



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 12/15/2015

Agenda Placement: 10A

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Lawrance Florin - Director
Housing and Intergovernmental Affairs

REPORT BY: Lawrance Florin, DIR HOUSING AND INTERGOVERNMENTAL AFFAIRS - 253-4621

SUBJECT: Declaring Water Street property surplus and discussing Old Sonoma Road

RECOMMENDATION

Director Housing and Intergovernmental Affairs and Director of Public Works request the following:

1. Adoption of a resolution declaring the property at 933 Water Street surplus as for county needs; and
2. Discussion and direction on the process for disposition of the property at Old Sonoma Road.

EXECUTIVE SUMMARY

In July 2014 the county engaged the services of Jones Lang LaSalle (JLL) to conduct a strategic analysis of the county's real estate assets. The purpose of the study was to evaluate potential properties that could be designated as surplus and sold. Based on that report JLL recommended to the full Board that it designate three properties as surplus. The action today would designate the first of these properties, 933 Water Street, Napa, APN 003-242-003-000 as surplus.

In addition to the Water Street property, JLL also recommended that the county designate as surplus the property at Old Sonoma Road and the property adjacent to the County Administration Facilities referred to as the Sullivan Block. Staff is requesting that the Board give direction to staff on the process for disposition of the Old Sonoma Road property once it has been vacated by the Health and Human Services Agency in 2016.

PROCEDURAL REQUIREMENTS

1. Staff reports.
2. Public comments.
3. Motion, second, discussion and vote on the item.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	Revenue from the sale of the Water Street property.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Sale of the Water Street Property is part of the financing plan for a new jail facility.
Is the general fund affected?	Yes
Future fiscal impact:	None
Consequences if not approved:	The County will not generate revenue from the sale of the Water Street property as part of the financing plan for the jail.
Additional Information:	

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Subsequent to the acquisition of Dey Labs in 2013 staff began a process of evaluating the real estate assets of the county. Building on previous analysis, JLL was commissioned to prepare a valuation of county property and develop a real estate strategy for disposition of property no longer necessary for county functions. In May 2015 staff presented the results of this report to the Board of Supervisors. The Board directed staff to begin the process of declaring surplus the following properties:

1. Old Sonoma Road
2. Water Street
3. Sullivan Block

Staff is requesting that the Board commence this process by adopting the attached resolution declaring the property at 933 Water Street as surplus for county needs. Pursuant to Government Code Section 54220 after declaration of the property as surplus, the county will offer to sell the property at market value to other appropriate government agencies as identified in the Surplus Lands Act. If after 60 days none of the entities have made an offer to purchase the property the county can start the process of identifying a private entity to purchase the property from the County.

Staff is also requesting that the Board of Supervisors direct staff to begin the process of determining the appropriate future use for the Old Sonoma Road property. It is anticipated that in May 2016 work on the Health and Human Services Agency campus at the former Dey Labs (South Campus) will be complete. Upon completion of

that work most of the current functions at the Old Sonoma Road site will be relocated to the South Campus. The property currently has a zoning designation reflecting its historic use as a public facility. For private development to occur on the site a new zoning designation for the property will have to be adopted. Staff intends to request that the City of Napa work in partnership with the County to help clarify the density and types of uses that would be acceptable to the City for future development of the property. Once that use has been clarified, the County will return to the Board to begin the process of designating the property as surplus.

SUPPORTING DOCUMENTS

A . Resolution

CEO Recommendation: Approve

Reviewed By: Molly Rattigan