



April 2<sup>nd</sup>, 2025

Via email

Tennis Wick  
Director, Permit Sonoma  
County of Sonoma  
2550 Ventura Avenue  
Santa Rosa, CA 95403

RE: South Santa Rosa Specific Plan – Cost Sharing Request

Dear Tennis,

The City of Santa Rosa greatly appreciates the ongoing partnership with the County of Sonoma in the preparation of the South Santa Rosa Specific Plan (Specific Plan). As you know, this effort will help establish a unified vision for land use, circulation, and infrastructure improvements in the South Santa Rosa area, covering both incorporated and unincorporated lands.

In June 2023, the City was awarded a \$1.2 million dollar grant from the Metropolitan Transportation Commission/Association of Bay Area Governments (MTC/ABAG), which the County provided a letter of support for. In January 2024, the City Council approved a contract with 4Leaf, Inc., for development of a Specific Plan and Environmental Impact Report (EIR). However, as you are aware, due to issues with missing deadlines and the quality of the deliverables, the City terminated the contract with 4Leaf.

On March 3, 2025, the City Council approved a contract with a new firm, Dyett & Bhatia, who was identified as the runner-up during the original competitive Request for Proposal (RFP) process. The budget provided by Dyett & Bhatia to complete the Specific Plan exceeds the City's grant funds by \$99,692.62.

As outlined in our draft Confidentiality and Common Interest Defense Agreement, the City and County have committed to collaboratively developing the Specific Plan and EIR. The Plan area includes a total of 1,900 acres, approximately 1,400 of which are within unincorporated Sonoma County, and encompasses both the City's Mendocino Avenue/Santa Rosa Avenue Corridor Priority Development Area (PDA) and the County's South Santa Rosa Avenue PDA, reinforcing our shared responsibility in this effort. Additionally, our partnership is critical to ensuring seamless coordination of infrastructure improvements, environmental sustainability measures, and economic development strategies across jurisdictional boundaries.

Given this shared responsibility, we respectfully request the County's financial participation in



covering necessary costs beyond the secured grant funding in the amount of \$50,000. These costs may include, but are not limited to, technical studies, enhanced community engagement, infrastructure analysis, and legal compliance efforts to meet California Environmental Quality Act (CEQA) and other regulatory requirements.

We appreciate your consideration and look forward to continuing our productive collaboration.

Thank you,



Gabe Osburn, Director  
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