing, and growth in our community.

The General Plan is a state-mandated document that addresses issues such as transportation, housing, open space, conservation, safety, and much more. As the last General Plan was adopted in 1992 and the Town has grown and changed considerably, the plan has been updated to respond to a new landscape and economy, as well as new State laws.



**Conceptual Design Idea: West Side of Washington Street**

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Future development west of Washington Street downtown should preserve the view corridor created by the driveway south of V Marketplace.

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**Conceptual Design Idea: Humboldt Street**

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

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## E.1 WHAT HAS CHANGED FROM THE PREVIOUS GENERAL PLAN?

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The plan is organized for easier reading and identifying topics important to you. While it acknowledges slow growth over the next 20 years, it also identifies certain “change areas” that have an opportunity for new development and/or redevelopment. It is important to note that none of the areas are currently proposed for development; the General Plan only provides guidelines for future study and implementation of zoning code regulations that would implement these changes. The change areas include:

- **West Side of Washington Street** between Humboldt and Mulberry, where there may be an opportunity to encourage vibrant, pedestrian-oriented development with offices and/or housing on upper stories in place of the existing surface parking lots (see Section 5.1).
- **Humboldt Street** where there is an opportunity to encourage a residential-scaled commercial building with two apartments on a second story (see Section 5.1).
- **North Washington Street** where the General Plan provides for creation of an overlay district that may allow commercial uses mixed with existing residential uses, allowing for small-scaled professional and service uses (see Section 5.1).
- **Vista Condominiums** where the General Plan provides for future consideration of allowing existing condominiums to add a second story, pending approval of the Vista Condominiums Homeowners Association (see Section 5.1).

The General Plan contains no other significant land use changes but provides considerations for future growth and development. It upholds the values important to Yountville community members: small town character, environmental protection, historical preservation, and sustainability.

## E.2 HOW DOES THE GENERAL PLAN SHAPE YOUNTVILLE'S FUTURE?

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### LIMITS GROWTH

Most of the sites identified for future development in the 1992 General Plan have been developed with residential neighborhoods (Washington Park, Yountville Square and Vineyard Oaks) or commercial buildings (Hotel Villagio, Bardessono and Hotel Yountville). As a result, the pace of new residential and commercial building will be much less than in past decades. The General Plan focuses new growth on vacant properties already zoned for residential or commercial use and on properties that are not being used at their full potential. The General Plan encourages a diversity of businesses and provides development incentives to encourage housing and local services in the downtown commercial area. See the Land Use and Economic Sustainability chapters for more information.

### PRESERVES QUALITY OF LIFE

The General Plan seeks to preserve residents' quality of life by prioritizing their needs in governmental decision-making and delivery of services. Policies continue to restrict short-term rentals and ensure that businesses will respect the peace and quiet of our residential neighborhoods. The Plan also continues to provide the recreational and cultural programs and events that make it so delightful to live in Yountville. See the Community + Quality of Life chapter for more information.

### MAINTAINS COMMUNITY CHARACTER

The General Plan preserves historic buildings and protects view corridors. The plan ensures new development is sensitive to the surrounding architecture and environment and is complementary to the scale and character of the surrounding neighborhood. See the Our History chapter for information on historic preservation, the Land Use chapter for information on development design, and the Open Space + Conservation chapter for information on view corridors.

### PROVIDES A TRANSPORTATION NETWORK FOR ALL

The General Plan encourages walking and biking by improving bicycle and pedestrian infrastructure and safety and encourages residents and employees to take public transit. General Plan policies require new development to contribute to walkability and an active streetscape. While the Plan strives to provide missing bicycle and pedestrian path connections, it maintains the rural street design of Old Town. See the Mobility chapter for more information.



## **PROTECTS THE TOWN FROM ENVIRONMENTAL HAZARDS**

The General Plan includes policies to reduce greenhouse gas emissions and adapt to the inevitable impacts of climate change, including more intense and frequent heat waves, storms and droughts. The Plan contains policies to reduce waste, conserve energy and water, maintain the recycled water system, and shift to renewable energy sources and electric vehicles. It also seeks to reduce the risk from flooding, earthquakes, and wildfire. See the Safety + Hazards chapter for more information.

## **PROTECTS YOUNTVILLE'S OPEN SPACES AND PARKS**

The General Plan protects open space and wildlife habitat, riparian areas, and native trees and woodlands. The Plan maintains parks and recreational facilities and ensures new neighborhoods will provide additional parkland. The Plan retains land that is currently zoned for agricultural use and continues to support the Napa County Agricultural Preserve. See the Open Space + Conservation chapter for information.

## **MAINTAINS OUR INFRASTRUCTURE AND TOWN SERVICES**

The General Plan provides for roads, water, wastewater treatment, storm drainage and utilities, as well as police and fire protection services. The Plan continues to require new development to pay impact fees that offset the additional burden they place on existing services and utilities. See the Land Use chapter for information on public utilities, the Mobility chapter for information on road maintenance, and the Safety + Hazards chapter for information on public safety infrastructure and services.

## E.3 HOW DOES THE GENERAL PLAN RESPOND TO CHANGES IN STATE LAW?

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Although the State law still requires a general plan to contain seven components or “elements” – land use, circulation, housing, conservation, open space, noise and safety – more comprehensive and updated information is now required for a general plan. Some of the more recent and significant changes include the following:

- The safety element must include historical data on **wildfires**, mapping of fire hazard severity zones, and a description of existing and planned development within these areas. Goals, policies, and programs must seek to protect the community from unreasonable fire risks. See Section 9.4 in the Safety + Hazards chapter for more information.
- The safety element must assess the community’s vulnerability to future climate change impacts and address **climate change adaptation and resiliency** strategies. See section 9.5 in the Safety + Hazards chapter for more information.
- The safety element must also contain the most up-to-date FEMA flood insurance map, as well as historical information on **flooding**. See section 9.3 in the Safety + Hazards chapter for more information.
- The general plan must include an **environmental justice** element when a jurisdiction contains a disadvantaged community that is disproportionately burdened by multiple sources of pollution and environmental impacts. See section 5.6 in the Land Use chapter for more information.
- The open space element must include a local open-space plan consisting of any parcel or area of land or water that is essentially unimproved and devoted to **open space** for the preservation of natural resources, the managed production of resources, outdoor recreation, public health and safety, military support, and tribal resources. See the Open Space + Conservation chapter for information on the Town’s open space inventory and policies to preserve and protect open space.
- The circulation element must contain policies for “complete streets” and a plan for a balanced, **multimodal transportation network** that provides safe and convenient travel for all users, including children, seniors, and persons with disabilities, whether travelling by bus, vehicle, bicycle or foot. The circulation element was updated in 2015 to address complete streets requirements. See the Mobility chapter for more information.
- The housing element must be updated at least every eight years to address the Town’s **affordable housing** needs and to ensure there are adequate sites and policies in place to accommodate the Town’s Regional Housing Needs Allocation. The Town updated the housing element in 2015 and will need adopt an updated element in 2023. See the Housing chapter for more information.



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The General Plan Update addresses changes to State law since the last General Plan, including requirements relating to flooding hazards, affordable housing, and complete streets.

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# 1. INTRODUCTION

## 1.1 WHAT IS A GENERAL PLAN?

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A general plan is a town's road map for the future. It describes a community's long-term vision and sets forth goals, policies, and programs to manage growth, direct land use decision making, and preserve the environment and character of the community. The State of California requires every town, city and county to have a general plan to guide future development, preserve open space, conserve resources, and provide for public health, safety and welfare. Local ordinances

and other plans must be generally consistent with the general plan and applicable policies and programs.

This comprehensive update of the Town of Yountville 1992 General Plan provides goals and policies that reflect present-day community values and priorities and compliance with current State laws and local ordinances.

## 1.2 SETTING AND PLANNING AREA

---

Yountville is located in the heart of the Napa Valley, halfway between Napa and St. Helena along State Route (SR) 29. From most parts of town, there are views of the Mayacamas Range to the west and the Vaca Mountains to the east. Hopper Creek runs through the center of town and the Napa River runs in a north-south direction through the valley, less than a mile to the east. Yountville began as an agricultural settlement surrounded by fields and vineyards. At 1.5 square miles, it remains small and compact to this day. The climate is characterized by cool, wet winters and warm, dry summers: a perfect appellation.

### THE NAPA VALLEY

Winemaking in Napa Valley dates back nearly as far as European settlement in the area, and the region is among the top American viticultural areas. Napa wine-making took off in the 1960s, with both large-scale and boutique wineries leading the way for a resurgence of the industry that has spread far and wide.

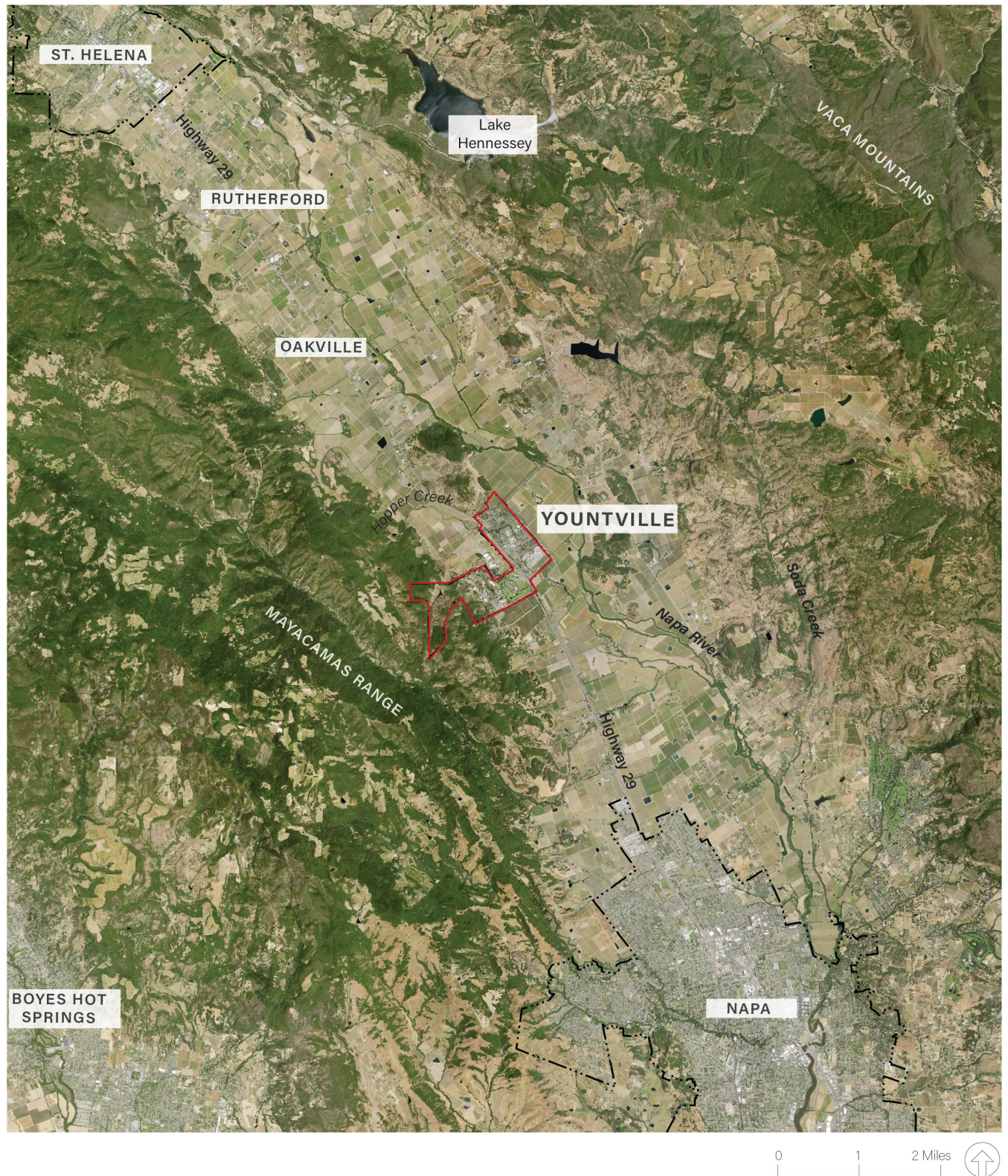
An important part of Napa Valley's success in nurturing viticulture has been its history of preserving agricul-

tural land, even in the face of strong development pressures. In 1968, Napa County was the first to embrace California's Williamson Act, which provides tax relief to farmers for keeping land in agriculture. Zoning has been another important tool. Since Measure J was enacted in 1990, zoning changes in Napa County require a 2/3 vote, and much of the valley has strict limits on land subdivision and non-agricultural use. In 2008, Measure P was enacted to extend the provisions of Measure J through 2058. This adoption of the Agricultural Preserve means that the cities, town and unincorporated urbanized areas of the Napa Valley are obligated to provide for future growth and development, most notably housing. The Land Trust of Napa County, founded in 1976, has also played a significant role in preserving agricultural land and open space more broadly.

Even with the mature and successful wine industry, Yountville would not be what it is without the parallel rise of wine and culinary tourism. Napa Valley has led the way here too, developing from winery tours to destination dining and lodging, and from Bay Area day trippers to travelers from the world over. Yountville stands in the center of this experience.



Figure IN-1  
**REGIONAL SETTING**







## OUR TOWN- BY THE NUMBERS

### Land Area

1.56 sq mi

### Population

2,874

2018 estimate, California Department of Finance (DOF)

### Parks & Open Spaces

13.2 acres

### Number of Housing Units

1,294

2018 estimate, California DOF

### Number of Hotel Rooms

458

### Number of Tasting Rooms

16

### Number of Restaurant Seats

1,600

### Elementary School Mascot

Bobcat

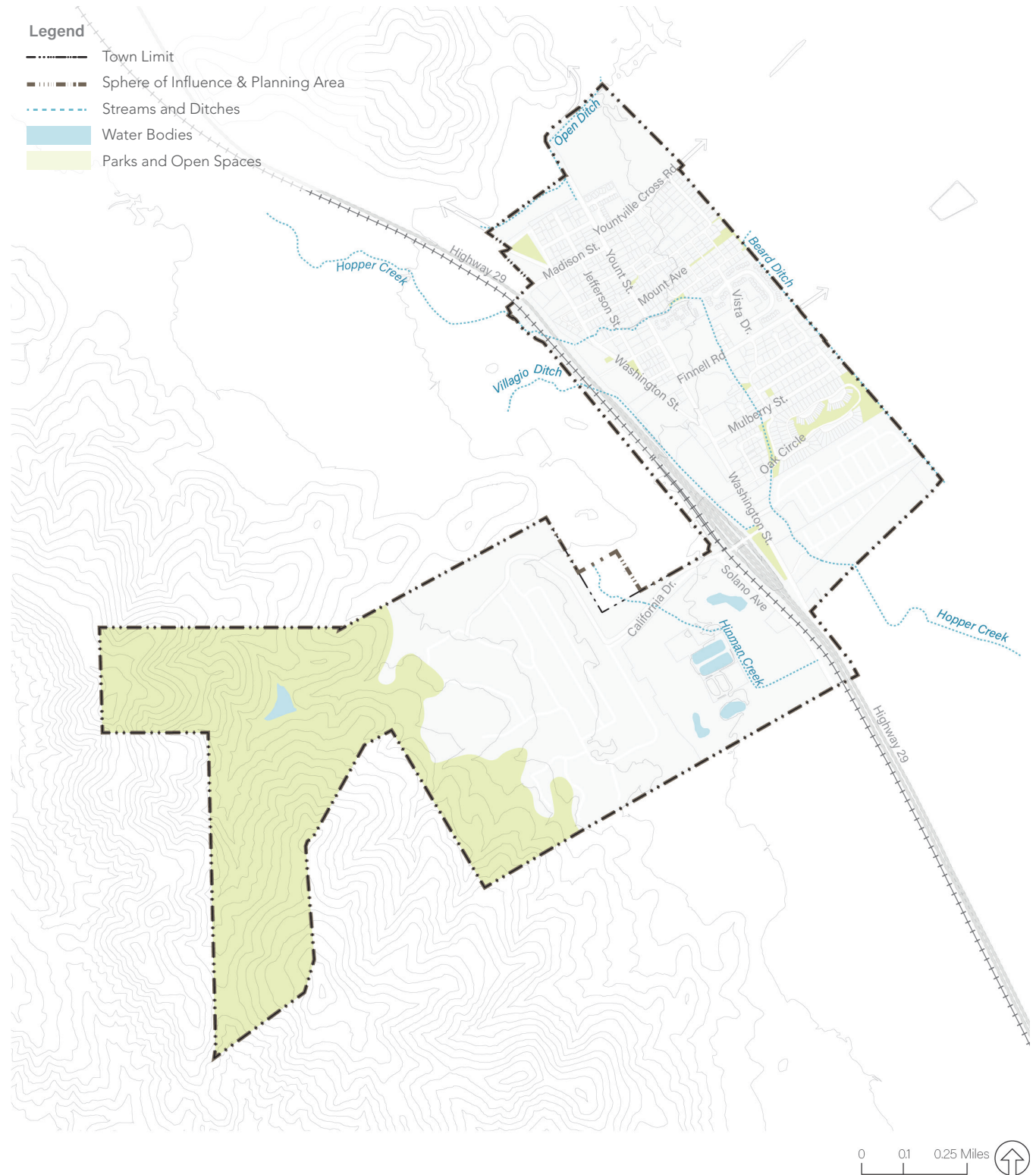
## TOWN LIMITS AND PLANNING AREA

The **Town of Yountville** comprises 1.5 square miles, straddling Highway 29 in the heart of the Napa Valley. The Town's business district and residential neighborhoods lie to the east of the highway, while the Veterans Home is to the west. The Town limits are shown in Figure IN-2.

The **Planning Area** for the General Plan update is greater than the Town limits and includes the Town's sphere of influence, which defines the probable future physical boundaries and service area of the Town as determined by the Local Agency Formation Commission of Napa County. A portion of one property lies outside the Town limits and within the sphere of influence: an approximately 10-acre commercial portion of the Domain Chandon property connected to the Town's sewer system. In anticipation of the potential annexation of this property, the parcel has been designated Primary Commercial. The Town does not foresee any changes in the existing use of the property.



Figure IN-2  
**TOWN LIMITS AND PLANNING AREA**



## 1.3 YOUNTVILLE'S VISION FOR THE FUTURE

---

Yountville's General Plan vision statement was developed by the Envision Yountville Town Advisory Group as part of the General Plan Update process. This vision represents the community's ideal future:

**Yountville is a unique community. We are comprised of year-round residents, Veterans Home residents, part-time residents who enjoy Yountville as a second home, and visitors, some of whom may aspire to one day call Yountville their home. We are proud of our town and are enthusiastic in welcoming visitors.**

**In many ways, we are a study in contrasts.**

- **We have a vibrant tourist-based economy, yet we are a local community that is both involved with and in love with our town.**
- **Our geography is small, yet Yountville is mighty in recognition as a world-renowned destination.**
- **We are committed to protecting our scenic environment and to enjoying our parks and open spaces, yet we are a developing community.**
- **We embrace the future, while respecting our agricultural heritage, and are committed to sustainable environmental practices.**



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The Yountville 'Y'

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## 1.4 THE GENERAL PLAN LEGACY

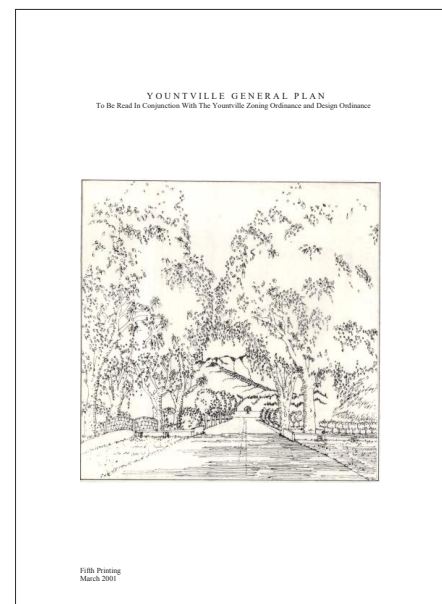
This is the fifth General Plan since the Town's incorporation in 1965. The first General Plan (1966) addressed the transition from an agricultural settlement to a town anticipated to grow to 30,000 residents. The plan established residential areas interspersed with commercial areas that could accommodate the influx of people and businesses moving into the Napa Valley. The second General Plan (1975) focused on lowering the level of density and development and establishing a primary objective of "conserving the small-town character, scale and pace of life of Yountville." By 1985, there was concern that the Town would be overwhelmed with commercial development, so the third General Plan rezoned land and restricted the potential for commercial uses. The 1985 plan also acknowledged conservation of natural resources as an important goal and established policies to retain the natural character of Hopper Creek and other open space. Yountville's 1992 General Plan emphasized preserving the qualities of the oldest parts of Yountville, including a regular street grid, a mix of small-scale housing and commercial uses, and views toward surrounding agricultural land, and extending that character to future development.

The built environment has changed over the past 25 years. The 1992 General Plan identified about 70 acres of land within the town limits available for future development. All but two of these sites have been developed. New residential neighborhoods in Washington Park, Yountville Square, and Vineyard Oaks were designed on a street grid to ensure new development was connected to the existing town fabric. New commercial development includes Hotel Villagio, Bardessono, and Hotel Yountville, which have enhanced Yountville's reputation as a premier wine country destination as well as contributed affordable housing and scenic open space. The remaining undeveloped land identified in the 1992 General Plan totals two parcels and approximately 20 acres. It includes the French Laundry garden site, designated for commercial development, and the church-owned property at the south end of town, which is currently

planted with vineyard but is designated for mixed residential development.

Following adoption of the 1992 Plan, the Town updated the Zoning Ordinance to regulate uses and adopted a new Design Ordinance to regulate the design of the Town and its buildings. Although the Town Council approved many amendments to the 1992 General Plan over the past 25 years, the bulk of the plan has remained the same.

In response to State law requirements, the Town adopted updated versions of the General Plan's circulation and housing elements in 2015. The Town participated in the Napa Countywide Bicycle Plan (2012) and Napa Countywide Pedestrian Plan (2016), which provide guidance and programs for enhancing the pedestrian and bicycle network and facilities in Yountville as well as throughout the County. The Town adopted a Climate Action Plan (2016) with measures aimed at reducing community and municipal greenhouse gas emissions. These plans have been incorporated in this General Plan Update.



Yountville's 1992 General Plan emphasized preserving the Town's small scale and connection to the landscape.



## TRENDS TO WATCH OUR COMMUNITY

**WE'RE HAVING FEWER CHILDREN**

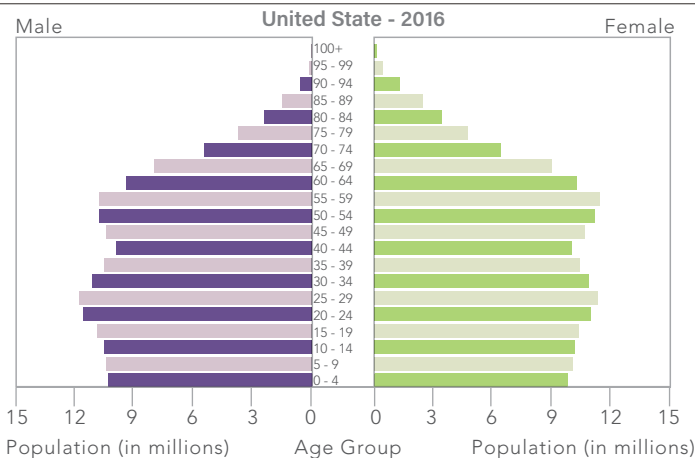
The U.S. birth rate has declined from 14.2 per 1,000 people in 2000 to 13.8 per 1,000 in 2010.

**WE'RE LIVING LONGER**

Life expectancy in the U.S. increased from 75.1 years for those born in 1989, to 78.3 years for those born in 2010. The percentage of the population 65 years or older is projected to increase from 15% in 2014 to 21% by 2030 and 22% by 2040, according to US Census projections.

**WE'RE WORKING LONGER**

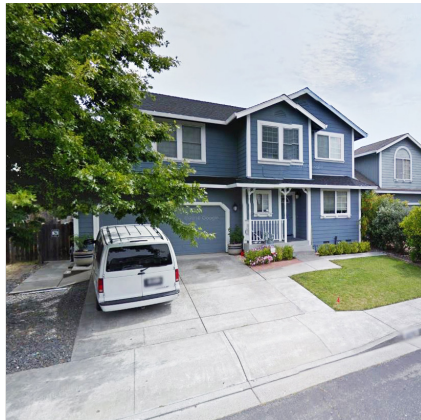
Between 2000 and 2010, the number of seniors in the US labor force grew nearly 60%. By 2018, the number of 65-plus workers will climb from 6.5 million today to 11 million. Non-retired Americans today expect they will retire at age 66, on average, up from age 60 in 1995.

**OUR LARGEST GENERATION IS RETIRING**

The "boomer" generation is in the retirement-age zone. As of 2015, there were an estimated 39.4 million Americans between the ages of 55 and 64, and another 25.1 million between 65 and 74.

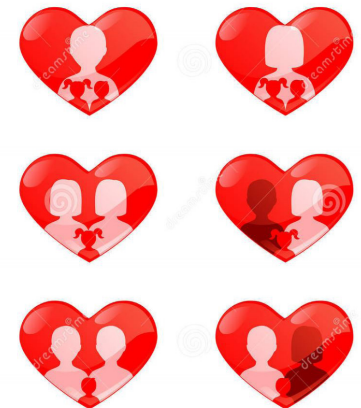
## WE'RE GETTING MORE DIVERSE

82% of projected US growth to 2050 is projected to be due to immigrants and their US-born descendants. The Latino population will triple in size and will account for most of the nation's population growth during this period. Whites are projected to become a minority (47%) in the US by 2050.



## FAMILIES ARE CHANGING

The decline in the percentage of nuclear family households is expected to continue. Meanwhile, there will likely be an increase in non-traditional households (e.g., unmarried partners, multi-generational extended families, single-person households).



## HOUSING NEEDS EVOLVE

The large "millennial" generation favors comfort and convenience over space and luxury. Meanwhile the aging population and increasing prevalence of smaller households suggest a greater demand for smaller and more accessible housing units, both rental and for sale. On the other hand, single-family houses remain the preference for most Americans,



## SECOND HOMES

Second homes are a rapidly growing part of the housing scene, rising 49% between 1990 and 2010 compared to an overall growth in housing units of 29%. Many second homes can harm a neighborhood's sense of community.

## 1.5 THE GENERAL PLAN UPDATE PROCESS

The General Plan Update process, known as “Envision Yountville,” was a community-wide journey to ensure that Yountville retains its unique character well into the future. It was a two-year planning process used to help define community values and explore future options. It was a public process, one that has sought to engage the community.

Each step of the Envision Yountville process was supported by extensive community outreach and participation. Community members provided their input and feedback through a series of public workshops, meetings, and surveys. The Town created a website dedicated to the Envision Yountville effort and provided online surveys and virtual workshops to expand community participation. The Town utilized the Town’s website, newsletter, email, social media, local newspaper, and printed materials to publicize community workshops and public meetings.

### SPEAKER SERIES

The Envision Yountville process began with a series of five community events held between February and May 2017. The series featured speakers from the community, as well as nationally respected planning experts. The program included:

- **What is Envision Yountville?** The first session provided an overview of the Envision Yountville effort.
- **Getting Around Town.** The second session featured representatives from local transportation agencies and coalitions discussing how people move throughout town. Topics included public transportation, bicycle and pedestrian accesses, and overall traffic management.
- **Achieving Balance.** This session explored how we can achieve balance as a successful and sustainable tourist destination without negatively impacting residents’ quality of life.
- **Agricultural Preservation.** This event focused on the impacts of the agricultural preserve and the obligations that it imposes on the Town of Yountville.
- **Community Character.** This session provided an inspirational framework for community members to identify what they love about Yountville and to envision the Town’s future.

### TOWN ADVISORY GROUP

In June 2017, the Town Council appointed an eleven-member Envision Yountville Town Advisory Group to guide development of a draft General Plan and provide policy and program recommendations to the Council. The Town Advisory Group met ten times during 2017 and 2018. During that period, the group reviewed existing conditions, explored trends, discussed issues of concern, and completed a comprehensive review of existing General Plan policies to determine what was no longer needed or relevant, what should be carried over or modified, and what new policies and programs should be included in the updated plan.

### COMMUNITY WORKSHOPS

Concurrently, the Town held three community workshops to identify key issues and preferences regarding land use, circulation, conservation, open space, safety, noise, and future development. Land use focus areas included the following:

In the **Downtown Core**, west of Washington Street, the community explored different potential development scenarios, including limited three-story buildings, a multi-level parking garage, and redevelopment of existing parking areas and street frontages with buildings closer to the street, new and expanded social spaces, and enhanced view corridors. Participants also considered ways in which



to encourage mixed residential and commercial uses, especially offices, services, and non-wine and non-food retail.

At **the north end of Town**, the community explored development options for a 33-acre parcel currently planted in vineyard and zoned for agricultural use. Potential development scenarios included housing, a resort, parks, or a winery. Ultimately, the community supported maintaining the Agriculture designation for the parcel and to seek additional market-rate and affordable housing opportunities at the Veterans Home, which is not subject to the Town's land use planning, the Mixed Residential church-owned parcel at the south end of Town, and in the Downtown Core.

On the **north end of Washington Street**, the community considered the possibility of allowing residences on six parcels to convert to small-scale commercial uses, such as office, lodging, or boutique retail. These parcels represent the last residential-zoned land on Washington Street. The community supported small-scale commercial uses, preferably in a live-work environment. The General Plan therefore contains a program to create an overlay district, to allow live-work, office, service, and under-represented retail uses in addition to existing residential uses on these parcels.

At the request of the property owner, the community explored whether to rezone two vacant residential parcels on **Humboldt Street** for commercial uses. Support was given provided the lots were merged. As a result, the General Plan changes the land use designation on these two parcels to Residential-Scaled Commercial and provides direction to require a minimum lot size of 10,000 square feet when rezoning the property, 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.

In the **residential neighborhoods**, the community considered ways to facilitate expansion of existing



The Envision Yountville process created opportunities for learning, dialogue, and community feedback with a Speaker Series (top) and three community workshops (middle and bottom).

homes to accommodate growing families. Options included allowing Vista Condominiums to add a second story and increasing the Floor Area Ratio limitation in Toyon Terrace. The community was open to further considering potential second stories at Vista Condos in the future, but felt that there was sufficient unused FAR at Toyon Terrace to not merit a change. The General Plan therefore contains a program to consider allowing Vista Condominiums to add a second story.

## **BOARD AND COMMISSION MEETINGS**


Beginning in January 2018, the Town's boards and commissions reviewed existing General Plan policies and programs related to their area of expertise, considered public input, and provided recommendations. These commissions and boards included the Parks and Recreation Advisory Commission, the Yountville Arts Commission, and the Zoning and Design Review Board.

## **COUNCIL-SPONSORED MEETINGS**

In February and March of 2018, the Town Council held two study sessions to discuss land use policy options and provide policy feedback to staff. In July 2018, the Council provided direction to staff on a draft Land Use Map for the draft General Plan. In October 2018, the Town held an Open House to gather community feedback on the published draft General Plan.



## 1.6 GENERAL PLAN SUSTAINABILITY THEME

A sustainable community is one that meets current needs without compromising the ability to meet the needs of future generations. Sustainability is an important underlying value identified by the Yountville community and a guiding principle of the General Plan Update. In 2016, the Town adopted its Climate Action Plan, which addressed that global climate change and the need for greenhouse gas reduction are especially critical challenges. This General Plan includes a comprehensive set of goals and policies to achieve a more sustainable future for Yountville while contributing to regional and global sustainability initiatives. These policies and programs appear throughout the General Plan chapters and are identified with a leaf symbol .

Overarching strategies to create a sustainable community include:

- Conserving energy and water and shifting to renewable energy sources. (Open Space + Conservation chapter)
- Reducing waste and increasing recycling. (Open Space + Conservation chapter)
- Adopting green building requirements. (Open Space + Conservation chapter)
- Building out the electric vehicle infrastructure and encouraging more biking, walking, and transit use. (Land Use and Mobility chapters)
- Protecting open space and wildlife habitat. (Open Space + Conservation chapter)
- Planning for the inevitable impacts of climate change, including increased risk of extreme heat, drought, storms, flooding, and wildfire. (Open Space + Conservation chapter; Safety + Hazards chapter)
- Encouraging environmentally responsible businesses. (Economic Sustainability chapter)
- Requiring new development to conform to the Town's Climate Action Plan. (Land Use chapter)

Conserving water (left), reducing waste (middle), and building out electric vehicle infrastructure (right) are among Yountville's strategies to create a sustainable community.



## 1.7 GENERAL PLAN ORGANIZATION

The General Plan is organized into four sections and ten chapters:

1. **Introduction** provides background information on the General Plan.

### A VIBRANT ENVIROMENT

2. **Our History** describes Yountville's history and the Town's historical resources.
3. **Community + Quality of Life** describes the Town's demographics, neighborhoods and commercial areas, and the community and recreational facilities and programs that provide for residents' quality of life.
4. **Economic Sustainability** addresses the economic needs of the Town.

### THE BUILT ENVIRONMENT

5. **Land Use** describes land use in Yountville and how and where new development will occur.
6. **Housing** describes the need for housing, especially housing affordable to lower and moderate-income households, and sites available for housing.
7. **Mobility** provides an overview of the existing circulation network and traffic operations, and parking, transit, bicycle and pedestrian facilities.

### THE NATURAL ENVIRONMENT

8. **Open Space + Conservation** covers natural communities and ecological resources, waterways, open space and parks, agricultural land, water and air quality, and climate change.

### A SAFE ENVIRONMENT

9. **Safety + Hazards** describes environmental and human-caused hazards, including earthquake, flood and fire, and potential risks to the community.
10. **Noise** identifies existing and future noise sources and noise levels in Yountville.

Each chapter describes existing conditions and context for the related topic area, followed by goals, policies and programs to guide the Town's management and development. State law requires Yountville's General Plan to cover seven topics, also known as "elements." Table IN-1 shows the relationship of the General Plan chapters to the State-mandated elements.

The General Plan is supported by separately-published documents that provide background information and environmental analysis. The Existing Conditions Report contains detailed information for each of the topic areas covered in the General Plan and was used as a reference document during the development of the Plan. The Environmental Impact Report determines the type and extent of environmental impacts that would result from implementation of the General Plan. It identifies requirements for more detailed environmental analysis that may be required for specific projects considered in the future.

Table IN-1

#### LOCATION OF STATE-MANDATED ELEMENTS

STATE-MANDATED ELEMENT	YOUNTVILLE GENERAL PLAN CHAPTER
Land Use	Community + Quality of Life, Land Use, Safety + Hazards
Circulation	Mobility
Open Space	Open Space + Conservation
Conservation	Open Space + Conservation
Safety	Safety + Hazards
Noise	Noise
Housing	Housing

## 1.8 ADMINISTERING THE PLAN

The General Plan is used in a variety of ways. Town planning staff uses the General Plan when evaluating development proposals to ensure that projects are consistent with the General Plan land use designations and applicable goals, policies, and programs. The Town Council and the Town's boards and commissions use the document to guide decision making. Importantly, the General Plan empowers the Town, public agencies that work with the Town, and private developers to invest in and plan for a future in accordance with the plan's goals and policies.

Each chapter of the General Plan contains a series of goals, policies, and programs that provide guidance to the Town on how to direct change, manage growth, and manage resources over the life of the General Plan. The following provides a description and explains the relationship of each:

- A **goal** is a description of the general desired result related to a particular topic or issue that the Town seeks to create through the implementation of the General Plan.
- A **policy** is a specific statement that guides decision-making as the Town works to achieve its goals. The General Plan's policies set out the standards that will be used by Town staff, the Zoning and Design Review Board, and the Town Council in its review of land development projects, resource protection activities, infrastructure improvements, and other Town actions. Policies are ongoing and require no specific action on behalf of the Town.
- A **program** is an action, procedure or technique to be undertaken by the Town to help achieve a specified goal or implement an adopted policy.

Goals, policies, and programs are identified by a numbering convention as in the following example:

- Goal LU-1
- Policy LU-1.1
- Program LU-1.1a

The following words are used to indicate whether a particular policy or program is mandatory, advisory, or permissive:

- "Must" or "shall" means an action the Town is required to follow.
- "Should" means an action the Town is advised to follow.
- "May" means an action which is left to the discretion of the Town.

The General Plan contains a series of figures and maps depicting existing and proposed or future conditions of areas within and near Yountville. These maps and diagrams are intended to provide the reader with a general understanding of the extent of land uses and conditions. Figures are not intended to be used for development, permitting or investment purposes for specific parcels. More detailed printed maps may be available at the Town of Yountville.

The General Plan's programs set forth a work program for the Town, guide capital improvement projects, and prioritize Town expenditures. Some actions call for additional analysis, studies and implementing ordinances. Town staff will regularly report to the Town Council on the progress of the Plan's implementation.

The Town should periodically review the entire General Plan to determine whether it still reflects community concerns and goals. The Housing Element is required to be updated according to a schedule established by the State Department of Housing and Community Development. The next revision of the Housing Element is scheduled for 2023.