

**RESOLUTION NO. 2018-105**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO PURCHASE A PORTION OF THE NAPA COUNTY FAIRGROUNDS IN THE AMOUNT OF \$225,000 PER ACRE AND AUTHORIZING THE CITY MANAGER TO PREPARE A FINAL PURCHASE & SALE AGREEMENT**

**WHEREAS**, the property is a ±34.3-acre portion of ±70.6-acre parcels of improved land, APN: 011-140-055, 011-140-006 and 011-140-007, located in the City of Calistoga, County of Napa, California as shown on the attached Exhibit A (“Property”).

**WHEREAS**, the Owner, Napa County Government, desires to sell a portion of land to the City of Calistoga in an amount not to exceed \$225,000 per acre and expressed interest in selling 34.3 acres of land to the City of Calistoga; and

**WHEREAS**, the City desires to purchase the property to preserve the property for public use now and in the future;

**WHEREAS**, Napa County and City of Calistoga have negotiated the general terms of a Purchase & Agreement (“PSA”), whereby City would purchase the Property for the sum of \$225,000/acre for 34.3 acres, total of \$7,717,500, and will prepare a final PSA subject to City Council approval;

**WHEREAS**, this action is exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility it will have a significant effect on the environment, as the City and/or potential developer of any affordable housing on the Property will undergo project specific CEQA review during the land approvals and development phase; and

**WHEREAS**, the City Council desires to authorize the purchase of the Property to preserve the land for the public good of Calistogans and the public wishing to use the land.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Calistoga hereby:

1. Authorizes the city manager to purchase a portion of the Napa County Fairgrounds in the amount of \$225,000 per acre and authorizes the city manager to prepare a final Purchase & Sale Agreement for City Council consideration.
2. Authorizes the City Manager to take any and all actions and execute any documents as necessary to prepare the terms of the Purchase & Sale Agreement in accordance with the terms mutually agreed to between the City and County and attached herein as reference.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Calistoga at a regular meeting held this **20<sup>th</sup> day of November 2018**, by the following vote:

**AYES:** Mayor Canning, Councilmembers Barnes, Kraus and Lopez-Ortega and Vice Mayor Dunsford  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

  

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**CHRIS CANNING, Mayor**

**ATTEST:**

  

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**KATHY FLAMSON, City Clerk**