

How Does The General Plan Shape Yountville's Future?

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.

Protects the Town from Environmental Hazards

The draft 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.



Protects Yountville's Open Spaces and Parks

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

Maintains Our Infrastructure and Town Services

The draft 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.

How Can I Participate?

Participate in Person

There are many ways to help shape Yountville's General Plan. Among these opportunities to provide feedback are multiple public meetings. Town boards and commission will review the draft General Plan in November, 2018. The Yountville Town Council will review the draft plan in December. Make sure to check out the Meeting Calendar on www.envisionyountville.com to get specifics on meeting location and the time.

Participate Online

An online survey is available at www.envisionyountville.com. The survey allows community members who are unable to attend the workshops and community meetings in person to still provide feedback.

Ask Us!

If you have any questions or thoughts about the General Plan, we want to hear from you. Please do not hesitate to come by Yountville Town Hall to speak with the planning department. Town Hall is located at 6550 Yount Street, Yountville CA 94599. You may also call at (707) 944-8851. Alternatively, you may contact Sandra Liston, Planning & Building Director, at sliston@yville.com.



Highlights of the DRAFT Yountville General Plan

The Town of Yountville is excited to share that the first public draft of the General Plan is now available on www.envisionyountville.com.



Town of Yountville
"The Heart of the Napa Valley"



The General Plan

The Town of Yountville is updating its General Plan, which lays out the community visions 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 current General Plan was adopted in 1992 and the Town has grown and changed considerably, the plan had to be updated.

The draft plan reflects extensive input from the community and as we circulate this draft, we want to hear from as many Yountville community members as possible in order to develop a General Plan that accurately reflects the needs and desires of the community.

This flyer includes highlights of the draft plan. Take a look and see what interests you and tell us what you think. We will continue to seek input through December 2018, when the draft plan will go to the Town's boards and commissions, and ultimately to the Town Council for consideration early next year.

What Has Changed From The Previous Plan?

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 opportunity for new development and/or redevelopment:

- **West Side of Washington Street:** An opportunity to encourage vibrant, pedestrian-oriented development with offices and/or housing on upper stories, up to three stories, in place of the existing surface parking lots.
- **Humboldt Street:** A residential-scaled commercial building with two housing units on a second story and parking in back and a prohibition on restaurants and alcohol-related uses.
- **North Washington Street:** Future consideration of allowing commercial uses mixed with existing residential uses.
- **Vista Condominiums:** Future consideration of allowing existing condominiums to add a second story.

Notwithstanding these change areas, the draft General Plan contains no significant land use changes, but provides trends and insights for future growth and development. It upholds the values important to Yountville community members: small-town character, environmental protection, historical preservation, and sustainability.



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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 construction will be much less than in past decades. The draft 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.

Preserves Quality of Life

The draft 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.



Maintains Community Character

The Draft 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.