



SONOMA COUNTY

GENERAL SERVICES DEPARTMENT

CAROLINE JUDY
DIRECTOR

ADMINISTRATIVE SERVICES • ENERGY & SUSTAINABILITY • FACILITIES DEVELOPMENT & MANAGEMENT • FLEET OPERATIONS • PURCHASING

Memorandum

September 24, 2019

To: Board of Supervisors, County of Sonoma
cc: Sheryl Bratton, County Administrator
Bruce Goldstein, Chief County Counsel
From: Caroline Judy, General Services Director
Bert Whitaker, Regional Parks Director

Subject: Deferred Maintenance Item for September 24, 2019

Dear Chair Rabbitt and Board members,

The following attempts to answer questions that were posed by your Board at the meeting from September 10, 2019.

1. Provide clarification on item 12 on Attachment B regarding the bathroom project at Sport Fishing Center.

Supervisor Hopkins is correct. This project is funded, and California Coastal Commission had recently completed their and issued a permit waiver. The layout and installation is in design and General Services will be pricing this November/December of 2019. It was funded in July 2017 as the pier remodel and we will determine if sufficient funds are available by November for the final installation.

2. Provide information on Tidelands leases:
 - A. What have we spent? The responsibility for maintenance of the property has belonged to the Tenants.
 - B. What needs to be spent? A facilities condition assessment has not been performed. This would be necessary to determine the extent of capital investment required.
 - C. How much income is coming in?
 - i. Porto Bodega: \$5,000 per year. After lease expiration in December 2020, staff will negotiate rent adjustments.
 - ii. Yacht Club Building: \$12,780 per year. BHHA was the successful respondent to an RFP for a 10 Year lease for the Yacht Club. The RFP was issued in November, 2018 and again in March, 2019. Upon execution annual rent will be \$12,800 per year.
 - iii. Cannery Building: \$0
 - iv. Tides Restaurant: \$7,000 per year. General Services Real Estate is currently in the process of adjusting the rent to fair market value of the Premises, as unimproved, in accordance with terms provided in the lease and an appraisal. We anticipate completion by end of 2019.

- v. Lucas Wharf Restaurant: \$76,000 per year. In addition to base rent, the tenant pays a percentage of gross sales receipts, which was approximately \$64,000 in percentage rent for the year 2018. The base rent is held flat for the term of the lease.
- D. Can we sell or surplus? The State assigned the properties to the County as public trust. Staff are still working with County Counsel to identify restrictions on surplus.
- E. When did we last raise rents?
 - i. Porto Bodega: January, 2015.
 - ii. Yacht Club Building: April, 2004.
 - iii. Cannery Building: N/A.
 - iv. Tides Restaurant: February, 1999.
 - v. Lucas Wharf: July, 1981.

See Attached reports for more detail.

3. What are the requirements for maintaining the leased facilities and how do we enforce the maintenance obligations? What is the current state of maintenance on the leased facilities that should be done by the tenants?

- i. Porto Bodega: Tenant is responsible for maintenance of the premises. To be determined.
- ii. Yacht Club Building: Currently, tenant is responsible for maintenance of the premises. County is negotiating a new lease terms to be determined.
- iii. Cannery Building: N/A
- iv. Tides Restaurant: Tenant is responsible for maintenance of the premises. To be determined.
- v. Lucas Wharf: Tenant is responsible for maintenance of the premises. To be determined.

4. When will a business plan for the Bodega Bay Marinas come forward, and when will we make sure the business plan includes funding for maintenance and replacement?

Regional Parks has a Marina Management Plan that was completed in 2012. The plan is being discussed between Parks and the County Administrator's Office, and the County Administrator is recommending the use of \$50,000 of Deferred Maintenance funds to pursue an economic feasibility analysis of the Tidelands and Bodega Bay Marinas and to conduct community engagement.

5. How are rivers funded (e.g., Petaluma river and the facilities on the edge)?

Parcels along riverfronts are owned by either private parties or local jurisdictions such as the City of Petaluma having several riverfront parcels on the Petaluma River. They are responsible for funding their own parcels.

Natural resource concerns are monitored by Sonoma Resource Conservation District in southern Sonoma's watershed to identify conservation problems and guide solutions on a voluntary basis. The State of California has some parcels at the Russian River area in Jenner. US Army Corps of Engineers dredges Petaluma River to keep it navigable. Certain shore parcels near Jenner are

not defined and presumed to be County owned though the responsible department is not defined. Sonoma Water is responsible only for the centerline of the waterway.

6. Are the pier pilings at Meredith's Pier salvageable? What will it take to determine if they are salvageable?

The intended use should be defined to determine whether salvage is practical. For example, structural requirements of a pedestrian pier are much different than a pier holding a new building or parking.

The majority of the structural piles are concrete with wood piles supporting the surrounding wood deck. The piles would require concrete testing that involves x-ray, and the gathering of technical information would be difficult, time intensive, and expensive. Original design documents are not available.

Current applicable codes would vary in requirements depending on the use of the pier after work is done. The wooden piles are another issue. Creosote, bearing, decay, bracing, etc., would all have to be evaluated. Staff will consult with Permit Sonoma on what they would require to permit the existing piles as suitable for a new structure.

7. What is the community engagement plan for conversations with the community after going to the 9/26 MAC meeting? What funding is needed to have communication outreach?

During the FY 19-20 Budget Hearings, the Board provided Regional Parks with \$450,000 of General Fund to replace the Sports Fishing Center docks. The project is estimated to cost \$400,000 and is currently out for bid to finalize the materials, design and cost. The remaining \$50,000 is intended for community outreach with Bodega Bay residents, business and other stakeholders to conduct listening sessions and other engagements to help prioritize future public investments for benefit the community. An additional \$50,000 has been included in the FY 19-20 Deferred Maintenance Fund recommended projects to continue community outreach and to conduct an economic feasibility study of all Marinas in Bodega Bay, including Tidelands, Mason's, Spud Point, and Sport Fishing Center.

We would be happy to provide clarification or answer any additional questions you may have.

BODEGA BAY ASSET REPORT

Asset Location: Tidelands No. 4

Asset Name: Yacht Club Building

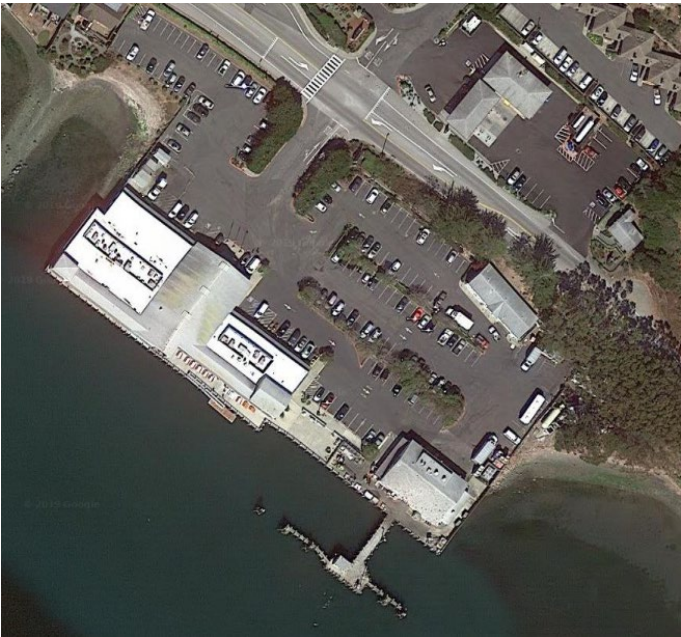


Address	565 Smith Brothers Road, Bodega Bay, CA
Acquisition history	The property was transferred from the State of California in 1951 under the authority of State of California Statutes 1951, Chapter 1406, page 3355; and Statutes 1959, Chapter 1064, as amended by Statute 1961, Chapter 799.
Lease	Yacht club building, parking lot and pier are currently leased to Bodega Harbor Homeowners Association on a month-to-month basis, at an annual rental of \$12,780 per year. Tenant pays for utilities. BHHOA was the only respondent to an RFP for a 10 Year lease for the Yacht Club. The RFP was issued in November, 2018 and again in March, 2019. The annual rent will be negotiated as part of the new lease agreement. The terms for maintenance and repairs of the Premises will be negotiated. BHHOA reports they have performed approximately \$250,000 in maintenance, repairs and upgrades since 2005. The floating dock is currently gated to prevent access, due to its deteriorated condition. The condition of the pier footings/pilings beneath the yacht club building is unknown.

BODEGA BAY ASSET REPORT

Asset Location: Tidelands Nos. 5 & 6

Asset Name: Tides Restaurant



Premises/address	No situs address or APN. A portion of Tidelands Tract No. 6 containing 1.946 acres more or less plus a portion of Tidelands Tract No. 5 containing 1.159 acres more or less; for a total of approximately 3.11 acres.
Acquisition history	The property was transferred from the State of California in 1951 under the authority of State of California Statutes 1951, Chapter 1406, page 3355; and Statutes 1959, Chapter 1064, as amended by Statute 1961, Chapter 799.
Lease	The property consists of a restaurant, wharf and parking area, which is currently leased to Robert Bugatto Enterprises, Inc. dba The Tides Restaurant, at a monthly rental of \$583 per month (approximately \$7,000 per year). The lease expires in January, 2049. General Services Real Estate is currently in the process of adjusting the rent to fair market value of the Premises, as unimproved, in accordance with terms provided in the lease. The tenant is responsible for all maintenance and repairs of the Premises, including maintenance of the seawall. The restaurant portion of the Premises was remodeled in 1998 by the tenant, at a cost of \$4 million. Condition of the wood pier and substructure is unknown.

BODEGA BAY ASSET REPORT

Asset Location: Tidelands No. 10

Asset Name: Lucas Wharf and Restaurant



Address	No situs address or APN. 2.05 acres Tidelands area, improved with restaurant, other structures and parking lot. [Uplands property address: 595 Highway 1, Bodega Bay]
Acquisition history	The property was transferred from the State of California in 1951 under the authority of State of California Statutes 1951, Chapter 1406, page 3355; and Statutes 1959, Chapter 1064, as amended by Statute 1961, Chapter 799.
Lease	The property consists of a restaurant, deli, fish market and parking lot, which is currently leased to Lucas Wharf, Inc., at a base rental of \$250 per month (\$12,000 per year). In addition to base rent, the tenant pays the County a percentage of its gross sales receipts, which was approximately \$64,000 in percentage rent for the year 2018. The base rent is held flat for the term of the lease. The tenant is responsible for all maintenance and repairs of the Premises, and has performed various repairs and maintenance to the premises throughout the term. Condition of the wood pier and substructure is unknown.

BODEGA BAY ASSET REPORT

Asset Location: Tidelands No. 7

Asset Name: Meredith's Pier (Cannery Building)



Premises/address

No situs address or APN. 36,155 sq. ft. of Tidelands area, improved with a 9,425 sq. ft. warehouse and 5,586 sq. ft. wood pier. [Uplands property address: 915 Highway 1, Bodega Bay]

Acquisition history

The property was transferred from the State of California in 1951 under the authority of State of California Statutes 1951, Chapter 1406, page 3355; and Statutes 1959, Chapter 1064, as amended by Statute 1961, Chapter 799.

Lease

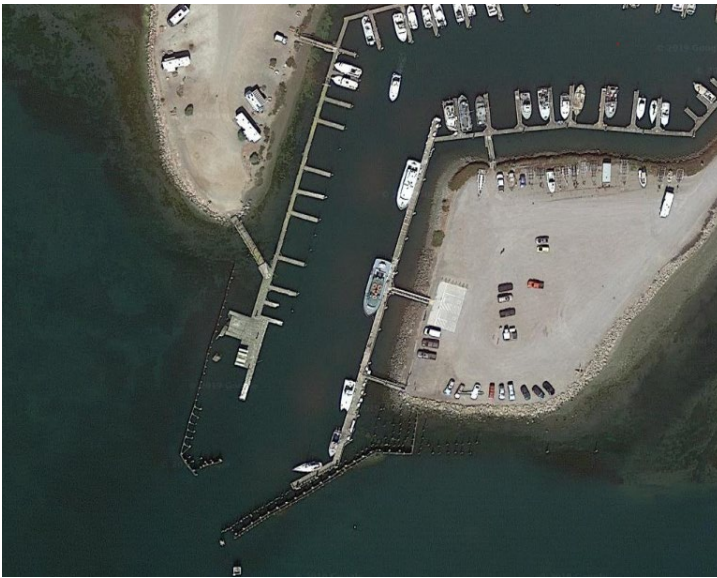
The Cannery structure and pier were condemned in 2003, and the Premises are currently boarded up. The cannery building is in poor condition with the pier decking rotted and the roof in partial collapse. The majority of the structural piles are concrete with wood piles supporting the surrounding wood deck. The piles would require concrete testing that involves x-ray and the gathering of enough technical information would be difficult, time intensive, and expensive. Original design documents, if they exist, could help but if not available then we have to catalogue all information. Current applicable codes would vary in requirements depending on the use of the pier after work is done. The wooden piles are another issue. Creosote, bearing, decay, bracing, etc., would all have to be evaluated. General Services will consult Permit Sonoma on what they would require to permit the existing piles as

suitable for a new structure. There is no revenue associated with this Tidelands property, nor leasing activity pending.

BODEGA BAY ASSET REPORT

Asset Location: Tidelands Nos. 1 and 3

Asset Name: Porto Bodega



Premises/address

No situs address or APN. 19.2 acres of Tidelands area, improved with pier, breakwaters, boat slips/docks, fish receiving building

Acquisition history

The property was transferred from the State of California in 1951 under the authority of State of California Statutes 1951, Chapter 1406, page 3355; and Statutes 1959, Chapter 1064, as amended by Statute 1961, Chapter 799.

Lease

The dock/boat slips, fish shack, and pier are currently gated to prevent public access, due to their deteriorated condition. The adjacent parking area is currently licensed to Porto Bodega LLC, through December, 2019 for a total of 4 RV parking spaces, at an annual rental of \$5,000 per year (\$600 per month). Under the license agreement, the tenant is required to maintain the parking area and to perform any maintenance or repairs required to provide ADA access for RV parking use. They have an option to extend in December for an additional year through December, 2020, with no increase in rent. Staff will negotiate rent increases for all following years.