

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A REVISED MASTER PLAN FOR THE REUNIFICATION OF COURTHOUSE SQUARE AND AUTHORIZING THE CITY MANAGER TO APPROPRIATE UP TO \$5,000,000 FROM THE UNASSIGNED GENERAL FUND BALANCE TO USE FOR CONSTRUCTION OF THE COURTHOUSE SQUARE REUNIFICATION PROJECT

WHEREAS, on October 9, 2007, the Council adopted Resolution 26949 certifying the Final Environmental Impact Report for the Downtown Station Area Specific Plan and General Plan Amendment (State Clearinghouse Number 2006072104); and

WHEREAS, on October 9, 2007, the Council approved the Downtown Station Area Specific Plan General Plan Amendments and adopted a Statement of Overriding Considerations for significant, unavoidable air quality and transportation and circulation impacts that could not be mitigated to reduce the environmental effects to less than significant, finding that the benefits which would be realized and achieved from the implementation of the Downtown Station Area Specific Plan outweigh the environmental risks of the unavoidable significant environmental effects of such implementation and that such significant effects are acceptable; and

WHEREAS, on February 25, 2014, the City Council by Resolution No. 28437 certified the Final Tiered Environmental Impact Report (FTEIR) for the Courthouse Square Reunification Project (Project), finding that the FTEIR adequately identifies and analyzes the environmental effects of the Project and the alternatives, that the FTEIR was completed in compliance with the requirements of CEQA, State CEQA Guidelines and the Santa Rosa City Code, and that the FTEIR represents the independent judgment and analysis of the Council; and

WHEREAS, on October 14, 2014, the Council by Resolution 28568 approved the preferred alternative which includes two peripheral streets and which may include other architectural features and found that the potential significant effects of the Project identified in the FTEIR can be mitigated to less than significant with implementation of the mitigation measures identified in the Mitigation Monitoring Program included within the EIR dated February 2014 and therefore, the project will not have a significant effect on the environment. The Council approved and adopted the mitigation measures set forth in the Mitigation Monitoring Program; and

WHEREAS, on September 22, 2015, the Council authorized staff to proceed with the Courthouse Square Reunification Project; and

WHEREAS, on November 3, 2015, the Council approved basic design guidelines for a revised Master Plan, directed staff to begin redesigning the Master Plan with community input, and initiated a concurrent public outreach process for the Courthouse Square Reunification Project; and

WHEREAS, consistent with the basic design guidelines and in response to community input, two master plan options were presented for Council consideration and approval; and

WHEREAS, an Addendum to the FTEIR was prepared for both master plan options pursuant to Section 15164 of CEQA. The Addendum documents that the changes to the Courthouse Square Master Plan are minor and that none of the conditions described in CEQA Section 15162 have occurred. The Council found it was appropriate to rely on the FTEIR in the adoption of the Master Plan for the Revised Project; and

WHEREAS, on January 26, 2016, the Council by Resolution No. 28736 approved a master plan for the reunification of Courthouse Square; and

WHEREAS, design of the interior improvements have proceeded since the master plan was approved by Council and minor revisions to the master plan have been identified; and

WHEREAS, on March 15, 2016, the City Council by Resolution No. 28753 approved a mid-year budget adjustment which appropriated \$2,410,000 of general funds to the Courthouse Square Reunification project; and

WHEREAS, the project is expected to be funded through a combination of current project funds, other participating City funds, certificates of participation or other funding mechanisms; and

WHEREAS, the use of General Fund unassigned balance is available to provide cash flow to the project and allow construction to proceed on schedule to allow construction to be completed prior to the 2016 holiday season.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa approves the Revised Master Plan for the Courthouse Square Reunification Project, attached hereto as Exhibit A and made a part herein.

BE IT FURTHER RESOLVED that the Council authorizes the City Manager to appropriate \$4,533,752 from the General Fund unassigned fund balance to the project account in order to proceed with project construction.

IN COUNCIL DULY PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST: \_\_\_\_\_  
City Clerk

APPROVED: \_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Exhibit A – Revised Master Plan for the Courthouse Square Reunification Project