

RESOLUTION NO. RES-2026-067

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE ACQUISITION OF 2908 SANTA ROSA AVENUE FOR FIRE STATION NO. 9, THE DELEGATION OF SIGNING AUTHORITY TO THE CITY MANAGER OR DESIGNEE AND THE FILING OF A NOTICE OF EXEMPTION, AND AMEND THE FY2025-26 BUDGET TO INCREASE APPROPRIATIONS IN THE AMOUNT OF \$1,650,000

WHEREAS, the City seeks to acquire a 13,410-square-foot free standing retail building, situated on approximately 1.26 acres located at 2908 Santa Rosa Avenue, Santa Rosa, California, APN 044-260-073 (“Property”), for adaptive reuse as the future Fire Station No. 9 to improve fire and emergency response coverage in the southeast quadrant of Santa Rosa; and

WHEREAS, the City has long recognized the need to improve fire and emergency response coverage in the southeast quadrant of Santa Rosa, and multiple planning documents and studies have recommended establishing a fire station in the area, including the 1996 Master Plan, 2002 Deployment Study, 2004 Grand Jury Report, 2016 Deployment Plan and Addendum, and the 2026 Deployment Analysis; and

WHEREAS, on January 13, 2026, in closed session, the Council provided direction to staff regarding the price and terms for negotiating the purchase of the Property for the future Fire Station No. 9; and

WHEREAS, staff identified the Property as a viable location for Fire Station No. 9 because the existing building meets operational needs and the location meets response-time requirements; and

WHEREAS, the Transportation and Public Works Department completed an initial structural and facilities assessment and determined the building is suitable for adaptive reuse as a fire station, which would reduce the project timeline compared to new construction; and

WHEREAS, consistent with Council direction, staff has negotiated and secured a purchase agreement with the property owner for acquisition of the Property in the amount of four million five hundred thousand dollars (\$4,500,000), plus closing costs, including \$50,000 in seller brokerage fees to be paid by the City; and

WHEREAS, the proposed action consists solely of the acquisition of the Property and does not authorize construction, grading, demolition, land use changes, or physical modifications to the site; therefore, it does not constitute a “project” pursuant to Section 15378 of the California Environmental Quality Act (“CEQA”) Guidelines because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; and

WHEREAS, in the alternative, the acquisition is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), as it can be seen with certainty that the acquisition itself will not have a significant effect on the environment, and any future adaptive reuse, renovation, or construction would be subject to separate environmental review, as appropriate.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa approves the acquisition of 2908 Santa Rosa Avenue, Santa Rosa, California, APN 044-260-073, for Fire Station No. 9, in accordance with the Purchase and Sale Agreement and Joint Escrow Instructions with Mancini Properties, LLC, dated April 13, 2026, attached as Exhibit A (“Purchase Agreement”).

BE IT FURTHER RESOLVED that the Council approves the filing of a Notice of Exemption pursuant to the California Environmental Quality Act.

BE IT FURTHER RESOLVED that the Council authorizes the City Manager or designee to execute all documents necessary to complete the acquisition and all related documents, subject to approval as to form by the City Attorney.

BE IT FURTHER RESOLVED that the Council amends the FY 2025-26 budget to increase appropriations in the amount of \$1,650,000 in JL key 05054 from Measure H fund reserves and transfer \$1,650,000 from Measure H to the Capital Improvement Fund.

IN COUNCIL DULY PASSED this 16th day of June, 2026.

AYES: (7) Mayor Stapp, Vice Mayor Okrepkie, Council Members Alvarez, Bañuelos, Fleming, MacDonald, Rogers

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

RECUSE: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
Chief Assistant City Attorney

Exhibit A – Purchase Agreement