

RESOLUTION NO. 2026-_____

**RESOLUTION OF THE NAPA COUNTY BOARD OF SUPERVISORS,
STATE OF CALIFORNIA, DECLARING THE REAL PROPERTY
LOCATED AT 1127 FIRST STREET, NAPA, CALIFORNIA AS SURPLUS
LAND; DECLARING THE BOARD'S INTENTION TO SELL SUCH
PROPERTY; AND ESTABLISHING A MINIMUM PRICE AND OTHER
TERMS, CONDITIONS AND REQUIREMENTS FOR SALE OF SUCH
PROPERTY TO QUALIFIED AGENCIES AND HOUSING SPONSORS IN
ACCORDANCE WITH THE CALIFORNIA SURPLUS LANDS ACT**

WHEREAS, the County owns that certain real property located at 1127 First Street in Napa, California commonly known as APN 003-214-011 and consisting of approximately 0.53 acres (the "Property"); and

WHEREAS, the Property was previously used to provide office space to the Public Defender's, District Attorney's, Child Support Services, Elections and the Assessor/Recorder's Offices; and

WHEREAS, the Public Defender, Child Support Services, Elections, and District Attorney's Offices have relocated, and the Assessor/Recorder's Office will be relocated to the Hall of Justice; and

WHEREAS, following the Assessor/Recorder's Office's relocation, the Property will no longer be needed for the County's use; and

WHEREAS, the County desires to sell the Property; and

WHEREAS, prior to sale of the Property, the County must comply with the process set forth in the California Surplus Lands Act, Government Code Section 54220 *et seq.* ("SLA"), including declaring the Property surplus land, issuing a Notice of Availability ("NOA") to certain parties and negotiating in good faith with any parties that respond to the NOA.

NOW, THEREFORE, BE IT RESOLVED by the Napa County Board of Supervisors as follows:

1. The Board hereby finds that the facts set forth in the recitals to this resolution are true and correct, and establish the factual basis for the Board's adoption of this resolution.

2. The Board hereby finds that the Property is no longer needed for the County's use because the offices that were previously located on the Property have or will be relocated.
3. The Board hereby declares the Property "surplus land" under the SLA.
4. The Board hereby declares its intention to sell the Property.
5. The Board hereby finds that the sale of the Property is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA regulations Section 15312, which exempts sales of surplus government property because the Property is surplus and is not located in an area of statewide, regional, or areawide concern identified in CEQA regulations Section 15206(b)(4).
6. The Board declares that the minimum price that will be acceptable shall be Ten Million Dollars (\$10,000,000.00), in net proceeds to the County after payment of any and all brokerage commissions owed to the buyer's real estate broker(s), and after payment of all escrow, title and recording fees (the "Net Minimum Price"). The Net Minimum Price reflects the fair market value of the Property consistent Government Code Section 54226.
7. The Board hereby authorizes the County Executive Officer to provide all notices required under the SLA and to respond to a timely Notice of Interest as required by the SLA, including engaging in good faith negotiations for a period of up to 90 days subject to the following terms and conditions:
 - a. The Notice of Interest must be in writing and signed by the potential purchaser pursuant to Government Code Section 54222(e).
 - b. The Notice of Interest must state a willingness to accept a net purchase price that meets or exceeds the Net Minimum Price.
 - c. The Notice of Interest must describe the potential purchaser's proposed short-term and long-term intended uses of the Property. Per the requirements of the SLA, an interested purchaser proposing to use the Property for developing low- and moderate-income housing shall agree to make available not less than 25 percent of the total number of units developed on the Property at affordable housing cost in compliance with Section 54222.5.
 - d. The Notice of Interest must acknowledge that the County is selling the Property in "as-is" condition and the potential purchaser must represent that they have conducted their own independent due diligence investigation of the Property and that they understand all applicable zoning and land use restrictions on the Property.
 - e. The Notice of Interest must state whether or not a broker's commission is to be paid to a buyer's broker and, if so, provide the name(s) of any broker to whom a commission is to be paid, and the rate and/or method of calculating the amount of the commission to be paid.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Napa County Board of Supervisors, State of California, at a regular meeting of the Board held on the 16th day of June, 2026, by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

ABSTAIN: SUPERVISORS _____

ABSENT: SUPERVISORS _____

Amber Manfree, Chair of the Board of Supervisors

APPROVED AS TO FORM Office of County Counsel By: <u>Sabrina S. Wolfson</u> Deputy County Counsel Date: <u>June 10, 2026</u> <u>FV ID No, 13673324</u>	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS Date: _ Processed By: _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors By: ____
---	---	---