August 13, 2019

Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Resolution Issuing A Notice of Intent to Purchase Real Property from the United States Coast Guard.

Dear Board Members:

RECOMMENDATION:
1. Approve and authorize the President to execute the Resolution.
2. Order the Clerk of the Board to publish a Notice of Intent to Purchase Real Property three (3) times in the Marin Independent Journal, the first time on August 21, 2019, the second time on August 28, 2019, and the third time on September 4, 2019.

SUMMARY: The United States Coast Guard (Government) has determined that their Point Reyes Facility is no longer needed for their operations and has deemed it surplus property. On February 8, 2016, Public Law 114-120 was signed by President Obama and within the legislation, Title V-Conveyances, Subtitle A, Section 501 directed the Commandant of the Coast Guard to convey the property to the County of Marin, subject to certain conditions of conveyance, including that the property shall revert back to the United States if it not to be used for affordable housing or other public benefit purposes. Public Law 114-120 also includes a requirement that the property be sold to the County for the fair market value as determined by an appraiser selected by the County. David Tattersall and Company appraised the property as of July 27, 2017. After lengthy negotiations, the Government has agreed to sell the property for $4.3 million dollars which is consistent with values established in the appraisal. County staff has conducted due diligence investigations including title research, property boundary survey verification, a facility needs assessment, and a sanitary sewage disposal feasibility study. If the County completes the acquisition, staff will then begin to explore future uses of the property.

Pursuant to California Government Code Section 25530 and 6063, the County is required to publish a Notice of Intent when purchasing real property. If the purchase is approved, the County will be making findings pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15004(b)(2)(A) which allows for the acquisition of the Property as a preferred site for CEQA review and conditioning any changes in use of the Property on future CEQA review and compliance.
County Counsel has reviewed and approved the attached Resolution and Notice of Intent as to form. Staff anticipates returning to your board on September 17, 2019 to present the Offer to Purchase agreement for your consideration.

**FISCAL IMPACT:** If the County chooses to go forward with the acquisition, the $4.3 million required to purchase this property will be funded from the Marin County Affordable Housing Trust Fund (In-lieu housing fund) with a current balance of approximately $8,000,000 and an unencumbered available funds in the amount of approximately $7,900,000.

**REVIEWED BY:**

- [ ] Human Resources
- [ ] Department of Finance
- [X] County Counsel
- [X] County Administrator

[ ] N/A

Respectfully submitted,

Eric Lueder  
Chief Real Property Agent
Real Estate Division

Leelee Thomas  
Principal Planner
Community Development Agency

Attachment: Resolution
Notice of Intent