

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
SUBJECT: ROSELAND AREA PROJECTS – MEMORANDUM OF UNDERSTANDING FOR CHILDCARE SERVICES AND AGREEMENT FOR USE OF SCHOOL FACILITY
STAFF PRESENTER: JESSICA JONES, SENIOR PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT
AGENDA ACTION: RESOLUTION

ISSUE(S)

1. Should the City Council approve and authorize the City Manager or designee to execute a Memorandum of Understanding with the Boys and Girls Club of Central Sonoma County (Boys and Girls Club) to provide childcare services at community meetings related to the Roseland Area Annexation and Roseland Area/Sebastopol Road Specific Plan projects (Roseland Area Projects)?
2. Should the City Council approve and authorize the City Manager or designee to execute an Application and Agreement for Use of School Property with the Roseland School District for use of school facilities for community meetings related to the Roseland Area Projects?
3. Should the City Council authorize the City Manager or designee to execute all future amendments to the Memorandum of Understanding with the Boys and Girls Club, and any future new agreements and memoranda of understanding related to childcare and use of facilities for meeting locations for the Roseland Area Projects?



COUNCIL GOALS/STRATEGIES

The Roseland Area Annexation and Roseland Area/Sebastopol Road Specific Plan support Council Goal 5: Improve the Partnerships between Neighborhoods, Community Organizations, Schools, and the City to Support and Promote Thriving, Inclusive, and Diverse Neighborhoods; and Strategic Objective 1: Develop a Work Plan and Costs for Roseland Annexation.

BACKGROUND

1. The following outlines the background of the Roseland Area/Sebastopol Road Specific Plan project:
 - a. The Bay Area's Sustainable Communities Strategy, developed in conformance with Senate Bill 375, is Plan Bay Area. The Sustainable

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Communities Strategy aims to reduce greenhouse gas emissions through compact, transit-oriented development.

- b. Plan Bay Area designates Priority Development Areas (PDAs), which are locally identified areas which are planned to accommodate growth near transit and jobs. Santa Rosa has five designated PDAs: Downtown Station Area; North Station Area; Santa Rosa Avenue/Mendocino Avenue Corridor; Sebastopol Road Corridor; and Roseland Area.
 - c. The Metropolitan Transportation Commission (MTC) approved \$20 million in PDA planning program funds to Bay Area Congestion Management Agencies. The Sonoma County Transportation Authority (SCTA) received \$1,447,000 for local planning.
 - d. The City of Santa Rosa received a grant from SCTA for \$647,000 of these funds for development of a PDA plan which combines the Roseland Area PDA and a portion of the Sebastopol Road Corridor PDA. The plan will be focused around the Southside Bus Transfer Center at the Southwest Community Park on Hearn Avenue. The planning area, which is bounded by Highway 12 to the north, Bellevue Avenue to the south, Highway 101 to the east, and Stony Point Road to the west, contains approximately 1,800 acres, 1,200 of which are in the City and 600 of which are in unincorporated Sonoma County (see attached map).
 - e. The funding will allow for development of a specific plan to comprehensively address land use and transportation issues and develop an integrated plan which assesses infrastructure needs and costs and provides an implementation guide. Concurrent rezoning and pre-zoning (of county areas) is also planned. A programmatic Environmental Impact Report (EIR) will also be prepared.
 - f. This work will complement the Council's goal of developing a work plan for future annexation of Roseland, which is in the northern part of the proposed plan area. The infrastructure analysis and environmental document will inform any future annexation effort undertaken.
 - g. On December 2, 2014 the Council authorized the Mayor to execute a Professional Services Agreement with Pacific Municipal Consultants (PMC) for preparation of the Roseland Area/Sebastopol Road Specific Plan (Specific Plan) and associated EIR.
2. The following outlines the background of the Roseland Area Annexation project:
- a. On February 14 and 15, 2013 the Council set its 2013-2015 goals, which included Goal 5: "Improve the Partnerships between Neighborhoods, Community Organizations, Schools, and the City to Support and Promote

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Thriving, Inclusive, and Diverse Neighborhoods”, and Strategic Objective 1: “Develop a Work Plan and Costs for Roseland Annexation”.

- b. On April 1, 2014 the Council adopted a resolution authorizing staff to proceed and appropriating funds for Phase 1 of a work plan for the Roseland Area Annexation. The funding allocation included \$50,000 for community engagement by a consultant.
 - c. Phase 1, Task 5, of the Work Plan is to gauge support for annexation, which includes outreach to the five islands that are being considered for annexation (the five islands include Roseland, Victoria Drive, West Hearn Avenue, Brittain Lane, and West Third Avenue – see attached map).
 - d. On October 29, 2014 the Assistant City Manager executed a Professional Services Agreement with PMC for community engagement related to the Roseland Area Annexation (Annexation) project.
3. On January 27, 2015 the Council accepted the Community Engagement Strategy for the Specific Plan and Annexation. The Community Engagement Strategy includes steering committee meetings and community workshops throughout the Specific Plan and Annexation processes. The strategy calls for the provision of childcare at community meetings related to both projects in order to allow greater attendance.

ANALYSIS

1. Memoranda of Understanding

A Memoranda of Understanding (MOU) has been prepared in order to provide childcare services for the Roseland Area Projects community meetings. The MOU is with the Boys and Girls Club of Central Sonoma County, who can provide childcare for school age children. The Boys and Girls Club is providing similar services for the community meetings related to the Roseland Village Shopping Center. City staff is working on securing childcare services for non-school age children.

2. Application and Agreement for use of Roseland School District Property

The City desires to locate all of the community workshops and Steering Committee meetings for the Roseland Area Projects in a central location in the southwest Santa Rosa area. School facilities have been identified as the best locations for such meetings. For the first meeting, which is Steering Committee Meeting #1, the desired location is the Roseland Creek Elementary School.

In order to utilize the Roseland School District facility, the City is required to enter into an agreement (Application and Agreement for use of School Property).

3. Future Memoranda of Understanding and Agreement Execution

At this time there are no City policies that address the execution authority for the above-noted MOU or agreement with the Roseland School District. As such, the execution authority is delegated to the City Council.

In order to expedite these types of documents in the future for the Roseland Area Projects, staff is recommending that the Council authorize the City Manager or designee to execute future amendments to the MOU and agreement, and also to execute any future new MOU's or agreements related to childcare and use of facilities for meeting locations.

RECOMMENDATION

It is recommended by the Community Development Department that the Council, by two resolutions: (1) approve a Memorandum of Understanding with the Boys and Girls Club of Central Sonoma County (Boys and Girls Club) to provide childcare services at community meetings related to the Roseland Area Annexation and Roseland Area/Sebastopol Road Specific Plan projects (Roseland Area Projects), (2) approve an Application and Agreement for Use of School Property with the Roseland School District for use of school facilities for community meetings related to the Roseland Area Projects, and (3) authorize the City Manager or designee to execute the Memorandum of Understanding and Application and Agreement for Use of School Property; and (4) delegating authority to the City Manager or designee to enter into and execute any amendments and further agreements and memoranda of understanding related to childcare and use of facilities for meeting locations for the Roseland Area Projects.

Author: Jessica Jones

Attachments:

Attachment 1 – MOU between the City and the Boys and Girls Club of Central Sonoma County

Attachment 2 – Roseland School District Application and Agreement for Use of School Property

Attachment 3 – Roseland Area-Sebastopol Road Specific Plan Boundary Map

Attachment 4 – Roseland Area Annexation Map