



# COUNTY OF SONOMA

575 ADMINISTRATION  
DRIVE, ROOM 102A  
SANTA ROSA, CA 95403

## SUMMARY REPORT

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**Agenda Date:** 3/18/2025

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**To:** Sonoma County Board of Supervisors  
**Department or Agency Name(s):** Sonoma County Regional Parks  
**Staff Name and Phone Number:** Bert Whitaker, 707-565-2041  
**Vote Requirement:** 4/5th  
**Supervisorial District(s):** Fourth

**Title:**

Schopflin Fields - Lease with Atletico Santa Rosa Soccer Club

**Recommended Action:**

Authorize the Director of Regional Parks to execute a lease agreement with Atletico Santa Rosa Soccer Club for the construction, operation, and maintenance of an artificial turf soccer field at Schopflin Fields, located at 4351 Old Redwood Highway, Santa Rosa. Additionally, authorize the Director of Regional Parks to execute minor modifications to the agreement, subject to review and approval by County Counsel, provided such changes do not materially alter the financial terms, lease duration, scope of work, or County obligations.

**Executive Summary:**

Regional Parks proposes to enter into a lease agreement with Atletico Santa Rosa (Atletico SR), a non-profit soccer academy, for the construction, operation, and maintenance of a new artificial turf soccer field at Schopflin Fields. The lease provides mutual benefits to both parties. For Atletico SR, the agreement secures a dedicated, high-quality playing surface for its soccer academy, ensuring consistent access to a field that meets training and competition standards. For Regional Parks, the lease supports the expansion of public recreational opportunities, helping to address a shortage of year-round sports fields while fostering organized youth and community soccer programs in the region. The project is financed by Atletico SR through a combination of direct operational funding, fundraising efforts, and a matching grant from the Sonoma County Agricultural and Open Space District. Based on the Board's January 10<sup>th</sup>, 2025, Board priority discussion, staff will be bringing forward a policy discussion with Regional Parks and the Sonoma County Agricultural and Open Space District about how staff should approach the future use of artificial turf on County-owned facilities and/or funded projects.

**Discussion:**

Tom Schopflin Fields Regional Park is a 21-acre facility that was acquired by the Ag + Open Space District and transferred to Regional Parks with a conservation easement for the development of ballfields to serve the youth of Sonoma County. The Sonoma County Board of Supervisors adopted the mitigated negative declaration and approved a use permit for the project on May 18, 1999.

The master plan for Tom Schopflin Fields Regional Park outlined a 3-Phase sports complex featuring three multi-use soccer and baseball fields, a concession stand, restrooms, and a parking lot. Currently, the park hosts a multi-use baseball/soccer field, two all-weather soccer fields, a concession building, bathrooms, a parking lot, and a 4.5-acre undeveloped area. The facilities have been constructed in phases using grant funding, park

mitigation fees, and private donor contributions.

Phase 1, completed in 2002, included a multi-use soccer and baseball field with an adjacent parking lot. Phase 3 was originally planned to include one more combined-use baseball and soccer field. However, in 2006, the decision was made to develop the Phase 3 area into two all-weather soccer fields. These fields, commonly referred to as Trione Fields, were financed and constructed by Sonoma Soccer Complex, who have 25-year lease with the County. This change was made to meet the increasing demand for soccer. Presently, the area designated as Phase 2 in the park plan remains an undeveloped field that has been used as overflow parking during athletic tournaments. The field was included in a 2017 conceptual plan update as a field type change. Staffed performed a California Environmental Quality Act (CEQA) review at the time of the update and did not find significant changes in project or project circumstances from the original Master Plan for Tom Schopflin Fields. If nighttime lighting is proposed, a separate CEQA review will be conducted at that time for review and approval by appropriate agencies prior to any approval under the lease.

In February 2023, Regional Parks issued a Request for Proposals (RFP) through the Sonoma County Supplier Portal seeking to partner with a qualified organization to develop, fund, construct, and manage an additional athletic field and amenities as part of Phase 2 through fundraising and other financial sources. The process resulted in one proposal from Atletico SR, and Regional Parks determined that Atletico SR was a viable partner and entered negotiations to draft a proposed lease agreement. The project aims to expand recreational access, particularly for underrepresented minority youth in Santa Rosa.

### **Lease**

Atletico SR is fundraising with a goal of \$2,400,000, which includes \$506,658 of starting capital and a matching grant awarded by the Ag + Open Space District in the amount of \$993,342. The terms of the lease agreement are materially aligned with those of the existing lease agreement with Sonoma Soccer Complex for the development of the two all-weather soccer fields at Tom Schopflin Fields, which were constructed as part of Phases 3, and include the following provisions:

- A 25-year term with a 10-year renewal option.
- The field will be open for scheduled use by non-profit and for-profit athletic groups for a minimum of 500 hours per year of the available annual hours on a fee basis.
- Hourly fees for use will be competitive to other existing facilities within the County.
- Funds generated from field rentals will be used to pay for the cost of operating the facility, such as maintenance, administration, and related costs, and will also be used to replace the artificial turf material when necessary.
- A yearly report to the County regarding Atletico SR public use policy, budget, etc., for the first 10 years, and periodic reporting thereafter.
- The County will not charge a rental fee for the lease.
- Atletico SR has no rights to any other portion of Schopflin Fields (except that patrons will be allowed to use common areas such as parking and restroom facilities).
- Atletico SR and its contractors must indemnify the County and maintain insurance acceptable to the County. Atletico SR's general liability insurance must be in place once the fields are constructed and before they are used. Before such time, Atletico SR must obtain one-time event insurance for any events on the premises. Contractors will be required to maintain insurance during design and construction phases of the project. Other users of the fields must maintain insurance and provide indemnification.

- The County will obtain ownership of the improvements to the lease area at the end of the lease.

**Authority**

Pursuant to Government Code section 25536, the Board of Supervisors may approve leases of property held for parks use upon a four-fifths vote without following otherwise applicable bidding requirements for longer term lease agreements.

**Construction**

Atletico SR will be responsible for the design and construction of the all-weather soccer field, which will have a useful life of 10 years. The field will utilize a FieldTurf 2” Vertex Prime synthetic turf system with PureFill cork infill, an environmentally friendly, non-toxic, and 100% organic material. The turf system will be fully recyclable at the end of its useful life through manufacturer-designated recycling facilities.

Atletico SR will either hire a contractor that complies with prevailing wage requirements or seek a determination from the State Director of Industrial Relations to proceed without prevailing wages. The County will review and approve all design and construction plans to ensure compliance with project requirements. □ Competitive bidding requirements will not apply.

Construction must begin within 24 months of lease execution and must be completed within 48 months, with a possible 6-months extension at County’s discretion for justifiable causes beyond the contractor’s control, such as supply chain disruptions, permit delays, or other unforeseen circumstances. □

As part of the lease, Regional Parks will provide a topographic study of the field and the parking lot to Atletico SR to facilitate preparation of design plans. Regional Parks intends to construct the parking lot in one or more phases. Initially, the expanded parking lot may be developed with a gravel surface or other suitable interim material and may be upgraded over time.

If Atletico SR is unable to construct under the conditions described in this report and commence construction within 24 months, either the County or Atletico SR could terminate the lease before construction.

Regional Parks recommends that the Board authorize the Director of Regional Parks to execute the lease agreement with Atletico Santa Rosa for the construction and management of an all-weather soccer field at Schofplin Fields Regional Parks to expand recreational opportunities and better serve the needs of the community, particularly underrepresented youth in Sonoma County.

**Strategic Plan:**

N/A

**Racial Equity:**

**Was this item identified as an opportunity to apply the Racial Equity Toolkit?**

No

**Prior Board Actions:**

12/10/2024: Approved a matching grant from Ag + Opens Space in the amount of \$993,342.

4/30/2024: Authorized construction of the Schopflin Fields Path Improvement Project.

9/12/2017: Authorized the Director of Regional Parks to approve updated conceptual park plan.  
12/11/2007: By Resolution 07-1026, accepted construction of Schopflin Phase 3 Improvements as complete and executed a notice of completion.  
4/17/2007: By Resolution 07-0286 authorized appropriations of funds for phase 3 improvements.  
1/10/2006: Approved a lease with Sonoma Soccer Complex for construction, operation, and maintenance of two all weather soccer fields.  
6/28/2005, by Resolution 05-0619, approved Regional Parks to negotiate an agreement with Santa Rosa United Soccer Club for the construction of two all-weather soccer fields.  
8/24/2004, by Resolution 04-0795, awarded bid for Schopflin Fields Phase 2 Improvements.  
6/19/2001, by Resolution 01-0749, awarded bid for Schopflin Fields Phase 1 Improvements.  
5/18/1999, by Resolution 99-0633, approved use permit for project site.

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 24-25 Adopted</b>	<b>FY25-26 Projected</b>	<b>FY26- 27Projected</b>
Budgeted Expenses	\$10,000		
Additional Appropriation Requested			
<b>Total Expenditures</b>	\$10,000		
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other	\$10,000		
Use of Fund Balance			
General Fund Contingencies			
<b>Total Sources</b>	\$10,000		

**Narrative Explanation of Fiscal Impacts:**

The construction of the field and associated amenities is funded entirely by Atletico SR. Regional Parks has committed up to \$10,000 of Measure M funding already identified in the CIP for a topographic survey of the field and the parking lot.

**Narrative Explanation of Staffing Impacts (If Required):**

The proposed agreement will not impact staffing.

**Attachments:**

Agreement

**Related Items "On File" with the Clerk of the Board:**

- Exhibit A - Premises Map
- Exhibit B - Soccer Field Site Plan
- Exhibit C - Design Construction Insurance
- Exhibit D - Prevailing Wage

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Exhibit E - Construction Bonds

Exhibit F - Operations and Maintenance Plan

Exhibit G - Public Use Policy

Exhibit H - Year 1 Budget

Exhibit I - Fundraising Plan

Exhibit J - Insurance