

Town of Yountville

Resolution Number 24-4252

APPROVING ESTABLISHMENT OF PROJECT CF-0046 IN CAPITAL PROJECTS FUND 50 WITH A BUDGET OF \$11.5 MILLION, ALONG WITH REQUIRED BUDGET TRANSFERS TO FUND THE ACQUISITION OF THE YOUNTVILLE ELEMENTARY SCHOOL SITE PROPERTY AT 6554 YOUNT STREET AND FINDING APPROVAL EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Recitals

- A. Since the closure of Yountville Elementary School in 2020 the Town has been in communication with Napa Valley Unified School District (NVUSD) regarding purchasing the property which is located at 6554 Yount Street (the "Property").
- B. Negotiation meetings between the Town Manager and NVUSD representatives have resulted in the two parties agreeing to a purchase price of \$11 million for the Property.
- C. Staff has proposed that the Town Council approve the budgetary and accounting transactions listed below which are needed to complete this purchase and cover necessary expenses to clean up the Property and prepare for utilization. These initial project costs total \$11.5 million.

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

- 1. Establish project CF-0046 Purchase and Development of 6554 Yount Street in Capital Projects Fund 50 with an initial budget of \$11.5 million in Fiscal Year 2023/2024.
- 2. Approve the following actions to provide the necessary funding to complete the purchase:
 - a. Release the General Fund Assigned for Affordable Housing Opportunities fund balance allocation of **\$3,616,075** and transfer into Capital Projects Fund 50.
 - b. Transfer General Fund Unassigned Fund Balance as of the close of FY 2022/2023 of **\$3,364,000** into Capital Projects Fund 50.
 - c. Reduce Unanticipated Tourism Revenue Deficits Reserve Fund 05 by **\$900,000** and transfer this amount into Capital Projects Fund 50.
 - d. Transfer **\$3,019,925** from Measure S Workforce and Affordable Housing Fund 71 into Capital Projects Fund 50, as the Town Council finds that (1) this is an appropriate use of Measure S funds, and (2) that the proportion of Measure S funds in relation to the overall cost is less than the portion of the site which may be used for workforce and affordable housing.
 - e. Reduce Fleet, Tools and Equipment Repair and Replacement Fund 82 by **\$600,000** and transfer this amount into Capital Projects Fund 50 specifically to be used for CF-0046.
- 3. This approval 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 and/or development of the Property upon completion of all necessary CEQA review and approval processes.

4. 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. The Resolution is hereby adopted and becomes effective and in full force immediately upon adoption.
6. 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, State of California, held on this 5th day of March, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marjorie Mohler, Mayor

ATTEST:

Hilary Gaede
Acting Town Clerk