



## **Notice of Availability: Envision Yountville General Plan Update Draft Environmental Impact Report**

**Date:** November 29, 2018

**To:** State Clearinghouse, Agencies, Organizations and Interested Parties

**Lead Agency:** Town of Yountville  
6550 Yount Street  
Yountville, CA 94599

**Subject:** Notice of Availability for the  
Envision Yountville General Plan Update

**Comment Period:** November 29, 2018 to January 14, 2019 at 5:00 p.m.

### **Project Location**

The Town of Yountville comprises approximately 1.5 square miles, straddling Highway 29 in the heart of the Napa Valley, located between the cities of Napa and St. Helena. The Town's business district and residential neighborhoods lie to the east of Highway 29, while the Veterans Home is to the west. The General Plan Update addresses the Town and its Sphere of Influence (SOI). The Land Use Map of the proposed Envision Yountville General Plan Update identifies land use designations for each parcel within the Town and the SOI.

### **Project Description**

The Town of Yountville is preparing a comprehensive update to its existing General Plan, which was adopted in 1994 with updates to the Circulation Element in 2016 and the Housing Element in 2015. The update is expected to be complete in 2019.

The overall purpose of the Envision Yountville General Plan is to create a policy framework that articulates a vision for the Town's long-term physical form and development, while preserving and enhancing the quality of life for Yountville residents. The key components of the General Plan include broad goals for the future of Yountville, objectives for meeting those goals, and specific policies and action items that will help achieve the goals and objectives.

The Envision Yountville General Plan will include a comprehensive set of goals, objectives, policies and implementation programs, as well as an updated Land Use Map. The State requires that the General Plan include seven mandatory elements: Land Use, Circulation, Housing, Open Space, Noise, Safety, and Conservation. The Housing Element was updated separately from the rest of

the General Plan in 2015 and is not anticipated to require significant revisions. The Envision Yountville General Plan will include all of the State-mandated elements in its chapters, as well as optional chapters addressing Our History, Community and Quality of Life, and Economic Sustainability.

Buildout of the proposed General Plan Land Use Map within the General Plan area is estimated to result in up to:

- 231 dwelling units
- 169,646 square feet of non-residential uses, consisting of:
  - 81,491 commercial SF (which may include restaurants, shopping, services, hotel uses)
  - 21,684 office SF
  - 66,380 agricultural SF

## **Significant Environmental Effects**

The Draft EIR identifies significant environmental impacts related to the following environmental topics: Agricultural Resources, Noise, Transportation and Circulation, Cumulative Agricultural Resources, Cumulative Transportation and Circulation, and Irreversible Effects.

## **Public Review Period**

A 45-day public review period for the Draft EIR will commence on November 29, 2018 and end at 5:00 p.m. on January 14, 2019. Please send your written comments to:

Sandra Liston  
Planning & Building Director  
Town of Yountville  
6550 Yount Street  
Yountville, CA 94599  
Email: [sliston@yville.com](mailto:sliston@yville.com)

If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.

The Draft EIR, including appendices, and the Draft General Plan may be viewed at the Town of Yountville Planning and Building Department, 6550 Yount Street, Yountville, and online at:

<https://www.envisionyountville.com/>