



County of Sonoma

State of California

Date: November 7, 2023

Item Number: _____

Resolution Number: _____

☒ 4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Declaring The County-Owned 2/27th Undivided Interest In Certain Undeveloped Real
Property Located In Grays Harbor County, WA, Described As Parcel Number 221335210030,
(Described As A PTN N1/2 NW1/4 S35 T22N R13W), To Be Exempt Surplus Property For
Purpose Of Conveying To The Quinault Indian Nation; Authorizing The Sale of the Property
For \$5,376 And Based On The Terms Of The Purchase And Sale Agreement; Authorizing The
Execution Of A Deed Of Conveyance; Authorizing The Recordation Of All Instruments
Necessary To Accomplish The Transaction, And Directing The Director of Public Infrastructure,
In Consultation With County Counsel, To Take All Other Actions Necessary Or Appropriate To
Complete the Transaction With The Quinault Nation; And Determining the Sale as Exempt
Pursuant to California Environmental Quality Act and Authorizing A Budgetary Adjustment To
The FY2023-24 Budget For Public Infrastructure Real Estate, in the Amount of \$5,376**

Whereas, the County of Sonoma is the owner of an undivided 2/27th interest in a parcel in the unincorporated area of Grays Harbor County, State of Washington (the "Property"), which property is more specifically described and depicted in the Exhibit A attached hereto and incorporated herein by reference;

Whereas, the Property qualifies as "exempt surplus property" pursuant to Government Code § 54221(f)(1)(B) and/or (D) for purposes of being conveyed to a federally recognized Indian tribe for that tribe's use;

Whereas, the County makes no use of the Property, it is incapable of development and

has no recorded public access and it is in the best interest of the County to convey the Property to the Quinault Indian Nation, a federally recognized Indian tribe ("Quinault Nation"), which owns adjacent properties, and the Property is within its reservation boundaries;

Whereas, the Director of Public Infrastructure ("Director") has negotiated a Purchase and Sale Agreement with the Quinault Nation for a purchase price of Five Thousand Three Hundred Seventy-Six Dollars (\$5,376), subject the Board's final approval;

Whereas, the Quinault Nation has expressed a desire to purchase the Property on the terms set forth in the Purchase and Sale Agreement, subject to the contingencies therein, including inspections;

Whereas, the local county assessor's office has assessed the Property with a value of Five Thousand Three Hundred Seventy-Six Dollars (\$5,376), and the County deems said assessed value as a fair and appropriate market value and the County and the Quinault Nation concur that said value will serve as the sales price; and

Whereas, Director is recommending the Board of Supervisors delegate the Director authority to execute the Purchase and Sale Agreement, with a close of escrow anticipated on or before December 31, 2023.

Now, Therefore, Be It Resolved that this Board of Supervisors hereby finds, determines, declares and orders as follows:

1. ***Truth of Recitals.*** That the foregoing recitations are true and correct.
2. ***Declaration as Surplus.*** That the County hereby declares the Property as "exempt surplus property" pursuant to Government Code section 54221(f)(1)(B) and (D), based on the fact that the County makes no use of the Property, and that County intends to transfer the Property to the Quinault Nation, a federally recognized Indian tribe and an adjacent property owner for the tribe's use.
3. ***Authorization to Execute A Purchase and Sale Agreement.*** Pursuant to California Government Code Section 25526.5 , the Board of Supervisors authorizes the Director of the Public Infrastructure (the "Director") to enter into the Purchase and Sale Agreement for a sales price of Five Thousand Three Hundred Seventy-Six Dollars (\$5,376.00), subject to contingencies for inspections and approval by the Quinault Nation approving committee.

4. ***Disposition of the Property To Quinault Nation.*** That the disposition of the Property to the Quinault Nation is preferred and recommended course of action, to permit the Quinault Nation to continue providing sewer related services to the community and because the County makes no use of the Property while the Quinault Nation makes beneficial use thereof. The County is authorized to sell the Property to the Quinault Nation under Gov. Code Section 54221(f)(1)(B) and/or (D) as the Property is exempt surplus land being transferred by one local agency to a federally recognized Indian tribe for said tribe's use.

5. ***Sale at Assessed Value.*** That the Director is hereby authorized to enter into a Purchase and Sale Agreement for the sale of the Property, at the assessed market value of \$5,376, in form approved by County Counsel, and take all such further actions necessary to complete the obligations under the Purchase and Sale Agreement.

6. ***Authority Execute Other Documents and Complete Other Steps Reasonably Required to Dispose of the Property.*** That the Director is authorized and directed to prepare escrow instructions, execute any other documents, and take steps reasonably required to affect the sale of the Property based upon terms and conditions of the Purchase and Sale Agreement; provided the documents are approved in form by County Counsel.

7. ***Payment of Costs of Escrow.*** Pursuant to the Purchase and Sale Agreement, the Quinault Nation shall pay customary title and escrow fees.

8. ***Execution of Deed.*** Pursuant to Government Code §§ 25535 and 25539 and Sonoma County Code § 2-153, the Chair of the Board of Supervisors is authorized to execute a deed conveying the Property on the terms set forth in the Agreement and on a form approved by County Counsel.

9. ***Authorization for Recordation.*** That the County is authorized and directed to record with the Grays Harbor County Recorder the deed of conveyance to the Quinault Nation, and to deliver conformed copies of these documents, bearing evidence of recording, to the Clerk of the Board of Supervisors.

10. ***California Environmental Quality Act; Notice of Exemption.*** That the conveyance of the Property to the Quinault Nation authorized by this resolution is exempt from the requirements of the California Environmental Quality Act (Public Resources Code Sections 21000 and following) pursuant to Public Resources Code Section 21084 and Section 15312 of Title 14 of the California Code of Regulations which exempts from CEQA the sale of surplus government property. The Board hereby directs staff to post a notice of exemption.

Now, Therefore, Be It Resolved that the County Auditor-Controller-Treasurer-Tax Collector is hereby authorized and directed to make all necessary operating transfers, accounting entries, and the following budgetary adjustments:

Department Name	Real Estate
Fund/ Department ID	10005/ 21020300
<u>Funding Sources</u>	
SALE OF CAPITAL ASSETS (47002)	\$5,376
TOTAL SOURCES	\$5,376
<u>Funding Uses</u>	
MAINTENANCE – BLDG & IMPROV (51071)	\$5,376
TOTAL USES	\$5,376
NET COST	\$0

Supervisors:

Gorin:

Rabbitt:

Gore:

Hopkins:

Coursey:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

EXHIBIT "A"

**AN UNDIVIDED 2/27 INTEREST IN THE NORTH HALF OF THE NORTHWEST QUARTER SECTION 35
TOWNSHIP 22 NORTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN;
SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.**

THIS IS FOR THE PURPOSE OF
LOCATING YOUR
PROPERTY IS NOT GUARANTEED
OR ACCURATE MEASURE.

SEC. 35

T. 2

27 26
34 35

210010

210020

210030

210040

QUINAULT

210050

210060

210070

210080

210090

210100

INDIAN

GOV'T LOT A

RESERVA