

RESOLUTION NO. RES-2020-004

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE JOURNEY'S END MOBILE HOME PARK RELOCATION IMPACT REPORT PREPARED IN ACCORDANCE WITH CITY CODE SECTION 20-28.100.J – FILE NO. PRJ19-040

WHEREAS, Government Code Sections 65863.7 and 66427.4 and Civil Code Section 798.56, authorize the City to require an impact report and mitigation measures as a condition of conversion of an existing mobile home park to another use or closure of a mobile home park or cessation of use of land as a mobile home park or the filing of a subdivision map application connected with a conversion of use for a mobile home park; and

WHEREAS, beginning on the evening of October 8, 2017, and continuing for days thereafter, a series of wildfire events, identified as the Tubbs and Nuns Fires (Fires) burned over 90,000 acres in Sonoma County and damaged or destroyed approximately 3000 homes and 100 commercial structures within the boundaries of the City of Santa Rosa; and

WHEREAS, the Council recognizes the urgent need to rebuild and repopulate those areas affected by the Fires and has identified several measures by which the process could be expedited and facilitated; and

WHEREAS, on October 24, 2017, the Council adopted Ordinance No. ORD-2017-018, an urgency ordinance, amending the Zoning Code to add Section 20-28.100, Resilient City (-RC) Combining District, to facilitate rebuilding and implementation of resiliency initiatives to those parts of the City most severely impacted by the Fires; and

WHEREAS, on October 24, 2017, the Council also adopted Ordinance No. ORD-2017-019, an urgency ordinance, adding the -RC Combining District to the base District of those parcels impacted by the Fires; and

WHEREAS, on October 1, 2019, the Council adopted Ordinance No. ORD-2019-013, an urgency ordinance, amending the -RC Combining District to address the unique circumstances associated with a mobile park closure process following a natural disaster; the amendment added City Code Section 20-28.100.J to the Resilient City (-RC) Combining District, which included specific modifications to City Code Chapter 6-67 Mobile Home Conversions and sought to clarify and streamline the preparation and consideration requirements of a relocation impact report (also known as a mobile home park closure report) under these circumstances; and

WHEREAS, on October 21, 2019, the Journey's End Mobile Home Park owner filed a request with the City to close the park and implement a relocation impact report pursuant to Section 20-28.100.J; and

WHEREAS, on November 1, 2019, as directed by the City Code, the applicant/park owner sent a notice of application to mobile home park owners and tenants that were documented as residents just prior to the Tubbs Fire; this notice included reference that a Relocation Impact Report ("Report") was being prepared; and

WHEREAS, on December 2, 2019, as directed by the City Code, the applicant/park owner sent a notice of Informational Meeting to mobile home park owners and tenants that were documented as residents just prior to the Tubbs Fire; this notice included a copy of the proposed Relocation Impact Report and also cited the targeted City Council public hearing date of January 14, 2020; and

WHEREAS, on December 16, 2019, an Informational Meeting was held in which the applicant team presented the Report and associated process; City staff was on hand to answer resident questions about the process and a housing specialist was on hand to answer questions about the proposed Report. Approximately 20 residents attended the meeting, as did several resource organization representatives; and

WHEREAS, on January 4, 2020, a Notice of Public Hearing was sent to the mobile home park owners and tenants that were documented as residents just prior to the Tubbs Fire; and

WHEREAS, Journey's End Mobile Home Park was determined eligible to invoke the proceedings in City Code Section 20-28.100.J; the Tubbs Fire destroyed or damaged 191 mobile homes located across three different mobile home parks and, of the parks impacted, the Journey's End Mobile Home Park suffered the most extensive damage resulting in the destruction or damage of 160 mobile homes plus one manager unit; representing a 73% loss or a total of 117 units in Journey's End totally destroyed; and

WHEREAS, approval of the Report is exempt from CEQA review as it is not a "project" pursuant to CEQA Guidelines section 15378 or, in the alternative, approval of the Report is exempt under the "common sense exemption" set forth in CEQA Guidelines Section 15061(b)(3), which provides that "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed Report will not have a significant impact on the environment in that it provides compensation to ensure mobile home park residents are not adversely impacted by park closure, and approval of the Report would not in and of itself allow the development of any new structures or alteration of lands; rather, any future projects resulting from the closure of a mobile home park would require their own entitlement permit and CEQA review process.

NOW, THEREFORE, BE IT RESOLVED the Council of the City of Santa Rosa following the staff presentation and public hearing finds that the mitigation measures proposed in the Report was prepared and processed in compliance with City Code Section 20-28.100.J and adequately address the impacts caused by the closure of the mobile home park upon park residents in terms of the cost of relocation; scarcity of similar comparable housing within a reasonable proximity to the City; and the significantly higher costs of other types of housing in the immediate area if park residents cannot relocate to other mobile home parks.

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BE IT FURTHER RESOLVED that the Council approves the Journey’s End Mobile Home Park Relocation Impact Report prepared by Goldfarb & Lipman, LLP and dated November 25, 2019, attached as Exhibit A to the Resolution.

BE IT FURTHER RESOLVED that Exhibit A is made a part of this Resolution.

IN COUNCIL DULY PASSED AND ADOPTED this 14th day of January, 2020.

AYES: (7) Mayor Schwedhelm, Vice Mayor Fleming, Council Members Dowd, Olivares, Rogers, Sawyer, Tibbetts

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: _____
Acting City Clerk

APPROVED: _____
Mayor

APPROVED AS TO FORM:

City Attorney

Exhibit A – Relocation Impact Report, prepared November 25, 2019