



MAKE FINDINGS PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) GUIDELINES, ADOPTION OF THE CEQA CHECKLIST, ADOPTION OF THE RELOCATION PLAN AND APPROVAL OF THE ACQUISITION OF 976 HEARN AVENUE, 980 HEARN AVENUE, AND 1004 HEARN AVENUE

City Council Meeting
January 11, 2022

Jill Scott, Real Estate Manager
Real Estate Services

BACKGROUND

The City seeks to acquire 976, 980 & 1004 Hearn Avenue for the planned future extension of Dutton Avenue and the Colgan Creek Multi- Use Path, and for one or more public uses, potentially including:

- relocation of Santa Rosa Fire Station 8
- new library facility
- community center
- recreation center and public pool
- neighborhood park

CEQA FINDINGS

- The City hired consultant GHD to perform the environmental review and prepare the CEQA documents for the acquisition project.
- GHD prepared a CEQA Checklist as part of its analysis and determined that the acquisition of the Properties is within the scope of the previously certified 2016 Program Environmental Impact Report for the Roseland Area/Sebastopol Road and Roseland Area Annexation Projects Specific Plan, and no further environmental review is required for the acquisitions.
- The proposed resolution includes detailed findings supported by substantial evidence in the record related to the acquisitions demonstrating why no further environmental review is required at this time.

RELOCATION PLAN

Although currently local funds are being used for acquisition, it is anticipated that Federal funds may be used in the future which requires the City Council to adopt a relocation plan.

- The City is planning the acquisition project in a manner that minimizes the number of properties to be potentially acquired and limits the number of residences displaced.
- It is presently anticipated that two (2) households will be impacted.
- Under State law, Council is required to adopt a Relocation Impact Study and Last Resort Housing Plan which documents how the City will provide relocation assistance to impacted occupants.
- City developed and circulated a Draft Relocation Plan to the public and potentially impacted occupants, who were provided with a 30-day review and comment period.

RELOCATION ASSISTANCE PROGRAM PROCESS



City Circulates Draft Relocation Plan for Public Comment

City considers and adopts final relocation plan

City adopts relocation laws for relocation program

City provides relocation assistance to occupants

RELOCATION ASSISTANCE PLANNING

- The City is required to adequately plan for the relocation of any occupants who are required to move from property it purchases. (CA Gov Code §7261)
- Adopt a Final Relocation Impact Study and Last Resort Housing Plan (25 CCR §7267.8)
- Adopt governing laws to implement its Relocation Assistance Program (25 CCR §6038)

Relocation Assistance Program

- Provide Relocation Advisory Services to eligible occupants
- Provide Relocation Assistance Payments for eligible expenses

Anticipated Relocation Impact

Property Owners Who Lease Property

Three property owners may lease space to tenants and/or may have personal property to move from the site. These property owners may be eligible for assistance under the Relocation Program:

- Assistance with Moving Costs
- Assistance with Reestablishment Expenses

Residential Tenants

Two properties are occupied by residential tenants who may be eligible for assistance under the Relocation Program:

- Assistance with Moving Costs
- Assistance with Storage Costs
- Replacement Housing Payments

NEGOTIATION OF PURCHASE CONTRACTS

Property owners and Staff have negotiated price and terms based on multiple appraisals, and Staff has secured acquisition agreements in line with the price and term parameters provided by Council in closed session for each of the Properties, and now seeks final approval of the acquisitions.

RECOMMENDATION

It is recommended by the Fire Department, Transportation and Public Works Department and Real Estate Services that Council, by resolution: 1) make findings pursuant to State CEQA Guidelines sections 15162 and 15168 that the acquisition of 976 Hearn Avenue, APN 043-191-018; 980 Hearn Avenue, APN 043-191-019; and 1004 Hearn Avenue, APN 043-191-020 (collectively the “Subject Properties”) is within the scope of the previously certified 2016 Program EIR for the Roseland Area/Sebastopol Road and Roseland Area Annexation Projects Specific Plan and that no further environmental review is required at this time; 2) adopt the CEQA checklist; 3) adopt the Relocation Plan; 4) approve the acquisition of the Subject Properties subject to all contract contingencies and approve the demolition of the structures located thereon; and 5) authorize the Assistant City Manager or designee to execute all documents necessary to complete the acquisitions, subject to approval as to form by the City Attorney.

Questions?