

Resolution 2

Date: January 14, 2025

Item Number: _____

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Majority

RESOLUTION OF THE BOARD OF DIRECTORS OF SONOMA COUNTY WATER AGENCY, SONOMA COUNTY, STATE OF CALIFORNIA, DECLARING REAL PROPERTY LOCATED AT 330 HEWETT STREET IN THE CITY OF SANTA ROSA, SONOMA COUNTY, CALIFORNIA (APN 010-700-015) "SURPLUS LAND" AND DECLARING INTENTION TO SELL SAID PROPERTY, AND PROVIDING FOR TERMS AND CONDITIONS UNDER WHICH THE SALE SHALL BE CONDUCTED PURSUANT TO THE SURPLUS LAND ACT; AUTHORIZING THE GENERAL MANAGER OF SONOMA WATER TO EXECUTE A REAL PROPERTY PURCHASE AGREEMENT, AND ANY OTHER RELATED DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION, IN A FORM APPROVED BY COUNTY COUNSEL, SUBJECT TO FINAL APPROVAL OF THE BOARD OF DIRECTORS. (4/5 VOTE REQUIRED)

Whereas, the Sonoma County Water Agency ("Sonoma Water") is the owner of real property located at 330 Hewett Street in the City of Santa Rosa, Sonoma County, California, identified as Assessor's Parcel Number 010-700-015, containing approximately 29,209 square feet, ("Property"); and

Whereas, the Board of Directors ("Board") of Sonoma Water has determined that the Property as described in this Resolution is land that is surplus, is not required for public use, is no longer necessary for the uses and purposes of Sonoma Water, and the disposition of the Property will not adversely affect Sonoma Water in any respect; and

Whereas, the Surplus Land Act (CA Government Code Section 54220 et seq.) addresses the sale and transfer of publicly owned property; and

Whereas, it is Sonoma Water's intention to sell the Property at fair market value as "surplus land" and to sale the Property pursuant to the Surplus Land Act; and

Whereas, pursuant to the Surplus Land Act, Sonoma Water must provide a notice of availability to certain local public entities and housing sponsors and follow the process in the Surplus Land Act before the County may dispose of the surplus property; and

NOW THEREFORE, BE IT RESOLVED that the Board of Sonoma Water hereby finds, determines, declares, and order as follows:

- 1. Verification of Recitals.** Each of the foregoing recitals is true and correct.

2. Declaration of Surplus Land. The Property as described in this Resolution is real property that is used by Sonoma Water for agency's use and for which the Board has declared to be land that is surplus permitting it to be properly designated as "surplus land" within the meaning of CA Government Code Section 54220 et seq. ("Surplus Land Act").

3. Declaration of intent to sell Property. Sonoma Water's intention is to sell the Property at fair market value as "surplus land" pursuant to the Surplus Land Act.

4. Authorization to Provide Notice and Negotiate Terms of Sale According to the Surplus Land Act. Pursuant to CA Government Code Section 54220 et seq., the General Manager of Sonoma Water is authorized and directed to provide all notices required under the Surplus Land Act and to respond to a notice of interest as required by law, including but not limited to negotiating terms for the sale of the Property.

5. Authorization to Execute a Purchase Agreement. The General Manager of Sonoma Water is hereby authorized and directed to execute a real property purchase agreement, and any other related documents necessary to complete the transaction, in a form approved by County Counsel, subject to final approval of the Board of Directors.

6. Board Approval of sale of Property. Sonoma Water will return to the Board for approval of the sale of the Property and to authorize the General Manager of Sonoma Water to execute a transfer deed, and other documents required to dispose of the Property and finalize the sale.

Directors: Sonoma County Water Agency

Hermosillo:

Rabbitt:

Coursey:

Gore:

Hopkins:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.