



County of Sonoma
State of California

Date: November 16, 2021

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 Exempt Surplus Property for Purpose of Conveying to Another Local Entity; *Authorizing the Sale of the Property* for \$4,000 and Based on the Terms of the Purchase and Sale Agreement; 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; and Authorizing the Posting of required Notice in Compliance with the Government Code and California Environmental Quality Act

Whereas, the County of Sonoma is the fee title owner of a parcel containing approximately 2,000 sq ft located at 601 Piezzi Road, APN 130-230-064 in the unincorporated area of Sonoma County (the “Property”), which property is more specifically described and depicted in the Exhibit A attached hereto and incorporated herein by reference;

Whereas, the Board of Supervisors on September 22, 2020, by Resolution 20-0353 directed the Department of General Services to enter into discussions with the City of Santa Rosa for a sale of the Property for its continued use and operation as part of the sewer infrastructure;

Whereas, the Property qualifies as “exempt surplus property” pursuant to Government Code § 54221(f)(1)(D) for purposes of being conveyed to another local public agency for that agency’s use;

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 (“Director”) has negotiated a Purchase and Sale Agreement with the City of Santa Rosa for a purchase price of Four Thousand Dollars (\$4,000.00), subject the Board’s final approval;

Whereas, the City has expressed a desire to purchase the Property on the terms set forth in the Purchase and Sale Agreement, subject to the contingencies therein, including inspections and review by its Board of Public Utilities;

Whereas, the City has procured an appraisal of the Property which concluded the value of the Property is Four Thousand Dollars (\$4,000), which was reviewed 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, Director is recommending the Board of Supervisors delegate the Director authority to execute the Purchase and Sale Agreement and further to take all necessary steps under the purchase and sale agreement with the City, with a close of escrow anticipated within four (4) months of execution of the Purchase and Sale Agreement.

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 hereby declares the Property as “exempt surplus property” pursuant to Government Code section 54221(f)(1)(D), based on the fact that the County makes no use of the Property, and that County intends to transfer the Property to a local agency for said agency’s use.
3. ***Authorization to Execute a Purchase and Sale Agreement.*** Pursuant to California Government Code Section 25526.5, the Board of Supervisors authorizes the Director of the General Services (the “Director”) to enter into the Purchase and Sale Agreement for a sales price of \$4,000, subject to contingencies for inspections and approval by the City’s Board of Public Utilities.
4. ***Disposition of the Property to City of Santa Rosa.*** 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 the Property to the City under Gov. Code Section 54221(f)(1)(D) as the Property is exempt surplus land being transferred by one local agency to another local agency for said agency's use.

5. ***Sale at Market Value.*** That the Director is hereby authorized to enter into 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, in form approved by County Counsel, and take all such further actions necessary to complete the obligations under the Purchase and Sale Agreement.

6. ***Authority to Execute Other Documents and Complete Other Steps Reasonably Required to Dispose of the Property.*** That the Director is authorized and directed to prepare escrow instructions, execute any other documents, and take steps reasonably required to effect the sale of the Property based upon terms and conditions of the Purchase and Sale Agreement; provided the documents are approved in form by County Counsel.

7. ***Payment of Costs of Escrow; Reimbursement of County Costs.*** Pursuant to the Purchase and Sale Agreement, 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.

8. ***Execution of Deed.*** Pursuant to Government Code §§ 25535 and 25539 and Sonoma County Code § 2-153, the Chair of the Board of Supervisors, or other presiding officer, or the members thereof, are authorized to execute a quitclaim deed conveying the Property on the terms set forth in the Purchase and Sale Agreement and on a form prepared by County Counsel.

9. ***Authorization for Recordation.*** That the Director is authorized and directed to record, or cause to be recorded, with the Sonoma County Recorder the quitclaim 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 Supervisors.

10. ***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

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15301 of Title 14 of the California Code of Regulations because the conveyance involves continued operation of existing publicly owned sewerage facilities. The Board hereby directs staff to post a notice of exemption.

Supervisors:

Gorin:

Rabbitt:

Coursey:

Gore:

Hopkins:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.