



# County of Sonoma

## State of California

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Date: June 10, 2024

Item Number: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

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4/5 Vote Required

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**Resolution of the Board of Supervisors of the County of Sonoma and Board of Commissioners of the Sonoma County Community Development Commission Authorizing (1) The Execution of a Disposition, Financing and Development Agreement (DDA) with West County Community Service for the Development of Property Located at 18100 Highway 116 Guerneville CA 95446, (2) The Execution and Recordation of all Documents Necessary to Accomplish the Execution of the DDA, and (3) The Posting of Notices of Exemption from CEQA**

**Whereas,** On July 22, 2022, the CDC published a Request for Qualifications/Request for Proposals (RFQ/RFP) inviting developers to submit qualifications and proposals to acquire, convert and operate the property as a PSH development.

**Whereas,** on March 7, 2023 the Board authorized the Sonoma County Community Development Commission (Commission) to enter into an Exclusive Right to Negotiate with West County Community Services (West County) to negotiate the terms of the property transfer and DDA.

**Whereas,** CDC and West County have negotiated a Disposition, Financing and Development Agreement that will govern the sale and development of the property, a copy of which is on file with the Clerk of the Board;

**Now, Therefore, Be It Resolved** that the Board of Supervisors of the County of Sonoma and the Board of Commissioners of the Sonoma County Community Development Commission

hereby find, determine, declare, and order as follows:

1. The Executive Director of the Commission is authorized and directed to execute, on behalf of the Commission and in the forms on file with the Clerk, the Disposition, Financing and Development Agreement for the Property.
2. The Executive Director of the Commission is authorized and directed, on behalf of the Commission to execute and record all documents necessary to accomplish the execution of the DDA.
3. California Environmental Quality Act. The transfer of ownership and conversion of the hotel to permanent supportive housing is exempt from review under the California Environmental Quality Act (CEQA) for the following reasons:
  - a. The conversion of the property to a permanent supportive housing project is statutorily exempt form CEQA pursuant to Health & Safety Code Section and 50675.1.4 because it involves activities funded by the Homekey program (and meets all statutory requirements for that exemption) and 14 CCR Section 15301 Class -1 Existing Facilities which provides for minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features.
  - b. The transfer of ownership of the property is also exempt pursuant to the “common sense exemption” of CEQA Guidelines Section 15061 (b)(3), which provides that CEQA applies only to projects that have potential for causing a significant effect on the environment. The proposed transfer of ownership to West County Community Services will not have any effect on the environment.

**Supervisors:**

Gorin:                      Coursey:                      Gore:                      Hopkins:                      Rabbitt:

Ayes:                      Noes:                      Absent:                      Abstain:

**So Ordered.**