



County of Sonoma

State of California

Date: June 13, 2022

Item Number: _____

Resolution Number: _____

☐ 4/5 Vote Required

Concurrent Resolution of the Board of Supervisors of the County of Sonoma, State of California, and Board of Directors of the Sonoma County Water Agency Approving The Acquisition of The Demuth Property By The County of Sonoma and/or Sonoma County Water Agency; Authorizing The Chair to Execute A Certificate of Acceptance; Authorizing the Regional Parks Director To File A Notice Of Exemption With The Sonoma County Clerk Pursuant To The California Environmental Quality Act; Authorizing the General Manager for Sonoma Water To Contribute Up To \$600,000 Toward The Purchase of The Demuth Property; Delegating Authority to the Director of Regional Parks and the General Manager For Sonoma Water To Enter An Agreement, In A Form Approved By County Counsel, For Sonoma Water's \$600,000 Contribution Towards The Purchase Price For The Demuth Property In Exchange For Yet-To-Be Determined Property Rights; Authorizing the General Manager of Sonoma County Water Agency to execute a Certificate of Acceptance; and Authorizing All Other Actions Necessary To Complete The Transaction.

Whereas, the Board of Supervisors desires to acquire approximately 49.14 acres of undeveloped land, which land is located at 9841 Wohler Road, Healdsburg; is identified as Assessor's Tax Parcels 110-220-001, 110-220-009, 110-220-010, 110-220-014, 083-010-044 and 083-010-028 ("Property"); and is owned by Molly B. Demuth Inc., an Ohio Corporation ("Seller"), and,

Whereas, Sonoma County Regional Parks has negotiated with the Seller of the Property the purchase thereof by the County of Sonoma at a price of Two Million Two Hundred Ten Thousand Dollars (\$2,210,000), which price is supported by an independent appraisal; and

Whereas, the Board of Directors for the Sonoma County Water Agency ("Sonoma Water") desires to participate in the purchase of the Property with an amount of up to \$600,000, in exchange for a yet-to-be determined interest in the Property; and

Now, Therefore, Be It Resolved that the Board of Supervisors and Board of Directors hereby find, determine and declare and orders 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 and/or Sonoma Water to acquire the Property, due to its potential to support the Russian River Trail, a multi-use pedestrian and bicycle trail identified in the General Plan, and for potential Sonoma Water infrastructure.
3. *Authorization to Execute a Certificate of Acceptance.* The Chair is authorized to execute, on behalf of the County of Sonoma, a certificate of acceptance of the "Grant Deed" executed and delivered by the Seller of the Property.
4. *California Environmental Quality Act.* That the Regional Parks 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 for Sonoma Water to Contribute Funds for the Purchase.* That the General Manager for Sonoma Water is hereby authorized and directed to contribute up to \$600,000 toward the purchase of the Property, in exchange for yet-to-be determined property rights; and
6. *Authorization to the General Manager and Regional Parks Director.* That the General Manager for Sonoma Water and the Regional Parks Director are hereby authorized and directed to enter an Agreement, in a form approved by County Counsel, for Sonoma Water's contribution of \$600,000 in exchange for yet-to-be determined property rights; and
7. The General Manager for Sonoma Water is authorized to execute a certificate of acceptance for the Property; and
8. *Closing Documents.* The Regional Parks Director is authorized to execute any other documents necessary to complete this transaction as described.

Supervisors:

Gorin:

Rabbitt:

Coursey:

Hopkins:

Gore:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

Directors:

Gorin:

Rabbitt:

Coursey:

Hopkins:

Gore:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.