



Meeting: **Reservoir Committee & Authority Board**
Agenda Item 2.2

November 21, 2025

Subject: **Resolution To Accept Real Property**

Requested Action:

Reservoir Committee and Authority Board consider approval of Resolution 2025-02 authorizing the Executive Director to:

1. Execute all real property documents necessary to acquire real property from Cody Arnold (APN #011-150-010), and to take such other actions as are necessary or appropriate to effectuate the close of escrow.
2. Approve budget transfer from the FY25 Engineering subject area to the FY25 Real Estate subject area to cover all Arnold property acquisition costs, resulting in the following revised budget amounts:
 - Engineering Subject Area (-195,000) for a revised FY25 budget total \$6,701,293.
 - Real Estate Subject Area (+\$195,000) for a revised FY25 budget total of \$4,588,138.

Detailed Description/Background:

The Authority has been in the process since 2024 of implementing early land acquisitions in locations necessary for preparing for and performing critical path construction activities when initiated. To date, three acquisitions have occurred and related parcels are now under Authority ownership. The proposed Arnold acquisition is another of these locations and this action by the Board will secure this property for preparatory work leading to critical path construction.

The Authority has secured an executed purchase agreement on price and terms to acquire the property necessary for the project from Cody Arnold, and staff opened escrow with Placer Title Company.

During the escrow period, staff will obtain a Phase 1 Environmental Site Assessment of the property and complete a land survey to verify and locate the recorded property boundaries. The area to be acquired is approximately 85 acres at a total cost of \$195,000 inclusive of the land value and associated improvements representing current market value according to certified appraisal.

Escrow close is expected within 60 days. As part of the closing, the escrow holder has requested that the Agency provide a resolution authorizing the Executive

Director to execute a certificate of acceptance and all necessary documents pertinent to the escrow closing process.

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code § 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, § 15000 et seq.), the Authority has reviewed the proposed acquisition of land for Project purposes along with the management of Authority-owned lands in the Sites Reservoir Project Final Environmental Impact Report (Final EIR), certified by the Authority on November 17, 2023. The subject property acquired in this effort includes lands necessary for the construction of the Sites Dam and other associated infrastructure. CEQA compliance for the acquisition of the subject property for Project purposes and use of the property for cattle grazing as a near-term land management activity (if the Authority so chooses), is included in the Final EIR. The Authority's near-term and future use of the property under the project is subject to all the relevant environmental commitments and mitigation measures in the Final EIR.

Prior Action:

None

Fiscal Impact/Funding Source:

Funds to be transferred to the Real Estate subject area from the Engineering Subject Area are available due to ongoing coordination with CAISO, where we are planning for a significantly reduced Interconnection Study Fee in the near term as compared to what was included in the budget.

Staff Contact:

Kevin Spesert

Attachments:

Attachment A- Sites Project Authority Resolution 2025-02

Attachment B - Map of early land acquisitions under Authority ownership



RESOLUTION NO. 2025-02

A RESOLUTION of the Sites Project Authority Board of Directors authorizing the Executive Director to execute real property documents necessary to acquire real property from Cody Arnold.

BE IT RESOLVED by the Board of Directors of the Sites Project Authority as follows:

1. **Recitals.** This resolution is adopted with reference to the following background recitals:
 - a. At the direction of the Board, the Authority Executive Director entered into an agreement on November 17, 2024, to acquire certain real property in Colusa County from Cody Arnold ("Owner").
 - b. Authority and Owner are preparing to close escrow on the transaction.
 - c. Under Government Code section 27281, the deed conveying the real property from Owner to the Authority must include a certificate of acceptance consenting to the recordation of the deed.
 - d. Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code § 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, § 15000 et seq.), the Authority has reviewed the proposed acquisition of land for Project purposes along with the management of Authority-owned lands in the Sites Reservoir Project Final Environmental Impact Report (Final EIR), certified by the Authority on November 17, 2023. The subject property being acquired in this effort includes lands necessary for the construction of the Sites Dam and other associated infrastructure. Until construction is initiated, the property will continue to be used for cattle grazing. CEQA compliance for the acquisition of the subject property for Project purposes and use of the property for cattle grazing as a near-term land management activity, is included in the Final EIR. The Authority's near-term and future use of the property is subject to all the relevant environmental commitments and mitigation measures in the Final EIR.

2. **Authorization to Execute Real Property Documents to Close the Transaction**
 - a. Pursuant to Government Code section 27281, the Board authorizes the Executive Director to approve, accept, and consent to the recordation of deeds, easements, and easement agreements as appropriate to close escrow under the Agreements, to approve and execute certificates of acceptance accepting such deeds, easements, and easement agreements, and to take such other actions as are necessary or appropriate to effectuate the close of escrow.



PASSED AND ADOPTED by the Board of Directors of the Sites Project Authority on the 21st day of November 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Fritz Durst – Sites Project Authority, Chair

ATTESTED

