

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF PUBLIC UTILITIES APPROVING THE ACQUISITION OF 3875 SKYFARM DRIVE FOR THE RELOCATION OF RESERVOIR 5, FILING OF A NOTICE OF EXEMPTION AND THE DELEGATION OF SIGNING AUTHORITY TO THE CITY MANAGER OR DESIGNEE

WHEREAS, the City seeks to acquire a vacant one-acre parcel located at 3875 Skyfarm Drive, Santa Rosa, California, APN 173-760-034 (“Property”) for the relocation of Reservoir 5 (R-5); and

WHEREAS, the existing R-5 tank located at 3884 Skyfarm Drive was constructed in 1991 and sustained damage in the 2017 Tubbs fire and requires a full recoating to maintain compliance with water quality standards. In addition, the tank no longer meets current seismic safety requirements and has been restricted to operating at 20% capacity until it can be replaced; and

WHEREAS, relocation of the existing R-5 water tank is necessary to comply with current seismic design standards and address critical operational needs. Relocation will protect water quality, reduce the potential for service disruptions, enhance fire protection, and improve overall system resiliency and reliability within the R-5 water pressure zone serving the Fountaingrove area; and

WHEREAS, in June 2025, the Santa Rosa Water Department hired Brelje & Race Consulting Engineers to evaluate potential sites for a new reservoir, resulting in the identification of seven properties that met operational requirements; and

WHEREAS, of these properties, the City has identified one unimproved property with a responsive and willing seller, located at 3875 Skyfarm Drive; and

WHEREAS, on January 15, 2026, the Board of Public Utilities met in closed session to grant authority to its negotiator regarding price and terms of payment for the purchase of the Property for the relocation of Reservoir 5 (R-5); and

WHEREAS, staff has negotiated and secured a purchase agreement with the seller consistent with the price and terms previously authorized by the Board to acquire the property for \$600,000, plus closing costs 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 or physical changes 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 development of the site would require separate discretionary approvals and would be subject to environmental review under CEQA, as appropriate and pursuant to CEQA Guidelines Section 15004(b)(2)(A).

NOW, THEREFORE, BE IT RESOLVED that the Board of Public Utilities approves the acquisition of 3875 Skyfarm Drive, Santa Rosa, California, APN 173-760-034, for the relocation of R-5 in accordance with the Purchase and Sale Agreement and Joint Escrow Instructions with Harmanjeet Singh and Simranjot Kaur, husband and wife as joint tenants, dated April 7, 2026, attached as Exhibit A ("Purchase Agreement").

BE IT FURTHER RESOLVED that the Board of Public Utilities directs the environmental coordinator or their designee to file a Notice of Exemption pursuant to CEQA and conditions the future use of the site on CEQA compliance.

BE IT FURTHER RESOLVED that the Board of Public Utilities 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.

DULY AND REGULARLY ADOPTED by the City of Santa Rosa Board of Public Utilities this 16th day of July, 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

APPROVED: _____
Daniel J. Galvin III, Chair

ATTEST: _____
Michelle Montoya, Recording Secretary

APPROVED AS TO FORM:

David Hobstetter, Assistant City Attorney

Exhibit A – Purchase Agreement