

RESOLUTION NO. 6708-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL
APPROVING QUITCLAIM DEED FOR LANDSCAPE EASEMENT AT 6921 and 6941 BODEGA AVENUE

WHEREAS, the City Council is considering a Quitclaim Deed for a landscape easement as described in Easement Deed recorded under Document Number 1993-0161096; and

WHEREAS, if the Quitclaim Deed is executed, the City would extinguish all rights and interests in a landscaping easement at 6921 and 6941 Bodega Avenue.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Sebastopol does hereby:

1. Finds and determines that the above recitals are true and correct and incorporated herein by reference.
2. Finds that executing a Quitclaim Deed to extinguish easement rights for 6921 and 6941 Bodega Avenue conforms with the City's adopted General Plan.
3. Approves the Quitclaim Deed for 6921 and 6941 Bodega Avenue, attached as Exhibit A; and
4. Authorizes the Interim City Manager to execute the Quitclaim Deed, subject to approval as to form by the City Attorney and subject to minor revisions and clarifications of the City Attorney that do not otherwise modify the City's obligations; and
5. Authorizes the Interim City Manager to take any other related actions consistent with the intent of the resolution on behalf of the City.

The above and foregoing Resolution was duly passed, approved, and adopted at a meeting by the City Council on the 7th day of October 2025.

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City of Sebastopol City Council by the following vote:

VOTE:

Ayes: Councilmembers Hinton, Maurer, Vice Mayor McLewis and Mayor Zollman
Noes: None
Abstain: None
Absent: Councilmember Carter

APPROVED:

Signed by:

Stephen Zollman

AA58527C58C4493

Mayor Stephen Zollman

Signed by:

Mary Gourley

44E0774260FE430...

Mary Gourley, Interim City Manager/City Clerk, MMC

ATTEST:

Signed by:

Alex Mog

66BDB79D572A4EB...

Alex Mog, City Attorney

APPROVED AS TO FORM:

Attachment: Exhibit A-Quitclaim Deed

WHEN RECORDED MAIL TO:

City of Sebastopol
7120 Bodega Avenue
Sebastopol, Ca. 95472

Quitclaim Deed

City of Sebastopol

Affecting Assessor Parcel Nos. 004-054-011; 004-054-019

[X] Recording of this document is exempt from SB2 filing fee under Government Code Section 27388.1(a)(1).

THE UNDERSIGNED DOES HERBY DECLARE:

FOR NO CONSIDERATION, The City Of Sebastopol, a Municipal Corporation, hereby Quitclaims any and all rights and interest in its entirety the Easement as described under that Document titled Easement Deed and recorded under Document Number 1993-0161096, Sonoma County Records. See said document for more particulars and description of easement area.

Certificate of Acceptance

This is to certify that the interest in real property conveyed above is hereby accepted by order of the Council of the City of Sebastopol pursuant to Council Resolution/Ordinance No. _____, Dated _____, 2025, and consents to recordation thereof by its duly authorized officer.

City of Sebastopol, A Municipal Corporation

By: _____
City Manager

Dated: _____

NOTARY PUBLIC CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certification is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sonoma)
City of Sebastopol)

On _____ before me _____

Personally appeared _____

who provide 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 _____
Signature of Notary Public

WHEN RECORDED RETURN TO:

City of Sebastopol
7120 Bodgea Avenue
Sebastopol, CA 95472



1993 0161096

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

AT REQUEST OF

12/15/1993

FEES: \$
TT: \$

.00
.00

08:51:32

PGS: 2

PAID

EASEMENT DEED

BANK OF SONOMA COUNTY

GRANT(S) TO

THE CITY OF SEBASTOPOL, A MUNICIPAL CORPORATION

Lying in the City of Sebastopol, County of Sonoma, State of California, within a portion of the Lands of West America Bank (formerly Bank of Sonoma County) as described in Deeds recorded in Book 1969, Page 203 and in Book 2780, Page 72, both of Official Records of Sonoma County, being an easement with right of immediate entry and continued possession for the construction, improvement, maintenance, and repairs of landscaping over that portion of said lands more particularly described as follows:

Being an irregular shaped parcel in the northeast corner of said Land of West America Bank beginning at the "True Point of Beginning" of that parcel described in the Deed to the City of Sebastopol recorded as Document Number 83-004974 of Official Records of Sonoma County; thence at right angles to the northerly line of the aforesaid Lands of West America Bank South 23° 07' East, 85.00 feet; thence northeasterly to a point on the westerly line of Petaluma Avenue which is 70.00 feet southerly of the northeast corner of said Lands of West America Bank (2780 Official Records, Page 72 Sonoma County Records); thence along said westerly line North 23° West to the most easterly corner of the aforesaid parcel (City of Sebastopol Document No. 83-004974, Sonoma County Records); thence northwesterly and westerly along the southerly line of said parcel to the Point of Beginning.

A.P. 004-054-11 & 19 (portion)

Legal Description Prepared by:

[Signature] RCE 14332 Exp 3/7/97
(Responsible Land Surveyor or Engineer)

REFERENCE: R-

By:

[Signature] 11/18/93
Senior Vice President

A.P.N. 004 . 054 . 19 & 11

Dated _____ 19__

By: _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed above is hereby accepted by order of the Council of the City of Sebastopol pursuant to Council Resolution/Ordinance No. R-1596 dated May 15, 1967, and grantee consents to recordation thereof by its duly authorized officer.

CITY OF SEBASTOPOL
A Municipal Corporation

By:

[Signature]
City Manager

Dated:

12/13/93

ATTACH NOTARY PUBLIC ACKNOWLEDGEMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of California
 County of Marin
 On 12/3/94 before me, Janet Christine Barbour, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
 personally appeared Dennis Hansen
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ 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.



WITNESS my hand and official seal.

Janet Christine Barbour
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☐ INDIVIDUAL
☒ CORPORATE OFFICER(S)
TITLE(S) Marinville President
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

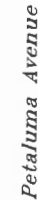
NAME OF PERSON(S) OR ENTITY(IES)
Marinville Bank

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

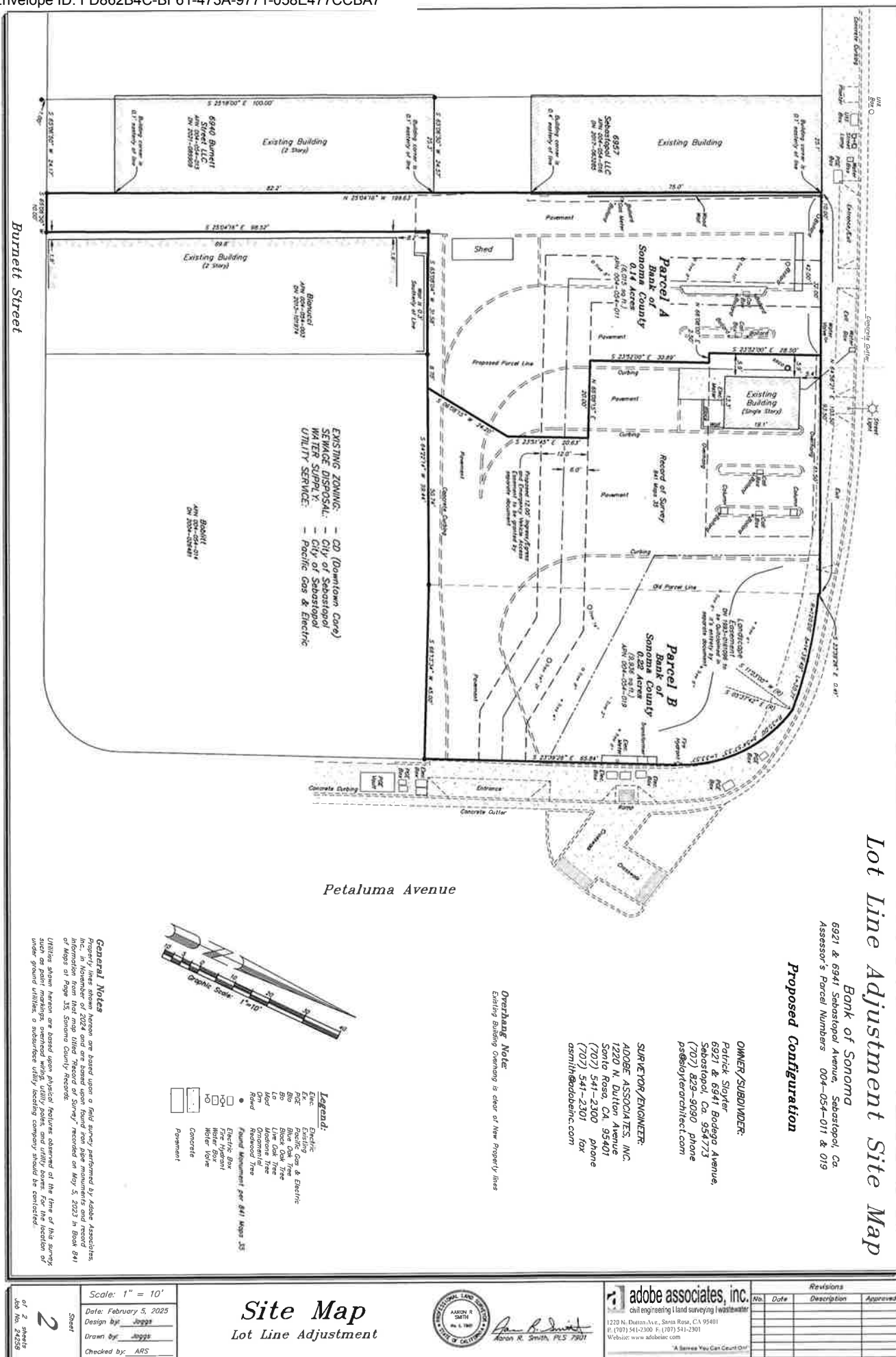
Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Assignment deed
 NUMBER OF PAGES 1 DATE OF DOCUMENT 11/18/93
 SIGNER(S) OTHER THAN NAMED ABOVE _____



of 2 sheets
Job No. 24258



PATRICK SLAYTER ARCHITECT

CALIFORNIA REGISTRATION NUMBER C30700
POST OFFICE BOX 941
SEBASTOPOL CALIFORNIA 95473
707.829.9090
PS at SLAYTERARCHITECT.COM

September 24, 2025

Project 22.01

Project Owner

Westamerica Bank

Project Address

6921/6941 Bodega Avenue
Sebastopol, CA
Assessor Parcel Numbers: 004 - 054 - 019 / 004 - 054 - 011

RE: 2025-017
Easement Vacation

Dear City Officials,

Regarding our request for the City to vacate the existing landscape easement over the properties located at 6921 and 6941 Bodega Avenue, we felt providing a brief history and clarifying the owner's intent would be a positive action.

During initial fact finding and study of the properties, a never-acted-upon easement for the right of entry, possession, improvement, maintenance, and repairs of landscaping was discovered (Easement Deed 1993 0161096). This discovery was unexpected; both the owners and City staff were unaware of its existence, and the reason for the establishment of this easement is lost to time. This easement is limited to these purposes and does not establish public access, right-of-way, view corridor, or any other type of public use; it is simply for landscaping improvements that have never been installed.

The eastern portion of the site features existing vegetation, a low maintenance mix of ground cover and a variety of small trees. This vegetation was installed many years ago by the owner, not the City, and continues to be maintained by the owner, not the City. The owners acknowledge the existing vegetation on the site can be viewed as a public amenity; a pocket of green in Sebastopol's downtown.

To potentially improve the parcels in accordance with current City documents (principally, siting buildings at the back of sidewalks, and locating vehicular circulation and parking behind buildings) the removal of the existing landscape easement is requested. The removal of this encumbrance will allow a reasonable and appropriate building envelope while providing logical site circulation in an area of unique vehicular movement challenges.

The owners intend to maintain the existing vegetation in its prevailing form until such time when improvement plans are developed. There is no current intent, or desire, to change the existing situation absent a future improvement application.

Please contact my office should additional questions arise regarding this application.

A handwritten signature in black ink, appearing to read 'PSL SLE', is written over a horizontal line.

Patrick Slayter, Architect C30700

WHEN RECORDED RETURN TO:

City of Sebastopol
7120 Bodgea Avenue
Sebastopol, CA 95472



1993 0161096

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A.P. 004-054-11 & 19 (portion)

Legal Description Prepared by:

[Signature] RCE 14332 Exp 3/7/97
(Responsible Land Surveyor or Engineer)

REFERENCE: R-

By:

[Signature] 11/18/93
Senior Vice President

A P N. 004 . 054 . 19 & 11

Dated _____ 19 ____

By: _____

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CITY OF SEBASTOPOL
A Municipal Corporation

By:

[Signature]
City Manager

Dated:

12/13/93

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of California
 County of Marin
 On 12/3/94 before me, Janet Christine Barbour, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
 personally appeared Dennis Hansen
NAME(S) OF SIGNER(S)

☒ personally known to me - ~~OR~~ - ☐ 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.



WITNESS my hand and official seal.

Janet Christine Barbour
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

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- ☐ INDIVIDUAL
☒ CORPORATE OFFICER(S)
TITLE(S) Emeryville President
☐ PARTNER(S) ☐ LIMITED
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)Emeryville Bank

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Easement deed
 NUMBER OF PAGES 1 DATE OF DOCUMENT 11/18/93
 SIGNER(S) OTHER THAN NAMED ABOVE _____