

Napa County

Board of Supervisors Chambers
1195 Third Street, Third Floor
Napa, CA 94559



Agenda

SPECIAL MEETING

Tuesday, January 31, 2023

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor**

Board of Supervisors

Joelle Gallagher, District 1

Ryan Gregory, District 2

Anne Cottrell, District 3

Alfredo Pedroza, District 4

Belia Ramos, District 5

** This is a simultaneous meeting of the Board of Supervisors of Napa County, Napa County Public Improvement Corporation, Silverado Community Services District, Monticello Public Cemetery District, In-Home Support Services Public Authority of Napa County, Lake Berryessa Resort Improvement District, Napa Berryessa Resort Improvement District, Napa County Housing Authority, and the Napa County Groundwater Sustainability Agency.*

www.countyofnapa.org

GENERAL INFORMATION

The Board of Supervisors meets as specified in its adopted annual calendar on Tuesdays at 9:00 A.M. in regular session at 1195 Third Street, Suite 310, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Board of the Napa County Board of Supervisors. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Board's office no less than 72 hours prior to the meeting date by contacting (707) 253-4580.

The agenda is divided into three sections:

CONSENT ITEMS - These matters typically include routine financial or administrative actions, as well as final adoption of ordinances that cannot be both introduced and adopted at the same meeting. Any CONSENT ITEMS can be discussed separately at the request of any person. CONSENT ITEMS are usually approved with a single motion.

SET MATTERS - PUBLIC HEARINGS - These items are noticed hearings, work sessions, and items with a previously set time.

ADMINISTRATIVE ITEMS - These items include significant policy and administrative actions and are classified by program areas. Immediately after approval of CONSENT ITEMS if the time for hearing SET MATTERS has not arrived, ADMINISTRATIVE ITEMS will be considered.

All materials relating to an agenda item for an open session of a regular meeting of the Board of Supervisors which are provided to a majority or all of the members of the Board by Board members, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the Clerk of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Board at the meeting will be available for public inspection after the meeting. Availability of materials related to agenda items for inspection does not include materials which are exempt from disclosure under the California Government Code.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE BOARD:**ON A MATTER ON THE AGENDA**

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Board, but is generally limited to three minutes.

ON A MATTER NOT ON THE AGENDA

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of Napa County and its related districts and agencies. Public comment is limited to three minutes per speaker. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. The Board is here to listen to everyone who wishes to address them, but everyone has the responsibility to act in a civil manner. Please remember this meeting is being recorded and broadcast on live television. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Board from taking any action today on matters raised during public comment.

How to Watch or Listen to the Napa County Board of Supervisors Meetings

The Napa County Board of Supervisors will continue to meet pursuant to the annually adopted meeting calendar available at the following link:

<https://www.countyofnapa.org/DocumentCenter/View/23544/2022-Board-of-Supervisors-Meeting-Calendar>

The Board realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Please watch or listen to the Board of Supervisors meeting in one of the following ways:

1. Watch on your TV - Napa Valley TV Channel 28 (programming subject to local pre-emption rules and schedules).
2. Listen on your cell phone via Zoom at 1-669-900-6833 then enter Meeting ID 842-343-169 once you have joined the meeting.
3. Watch via the Internet – view the Live Stream
 - a. via Zoom at the following link: <https://www.zoom.us/join> then enter Meeting ID 842-343-169.
 - b. via Granicus by clicking on the following link: <https://napa.legistar.com/Calendar.aspx> and then click the View Event link in the Video column.
4. You may submit public comment for any item that appears on the agenda or general public comment for any item or issue that does not appear on the agenda by emailing your comment to the following email address: publiccomment@countyofnapa.org. EMAILS WILL NOT BE READ ALOUD.

Via telephone: please call the Board of Supervisors Public Comment Line at (707) 299-1776.

Please mute all audio devices and do not use the speakerphone to prevent echoing.

Please provide your name and the agenda item on which you are commenting. Calls will be placed on hold and heard in the order received. The above-identified measures comply with all legal requirements for participation and public comment, including those imposed by the Ralph M. Brown Act and Executive Order, as amended by AB 361.

For more information, please call (707) 253-4580 or email publiccomment@countyofnapa.org.

1. CALL TO ORDER; ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
4. PRESENTATIONS AND COMMENDATIONS
5. DEPARTMENT HEAD REPORTS AND ANNOUNCEMENTS
6. CONSENT ITEMS - SPECIAL DISTRICTS
7. CONSENT ITEMS
8. DISCUSSION OF ITEMS PULLED FROM CONSENT CALENDARS
9. PUBLIC COMMENT
For all matters not listed on the agenda but within the jurisdiction of the Board of Supervisors and Special Districts. (see page 1)
10. ADMINISTRATIVE ITEMS - SPECIAL DISTRICTS
11. ADMINISTRATIVE ITEMS

Public Works

- A. Director of Public Works and Assistant County Executive Officer request the Board receive a report on current County facilities and provide input and possible direction to initiate a planning process to develop a Facilities Master Plan.

[23-0128](#)

Attachments: [Facilities Planning Information](#)
[650 Imperial Way](#)
[1127 1st Street](#)
[County Administration Building](#)
[South Campus Building 4](#)
[South Campus Building A2](#)
[South Campus Building B1](#)
[Hall of Justice](#)
[Old JAL Facility](#)
[Reentry Facility](#)
[South Campus Aerial](#)
[Superblock Aerial with Sullivan Lot](#)
[October 2022 White Paper](#)

12. SET MATTERS OR PUBLIC HEARING - SPECIAL DISTRICTS
13. SET MATTERS OR PUBLIC HEARINGS
14. LEGISLATIVE ITEMS

15. BOARD OF SUPERVISORS COMMITTEE REPORTS AND ANNOUNCEMENTS
16. BOARD OF SUPERVISORS FUTURE AGENDA ITEMS
17. COUNTY EXECUTIVE OFFICER REPORTS AND ANNOUNCEMENTS
18. CLOSED SESSION
19. ADJOURNMENT

**ADJOURN TO THE BOARD OF SUPERVISORS REGULAR MEETING, TUESDAY,
FEBRUARY 7, 2023 AT 9:00 A.M.**

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON THURSDAY, JANUARY 26, 2023 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS AND AVAILABLE FOR PUBLIC INSPECTION.

Neha Hoskins (By e-signature)

NEHA HOSKINS, Clerk of the Board



Napa County

Board Agenda Letter

Board of Supervisors

Agenda Date: 1/31/2023

File ID #: 23-0128

TO: Board of Supervisors
FROM: Steven Lederer, Director, Public Works
REPORT BY: Steven Lederer, Director, Public Works
SUBJECT: Facilities Planning Workshop

RECOMMENDATION

Director of Public Works and Assistant County Executive Officer request the Board receive a report on current County facilities and provide input and possible direction to initiate a planning process to develop a Facilities Master Plan.

EXECUTIVE SUMMARY

The County last completed a Facilities Master Plan (FMP) in 2011, before the purchase and relocation of Health and Human Services Agency (HHSA) to the south campus and the development of the replacement jail. The study as such (including employee growth projections) is entirely out of date. Most County Departments are currently out of space to house even their current needs, and the Board previously voiced an interest in selling 1127 1st St. As such, it appears that it's time to commence a master planning process that will help guide the County's facilities needs for the next two decades.

PROCEDURAL REQUIREMENTS:

1. Staff Report
2. Public Comment
3. Discussion and Board direction

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes

Where is it budgeted?	General Fund - Public Works
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	County facilities are not able to meet current or future needs. A plan is needed to meet these needs.
Is the general fund affected?	Yes
Future fiscal impact:	The Board approved \$250,000 for this planning effort. If the Board directs us to move forward, a more detailed schedule and budget for the effort will be developed.
Consequences if not approved:	The facilities planning effort will not commence.
County Strategic Plan pillar addressed:	Effective and Open Government

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

The County last completed a Facilities Master Plan (FMP) in 2011, before the purchase and relocation of HHSA to the south campus and the development of the replacement jail. The study as such (including employee growth projections) is entirely out of date. Most County Departments are currently out of space to house even their current needs, and the Board previously voiced an interest in selling 1127 1st St. As such, it appears that it's time to commence a master planning process that will help guide the County's facilities needs for the next two decades.

No specific decisions are being requested today other than general direction from the Board to continue to investigate our options and to commence the process by hiring technical help to move forward (or direction not to move forward and terminate this effort). However, Board members are welcome to provide their thoughts on any of the topics discussed today if they so choose.

What are our resources? (see attached for more detail on each)

- Administration Building
- 1127 1st St
- 650 Imperial Way
- Sullivan Lot/ 3 Hour Lot
- South Campus (Buildings A&B - HHSA), 1a & 3 (warehouse, long term lease), 4 (a mixed use)
- Existing Jail Annex/HOJ site (available in 2025; will still likely be hosting non-detention operations)

Other facilities with possibilities (but limits):

- o Re-Entry (financially restricted use)
- o 2000 Airport (FAA rules limit use for non-aviation purposes)
- o 1710 Soscol (privately owned space we lease for Agricultural Commission)
- o 960 Kaiser Rd. (privately owned space we rent for Records)
- o Probation Reporting Center (privately owned space we rent for Probation)
- o Juvenile Justice Center (assessing whether space is available for other uses, any restrictions)
- o Flood Building (owned by Flood District) at 804 First St. (very limited parking/space)
- o Library (is space available for other uses)?
- o Historical Court House

What are our needs/other considerations?

1. The initial step is to contract for a “space and adjacencies study” which will compare our existing space to how many employees we have currently, and then apply escalation factors into the future, so we know how much space we project needing going forward.
2. The study can also make recommendations as to how much space should be allotted per employee; and
3. Provide some recommendations as to how remote work may or may not impact our space decisions. For instance, if many employees are working 2 days/week remotely, can we have 40% fewer offices and expect people to share an office (“hot bunking”), or just have a certain number of unassigned desks (“hoteling”).
4. Distributed offices around the County versus centralized buildings? The County could consider a more decentralized approach to providing services. This may hold some customer service benefits, though this can be a more expensive and inefficient method of providing services.
5. Swing Space-Ideally sequence the development so people don’t move twice or provide “swing space” during construction. It is very costly and time consuming.
6. Parking-provide enough parking wherever we put the people; probably means a new or expanded parking garage. Are private spaces on the Third Floor available for purchase or lease?
7. Do we want class A, B, or C commercial buildings?
8. Where does the City of Napa fit in? Is there a way of sharing some facilities to fit both our needs?
9. The County is not subject to the City’s zoning but may want to adhere to some of their requirements as a “good neighbor”.
10. Underground limitations given geotechnical or groundwater factors.

11. Balancing Principles:

a. Examining the location of departments (the fact that some Departments have a current location and share buildings with others doesn't mean those are the optimal locations). Who needs to be downtown (because of the Courts or other reasons)?

b. A consideration in the ultimate location of any County service should include:

i. Public access and the extent to which all/part of a department(s) should ideally exist in certain geographic locations, and

ii. The extent to which some business functions are logically related to each other and to other related services in the community.

iii. Some further factors to be balanced include:

1. Efficiency of providing the service/customer service
2. Cost
3. Employee satisfaction
4. Environmental impacts
5. Neighborhood/Community compatibility including architectural context

How might we pay for it?

- \$250,000 already budgeted for consultant support
- Accumulated Capital Outlay balance approx. \$30 million with potential for annual Excess ERAF deposits, subject to ultimate vehicle licensing fee issue solution and competing demands
- Sell one or more commercial properties?
- Pursue joint project with City?
- Consider joint project with a private developer?
- Does the Board have one or two specific priorities?
- County will have no collateralized debt after 2024 and has the capacity and credit score to leverage revenue streams if desired.
- State bonds restrict uses of Re-Entry Facility (\$13.5M draw) and Replacement Jail (\$20.2M draw)

Next Steps:

1. RFP for a space study (or RFP for a Master Architect and include the space study as a task).
2. Obtain master planning option recommendations for remodel/retrofits of existing buildings or for additional new buildings necessary to meet master planning goals for a future targeted year. This will be more

of a brainstorming initial effort before it becomes a master plan recommendation. Also develop range of costs estimates for the various options. Could include partnership with the City of Napa and/or the private sector.

3. Return to the Board (and Public) for input.

INFORMATION FOR COUNTY FACILITIES DISCUSSION (as of 12/10)

1127 First Street

Total SF	51,012
Departments/FTEs	
Assessor	25
Recorder/County Clerk	8
District Attorney	72 (includes 8 interns)
Elections	6
Child Support Services	22 (incl. reduction of 5 FTEs happening in December)
Public Defender	26 (23 FTE, embeded social worker, immigration consultant, likely new FTE)
TOTAL POSITIONS	159
Other	
Common Space / Lobby	

Administration Building

Total SF	65,545
Departments/FTEs	
Auditor Controller	25
Public Works	36 (Some located at different locations (~8 - 10 at Flood?))
Purchasing/Central Services	2
Risk Management	(incl. in CEO)
Office of Emergency Services	0 (3 moving to Sheriff's Office)
Treasurer Tax Collector	14
Human Resources	20
PBES	93 (does not include LEA or Parks (4 FTE))
Board of Supervisors	5
County Executive Office	23
County Counsel	20
TOTAL POSITIONS	238
Other	
Lobby/Rest Areas	
Shared Breakroom	
HR Conference Room	
ACO Conference Room	
ITS Training Room, Cold Room, Mail Room	

650 Imperial

Total SF	30,109
Departments/FTEs	
ITS	40
HHSA - Comp. Ser. for Older Adults	41
TOTAL POSITIONS	81 (not sure if all of these positions are locted at 650 Imperial)
Other	
Leased space for HHSA Partners	893 (approximate SF)

Hall of Justice

Total SF	115,395
Departments/FTEs	
Corrections	117 (assume that many of these will move to replacement jail; but maybe not all)
Communications	0
Public Works Plan Storage	0
Probation	55 (checked with Ferlyn)
HHSA Embedded	2
Sheriff Transport	18 (6 work stations shared by 17 Sgts and Deputies and 1 office for Lt.; checked with W. Agans)
PBES - Parks & Fire Insp.	4 (checked with Barb)
Fire	10 (checked with Stacie)
TOTAL POSITIONS	206
Other	
Lobby/Rest Areas	
Probation - Community Resource Center	3,425 (approximate SF)

Re-Entry

Total SF	23,680
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South Campus Bldg. A

Total SF	80,012
Departments/FTEs	
HHSA Mental Health	114
HHSA Alcohol and Drug Services	28
HHSA Self Sufficiency	116
ITS	unsure
TOTAL POSITIONS	258 (not sure if all of these are located in Bldg. A - some may be placed at different locations)
Other	
Lease Space - Housing & Homeless	2,400 (approximate SF)
Leased Space - HHSA Self Sufficiency	25,223 (approximate SF)
Lobby/Rest Area/Conference Rooms	

South Campus Bldg. B

Total SF	87,214
Departments/FTEs	
HHSA - Public Health	86
HHSA - Crisis Stabilization	9 (space for 8 clients)
HHSA - Child Welfare	67
HHSA - Administration	63
HHSA - Emp. Spt. Development	6
Housing & Homeless Services	10
TOTAL POSITIONS	241 (confirmed by M. Parker and S. Kuss)
Other	
License Area - Therapeutic Child Care	5,112 (approximate SF)
License Area - Crisis Stabilization	4,623 (approximate SF)
License Area - Cafeteria	3,064 (approximate SF)
Common Area / Lobby	

Sounty Campus Building 4

Total SF	68,288
Departments/FTEs	
ITS Communications	7 (7 EH also located here - checked with Jon)
Property Mgmt & Custodial	20 (mostly storage space - 20 custodians use the space for meetings and storage)
Surplus Storage	0
Storage for Flood	0
Storage for Elections	0
Storage for Public Health	0
TOTAL POSITIONS	27
Other	
Leases - Aguilar Curry; Dodd; Thompson	1,393 (approximate SF)
Vacant Space	

1950/2000 Airport

Total SF	112,322
Departments/FTEs	
Airport	8
TOTAL POSITIONS	8
Other	
Available for Aeronautic Leases	

804 First Street (Flood District)

Total SF	5,698
Departments/FTEs	
Flood District / Public Works	14
PBES - LEA	2
TOTAL POSITIONS	16
Other	
Lobby / Common Area	

1535 Airport Blvd (Sheriff)

Total SF	48,897
Departments/FTEs	
Sheriff - Animal Services	7
Sheriff - Coroner	3
Sheriff	137
Sheriff - Special Investigations	4
Emergency Operations Center / OES	3 (pending)
ITS	2
TOTAL POSITIONS	156
Other	
Lobby / Common Area	
EOC	

212 Walnut (Juvenile Justice Center)

Total SF	45,768
Departments/FTEs	
Juvenile Probation & Detention	72 (checked with Ferlyn)
TOTAL POSITIONS	72
Other	
Lobby / Common Area	

3075 California Blvd.

Total SF	13,900
Departments/FTEs	
Equipment Pool	3
Property Management	18 (Building Maintenance)
Purchasing	2
TOTAL POSITIONS	23
Other	
Lobby / Common Area	

942 HARTLE CT. (ANIMAL SHELTER)

Total SF	13,435
Departments/FTEs	
Animal Shelter	11
TOTAL POSITIONS	11
Other	
Lobby / Common Area	

HHSA Mental Health Locations

Total SF	5,689
Other	
Leased to Mental Health Providers	

LEASED SPACE**FOR AG COM AND UCCE**

Total SF	12,526
Departments/FTEs	
Agricultural Commissioner	27 (additional 3 at Yountville Weights and Measures)
UCCE	4
TOTAL POSITIONS	31

FOR ITS - RECORDS (KAISER RD)

Total SF	5,820
Departments/FTEs	
ITS - Records	3 (additional 3 EH; Desire to bring records to a County Facility)









2721

Mike Thompson
U.S. Congressman
Bill Dodd
U.S. Senator
Cedric Boag-Cox
U.S. Representative

Handicap
3000
100

STOP

COVID-19 TESTING
ENTER HERE



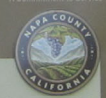
HEALTH & HUMAN
SERVICES AGENCY

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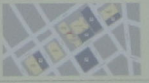


A Tradition of Stewardship
A Commitment to Service



NAPA COUNTY
CALIFORNIA

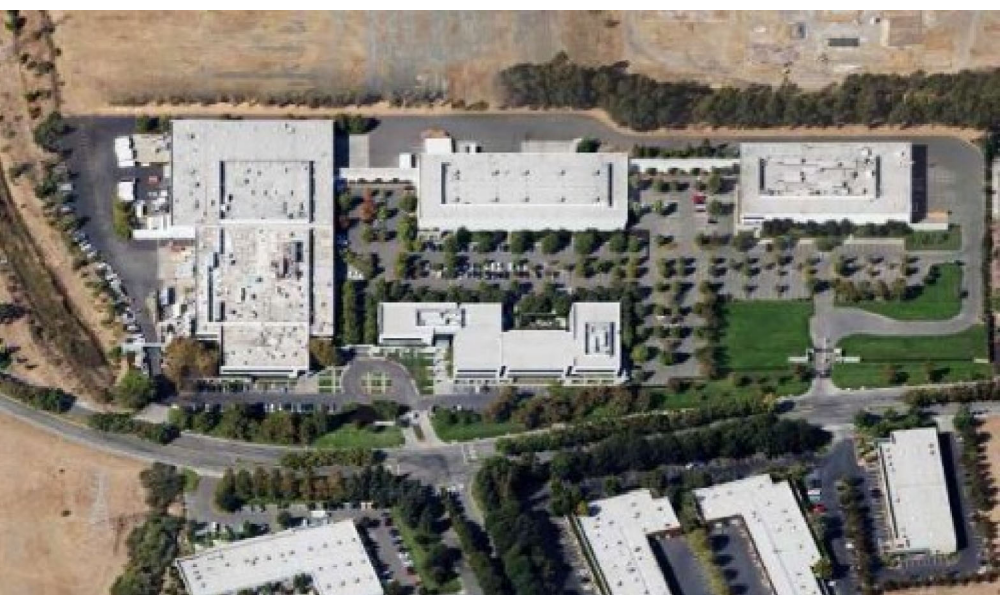
NAPA COUNTY GOVERNMENT CENTER



- ↑ HALL OF JUSTICE
- ← CRIMINAL COURTHOUSE
- ADMINISTRATIVE BUILDING
- NAPA COUNTY LIBRARY







9/2018

3rd St

1195 3rd St

Coombs St

4th St

Randolph St

County Facilities Planning-things to think about

October, 2022

Written by Steve Lederer, with significant input from David Morrison, Jennifer Yasumoto, John Tuteur, Juan Arias and Leigh Sharp. Please consider any good ideas likely came from them, any errors or omissions are mine.

Considerations

Developing a clear Vision and Strategy to the County's Facilities/Space Planning over the next 3-20 Years requires consideration of various factors:

1. Relocation (or not) of the current Administration Building (Admin) and the Departments currently there (i.e., BOS, CEO, CoCo, HR, PW, PBES, ACO, TTC)
2. Reuse of the "Old" Jail site (once replacement Jail is open)
3. Retaining/Selling existing county-owned/used buildings (1127 1st, 650 Imperial, 1710 Soscol)
4. Remote work as a strategy to reduce county facility needs
5. Building Ownership vs. Leasing/sharing with other governmental agencies (such as City of Napa)
6. Ensuring flexibility for future growth
7. Examining the location of departments (the fact that some Departments have a current location and share buildings with others doesn't mean those are the optimal locations). A consideration in the ultimate location of any County service should include:
 - a. Public access and the extent to which all/part of a department(s) should ideally exist in certain geographic locations, and
 - b. The extent to which some business functions are logically related to each other and to other related services in the community.
 - c. Some factors to be balanced include:
 - i. Efficiency of providing the service
 - ii. Cost
 - iii. Employee satisfaction
 - iv. Environmental impacts
 - v. Neighborhood/Community compatibility

Threshold Questions

1. Where does the Board want the Administration Building to be?
 - At various times the Board has voiced support for staying Downtown, or moving to South Campus—this policy question is the linchpin to all other decisions
2. When the replacement jail is complete, what do we do with the old jail?
 - We will always have a need for a daytime "Court Holding" facility
 - What do we do for court holding in the short/medium term (while the building is still there)?
 - Depending on what we do with the property, how do we accommodate court holding in the long term?
3. Can a shared plan be worked out with the City of Napa (in which case nearly all of these assumptions will change)?

4. How much space do we need?
 - Last space study was from 2011, completely outdated; need to do a new one.
 - How many employees are we likely to have looking a decade or two in the future? Can we overbuild and rent out extra space until it is needed in the future?
 - Do we build a building assuming everyone has their own office (like now), or do we assume for 40% work at home (or some other number) and “hot bunking” or “hoteling” those functions that fit the work from home model?

Elements of cost

1. Build a new building (either downtown on the old jail site or at Sullivan) or at South Campus (refurbish 1A, 3 or 4, or build new building 5) (leases on 1A and 3 run through 2042);
2. Build new parking structure or add to existing parking structure (expand up, or build into the current 3 hour surface lot, or on Sullivan lot); If locate Admin at South Campus may need a new garage there.
3. Existing Administration Building will need to be refurbished (lightly if current Departments are staying, much more significantly if we are moving the DA/PD/CSS/Probation into current the Admin building); (non-law and justice Departments such as ITS, Assessor Recorder, Clerk, Elections, Ag, CSOA) will go in the new building;
4. Knock down old jail but maintain court holding and build a new structure
5. If we choose to build a new Admin Building at South Campus, also overhaul Building 4 to provide warehouse space and overflow seating for “back office” functions (like PW/ACO/TTC/AgCom)?
6. Some revenue could come from sale of 1127 1st and 650 Imperial, but that won’t come anywhere close to covering the cost of the complete project. Could be revenue (or cost off-set) from some form of a public private partnership at the jail site, or from sharing expenses on some sort of joint facility with the City of Napa.

Back of the envelope estimate==\$125-175M

Concepts

Concept #1 Downtown:

1. Sell 1127 1st and 650 Imperial, discontinue lease at 1710 Soscol
2. Do public private partnership to knock down the old jail and:
 - a. Build new multi-story structure from Coombs to Main, with
 - i. Jail holding in the basement,
 - ii. 1st floor retail and restaurant,
 - iii. 2nd, 3rd, 4th, floors office space for Departments from 1127/650 and overflow from the existing Admin Building; greatly (50%) overbuild office space and rent to private parties until County eventually needs it.
 - iv. Housing on 2(?) upper floors (Not sure how housing would work jurisdictionally. As long as the County builds government space, we retain planning and building authority. Housing and retail are not government related – the City would likely have co-decision making authority. May also require a General Plan

Amendment. Not to mention security issues. Cleaner to build two separate side-by-side buildings?).

3. Lightly refurbish existing Admin building for current tenants (Admin is overflowing now so we'll need to expand into the new office space).
4. Build new parking garage on Sullivan lot.

Concept #2 Downtown:

1. Have developer (or County) build multistory building to suit on Sullivan site to become shared facility for City of Napa and Napa County on several upper floors (ownership structure to be determined). Retail downstairs and residential condos above city and county floors.
2. Design could include integrated planning departments, finance departments, HR departments, City Council-Supervisor Chambers (one facility), shared city manager-CEO offices and city clerk-COB, shared public works departments with shared customer intake facilities.

Concept for South Campus:

1. Sell 1127 1st and 650 Imperial, discontinue lease at 1710 Soscol
2. Build new admin building (Building 5) on the grass at the north end of our parcel;
3. Refurbish Building 4 for back office functions (IT, PW, maybe Ag) and warehouse space
4. Refurbish existing Admin building for law and justice functions;
5. Downtown do a public private partnership such that at no cost to the County (perhaps sharing in revenue) a developer:
 - a. Demolishes the old jail:
 - a. Builds new multi-story structure from Coombs to Main, with
 - i. Jail holding in the basement,
 - ii. Whatever they want to make money in the rest of the building (county share in revenue or get some additional free office space)?
 - iii. Housing on 2(?) upper floors
 - b. Developer also builds new parking structure on Sullivan lot