

RESOLUTION NO. 2023-019

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK DECLARING THE PROPERTY AT 6400 STATE FARM DRIVE (APN 143-051-072-000) AS EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221(f)(1)(F)(ii)

WHEREAS, the City of Rohnert Park ("City") owns one parcel located at 6400 State Farm Drive (Assessor Parcel Number 143-051-072-000), totaling 29.88 acres as depicted on Exhibit A attached hereto and incorporated herein by reference ("6400 State Farm Drive Site"); and

WHEREAS, pursuant to Government Code Section 54220 et seq. (the "Surplus Land Act"), the City Council must declare the 6400 State Farm Drive Site to be "Surplus Land" or "Exempt Surplus Land" before the City Council may act to dispose of the 6400 State Farm Drive Site; and

WHEREAS, Government Code Section 54221(f)(1)(F)(ii) defines "Exempt Surplus Land" to include surplus land that is put out to open, competitive bid by a local agency provided all entities identified in subdivision (a) of Government Code Section 54222 will be invited to participate in the competitive bid process, for a mixed-use development that is more than one acre in area, that includes not less than 300 housing units, and that restricts at least 25 percent of the residential units to lower income households, as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in Sections 50052.5 and 50053 of the Health and Safety Code, for a minimum of 55 years for rental housing and 45 years for ownership housing; and

WHEREAS, the Central Rohnert Park Priority Development Area Plan designates the 29.88 acre site at 6400 State Farm Drive for Mixed Use with Residential development; and

WHEREAS, the Central Rohnert Park Priority Development Area Plan would allow for the development of at least 300 residential units on the 6400 State Farm Drive site; and

WHEREAS, in view of the City Council's priorities for redevelopment of the 6400 State Farm Drive Site to prioritize residential development and maximize affordable housing, staff intends to prepare a request for qualifications/request for proposals ("RFQ/RFP") which will establish minimum requirements of 300 residential units and 25 percent of proposed units as affordable to lower income households for the 6400 State Farm Drive Site; and

WHEREAS, the RFQ/RFP will be circulated to all entities identified in subdivision (a) of Government Code Section 54222, inviting proposals for the redevelopment of the 6400 State Farm Drive Site; and

WHEREAS, pursuant to the Surplus Land Act, the City Council must take formal action in a regular public meeting to declare that the 6400 State Farm Drive Site is exempt surplus land, as supported by written findings; and

WHEREAS, pursuant to the Surplus Land Act Guidelines issued by the California Department of Housing and Community Development ("HCD"), any determination by a local agency that its surplus lands are exempt from the Surplus Land Act must be provided to HCD for its review at least 30 days prior to disposition;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rohnert Park hereby finds that the above recitals are true and correct and are a substantive part of this Resolution; and

BE IT FURTHER RESOLVED, that the City Council of the City of Rohnert Park hereby declares, pursuant to Government Code Sections 54221(b) and 54221(f)(1)(F)(ii), that the 6400 State Farm Drive Site is exempt surplus land because the City intends to circulate a RFQ/RFP as an open, competitive bid to all entities identified in subsection (a) of Government Code Section 54222, for a mixed-use development that is more than one acre in area, that includes not less than 300 housing units, and that restricts at least 25 percent of the residential units to lower income households, as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in Sections 50052.5 and 50053 of the Health and Safety Code, for a minimum of 55 years for rental housing and 45 years for ownership housing; and

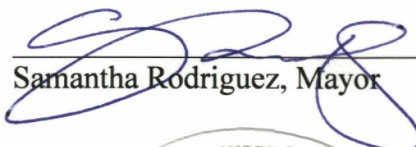
BE IT FURTHER RESOLVED, that the City Council of the City of Rohnert Park intends to partner with one or more qualified developers to construct the development at the 6400 State Farm Drive Site, with the understanding that the multi-phase development project could take multiple years to complete, and that the selected developer(s) or its/their successor(s) will be required to develop the State Farm Drive Site in accordance with the requirements of Government Code Section 54221(f)(1)(F)(ii), including requirements pertaining to affordable housing; and

BE IT FURTHER RESOLVED, that the City Council of the City of Rohnert Park hereby authorizes the City Manager, or designee, to submit a copy of this Resolution to HCD and to take any actions and execute any documents necessary to ensure compliance with the Surplus Land Act and State regulations relating thereto; and

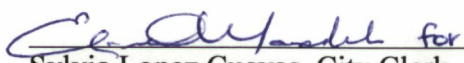
BE IT FURTHER RESOLVED that the City Council of the City of Rohnert Park hereby finds that these actions are not subject to the California Environmental Quality Act ("CEQA") because they are activities that are excluded from the definition of a "project" by Section 21065 of the Public Resources Code and section 15378(b) of the State CEQA Guidelines. This action only declares the 6400 State Farm Drive Site as exempt surplus land and directs staff to effectuate the purpose of this resolution. This is administrative activity of government which will not result in direct or indirect physical changes to the environment. No commitment to any project is being made at this time. CEQA review requirements must be completed before any commitment to a project occurs, and appropriate environmental review pursuant to CEQA will be completed at that time; and

DULY AND REGULARLY ADOPTED this 14th day of March, 2023.

CITY OF ROHNERT PARK


Samantha Rodriguez, Mayor

ATTEST:


Sylvia Lopez Cuevas, City Clerk

Attachment: Exhibit A - 6400 State Farm Drive Site

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

A COMMERCIAL CONDOMINIUM

OR#10-062337 Condo Plan
OR#10-062336 CCR's

Parcel Map No. 14

REC. 02-06-1976 IN BK.230 , MAPS, PGS. 19-00

Parcel Map No. 15

REC. 05-06-1976 IN BK.233 , MAPS, PGS. 21-22

Parcel Map No. 22

REC. 09-14-1976 IN BK.239 , MAPS, PGS. 09-10

Parcel Map No. 24

REC. 10-05-1976 IN BK.239 , MAPS, PGS. 50-00

Parcel Map No. 32

REC. 4-29-1977 IN BK.249 , MAPS, PGS. 46-47

Parcel Map No. 35

REC. 05-05-1977 IN BK.251 , MAPS, PGS. 09-10

Parcel Map No. 37

REC. 05-31-1977 IN BK.251 , MAPS, PGS. 37-38

Parcel Map No. 41

REC. 06-23-1977 IN BK.253 , MAPS, PGS. 49-50

Parcel Map No. 42

REC. 11-14-1977 IN BK.260 , MAPS, PGS. 30-31

Parcel Map No. 43

REC. 11-28-1977 IN BK.262 , MAPS, PGS. 05-06

Parcel Map No. 54

REC. 11-16-1978 IN BK.278 , MAPS, PGS. 48-00

Parcel Map No.60

REC. 11-17-1978 IN BK.281 , MAPS, PGS. 03-00

Parcel Map No. 61

REC. 01-25-1979 IN BK.282 , MAPS, PGS. 25-00

Parcel Map No. 65

REC. 09-12-1979 IN BK.295 , MAPS, PGS. 10-00

Parcel Map No. 66

REC. 09-06-1979 IN BK.295 , MAPS, PGS. 01-00

Parcel Map No. 69

REC. 03-07-1980 IN BK.302 , MAPS, PGS. 14-15

Parcel Map No. 73

REC. 06-25-1980 IN BK.307 , MAPS, PGS. 37-38

Parcel Map No. 97

REC. 06-07-1985 IN BK.371 , MAPS, PGS. 20-21

Parcel Map No. 106

REC. 04-01-1986 IN BK.383 , MAPS, PGS. 27-28

Parcel Map No. 107

REC. 06-18-1986 IN BK.385 , MAPS, PGS. 17-18

Parcel Map No. 108

REC. 07-19-1989 IN BK.441 , MAPS, PGS. 04-00

Parcel Map No. 150

REC. 12-06-1993 IN BK.516 , MAPS, PGS. 37-39

Parcel Map No. 170

REC. 07-10-2002 IN BK.636 , MAPS, PGS. 12-13

Parcel Map No. 179

REC. 05-21-2009 IN BK.733 , MAPS, PGS. 05-07

Parcel Map No. 181

REC. 07-28-2010 IN BK.741 , MAPS, PGS. 38-42

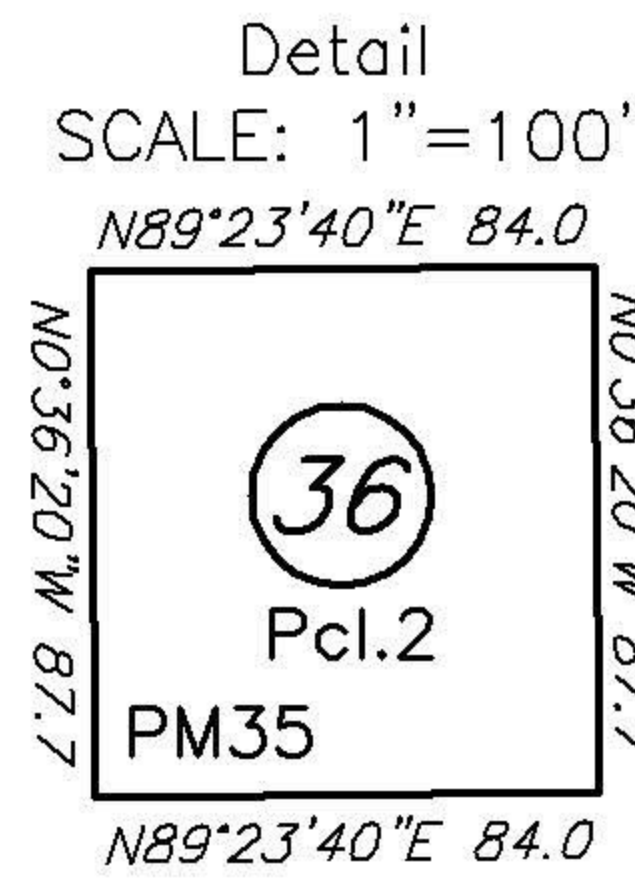
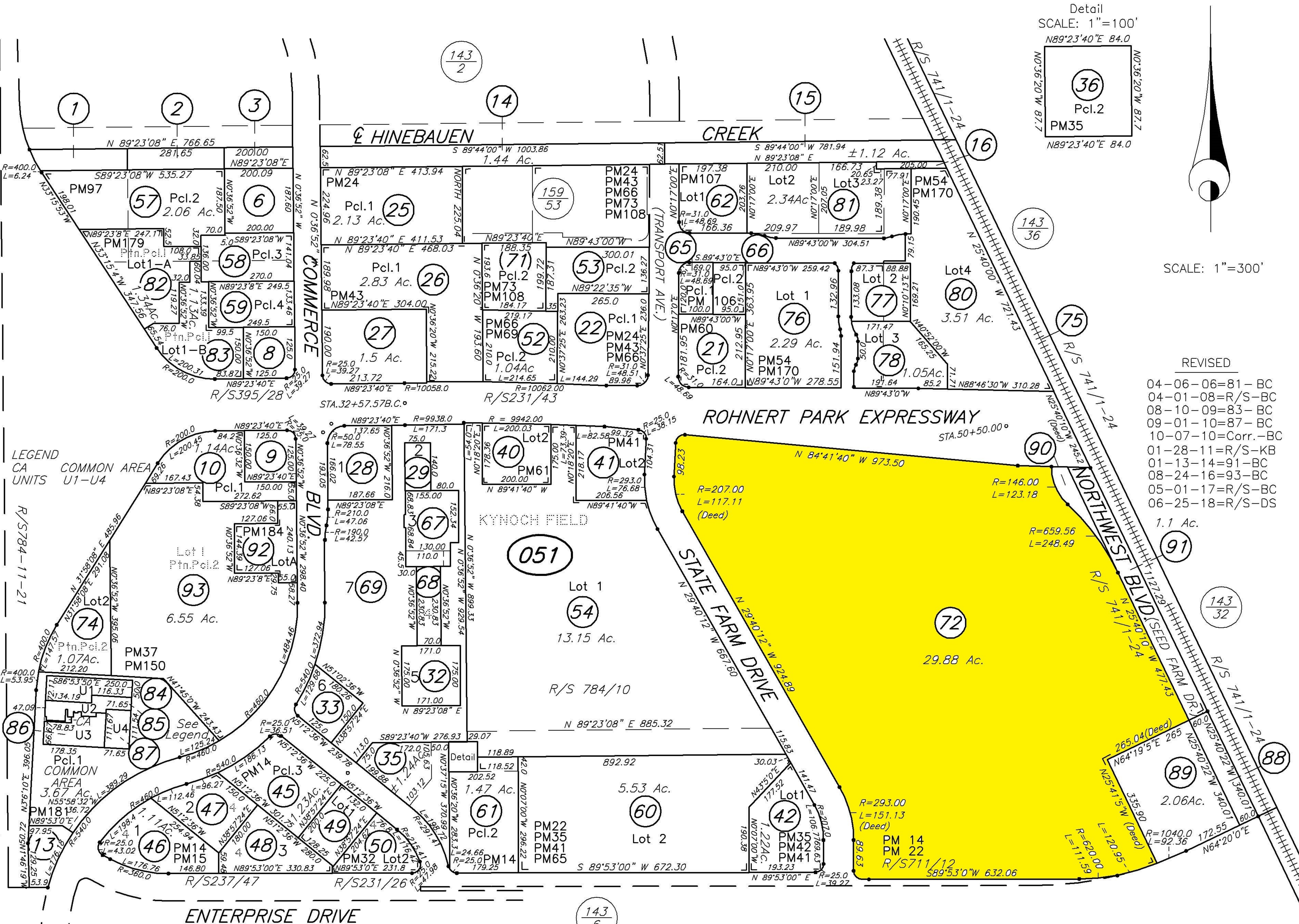
Parcel Map No. 184

REC. 04-05-2016 IN BK.776 , MAPS, PGS. 43-46

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
7-006

143-05



SCALE: 1"=300'

REVISED

- 04-06-06=81-BC
- 04-01-08=R/S-BC
- 08-10-09=83-BC
- 09-01-10=87-BC
- 10-07-10=Corr.-BC
- 01-28-11=R/S-KB
- 01-13-14=91-BC
- 08-24-16=93-BC
- 05-01-17=R/S-BC
- 06-25-18=R/S-DS

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
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www.hcd.ca.gov



April 14, 2023

Paul Carey, Senior Analyst
City of Rohnert Park
130 Avram Avenue,
Rohnert Park CA 94928

Dear Paul Carey:

**RE: HCD's Review of the City of Rohnert Park's Resolution No. 2023-019
Declaring the Property Located at 6400 State Farm Drive (APN 143-051-072-000) as "Exempt Surplus Land"**

Thank you for notifying the California Department of Housing and Community Development (HCD) of the City of Rohnert Park's (City) determination of the property located at 6400 State Farm Drive (APN 143-051-072-000) (Property) as "exempt surplus land." HCD reviewed Resolution No. 2023-019 (Resolution) pursuant to Section 400 of the Surplus Land Act Guidelines. As explained below, HCD finds that the Properties qualify as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(F)(ii).

Analysis

According to the Resolution, the City intends to dispose of the Property, which is 29.88 acres in size, for the development of a mixed-used project. The Resolution further provides that the City intends to circulate a Request for Qualification/Request for Proposal and invite all the entities identified in Government Code section 54222, subdivision (a), to participate in the competitive bid process.

Furthermore, the Resolution provides that the Property will be used for a mixed-use project that includes a minimum of 300 housing units and restricts 25 percent of the units to lower income households, as defined in Health and Safety Code section 50079.5, with an affordable sales price and affordable rent, as defined in Health and Safety Code sections 50052.5 and 50053, for a minimum of 55 years for rental housing and 45 years for ownership housing.

Conclusion

HCD finds that the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(F)(ii). The City is permitted to proceed with the disposition of the Property as described in the Resolution.

Paul Carey, Senior Analyst
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If you have any questions or need additional technical assistance, please contact Public Lands, at Publiclands@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Laura Nunn". The signature is written in a cursive, flowing style.

Laura Nunn
Senior Manager, Housing Accountability Unit
Housing Policy Development