

RESOLUTION R2025-\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, (1) AUTHORIZING THE VACATION AND QUITCLAIM OF A PORTION OF SALVADOR AVENUE WITH THE RESERVATION OF A PUBLIC UTILITY EASEMENT; (2) DECLARING THAT THE VACATED AREA IS EXEMPT SURPLUS LAND; AND (3) DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION ARE EXEMPT FROM CEQA

WHEREAS, the right-of-way adjacent to 1686 Salvador was originally conveyed to the City by Grant Deed from Joseph W. and Junene A. Mivelaz, recorded in Book 889, Page 373 of the Official Records of Napa County on October 29, 2971, for the purpose of accommodating a potential Salvador Avenue widening project; and

WHEREAS, the City recently completed the Salvador Avenue Complete Streets Project (ST16PW02), which reconstructed this portion of Salvador Avenue to include sidewalks and Class II bike lanes in addition to the two travel lanes; and

WHEREAS, Christopher and Sarah Goff, husband and wife and owners of 1686 Salvador Avenue, requested the abandonment of the unused portion of right-of-way; and

WHEREAS, the sidewalk was realigned closer to the street, creating an approximately 1,102 square foot portion of excess land not necessary for public right-of-way purposes and is excess to the City's needs, provided that a Public Utility Easement is reserved to accommodate existing public utilities; and

WHEREAS, the boundaries of the excess right-of-way (Subject Property) are defined by the legal description set forth in Exhibit "A," attached hereto and incorporated herein by reference, and are graphically depicted with a hatch-lined area (+/- 1,102 SF) set forth in Exhibit "B," attached hereto and incorporated herein by reference; and

WHEREAS, it is the City's intent that the fee simple interest in the subject property right-of-way area be merged with the adjoining parcel (APN 036-212-016) owned by Christopher and Sarah Goff, husband and wife, as community property with right of survivorship; and

WHEREAS, the City must comply with Government Code Sections 54220-54234 (the "Surplus Land Act") prior to taking any action to vacate the Subject Right-of-Way; and

WHEREAS, the Surplus Land Act does not apply to the disposition of property if the property is exempt surplus land as defined in Government Code Section 54221 (f)(1); and

WHEREAS, Government Code Section 54221 (f)(1)(E) defines exempt surplus land to include land that is former street, right-of-way, or easement and action is being taken to convey this land to an adjacent property owner; 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 hereby determines that the actions authorized by this Resolution are exempt from CEQA pursuant to CEQA Guidelines Section 15301(c) (minor alteration of existing facilities).

3. The City Council hereby finds, based on the evidence summarized in this Resolution, and pursuant to California Streets and Highways Code Section 8324, that the Subject Property, as described on Exhibit A and shown on Exhibit B attached hereto and incorporated herein by reference, is unnecessary for present or prospective public use, subject to the reservation of a Public Utility Easement.

4. The City Council hereby declares that the Subject Property is exempt surplus land as defined in Government Code Section 54221 (f)(1)(E) of the Surplus Land Act Guideline because the vacated portion of right-of-way contains approximately +/- 1,102 SF square feet in area and the area will be conveyed to the adjacent landowner.

5. The City Council hereby authorizes staff to submit a copy of this Resolution to California Department of Housing and Community Development (HCD) in accordance with the Surplus Land Act Guidelines.

6. The City Council hereby approves a quitclaim to Christopher and Sarah Goff, husband and wife, as community property with right of survivorship, of the area described and shown on Exhibits "A" and "B" attached, for the express purpose of conveyance and merger of the subject property with the adjoining parcel identified as APN 036-212-016, owned by Christopher and Sarah Goff, husband and wife, as community property with right of survivorship.

7. The City Council hereby authorizes the City Manager (or designee) to execute all related documents and take all actions necessary to implement the abandonment and vacation and conveyance of the herein described Subject Property authorized by this Resolution.

8. The City Council hereby authorizes the City Manager (or designee) to record this Resolution in the Office of the County Recorder of Napa County.

9. Upon recordation of this Resolution, the Subject Property (identified on Exhibits "A" and "B") shall no longer constitute a public right of way.

10. 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 2<sup>nd</sup> day of December, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Tiffany Carranza  
City Clerk

Approved as to form:

\_\_\_\_\_  
Christopher Diaz  
Interim City Attorney