

CITY OF SANTA ROSA  
BOARD OF PUBLIC UTILITIES

TO: BOARD OF PUBLIC UTILITIES  
FROM: STEPHANIE VALKOVIC, ASSOCIATE REAL PROPERTY AGENT  
WATER DEPARTMENT  
SUBJECT: APPROVAL OF THE ACQUISITION OF 601 PIEZZI ROAD,  
SANTA ROSA, THE DELEGATION OF SIGNING AUTHORITY TO  
THE ASSISTANT CITY MANAGER/DIRECTOR OF  
TRANSPORTATION AND PUBLIC WORKS, THE  
DETERMINATION THAT THE PROJECT IS EXEMPT FROM  
CEQA, AND THE FILING OF A NOTICE OF EXEMPTION  
AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Real Estate Services Division and the Water Department that the Board of Public Utilities, by resolution, approve the acquisition of 601 Piezzi Road from the County of Sonoma, the delegation of signing authority to the Assistant City Manager/Director of Transportation and Public Works, the determination that the project is exempt from the provisions of CEQA, and the filing of a Notice of Exemption.

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EXECUTIVE SUMMARY

On February 18, 2021, in closed session, the Board of Public Utilities (BPU) gave direction to staff on price and terms to negotiate the purchase of 601 Piezzi Road from the County of Sonoma, for City's continued operation of the existing sewer lift station at the site. Staff has secured an acquisition agreement consistent with the price and term parameters provided by the BPU in closed session. No changes in the existing use are proposed.

BACKGROUND

On February 18, 2021, in closed session, the Board of Public Utilities (BPU) gave direction to staff on price and terms for the purchase of property located at 601 Piezzi Road for continued operation of the existing, City-owned sewer lift station at the site. The County constructed the facilities, and the City has operated and maintained the improvements, since the County and City entered into a 1984 Joint Agreement. As there was no formal agreement in place for the City's continued operation at the site, the County approached the City about entering into a license agreement for continued use of the property or alternatively, to purchase the property from County.

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Subsequent to BPU's direction to negotiate with the County for the purchase of the Property, staff has negotiated a purchase agreement with the seller within the approved price and terms. Staff is now seeking approval of the BPU for the real property acquisition, delegation of signing authority to the Assistant City Manager/Director of Transportation and Public Works, determination that the project is exempt from the provisions of CEQA, and filing of a Notice of Exemption.

PRIOR BOARD OF PUBLIC UTILITIES REVIEW

On February 18, 2021, the Board, in closed session gave direction to staff on price and terms for negotiation of the purchase of 601 Piezzi Road, Santa Rosa.

ANALYSIS

On February 18, 2021, in closed session staff requested direction regarding price and terms in order to move forward with the possible purchase of 601 Piezzi Road, Santa Rosa, from the County of Sonoma.

Staff has obtained a purchase agreement for the property executed by the seller, subject to BPU approval of the purchase.

FISCAL IMPACT

Funds required for this purchase have been appropriated in the fiscal year 2021-2022 adopted Water Department budget.

ENVIRONMENTAL IMPACT

The purchase of the Property is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15312 and Section 15301. Specifically, the project consists of the sale of surplus government property that is not located in an area of statewide, regional, or areawide concern, and would facilitate the continued operation of the existing sewer lift station, involving negligible or no expansion of the existing use.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable

ATTACHMENTS

- Resolution

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CONTACT

Stephanie Valkovic

[svalkovic@srcity.org](mailto:svalkovic@srcity.org)

707-543-4593