

City of Santa Rosa



Legislation Details

File #:	22-0046	Version:	1	Name:	Sale of 980 Hearn Avenue
Type:	CC- Report	Status:		Status:	Agenda Ready
File created:	12/21/2021	In control:		In control:	City Council
On agenda:	1/11/2022	Final action:		Final action:	
Title:	REPORT - 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				

BACKGROUND: The City previously prepared and certified a programmatic-level Environmental Impact Report ("EIR") which fully analyzed the potential environmental impacts associated with the Roseland Area/Sebastopol Road and Roseland Area Annexation Projects Specific Plan, including certain roadway improvements and a variety of municipal and public uses, pursuant to the California Environmental Quality Act ("CEQA"). In 2016, the City certified the Program EIR and approved the Specific Plan. The City has now prepared a CEQA Checklist for the proposed acquisition of the following real properties ("Project") located in Santa Rosa: (1) 976 Hearn Avenue, Santa Rosa, APN 043-191-018; (2) 980 Hearn Avenue, APN 043-191-019; and (3) 1004 Hearn Avenue, APN 043-191-020 (collectively the "Subject Properties") for the planned future extension of Dutton Avenue and the Colgan Creek Multi- Use Path, and for one or more public uses, potentially including the relocation of Santa Rosa Fire Station 8, a new library facility, a community center and pool, a recreation center, and/or a neighborhood park. Staff seeks Council adoption of the Checklist, which demonstrates that the Project is within the scope of the 2016 Program EIR pursuant to State CEQA Guidelines section 15168 and that no further CEQA review is required for the Project pursuant to State CEQA Guidelines section 15162 findings pursuant to CEQA.

The City is required to prepare and adopt a Relocation Impact Study and Last Resort Housing Plan (the "Relocation Plan") which documents how the City is planning to provide relocation assistance to impacted occupants who will be displaced because of the Project. It is therefore appropriate and necessary for Council to timely consider and adopt the Relocation Plan for the Project, setting forth the required relocation analysis and level of assistance that the City will make available to occupants who will be displaced by the Project.

On July 13, December 7 and 21, 2021 in closed session, Council gave direction to staff on price and terms to negotiate the purchase of the Subject Properties. Staff has secured acquisition agreements in line with the price and term parameters provided by the Council in closed session for each of the Subject 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.

Sponsors:

Indexes: CEQA Checklist

Code sections: 15168 - Program EIR

Attachments: 1. Staff Report, 2. Attachment 1 - Roseland Area Projects Environmental Impact Report, 3. Attachment 2 - Draft Relocation Plan Fire Station Relocation and Municipal Use Project, 4. Attachment 2 - REVISED Draft Relocation Plan Fire Station Relocation and Municipal Use Project (Uploaded 1-4-2022), 5. Attachment 3 - Final Relocation Plan (Uploaded 1-11-2022), 6. Resolution, 7. Exhibit A - CEQA Checklist, 8. Presentation, 9. REVISED Presentation (Uploaded 1-11-2022), 10. Late Correspondence (Uploaded 1-11-2022)

Date	Ver.	Action By	Action	Result
1/11/2022	1	City Council	to waive reading of the text and adopt	Pass