Notice of Determination

Appendix D

To:		**From:**	
☒ Office of Land Use and Climate Innovation State Clearinghouse CEQAnet Online submittal to *https://ceqanet.lci.ca.gov/*		Public Agency: Address: Contact: Phone:	Town of Yountville 6550 Yount Street Yountville, California 94599 Aaron Hecock, AICP, Planning and Building Director 707-944-8851
☒ County Clerk County of: Address:	Napa County 1195 Third Street, 2nd Floor Napa, CA 94559	Lead Agency: Address: Phone: Contact:	(If different from above):

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): N/A

Project Title: Yountville Commons Project

Project Applicant: Town of Yountville

Project Location: 6550 Yount Street and 6554 Yount Street, Yountville, CA 94599 (APNs 036-070-026 and 036-070-025)

Project Description:

The Yountville Commons Project ("project") would include construction of new buildings and recreational areas to accommodate housing, retail, and civic uses. The project would involve the demolition of a former school administration building, construction of up to 150 multi-family (workforce housing) units, 1,500 square feet of food-oriented commercial space, 1,500 square feet of other local-serving businesses, and 8,000 square feet of civic and commercial space.

On January 13, 2026, the Town of Yountville Council approved the actions listed herein:

- Approval of an Addendum to the 2019 Final Environmental Impact Report for the Envision Yountville General Plan Update (State Clearinghouse No. 2018082008)
- Introduction and first reading of an ordinance amending the Yountville Municipal Code including the addition of Chapter 17.46 (C, Commons), and amendments to Sections 17.08.050, 17.156.030, 17.162.020, 17.176.010, 17.236.010 and Table 17.12-1 of Section 17.12.010 of Title 17 (Zoning)
- Introduction and first reading of an ordinance amending the Yountville Zoning Map to establish the Commons (C) Zoning District
- Amendment to the Land Use Element of the Envision Yountville General Plan Update
- Approval of a Tentative Subdivision Map located on Assessor's Parcel Number's 036-070-026 and 036-070-025

This is to advise that the Town of Yountville approved the above-described project on January 13, 2026.
(☒ Lead Agency or ☐ Responsible Agency) (date)

and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a more significant effect on the environment than previously identified in the Final Environmental Impact Report for the Envision Yountville General Plan Update (SCH No. 2018082008).
2. ☒ An Addendum to the Final Environmental Impact Report for the Envision Yountville General Plan Update (SCH No. 2018082008) was prepared for this project pursuant to the provisions of CEQA.
   ☐A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project. The project is subject to the previously identified mitigation measures identified in the Final Environmental Impact Report for the Envision Yountville General Plan Update (SCH No. 2018082008). No additional mitigation measures were made a condition of approval of the project beyond those identified in the Final Environmental Impact Report for the Envision Yountville General Plan Update (SCH No. 2018082008).
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project. The project is subject to the previously identified mitigation reporting or monitoring plan identified in the Final Environmental Impact Report for the

Envision Yountville General Plan Update (SCH No. 2018082008). No additional mitigation reporting or monitoring plan was made a condition of approval of the project beyond that identified in the Final Environmental Impact Report for the Envision Yountville General Plan Update (SCH No. 2018082008).

5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project. The project is subject to the Statement of Overriding Considerations adopted for the Envision Yountville General Plan Update, as identified in the Final Environmental Impact Report for the Envision Yountville General Plan Update (SCH No. 2018082008). No additional Statement of Overriding Considerations was adopted for the project beyond those adopted with the Final Environmental Impact Report for the Envision Yountville General Plan Update (SCH No. 2018082008).
6. Findings [☒ were ☐ were not] made pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162 relating to subsequent environmental review.

This is to certify that the Addendum to the Final Environmental Impact Report for the Envision Yountville General Plan Update, record of project approval, and the Final Environmental Impact Report for the Envision Yountville General Plan Update (SCH No. 2018082008) are available to the General Public at: Town of Yountville, 6550 Yount Street, Yountville, CA 94599.

Signature (Public Agency): Title: Planning and Building Director

Date: January 16, 2026 Date Received for filing at LCI: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code. Revised 2011