

From: [Thea Hensel](#)
To: [CityCouncilListPublic](#)
Subject: [EXTERNAL] Budget 21-22 priorities
Date: Tuesday, May 11, 2021 4:53:06 PM
Attachments: [Greenway Council 21-22 Budget .docx](#)

Dear Council member,

As you look at the budget for the coming year there are many demands. The Greenway project will need some help for staff time, appraisal cost, PGE dollars for the developable plots and your invaluable guidance.

Please read the attached letter for details to cover Staff needs.

Thank you so much for your consideration.

Regards,

Thea Hensel and Bob Gaiser
Southeast Greenway



May 11, 2021

TO: Mayor Rogers and Councilmembers

Subject: Budget Funding for the Southeast Greenway Acquisition

On behalf of the Southeast Greenway Campaign, we want to thank you for the City's continuing support of a unique 57-acre project that will include a City park of 29 acres, over two miles of walking and biking trails, an 18-acre addition to Spring Lake Regional Park, and almost 10 acres zoned for housing development.

Since the City approved a General Plan amendment, zone change and EIR for this two-mile long corridor from Farmers Lane to Spring Lake Park, we have been working with City staff, the Sonoma Land Trust, Sonoma Water and other Greenway partners on the activities needed to acquire the land from Caltrans. These activities have included:

- obtaining deeds, leases and other information from Caltrans
- preparing detailed parcel maps
- assessing property values
- reviewing purchase agreement terms

Additional City staff time will continue to be needed for the completion of the items listed above as well as the total acquisition process. In the coming months, property appraisals will be completed, agreement terms will be negotiated, and a purchase agreement will be approved by both Caltrans and the City. **Therefore, we request that the FY 2021-22 operating budget provide sufficient funds for these activities by the Real Estate Division, City Attorney and other City staff and for the costs of property appraisals and other acquisition work.**

Caltrans wants to sell the whole 57-acre property to the City in one transaction, including both the 9.7 acres zoned for development and the 47 acres planned for City and County parks. We have secured the grants and donations to acquire the parkland, but no funding has yet been determined for the purchase of the developable parcels.

We are therefore also requesting that the Council consider using some of the PG&E settlement or other funds to help purchase from Caltrans the 9.7 acres of the Southeast Greenway property that are zoned for 244 housing units at medium-high and medium densities. The subsequent sale and transfer of this land from the City to housing

developers will give the Council the ability to control the per-unit land costs and help new affordable housing to be built, responding to the City's adopted housing goals and the need to replace the many housing units lost in the fires.

Thank you for your consideration. We look forward to working with the City and our other partners as the acquisition process moves ahead.

Thea Hensel

Thea Hensel,
CoChair

Bob Gaiser

Bob Gaiser,
CoChair