



Information and General Services Agency

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NEVADA COUNTY BOARD OF SUPERVISORS

Board Agenda Memo

MEETING DATE: October 8, 2024
TO: Board of Supervisors
FROM: Justin Drinkwater, Facilities Director

SUBJECT: Resolution declaring certain county-owned parcel located at 15345 Washington Road (APN: 064-060-018), in the unincorporated Little Town of Washington, to be exempt surplus land pursuant to the Surplus Land Act, declaring the county-owned parcel exempt from the California Environmental Quality Act (CEQA), and approving the authorization to transfer the property to the Washington County Water District (4/5 affirmative vote required)

RECOMMENDATION: Adopt the Resolution.

- Declare that, pursuant to the Surplus Land Act, certain real property interests located at 15345 Washington Road, unincorporated Little Town of Washington (APN: 064-060-018), is exempt surplus property; and
- Find that designation of the subject property as exempt surplus land does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under the California Environmental Quality Act (CEQA) (Cal. Pub. Res. Code §21000, et seq.); and
- Authorize staff, Justin Drinkwater (Facilities Department Director), to proceed to negotiate the disposition of the exempt surplus property.

FUNDING: The property will be transferred to the Washington County Water District. Sufficient funding within the Facilities Department fiscal year 2024-25 budget will pay for the deed to be recorded and any other fees related to the transaction. A budget amendment is not required for this transaction. An estimate of fees is provided below:

- Deed transfer: \$225 + \$15 for first page + \$3 for each additional
- Recording: \$0

BACKGROUND: The County of Nevada (County) owns real property (Property) located in the unincorporated Little Town of Washington, which was historically used by the Department of Public Works. As the operations formerly carried out on the Property

have ceased, the County has determined that the Property is no longer necessary for County purposes and now qualifies as surplus land.

In its current state, the Property is underutilized and does not serve any essential function for the County. Transferring it to the Washington County Water District will allow the land to be repurposed in a manner that better serves the needs of the community. Specifically, the Washington County Water District has expressed interest in converting the land into a public park, which will provide valuable recreational space for residents and visitors of the Little Town of Washington. This transfer aligns with the County's goals of maximizing public benefit from its assets and fostering partnerships with local agencies to enhance community services.

Property Address:	15345 Washington Road, Little Town of Washington
Assessor Parcel No:	064-060-018
Description:	Single parcel, commercially zoned land
Market Value:	\$1460
Acreage:	0.06 (2,613 Sq Ft)

The California Surplus Land Act (Government Code § 54220, et seq.) (SLA) governs the disposition of surplus lands and requires local agencies to follow certain disposition procedures to provide opportunities for certain uses, including affordable housing development, on any land a local agency may sell or lease. The SLA requires that a local agency declare land as either "surplus" or "exempt surplus" by an action of its legislative body, supported by written findings. Therefore, the Board will need to determine that the County's Property is "exempt surplus land," as that term is defined in the SLA for County staff to complete the conveyance of the Property to the Washington County Water District.

Pursuant to the Surplus Land Act (Gov. Code, § 54221, subd. (f)(1)(D)) and the guidelines, "exempt surplus land" includes "surplus land that a local agency is transferring to another local, state or federal agency for the agency's use." The Washington County Water District is a "local agency" and accordingly, a transfer of the Property would constitute a transfer of surplus land from one local agency to another and satisfy the requirements of this exemption.

Item Initiated by: Daniel Amezola, IGS Administrative Analyst

Approved by: Justin Drinkwater, Facilities Director