



**SONOMA COUNTY
BOARD OF SUPERVISORS
ADDENDUM**

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

Susan Gorin, First District
David Rabbitt, Second District
Chris Coursey, Third District
James Gore, Fourth District
Lynda Hopkins, Fifth District

Sheryl Bratton, County Administrator
Robert Pittman, County Counsel

Tuesday, November 16, 2021

8:30 AM

**Virtual/Board of Supervisors Chambers
575 Administration Drive 102A**

II. CONSENT CALENDAR

ITEM 4A ADDED TO THE CONSENT CALENDAR BY ADDENDUM

4A. Geyserville Municipal Advisory Council Project Funding [2021-1054](#)

- A) Authorize the use of \$135,000 of Tribal Development Impact Mitigation Fund set-aside and \$30,000 from the Transportation and Public Works (TPW) Roads Casino Mitigation Subsidiary Fund for Geyserville Alexander Valley Municipal Advisory Council approved items.
- B) Adopt a budget resolution appropriating \$135,000 from the Tribal Development Impact Mitigation Fund and \$30,000 from the TPW Roads Casino Mitigation Fund to the Geyserville Alexander Valley Municipal Advisory Council multiple fiscal agents.
- C) Authorize the County Administrator to enter into funding agreements, approved as to form by County Counsel, with fiscal agents to disburse funds.
- D) Authorize the use of \$170,000 of TPW Roads Casino Mitigation Subsidiary Fund previously set aside from the Tribal Development Impact Mitigation Fund to be used for projects approved on March 23, 3021.
- E) Adopt a budget resolution appropriating \$30,000 from the Tribal Development Impact Mitigation Fund for the Geyserville Town Plaza Project as approved on March 23, 2021.

(4/5th Vote Required) (Fourth District)

Department or Agency Name(s): Board of Supervisors

V. CLOSED SESSION CALENDAR

ITEM 59 REMOVED FROM THE CLOSED SESSION CALENDAR BY ADDENDUM

59. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Existing Litigation - County of Sonoma v. Oscar Estrella, Sonoma County Superior Court Case No. SCV267291 (Government Code Section 54956.9(d) (1).) [2021-1164](#)

VI. REGULAR AFTERNOON CALENDAR

ITEM 67A ADDED TO THE REGULAR CALENDAR BY ADDENDUM

67A. Disposition and Sale of Chanate Campus [2021-1190](#)

- A) Approve the Sale of the Chanate Campus including approximately 71 acres located at 3313, 3322, 3323, 3325, 3333 and 3410 Chanate road (APNs: 173-130-038; 180-090-001; 180-090-

002; 180-090-003;180-090-004; 180-090-005; 180-090-006; 180-090-008; 180-090-009;180-090-010; 180-100-001; and 180-100-029), including all buildings, structures and improvements thereon to Eddie Haddad as the highest responsive, responsible bidder for a purchase price of \$15,050,000; or in the alternative, if the highest bidder fails to perform, to City Ventures Homebuilding, LLC, as the second highest responsive, responsible bidder for a purchase price of \$15,000,000.

- B) Authorize and delegate authority to the Director of General Services to take all actions and execute all agreements and instruments required to accomplish the sale, including: purchase and sale agreement with highest bidder Eddie Haddad; alternative and contingent purchase and sale agreement with second highest bidder City Ventures Homebuilding, LLC; deeds; leases; covenants; escrow instructions; and related transactional documents.
- C) Authorize the Chair of the Board to execute the Grant Deed on behalf of the County for the sale of the Chanate Campus to the buyer;
- D) Direct the Clerk of the Board to publish and post notice of exemption under CEQA for the requisite period.
- E) Adopt a resolution finding that the sale is exempt from CEQA and/or not approval of a project under CEQA pursuant to CEQA Guidelines §§ 15312, 15061(b)(3), 15352 and 15378, confirming the Board's intentions, and authorizing the County to take actions consistent therewith as set forth above.

or

- F) Reject all bids, and provide direction to staff regarding the further use of the Chanate campus.
- G) Adopt budget resolution transferring Deferred Maintenance fund balance to General Services' FY 21-22 Budget in the amount of \$526,542 for fire watch, security, and vegetation management costs through June 30, 2022, if the Board elects to reject all bids.

Department or Agency Name(s): General Services