



TOWN OF YOUNTVILLE NEGATIVE DECLARATION

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| Project Name | General Plan Amendments related to Annexations & Land Preservation |
| Applicant | Town of Yountville |
| Site Address / APN | 1 California Drive Yountville CA 94599 / APN 034-140-022 |
| General Plan | Agriculture, Watershed & Open Space/Ag Resource |
| Zoning | Commercial Limited (CL)/Ag Watershed/Ag Preserve |
| Project Description | <p>The project is a proposed General Plan Amendment associated with the Town's physical boundary, planning area and service area that have not been addressed since the last General Plan Update in 1992.</p> <p>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). The property 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.</p> |

DECLARATION

Based on the Initial Study dated May 19, 2016, the Yountville Planning & Building Department has determined:

1. The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts that are individually limited but cumulatively considerable.
4. This project will not have environmental impacts that will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study is attached and other environmental documents are available for public review at the Town of Yountville Planning Department.

The Negative Declaration and Initial Study were prepared by the Town of Yountville Planning & Building Department, 6550 Yount Street, Yountville, CA 94599, (707) 944-8851. Contact person: Sandra Smith, Planning & Building Director.

/s/ Sandra Smith

Sandra Smith, Planning & Building Director

May 19, 2016