

**RESOLUTION NO. 2020-122**  
**RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS**  
**AUTHORIZING PURCHASE OF REAL PROPERTY FROM**  
**DILIPKUMAR R. PATEL AND JAYABEN D. PATEL**

**WHEREAS**, the County of Marin, a political subdivision of the State of California, desires to purchase real property commonly known as the America's Best Value Inn located at 1591 Casa Buena Drive, Corte Madera, California (APN: 025-182-13) ("Property") at a price of \$4,100,000 from Dilipkumar R. Patel and Jayaben D. Patel; and

**WHEREAS**, on October 20, 2020, the Marin County Board of Supervisors adopted Resolution No. 2020-114 authorizing issuance and publication of a Notice of Intent to Purchase Real Property from Dilipkumar R. Patel And Jayaben D. Patel; and

**WHEREAS**, the County has given notice of the proposed transaction pursuant to the California Government Code; and

**WHEREAS**, the value of the property exceeds \$50,000; and

**WHEREAS**, the acquisition and renovation of the Property is exempt from the California Environmental Quality Act (CEQA) pursuant to: 1) California Health and Safety Code Section 50675.1.2 exempts certain acquisitions utilizing Homekey grant funds and providing housing units for individuals and families who are experiencing homelessness or who are at risk of homelessness; 2) Public Resources Code section 21080.50 because the project is an interim motel housing project involving the conversion of a structure with a certificate of occupancy as a motel to supportive housing; and 3) actions to approve the proposed property acquisition and related documents and agreements are also Categorically Exempt pursuant to CEQA Guidelines Section 15301 which provides an exemption for activities where there is no expansion of use beyond that previously existing and CEQA Guidelines Section 15061 (b)(3) because it can be determined with certainty that there is no possibility that approval of these actions will result in a direct or a reasonably foreseeable indirect significant impact on the environment; and

**WHEREAS**, the Marin County Community Development Agency recommends the execution of the Purchase and Sale Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Supervisors:

1. Finds that the acquisition and rehabilitation of the Property is exempt from the California Environmental Quality Act (CEQA) pursuant to California Health and Safety Code Section 50675.1.2, Public Resources Code section 21080.50, and CEQA Guidelines Section 15301 and 15061(b)(3).
2. Authorizes the purchase of the Property at a purchase price not to exceed \$4,100,000 plus escrow costs and fees, from Dilipkumar R. Patel and Jayaben D. Patel.
3. Approves the Purchase and Sale Agreement Between the County of Marin and Dilipkumar Patel and Jayaben Patel and authorizes the President of the Board to execute the agreement on behalf of the County.

**PASSED AND ADOPTED** at a regular meeting of the Board of Supervisors of the County of Marin held on this 10th day of November 2020, by the following vote:

AYES: SUPERVISORS Dennis Rodoni, Judy Arnold, Damon Connolly, Kathrin Sears,  
Katie Rice

NOES: NONE

ABSENT: NONE



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PRESIDENT, BOARD OF SUPERVISORS

ATTEST:



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CLERK