



DEPARTMENT OF PUBLIC WORKS

Quality, Excellence, Innovation

Rosemarie R. Gaglione
DIRECTOR

November 2, 2021

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

SUBJECT: Purchase of Real Property Located at 101 B Street, Point Reyes Station from the Donovan Family Trusts and Related Budget Adjustments

Accounting

Dear Board Members:

Administrative Services

RECOMMENDATION: 1) Approve the Resolution Authorizing the Purchase Real Property from the Donovan Family Trusts; 2) Approve the Purchase and Sale Agreement between the County of Marin and the Donovan Family Trusts; 3) Approve the Certificate of Acceptance of Grant of Interest in Real Property for the Grant Deed from the Donovan Family Trusts; 4) Authorize the Director of Finance to increase expenditure appropriations by \$485,000 in the Miscellaneous Projects Fund (1010) Purchase of 101 B Street Project (41PWBST); 5) Authorize the Director of Finance to reduce the General Fund One-Time Reserve (320525) by \$450,000; and 6) Authorize the Director of Finance to reduce General Fund West Marin Visitor Facilities Administrative Designation (900126) by \$35,000.

Airport

Building Maintenance

Capital Projects

Certified Unified Program Agency (CUPA)

Communications Maintenance

Disability Access

Engineering & Survey

Fleet Operations

Flood Control & Water Resources

Land Development

Procurement

Real Estate

Reprographic Services

Road Maintenance

Stormwater Program

Transportation & Traffic Operations

Waste Management

SUMMARY: On October 12, 2021, your Board approved Resolution 2021-88 issuing a Notice of Intent to Purchase Real Property from the Donovan Family Trusts. A copy of the staff report, Resolution and Notice are attached for reference purposes. Pursuant to the requirements of California Government Code Section 25350 and 6063, the County published the Notice of Intent to Purchase in the Marin Independent Journal on 3 occasions over the last 3 weeks. At the direction of your Board, the Real Estate Division has negotiated the attached Purchase and Sale Agreement for purchase of the property at fair market value of \$485,000. The agreement contains all the terms and conditions of the acquisition including the seller's requirement of a closing date of no later than December 30, 2021. Upon approval of the purchase by your Board, County staff will conduct due diligence investigations including title research, environmental hazard investigation, and a review of any documents disclosed by the sellers during the due diligence period of the purchase. Close of escrow and conveyance of the property to the County will occur as soon as staff completes the due diligence investigations, and all other terms and conditions of the agreement are fulfilled.

If the purchase is approved, the County will make findings pursuant to the California Environmental Quality Act that the acquisition of the Property is exempt from environmental review as set forth in State CEQA Guidelines Sections 15061(b)(3), 15301, Class 1 (Existing Facilities), and 15304, Class 4 (Minor Alterations to Land).

County Counsel has reviewed and approved the attached Resolution, Purchase and Sale Agreement and Certificate of Acceptance as to form.

EQUITY IMPACT: This action will result in no specific equity benefits or burdens to the community of Point Reyes Station and the County as a whole. Any further actions that may be proposed post acquisition will be assessed with equity as one of the factors in the decision-making process.

FISCAL IMPACT: There will no net impacts to General Fund Net County Costs as a result of your Board's actions. Approval will authorize the Director of Finance to increase expenditure appropriations by \$485,000 in the Miscellaneous Projects Fund (1010) Purchase of 101 B Street project (41PWBST), fully offset by a corresponding reduction of \$450,000 in the General Fund One-Time Reserve (320525) and a reduction of \$35,000 in the General Fund Non-Departmental West Marin Visitor Facilities Administrative Designation (900126). The remaining balance in the General Fund One-Time Reserve will be \$8,321,981.

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|---------------------|---|---|
| REVIEWED BY: | <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 |
| | <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

Respectfully submitted,

Eric Lueder

Eric K. Lueder
Chief Real Property Agent
Real Estate Division

BA #: 2022/04 1008

Attachments: Staff Report dated October 12, 2021
Resolution Authorizing Purchase
Purchase and Sale Agreement
Certificate of Acceptance

