



SUMMARY REPORT

Agenda Date: 7/14/2026

To: Board of Directors of the Sonoma County Agricultural Preservation and Open Space District; Board of Commissioners for the Sonoma County Development Commission

Department or Agency Name(s): Sonoma County Agricultural Preservation and Open Space District and Sonoma County Community Development Commission

Staff Name and Phone Number: Ag + Open Space: Misti Arias, General Manager, 565-7264;; Pierre Ratte, Acquisition Specialist, 565-1537; Community Development Commission: Michelle Whitman, Executive Director, 565-7504; Ray Tovar, Community Development Program Coordinator, 565-7526

Vote Requirement: Majority

Supervisory District(s): 3

Title:

Approval of the Tierra de Rosas Public Plaza Community Spaces Matching Grant Project (No. 0520)

Recommended Action:

- A) Acting as the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space), adopt a resolution:
 - i) Approving a \$2,000,000 grant from Community Spaces Matching Grant Program to the Community Development Commission (CDC) to fund development and improvement of Tierra de Rosas Public Plaza Project;
 - ii) Determining that the project is consistent with the Sonoma County General Plan 2020 and Ag + Open Space's Expenditure Plan;
 - iii) Approving and authorizing the General Manager to execute a Matching Grant Agreement;
 - iv) Authorizing the President of the Board of Directors to execute a Conservation Easement, Recreation Covenant, and associated Certificates of Acceptance;
 - v) Dedicating the conservation easement to open space purposes pursuant to Public Resources Code Section 5540;
 - vi) Consenting to the recordation of an irrevocable offer to dedicate in favor of Ag + Open Space pursuant to Public Resources Code 5565.5
 - vii) Make findings as a responsible agency under the California Environmental Quality Act and direct the filing of a Notice of Exemption;
 - viii) Authorize the General Manager to take all other actions necessary to complete this transaction in consultation with County Counsel.
- B) Acting as the Board of Commissioners for the Community Development Commission:
 - i) Authorize the CDC Executive Director to accept \$2,000,000 in Community Spaces Matching Grant funding towards the development and improvement of the Tierra de Rosas Public Plaza Project;
 - ii) Authorize the Executive Director of CDC to take all other actions necessary to complete this transaction in consultation with County Counsel.

(Third District)

Executive Summary:

Tierra de Rosas Public Plaza is a Community Spaces Matching Grant Program (Community Spaces) project (Project) in the Roseland area of Santa Rosa. Ag + Open Space proposes to award \$2,000,000 in grant funds towards the improvements needed to develop the Project into a public plaza with accessible open space, grassy lawn, lighting, picnic area and landscaping appropriate for a community gathering with recreational opportunities. The CDC will contribute \$1,922,390 in matching funds toward the Project and, as a condition of the Community Spaces funding, proposes to convey a conservation easement and recreation covenant to Ag + Open Space, ensuring the protection of this public space forever.

Discussion:

The Tierra de Rosas Plaza is a key component of the larger Tierra de Rosas development and will provide a much-needed public gathering space in the Roseland community. The plaza is designed to serve as a central destination for residents and visitors, supporting community events, cultural celebrations, recreation, and other civic activities. The plaza will complement the affordable housing, commercial spaces and public improvements being developed as part of the broader project, creating a vibrant and inclusive community hub.

The Project reflects years of community planning and investment in Roseland and responds to the longstanding need for accessible public spaces that promote neighborhood connectivity and community well-being. Upon completion, the Tierra de Rosas Plaza is expected to serve as a focal point for community engagement and contribute to the continued revitalization of the Roseland neighborhood.

The CDC acquired approximately 0.86 acres (Property) on which the Project will be constructed through a subdivision of parcels that created a mixed-use new housing development along with other community and commercial spaces in the Roseland neighborhood along Sebastopol Road. Through the development agreement and subdivision of parcels, the Grantee secured title to a newly created 0.86-acre parcel, APN 125-111-57. The City of Santa Rosa documents the total size of the park at 1.01 acres, which includes the 0.86-acre parcel along with required public sidewalks and other streetside improvements as depicted in the site plan create just over one acre of contiguous open space for public recreation, gathering, and congregation. The Project, with the addition of adjacent residences and improved circulation, was designed to uplift accessibility for all users, including those with mobility limitations, around the housing and neighborhood environment, providing improved recreational and educational opportunity in Roseland.

Ag + Open Space's 's grant will contribute up to \$2,000,000 in Community Spaces funds toward reimbursement of eligible construction costs of the Project, including a picnic area and grass play space. The CDC, according to its workplan, is contributing \$1,922,390 in matching funds towards qualifying improvements. The CDC's workplan budget has been submitted and approved by Ag + Open Space. The total cost of the Project is \$3,922,390. The majority of the funds have been spent by CDC, and construction of the Project is nearing completion, including the installation of sod grass, installation of play structures, picnic tables, trees, lighting and pathways. The imminent opening of the Project to the public will complete a long-awaited and much-anticipated improvement to the aesthetic and recreational opportunities in the Roseland neighborhood.

According to the Ag + Open Space's and CDC's Matching Grant Agreement and guidelines of the Community Spaces program, all funds must be distributed, and the Project completed no later than August 22, 2028. The CDC is in compliance with the Matching Grant Program.

Conservation Easement and Recreation Covenant

As a condition of the Community Spaces funding, the CDC will convey a conservation easement and recreation covenant to Ag + Open Space ensuring the Property's use and access by the public in perpetuity. Ag + Open Space's conservation easement will protect the urban open space, recreational and educational and scenic resources of the Property. The recreation covenant will ensure that the Tierra de Rosas Public Plaza remains open to the public in perpetuity.

Project Structure

The conservation easement will allow the Property to be used for passive and active recreation. It will also serve as a community gathering and picnic area that supports the planned Mercado commercial enterprise to be built adjacent to the Property. Public access to the Property is expected soon, as the Project is nearing completion and awaiting finishing touches and a grand opening.

Matching Grant Agreement

Funding for this \$2,000,000 improvement grant will be administered through a Matching Grant Agreement between Ag + Open Space and the CDC. Grant funds will provide reimbursement for qualifying expenses in the development and improvement of a former parking lot to public park with features described above, including a water fountain, mature trees, grassland play area, picnic tables and benches, and paved walkways. The CDC will provide \$1,922,390 in matching funds towards the Project.

Per the attached January 31, 2023 resolution, the Board of Commissioners delegated and authorized to the CDC Executive Director the authority to apply for and accept Community Spaces funds and execute all related documents including the Conservation Easement, Recreation Covenant and Matching Grant Agreement. Accordingly, this item reiterates the authority of the CDC to accept the Matching Grant Agreement funds and take all actions necessary to complete the transaction.

Community Support

The Tierra de Rosas Public Plaza has benefited from strong community support and sustained community engagement throughout its planning and development. Located in the heart of the Roseland, one of Santa Rosa's most culturally diverse and historically underserved neighborhoods, the plaza has long been envisioned as a community gathering space that reflects the identity, values, and needs of local residents. The broader Tierra de Rosas project was developed to revitalize the former Roseland Village site and create a community-centered destination that includes affordable housing, civic space, commercial opportunities, and a public plaza. Community members, neighborhood organizations, local businesses, and public agencies have consistently expressed support for investments that provide safe, welcoming public spaces where residents can gather, celebrate cultural traditions, access services, and strengthen community connections.

Vital Lands Initiative

This project meets multiple objectives described in Ag + Open Space's Vital Lands Initiative:

- Protect open space and publicly accessible lands in and near cities and communities and connect

people with protected lands.

- Pursue partnerships that expand, create, or connect new parks and open space preserves and trails.
- Protect open lands that surround and differentiate the County's urban areas and contribute to the unique scenic character of the County.

Conformance with Adopted Plans

Sonoma County General Plan 2020

This project furthers several goals and policies in Sonoma County's General Plan 2020, specifically in the Land Use, Open Space and Resource Conservation area, including but not limited to:

- Preserve the visual identities of communities by maintaining open space areas between cities and communities. (Goal OSRC-1)
- Promote a sustainable future where residents can enjoy a high quality of life for the long term, including a clean and beautiful environment and a balance of employment, infrastructure, and services. (Goal LU-11)

Ag + Open Space's Expenditure Plan

This Project is consistent with Ag + Open Space's Expenditure Plan because it will offer opportunities for public recreation and public access. This Project is also consistent with the Expenditure Plan, as it provides urban open space.

Fair Market Value Determination

Ag + Open Space's conservation easement and recreation covenant are interests in real property being acquired by Ag + Open Space. Ag + Open Space's Fiscal Oversight Commission passed Resolution 2026-006 at its June 4, 2026, meeting determining that as Ag + Open Space is not paying for the conservation easement or the recreation covenant that will be acquired as a condition of funding for the Matching Grant Project, Ag + Open Space is not paying more or receiving less than the fair market value for the acquisition of this open space interest.

CEQA

The Project as part of the Tierra De Rosas Development is exempt Pursuant to California Environmental Quality Act of 1970 Guidelines section 15183, in that the Tierra De Rosas Development is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.

The Project, consisting of the provision of funding by Ag + Open Space towards property improvements and acquisition of a conservation easement and recreation conservation covenant, is exempt from the requirements of the California Environmental Quality Act (Public Resources Code Sections 21000 and following) pursuant to Public Resources Code Section 21080.28 (a)(1)(F) and Cal. Code of Regs. Tit. 14 §§ 15316, 15317, and 15325 of Title 14 of the California Code of Regulations, because the purpose of the acquisition is to provide for a park and to maintain the open space character of the area. The project is also exempt from the requirements of the California Environmental Quality Act Cal. Code of Regs. Tit. 14 §§ 15303 and 15304, because development of the park is limited to minor alterations to land and small structures. Immediately upon adoption of the Resolution, the General Manager is directed to file with the County Clerk, and the County Clerk is directed to post and to maintain the posting of a notice of exemption pursuant to

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Public Resources Code Section 21152.

Strategic Plan:

This item directly supports the County's Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

Pillar: Healthy and Safe Communities

Goal: Goal 2: Establish equitable and data-driven distribution of services

Objective: Create incentives for developers to promote affordable housing development in the County.

Racial Equity:

N/A

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

No

Prior Board Actions:

August 22, 2023: Ag + Open Space's Board of Directors accepted the CDC's application for the development of a public park at Tierra de Rosas Public Plaza, and accepted the Project's reimbursement request for up to \$2,000,000 in qualifying expenditures subject to the Community Spaces program guidelines and conditions.

June 3, 2025: CDC Board of Directors approved Tierra de Rosas Plaza Permanente Addition to the Construction Contract

January 31, 2023: CDC Board of Directors authorized Interim Executive Director Rhonda Coffman to apply for and accept Ag + Open Space Matching Grant funding and delegated authority to execute grant related documents

FISCAL SUMMARY

Expenditures	FY 26-27 Adopted	FY 27-28 Projected	FY 28-29 Projected
Budgeted Expenses	\$2,000,000		
Additional Appropriation Requested			
Total Expenditures	\$2,000,000		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	\$2,000,000		
Use of Fund Balance			
Contingencies			
Total Sources	\$2,000,000		

Narrative Explanation of Fiscal Impacts:

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Ag + Open Space has adequate appropriations in its FY26-27 budget for the \$2,000,000 contribution to improvements, which is funded by Sonoma County voter approved Measure F. The total Project is budgeted for \$3,922,390, with Ag + Open Space's grant providing \$2,000,000 in reimbursement and the CDC funding \$1,922,390 for the completed Project. Matching funds are contributed by Redevelopment Property Tax Trust Funds, California Department of Housing and Community Development Infill Infrastructure Grant Funds, and County General Funds.

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

1. Resolution of the Sonoma County Agricultural Preservation and Open Space District Board of Directors
2. Resolution of the Sonoma County Community Development Commission Board of Commissioners (from January 31, 2023)
3. General Plan Map 2020
4. Site Landscape Plan
5. Matching Grant Agreement
6. Conservation Easement
7. Recreation Covenant
8. Offer to Dedicate
9. Notice of Exemption

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