

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: JASON NUTT, ASSISTANT CITY MANAGER
SUBJECT: APPROVAL OF THE ACQUISITION OF 2908 SANTA ROSA
AVENUE FOR THE NEW FIRE STATION NO. 9 FROM
RESTRICTED MEASURE H FUNDS

AGENDA ACTION: RESOLUTION

RECOMMENDATION

The Fire Department, Transportation and Public Works Department and Real Estate Services recommend that the Council, by resolution: 1) approve the acquisition of 2908 Santa Rosa Avenue, Santa Rosa, CA, APN 044-260-073 ("Property"), for future conversion to the new Fire Station 9; 2) approve the filing of a Notice of Exemption pursuant to the California Environmental Quality Act ("CEQA"); 3) authorize the City Manager or designee to execute all documents necessary to complete the acquisition and related transactions, subject to approval as to form by the City Attorney; and 4) amend the FY 2025-26 budget to increase appropriations in the amount of \$1,650,000 in project 05054 from Measure H reserves and transfer \$1,650,000 from Measure H to the Capital Improvement Fund. Funding for the acquisition will be provided through previously appropriated project funds and the Measure H fund transfer.

EXECUTIVE SUMMARY

On January 13, 2026, in closed session, the Council provided direction to staff regarding the price and terms for negotiating the purchase of 2908 Santa Rosa Avenue as the future location of Fire Station 9 to address a gap in fire emergency response coverage in the southeast quadrant of Santa Rosa. Staff has secured a purchase agreement consistent with the price and term parameters provided by the Council in closed session.

GOAL

This item relates to Council Goal # 4 - Foster a Safe, Healthy, and Inclusive Community by enhancing fire and emergency response services to ensure equitable coverage across Santa Rosa.

BACKGROUND/PRIOR COUNCIL REVIEW

The City has long recognized the need to improve fire and emergency response coverage in the southeast quadrant of Santa Rosa. Multiple planning documents and studies have evaluated deployment needs and recommended establishing a fire station in the area:

- 1996 Master Plan: Recommended improving response coverage in the southeast quadrant.
- 2002 Deployment Study: Suggested a station near Kawana Springs Road and Franz Kafka Avenue.
- 2004 Grand Jury Report: Urged establishment of a timetable for new stations, including one near Kawana Springs Road.
- 2016 Deployment Plan & Addendum: Recommended improving south-central coverage and relocating Stations 8 and 9.
- 2026 Deployment Analysis: Recommended a new station near Santa Rosa Avenue and Bellevue Avenue.

The City previously considered property located at 2610 Franz Kafka Avenue (APN 044-051-046) as a potential site for Fire Station 9. The property was acquired through donations in 1991 and 1998 without restrictions; however, subsequent Fire Department studies determined the location was unsuitable due to response-time limitations. On November 19, 2024, the City Council declared 2610 Franz Kafka Avenue surplus property and authorized issuance of a Notice of Availability.

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, a 13,410 square-foot freestanding retail building on approximately 1.26 acres, for adaptive reuse as future Fire Station 9 to address gaps in fire emergency response coverage in the southeast quadrant of Santa Rosa.

ANALYSIS

Staff identified 2908 Santa Rosa Avenue as a viable location for Fire Station 9. The property is available for acquisition from a willing seller and improved with an existing building that meets operational and response-time requirements. Based on an initial structural and facilities assessment completed by the Transportation and Public Works Department, the building is suitable for adaptive reuse as Fire Station 9. Adaptive reuse of the existing facility would streamline project delivery and result in significant time savings compared to new construction.

Acquisition of the property would close a critical gap in emergency response coverage and aligns with multiple planning documents and Grand Jury recommendations. Alternatives include proceeding with the acquisition, delaying action, or declining to move forward. Delaying or not proceeding would prolong service inequities and be

inconsistent with adopted plans and operational recommendations.

Given the operational benefits, structural feasibility, anticipated time savings, and consistency with City goals, the Council previously provided direction in closed session for staff to negotiate a purchase agreement.

Staff has since negotiated and secured an agreement with the property owner to acquire the property for \$4,500,000, plus closing costs, including \$50,000 in seller broker fees to be paid by the City. Staff now seeks City Council approval of the acquisition, authorization to file a Notice of Exemption, and delegation of authority to the City Manager or designee to execute all documents necessary to complete the acquisition, subject to approval as to form by the City Attorney.

FISCAL IMPACT

The purchase will be funded by funds previously appropriated in JL key 05054 and the \$1,650,000 transfer of Measure H fund balance. This action has no impact on the General Fund budget.

ENVIRONMENTAL IMPACT

The proposed action consists solely of the City's acquisition of approximately 1.26 acres of real property located at 2908 Santa Rosa Avenue. No construction, grading, demolition, land use changes, or physical modifications to the site are proposed or authorized as part of this action.

The acquisition of the property, standing alone, does not result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and therefore does not constitute a "project" under CEQA pursuant to CEQA Guidelines Section 15378.

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 there is no possibility the acquisition alone may have a significant effect on the environment.

Any future adaptive reuse, renovation, or construction would be subject to separate discretionary approvals and independent environmental review under CEQA, as appropriate.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

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NOTIFICATION

Not applicable.

ATTACHMENTS

- Resolution/Exhibit A – Purchase Agreement

PRESENTER(S)

Jill Scott, Real Property Manager