



DEPARTMENT OF PUBLIC WORKS

Quality, Excellence, Innovation

Raul M. Rojas
DIRECTOR

September 17, 2019

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

SUBJECT: Offer to Purchase and Contract of Sale Between County of Marin and United States of America for U.S. Coast Guard Facility at 100 Commodore Webster Drive, Point Reyes Station.

Dear Board Members:

RECOMMENDATION:

1. Approve and authorize the President to execute the Resolution Authorizing the Purchase of the U.S. Coast Guard Facility from the United States of America and finding that the Purchase is Exempt from CEQA.
2. Approve and authorize the President to execute the Offer to Purchase and Contract of Sale Between the County of Marin and United States of America.
3. Approve and authorize the President to execute the Certificate of Acceptance of Grant of Interest in Real Property for the Quitclaim Deed from the United States of America.
4. Approve the related budget adjustments as detailed in the Fiscal Impact section.

SUMMARY: On August 13, 2019, your Board passed Resolution 2019-95, authorizing the issuance and publishing of the Notice of Intent to Purchase Real Property for the above-referenced Coast Guard facility. A copy of the staff report, Resolution and the Notice are attached for reference purposes. The Notice has been published in the *Marin Independent Journal*, as required by California Government Code Section 25530 and 6063. The United States Coast Guard, pursuant to Public Law 114-120, Title V-Conveyances, Subtitle A, Section 501 has signed the attached Offer to Purchase and Contract of Sale and is ready to proceed with the sale of the property to the County within 90 days of contract approval. The contract provides for a purchase price of \$4,300,000 with a 10% deposit due within 10 days of contract approval, a 90-day escrow period and 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. 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.

Accounting

Airport

Building Maintenance

Capital Projects

Certified Unified Program
Agency (CUPA)

Communications
Maintenance

County Garage

Disability Access

Engineering & Survey

Flood Control &
Water Resources

Land Development

Purchasing

Real Estate

Reprographic Services

Road Maintenance

Stormwater Program

Transportation &
Traffic Operations

Waste Management

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 without CEQA review when the County has designated property as a preferred site and conditioned its future use of the site on CEQA compliance. County Counsel has reviewed and approved the Contract including the Quitclaim Deed and Certificate of Acceptance as to form.

FISCAL IMPACT: There is no impact to the General Fund net county cost as a result of your Board's approval of the recommended actions. The \$4,300,000 purchase price for the property, plus estimated escrow fees of \$25,000, are available in the Marin County Affordable Housing Fund (Fund 2070). This action will increase expenditure appropriations in the Marin County Affordable Housing Fund by \$4,325,000. The current available balance in Fund 2070 is \$7,462,842. Your Board's approval of this action will result in a remaining fund balance of \$3,137,842.

REVIEWED BY:

<input type="checkbox"/>	Human Resources	<input checked="" type="checkbox"/>	N/A
<input checked="" type="checkbox"/>	Department of Finance	<input type="checkbox"/>	N/A
<input checked="" type="checkbox"/>	County Counsel	<input type="checkbox"/>	N/A
<input checked="" type="checkbox"/>	County Administrator	<input type="checkbox"/>	N/A

Respectfully submitted,



Eric Lueder
Chief Real Property Agent
Real Estate Division



Leelee Thomas
Planning Manager
Community Development Agency

Attachments: Staff Report dated August 13, 2019
Resolution
Offer to Purchase and Contract of Sale
Certificate of Acceptance

MUNIS BUA #1987 (Period 2, 2020)

