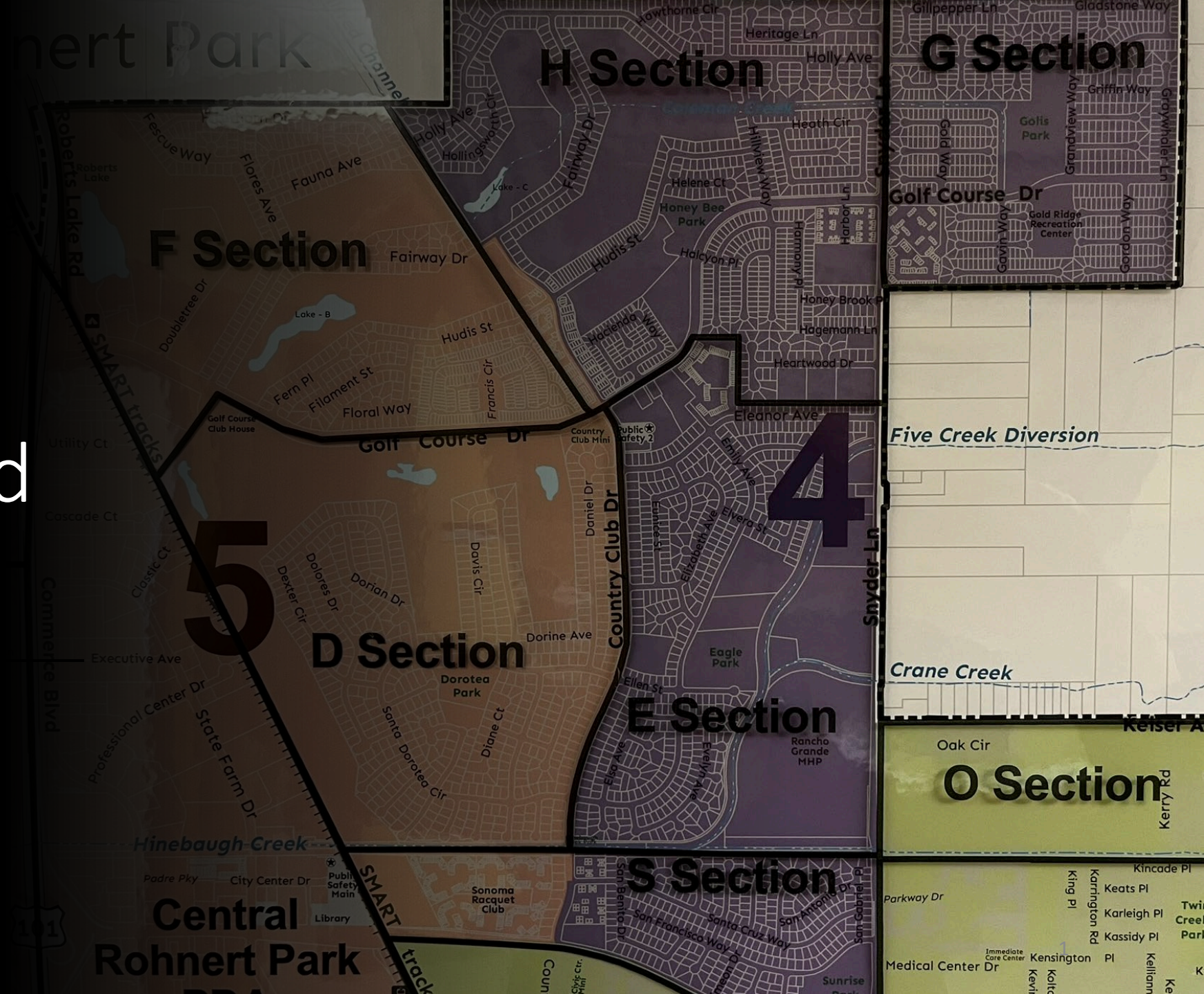# Welcome to the District 4 Neighborhood Meeting!

Hosted by:

Councilmember Jackie Elward

Abandoned RV Program

Chief Mattos

Public Safety Director

Notes

- Public Safety must consider whether the RV is being used as living quarters, or truly abandoned.

- If the RV is used as a dwelling, Public Safety cannot remove them without offering suitable shelter (Martin v. Boise)

- Public Safety can remove the RV is the registration is expired or if there is hazardous materials (HAZMAT) coming from the RV

Questions

Q1. Is the RV lot the City is using to hold RVs City owned?

A1. No, the City is leasing the property.

Q2. How long do the RVs need to be abandoned before the City can take action?

A2. 72 hours (3 days). However, Public Safety checks registration and ensures there are not any hazardous materials (HAZMAT) issues with the RV. If the registration expired or there is a HAZMAT issue, Public safety can act sooner.

Q3. Why is it difficult to police the area north of Roberts Lake Road on the outskirts of Rohnert Park and South Santa Rosa? There have been RVs there and there is the potential for a fire hazard due to cooking.

A3. The area north of Robert Lake Road is unincorporated Sonoma County. Rohnert Park Public Safety can and does coordinate Abandoned RV efforts with the County. However, the County is currently dealing with their own legal issues relating to Martin v. Boise.

Q4. Are RVs allowed to camp at Target or Walmart?

A4. Business parking lots are considered private property, and Public Safety does not have jurisdiction to enforce RV camping on private property. The business need to contact Public Safety if they want the RV or campsite removed. Our Code Enforcement and Community Service Officers (CSO) work with these businesses when called. If someone is doing something classified as a misdemeanor, Public Safety can act.

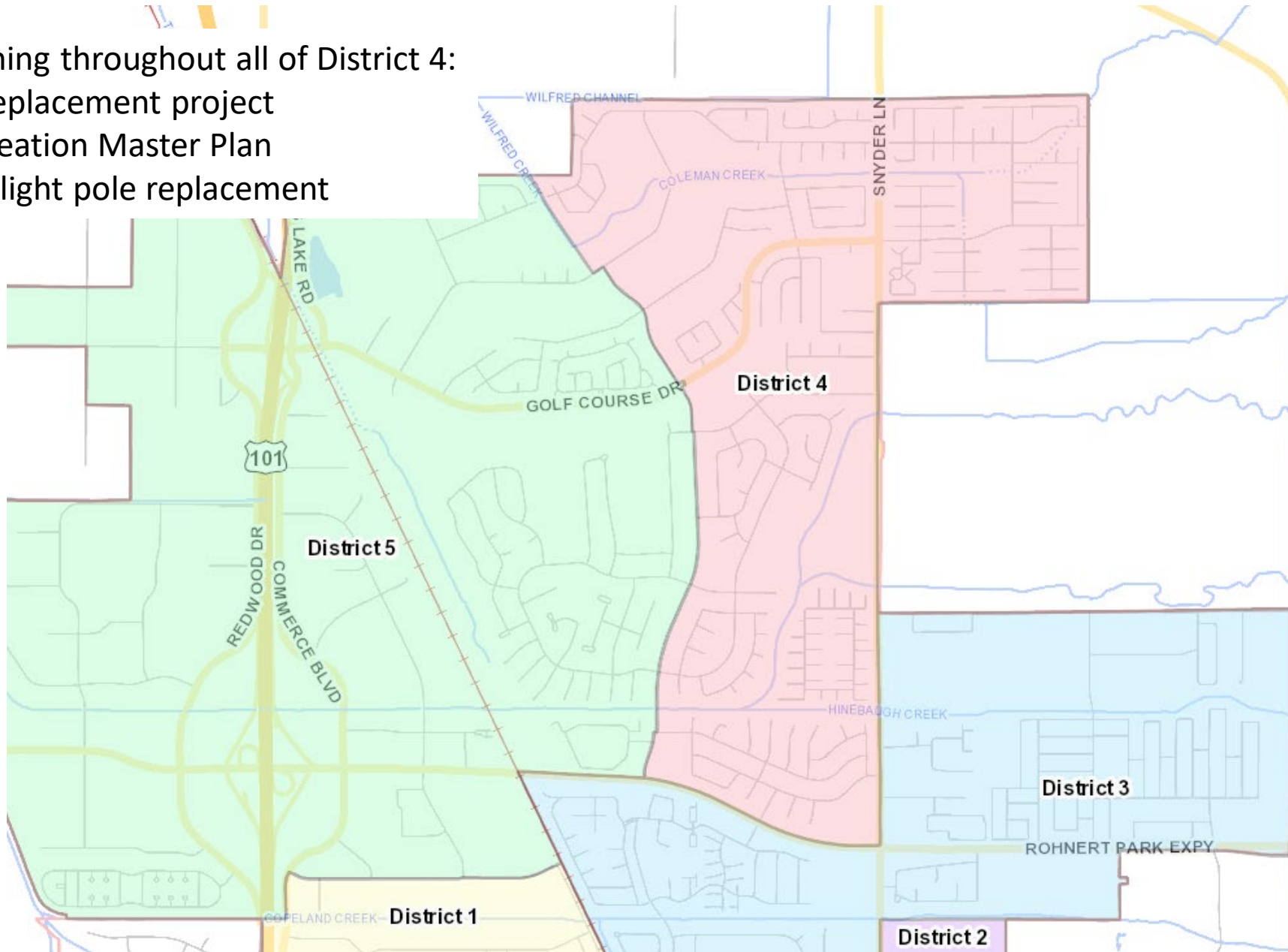# Neighborhood Public Improvements E, G, H, S Neighborhoods (District 4)

Vanessa Garrett

Public Works Director

Projects happening throughout all of District 4:
-Water meter replacement project
-Parks and Recreation Master Plan
-Wooden streetlight pole replacement

District 4 Improvements finishing this upcoming year:
- Crosswalk improvements: $400,000
- Honeybee Pool Rehab: $2,000,000
- Goldridge Floor Repair: $200,000

Sunrise Park Pickleball Court Rehab

Eagle Park Electrical Cabinet Replacement

District 4 Improvements finishing this upcoming year:

- Sunrise Park Improvements: $2,000,000
- Electrical Upgrades for Eagle Park: $250,000
- Water meter upgrades: $1,500,000
- Parks and Rec Master Plan: $200,000
- Wooden Street Light Pole Rep: $300,000

## Pavement maintenance streets 2024 in District 4:

- Portions of Holly Ave
- Heritage Ln
- Hatteras Ct
- Hemmingway Ct
- Harvest Ct
- Harvard Ct
- Hazel Ct
- Hamlet Ct
- Hampton Ct
- Hedge Ct
- Portions of Heath Circle
- Hemp Ct
- Hawthorne Circle
- Hansom Ct
- Hermosa Ct
- Heather Ln
- Hollingsworth Cir
- Hickory Way
- Hillview Way
- Honeybrook Pl
- Hermitage Way
- Evonne Ave
- Eric Ct

GOLF COURSE DR

SNYDER LANE
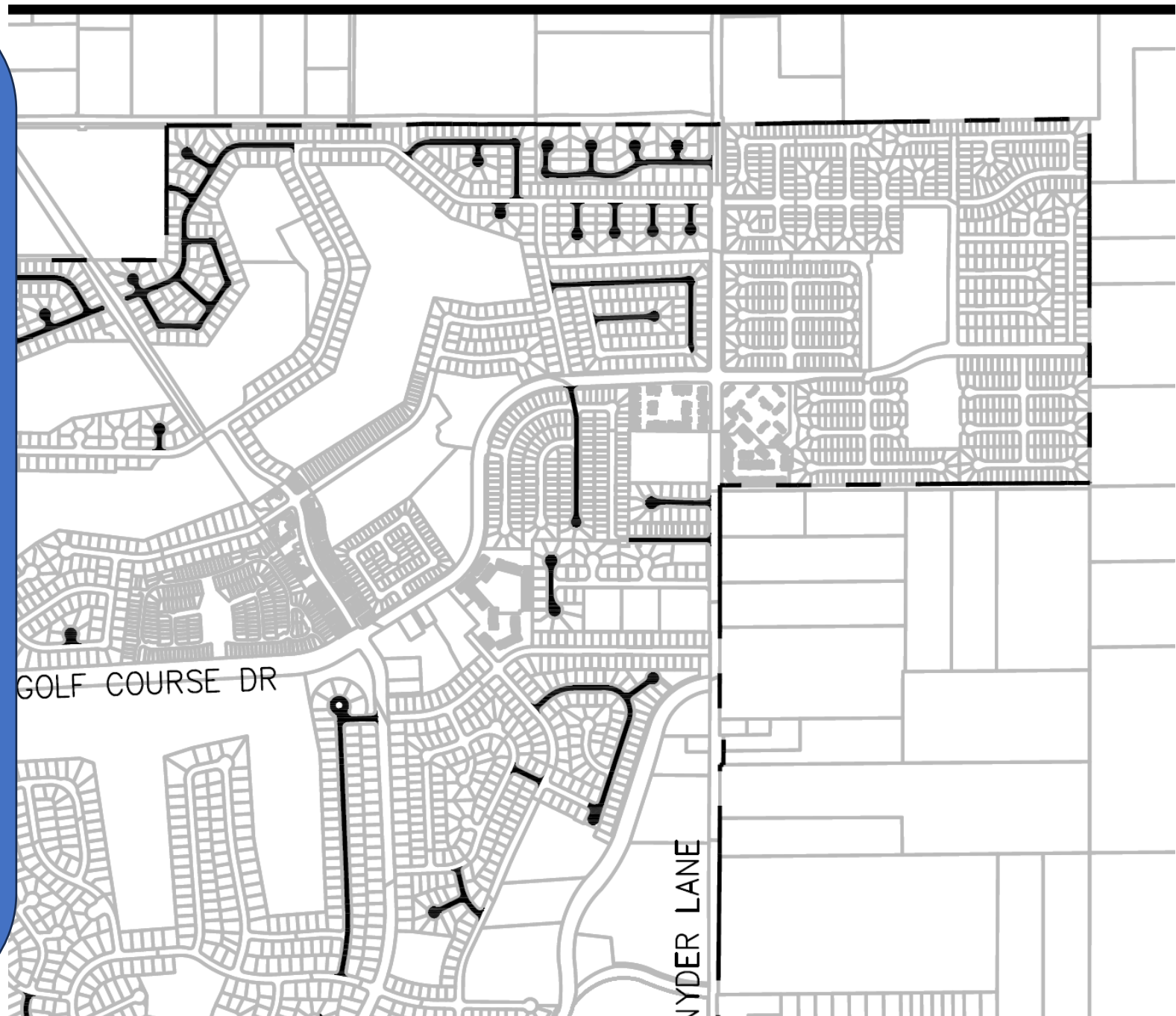
New Traffic Signal Installation

- Intersection of Snyder Ln and Keiser Ave
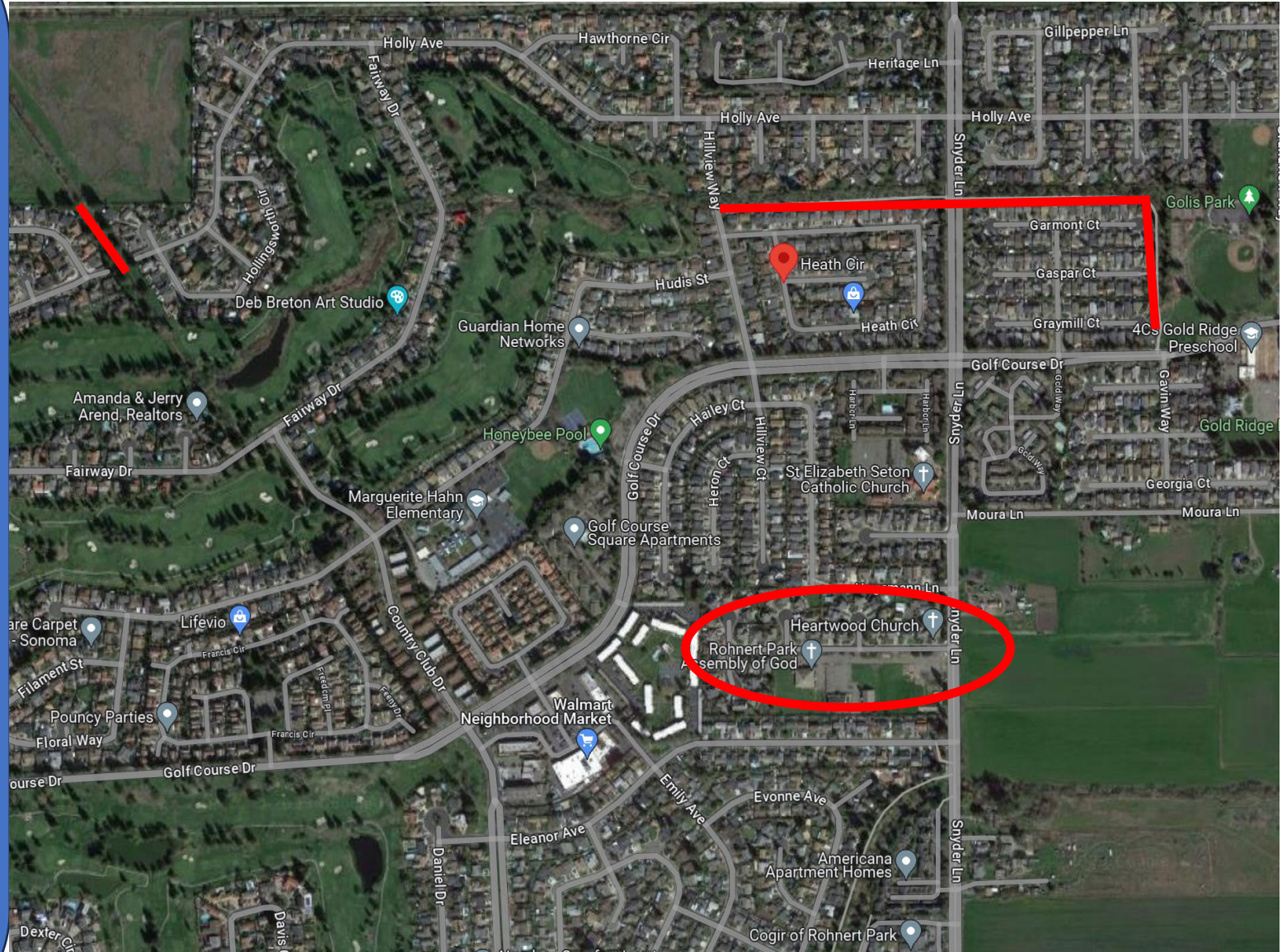- Construction to begin Summer 2024
- 12 month construction period expected
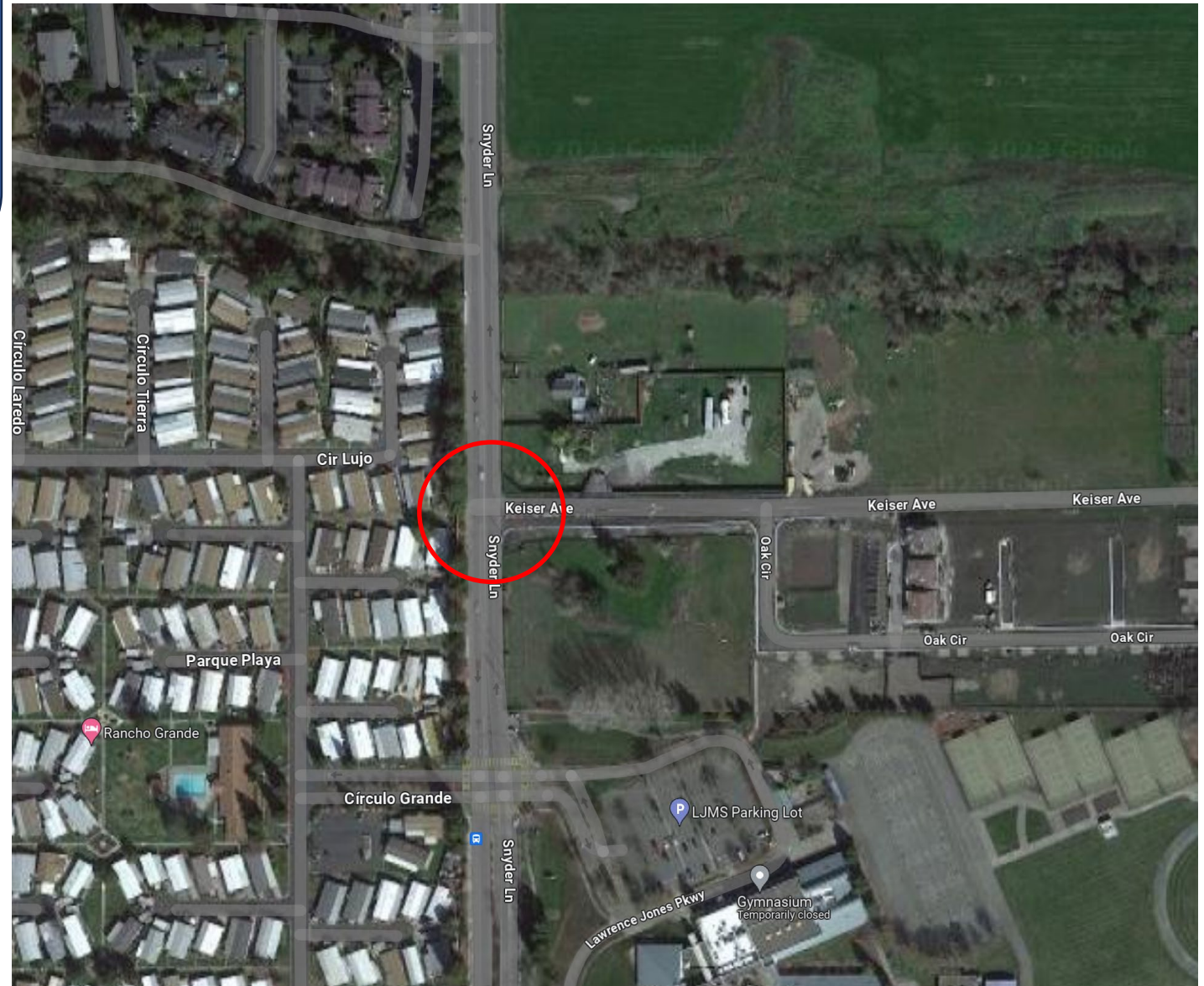
Creek Cleanups/ Storm preparation

- Have completed creek storm prevention work in:
  - Copeland Creek
  - Copeland Creek extension
  - Coleman Creek
  - Wilfred Channel
  - Labath Channel
- Pre storm checks complete for storm drains from Heartwood Drive this year.
- Storm gate checked and at correct level

Questions

- Q1. Is there a plan to put a signal at the intersection of Keiser/Petaluma Hill Road?

- A1. Yes, the developer at the University development has agreed to do this as part of the development. Since the intersection is on County land, the developer will have to get a permit from Permit Sonoma.

- Q2. Are there any specific plans for the Gold Ridge Recreation Center?

- A2. The only current plans for the Gold Ridge site is the floor repair.

- Q3. There are a lot of issues with Golis Park. The irrigation was done incorrectly, there have been 25 trees that have died and haven't been replaced. The basketball courts need to be repainted and restriped. Is there a plan for that?

- A3. There isn't a current plan to redo the Golis Park irrigation. Redoing the irrigation is a very large project. The basketball courts we can do "in-house" (meaning we do not have to seek an outside contractor). We will look to see if the repainting of the basketball courts is slated to be done in the next year.

- Q4. Can we look into clearing the overgrowth at Coleman Creek?

- A4. Yes, we can look into that.

- Q5. The water faucets at Golis Park don't work well. Can we look at them?

- A5. Yes, we can look into that.

Questions

- Q6. How can the City continue to add developments if there is a water issue?

- A6. the City has planned for peak water usage in the General Plan. The below chart shows how much water we receive from our water sources, how much demand there is, and what our water surplus is.

Water Source	Max Entitlement (Acre Feet Per Year)	Planning Availability – Normal and Dry Years (AFY)	Planned Availability – Single Dry year (AFY)
Sonoma Water (purchase from)	7,500	6,300	4,345
Groundwater (pump from our wells)	2,577	2,577	2,577
Recycled Water	1,300	1,300	1,300
Total Supply	**11,377**	**10,177**	**8,222**
Demand	**7,229**	**7,229**	**7,229**
Surplus	**4,148**	**2,948**	**993**

1 acre foot of water = 326,000 gallons

Questions

- <u>Q7. If we are using less water, why is my water bill still going up?</u>
- A7. There are a myriad of factors which has led to the increasing cost of water.
  - Water is a precious resource, so supply and demand will factor into the cost
  - Electricity is required to pump water; the cost of electricity is factored into the cost
  - The equipment and infrastructure need to be maintained and repaired, which is factored into the cost
  - The cost of the chemicals needed to treat the water is factored into the cost

Copeland Creek Update

Vanessa Garrett

Public Works Director

Notes

- We have been working on a flood detention basin for Copeland Creek, which will relieve the sediment issues which can often lead to flooding

- This is being done in partnership with the developer of the University Development.

- The Copeland Creek flood detention basin will provide additional flood prevention for the district and the City.

Creek Cleanups/ Storm preparation

- Have completed creek storm prevention work in:
    - Copeland Creek
    - Copeland Creek extension
    - Coleman Creek
    - Wilfred Channel
    - Labath Channel
- Pre storm checks complete for storm drains from Heartwood Drive this year.
- Storm gate checked and at correct level
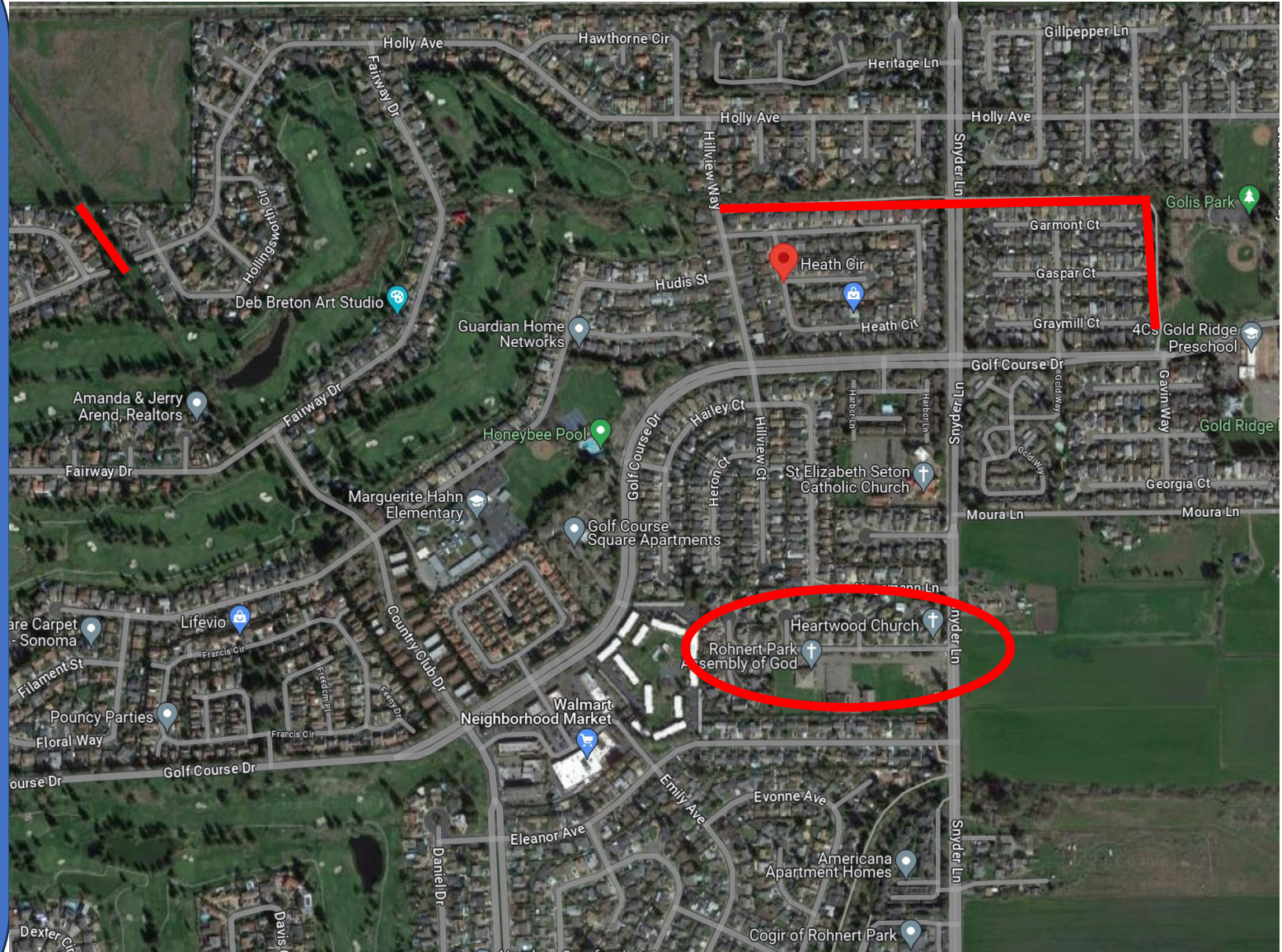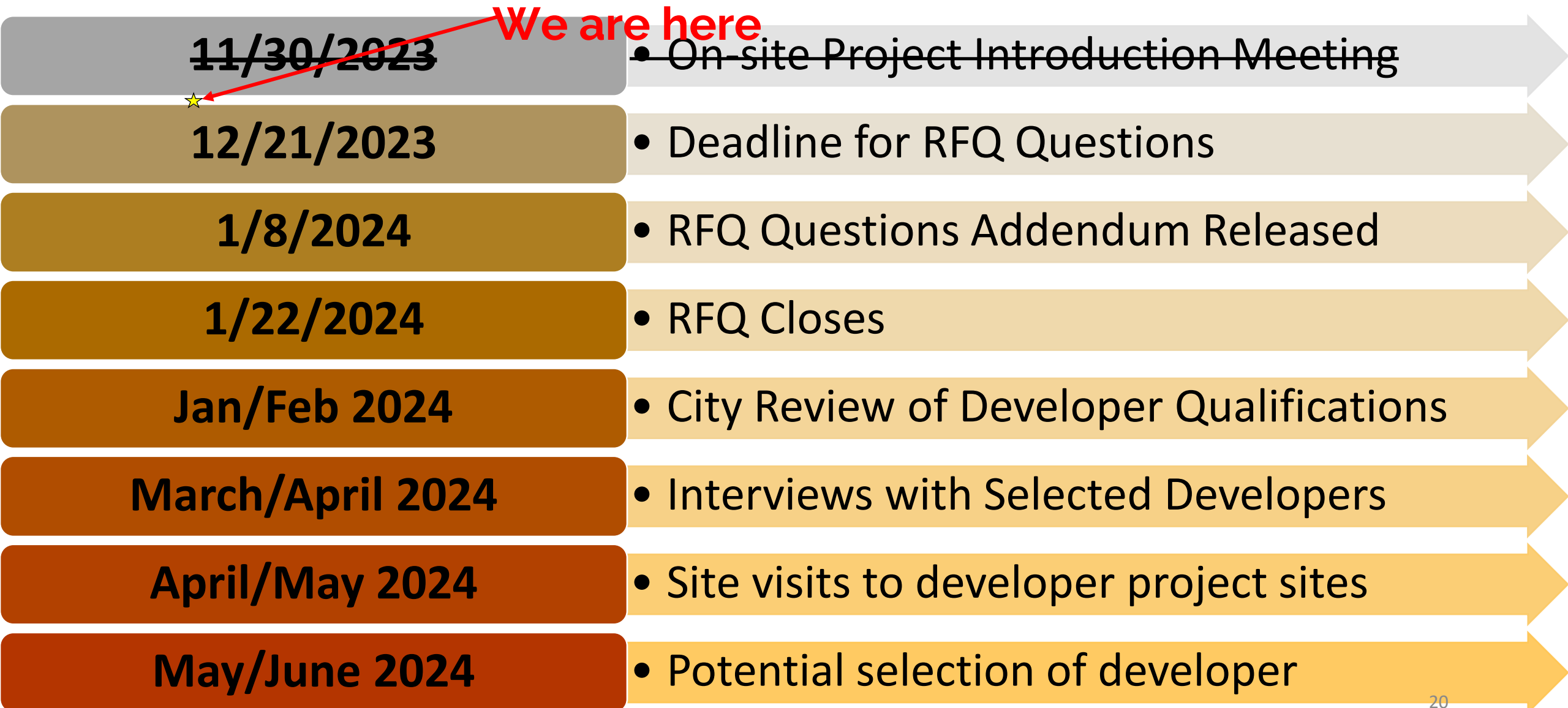
Downtown Rohnert Park Update

Paul Carey

Senior Analyst

Background

- City purchased 6400 State Farm Drive property in April 2022

  - **Why is this important?** While the property has been vacant since 2010, the City has only recently purchased the property. Prior to 2022, the City could not dictate how or when the property would be developed.

- Proactive actions have been taken to offer a "shovel ready" site

  - **Why is this important?** Though the City could not take the lead on development, the City's Development Services section worked through many planning iterations

- Extensive community outreach and valuable feedback has been obtained from various stakeholders

  - **Why is this important?** This shows that the City has and continues to value feedback from the community.

- In December 2022, completed retail market analysis to assess retail feasibility (per study, site can support up to 65,000 sq. ft. of new retail and restaurant space – equating up to 30 new businesses)

  - **Why is this important?** Though Rohnert Park has a lot of retail, this analysis shows that the project site can support more retail

- Declared and certified property as "Exempt Surplus Land"

  - **Why is this important?** Due to California law, public property must go through the Surplus Land Act procedures. Clearing this procedural hurdle is a big deal for development.

Proposed RFQ Schedule

We are here

Date	Milestone
~~11/30/2023~~	• ~~On-site Project Introduction Meeting~~
12/21/2023	• Deadline for RFQ Questions
1/8/2024	• RFQ Questions Addendum Released
1/22/2024	• RFQ Closes
Jan/Feb 2024	• City Review of Developer Qualifications
March/April 2024	• Interviews with Selected Developers
April/May 2024	• Site visits to developer project sites
May/June 2024	• Potential selection of developer

Selection Criteria

CATEGORY	SUB-CATEGORY
DEVELOPMENT TEAM EXPERIENCE	Mixed-Use Experience
	Public/Private Experience
	Affordable Housing Experience
FINANCIAL CAPACITY	Ability to secure capital
	Conceptual Pro Forma
PROJECT UNDERSTANDING AND APPROACH	Similar Project Designs
	Development phasing and schedule
	Collaborate with City to Create Vibrant Project
LOCAL WORKFORCE PROTECTIONS	Slide 17 in presentation
SUSTAINABILITY	Alignment with City's plan to mitigate and adapt to climate change
REFERENCES	At least 3 references

21

Sustainability

- Develop an "electrified project" (i.e. limited or no natural gas on site) ▯ Install electric vehicle charging stations

- Commitment to purchase Evergreen power from Sonoma Clean Power

- Commitment by all commercial tenants to enroll and remain in good standing with Sonoma County Green Business Certification Program

- Develop a Vehicle Miles Traveled (VMT) reduction plan or commitment to participate in regional VMT bank

- Commitment by construction contractors to have percentage of their fleet powered by electricity or hydrogen rather than fossil fuels

- Inclusion of battery storage and/or microgrid in the project

Labor Workforce Protections

Local Hire Goals

- Project components funded by public monies will require established local hire goals in the range of 20-25% and establish standardized work rules, hours, and holidays to ensure needs of construction workers are respected and protected. Workplace population would include Sonoma, Marin, Mendocino, Napa, and Lake counties.

Payment of Prevailing Wages

- Any construction of publicly funded project components, will be subject to payment of prevailing wages and applicable apprenticeship requirements, to make specified health care expenditures for construction craft employees, as well as skilled and trained workforce

Workforce Compliance Program

- Workforce compliance program ensuring management and documentation of compliance with applicable federal, state, or local laws and regulations, including specific mandates for data security, privacy, and workplace security.

Labor Peace Agreement for "Upscale Hotel" project component

- Conceptual plan includes the development of "upscale hotel." Depending on whether the City maintains a proprietary interest in the site of the hotel, the hotel and on-site restaurant may be subject to a Labor Peace Agreement that requires the hotel to remain neutral and allow access to the workplace at reasonable times to provide for certain organizing

Compliance with agreed-upon labor standards

- If City maintains proprietary interest in any project components, City will require developer to comply with agreed-upon labor standards including wage, health care, and apprenticeship standards.

Development Concepts & Renderings

- The City has developed a series of development concepts and renderings for Downtown Rohnert Park

- Layouts illustrate arrangements of land uses that are also consistent with the Downtown Form Based Code

- Site maps are not intended to limit the creativity of development teams

- Meant to illustrate the work the City has completed and represent the vision of what a Downtown Rohnert Park **could** look like

Form Based Code - Building interfaces with the environment

Traditional Zoning vs Form Based Code - Richmond, CA

Traditional Zoning vs Form Based Code - Savannah, CA

DRAFT – Slavik Designs, LLC - 2023

Downtown Site Plan (Concept)

PROGRAM
RETAIL GLA: 120,000 SF
OFFICE: 10,000 SF

HOTEL: 4 LEVEL 120 KEYS
5 LEVEL 160 KEYS

RESIDENTIAL: 300 UNITS
AFFORDABLE: 100 UNITS
TOTAL: 400 UNITS

PARKING
RETAIL – 480 STALLS - **4.0/1K SF**
STREET – 360 STALLS
SURFACE – 120 STALLS - 1.0/1K SF
OFFICE – 0 STALLS – SHARED
STREET – 0 STALLS
HOTEL – 120 STALLS - 1.0/KEY
SURFACE – 120 STALLS
RESIDENTIAL – 300 STALLS - 1.0/UNIT
GARAGE – 194 STALLS
SURFACE – 106 STALLS
AFFORDABLE – 90 STALLS - 0.9/UNIT
GARAGE – 64 STALLS
SURFACE – 26 STALLS
RESID. STREET – 130 STALLS – 0.3/UNIT

● RETAIL/RESTAURANTS
● OFFICE
● HOTEL
● MARKET RATE HOUSING
● AFFORDABLE HOUSING
● RETAIL SUPPORT
● TRANSPORTATION HUB

SlavikDesign

Downtown Rohnert Park
CITY OF ROHNERT PARK

The Community Square

"Music on the Square"

CONCEPTUAL

The Community Square

"Movie Night and Evening Farmer's Market"

CONCEPTUAL

The Retail Core
"Sidewalk seating at the Grill"
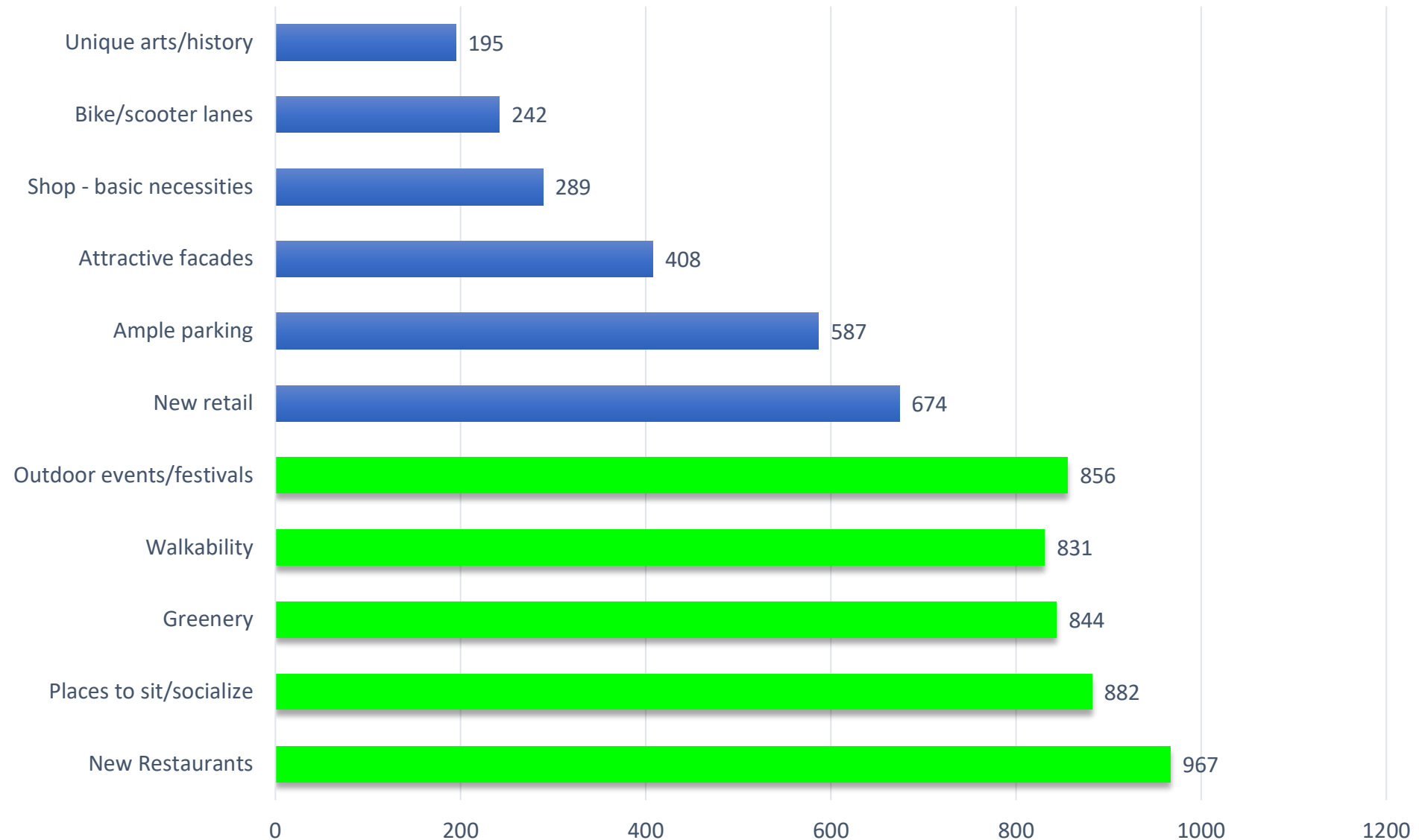CONCEPTUAL

Residential View
"Downtown living"

CONCEPTUAL

Initial Feedback – What's Important to You?
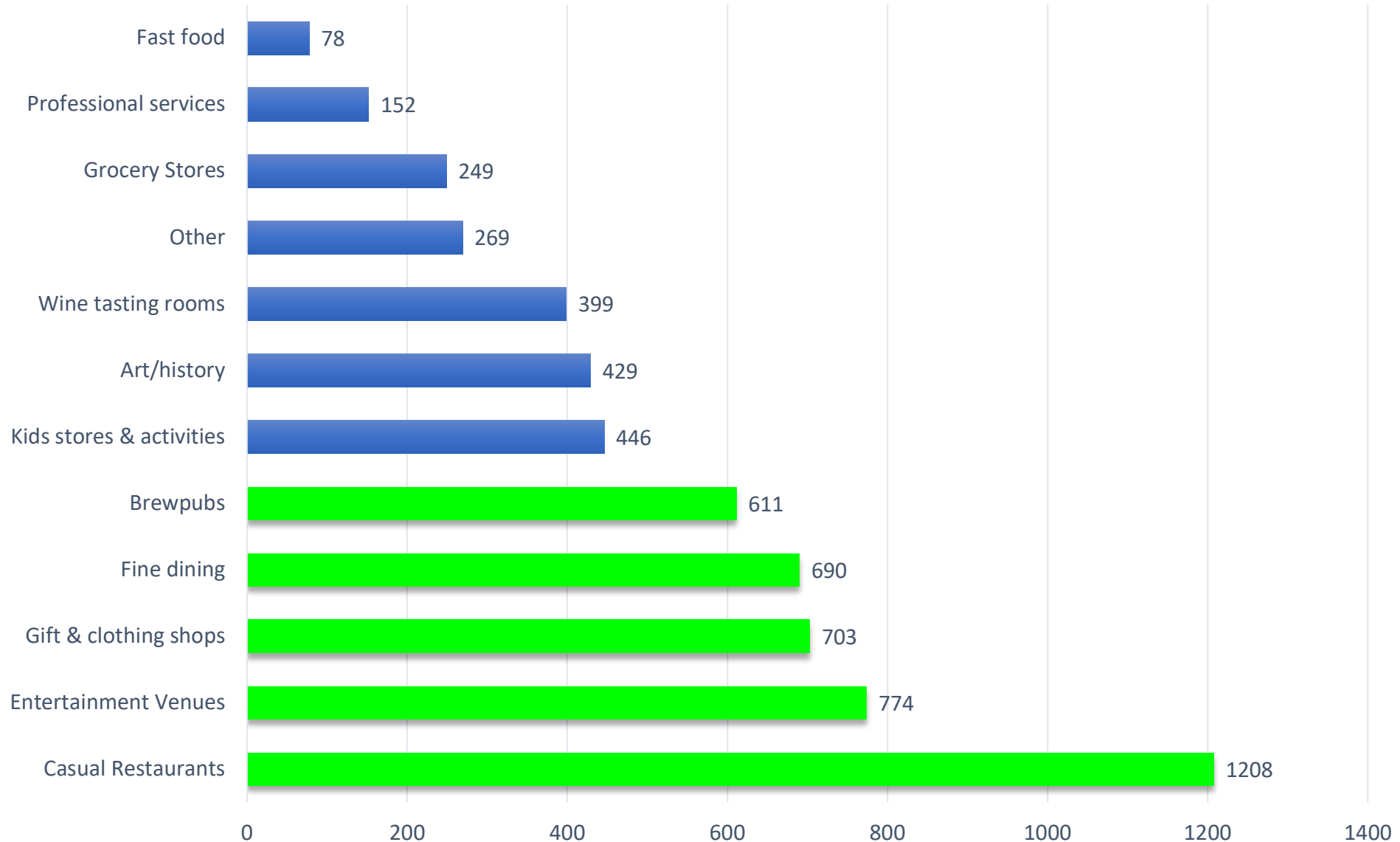Cutoff 3/1/2023

Downtown – What is Important to You?

Category	Value
Unique arts/history	195
Bike/scooter lanes	242
Shop - basic necessities	289
Attractive facades	408
Ample parking	587
New retail	674
Outdoor events/festivals	856
Walkability	831
Greenery	844
Places to sit/socialize	882
New Restaurants	967

Initial Feedback – What's Important to You?

Cutoff 3/1/2023

Downtown – What Do You Want to See?

Category	Value
Fast food	78
Professional services	152
Grocery Stores	249
Other	269
Wine tasting rooms	399
Art/history	429
Kids stores & activities	446
Brewpubs	611
Fine dining	690
Gift & clothing shops	703
Entertainment Venues	774
Casual Restaurants	1208

Questions

- Q1. It looks like there isn't a lot of parking. Why is that?

- A1. There are approximately 1,140 parking spaces on the 30-acre project site. The parking calculations were done using the Metropolitan Transportation Commission (MTC) Transit Oriented Communities (TOC) guidelines.

- We are looking to add more parking by reconfiguring State Farm Drive and Enterprise Drive to allow parking.

- Future parking considerations will be discussed with a developer once we have chosen a developer.

Homelessness Efforts

Jenna Garcia

Housing Manager

Key Homeless Services Outcomes
Jan 1, 2021 – Sept 30, 2023

164

Placed in permanent housing

622

Engaged by outreach

167

Moved into interim housing/shelter

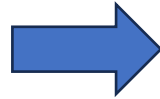***Please note there is some overlap between these numbers. For example, someone who accesses shelter may later be housed through a City-funded permanent housing program.***
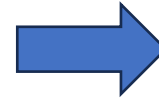
City Strategies to Address Homelessness

Short-Term Strategies

1. Homeless outreach

2. Enforce and abate encampments which impact public health and safety

3. Dedicated City staffing

Mid-Term Strategies

1. Roberts Lake "Safe Sleeping Program"

2. Labath Landing Interim Housing Program

3. Service coordination between agencies

Long-Term Strategies

1. Master Lease Permanent Supportive Housing

2. SHARED – Shared Housing Program

3. Regional Coordination

Questions

- Q1. What does "affordable housing" mean?
- A1. Income and Rent Limits for affordable housing can be found here: https://sonomacounty.ca.gov/incomelimits

PERSONS IN HOUSEHOLD	ACUTELY LOW INCOME (15% AREA MEDIAN INCOME)	EXTREMELY LOW INCOME	VERY LOW INCOME (50% AREA MEDIAN INCOME)	60% AREA MEDIAN INCOME	LOW INCOME (80% AREA MEDIAN INCOME)	MEDIAN INCOME (100% AREA MEDIAN INCOME)	MODERATE INCOME (120% AREA MEDIAN INCOME)
1	13,450	26,450	44,050	52,860	70,500	89,650	107,600
2	15,350	30,200	50,350	60,420	80,550	102,500	122,950
3	17,300	34,000	56,650	67,980	90,600	115,300	138,350
4	19,200	37,750	62,900	75,480	100,650	128,100	153,700
5	20,750	40,800	67,950	81,540	108,750	138,350	166,000
6	22,250	43,800	73,000	87,600	116,800	148,600	178,300
7	23,800	46,850	78,000	93,600	124,850	158,850	190,600
8	25,350	50,560	83,050	99,660	132,900	169,100	202,900

Maximum Rent Limits

Uses Formula in California Health & Safety Code 50052.5 & 50053

| UNIT SIZE (ASSUMED # OCCUPANTS)	EXTREMELY LOW INCOME RENT LIMIT	VERY LOW INCOME RENT LIMIT	LOW INCOME RENT LIMIT
Studio (1)	661	1,101	1,322
1 Bedroom (2)	755	1,259	1,511
2 Bedroom (3)	850	1,416	1,700
3 Bedroom (4)	944	1,573	1,887
4 Bedroom (5)	1,020	1,699	2,039

Questions?

Ways You Can Contact the City

Contacting the City

1. Reach Rohnert Park! - on the City Webpage, under "Report a Concern" https://bit.ly/RohnertParkConcerns

2. Public Safety Non-Emergency Line:

   • 707.584.2600

3. E-mail or call your local councilmember: https://bit.ly/MeetMyCityCouncil

4. Download the GORequest app for Apple or Android
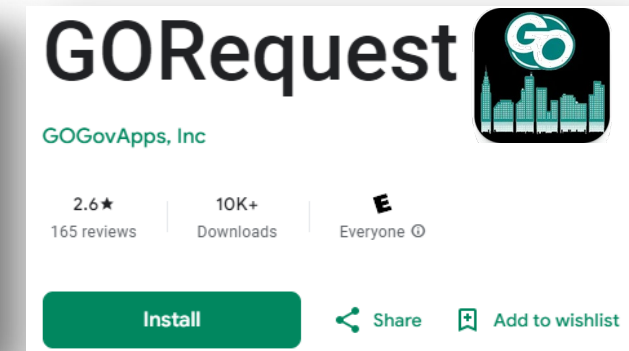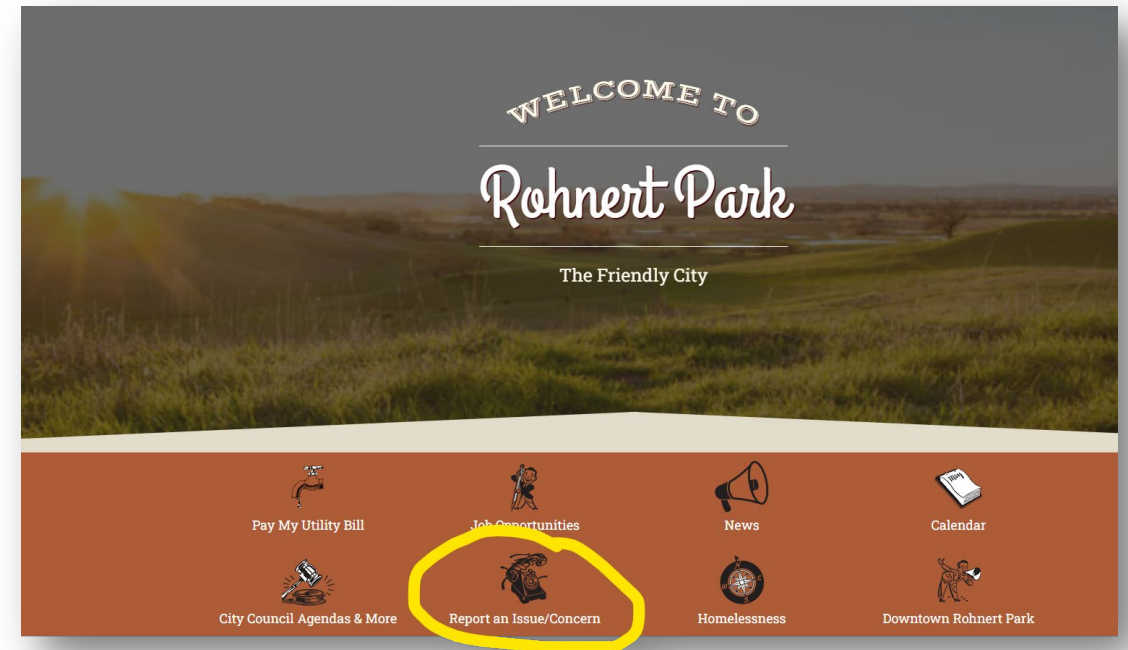
Contacting the City

- E-mail or Call City staff

Section	E-Mail/Phone
Main City Hall Line	707-588-2226 - admin@rpcity.org
Public Works	707-588-3300
Community Services	707-588-3456
Development Services - Planning	707-588-2231 - Planning@rpcity.org
Code Compliance	707-588-2249 - code@rpcity.org
Development Services - Building	707-588-2240 – building@rpcity.org
Public Safety – Nonemergency	707-584-2600 – psafety@rpcity.org