

**RESOLUTION NO. 2014-006**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK  
APPROVING AND ACCEPTING 1997 GRANT DEED FROM THE ROHNERT PARK  
DISTRICT TO CITY OF ROHNERT PARK FOR SEWER PUMP STATION AND  
ANIMAL SHELTER PROPERTY (APN143-040-002-097 & 098)**

**WHEREAS**, The Rohnert Park District executed a Grant Deed conveying title of certain property to the City of Rohnert Park by adopting Board Resolution No. 97-01 on June 24, 1997, and;

**WHEREAS**, the Sonoma County Assessor's Office continues to show the property as owned by The Rohnert Park District because of a lack of a Certificate of Acceptance accompanying the Grant Deed, and;

**WHEREAS**, the City desires to clear the confusion with the Sonoma County Assessor's Office relating to property ownership.

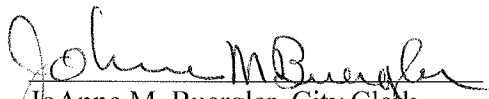
**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Rohnert Park that it does hereby authorize and approve accepting the real property as described in that certain Grant Deed recorded as Document Number 1997054392 Official Records of Sonoma County on June 26, 1997.

**BE IT FURTHER RESOLVED** that the City Manager is hereby authorized and directed to execute all documents pertaining to same for and on behalf of the City of Rohnert Park.


**DULY AND REGULARLY ADOPTED** this 28<sup>th</sup> day of January, 2014.



**ATTEST:**

  
JoAnne M. Buergler, City Clerk

**CITY OF ROHNERT PARK**

  
Joseph T. Callinan, Mayor

Attachment: 1997 Grant Deed

BELFORTE: AYE MACKENZIE: AYE STAFFORD: AYE AHANOTU: AYE CALLINAN: AYE  
AYES: (5) NOES: (0) ABSENT: (0) ABSTAIN: (0)

143-040-002

WHEN RECORDED MAIL TO:

The City of Rohnert Park  
6750 Commerce Boulevard  
Rohnert Park, California 94928



1997 0054392

OFFICIAL RECORDS OF  
**SONOMA COUNTY**  
BERNICE A. PETERSON

AT REQUEST OF:

06/26/1997 NO BAY TITLE  
FEE: \$ .00 13:47:49  
TT: \$ .00 PGS: 3  
PAID

MAIL TAX STATEMENTS TO:

The City of Rohnert Park  
6750 Commerce Boulevard  
City of Rohnert Park 94928

DOCUMENTARY TRANSFER TAX

\$ -0-

No documentary tax due. Revenue  
and Taxation Code §11921 et seq.  
and CFR 47.4361-2

GRANT DEED

THE ROHNERT PARK DISTRICT, a Community Service District and a political subdivision of the State of California, grantor, hereby grants and conveys to The CITY OF ROHNERT PARK, a municipal corporation, all that real property situated State of California, City of Rohnert Park, County of Sonoma, and described as follows:

PARCEL I: - Sewer Plant Site

Commencing at the Northerly corner of the second tract of land described in the deed entitled Edna V. Rohnert, et al, recorded June 12, 1950 in Book 968 of Official Records at Page 88, Sonoma County Records. Said point being on the property line common to the lands of Edna V. Rohnert, et al, and of the Northwestern Pacific Railroad Company; thence along said common line South 25° 39' 54" East a distance of 700.77 feet; thence North 64° 20' 06" East a distance of 50 feet; thence South 25° 39' 54" East a distance of 134.03 feet to a point, said point being the intersection of the Westerly line of the Northwestern Pacific Railroad and the Easterly right of way line of the Redwood Highway; thence from said point South 3° 55' 59" West along the Easterly right of way line of the Redwood Highway a distance of 739.78 feet; thence South 27° 54' 39" West a distance of 406.72 feet; thence South 11° 49' 58" West a distance of 346.18 feet; thence South 2° 10' 04" West a distance of 346.29 feet; thence South 0° 08' 34" West a distance of 1340.92 feet; thence leaving the Easterly right of way line of the Redwood Highway South 89° 57' 30" West across said highway right of way a distance of 230.01 feet to a point on the Westerly right of way line of said highway; thence continuing South 89° 57' 30" West a distance of 580.00 feet to the point of beginning of the parcel of land herein described; thence from said point of beginning South 0° 09' 00" West a distance of 1110.00 feet; thence South 89° 57' 30" West a distance of 900.00 feet; thence North 0° 09' 00" East a distance of 1110.00 feet; thence North 89° 57' 30" East a distance of 900.00 feet to the point of beginning.

PARCEL II: - Right of Way for Sewer Line and Ingress and egress

Beginning at the point on the Westerly right of way line [of] the Redwood Highway contained in the description for Parcel One above; thence South 89° 57' 30" West 580 feet to the Northeast corner of Parcel One above; thence South 0° 09' 00" West along the Easterly boundary of Parcel One above a distance of 35 feet to a point; thence North 89° 57' 30" East 580 feet, more or less, to the Easterly line of the Redwood Highway right of way; thence along said Westerly

1487/21 Acc. 13-5-1956

line of said Redwood Highway North 0° 08" 34" East 35 feet, more or less, to the point of beginning.

THE ROHNERT PARK DISTRICT, a community service district and a political subdivision of the State of California

By *Linda Spiro*  
President of the Board of Directors  
of the Rohnert Park District and Mayor  
of the City of Rohnert Park

Attest

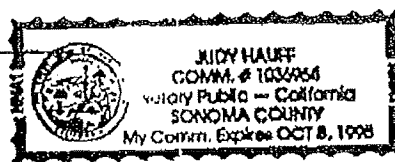
*Lorraine Roberts, Deputy*  
Secretary

State of California)  
County of Sonoma ) ss.

On June 24, 1997, before me, Judy Hauff, a Notary Public, personally appeared Linda Spiro, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity, and that by his her their signature on this instrument, the person or the entity upon whose behalf the person acted, executed the instrument.

WITNESS my hand and seal.

*Judy Hauff*  
Notary Public



My commission expires: Oct. 8, 1998

RESOLUTION NO. 97-01

A RESOLUTION OF THE ROHNERT PARK DISTRICT  
AUTHORIZING THE PRESIDENT OF THE DISTRICT TO EXECUTE A GRANT DEED  
TRANSFERRING TITLE TO CERTAIN PROPERTY  
TO THE CITY OF ROHNERT PARK

WHEREAS the Rohnert Park District holds title to that property in the City of Rohnert Park described on the attached Grant Deed, and

WHEREAS the Rohnert Park District no longer exercises control or authority over the site,

NOW THEREFORE BE IT RESOLVED by the Directors of the Rohnert Park District that the property described in the Grant Deed attached hereto be transferred to the City of Rohnert Park and that the President of the Board of Directors of the Rohnert Park District be authorized to execute the attached Grant Deed conveying the real property therein described to the City of Rohnert Park.

DULY AND REGULARLY PASSED BY THE DIRECTORS OF THE ROHNERT PARK DISTRICT this 24th day of June, 1997.

AYES: (5) Directors Flores, Mackenzie, Reilly, Vidak-Martinez and Spiro

NOES: (0) None

ABSENT: (0) None

APPROVED: \_\_\_\_\_

*Frank J. ...*  
President of the Board of Directors  
of the Rohnert Park District and  
Mayor of the City of Rohnert Park

ATTEST: \_\_\_\_\_

*Lorraine Roberts, Deputy*  
Secretary

line of said Redwood Highway North 0° 08" 34" East 35 feet, more or less, to the point of beginning.

THE ROHNERT PARK DISTRICT, a community service district and a political subdivision of the State of California

By *[Signature]*  
President of the Board of Directors  
of the Rohnert Park District and Mayor  
of the City of Rohnert Park

Attest

*Lorraine Roberts, Deputy*  
Secretary

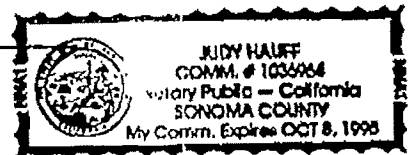
State of California)  
County of Sonoma ) ss.

On June 24, 1997, before me, Judy Hauff, a Notary Public, personally appeared Linda Spiro, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is ~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in ~~his~~ her ~~their~~ authorized capacity, and that by ~~his~~ her ~~their~~ signature on this instrument, the person or the entity upon whose behalf the person acted, executed the instrument.

WITNESS my hand and seal.

*Judy Hauff*  
Notary Public

My commission expires: Oct. 8, 1998



### **CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Grant Deed ("Deed") dated June 24, 1997, from Rohnert Park District, a community service district ("Grantor") to the City of Rohnert Park, a municipal corporation ("City") is hereby accepted by the undersigned on behalf of the City pursuant to authority conferred by Resolution No. 2014-006, adopted by the City on January 28, 2014, and that the City consents to recordation of the Deed by its duly authorized officer.

Dated \_\_\_\_\_, 2014

By: \_\_\_\_\_

Name: Darrin Jenkins

Title: City Manager

RECORDING REQUESTED BY:  
 Stewart Title of California  
 WHEN RECORDED MAIL TO  
 AND MAIL TAX STATEMENTS TO:  
 City of Rohnert Park  
 Attn: Richard F. Pedroncelli  
 130 Avram Ave.  
 Rohnert Park, CA 94928

TITLE ORDER NO. 7931-  
 ESCROW NO. 7903-17943  
 APN. 143-040-126 (portion of)

CONFORMED COPY  
 Recorded 4/3/13  
 Serial # 20130034301  
 Sonoma County Records  
 NOT COMPARED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## LOT LINE ADJUSTMENT GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is: No consideration R & T 11911-Deed to public agency pursuant to LLA No. EN2013-015LLA

Monument Preservation Fee is:

- ☒ computed on full value of property conveyed, or  
☐ computed on full value less value of liens and encumbrances remaining at time of sale.  
☐ Unincorporated area: ☒ City of Rohnert Park, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Rohnert Park, a municipal corporation

hereby GRANT(S) to City of Rohnert Park, a municipal corporation

the following described real property in the City of Rohnert Park, County of Sonoma, State of California:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated: February 21, 2013

The City of Rohnert Park, a municipal corporation

STATE OF CALIFORNIA

COUNTY OF Sonoma

BY: Pamela Stafford

On February 27, 2013 before me,  
JoAnne M. Buerger a Notary Public,  
 personally appeared Pamela Stafford

who proved to me on the basis of satisfactory evidence) to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature JoAnne M. Buerger

(Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

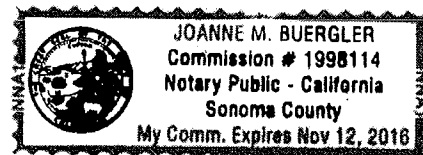


Exhibit "A"

Portion of APN 143-040-126 to be transferred to APN 143-040-097

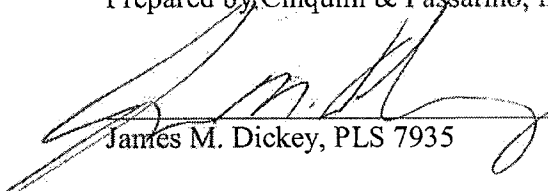
Lying within the State of California, County of Sonoma, City of Rohnert Park and being a portion of Lot 3 as shown on Parcel Map No. 180, filed for record in Book 736 of Maps, Pages 30 through 32, Sonoma County Records, said portion is more particularly described as follows:

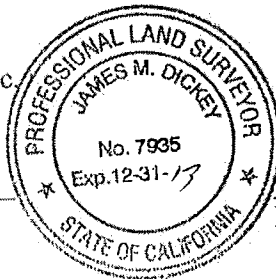
Commencing at  $\frac{3}{4}$ " iron pipe tagged LS 4760 marking the southeast corner of corner of said Lot 3; thence North  $0^{\circ}17'44''$  East 75.42 feet along the east line of said Lot 3 to a brass tag set in concrete stamped RCE 20160 marking an angle point and the POINT OF BEGINNING; Thence leaving said east line, North  $0^{\circ}17'44''$  East 9.17 feet; thence North  $89^{\circ}53'00''$  West 9.50 feet; thence North  $00^{\circ}08'35''$  East 31.82 feet; thence North  $89^{\circ}59'35''$  East 7.37 feet; thence North  $0^{\circ}07'42''$  East 20.01 feet to a brass tag set in concrete stamped RCE 20160 marking an angle point in said east line; thence along the east line of said Lot 3, South  $89^{\circ}33'55''$  East 29.92 feet; thence continuing along said line, South  $0^{\circ}02'51''$  West 60.05 feet; thence continuing along said line, South  $88^{\circ}27'39''$  West 27.92 feet to the POINT OF BEGINNING.

Containing 2,030 Square Feet more or less

Being a portion of APN 143-040-126

Prepared by Cinquini & Passarino, Inc.

  
James M. Dickey, PLS 7935



2/21/2013  
Date

APPROVED BY:

City of Rohnert Park

  
Marilyn Ponton, Director

City of Rohnert Park Development Services

3/12/2013  
Date

THE PURPOSE OF THIS DEED IS FOR A LOT LINE ADJUSTMENT FOR THE COMBINATION OF A PORTION OF THE LANDS OF THE CITY OF ROHNERT PARK, AS DESCRIBED BY DOCUMENT NUMBER 2001-173231, SONOMA COUNTY RECORDS, APN 143-040-126, WITH THE LANDS OF THE CITY OF ROHNERT PARK, BEING LOT 1 OF ROHNERT PARK PARCEL MAP NO. 164, FILED IN BOOK 569 OF MAPS, PAGES 20 THROUGH 21, SONOMA COUNTY RECORDS, APN 143-040-097. THIS DEED IS PURSUANT TO LLA EN2013-015LLA ON FILE IN THE OFFICE OF THE CITY OF ROHNERT PARK DEVELOPMENT SERVICES DEPARTMENT. IT IS THE EXPRESS INTENT OF THE SIGNATORS HERETO THAT THE RECORDATION OF THIS DEED EXTINGUISHES ANY UNDERLYING PARCELS OR PORTION OF PARCELS.

1360 North Dutton Avenue, Suite 150, Santa Rosa, CA 95401

Tel: (707) 542-6268 Fax: (707) 542-2106

www.cinquinipassarino.com

CPI No.: 6509-12

Page 1 of 1



## **RESOLUTION NO. 2013-032**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK APPROVING LOT LINE ADJUSTMENTS BETWEEN CITY, COTATI-ROHNERT PARK SCHOOL DISTRICT AND RURAL CALIFORNIA BROADCASTING CORPORATION**

**(APNs 143-040-082, 143-040-097, 143-040-118, 143-040-125 & 143-040-126)**

**WHEREAS**, the City of Rohnert Park owns three properties referred to as Assessor's Parcel Numbers 143-040-097, 143-040-125 and 143-040-126; and

**WHEREAS**, two adjacent properties are owned by Cotati-Rohnert Park Unified School District and Rural California Broadcasting Corporation; and

**WHEREAS**, Assessor's Parcel Numbers 143-040-125 and 143-040-126 are included in the Option to Purchase and Purchase Agreement dated as of April 8, 2003 and amended September 14, 2004, between the City and Redwood Equities; and

**WHEREAS**, as is described in more detail in the staff report presented to the City Council, which is incorporated herein by this reference, staff approval of three lot line adjustments between the five above referenced properties (the "Lot Line Adjustments") assists in carrying out the said Option Agreement and resolves issues with encroachments; and

**WHEREAS**, pursuant to Government Code Section 65402, on February 14, 2013 the City Planning commission found the Lot Line Adjustments to be consistent with the City's General Plan for actions described in this resolution; and

**WHEREAS**, the approval and the provision of authorizing the Mayor to execute deeds do not have the potential to cause significant effects on the environment since the proposed activities do not change land uses but only transfer real estate title from and to the affected properties, and therefore, the activities are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) of the CEQA Guidelines which exempts activities that do not have the potential to cause significant effects on the environment.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Rohnert Park that it does hereby resolve, determine, find and order as follows:

Section 1. Approval of Lot Line Adjustments. The City Council of the City of Rohnert Park hereby approves the Lot Line Adjustments in substantially similar form as described and depicted on the deeds which are attached hereto and incorporated by this reference ("Deeds"), subject to minor modification by the City Manager and/or City Attorney.

Section 2. Execution of Deeds by City. The Mayor is hereby authorized and directed to execute the necessary Deeds on behalf of the City of Rohnert Park.

Section 3. Consistency with General Plan. Pursuant to Government Code Section 65402, the City Council hereby affirms and accepts the City Planning Commission's recommended finding that the actions described in this Resolution are consistent with the City's General Plan.

Section 4. City Clerk Authorization. The City Clerk of the city of Rohnert Park is hereby authorized and directed to cause a certified copy of this Resolution to be recorded with the Deeds.

**DULY AND REGULARLY ADOPTED** this 26<sup>th</sup> day of February, 2013.

**CITY OF ROHNERT PARK**

Pam Stafford  
Pam Stafford, Mayor

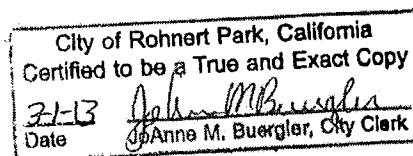
**ATTEST:**

JoAnne M. Buerger  
JoAnne Buerger, City Clerk

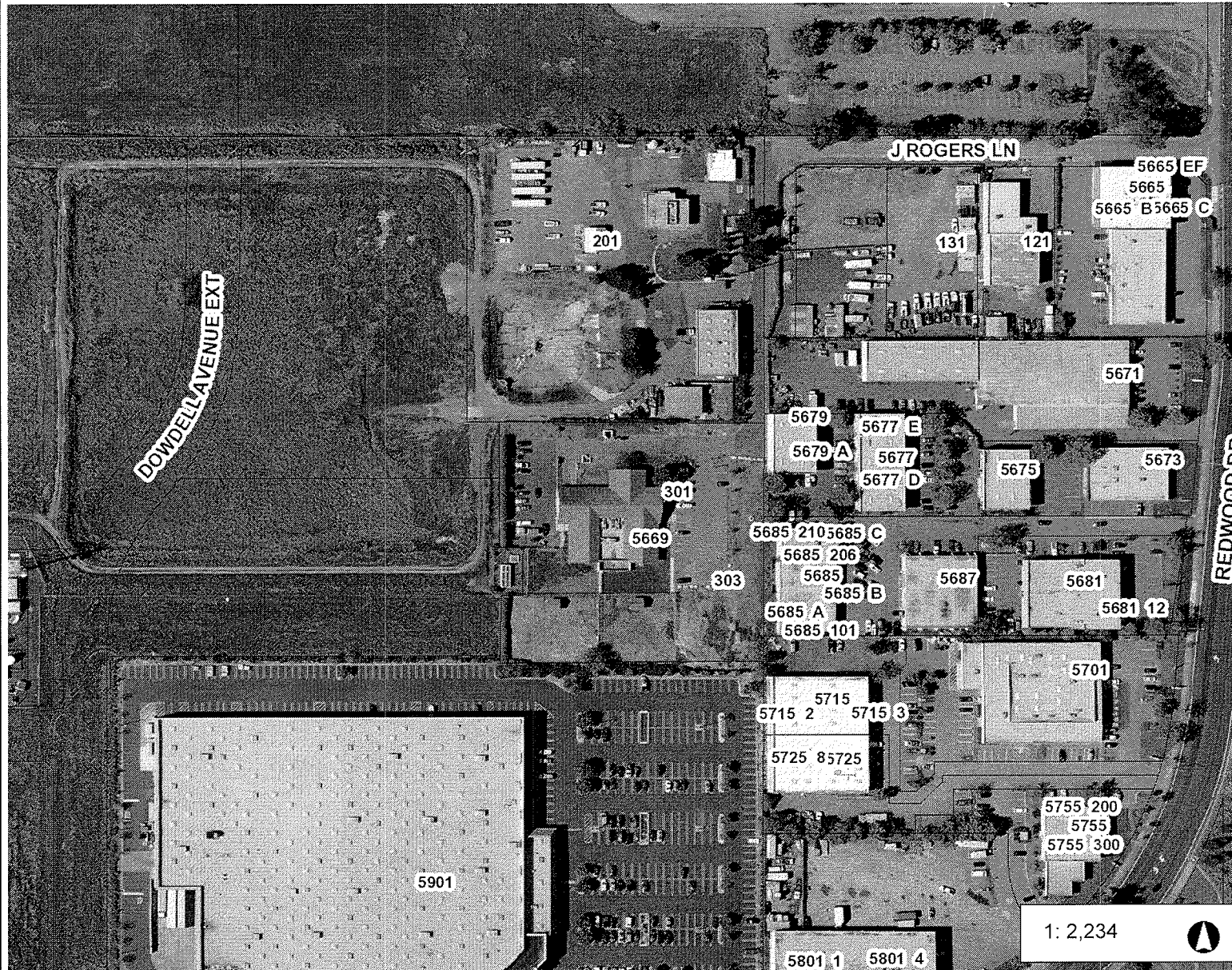
Attachments: Deeds



AHANOTU: AYE BELFORTE: ABSENT MACKENZIE: AYE CALLINAN: AYE STAFFORD: AYE  
AYES: ( 4 ) NOES: ( 0 ) ABSENT: ( 1 ) ABSTAIN: ( 0 )



## Animal Shelter Property



## Legend

- ☐ Counties
- ☐ Urban Growth Boundary
- ☐ City Boundary
- ☐ Rail Road
- ☐ Lake
- ☐ Creek
- ☐ Park
- ☐ Landmarks
- ☐ Parcels

## Notes

Map showing Animal Shelter Property

0.1 0 0.04 0.07 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION