



# County of Sonoma

## State of California

Date: January 26, 2021

Item Number: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

☐ 4/5 Vote Required

**Resolution of the Board of Supervisors of the County of Sonoma and Board of Commissioners of the Sonoma County Community Development Commission Authorizing (1) The Execution of a Disposition, Financing and Development Agreement with USA Properties Fund, Inc. for the Development of Property Located at 2150 West College Avenue in Santa Rosa (the "Property"), (2) The Execution and Recordation of all Documents Necessary to Accomplish The Execution of the DDA, and (3) The Posting of Notices of Exemption from CEQA**

**Whereas**, in 2017 the Community Development Commission ("CDC") issued a Request for Proposals ("RFP") for the selection of a qualified developer for the development of affordable housing on the Property;

**Whereas**, on December 11, 2018 the Commission approved the selection of USA Properties Fund, Inc. ("USA") as the developer and authorized the Executive Director to enter into an Exclusive Right to Negotiate Agreement ("ERNA") with USA;

**Whereas**, the ERNA between the CDC and USA was executed on February 21, 2019;

**Whereas**, USA prepared a conceptual development plan, conducted community outreach, and applied for project entitlements with the City of Santa Rosa;

**Whereas**, CDC and USA have negotiated a Disposition, Financing and Development Agreement that will govern the sale and development of the property, a copy of which is on file with the Clerk of the Board;

**Whereas**, the City of Santa Rosa Design Review Board approved the proposed project at their meeting of November 19, 2020, thereby securing the necessary entitlement to proceed with the development of the property;

**Whereas**, the DDA includes an agreement for the CDC to enter into a Residual Receipts loan agreement with the Developer in the amount of the appraised Fair Market Value of the property; and

**Whereas**, The City of Santa Rosa and the developer prepared a CEQA environmental checklist which is on file with the Clerk of the Board, and the City of Santa Rosa concluded that the project is within the scope of the General Plan FEIR and that no further CEQA Documentation is required.

**Now, Therefore, Be It Resolved** that the Board of Supervisors of the County of Sonoma and the Board of Commissioners of the Sonoma County Community Development Commission hereby find, determine, declare, and order as follows:

1. Truth of Recitals. That the foregoing recitals are true and correct.
2. California Environmental Quality Act. The development of the property is exempt from further review under the California Environmental Quality Act for the following reasons:
  - a. The City of Santa Rosa prepared and certified a Final Environmental Impact Report (FEIR) that addressed the potential impacts from the Development of the Property.
3. Notice of Determination. That, immediately upon the adoption of this resolution, the Interim Executive Director of the Commission is directed to post and to maintain the posting of a notice of determination pursuant to CEQA Guidelines Section 15183.
4. Authority to Sign Contracts; Recordation of Deeds. The Interim Executive Director of the Commission is authorized and directed to execute, on behalf of the Commission and in the forms on file with the Clerk, the Disposition, Financing and Development Agreement for the Property.

**Supervisors:**

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|--------|----------|----------|----------|----------|
| Gorin: | Rabbitt: | Coursey: | Gore:    | Hopkins: |
| Ayes:  | Noes:    | Absent:  | Abstain: |          |

**So Ordered.**