

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF PUBLIC UTILITIES TO REQUIRE STORAGE PRO OF SANTA ROSA, LLC TO UPSIZE AND RELOCATE A PORTION OF THE LOS ALAMOS TRUNK SUBJECT TO RESIMBURSEMENT BY THE CITY FOR SUCH WORK AND DELEGATE SIGNATURE AUTHORITY TO THE DIRECTOR OF SANTA ROSA WATER TO APPROVE A REIMBURSEMENT AGREEMENT

WHEREAS, on January 31, 2019, Storage Pro of Santa Rosa, LLC (“Developer”) submitted project planning (PRJ19-004), design review (DR19-007), and conditional use permit (CUP19-008) applications for the development of new multifamily housing and self-storage facilities on 4332-4374 Sonoma Highway and is planning construction for spring 2020; and

WHEREAS, the City’s 2014 Sanitary Sewer System Master Plan Update identified an approximately 16,000 linear-foot section of the Los Alamos Trunk in poor condition and undersized to serve future demand; and

WHEREAS, the City is planning, as part of the Capital Improvement Program, to relocate and upsize approximately 5,000 linear-feet of the Los Alamos trunk that parallels Sonoma Highway from Streamside Drive to Elaine Drive in summer 2020; and

WHEREAS, a portion of the Los Alamos Sewer Trunk planned for replacement in summer of 2020 traverses Developer’s properties planned for development in spring of 2020; and

WHEREAS, City staff has determined that it is in the best interests of the City to require Developer to upsize and relocate an approximately 270 linear-foot portion of the Los Alamos Trunk that traverses the development and additionally require off-site improvements of approximately 295 linear-feet of sewer upsizing and relocation to facilitate connection to the existing system subject to the City agreeing to reimburse Developer for the work; and

WHEREAS, the required improvements will benefit other City properties; and

WHEREAS, the Santa Rosa Guide to Potable Water, Recycled Water and Wastewater Policy dated as of August 2014, Section III, Reimbursement Program allows for establishing reimbursement agreements with a developer when the required improvements contain supplemental size capacity or number for the benefit of other City properties; and

WHEREAS, on August 2, 2018, the Board of Public Utilities reviewed and adopted a Mitigated Negative Declaration for the City’s Los Alamos Trunk Replacement Project, which includes the portion of the work that would be required of Developer.

NOW, THEREFORE, BE IT RESOLVED that the Board of Public Utilities approves the requirement, through conditioning of the proposed project, for the proposed StoragePRO II New Multifamily Housing and Self-Storage Facilities project to be located at 4332-4374 Sonoma Highway to upsize and relocate a portion of the Los Alamos Trunk, subject to reimbursement by the City for such work.

BE IT FURTHER RESOLVED that the Board of Public Utilities hereby delegates authority to the Director of Santa Rosa Water to negotiate, approve and execute a reimbursement agreement with the Developer for the completion and reimbursement of the required improvements, subject to review by the City Attorney's Office.

DULY AND REGULARY ADOPTED by the City of Santa Rosa Board of Public Utilities this 20th day of June 2019.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____
Daniel J. Galvin, III, Chairman

ATTEST: _____
Gina Perez, Recording Secretary

APPROVED AS TO FORM:

City Attorney