



OFFICE OF THE
COUNTY ADMINISTRATOR

Matthew H. Hymel
COUNTY ADMINISTRATOR

Daniel Eilerman
ASSISTANT COUNTY
ADMINISTRATOR

Angela Nicholson
ASSISTANT COUNTY
ADMINISTRATOR

Marin County Civic Center
3501 Civic Center Drive
Suite 325
San Rafael, CA 94903
415 473 6358 T
415 473 4104 F
CRS Dial 711
www.marincounty.org/cao

July 20, 2021

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

SUBJECT: Real Property Purchase Agreement Between County of Marin and the City of San Rafael for 30 Joseph Court, San Rafael

Dear Board Members:

RECOMMENDATIONS:

1. Approve and authorize the President to execute the Real Property Purchase Agreement ("Agreement") between the County of Marin and the City of San Rafael.
2. Approve and authorize the President to execute the Certificate of Acceptance of Grant of Interest in Real Property for the Grant Deed from the City of San Rafael.
3. Approve and authorize the President to execute the Resolution.

SUMMARY: On June 15, 2021, your board passed Resolution 2021-44 authorizing the issuance and publishing of the Notice of Intent to Purchase Real Property for 30 Joseph Court, San Rafael, (Assessor Parcel Number 155-081-08). 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 purchase price is one million dollars (\$1,000,000.00)

The Agreement contains all terms and conditions of the sale including a closing date between 40 and 50 days from the execution of Purchase Agreement by City of San Rafael, anticipated to be August 31 or September 1, 2021. County staff has conducted due diligence investigations including title research, a study of the building's current conditions and a Phase 1 environmental site assessment.

If the purchase is approved by your Board, the County will be making findings pursuant to the California Environmental Quality Act ("CEQA") that the acquisition of the Property is exempt from environmental review because it entails the sale and transfer of an existing developed property from city to county ownership, and will not result in any foreseeable impacts on the environment, CEQA Guidelines sections 15061(b)(3), and 15301, Class 1. The Resolution also provides for the filing of the Exemption with the County Clerk. County Counsel has reviewed and approved the Agreement including the Certificate of Acceptance as to form. Also, if the purchase is approved, County staff will deliver the executed Real Property Purchase Agreement to the City of San Rafael for execution and delivery to the title company for escrow.

FISCAL IMPACT: The fiscal impact of proceeding with the purchase will result in one-time costs of approximately \$1,000,000 (one million dollars) plus title insurance and closing costs of approximately \$20,000 to \$25,000. Funding for this purchase is available within the General Fund non-departmental budget. Staff from the Administrator's Office will work with the Department of Finance fund the escrow for these costs.

REVIEWED BY: Human Resources N/A
 Department of Finance N/A
 County Counsel N/A

Respectfully submitted,

SUBMITTED BY:



David Speer
Facilities Planning & Development Manager

REVIEWED BY:



Matthew H. Hymel
County Administrator

Attachments: Staff Report dated June 15, 2021
Real Property Purchase Agreement
Certificate of Acceptance
Resolution

Copies to: Stephen Raab, Deputy County Counsel
Rachel Reid, Environmental Planning Manager, Community
Development Agency