

Resolution No. \_\_\_\_\_

Date \_\_\_\_\_

RESOLUTION OF THE SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION (COMMISSION), IN ITS CAPACITY AS THE GOVERNING BODY OF THE SONOMA COUNTY COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING COMMISSION STAFF TO USE UP TO \$400,000 OF SPRINGS REDEVELOPMENT PROJECT FUNDS TO COMPLETE DUE DILIGENCE AND PRE-DEVELOPMENT TASKS TO DETERMINE WHETHER TO ACQUIRE PROPERTY FOR THE PROPOSED SONOMA VALLEY COMMUNITY HEALTH CENTER (SVCHC) PROJECT, AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AGREEMENTS TO CARRY OUT SUCH TASKS FOLLOWING REVIEW AND APPROVAL OF COUNTY COUNSEL AS TO FORM, NEGOTIATE AN EXCLUSIVE NEGOTIATING RIGHTS AGREEMENT AND A DEVELOPMENT AND DISPOSITION AGREEMENT WITH SVCHC, AND NEGOTIATE PURCHASE AND SALE AGREEMENTS WITH THE OWNERS OF FIVE PROPERTIES IDENTIFIED FOR ACQUISITION.

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WHEREAS, on November 27, 1984, Sonoma County Board of Supervisors (Board) adopted the Sonoma Valley Redevelopment Plan by Ordinance No. 3379; and

WHEREAS, on March 20, 2007, the Commission adopted the Sonoma Valley Redevelopment Project Area Strategic Plan; and

WHEREAS, on April 1, 2008, the Board of Supervisors and the Community Development Commission adopted the *Sonoma County Policy Guidance for Use of Redevelopment Funds* ("Policy Guidance"); and

WHEREAS, on April 22, 2008, the Board adopted the Amended and Restated Redevelopment Plan for The Springs Redevelopment Project Area (formally known as Sonoma Valley) by Ordinance No. 5780; and

WHEREAS, on July 21, 2009, the Commission adopted The Springs 2009 – 2014 Five Year Implementation Plan; and

WHEREAS, on August 6, 2009, The Springs Redevelopment Advisory Committee (RAC), voted unanimously to recommend approval of up to \$2.5 million of Redevelopment funds toward the Sonoma Valley Community Health Center Project (Project); \$2.1 million of which would fund land acquisition for four parcels and up to \$400,000 of which would pay for due diligence and other predevelopment costs for the Project; and

WHEREAS, on September 3, 2009, the RAC voted unanimously to approve an additional \$400,000 for acquisition of a fifth parcel, for a total redevelopment funding contribution toward the Project of \$2.9 million; and

WHEREAS, implementation of the Project will help to eliminate blight, promote public health and safety, and increase job opportunities in The Springs Redevelopment Project Area, thereby achieving the fundamental goals of the Project Area to attract and retain businesses, to create vibrant commercial hubs along Highway 12 that provide services for residents and visitors, and to offer incentives to improve the services in the Project Area; and

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WHEREAS, expenditure of funds for due diligence is exempt from review under the California Environmental Quality Act under Section 15301 of the CEQA Guidelines, because it does not constitute the approval of a “project” and does not result in any physical changes to the environment, and under Section 15262 of the CEQA Guidelines, because it involves only feasibility and planning studies; and

WHEREAS, the Project is consistent with The Springs Redevelopment Plan and its Five Year Implementation Plan; and

WHEREAS, the Project is consistent with Community Redevelopment Law of the State of California; and

WHEREAS, the Project is consistent with the Sonoma Valley Redevelopment Project Area Strategic Plan; and

WHEREAS, the Project meets the Policy Guidance Highest Priority Project criteria category as a blight removal program that would promote public health and safety and economic development in the Project Area.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Commission, in its capacity as the governing body of the Sonoma County Community Redevelopment Agency:

1. Finds and determines that all of the above recitals are true and correct.
2. Agrees to set aside up to \$2.5 million toward the potential acquisition of land for the Sonoma Valley Community Health Center (SVCHC) Expansion Project (the Project).
3. Authorizes Commission Executive Director to negotiate an Exclusive Negotiating Rights Agreement (ENRA) with SVCHC.
4. Authorizes Commission Executive Director to negotiate a Disposition and Development Agreement (DDA) with SVCHC.
5. Authorizes the Commission Executive Director to assume option agreements for the five properties associated with the Project and to initiate negotiations for Purchase and Sale Agreements with the property owners.
6. Authorizes Commission Executive Director to use up to \$400,000 in redevelopment funds to pay staff and consultants to complete property appraisals, environmental reviews, relocation and replacement plans, negotiations for ENRA, DDA, and Purchase and Sale Agreements, and all other due diligence actions to determine whether to return to the Board for approval of the agreements and authorization to acquire the properties.

7. Authorizes Commission Executive Director to enter into Professional Services Agreements (PSA) with consultants for services associated with appraisals, environmental reviews, relocation and replacement plans, and all other due diligence actions, using the Standard County PSA form, following review and approval by County Counsel as to form.
8. Authorizes and directs the Commission Executive Director to file a Notice of Determination pursuant to the provisions of the California Environmental Quality Act.

COMMISSIONERS:

BROWN\_\_\_\_ KERNS\_\_\_\_ ZANE\_\_\_\_ CARRILLO\_\_\_\_ KELLEY\_\_\_\_

AYES:\_\_\_\_ NOES:\_\_\_\_ ABSTAIN:\_\_\_\_ ABSENT:\_\_\_\_

SO ORDERED