

**RESOLUTION R2025-XX**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, (1) APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH THE NAPA VALLEY UNIFIED SCHOOL DISTRICT FOR THE PROPERTY LOCATED AT 2447 OLD SONOMA ROAD, NAPA, CA 94559 (APN 004-460-030-000); (2) APPROVE THE APPROPRIATION OF FUNDS AS DOCUMENTED IN BUDGET AMENDMENT NO. 92P3; AND (3) FINDING THE ACTIONS AUTHORIZED BY THIS RESOLUTION ARE EXEMPT FROM OR NOT YET SUBJECT TO CEQA

WHEREAS, on March 4, 2025, the City Council directed the City Manager to enter into negotiations with the Napa Valley Unified School District to acquire the former Harvest Middle School property; and

WHEREAS, subsequent to that direction City of Napa ("City") and the Napa Valley Unified School District ("District") staff have conducted a series of negotiations regarding the City's potential acquisition of the site; and

WHEREAS, the City and District now desire to enter into a purchase and sale agreement ("Agreement") for the City to acquire the real property, and improvements thereon, located at 2447 Old Sonoma Road, Napa, CA 94559 (APN 004-460-030-000); and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.
2. The City 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. Further, and on a separate and independent basis, 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

## ATTACHMENT 1

enough to provide meaningful information for environmental assessment.” This section authorizes the City to “enter into land acquisition agreements” before completion of CEQA “when the City has conditioned the City future use of the site on CEQA compliance.” The City hereby conditions any future use or development of the Property upon completion of all necessary CEQA review and approval processes.

3. The City Council hereby approves the Agreement attached hereto as Exhibit A and hereby authorizes the City Manager to execute the Agreement in the name of and on behalf of the City the final form of the agreement.

4. The City Manager 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 City Attorney and District.

5. The City Council hereby directs the City Manager to conduct any and all necessary site due diligence inspections and reviews to proceed with the purchase.

6. The City Council hereby approves the appropriation of unassigned fund balances in the amount of \$20,080,000, as documented in budget amendment No. 92P3 attached hereto as Exhibit B, as follows:

- General Fund Facility Reserves Unassigned Fund Balance - \$5,570,000
- Park Acquisition/Development Funds Unassigned Fund Balance - \$12,510,000
- General Fund Unassigned Fund Balance - \$2,000,000

7. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 16th day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Tiffany Carranza

## ATTACHMENT 1

City Clerk

Approved as to form:

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Christopher Diaz  
Interim City Attorney

## ATTACHMENT 1