
Date: August 4 , 2026

Item Number: _____

Resolution Number: _____

☐ 4/5 Vote Required

Resolution Of The Board Of Directors Of The Sonoma County Agricultural Preservation And Open Space District Making California Environmental Quality Act (CEQA) Findings As A Responsible Agency, Authorizing a \$993,342 Community Spaces Matching Grant to Atlético Santa Rosa and the County of Sonoma to Support the Planned Recreational Improvement Of Property at 4351 Old Redwood Highway, in Santa Rosa, California Commonly known as Tom Schopflin Fields; Approving and Authorizing Execution of a Matching Grant Agreement; Determining that the Grant is Consistent with the Sonoma County General Plan 2020, the District's Expenditure Plan; Authorizing and Directing the President to Execute a Recreation Conservation Covenant to Assure Public Access to the Property; Consenting to the Recordation of an Irrevocable Offer of Dedication Pursuant to Public Resources Code Section 5565.5; and Authorizing the General Manager to Take all Other Actions Necessary to Complete this Transaction, in Consultation with County Counsel.

Whereas, the County of Sonoma (County), owns a 21-acre property located at 4351 Old Redwood Highway in Santa Rosa (the "Property"), which is managed by Sonoma County Regional Parks;

Whereas, Sonoma County Agricultural Preservation and Open Space District ("District") purchased the fee interest in the Property in 1996 and later conveyed title to the Property to the County in 2000 for the development of ballfields for the community. As a condition of that transaction, the County conveyed a conservation easement to the District;

Whereas, on December 10, 2024, this Board accepted Atlético Santa Rosa's Matching Grant Program application with a funding recommendation of Nine Thousand-Nine Hundred and Three Thousand-Three Hundred-Forty-Two Dollars (\$993,342) ("Grant Funds") to fund recreational improvements to the Property in partnership Sonoma County Regional Parks;

Whereas, the District's Grant Funds will support development of a open space athletic playing field, including the planning, design essential infrastructure, landscaping and recreational improvements. The ("Project") will feature an all-weather playing field, drainage, seating, storage, signage and safety infrastructure.

Whereas, as a condition of funding, the County must grant the District a Recreation Conservation Covenant on the Property, pursuant to which the County will accept the affirmative obligation to use, operate and maintain the Property for public outdoor recreation in perpetuity.

Now, Therefore, Be It Resolved that this Board of Directors hereby find, determine, declare and order as follows:

1. *Truth of Recitals.* The foregoing recitations are true and correct.
2. *General Plan Consistency.* The Project further implements the 2020 Sonoma County General Plan. The Project supports goals and policies in Land Use and Open Space and Resource Conservation, in urban open space, scenic resources, and recreational and educational resources through its potential to:
 - a. Preserve the visual identities of communities by maintaining open space areas between cities and communities. (Goal OSRC-1)
 - b. Protect existing groundwater recharge areas (Objective WR-2.3)
 - c. 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, housing, infrastructure, and services. (Goal LU-11)
3. *Expenditure Plan Consistency.* That the Project is consistent with the District's 2006 Expenditure Plan, as it states that sales tax monies may be spent on urban open space and recreation projects within and near incorporated areas and other urbanized areas of Sonoma County, including, but not limited to athletic fields, and urban greenspace.
4. *Recreation Covenant and Certificate of Acceptance.* That the President is authorized and directed to execute, on behalf of the District, that certain agreement in connection with the Project entitled "Tom Schopflin Fields Recreation Conservation Covenant" ("Recreation Covenant"), together with the certificate of acceptance required by Government Code section 27281.
5. *Authority to Sign Grant Agreement.* That the President is authorized and directed to execute, on behalf of the District, that certain agreement in connection with the Project entitled "Matching Grant Agreement Tom Schopflin Fields Phase 2" ("Matching Grant Agreement").
6. *Payment of Grant Funds.* That, subject to the provisions of the Matching Grant Agreement, at the request of the General Manager, the County Auditor shall draw a warrant or warrants against available funds in the District's Land Acquisition Fund in amounts, cumulatively, not to exceed \$993,342 to reimburse Atlético Santa Rosa for park development and improvements. All expenditures under this Paragraph 6 are subject to the following:

- a. No expenditure shall be made until the Recreation Conservation Covenant is fully executed and recorded in the office of the Sonoma County Recorder.
- b. No expenditure shall be made until the Matching Grant Agreement is fully executed.
- c. Expenditures shall be made only upon a determination by the District's General Manager, or her designee, that the expenditure is for reimbursement of the Project's costs that are reasonable and necessary to effectuate the Project as approved and described in the Matching Grant Agreement.

7. *Minor Changes to Necessary Documents.* The General Manager for District is authorized to make any technical, non-substantive changes in the documents to be recorded, prior to recordation with the prior approval of County Counsel, and to take all other actions necessary to complete this transaction.

8. *California Environmental Quality Act.* This Board finds that:

- a. The Board of Directors has considered the environmental effects of the project as shown in the County's adopted Mitigated Negative Declaration (MND) for the Tom Schopflin Fields Project. No substantial changes are proposed to the previously approved Project and there are no substantial changes in circumstances or new information that would require revisions to the MND.
- b. A new subsequent or supplemental MND is not authorized by CEQA Guidelines sections 15162 and 15163, as none of the triggers for further environmental review are met.
- c. Pursuant to Public Resources Code section 21002.2(d) and CEQA Guidelines section 15096(g), no alternatives or additional mitigation measures are required to address the direct or indirect environmental effects of the limited parts of the project that the District is deciding to carry out, finance, or approve.
- d. The Clerk of the Board is designated as the custodian of the record of the proceedings upon which the Board's decision is based. These documents may be found 575 Administration Drive, Room 100A, Santa Rosa, California. Immediately upon adoption of this resolution, the General Manager of the District is directed to file with the County Clerk and the Office of Planning and Research, and the County Clerk is directed to post and to maintain the posting of a notice of determination pursuant to Public Resources Code Section 21152.

9. *Authorization for Recordation.* That the General Manager is authorized and directed to record with the Sonoma County Recorder the Recreation Conservation Covenant and associated Certificate of Acceptance, and to deliver conformed copies of these documents, bearing evidence of recording, to the Clerk of the Board of Directors.

10. *Irrevocable Offer of Dedication.* Pursuant to Public Resources Code 5565.5, the District Board of Directors consents to the recordation by the County of Sonoma of that certain Irrevocable Offer to Dedicate the fee interest in the Property to the District, as contemplated by the Recreation Covenant authorized hereunder.

Directors:

Hermosillo:	Rabbitt:	Coursey:	Gore:	Hopkins:
Ayes:	Noes: 0	Absent:	Abstain: 0	

So Ordered.

