

**BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA**  
**RESOLUTION NO. 2019-23**

**RESOLUTION AMENDING RESOLUTION No. 2018-165 DECLARING THE BOARD OF SUPERVISORS INTENTION TO SELL PROPERTY NOT REQUIRED FOR PUBLIC USE, LOCATED AT 8695 SODA BAY RD, KELSEYVILLE, CALIFORNIA (APN'S 009-002-430), PURSUANT TO GOVERNMENT CODE SECTION 25520 ET SEQ.**

WHEREAS, 1999, the County of Lake acquired the property located at 8695 Soda Bay Rd in Kelseyville, as described in Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, the lot has remained undeveloped and no plans or funding are available to consider developing the properties; and

WHEREAS, private parties have expressed interest in the property; and

WHEREAS, the minimum bid price has been established by including both a recent appraisal and the estimated broker costs; and

WHEREAS, the property is exempt from the California Environmental Quality Act pursuant to Section 15312 (a), (b) (3).

WHEREAS, the date of opening sealed proposals and receiving oral bids needs to be amended from March 5, 2019 to March 26, 2019 to allow sufficient time for public notices.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE as follows:

1. The subject property is hereby declared as surplus to the needs of Lake County and the Board declares its intention to sell the property, subject to the terms and conditions contained in Exhibit A attached hereto and incorporated herein by this reference, at a minimum bid price of \$88,500.
2. Sealed proposals and oral bids to purchase the property will be received and considered during the regularly scheduled meeting on March 26, 2019 at 9:15 a.m. in the Board of Supervisors Chambers, County Courthouse, 255 North Forbes Street, Lakeport, California.
3. The Clerk of the Board is directed to cause the notice of the adoption of this Resolution and of the time and place of holding the public meeting to be given as follows:
  - A. Posting copies of this resolution in three (3) public places in the County, not less than fifteen (15) days from the date of the public meeting as follows:
    1. At the Lake County Courthouse, Lakeport, California.
    2. At the Lake County Library, Lakeport, California.

3. At the Lake County Redbud Library, Clearlake, California

B. Publishing the notice pursuant to Government Code Section 6063 in the Record Bee, a newspaper of general circulation published in the County.

4. The County reserves the right to reject any and all bids and to waive irregularities in any bid received.
5. The Chair of the Board is hereby authorized to execute a grant deed to be delivered by the County Administrative Officer to the escrow company.
6. The County Administrative Officer is hereby authorized and empowered to execute all other necessary documents to list and sell the subject property.

PASSED AND ADOPTED this 26th day of February, 2019, by the following vote:

AYES: Supervisors Simon, Sabatier, Crandell, Brown and Scott

NOES: None

ABSENT OR NOT VOTING: None

COUNTY OF LAKE



Chair of the Board of Supervisors



ATTEST: CAROL J. HUCHINGSON  
Clerk of the Board  
of Supervisors

APPROVED AS TO FORM:  
ANITA L. GRANT  
County Counsel

By:   
Deputy



**RESOLUTION TO SELL PROPERTY AT 8695 SODA BAY RD., KELSEYVILLE**  
**EXHIBIT A**  
**TERMS AND CONDITIONS**

1. Subject property and minimum bid. Said property, located at 8695 Soda Bay Rd., Kelseyville, California (APN 009-002-430) shall be sold for cash, cashier's check or money order at a minimum bid price of \$88,500.
2. Bid Submission. Bidder shall submit a sealed bid, with parcel number on the outside of the envelope. All bids shall be delivered to the County Administrative Office, County Courthouse, 255 North Forbes Street, Lakeport, California 95453, no later than 9:15 a.m., on March 26, 2019 at which time they will be publicly opened and declared in the Board of Supervisors' Chambers, County Courthouse, 255 North Forbes Street, Lakeport, California.
3. Consideration of oral bids. Oral bids shall be considered pursuant to Government Code Section 25531, which specifies an oral bid, to be accepted, must be at least 5% higher than the highest written proposal.
4. Commission. Pursuant to Section 25527, the Board of Supervisors has determined to pay a commission rate of 9% to the listing broker and 3.0% to the broker who successfully brings the highest written proposal or oral bid submitted/made by a buyer. This does not preclude any buyer not represented by a broker from submitting a written proposal or oral bid to purchase the property.
5. Payment terms. By 2:00 p.m. on the date of the bid opening, the highest bidder shall deposit in an escrow account, with a title guaranty company located in Lakeport, California, a down payment of four percent (4%) of the bid amount in the form of cash, cashier's check, or money order. The balance in full is due and payable at the close of escrow. The Chairman of the Board of Supervisors will execute a Grant Deed upon receipt of the total payment in the form prescribed above.
6. Escrow period and fees. It is expected that the escrow period will be approximately 60 days. All title and escrow fees shall be paid by buyer, regardless of whether or not escrow closes.