



## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

**NOTICE IS HEREBY GIVEN** that on Tuesday evening, the 21<sup>st</sup> day of June, 2016 at 6:00 p.m. in the Town of Yountville Town Hall Council Chambers, 6550 Yount Street, Yountville, California, a Negative Declaration will be considered for adoption by the Town Council of the Town of Yountville regarding the proposal identified below. All interested persons are invited to attend the public hearing and comment.

### **Project Description:**

#### **General Plan Amendment**

The project is a proposed General Plan Amendment associated with the Town's physical boundary and service area that have not been addressed since the last General Plan Update in 1992. The Town is in the initial stages of conducting a comprehensive General Plan Update of all of the elements of the General Plan to bring it current, but is proceeding with the limited amendments evaluated here because of Napa LAFCO's Municipal Service Review and Sphere of Influence Update for the Town that is currently being conducted.

The proposed amendment to General Plan policies relates only to a small portion of the Domaine Chandon property that has been in commercial use for over 25 years and which is connected to the Town's wastewater system. This area represents 13.41 acres of the overall 88.41 acre Domaine Chandon parcel (APN 034-140-022). It is important to note that the subject area is already developed with commercial uses and is not planted with vines nor viable for agriculture. With the project, the Town's goal is to support and defend Napa County policies for the protection and preservation of the Agricultural Preserve and to center urban growth and the extension of urban services within the Town boundaries.

### **EXISTING & PROPOSED REVISIONS TO POLICY LANGUAGE**

#### **General Plan Policy C.3.a - Issue: Measure J & Town Limits**

##### **Existing:**

1.1 Maintain the existing relationship and boundary between the Town and the surrounding agricultural land until the year 2020.

##### **Revision:**

1.1 Maintain the existing relationship and boundary between the Town and Napa County for prime farmland (prime agricultural land) and land planted with existing vineyards with the exception of the commercial component of the Domaine Chandon property since it neither contains prime farmland nor is planted as vineyard.

#### **General Plan Policy D.4.a - Issue: Identity & Character of the Town**

##### **Existing:**

4.1 Limit future growth, through the year 2020, to the Town's current limits and the number of housing units permitted in the General Plan.



Revision:

4.1 Limit future residential growth to the number of housing units permitted in the General Plan. Permit only minor changes in the Town's current limits for the commercial component of the Domaine Chandon property served by the Town's wastewater system.

#### **General Plan Policy D.4.e - Issue: Agriculture**

Existing:

12.1 Discourage annexation of agricultural lands to the Town through the year 2020.

Revision:

12.1 Discourage annexation of prime farmland (prime agricultural land) and land planted with existing vineyards. Strongly support the protection of agriculture in the unincorporated areas surrounding the Town and consider the annexation of the commercial component of the Domaine Chandon property served by the Town's wastewater system.

**LOCATION OF PROJECT:** Town of Yountville including future potential annexation of a portion of APN 034-140-022 (Domaine Chandon).

**CEQA STATUS:** A Negative Declaration has been prepared. According to the Initial Study prepared as a part of the Negative Declaration, the proposed project will not result in significant environmental impacts.

The Town of Yountville Town Council will not take action to approve or deny the project for a period of at least thirty (30) calendar days following publication of this notice. The Town Council will consider all written comments received during the public comment period regarding whether or not the proposed project would have a significant effect on the environment.

The review and comment period for the Mitigated Negative Declaration is May 19, 2016 through June 21, 2016. Written comments regarding the environmental effects of the project would be appreciated prior 5pm on Tuesday June 14, 2016. Comments regarding the environmental finding may be given at the hearing for the project. Written comments should be sent or delivered to the Town of Yountville Planning Department, 6550 Yount Street, Yountville, CA 94599, Attn: Sandra Liston, Planning & Building Director.

A copy of the proposed Negative Declaration and copies of all documents relating to the proposal described above are available for inspection during regular business hours at the Town of Yountville Town Hall, 6550 Yount Street, Yountville, CA and are available on the Town's website <http://www.townofyountville.com>. Please contact Sandra Liston at (707) 944-8851 if you have questions regarding the proposal described above.

Dated: May 19, 2016

A handwritten signature in blue ink, appearing to read "S. Liston", is written over the typed name.

Sandra Liston, Planning & Building Director