

Town of Yountville

Resolution Number 25-4344

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YOUNTVILLE DIRECTING THE TOWN MANAGER TO PROCEED WITH PREPARING FURTHER DESIGNS, PLANS, ENTITLEMENTS AND STUDIES FOR POTENTIAL DEVELOPMENT OF THE YOUNTVILLE COMMONS SITE AT 6554 YOUNT STREET (APN 036-070-026).

Recitals

- A. On March 5, 2024, the Town entered into a purchase and sale agreement to acquire that certain real property, and improvements thereon, located at 6554 Yount Street, Yountville, CA 94599 (APN 036-070-026) (the “Site”).
- B. Approximately half of the Site is designated as Planned Facilities (“PF”), with the other half of the Site designated as Parks and Playfields (“PP”).
- C. The Town has hosted multiple workshops and meetings to seek community input on the interim usage and future development of the Site, including but not limited to community meetings held on November 14, 2024; December 8, 2024; January 12, 2025; February 11, 2025; and February 16, 2025.
- D. Future development of the Site may require amendments to the Site’s current zoning designations, a General Plan amendment, and environmental analysis in compliance with the California Environmental Quality Act (“CEQA”).
- E. The Town Council desires to provide direction regarding the continued planning efforts for development of the Site based upon the conceptual plans and preliminary drawings set forth in Exhibit “A”, attached hereto and incorporated herein by reference.

Now, therefore, the Town Council of the Town of Yountville does resolve as follows:

- 1. RECITALS. The foregoing recitals are true and correct and are incorporated by this reference.
- 2. DIRECTION. The Town Council hereby directs the Town Manager to proceed with preparing further design plans, entitlements, technical specifications, and environmental studies or analyses for development of the Site in accordance with the conceptual drawings depicted on Exhibit “A”, to be brought before the Town Council for its consideration and formal action at a later date.
- 3. CEQA. The Town Council finds the adoption of this resolution is not an “approval” subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15004 and 15352. Section 15352 defines an “approval” as a decision by a public agency which commits the agency to a definite course of

action in regard to a project. Section 15004(b)(4) provides “mere interest in, or inclination to support, a project does not constitute approval.” The adoption of this resolution authorizes the Town Manager to proceed with preparing Site design concepts, plans, and specifications for future consideration by the Town Council. This resolution does not commit the Town to a particular project, authorize any physical changes to the environment, nor restrict the Town from considering all feasible mitigation measures and alternatives or denying any future project proposal. To the extent the adoption of this resolution constitutes “approval” of a “project” subject to CEQA, it is categorically exempt pursuant to section 15061(b)(3) (common sense exception) as no physical changes to the environment are proposed in connection with the adoption of this resolution. The Town Council hereby conditions any future use or development of the Site upon completion of all necessary CEQA review and approval processes.

4. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution. The Town Council declares that it would have adopted this resolution, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases or portions might be declared invalid or unconstitutional.
5. CERTIFICATION. The Town Clerk shall certify to the passage and adoption of this resolution and shall give notice of its adoption as required by law.
6. EFFECTIVE DATE. This resolution is hereby adopted and becomes effective and in full force immediately upon adoption.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Yountville, State of California, held on this 4th day of March 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Margie Mohler, Mayor

ATTEST:

Kami Noriega, CMC, Acting Town Clerk

Exhibit "A"

