



# County of Sonoma

## State of California

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Date: July 19, 2022

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, State Of California, Approving the Acquisition of improvements to real property situated on APN 100-120-001, 565 Highway 1 in Bodega Bay, and owned by the Bodega Harbour Homeowners Association; Authorizing the General Services Director to Execute a Certificate of Acceptance; Authorizing the General Services Director to File a Notice of Exemption with the Sonoma County Clerk pursuant to the California Environmental Quality Act; Delegating Authority to the General Services Director to execute a Real Estate Transfer Agreement and Accept an Interest Conveyed by Quit Claim Deed; and to Execute Any Other Documents reasonably required to effect acquisition of the property improvements; and Authorizing All Other Actions Necessary to Complete the Transaction.**

**Whereas**, the Board of Supervisors desires to acquire improvements to real property, currently owned by the Bodega Harbour Homeowners Association, a California non-profit mutual benefit corporation (“Seller”). The subject improvements include a pedestrian staircase and propane tank equipment, located on the property on APN 100-120-001, 565 Highway 1 in Bodega Bay (“Property”); and

**Whereas**, County of Sonoma General Services has negotiated with the Seller for the conveyance of the improvements on the Property; and No monetary consideration would be paid by County to BHHA for these improvements; in consideration of the acquisition of the improvements, County would undertake obligations that accrue from the owning them, i.e., maintenance, repairs and/or replacement, as needed.

**Now, Therefore, Be It Resolved** that the Board of Supervisors hereby find, determine and declare and order as follows:

1. *Truth of Recitals.* The foregoing recitations are true and correct.
2. *Appropriateness of Acquiring the Property.* It is appropriate for the County to acquire the Property, as the subject Property services the adjacent Tidelands property, owned by the County and commonly known as the Yacht Club/Fishery building (“Tidelands Property”). The pedestrian staircase provides pedestrian ingress/egress access to the Tidelands Property; and the propane tank equipment and infrastructure provide heating and utility services for the Tidelands Property.
3. *Authorization to Execute a Certificate of Acceptance.* The General Services Director is authorized to execute, on behalf of the County of Sonoma, a certificate of acceptance of the “Real Estate Transfer Agreement and a Quit Claim Deed,” (the “Transfer Agreement”) executed and delivered by the Seller of the Property.
4. *California Environmental Quality Act.* That the General Services Director is hereby authorized and directed to file a Notice of Exemption with the Sonoma County Clerk in accordance with the provisions of the California Environmental Quality Act.
5. *Authorization to the General Services Director.* That the General Services Director is hereby authorized and directed to execute the Transfer Agreement, in exchange for property rights; and
6. *Closing Documents.* The General Services Director is authorized to execute any other documents necessary to complete this transaction as described.

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**Supervisors:**

Gorin:

Rabbitt:

Coursey:

Hopkins:

Gore:

Ayes:

Noes:

Absent:

Abstain:

**So Ordered.**