

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Sonoma
585 Fiscal Dr. #103F
Santa Rosa, CA 95403

From: (Public Agency): City of Rohnert Park
130 Avram Ave.
Rohnert Park, CA 94928
(Address)

Project Title: Joint Application to and Participation in the Homekey+ Program

Project Applicant: Burbank Housing 1425 Corporate Center Parkway, Santa Rosa, CA 94507

Project Location - Specific:
6500 Redwood Dr.

Project Location - City: Rohnert Park Project Location - County: Sonoma

Description of Nature, Purpose and Beneficiaries of Project:

The agreement will allow conversion of the property into permanent supportive housing using Homekey+ funds for both acquisition and rehabilitation. The project will yield 70 units of permanent supportive housing (PSH), with 10 of these units expected to be set aside for veterans and the remaining 60 units designated for seniors aged 55 and older. Additionally, there will be one manager's unit.

Name of Public Agency Approving Project: City of Rohnert Park

Name of Person or Agency Carrying Out Project: Burbank Housing

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15301 Class 1 and 15332 Class 32,
- ☒ Statutory Exemptions. State code number: 15268(a).

Reasons why project is exempt:

The project is an existing facility with minor exterior and interior changes and no expansion of existing use. The Project satisfies the requirements HSC 50675.1.5, and is exempt from the California Environmental Quality Act (CEQA), in that projects under this section are considered a "use by right", which are specifically exempt from CEQA (CA Public Resources Code section 21000 et seq.). (HSC 50675.1.5(e) (2)(A)). Moreover, HSC 50675.1.5(c) specifically exempts HCD actions taken to "provide financial assistance or insurance for the development and construction of Projects" from CEQA review. A detailed analysis of the applicability of HSC 50675.1.5 is attached to the signed resolution as Exhibit A.

Lead Agency
Contact Person: Alicia Giudice Area Code/Telephone/Extension: 707-588-2253

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? • Yes No

Signature: Alicia Giudice Date: 4/9/25 Title: Director of Development Services

• Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

ATTACHMENT 1

RESOLUTION NO. 2025-021

A RESOLUTION OF THE CITY COUNCIL OF CITY OF ROHNERT PARK AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN THE HOMEKEY+ PROGRAM FOR THE 6500 REDWOOD DRIVE SITE AND DETERMINING THAT THE PROPOSED PROJECT IS STATUTORILY AND CATEGORICALLY EXEMPT FROM THE REQUIREMENTS OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, the Department of Housing and Community Development ("**HCD**"), has issued a Notice of Funding Availability, dated November 26, 2024 ("**NOFA**"), for the Homekey+ Program ("**Homekey+**" or "**Program**"). HCD has issued the NOFA for Homekey+ grant funds pursuant to Health and Safety Code Section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program; Assem. Bill No. 129 (Chapter 40, Statutes 2023); and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively; and

WHEREAS, the City of Rohnert Park ("**City**") desires to jointly apply for Homekey+ grant funds with Burbank Housing Development Corporation ("**Corporation**"). Therefore, City is joining Corporation in the submittal of an application for Homekey+ funds ("**Application**") to the Department for review and consideration; and

WHEREAS, Corporation has entered into a Purchase and Sale agreement with Sunflower Asset, LLC, which owns the 3.06-acre property at 6500 Redwood Drive (APN 143-391-025), and intends to acquire full site control to utilize the site for the proposed Homekey+ project; and

WHEREAS, Corporation would be responsible for the ownership, and operation of the proposed project and City would provide no operational funding; and

WHEREAS, Corporation and City intend to enter into a Memorandum of Understanding setting for the parties' obligations with respect to the proposed project, including Corporation's operational obligations ("**MOU**"); and

WHEREAS, HCD is authorized to administer Homekey+ pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Homekey+ funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved STD 213, Standard Agreement ("**Standard Agreement**"), and all other legal requirements of the Homekey+ Program; and

WHEREAS, the Project satisfies the requirements HSC 50675.1.5, and is exempt from the California Environmental Quality Act (CEQA) in that projects under this section are considered a "use by right", which are specifically exempt from CEQA (CA Public Resources Code section 21000 et seq.). (HSC 50675.1.5(e)(2)(A)), as set forth in detail in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, HSC 50675.1.5(c) specifically exempts HCD actions taken to "provide financial assistance or insurance for the development and construction of Projects" from

CEQA review; and

WHEREAS, the Project is statutorily exempt under CEQA Section 15268(a), ministerial projects; and

WHEREAS, the Project is categorically exempt under CEQA Section 15301, existing facilities, Class 1 in that it is a minor interior and exterior alteration of existing structures involving negligible or no expansion of the existing use; and

WHEREAS, the project is exempt under CEQA Section 15332, in-fill development projects, Class 32, in that:

(a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air

quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

THEREFORE, IT IS RESOLVED THAT:

1. The recitals set forth above are hereby incorporated herein as material findings of this Resolution.
2. City is hereby authorized and directed to submit a joint Application to HCD in response to the NOFA, and to jointly apply for Homekey+ grant funds in a total amount not to exceed **\$35 million**.
3. If the Application is approved, City is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$35 million**, any and all other documents required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and to participate in the Homekey+ Program, and all amendments thereto (collectively, the "**Homekey+ Documents**"). City is further authorized to enter into the MOU and any other agreements with Corporation and documents deemed necessary to set forth the parties' obligations with respect to the project ("**Project Agreements**").
4. City acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard

ATTACHMENT 1

Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

5. The City Manager is authorized to execute the Application, the Homekey+ Documents and the Project Agreements on behalf of City for participation in the Homekey+ Program and take any other actions necessary to effectuate the terms and conditions of the Homekey+ program and City's agreement with Corporation.

DULY AND REGULARLY ADOPTED ON the 8th day of April, 2025.

CITY OF ROHNERT PARK


Gerard Giudice, Mayor

ATTEST:


Sylvia Lopez Cuevas, City Clerk

APPROVED AS TO FORM:


Michelle M. Kenyon, City Attorney

Exhibit A: Homekey+ CEQA Guidelines Section 50675.1.5 Findings – 6500 Redwood Drive Site

The undersigned, Sylvia Lopez Cuevas, City Clerk, of the City of Rohnert Park, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE: 

DATE: April 8, 2025

NAME: Sylvia Lopez Cuevas

TITLE: City Clerk

ADAMS:  ELWARD:  RODRIGUEZ:  SANBORN:  GIUDICE: 
AYES: (5) NOES: (0) ABSENT: (0) ABSTAIN: (0)

Resolution 2025-021

Homekey+ CEQA Guidelines Section 50675.1.5 Findings: 6500 Redwood Drive

50675.1.5. (a) (1) Notwithstanding any other law, projects to provide housing pursuant to paragraph (1) or (2) of subdivision (a) of Section 5965.04 of the Welfare and Institutions Code, shall be a use by right and shall be subject to the streamlined, ministerial review process, pursuant to subdivision (b), if it meets all of the following criteria:

(A) It is located in a zone where multifamily residential use, office, retail, or parking are a principally permitted use.

➔ **Criteria met.** Site is located in the C-R Zoning District. Under RPMC 17.06.060, office and retail uses are both principally permitted uses.

(B) At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.

(2)(A) For purposes of this subdivision, parcels only separated by a street or highway shall be considered to be adjoined.

➔ **Criteria met.** Site has a perimeter of approx. 1450 ft, about 115 ft of which is undeveloped (143-391-080). The remaining 92% of the perimeter is developed with urban uses, mainly commercial.

(C) It satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4 of the Government Code.

➔ **Analysis of Gov Code Section 65913.4(a)(6)(B-K) included below.**

(D) It is not on a site or adjoined to any site where more than one-third of the square footage on the site is dedicated to industrial use.

(2)(A) For purposes of this subdivision, parcels only separated by a street or highway shall be considered to be adjoined.

➔ **Criteria met.** Site is adjoined (across the street from) Parcel 143-391-072 (6521 Redwood Drive), which is zoned Regional Commercial and contains an auto repair shop, which is not considered an industrial use.

(i) The applicable objective standards shall be those for the zone that allows residential use at a greater density between the following:

(I) The existing zoning designation for the parcel if existing zoning allows multifamily residential use.

EXHIBIT A TO RESOLUTION 2025-021

(II) The zoning designation for the closest parcel that allows residential use at a density deemed appropriate to accommodate housing for lower income households in that jurisdiction as specified in paragraph (3) of subdivision (c) of Section 65583.2 of the Government Code.

➔ **Criteria met.** Multifamily residential development, when in the same building as a nonresidential use, is an allowable use in the C-R Zoning District. Under existing zoning, there is not a maximum residential density; rather, density would be regulated by other development standards including setbacks and FAR.

(ii) The applicable objective standards shall be those in effect at the time that the development application is submitted to the local government pursuant to this section.

➔ **Criteria met.** This will be required and reviewed at the time of permit application.

(iii) A development proposed pursuant to this section shall be eligible for the same density bonus, incentives or concessions, waivers or reductions of development standards, and parking ratios applicable to a project that meets the criteria specified in subparagraph (G) of paragraph (1) of subdivision (b) of Section 65915 of the Government Code.

➔ **Criteria met.** This would be allowed and reviewed at the time of permit application.

(F) No housing units were acquired by eminent domain.

➔ **Criteria met.**

(G) The housing units will be in decent, safe, and sanitary condition at the time of their occupancy.

➔ **Criteria met.** Units would be inspected prior to occupancy.

(H) The project meets the labor standards contained in Sections 65912.130 and 65912.131 of the Government Code.

➔ **Criteria met.** This will be required.

(I) The project provides housing for persons who meet the criteria specified in subdivision (a) of Section 5830 of the Welfare and Institutions Code and their families.

➔ **Criteria met.** This will be required.

(J) Long-term covenants and restrictions require the housing units to be restricted to persons who meet the criteria specified in subdivision (a) of Section 5830 of the Welfare and Institutions Code for no fewer than 30 years.

➔ **Criteria met.** This will be required.

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Government Code Section 65913.4(a)(6)(B-K)

(6) The development is not located on a site that is any of the following:

(B) Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

➔ **Criteria met.** Site is identified as Urban and Built-Up Land on maps prepared by the Farmland Mapping and Monitoring Program of the California Department of Conservation. Site is zoned Commercial Regional, which is not designated for agricultural protection or preservation, and site is not within an area designated for agricultural protection or preservation by a local ballot measure approved by voters.

(C) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

➔ **Criteria met.** Site is not identified on the United States Fish and Wildlife National Wetlands Inventory. Site is fully developed and paved.

(D) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code. This subparagraph does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following or their successor provisions:

(i) Section 4291 of the Public Resources Code or Section 51182, as applicable.

(ii) Section 4290 of the Public Resources Code.

(iii) Chapter 7A of the California Building Code (Title 24 of the California Code of Regulations).

➔ **Criteria met.** Site is not identified within a very high fire hazard severity zone or state responsibility area.

(E) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply:

EXHIBIT A TO RESOLUTION 2025-021

(i) The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. This section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5.

(ii) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.

➔ **Criteria met.** Site is not identified as a hazardous waste site by the Department of Toxic Substances Control or included on the Hazardous Waste And Substances Site List (Cortese List).

(F) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

➔ **Criteria met.** Site is not located within a delineated earthquake fault zone.

(G) Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

(i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.

(ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

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- ➔ **Criteria met.** Site is not located within a special flood hazard area as determined by the Federal Emergency Management Agency as published in the July 29, 2022 Flood Information Rate Map.

(H) Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.

- ➔ **Criteria met.** Site is not located within a regulatory floodway as determined by the Federal Emergency Management Agency as published in the July 29, 2022 Flood Information Rate Map.

(I) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

- ➔ **Criteria met.** Site does not contain land identified within an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan.

(J) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

- ➔ **Criteria met.** Site does not contain habitat for protected species, as analyzed within the Santa Rosa Plain Conservation Strategy, including California tiger salamander, Burke's goldfield, Sonoma sunshine, Sebastopol meadowfoam, and the many-flowered navarretia.

(K) Lands under conservation easement.

- ➔ **Criteria met.** Site is not is under conservation easement, and is already fully developed.