

**NOTICE OF INTENT TO ADOPT AN INITIAL STUDY – NEGATIVE
DECLARATION
FOR THE PROPOSED
CITY OF ROHNERT PARK HOUSING ELEMENT UPDATE**

Notice is hereby given that the City of Rohnert Park has prepared a Negative Declaration in compliance with the California Environmental Quality Act (CEQA) for the City’s Housing Element Update (“the project”). In accordance with CEQA Guidelines Section 15082, this Notice of Intent is being sent to the California State Clearinghouse, Sonoma County Clerk, responsible agencies, trustee agencies, adjacent cities, and is being made available to members of the public including individuals and organizations to solicit comments on the scope and content of the analysis in the Initial Study-Negative Declaration (IS-ND).

PUBLIC REVIEW PERIOD: A 30-day public review period will begin on Wednesday, November 23, 2022 and end on Friday December 23, 2022. Comments on the IS-ND and any questions should be directed in writing to: *Jeffrey Beiswenger, Planning Manager, City of Rohnert Park, 130 Avram Avenue Rohnert Park, CA 94928; or jbeiswenger@rpcity.org.* Comments on the IS-ND must be received **on or before 5 p.m. on Friday December 23, 2022.**

AVAILABILITY OF CEQA DOCUMENT: Copies of the IS-ND are available for review at City offices located at 130 Avram Avenue Rohnert Park, California 94928 and online at www.rpcity/housingelement.

PUBLIC HEARING: The City of Rohnert Park will conduct a Planning Commission Meeting on **January 12, 2023** to adopt the IS-ND and recommend approval of the Housing Element Update to City Council. The meeting will start at **6:00 p.m.** and held at in the Council Chambers at the City Offices, 130 Avram Avenue, Rohnert Park, CA 94928. Interested parties should check the City website for information on how to join the meeting and to confirm the meeting date, time, and agenda: https://www.rpcity.org/city_hall/city_council/meeting_central. The agenda will be posted by 5 p.m. on January 6, 2023.

PROJECT LOCATION: The project, which is an update to the Housing Element of the City’s General Plan, is applicable to the entire City of Rohnert Park (citywide). Rohnert Park is located in the greater North Bay region of the San Francisco Bay Area, in Sonoma County, spanning a total of 7.7 square miles as of January 2020. Rohnert Park is bordered by unincorporated areas of Sonoma County, the City of Cotati along the southwest city boundary, tribal lands of the Federated Indians of Graton Rancheria along a portion of the northwest city boundary, and the Sonoma State University campus along a portion of the eastern city boundary. Nearby cities include the City of Santa Rosa to the north, the City of Petaluma to the south, and the City of Sebastopol to the west.

PROPOSED PROJECT DESCRIPTION and BACKGROUND:

The Housing Element is one of the State-mandated elements of the General Plan. The City’s current Housing Element was adopted in 2014 and is in effect through the beginning of 2023. The Housing Element identifies the City’s housing conditions and needs, and establishes the goals, objectives, and policies that comprise the City’s housing strategy to accommodate projected housing needs, including the provision of adequate housing for low-income households and for special-needs populations (e.g., unhoused people, seniors, single-parent households, large

families, and persons with disabilities). The city's sphere of influence (SOI) designates the probable future boundary and service area.

As part of the 6th Cycle housing element update, cities are required to identify housing sites that provide the development capacity to accommodate build out of the City's Regional Housing Needs Assessment (RHNA) allocation at all income levels. To accommodate the City's RHNA need for all income levels, future housing development would occur through a variety of methods and as detailed in the Housing Sites section of the proposed 2023-2031 Housing Element. Opportunities for future housing development include accessory dwelling units (ADUs) and expansion of existing homes, infill projects, new subdivisions in approved specific plan and planned development areas, and the planned annexation and development of new neighborhoods.

Rohnert Park's RHNA allocation for the 2023-2031 planning period is 1,580 units, which is distributed among four income categories. This allocation would be met partially with ADUs that are built on properties with existing single-family or multi-family residences and are limited in terms of square footage and location. The City estimates that ADUs would add 80 dwelling units to housing inventory by 2023. The recommendation from HCD is to adopt a housing site inventory with a buffer of at least 20 percent over the allocated RHNA. The 20 percent buffer for Rohnert Park would bring the housing site inventory to 1,896 units.

The City has identified enough units through RHNA Credits (projected ADU development and pending, approved, or permitted projects) to meet its 6th Cycle RHNA for the above moderate-income category and for total units. After considering these sites, the City is projected to develop 2,581 units, sufficient units to address its entire RHNA allocation. Housing sites and Adequate Sites Programs have been identified to meet the capacity for the remaining moderate- and lower-income RHNA and to provide a buffer of unit capacity for No Net Loss considerations.

More information about the proposed project can be found on the City's website: <https://nsc-housing.org/city-of-rohnert-park>

ENVIRONMENTAL DETERMINATION: The City of Rohnert Park has completed an IS-ND for the proposed project. The IS-ND concluded that the project would have less than significant impacts in the various topic areas required by CEQA Guidelines Appendix G, including Aesthetics, Agriculture/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire. As such, the City of Rohnert Park has determined that a Negative Declaration is the appropriate CEQA compliance document.