



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 8/29/2017

Agenda Placement: 9C

Set Time: 10:00 AM

Estimated Report Time: 15 Minutes

## NAPA COUNTY BOARD OF SUPERVISORS

### Board Agenda Letter

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**TO:** Board of Supervisors

**FROM:** Carlos Solorio for Molly Rattigan - Director  
Housing and Intergovernmental Affairs

**REPORT BY:** Molly Rattigan, Deputy County Executive Officer - 253-4112

**SUBJECT:** Surplus of 2344 Old Sonoma Road

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#### **RECOMMENDATION**

County Executive Officer requests adoption of a resolution designating the County owned property at 2344 Old Sonoma Road as surplus and no longer needed for County use.

#### **EXECUTIVE SUMMARY**

Today's requested action would declare the County owned property at 2344 Old Sonoma Road as surplus pursuant to Government Code Section 54220.

#### **PROCEDURAL REQUIREMENTS**

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

#### **FISCAL IMPACT**

Is there a Fiscal Impact? No

#### **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 the former Dey Labs facility in 2013, staff began a process of evaluating the real estate assets of the county. Building on previous analysis, Jones Lang LaSalle 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. Three properties were identified for potential surplus: Water Street, Old Sonoma Road and the Sullivan Block at Third and Coombs. To date, only Water Street has legally been declared surplus by the Board of Supervisors.

The Health and Human Services functions of the County will completely vacate the 8.6 acre parcel located at 2344 Old Sonoma Road by September 2017. The County will no longer have an operational use for the property and the property will be closed to public access pending disposition.

In 2016, County staff began a process with MIG, Inc. to develop a master plan to convert the site to housing, including some component of affordable housing. County staff has paused these efforts to reevaluate the best mechanism to reach the end goal of developing housing on the site. County staff will return to the Board of Supervisors at a future meeting date with a recommendation. Regardless of whether the Board of Supervisors makes the decision to continue to master plan the site or sell the property, the surplus declaration and public surplus process is legally required. Today's action will initiate the required surplus process. It does not commit the County to sell the property or signify the end of the effort to master plan the property.

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 and housing sponsors as identified in the Surplus Lands Act. No further action will be recommended to the Board of Supervisors for at least 60 days.

### **SUPPORTING DOCUMENTS**

A . Resolution

CEO Recommendation: Approve

Reviewed By: Carlos Solorio