



County of Sonoma

State of California

Date: September 22, 2020

Item Number: _____

Resolution Number: _____

☒ 4/5 Vote Required

Resolution Of The Board Of Directors Of The County of Sonoma, State Of California, Declaring the Parcel at 601 Piezzi Road, in the unincorporated area of Sonoma County, to be Surplus Property; Directing The Director of General Services to Negotiate and Execute A Purchase and Sale Agreement with the City of Santa Rosa to Sell the County-owned property at 601 Piezzi Road for a Market Value of \$4,000 For Continued Sewer Operation Purposes for County Residents; Authorizing the Execution of a Deed of Conveyance; Authorizing The Recordation of All Instruments Necessary To Accomplish The Transaction, And Directing The Director of General Services, In Consultation With County Counsel, To Take All Other Actions Necessary Or Appropriate To Complete the transaction with the City

Whereas, the County of Sonoma is the fee title owner of a parcel containing approximately 2,000 sq ft located at 601 Piezzi Road, in the unincorporated area of Sonoma County; and

Whereas, the Board of Supervisors at its meeting of September 22, 2020 declared 601 Piezzi Road, in the unincorporated area of Sonoma County to be surplus property; and

Whereas, the County makes no use of the Property while the City of Santa Rosa makes active beneficial uses of the Property for sewer pumping and operations purposes;

Whereas, the Director of General Services is recommending the conveyance of the Property to the City of Santa Rosa for continued operations of existing sewer pump and related uses servicing the residents of the County; and

Whereas, the City has expressed a desire to purchase the Property and has or will submit an offer to purchase to the County to secure the City's ability to continue to so operate the Property as it has it for several decades prior; and

Whereas, the City has procured an appraisal of the Property which concluded the value of the Property is Four Thousand Dollars (\$4,000) which appraisal was review and confirmed by a second appraisal, and that both the County and the City concur that the value of the Property at \$4,000 is a fair and appropriate market value and will serve as the sales price; and

Whereas, the County shall take all necessary steps to negotiate a purchase and sale agreement with the City for the disposition of the Property on mutually acceptable terms and conditions, with a close of escrow anticipated by December 31, 2020 or as soon thereafter as is practicable.

Now, Therefore, Be It Resolved that this Board of Directors hereby finds, determines, declares and orders as follows:

1. *Truth of Recitals.* That the foregoing recitations are true and correct.
2. *Declaration as Surplus.* That the County shall declare the Property as surplus property based on the facts that the County makes no use of the property, including other departments such as Transportation and Public Works and Parks and Recreation, that may have an interest in acquiring the property have been contacted and have confirmed they have no interest in the County retaining title to the Property.
3. *Disposition of the Property; Authority to Sell.* That the disposition of the Property to the City of Santa Rosa is preferred and recommended course of action, to permit the City to continue providing sewer related services to the community and because the County makes no use of the Property while the City makes beneficial use thereof. The County is authorized to sell this parcel containing less than 2,000 square feet (.05 acres) under an exemption to the Surplus Lands Act based on it very small size, and it is exempt from bidding and notice requirements pursuant to Gov. Code section 25526.5 because the parcel is valued at less than \$25,000.
4. *Sale at Market Value.* That the Director of General Services is authorized to receive an offer to purchase form the City of Santa Rosa and thereafter negotiate a purchase and sale agreement with the City of Santa Rosa for the sale of the Property at the appraised market value of \$4,000.

5. *California Environmental Quality Act; Notice of Exemption.* That the conveyance of the Property to the City of Santa Rosa authorized by this resolution is exempt from the requirements of the California Environmental Quality Act (Public Resources Code Sections 21000 and following) pursuant to Public Resources Code Section 21084 and pursuant to Section 15312 of Title 14 of the California Code of Regulations which exempts from CEQA the sale of surplus government property. Alternatively, it is exempt pursuant to Section 15301 of Title 14 of the California Code of Regulations because the conveyance involves continued operation of existing publicly owned sewerage facilities.
6. *Authority to Sign Contracts.* That the Director of General Services is authorized and directed to execute, on behalf of the County, as grantor, a purchase and sale agreement with the City of Santa Rosa on terms and conditions approved by County Counsel.
7. *Preparation of Closing Documents.* That the County Counsel is hereby authorized and directed to prepare and deliver appropriate escrow instructions and other necessary documents to First America Title Company to complete the transaction as described in coordination with the City.
8. *Payment of Costs of Escrow; Reimbursement of County Costs.* That all escrow, title and recording fees and associated costs of the transfer of the Property shall be paid for by the City of Santa Rosa; and that the County shall condition the sale to the City with a requirement that the City reimburse the County for its costs associated with the transaction including staff time not to exceed \$5,500.
9. *Execution of Further Instruments.* The Director of General Services is further authorized and directed to execute any other documents necessary to complete this transaction with the City of Santa Rosa as described, including a deed of conveyance and escrow documents.
10. *Authorization for Recordation.* That the County is authorized and directed to record with the Sonoma County Recorder the Deed of Conveyance to the City and Certificate of Acceptance from the City, and to deliver conformed copies of these documents, bearing evidence of recording, to the Clerk of the Board of Directors.

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Date:

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Supervisors:

Rabbitt:

Zane:

Gore:

Hopkins:

Gorin:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.