



County of Sonoma

State of California

Date: January 31, 2023

Item Number: _____

Resolution Number: _____

☐ 4/5 Vote Required

Resolution Of The Board Of Commissioners Of The Sonoma County Community Development Commission Authorizing The Submittal Of An Application For Funding For A \$2,000,000 Grant To The Sonoma County Agricultural Preservation And Open Space District's Matching Grant Program For A One-Acre Public Plaza, To Be Located In the Tierra De Rosas Development In The Roseland Area of Santa Rosa; Acknowledging That There Are Sufficient Match Funds And Funds To Operate And Maintain The Project; And Authorizing The Commission's Executive Director To Sign And Submit All Required Documentation For The Application And Grant Agreement Documents, If Awarded.

Whereas, in accordance with the voter-approved Expenditure Plan, the Sonoma County Agricultural Preservation and Open Space District (District) has established a competitive Matching Grant Program (the Program) for projects that provide open space, community recreation, or public access opportunities within and near incorporated areas and other urbanized areas of Sonoma County; and

Whereas, the District released Guidelines and Application Materials for the 2022 round of funding with applications due by March 10, 2023; and

Whereas, the Sonoma County Community Development Commission (Commission) has identified the One-Acre Public Plaza (Project) at as a priority project for implementation as part of the larger Tierra de Rosas mixed-use development, which would also provide 75 units of affordable housing, 100 units of market-rate housing, as well as civic and commercial buildings serving the Roseland community; and

Whereas, the Commission acknowledges that the Project would be competitive under the District's 2022 Program Guidelines as an Improvement Project on Commission-owned property, and will provide a one-acre, perpetually dedicated public space where people can gather and recreate in the heart of the Roseland community in the City of Santa Rosa, as envisioned in the *Sebastopol Road Urban Vision Plan*, adopted by the Board of Supervisors and Santa Rosa City Council in June 2007; and

Whereas, the District's Program requires applicants to provide a matching contribution for the Project; and

Whereas, the Commission previously secured \$1.47 million for Project costs from Redevelopment Tax Increment Revenue, Redevelopment Property Tax Trust Fund, County Fund for Housing, and State Water Quality Control Board; and

Whereas, the Commission is now working to secure funds required for the remainder of Project costs from other sources; and

Whereas, the total estimated cost for the Project is \$3.86 million; and

Whereas, if implemented, the Commission will operate and maintain the Project or will convey the property to a third party to operate and maintain the Project in perpetuity.

Now, Therefore, Be It Resolved that this Board of Commissioners hereby finds, determines, declares, and orders as follows:

1. Truth of Recitals. That the forgoing recitations are true and correct.

2. The Interim Executive Director of the Sonoma County Community Development Commission, or their designee, is hereby authorized to submit an application for funding to the District's Program in the amount of \$2,000,000.

3. General Plan Consistency. That the Santa Rosa City Council approved the Tierra de Rosas mixed-use development, of which the Project is one component, on June 25, 2019, and found the Project is consistent with the Santa Rosa General Plan 2035 including the following Goals and Policies:

- a. LUL-X: Create an active, mixed use community shopping center at the Roseland Village Shopping Center site on Sebastopol Road near Dutton Avenue and develop the Sebastopol Road area – from Stony Point Road to Dutton Avenue – with a mix of neighborhood uses, focusing on commercial activity and neighborhood services for the Roseland area.
- b. LUL-X-1: Require a one acre plaza facing Sebastopol Road including landscaping, a water feature and serving as a gathering place, to be incorporated into the design of the new center.
- c. LUL-X-4 Include strong pedestrian and bicycle connections from the shopping center and its plaza to the Joe Rodota Trail.

4. Grant Agreement. The Interim Executive Director or Executive Director of the Sonoma County Community Development Commission, or their designee, is hereby authorized to conduct all negotiations and submit and sign all documents, including but not limited to,

application, matching grant agreement, conservation easement, recreation covenant, irrevocable offer(s) of dedication, amendments, reimbursement requests and so on, which may be necessary for completion of the project.

5. Matching Funds. If awarded the requested funding, the Community Development Commission will have available \$36.968 million from other sources for the Tierra de Rosas mixed-use development, which must be built to enable construction of the Project as one of its components, to comprise matching funds for the grant, and sufficient funds to complete the project.

6. Operation and Maintenance. The Community Development Commission has or will have available sufficient funds to operate and maintain the project, if awarded funding.

7. Program Guidelines. The Community Development Commission has reviewed, understands, and agrees to the provisions contained in the Program Guidelines.

8. Legal Compliance. The Community Development Commission acknowledges that if the Project is funded, it will be required to comply with all federal state and local laws.

Commissioners:

Gorin: Rabbitt: Gore: Hopkins: Coursey:

Ayes: Noes: Absent: Abstain:

So Ordered.