

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: JILL SCOTT, REAL ESTATE MANAGER  
REAL ESTATE SERVICES  
SUBJECT: APPROVAL OF THE FIRST AMENDMENT TO THE  
MEMORANDUM OF UNDERSTANDING BETWEEN THE  
CALIFORNIA DEPARTMENT OF TRANSPORTATION AND THE  
SOUTHEAST GREENWAY COMMUNITY PARTNERS

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by Real Estate Services that the Council, by resolution, approve the First Amendment to the Memorandum of Understanding between the California Department of Transportation and the Southeast Greenway Community Partnership regarding the transfer of rescinded State Route 12 land by Caltrans for the Santa Rosa Southeast Greenway Project, and authorize the Assistant City Manager overseeing the Operations Portfolio to execute the First Amendment to the Memorandum of Understanding.

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EXECUTIVE SUMMARY

On July 7, 2015, Council approved a Memorandum of Understanding (MOU) between the California Department of Transportation (Caltrans) and the Southeast Greenway Community Partnership (comprised of the City of Santa Rosa, Sonoma Land Trust, Sonoma County Water Agency, Sonoma County Regional Parks, Southeast Greenway Campaign, and LandPaths) regarding the proposed future transfer of rescinded State Route 12 land by Caltrans for the Santa Rosa Southeast Greenway Project. The MOU currently expires on August 5, 2020. This Resolution would approve a first amendment to the MOU to extend the MOU for approximately five years to December 31, 2025, and authorize the Assistant City Manager overseeing Transportation and Public Works and Water to execute the First Amendment to the MOU.

BACKGROUND

On June 17, 2014, the City of Santa Rosa joined the Southeast Greenway Community Partnership in executing a Mutual Letter of Intent for the future Southeast Greenway Project. The Partnership now consists of the following partners:

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City of Santa Rosa, Sonoma Land Trust, Sonoma County Water Agency, Sonoma County Regional Parks, Southeast Greenway Campaign and LandPaths (“Partnership”).

On July 7, 2015 the Council approved a Memorandum of Understanding (MOU) between the California Department of Transportation (Caltrans) and the Partnership regarding the proposed future transfer of rescinded State Route 12 land by Caltrans for the Santa Rosa Southeast Greenway Project. The MOU included a 5-year term expiring on August 5, 2020.

On July 9, 2019, the Council certified the Southeast Greenway Project Environmental Impact Report and adopted a General Plan Amendment and rezoning for the Southeast Greenway Project, which cleared the way for Real Estate Services and the Partnership to continue the work necessary for transfer of the property by Caltrans. An extension of the MOU term is necessary to continue this process.

## PRIOR CITY COUNCIL REVIEW

June 17, 2014, Council approved a Letter of Intent with members of the Partnership.

July 7, 2015 Council approved an MOU with Caltrans and the Partnership.

July 9, 2019, Council certified the Southeast Greenway Project EIR, approved a General Plan Amendment and adopted zoning for the Southeast Greenway area.

## ANALYSIS

On July 7, 2015 the Council approved a Memorandum of Understanding (MOU) between the California Department of Transportation (Caltrans) and the Southeast Greenway Partnership regarding the proposed future transfer of rescinded State Route 12 land by Caltrans for the Santa Rosa Southeast Greenway Project. The MOU included a 5-year term, expiring on August 5, 2020, and set forth the understanding of Caltrans and the Partnership on how the parties would work cooperatively towards the future transfer of the property for the Southeast Greenway Project.

Since that time, the Planning and Economic Development Department, along with the Partnership, led the planning efforts for the Southeast Greenway Project. On July 9, 2019, the Council certified the Southeast Greenway Project Environmental Impact Report, adopted findings of fact, a mitigation monitoring and reporting program, and statement of overriding considerations pursuant to the California Environmental Quality Act and adopted a General Plan Amendment and Rezoning for the property. Specifically, two Ordinances were adopted by Council to (1) add zoning districts the Southeast Greenway area and (2) amend City Code sections for the Southeast Greenway area.

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These efforts set the stage for Real Estate Services, along with the Partnership, to continue work necessary for the proposed transfer by Caltrans, including negotiating a purchase and sale agreement with Caltrans for transfer of the property.

This First Amendment of the Memorandum of Understanding, if approved, will allow the City and Partnership to continue work towards the proposed transfer of the property by Caltrans, to include the negotiation of a purchase and sale agreement with Caltrans to eventually transfer the property for the Southeast Greenway Project. Staff is recommending an additional approximately 5-year term in the amendment to the original MOU for this next phase of work, which would extend to the term through December 31, 2025.

## FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

## ENVIRONMENTAL IMPACT

Council certified an Environmental Impact Report (EIR) for the Southeast Greenway project on July 9, 2019, which analyzed the environmental impacts of the Southeast Greenway Project in compliance with the California Environmental Quality Act (CEQA). Continued efforts under the MOU, as extended, are all within the scope of the project analyzed in the EIR and therefore, no additional analysis or documentation is required pursuant to CEQA for this proposed term extension.

## BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

N/A

## NOTIFICATION

N/A

## ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Mutual Letter of Intent
- Attachment 3 - MOU
- Resolution/Exhibit A – First Amendment to MOU

## CONTACT

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