



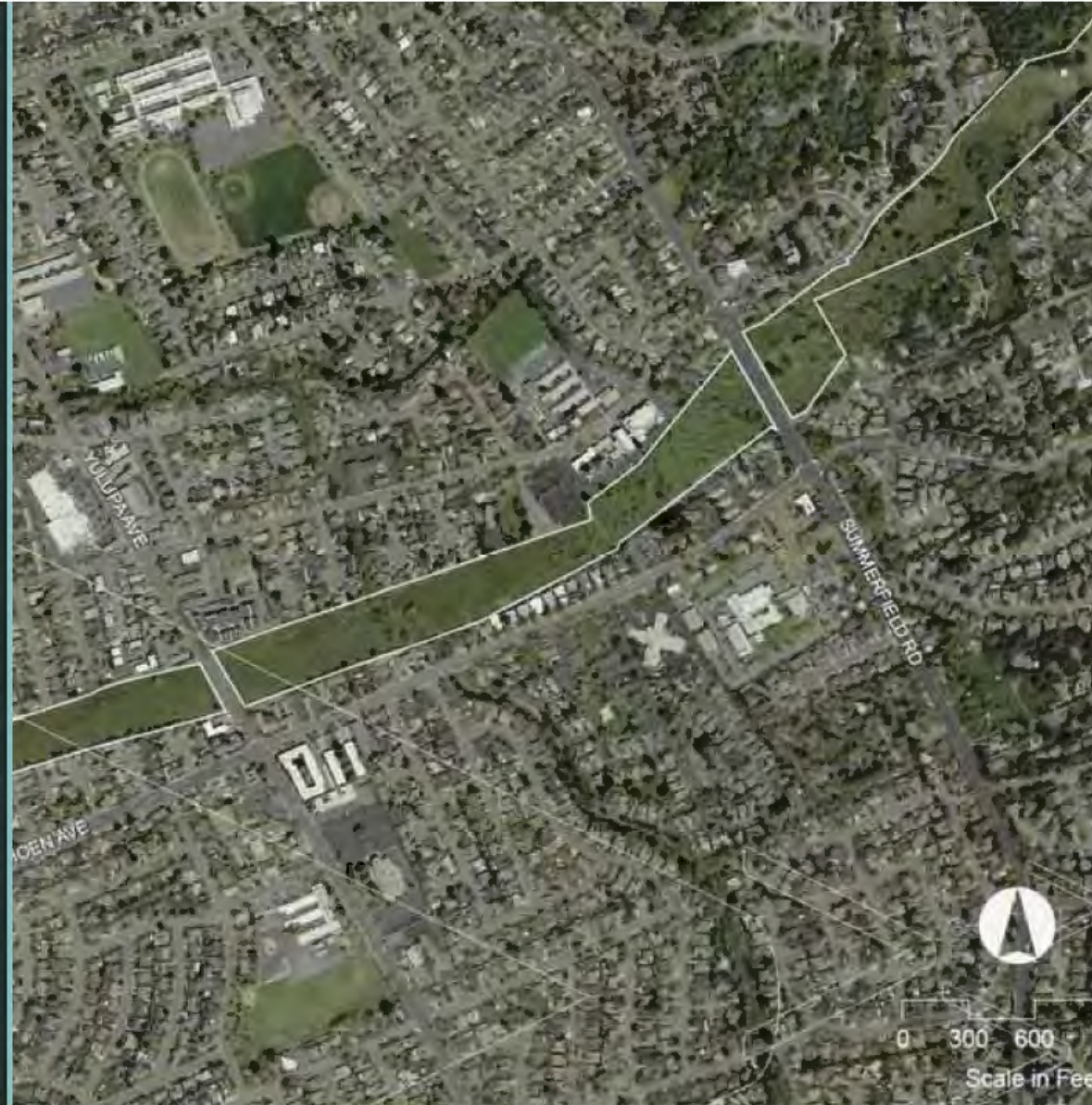
CITY COUNCIL

July 25, 2023

Southeast Greenway

BACKGROUND

- The California Department of Transportation (“Caltrans”) owns ~58 acres of property that was originally acquired to construct the extension of State Route 12 between Farmers Lane and Spring Lake Regional Park (“Property”)
- On August 20, 2014, the California Transportation Commission (CTC) adopted a resolution to rescind the freeway adoption, allowing the Property to be transferred or sold.



Previous Actions Taken by Council

City Joined the Southeast Greenway
Community Partnership

- City of Santa Rosa
- Sonoma Water
- Southeast Greenway Campaign
- Sonoma County Regional Parks
- Sonoma Land Trust
- LandPaths

City certified an Environmental
Impact Report for the Southeast
Greenway

7 July 2015

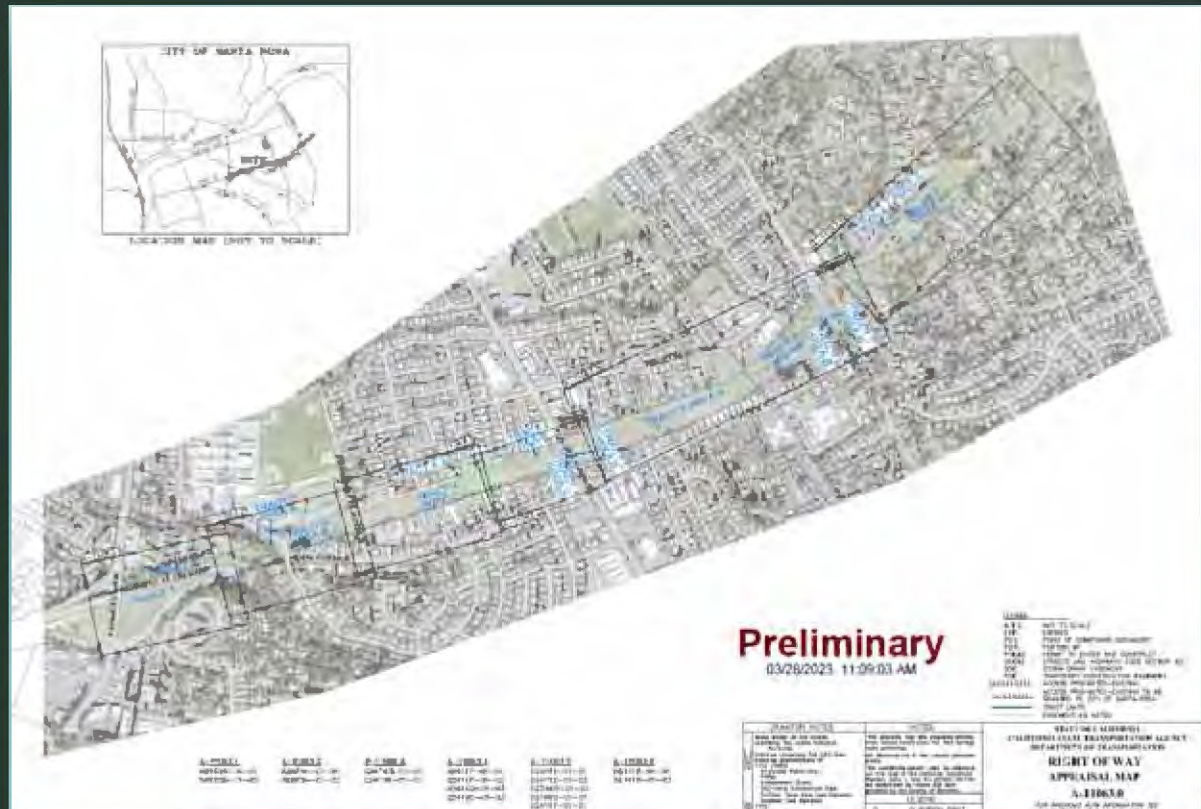
17 June 2014

9 July 2019

Council adopted Resolution No.
28666 approving an MOU among
the Partnership and Caltrans

Southeast Greenway Property

- Partnership has mapped the excess land into tracts, of which 3 tracts are zoned as “developable” (tracts 1, 2 and 4B) which Caltrans will retain for housing development
- City desires to purchase all remaining tracts ~49 acres of the Property for public park purposes





Recent Developments

- Completed mapping and title work
- Caltrans approved mapping
- California Department of General Services Approved the Sale of ~49 acres of Excess Lands to the City as mapped
- Began negotiating an Easement with Sonoma County Agricultural Preservation & Open Space District (OSD) over the Southeast Greenway Property
- Began negotiating a Memorandum of Understanding (MOU) with Sonoma Water for necessary Utilities within the Southeast Greenway Property
- Appraisal of Southeast Greenway Property
- City Staff and Caltrans Staff level sign off appraisal
- Awaiting Caltrans Headquarters approval of appraisal

PUBLIC PURPOSE

Next steps in the acquisition process and a requirement by Caltrans includes:

- ✓ Declaration by City Council that the Southeast Greenway Property will be used for a public purpose in perpetuity
- ✓ Approval of a deed restriction upon transfer of the Property for same





Public Purpose Continued

The Southeast Greenway Property may include:

- bicycle and pedestrian paths
- community gardens
- parks
- sport courts, fields and playgrounds
- opportunities for community gathering space
- water supply and utility infrastructure
- creation of walkable neighborhoods
- dog parks
- disc golf
- community/cultural areas

A Public Master Planning Process where the community will have ample opportunity to express their desires for the future Southeast Greenway Project will be led by the Recreation and Parks Department after acquisition.

Establishment of Park Land Requirements for Development Parcels

Development of one or more dwelling units located within the Developable Parcel Lands are required to comply with Santa Rosa City Code Sections 19-70.020 through 19-70.050

- Caltrans requests that the retained Developable Parcels not be required to comply with these Code Sections only pertaining to park land dedication.
- Staff recognizes that future residents will be adequately served with park land from the adjacent Southeast Greenway Project and recommends no park land dedication.

Southeast Greenway Illustrative Map



Acquisition Funding

The Campaign and Land Trust have retained a mixture of grant funding and donations for the purchase of the Southeast Greenway Property.

Significant Grant funds expire in October 2024

Funding Agency:

Sonoma County Ag and Open Space	\$1,000,000
State Coastal Conservancy	\$ 500,000
Community Foundation Sonoma County	\$ 225,000
Mead Foundation	\$ 35,000
Individual Donors of Campaign and Land Trust	\$ 285,000

Next Steps

If the Property appraisal is approved by Caltrans Headquarters,

Staff will then work with Caltrans to negotiate a Purchase and Sale Agreement (“Agreement”) within price and term parameters approved by Council in closed session

To meet Caltrans’ requirements, Staff requests approval of the proposed resolution which also includes requests for the following:

- Authorization for the Real Property Manager to negotiate the Agreement
- Authorization for the City Manager to execute the agreement, approved as to form by the City Attorney

California Transportation Commission (CTC) will hear the item for final approval, potentially as early as January 2024



RECOMMENDATION

It is recommended by Real Estate Services, the Transportation and Public Works and Recreation and Parks Departments that the Council, by resolution: 1) declare that the future Southeast Greenway Property will be used for a public purpose in perpetuity; 2) approve a deed restriction to be recorded upon the transfer of the Southeast Greenway Property for same; 3) declare that the future development of one or more dwelling units located within the Developable Parcels (as described below) shall not be required to comply with Santa Rosa City Code Sections 19-70.020 through 19-70.050 pertaining to park land dedication; 4) authorize the Real Property Manager to negotiate the price and terms of the agreement; 5) authorize the City Manager to execute the agreement with the California Department of Transportation for the Purchase and Sale of the Southeast Greenway Property.