



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 12/5/2017
Agenda Placement: 9F
Set Time: 10:00 AM PUBLIC HEARING
Estimated Report Time: 30 Minutes

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Juan Arias, Deputy Director of Public Works - Engineering - 259-8374

SUBJECT: Napa County Five Year Capital Improvement Plan - Fiscal Years 2017/2018-2021/2022

RECOMMENDATION

Director of Public Works requests the Board hold a public hearing and consider adopting a resolution outlining Napa County Five Year Capital Improvement Plan for Fiscal Years 2017-18 to 2021-22 as provided for by Government Code Section 66002.

EXECUTIVE SUMMARY

The Napa County Five Year Capital Improvement Plan for Fiscal Years 2017/2018-2021/2022 is a document that provides direction and guidance for the County to carefully plan and manage its capital and infrastructure needs for new facilities and rehabilitation or upkeep of existing facilities. For Napa County this includes capital and infrastructure needs in such diverse areas as:

- | County building facilities;
- | County Airport;
- | County roads and County Measure A funded projects.

Identifying capital projects and their anticipated funding sources assists in the planning and scheduling of finances for projects and the staff resources needed to plan, design, and construct the projects.

PROCEDURAL REQUIREMENTS

1. Open the public hearing;
2. Staff report;
3. Public comment;
4. Close the public hearing;

5. Motion, second, discussion, and vote on a motion to adopt the Napa County Five Year Capital Improvement Plan for Fiscal Years 2017-18 through 2021-22.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: General Rule. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

While the adoption of the Five Year Capital Improvement Plan is not a project, appropriate CEQA review will be conducted for those items listed in the Five Year Capital Improvement Plan at the appropriate time during implementation of each individual project.

BACKGROUND AND DISCUSSION

The underlying strategy of a Capital Improvement Plan ("CIP" or "the Plan") is to plan for the necessary land acquisition, construction and maintenance of public facilities necessary for the safe and efficient provision of public services in accordance with County policies and objectives adopted in the County's General Plan. Approval of the Plan by the Board today does not provide funding approval for any specific project, but does act as a planning mechanism to inform those budgetary decisions as they occur. The CIP is designed to preserve or enhance existing facilities and to provide new facilities to respond to changing service needs and community growth. The Napa County Capital Improvement Plan is intended as a five year document looking forward, which is updated every two years to ensure it remains current.

Many of the projects described in the Plan are exempt under the California Environmental Quality Act ("CEQA") because they are minor alterations to existing public structures or minor rehabilitations, which can be seen with certainty that there is no possibility that they may have a significant effect on the environment. For those projects not exempt under CEQA, there shall be project-specific environmental reviews prior to a County decision and/or action for such projects.

The Five Year Capital Improvement Plan for Fiscal Years 2017/2018 through 2021/2022 is based on the following planning documents or processes:

- | Napa County Preliminary Facilities Conditions Assessment
- | Five Year Airport Capital Improvement Plan (ACIP)
- | Five Year Roads Capital Improvement Plan (RCIP)
- | Measure A Capital Improvement Plan
- | Projects submitted for consideration by County Departments on an annual basis
- | Projects recommended for budgeting in Fiscal Year 2017/2018

The 2017/2018-2021/2022 Five Year CIP is herein presented. Funds required to support projects in the Plan have either been previously approved by the Board or will be presented to the Board for approval through the annual budget process. A major component of the plan is the new Jail Project with an estimated cost of \$128,000,000.

Government Code Section 65401 requires the Five Year CIP to be submitted to the County's Planning, Building and Environmental Services (PBES) Department for review and report to the Board as to conformity with the adopted general plan or part thereof. The Five Year CIP has been submitted to and reviewed by PBES, and a memo reporting to the Board on conformity is attached to this agenda report.

While the Five Year CIP is to serve as the long range plan, it is to be reviewed and updated bi-annually parallel to the budgeting process. The Five Year CIP is a living, changing document since priorities may be changed due to funding opportunities or circumstances that make a project more or less urgent. The adoption of the CIP is neither a commitment to a particular project nor a limitation to a particular cost. As a basic tool for scheduling anticipated capital projects, it is also a key element in planning and controlling future capital financing. For this reason the CIP includes many "unfunded" projects for which needs have been identified, but specific solutions and funding have not been determined.

A hard copy of the plan is available to the public with the Clerk of the Board and will be posted on the County website.

SUPPORTING DOCUMENTS

- A . Five Year Capital Improvement Plan Report Cover
- B . Letter of Transmittal
- C . Project Detail Sheets - Administration Building
- D . Project Detail Sheets - Airport
- E . Project Detail Sheets - Animal Shelter
- F . Project Detail Sheets - Bella House
- G . Project Detail Sheets - Corrections
- H . Project Detail Sheets - First Street
- I . Project Detail Sheets - Hall of Justice
- J . Project Detail Sheets - Historic Courthouse
- K . Project Detail Sheets - Juvenile Justice Center
- L . Project Detail Sheets - Measure A
- M . Project Detail Sheets - Roads
- N . Project Detail Sheets - Sheriff's Facility
- O . Project Detail Sheets - South Campus
- P . Project Detail Sheets - Spanish Flat Corporate Yard
- Q . Project Detail Sheets - Various Departments
- R . Project Detail Sheets - Yountville Yard
- S . Charts and Tables
- T . CEQA Memo
- U . Resolution

CEO Recommendation: Approve

Reviewed By: Bret Prebula