



**City Council  
Regular Meeting Minutes - Final**

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Tuesday, January 11, 2022

4:00 PM

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**1. CALL TO ORDER AND ROLL CALL**

Mayor Rogers called the meeting to order at 4:00 p.m.

**Present:** 5 - Mayor Chris Rogers, Vice Mayor Eddie Alvarez, Council Member Victoria Fleming, Council Member John Sawyer, and Council Member Tom Schwedhelm

**Absent:** 1 - Council Member Natalie Rogers

Mayor Rogers welcomed the new City Manager Maraskeshia Smith. City Manager Smith thanked the Council for their support and being excited to work with staff and the community.

Mayor Rogers thanked outgoing Interim City Manager Jeff Kolin for his service to the city.

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.**

**3. STUDY SESSION - NONE.**

**4. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS - NONE.**

**5. PROCLAMATIONS/PRESENTATIONS - NONE.**

**6. STAFF BRIEFINGS**

**6.1 COVID-19 RESPONSE UPDATE**

This will be a standing item on the agenda. No action will be taken except for possible direction to staff.

City Manager Maraskeshia Smith reported on the new health order limiting indoor gatherings to 50 people and outdoor gatherings to 100 people, issued by Sonoma County Health Officer Dr. Sundari Mase, going into effect at 12:01 a.m. on Wednesday, January 12, 2022 through February 11, 2022.

No public comments were made.

## 7. CITY MANAGER'S/CITY ATTORNEY'S REPORTS

City Manager Smith provided an update on the development project at the former Journey's End Mobilehome Park, and on the unveiling of the new inRESPONSE Mental Health Support Team with a ribbon-cutting ceremony held at City Hall.

### 7.1 REPORT OF SETTLEMENTS AND ACTIVE LITIGATION

The City Attorney will report on settlements over \$50,000 through November 2021 as well as provide a summary of pending litigation against the City.

**Attachments:** [Litigation Report](#)

City Attorney Sue Gallagher reported there were no new settlements over \$50,000 in December, there are currently 31 open cases: five receiverships with remediation on three of the properties, nine general litigation matters, seven personal injury cases, five open cases regarding police actions with two settled that were previously reported on, five writ of mandate cases, and one new claim filed.

### PUBLIC COMMENT

Thomas Ells spoke regarding a case against SMART on the Jennings Avenue crossing, and expressed concern about extending the tax measure without addressing the issues at the crossing.

## 8. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

Council Member Schwedhlem announced he would be abstaining from Item 10.1 due to not being in attendance at the meeting.

Vice Mayor Alvarez announced he would be abstaining on Item 10.3 due to not being in attendance at the meeting.

## 9. MAYOR'S/COUNCIL MEMBERS' REPORTS

Vice Mayor Alvarez reported on a toy distribution event held in memory of Vince Harper.

Council Member Schwedhelm announced his appointment of Calum

Weeks to the Community Advisory Board and Jennielynn Holmes to the Measure O Citizens Oversight Committee.

Council Member Sawyer announced his appointment of Mark Stapp to the Design Review Board and thanked Henry Wix for his service on the Board.

Council Member Fleming commented on the Jewish community's distress on the vandalism of the Holocaust Memorial at Memorial Park and she stands in solidarity with the community.

Mayor Rogers thanked Assistant City Manager Jason Nutt and his team, as well as Catholic Charities, for opening the warming centers when temperatures dropped. Mayor Rogers thanked Mark Stapp for his service on the Measure O Citizens Oversight Committee and announced his appointment of Nick Caston to the board.

No public comments were made.

## **9.1 MAYOR'S/COUNCIL MEMBERS' SUBCOMMITTEE AND LIAISON REPORTS (AND POSSIBLE COUNCIL DIRECTION TO BOARD REPRESENTATIVE ON PENDING ISSUES, IF NEEDED)**

### **9.1.1 Council Subcommittee Reports**

Council Member Sawyer provided a brief report on the Economic Development Subcommittee.

### **9.1.2 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA)**

### **9.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee**

### **9.1.4 Association of Bay Area Governments (ABAG)**

### **9.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee**

### **9.1.6 Sonoma Clean Power Authority (SCPA)**

### **9.1.7 Zero Waste Sonoma (formerly known as Sonoma County Waste Management Agency (SCWMA))**

**9.1.8 Groundwater Sustainability Agency (GSA)**

**9.1.9 Home Sonoma County (HSC)**

**9.1.10 Renewal Enterprise District (RED)**

**9.1.11 Public Safety Subcommittee**

**9.1.12 Other**

**10. APPROVAL OF MINUTES**

No public comments were made.

**10.1** October 26, 2021 Regular Meeting.

Attachments: [Draft Minutes](#)

**Approved as submitted with Council Member Schwedhelm abstaining.**

**10.2** November 9, 2021, Regular Meeting.

Attachments: [Draft Minutes](#)

**Approved as submitted.**

**10.3** November 16, 2021 Special Meeting.

Attachments: [Draft Minutes](#)

**Approved as submitted with Vice Mayor Alvarez abstaining.**

**11. CONSENT ITEMS**

City Manager Smith announced Item 11.7 was being pulled from the Consent calendar and will be brought back at a future meeting.

**PUBLIC COMMENT**

Duane De Witt submitted comment on item 11.2 and 11.6 expressing concerns on the continued relationships with the City, on Item 11.8 expressing concern about designating the Senior Center as surplus land, and in support of Item 11.9.

**Approval of the Consent Agenda**

**A motion was made by Vice Mayor Alvarez, seconded by Council Member**

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**Sawyer, to waive reading of the text and adopt Consent Items 11.1 through 11.6 and 11.8 through 11.10. The motion carried by the following vote:**

**Yes:** 6 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member Rogers, Council Member Sawyer, and Council Member Schwedhelm

**11.1 RESOLUTION - RATIFICATION OF FIRST AMENDMENT TO AGREEMENT WITH SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION FOR FUNDING OF OPERATIONS DURING THE COVID-19 PANDEMIC AT THE SAMUEL L. JONES HALL HOMELESS SHELTER**

RECOMMENDATION: It is recommended by the City Manager's Office that Council, by resolution, ratify the First Amendment to Agreement between the Sonoma County Community Development Commission and City of Santa Rosa Sam Jones Hall and Sam Jones Hall Annex for funding from the Commission to reimburse the City for operations over July 1, 2021 to March 31, 2022, during the COVID-19 pandemic in a total amount of \$521,881.

**Attachments:** [Staff Report](#)  
[Resolution](#)  
[Exhibit A - First Amendment to Agreement between the Sonoma County Community Development Commission and City of Santa Rosa Sam Jones Hall and Sam Jones Hall Annex Presentation](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-001 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA RATIFYING THE FIRST AMENDMENT TO AGREEMENT BETWEEN THE SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION AND CITY OF SANTA ROSA SAM JONES HALL AND SAM JONES HALL ANNEX (FIRST AMENDMENT) FOR COMMISSION FUNDING OF CITY OPERATIONS DURING THE COVID-19 PANDEMIC IN THE TOTAL AMOUNT OF \$521,881**

**11.2 RESOLUTION - FIFTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT F001128 WITH THE SANTA ROSA CHAMBER OF COMMERCE**

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve a Fifth Amendment to Professional Services Agreement

Number F001128 with the Santa Rosa Chamber of Commerce increasing the not-to-exceed amount by \$28,440 for a total not-to-exceed amount of \$298,640 for downtown services to be provided through the end of 2022.

**Attachments:**    [Staff Report](#)  
                          [Resolution](#)  
                          [Exhibit A - Fifth Amendment to PSA](#)  
                          [Presentation](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-002 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE FIFTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH SANTA ROSA CHAMBER OF COMMERCE**

**11.3 RESOLUTION - ACCEPTANCE AND APPROPRIATION OF GRANT FUNDS FROM THE STATE OF CALIFORNIA DEPARTMENT OF JUSTICE TOBACCO GRANT PROGRAM**

RECOMMENDATION: It is recommended by the Police Department that the Council, by resolution: 1) accept a grant award from the California Department of Justice Tobacco Grant Program in the amount of \$99,970; 2) authorize the Chief of Police, or his/her designee, to execute a Memorandum of Understanding and all related award documents and any amendments thereto required for receiving such funds pursuant to the terms and conditions of the California Department of Justice; and (3) appropriate \$99,970 of grant funds to a project key to be established by the Chief Financial Officer.

**Attachments:**    [Staff Report](#)  
                          [Resolution](#)  
                          [Exhibit A - MOU](#)  
                          [Presentation](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-003 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ACCEPTING A GRANT AWARD FROM THE STATE OF CALIFORNIA DEPARTMENT OF JUSTICE TOBACCO GRANT PROGRAM IN THE AMOUNT OF \$99,970; AUTHORIZING THE CHIEF OF POLICE TO EXECUTE A MEMORANDUM OF UNDERSTANDING AND ANY NECESSARY RELATED DOCUMENTS; AND APPROPRIATE FUNDS IN THE AMOUNT OF \$99,970**

**11.4 RESOLUTION - WAIVER OF COMPETITIVE BID, APPROPRIATE FUNDS, AND APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH COOPERATIVE PERSONNEL SERVICES DBA CPS HR CONSULTING**

RECOMMENDATION: It is recommended by the Human Resources Department that the Council, by resolution: 1) waive competitive bidding pursuant to Section 3-08.100(D) of the Santa Rosa City Code and Council Policy 600-001; 2) appropriate \$105,360 from unassigned general fund balance; and 3) approve a Professional Services Agreement with Cooperative Personnel Services dba CPS HR Consulting in the amount of \$105,360 to provide professional Human Resources services to temporarily support the department with current vacancies and COVID-19 testing.

Attachments: [Staff Report](#)  
[Resolution](#)  
[Exhibit A](#)  
[Presentation](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-004 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA WAIVING COMPETITIVE BIDDING, APPROPRIATING FUNDS, AND APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH COOPERATIVE PERSONNEL SERVICES DBA CPS HR CONSULTING**

**11.5 RESOLUTION - APPROVAL OF A PURCHASE ORDER TO NIXON-ELGI EQUIPMENT COMPANY FOR THE PURCHASE OF ONE LEEBOY 8500D ASPHALT PAVING MACHINE UNDER SOURCEWELL COOPERATIVE AGREEMENT NUMBER 052417-VTL**

RECOMMENDATION: It is recommended by the Transportation and Public Works and Finance Departments that the Council, by resolution, approve a purchase order with Nixon-Egli Equipment Company, Tracy, CA, for the purchase of one Leeboy 8500D Asphalt Paving Machine to replace existing equipment used in the Transportation and Public Works Street Surface Repair Division through Sourcewell Cooperative Agreement Number 052417-VTL for a total amount not to exceed \$179,804.44.

**Attachments:**    [Staff Report](#)  
                          [Attachment 1](#)  
                          [Resolution](#)  
                          [Presentation](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-005 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PURCHASE ORDER TO NIXON-ELGI EQUIPMENT COMPANY FOR THE PURCHASE OF ONE LEEBOY 8500D ASPHALT PAVING MACHINE THROUGH SOURCEWELL COOPERATIVE AGREEMENT NUMBER 052417-VTL FOR A TOTAL AMOUNT NOT TO EXCEED \$179,804.44**

**11.6            RESOLUTION - APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH CARLILE MACY, INC.**

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve a Professional Services Agreement, between the City of Santa Rosa and Carlile Macy, Inc., of Santa Rosa, CA, in an amount not to exceed \$204,822 to provide landscape architectural design and engineering services, drafting an amendment to the South Davis Master Plan, preparation of construction drawings and administration for South Davis Neighborhood Park.

**Attachments:**    [Staff Report](#)  
                          [Resolution](#)  
                          [Exhibit A - PSA](#)  
                          [Presentation](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-006 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH CARLILE MACY, INC., OF SANTA ROSA, CA, TO PROVIDE LANDSCAPE ARCHITECTURAL DESIGN AND ENGINEERING SERVICES AND TO PREPARE A MASTER PLAN AMENDMENT AND CONSTRUCTION DOCUMENTS AND ADMINISTRATION FOR SOUTH DAVIS NEIGHBORHOOD PARK IN AN AMOUNT NOT TO EXCEED \$204,822**

**11.8            RESOLUTION - REQUEST THAT THE CITY COUNCIL DECLARE PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT CERTAIN REAL PROPERTY OWNED BY THE CITY AND LOCATED**



AT 702 AND 716 BENNETT VALLEY ROAD AND 921 AND 927 RUTLEDGE AVENUE (APN 038-151-004, 038-151-011, 009-333-009, 009-333-014) IS EXEMPT SURPLUS LAND THAT WILL BE TRANSFERRED AS AFFORDABLE HOUSING PURSUANT TO GOVERNMENT CODE 37364

RECOMMENDATION: It is recommended by Real Estate Services, Transportation and Public Works and Housing Departments that the Council, by resolution, declare pursuant to Government Code Section 54221 that real property located at 702 & 716 Bennett Valley Road and 921 and 927 Rutledge Avenue (APN 038-151-004, 038-151-011, 009-333-009, 009-333-014) is “exempt surplus land” under the Surplus Lands Act, and directing that the resolution be submitted to the State Department of Housing and Community Development in accordance with Section 400(e) of the HCD Surplus Lands Act Guidelines.

Attachments:    [Staff Report](#)  
                          [Resolution](#)  
                          [Exhibit A - Bennett Valley Apartments DDA](#)  
                          [Presentation](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-007 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT REAL PROPERTY OWNED BY THE CITY IDENTIFIED AS ASSESSOR PARCEL NUMBERS 038-151-004, 038-151-011, 009-333-009, 009-333-014 AND LOCATED AT 702 & 716 BENNETT VALLEY ROAD AND 921 & 927 RUTLEDGE AVENUE, SANTA ROSA, CALIFORNIA IS EXEMPT SURPLUS LAND, AND FINDING THAT SUCH DECLARATION AND AUTHORIZATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**11.9**      RESOLUTION - MAKING REQUIRED MONTHLY FINDINGS AND AUTHORIZING THE CONTINUED USE OF TELECONFERENCING FOR PUBLIC MEETINGS OF THE CITY COUNCIL AND ALL THE CITY’S BOARDS, COMMISSIONS, AND COMMITTEES, PURSUANT TO ASSEMBLY BILL 361

RECOMMENDATION: It is recommended by the City Attorney that the Council, by resolution, make required monthly findings and authorize the continued use of teleconferencing for public meetings of the City

Council and all of the City's boards, commissions and committees pursuant to Assembly Bill 361.

Attachments: [Resolution](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2022-008 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA MAKING REQUIRED FINDINGS AND AUTHORIZING THE CONTINUED USE OF TELECONFERENCING FOR PUBLIC MEETINGS OF THE CITY COUNCIL AND ALL THE CITY'S BOARDS, COMMISSIONS AND COMMITTEES PURSUANT TO ASSEMBLY BILL 361**

**11.10** ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REZONING THE PROPERTY LOCATED AT 2660 PETALUMA HILL ROAD, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 044-370-002, 044-370-010, 044-051-073, AND 044-051-055, FROM THE CSC (COMMUNITY SHOPPING CENTER) AND PD 96-001C TO THE R-3-30 (MULTIFAMILY RESIDENTIAL) ZONING DISTRICT - FILE NUMBER PRJ21-011 (REZ21-002)

RECOMMENDATION: This ordinance, introduced at the December 14, 2021, Regular Meeting by a 7-0-0 vote, amends Title 20 of the Santa Rosa Code by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-20.020, so as to change the classification of Assessor's Parcel Numbers 044-370-002, 044-370-010, 044-051-073, and 044-051-055 to the R-3-30 (Multi-Family Residential) Zoning District.

Attachments: [Ordinance](#)  
[Late Correspondence \(Uploaded 1-11-2022\)](#)

**This Consent - Ordinance was adopted.**

**ORDINANCE NO. ORD-2022-001 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REZONING THE PROPERTY LOCATED AT 2660 PETALUMA HILL ROAD, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 044-370-002, 044-370-010, 044-051-073, AND 044-051-055, FROM THE CSC (COMMUNITY SHOPPING CENTER) AND PD 96-001C TO THE R-3-30 (MULTIFAMILY RESIDENTIAL) DISTRICT ZONING - FILE NUMBER PRJ21-011 (REZ21-002)**

**11.7** RESOLUTION - APPROVAL OF GRANT OF TEMPORARY

CONSTRUCTION EASEMENT TO PACIFIC GAS AND ELECTRIC COMPANY ON A PORTION OF CITY OWNED PROPERTY LOCATED AT 55 STONY POINT ROAD, SANTA ROSA APN 010-320-019 FOR THE DEVELOPMENT OF BATTERY ELECTRIC BUS CHARGING INFRASTRUCTURE

RECOMMENDATION: It is recommended by the Transportation and Public Works Department and Real Estate Services that Council, by resolution: 1) approve a Grant of Temporary Construction Easement to Pacific Gas and Electric Company on City owned property located at 55 Stony Point Road, Santa Rosa, APN 010-320-019 for the development of battery-electric bus charging infrastructure in connection with the CityBus Electrical Vehicle Fleet Electrification Project; and 2) authorize the Director of Transportation and Public Works Department to execute the Grant of Temporary Construction Easement and any additional and other documents necessary to grant the temporary easement and access rights.

**Attachments:**    [Staff Report](#)  
                          [Resolution](#)  
                          [Exhibit A - Grant of Temporary Construction Easement and Exhibit Presentation](#)

**This item was pulled from the Consent calendar and will be brought back at a future meeting.**

## **12. PUBLIC COMMENT ON NON-AGENDA MATTERS**

Asher Sheppard spoke expressing concern on the Art in Public Places final decision regarding the languages represented on the Unum sculpture for Courthouse Square.

## **13. REPORT ITEMS**

### **13.1        REPORT - RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING THE 2022 CITY OF SANTA ROSA STATE LEGISLATIVE PLATFORM**

BACKGROUND: The 2022 state legislative session is now underway. To be best positioned to respond to what is anticipated to be a very active session, City staff have identified state legislative priorities in a proposed 2022 state legislative platform for consideration by the City Council. Defined priorities, approved by the City Council, will help

communicate the City's state legislative and project priorities to the California State Delegation, Legislature, regional and state agencies.

RECOMMENDATION: It is recommended by the Communications & Intergovernmental Relations Office that the Council, by resolution, adopt the City's 2022 State Legislative Platform.

**Attachments:** [Staff Report](#)  
[Resolution](#)  
[Exhibit A](#)  
[FINAL - Exhibit A \(Uploaded 1-27-2022\)](#)  
[Presentation](#)

Scott Alonso, Intergovernmental Relations & Legislative Affairs Officer, and Dane Hutchings, Renne Public Policy Group, presented and answered questions from Council.

No public comments were made.

**A motion was made by Council Member Sawyer, seconded by Council Member Schwedhelm, to waive reading of the text and adopt**

**RESOLUTION NO. RES-2022-009 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING THE 2022 CITY OF SANTA ROSA STATE LEGISLATIVE PLATFORM**

**The motion carried by the following vote:**

**Yes:** 6 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member Rogers, Council Member Sawyer, and Council Member Schwedhelm

**13.2** REPORT - MAKE FINDINGS PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") GUIDELINES, ADOPTION OF THE CEQA CHECKLIST, ADOPTION OF THE RELOCATION PLAN AND APPROVAL OF THE ACQUISITION OF 976 HEARN AVENUE, 980 HEARN AVENUE, AND 1004 HEARN AVENUE

BACKGROUND: The City previously prepared and certified a programmatic-level Environmental Impact Report ("EIR") which fully analyzed the potential environmental impacts associated with the Roseland Area/Sebastopol Road and Roseland Area Annexation Projects Specific Plan, including certain roadway improvements and a variety of municipal and public uses, pursuant to the California

Environmental Quality Act (“CEQA”). In 2016, the City certified the Program EIR and approved the Specific Plan. The City has now prepared a CEQA Checklist for the proposed acquisition of the following real properties (“Project”) located in Santa Rosa: (1) 976 Hearn Avenue, Santa Rosa, APN 043-191-018; (2) 980 Hearn Avenue, APN 043-191-019; and (3) 1004 Hearn Avenue, APN 043-191-020 (collectively the “Subject Properties”) for the planned future extension of Dutton Avenue and the Colgan Creek Multi- Use Path, and for one or more public uses, potentially including the relocation of Santa Rosa Fire Station 8, a new library facility, a community center and pool, a recreation center, and/or a neighborhood park. Staff seeks Council adoption of the Checklist, which demonstrates that the Project is within the scope of the 2016 Program EIR pursuant to State CEQA Guidelines section 15168 and that no further CEQA review is required for the Project pursuant to State CEQA Guidelines section 15162 findings pursuant to CEQA.

The City is required to prepare and adopt a Relocation Impact Study and Last Resort Housing Plan (the “Relocation Plan”) which documents how the City is planning to provide relocation assistance to impacted occupants who will be displaced because of the Project. It is therefore appropriate and necessary for Council to timely consider and adopt the Relocation Plan for the Project, setting forth the required relocation analysis and level of assistance that the City will make available to occupants who will be displaced by the Project.

On July 13, December 7 and 21, 2021 in closed session, Council gave direction to staff on price and terms to negotiate the purchase of the Subject Properties. Staff has secured acquisition agreements in line with the price and term parameters provided by the Council in closed session for each of the Subject Properties and now seeks final approval of the acquisitions.

**RECOMMENDATION:** It is recommended by the Fire Department, Transportation and Public Works Department and Real Estate Services that Council, by resolution: 1) make findings pursuant to State CEQA Guidelines sections 15162 and 15168 that the acquisition of 976 Hearn Avenue, APN 043-191-018; 980 Hearn Avenue, APN 043-191-019; and 1004 Hearn Avenue, APN 043-191-020 (collectively the “Subject

Properties”) is within the scope of the previously certified 2016 Program EIR for the Roseland Area/Sebastopol Road and Roseland Area Annexation Projects Specific Plan and that no further environmental review is required at this time; 2) adopt the CEQA checklist; 3) adopt the Relocation Plan; 4) approve the acquisition of the Subject Properties subject to all contract contingencies and approve the demolition of the structures located thereon; and 5) authorize the Assistant City Manager or designee to execute all documents necessary to complete the acquisitions, subject to approval as to form by the City Attorney.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Roseland Area Projects Environmental Impact Report](#)  
[Attachment 2 - Draft Relocation Plan Fire Station Relocation and Municipal Use Project](#)  
[Attachment 2 - REVISED Draft Relocation Plan Fire Station Relocation and Municipal Use Project \(Uploaded 1-4-2022\)](#)  
[Attachment 3 - Final Relocation Plan \(Uploaded 1-11-2022\)](#)  
[Resolution](#)  
[Exhibit A - CEQA Checklist](#)  
[Presentation](#)  
[REVISED Presentation \(Uploaded 1-11-2022\)](#)  
[Late Correspondence \(Uploaded 1-11-2022\)](#)

Jill Scott, Real Property Manager, presented and answered questions from Council.

## PUBLIC COMMENT

Ann Hammond, Director of Sonoma County Library, thanked the Council for their vision, and looks forward to being a partner on the project and working with the City.

Anonymous submitted comment in support of the item, expressed concern on the traffic issue at the corner of Hearn and Dutton Avenues, and would like to see services such as a library at the site.

The following people spoke in support of the purchase of the property to be considered for a library, a fire station, a community center or a park with a pool:

Ann Dublin

Anonymous  
Hector Chavez  
Lynn  
Ashley  
Alejandra Salazar  
Nicole Williams  
Oscar  
Kim Lee  
Leann Nakashima  
Anonymous  
Victor Castro  
Eddie Mendez  
Ana  
Concepcion  
Marisol

Duane De Witt submitted comment expressing his concern of "land-sharking," and in opposition to moving the Burbank Avenue fire station to the south.

**A motion was made by Council Member Fleming, seconded by Council Member Sawyer, to waive reading of the text and adopt**

**RESOLUTION NO. RES-2022-010 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA MAKING CEQA FINDINGS; ADOPTING THE CEQA CHECKLIST; ADOPTING A RELOCATION PLAN; AND APPROVING THE ACQUISITION OF 976 HEARN AVENUE, 980 HEARN AVENUE, AND 1004 HEARN AVENUE**

**The motion carried by the following vote:**

**Yes:** 6 - Mayor Rogers, Vice Mayor Alvarez, Council Member Fleming, Council Member Rogers, Council Member Sawyer, and Council Member Schwedhelm

**14. PUBLIC HEARINGS - NONE.**

**15. WRITTEN COMMUNICATIONS - NONE.**

**16. PUBLIC COMMENTS ON NON-AGENDA MATTERS**

Duane De Witt submitted comment regarding his concerns Santa

Rosa tax payers being exploited by local bureaucrats, the Roseland library not being located in central Roseland, and requested the Charter Review Committee look at term limits for Council and a directly elected mayor to allow for more public involvement.

**17. ANNOUNCEMENT OF CONTINUED CLOSED SESSION ITEMS, RECESS TO CLOSED SESSION IN THE MAYOR’S CONFERENCE ROOM, RECONVENE TO OPEN SESSION, AND ANNOUNCEMENTS [IF NEEDED] - NONE.**

**18. ADJOURNMENT OF MEETING**

Mayor Rogers adjourned the meeting at 5:48 p.m. The next regularly scheduled meeting will be held on January 25, 2022, at a time to be set by the Mayor.

**19. UPCOMING MEETINGS**

**19.1 UPCOMING MEETINGS LIST**

Attachments: [Upcoming Meetings List](#)

This item was received and filed.

**Approved on: February 15, 2022**  
**/s/ Stephanie A. Williams, City Clerk**