June 15, 2021

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

SUBJECT: Resolution Issuing a Notice of Intent to Purchase Real Property Located at 30 Joseph Court, San Rafael (Assessor Parcel Number 155-081-08) from the City of San Rafael and Approve the Filing of the Notice of Exemption in accordance with the requirements of the California Environmental Quality Act

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 June 18, 2021, the second time on June 25, 2021, and the third time on July 2, 2021.

SUMMARY: On June 21, 2016, your Board approved a Lease Agreement between the County of Marin, CSA 19 and the City of San Rafael for a 40-year lease of County land for the fire station located at 3530 Civic Center Drive. The Lease included a provision for the County to purchase the City of San Rafael fire station located at 30 Joseph Court (Assessor Parcel Number 155-081-08), after the completion of the construction of the new San Rafael fire station at the Civic Center. CAO staff authorized a study of the building's current conditions and a Phase 1 environmental site assessment. The parcel totals approximately 0.44-acres in size and is located in a commercial area to the northeastern portion of San Rafael. The property is developed with a one-story in height former San Rafael Fire Department Station #53 surrounded by asphalt-paved parking and concrete walkways. The former fire station site structure includes office and lobby, kitchen, engine room, equipment storage, dormitory, locker room and full bath. The site had been undeveloped grassland prior to initial development in 1960. The fire station was completed in about 1961.

The Marin County Fire Department has indicated it could house some of its summer fire crew members at this location. There are no other County plans for this site at the current time. County Administrator staff believes that the acquisition will provide for flexibility for County programs, to be determined in the future.

Your Board is being asked to approve and adopt the attached Resolution and Notice of Intention to Purchase. This action does not bind the County to purchase the property, but is required under State law to consider entering into and consummating the purchase of property. The Resolution authorizes the publishing of the Notice of Intent to Purchase property in accordance with Government Code Section 25350 and 6083. This project is exempt from the California Environmental Quality Act ("CEQA") 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 attached Resolution and Notice of Intent as to form. After the mandated notice time period, the County Administrator's office will be returning to your Board on July 20, 2021 for your consideration on entering into the Purchase Agreement, which would obligate the County to proceed with this purchase if approved at that meeting.

**EQUITY IMPACT:** The County has no current plans for this site. However, many County programs that may be located in the future at this location serve the most vulnerable and underserved communities. Finding sites for many of these programs serving these under-resourced communities is difficult, and this may provide the ability to more quickly implement programs in the future.

**FISCAL IMPACT:** Although there is no fiscal impact to today's recommended actions, 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. Funding for this purchase is available within the General Fund non departmental budget.

**REVIEWED BY:**

- Department of Finance: N/A
- County Counsel: [X] N/A
- Human Resources: [ ] N/A

Respectfully submitted,

**SUBMITTED BY:**

David Speer  
Facilities Planning & Development Manager

**REVIEWED BY:**

Matthew H. Hymel  
County Administrator

Attachment: Resolution, Notice of Intent, and CEQA Notice of Exemption

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