



January 22, 2024

Mr. Anil Comelo
City Manager
City of St. Helena
1088 College Ave
St. Helena, CA 94574

RE: Notice of Availability to Sell/Lease Surplus Property Pursuant to California Government Code Section 54220, et seq.

To All Interested Parties:

As required by California Government Code Section 54220, *et seq.* also known as the Surplus Land Act ("SLA" or "Act"), the City of St. Helena ("City"), is providing notification to those entities described in Section 54222 of the Act of the availability for purchase/lease the following City owned surplus properties ("Property(ies)"):

APN	Address	Lot Size (SF)	Bldg. (SF)	Zoning	Existing Use
009-211-016	1480 Main Street	34,848*	-	Comm	Former City Hall
009-193-002	1572-1574 Railroad Ave	40,510	-	Comm	Former City Public Works Bldg.

*The total lot area for 1480 Main Street (APN 009-211-016) is comprised of approximately 75,794 SF. As a condition of any potential sale or lease of the subject property, a portion (approximately 40,946 SF) is to be retained by the City for its current and continued public use as a fire station (see Attachment No. 1) The City is pursuing a lot split to legally separate the parcels. The City is also concurrently considering the potential partial vacation of Pine St. (Britton Way), which would potentially allow for a larger development area.

The Properties were declared surplus by Resolution of the City Council of the City of St. Helena adopted on November 28, 2023.

In accordance with section 54222 of the California Government Code, please notify the following designated contact identified herein in writing of your interest in purchasing/leasing the Property(ies) within 60 days from the date that this Notice of Availability ("NOA") has been sent electronically or by certified mail, which is March 22, 2024. This Notice of Availability shall not obligate the City to sell/lease the Property(ies) to any interested party. However, the City shall enter into good faith negotiations for a

period of 90-days with respondents that have provided formal written notice of interest to the City pursuant to California Government Code section 54223.

As required by California Government Code Section 54227, if the City receives more than one notice of interest during this sixty (60) day period, it will give first priority to entities proposing to develop the Property(ies) with housing where at least twenty five percent (25%) of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

If no agreement is reached on price or terms within a 90-day good faith negotiation period in accordance with California Government Code Section 54223, then the City may elect to market the Property(ies) to the general public.

Notices of Interest

Notice of your intention to purchase/lease the Property(ies) shall be delivered via certified mail or email to:

Mr. Anil Comelo
City Manager
City of St. Helena
1088 College Ave
St. Helena, CA 94574
Email: acomelo@cityofsthelena.org

Email subject should read: **“NOA Response, [Company Name]”**

The 60-day period within which notices must be submitted will close at 5 p.m. PST on Friday, March 22, 2024.

All notices of interest to purchase/lease the Property(ies) must include:

1. Date of bid
2. Contact name, agency/organization, address, phone number and email of the bidder
3. Brief description of your agency/organization (up to one page)
4. Description of your plans to develop the Property(ies), including a financing plan (up to two pages)
5. Proposed terms and conditions for purchase of the Property(ies)
6. Financing options
7. Any questions you may have regarding the process

Entities proposing to submit a notice of interest are advised to review the requirements set forth in the Act (Cal. Gov't Code §§ 54220, et seq.).

Questions may be directed to Mr. Comelo at (707) 968-2744 or by email at acomelo@cityofsthelena.org

The information provided in this notice is believed to be correct, however, the City assumes no responsibility or liability for its completeness or accuracy. Any entity or individual considering making an offer on the Property(ies) will be solely responsible for making its own determination as to the suitability

of the Property(ies) for any specific purpose. The Property(ies) will be leased and/or sold “as is” with no warranties written, implied or expressed by the City and its agents or employees. The City is not required to lease or sell the Property(ies) for less than fair market value. Any potential buyer/developer of the Property(ies) will be solely responsible for obtaining all permits, land use approvals, and environmental clearances necessary to complete a proposed project.

Attachment 1: Aerial Map of the Properties

Attachment 2: Assessor’s Parcel Maps

Attachment No. 1 Aerial Map of the Properties

1480 Main St (009-211-016):

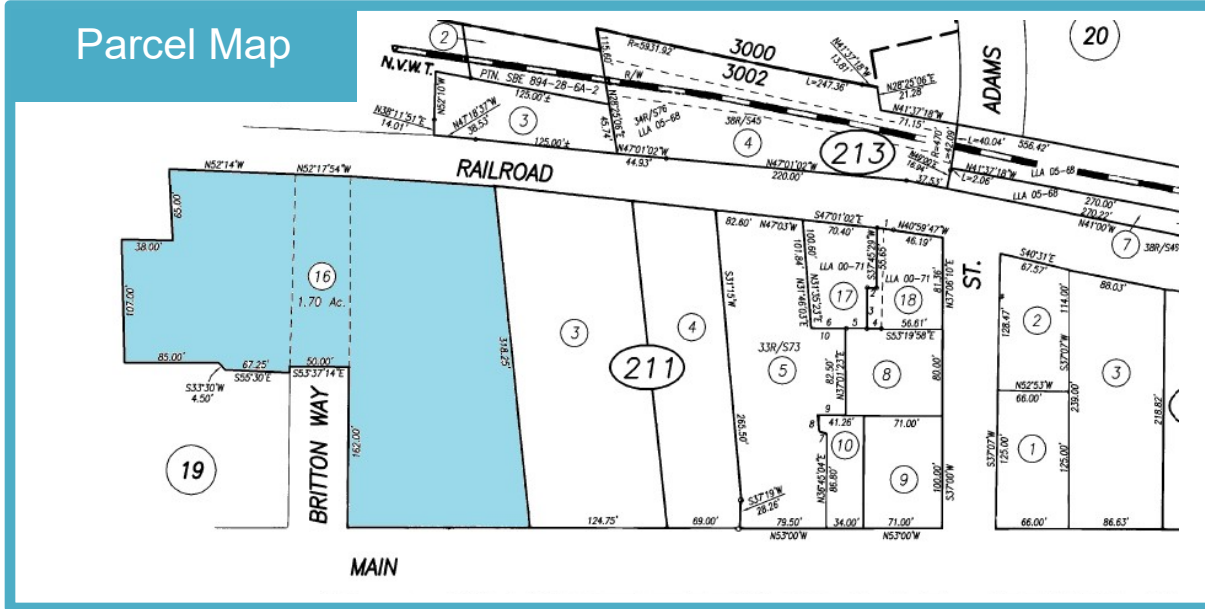


1572 and 1574 Railroad Ave (009-193-002):



Attachment No. 2 Assessor's Parcel Map

1480 Main St (009-211-016):



Note: Britton Way is shown as Pine Street in Attachment No. 1 aerial map.

1572 and 1574 Railroad Ave (009-193-002):

