

Town of Yountville
Town Council
Resolution Number 24-4251

A Resolution of the Town Council Approving, Authorizing, and Directing the Execution of a Purchase and Sale Agreement with the Napa Valley Unified School District for the Property Located at 6554 Yount Street, Yountville, CA 94599 (APN 036-070-026) and Finding the Agreement Exempt from the California Environmental Quality Act

Recitals

- A. The Town of Yountville and the Napa Valley Unified School District (the “District”) desire to enter into a purchase and sale agreement (the “Agreement”) for Town to acquire the real property, and improvements thereon, located at 6554 Yount Street, Yountville, CA 94599 (APN 036-070-026) (the “Property”).
- B. The Town Council desires to approve the execution of the Agreement, attached hereto as **Exhibit A** and incorporated herein by reference, to coordinate the purchase and sale of the Property as described above.

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

SECTION 1. RECITALS: The foregoing recitals are true and correct and are incorporated into the findings herein.

SECTION 2. APPROVAL OF AGREEMENT: The Town Council hereby approves the Agreement in attached hereto as Exhibit A. The Town Manager is hereby authorized and directed to execute in the name of and on behalf of the Town the final form of the Agreement, and the Town Clerk is hereby authorized and directed to attest to the final form of the Agreement. Execution of the Agreement by the Town Manager shall be conclusive evidence of the approval of any changes therein or additions thereto.

SECTION 3. AUTHORIZATION TO MAKE MODIFICATIONS: The Town Manager or their designee is hereby authorized to modify the Agreement as necessary to further the purposes of the Agreement and to reach agreement with the District, subject to review and approval by the Town Attorney and the District.

SECTION 4. CEQA FINDINGS: The Town Council finds approval of the Agreement is not a Project subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) (common sense exception) as no physical changes to the environment are presently proposed in connection with this Agreement. To the extent this approval is a Project under CEQA, it is categorically exempt pursuant to CEQA Guidelines section 15312 (surplus government property sales) as the surplus property being sold is

not located in an area of statewide, regional, or areawide concern. Further, any future development of the Property as a result of this approval is too premature at this stage for meaningful environmental assessment. Pursuant to CEQA Guideline section 15004(b)(2)(A), addressing the timing of environmental review under CEQA, environmental analyses must be completed “as early as feasible” but “late enough to provide meaningful information for environmental assessment.” This section authorizes the Town to “enter into land acquisition agreements” before completion of CEQA “when the [Town] has conditioned the [Town’s] future use of the site on CEQA compliance.” The Town hereby conditions any future use or development of the Property upon completion of all necessary CEQA review and approval processes.

SECTION 5. 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.

SECTION 6. EFFECTIVE DATE: This Resolution shall take effect immediately upon its passage and adoption.

SECTION 7. 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. Within 15 days from the date of passage of this Resolution, the Town Clerk shall post a copy of the Resolution in accordance with California Government Code in at least three public places in the Town.

Passed and adopted at a regular meeting of the Town Council of the Town of Yountville held on the 5th day of March, 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Margie Mohler, Mayor

ATTEST:

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of the resolution which was adopted by the Town Council of the Town of Yountville, County of Napa, State of California, on the 5th day of March, 2024.

Hilary Gaede, Acting Town Clerk