

RESOLUTION NO. 2015-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK AUTHORIZING AND APPROVING A PUBLIC IMPROVEMENT AGREEMENT WITH UNIVERSITY DISTRICT LLC AND VAST OAK PROPERTIES L.P. FOR THE VAST OAK PROPERTY PHASE 1 IN-TRACT RECYCLED WATER SYSTEM, IN-TRACT JOINT TRENCH AND STREET LIGHTING SYSTEM AND PHASE 1 OFFSITE JOINT TRENCH AND STREET LIGHTING SYSTEM AND FINDING THIS PROJECT COVERED BY THE UPDATED FINAL ENVIRONMENTAL IMPACT REPORT FOR THE UNIVERSITY DISTRICT SPECIFIC PLAN PROJECT AS AMENDED

WHEREAS, on May 23, 2006, the City Council of the City of Rohnert adopted Resolution No 2006-141 approving the Final Environmental Impact Report (EIR) for the University District Specific Plan including a draft EIR, a recirculated draft EIR, responses to comments, changes, clarifications and corrections to the draft EIR, and recirculated draft EIR and appendices (together the "2006 EIR"); and

WHEREAS, on April 8, 2014, the City Council of the City of Rohnert Park adopted Resolution No. 2014-032 approving an addendum to the 2006 EIR (together with the 2006 EIR collectively called the "Updated Final EIR"); and

WHEREAS, on April 8, 2014, the City Council of the City of Rohnert Park adopted Resolution No. 2014-035, approving the Tentative Map for the University District Vast Oak Property, prepared by MacKay & Soms and dated February 2014 (the "Tentative Map"), subject to certain conditions of approval; and

WHEREAS, on April 22, 2014, the City Council of the City of Rohnert Park adopted Ordinance Number 878 approving a Development Agreement ("Development Agreement") between the City of Rohnert Park and Vast Oak Properties L.P. and the University District LLC ("Developer"); and

WHEREAS, the Developer has submitted plans, specifications and drawings ("Improvement Plans") for the in-tract recycled water system, joint trench and street light improvements and Phase 1 of the offsite joint trench and street light improvements for the Vast Oak Property Phase 1 development; and

WHEREAS, the Improvement Plans have been reviewed by the City Engineer and have been determined to be technically accurate and in conformance with the Conditions of Approval; and

WHEREAS, the Developer has posted performance and labor and materials bonds in the amount of \$1,888,360 to cover the construction of the improvements; and

WHEREAS, the City and Developer desire to enter into an Improvement Agreement for the proposed construction to more thoroughly define the terms and conditions of the construction and dedication obligations under the Conditions of Approval and Development Agreement; and

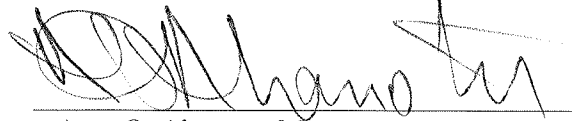
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rohnert Park that it does hereby authorize and approve the Public Improvement Agreement with University District LLC and Vast Oak Properties L.P. for the Vast Oak Property Phase 1 In-Tract Recycled Water System, In-Tract Joint Trench and Street Lighting System and Phase 1 Offsite Joint Trench and Street Lighting System attached as Exhibit A.

BE IT FUTHER RESOLVED that based on the evidence presented at the duly noticed public meeting of June 9, 2015, the City Council of the City of Rohnert Park finds that the public improvements and activities were adequately described and mitigated in the Updated Final EIR, including any addenda and that no other CEQA analysis is warranted.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized and directed to execute the Public Improvement Agreement, in substantially similar form to that agreement attached hereto and incorporated by this reference as Exhibit A, subject to minor modification by the City Manager or City Attorney.

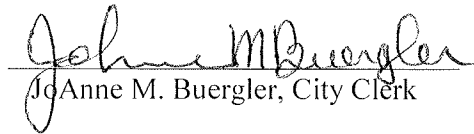
DULY AND REGULARLY ADOPTED this 23rd day of June, 2015.

CITY OF ROHNERT PARK



Amy O. Ahanotu, Mayor

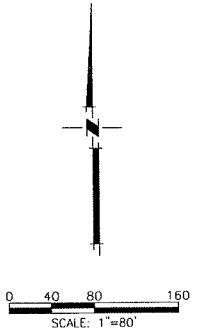
ATTEST:



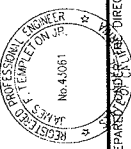
JoAnne M. Buergler, City Clerk

CALLINAN: AYE MACKENZIE: AYE STAFFORD: Absent BELFORTE: Absent AHANOTU: AYE
AYES: (3) NOES: (0) ABSENT: (2) ABSTAIN: (0)

AGREEMENT EXHIBIT 1
RECYCLED WATER SYSTEM



LEGEND
APPROX. LOCATION OF
RECYCLED WATER



APPROVED:
MARY GRACE PANSON, R.C.E. NO. 44573
CITY ENGINEER OF ROHNERT PARK, CALIFORNIA
DATE

VAST OAK PHASE I
RECYCLED WATER
EXHIBIT

CITY OF ROHNERT PARK
CALIFORNIA

19539.010

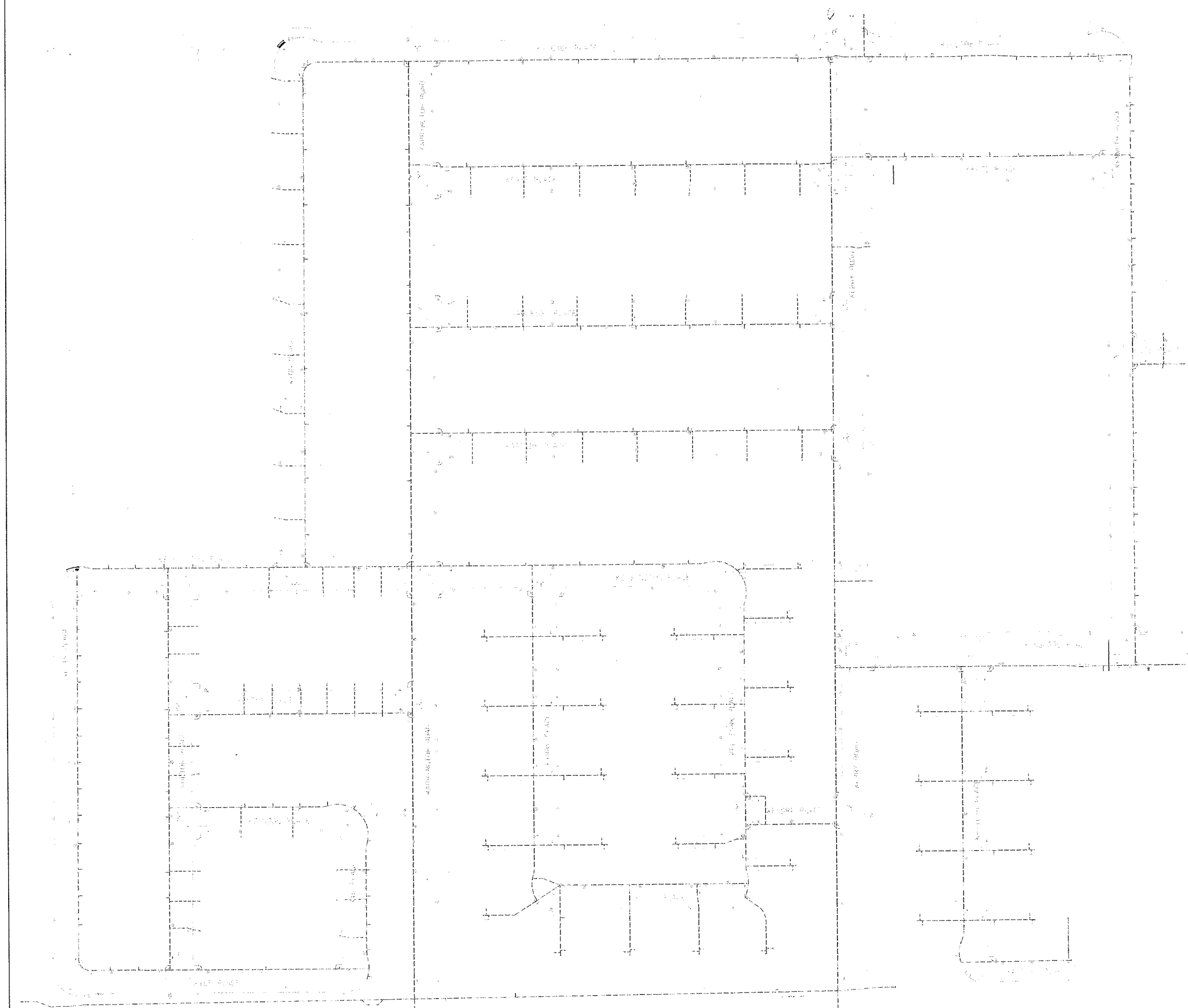
1

PLANS PREPARED BY THE DIRECTION OF
JAMES F. TEMPLETON JR. RCE # 41061

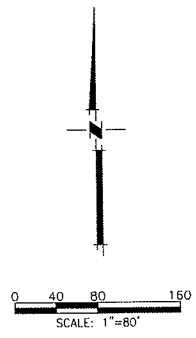
MACKEY & SOMPS
CITY ENGINEER OF ROHNERT PARK, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
No. 41061

DATE: JUNE 2013
SCALE: AS NOTED
DRAWN BY: J.F.T.
CHECKED BY: J.F.T.
DATE: JUNE 2013

DATE



AGREEMENT EXHIBIT 2
(PAGE 1 OF 2)
IN-TRACT JOINT TRENCH



LEGEND
--- APPROX. LOCATION OF
JOINT TRENCH

APPROVED: _____ DATE _____
MARY GRACE BRADSON, R.C.E. NO. 44573
CITY ENGINEER OF ROHNERT PARK, CALIFORNIA



VAST OAK PHASE I
JOINT TRENCH INTRACT
EXHIBIT

19539.010

1

CITY OF ROHNERT PARK
CALIFORNIA

PLANS PREPARED BY: JAMES F. TEMPLETON, JR.
RCE # 43061

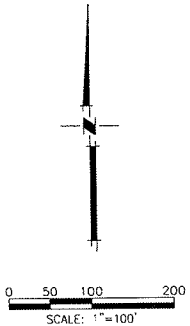
MACKAY & SOMPS
CITY ENGINEER
10000 S. 10TH AVE., SUITE 100
DENVER, CO 80231
(303) 751-1100
FAX (303) 751-1101
WWW.MACKAYANDSOMPS.COM

DATE: JUNE 2015
SCALE: AS NOTED
DIP: 0%
H/F: N/E
24" x 36" 1/4"

REVISION

DATE

AGREEMENT EXHIBIT 2
(PAGE 2 OF 2)
OFF-SITE JOINT TRENCH



SEE BELOW

LEGEND
----- APPROX. LOCATION OF JOINT TRENCH



APPROVED: _____ DATE _____
MARY GRACE JENSEN, P.E. NO. 44573
CITY ENGINEER OF ROHNERT PARK, CALIFORNIA

19539.010		1		CITY OF ROHNERT PARK		JOINT TRENCH ROHNERT PARK EXPRESSWAY EXHIBIT		VAST OAK PHASE I		PLANS PREPARED BY THE DIRECTION OF		JAMES F. TEMPLETON JR. P.E. # 43061		MACKAY & SOMPS		DATE: JUNE 2015 AS NOTED		REVISION		DATE	
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Agreement
Exhibit 3
Property Covered by Agreement



①	APN #	OWNER
①	158-220-001	SULLIVAN DAVID M & ERINDERA TR
②	158-220-002	LALAS LEILA B & LALAS HERMIE
③	158-220-003	NIPPON BARRY W
④	158-220-004	KING PAULETTE
⑤	158-220-005	NAVARRETE FRANCISCO V & JOSEFINA C
⑥	158-220-006	LOCHMAN KATHLEEN ELIZABETH TR
⑦	158-220-007	WITZ RONALD GEORGE & NANCY LEE
⑧	158-220-008	WALLACE JILLIAN A & WALLACE CHRISTOPHER J
⑨	158-220-009	CRYER STEVEN R & GERHARDT LESUE E
⑩	158-220-010	LALAS LEILA B & HERMIE W
⑪	158-220-011	ROBERTS PHILLIP P
⑫	158-220-012	BARTLETT HELENE G TR
⑬	158-220-013	MAC KENZIE IAN & MAC KENZIE JILL
⑭	158-220-014	MILLER ROBERT E & SMITH-MILLER PAMELA K
⑮	158-220-015	MCCLEAN KENNETH B & JULIE L
⑯	158-220-016	MCCORMACK NATEE M & DENNIS G
⑰	158-220-017	CITY OF ROHNERT PARK
⑱	158-220-018	CITY OF ROHNERT PARK

NOTES

1. ALL TITLE REFERENCES REFER TO FIRST AMERICAN TITLE PRELIMINARY TITLE REPORT (PTR) ORDER NUMBER 4910-606957 DATED AUGUST 8, 2012, FOR THE PARCELS NORTH OF ROHNERT PARK EXPRESSWAY.
2. ALL TITLE REFERENCES REFER TO FIRST AMERICAN TITLE PRELIMINARY TITLE REPORT (PTR) ORDER NUMBER 0192-606957A DATED AUGUST 24, 2012, FOR THE PARCELS SOUTH OF ROHNERT PARK EXPRESSWAY.
3. CITY OF ROHNERT PARK AS SUCCESSORS TO THE COUNTY OF SONOMA IN REGARDS TO KEISER AVE, PETALUMA HILL ROAD AND ROHNERT PARK EXPRESSWAY SHALL ALLOW ACCESS RIGHTS TO THE PROPERTIES SUBJECT TO THIS TENTATIVE MAP AS SHOWN AND APPROVED, THEREBY EFFECTIVELY MODIFYING THE RELINQUISHMENT OF ABUTTER RIGHTS DESCRIBED IN ITEMS 4, 6, 9, 15, 16, 22, 23, 29, AND 36 OF THE TITLE REPORTS.

