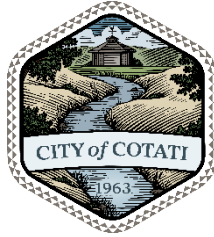


16. INFORMATION RECEIVED AFTER THE AGENDA WAS POSTED



Cotati City Council Agenda Staff Report

Item type: INFORMATION RECEIVED AFTER THE AGENDA WAS POSTED
To: City Council
Subject: INFORMATION RECEIVED AFTER THE AGENDA WAS POSTED
Date: December 10, 2024
Written by: Kevin Patterson, Deputy City Clerk

Recommendation

Information or written comments pertaining to this meeting, and which was received after the agenda was posted, is attached below.

Pursuant to City Council Policy 2023-01: City Council Rules section IV A., written Communications, interested persons or their authorized representative may address the Council by written communication on any matters concerning the City's business, or any matters over which the Council has control.

1. To be considered for inclusion in the agenda packet, such written communication shall be delivered to the Deputy City Clerk no later than 11:00 a.m. of the Wednesday the week preceding the regular Council meeting for which such written communication is intended.
2. If received after the above date and time, but no later than noon the day before the meeting, written communications received by the Deputy City Clerk shall be posted on the website by the end of that day and notification provided to the electronic Agenda mailing list by the end of the day. All written communications received by the Deputy City Clerk by 5 pm on the City Council meeting day shall be made available to the City Council and public at the City Council meeting.

City Council Policy 2023-01 is available at the online meeting portal at www.cotaticity.org or by request from the Deputy City Clerk at 707-665-3622 or kepatterson@cotaticity.org.

Ed Gilardi
[REDACTED]
Cotati, CA 94931

Dec. 10, 2024

Dear Mayor Sparkes, Vice Mayor Ford, Councilmembers Harvey, Lemus and Rivers,

I wish I could be here to address you in person tonight regarding item 12c, the 2025 VERONDA-FALLETTI RANCH WORKPLANS AND LICENSE AGREEMENT WITH PHOENIX FARM CONCEPTS.

The overall proposal looks great, but I do have a concern with Sandy Loam's proposal for the "Pollinator hedgerow", page 3 of their proposal under "Property Management" item 2.

Several of the proposed plants are not safe for animals and some are considered toxic and should be removed from the list.

Toyon is not safe for dogs or cats

Blue elderberry can be fatal to animals

Narrow leaf milkweed can be toxic to animals especially to horses and other equine

Bee plant depending on the variety is toxic to animals

While long term future plans for the layout of the property need to be worked on, I feel that planting a hedgerow at this time is premature. Unless the plan is to plant the hedgerow on the outside of the fence along the sidewalk/path area and not on inside area of the property as indicated by the sketch.

Thank you for continuing your work on the future of the Veronda/Falletti Ranch. It is an important asset to the community and a connection to Cotati's past.

Ed Gilardi

From: Marlina Eckel [REDACTED]

Sent: Monday, December 9, 2024 4:10 PM

To: Laura Sparks <lsparks@cotaticity.org>; Ben Ford <bford@cotaticity.org>; Susan Harvey <SHarvey@cotaticity.org>; Sylvia Lemus <slemus@cotaticity.org>; Kay Rivers <krivers@cotaticity.org>; Henry Babits <hbabits@cotaticity.org>; Craig Scott <CScott@cotaticity.org>; Kevin Patterson <kepatterson@cotaticity.org>

Subject: Senior Services

CAUTION:EXTERNAL SENDER

If suspicious, do not click on links, open attachments, or provide credentials and report it by using the "Phish Alert Report" button.

Hi everyone!

I see that the farm is on the agenda this week for the city council and a member of our community had suggested in a post online about incorporating senior services into the project.

I wholeheartedly support the adoption and furthering of senior services in our community.

While I'm a relatively robust 54 years old at this time, I look forward to aging in Cotati and it seems that there is actually a lack of such services so I hope you can take up this request and others that you might receive on the topic.

What that might look like, I'm not sure. I know that in Vienna, Austria, where my family is, each district has a weekly senior coffee get together where area seniors show up for free coffee and cake and a chance to interact with each other. Such a low cost outlay can have massive benefits to an aging and increasingly isolated population.

During hot weather and such there are also extra services to make sure that seniors can stay cool or go somewhere where they can get support.

I think it would be pretty groovy if Cotati could build out a senior services program! We are such an amazing city! We do a lot for kids. We do a lot for the community, but unless I am mistaken, please enlighten me if I am wrong, our older folks could use some program development as well.

I hope that by the time I am older, some of these services might be instituted. It would make Cotati even cooler than it is right now.

I am submitting this comment for this week's agenda because the farm is a neat space and maybe a coffee clutch could be hosted there, for instance, and seniors can take a look at the animals that are there

Thanks for your consideration,

Marlina Eckel



427 Mendocino Ave, Suite 100
Santa Rosa, CA 95404

(707) 900-4364
info@generationhousing.org

9 December 2024

Cotati City Council
201 W. Sierra Avenue
Cotati, CA 94931

Re: Item 11A — Establishment of Development Impact Fee On Behalf Of The Rancho Adobe Fire Protection District

CC: Rancho Adobe Fire Protection District Board, Sonoma County Board of Supervisors

Dear Mayor Sparks, Councilmembers, and Staff,

Generation Housing respectfully submits this letter to help inform your deliberations regarding the proposed impact fees to support the Rancho Adobe Fire Protection District. We want to acknowledge and commend our local fire districts for working earnestly in service to our community. We acknowledge the need and importance of capital improvements for which funding is sought through the use of this proposed impact fee schedule. We support the efforts of the Rancho Adobe Fire Protection District to identify ways to improve our local fire safety response.

At the same time, we are compelled to ask that the Cotati City Council consider the full implications of levying additional impact fees on the already costly process of building new homes in Cotati. The cost of housing production has increased significantly over recent years. An affordable housing project today can average \$700,000 per unit, and in some cases, well above that.¹

Both the City of Cotati and the County of Sonoma currently have discrete impact fees ranging in the dozens that are added to a project. These fees may seem inconsequential viewed individually, but in aggregate, impact fees are contributing to an average of 11% of total projects costs.²

We encourage the City to consider exempting affordable housing developments from the proposed impact fee program. Because affordable housing developments rely in part on local, State, or Federal funding, exacting additional impact fees on subsidized affordable housing projects amounts to taxing taxpayer money.

We believe in being proactive in our fire safety strategy and the need to build robust capacity in anticipation for an effective emergency response. But we cannot do that on

¹ "Building a single unit of affordable housing in Sonoma County can now cost over \$700,000", June 29, 2022, *Press Democrat*

² Based on a sample of local projects sourced by Generation Housing, 2021



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the backs of our most vulnerable, and we should not do that by increasing a housing scarcity and affordability crisis that has only deepened and widened through the pandemic. Accordingly, **we ask that you consider this compromise approach, and exempt affordable housing from any new fees.**

We thank you for your service and appreciate your thoughtful consideration of these comments.

In partnership,

Jen Klose

A handwritten signature in blue ink, appearing to read "Jen Klose", written over the printed name.

Executive Director, Generation Housing



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Santa Rosa, CA 95404

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info@generationhousing.org

9 December 2024

Cotati City Council
201 W. Sierra Avenue
Cotati, CA 94931

Re: Item 11B — ADU Ordinance Update Public Hearing and Item 12B — 120 E Cotati Ave Design Review And Discussion

Dear Mayor Sparks, Councilmembers, and Staff,

We're thrilled to see so many housing items on the City's agenda this week and submit the following comments for two items:

Item 11B — ADU Ordinance Update Public Hearing and Item

Generation Housing appreciates the City's efforts to bring its ADU ordinance into compliance with state law and would like to in particular highlight the City's efforts to go above and beyond state law in regards to parking requirements. In line with our own Housing Action Plan, we strongly support and encourage adoption of the removal of parking requirements for ADUs in Cotati and look forward to collaborating with the City on expanding its progressive parking policies citywide.

Item 12.B — 120 E Cotati Ave Design Review And Discussion

Generation Housing extends its appreciation to planning staff, the project application, and the City of Cotati for continuing to thoughtfully move this much needed affordable housing project forward.

We understand that there are still many steps left in the process and strongly urge the City to move forward with these tasks in parallel and with expediency so that we can ensure that the project breaks ground as soon as is practicable.

Thousands of Sonoma County residents remain on the waitlist for affordable housing right now — this project will unlock an additional 50 units of housing for residents and families to secure safe, stable and affordable housing.

In partnership,

Jen Klose

A handwritten signature in blue ink, appearing to read "Jen Klose", written over a light blue background.

Executive Director, Generation Housing

120 E COTATI AVENUE
COTATI, CA

CITY COUNCIL MEETING

DECEMBER 10, 2024



North bay housing coalition



AGENDA

- **Introductions**
- **Process to Date**
- **Recap Community Meetings**
 - **Concept Plans**
- **Feedback and Next Steps**
 - **Questions**

DEVELOPMENT TEAM



Robin Zimble
Founder,
Freebird Development
Company



Carmen Alcantara
Housing Specialist,
North Bay Regional
Center



Paul McElwee
Principal,
HKIT Architects



Sam McGeehan
Senior Project Manager,
HKIT Architects



Adan Rios
Designer
HKIT Architects

PROCESS TO DATE

- City Purchase Property Late 2023
- City Issued Request for Proposals March 21, 2024
- City Council Approval Developer Selection June 25, 2024
- Exclusive Negotiating Agreement Signed July 20, 2024
- Community Engagement Meeting #1 September 18, 2024
- Community Engagement Meeting #2 November 20, 2024

COMMUNITY ENGAGEMENT MEETINGS

- Held meetings on 9/18 and 11/20 at City Hall
 - 12 people attended each, of which about 10 people attended both
 - Primarily residents either adjacent to or across from the site
- **Meeting #1**
 - Introduction to Development Team
 - Discussion of Development Goals and Design Goals
 - Two Break-Out Groups with Architectural Style Preference Survey
 - **Meeting #2**
 - Recap of Meeting #1
 - Design Survey Results
 - Early Design Concepts

DEVELOPMENT PROGRAM GOALS

- **Leverage location and size of site to help City meet RHNA numbers** while integrating into existing downtown fabric
 - ✓ Approximately 50 units in 3-story building
- **Serve broad range of household sizes and incomes** at three separate income tiers up to either 60% AMI or 80% AMI
 - ✓ Studios, one-, two-, and three-bedroom units
- **Provide inclusive housing for people with intellectual and developmental disabilities**
 - ✓ 25% of the units set-aside as permanent supportive housing
- **Be a good neighbor!**
 - ✓ Through both community engagement and design

DESIGN GOALS

- Maximize number of units while limiting height to 3 stories
- Articulate buildings to relate and transition to surrounding context
- Activate public streets with lobby and commercial space
- Ensure security through single point of entry
- Incorporate indoor and outdoor community spaces
- Provide adequate amount of parking
- Design project to be environmentally conscious



VICINITY MAP

MEETING #1 SURVEY RESULTS

ARCHITECTURAL STYLE: LIKE



ARCHITECTURAL STYLE: DISLIKE



MEETING #2 RENDERINGS

MISSION STYLE



Charles Street and East Cotati Avenue, Corner View

MISSION STYLE



La Plaza and East Cotati Avenue, Corner View

CRAFTSMAN STYLE A



Charles Street and East Cotati Avenue, Corner View

CRAFTSMAN STYLE A



La Plaza and East Cotati Avenue, Corner View

CRAFTSMAN STYLE B



Charles Street and East Cotati Avenue, Corner View

CRAFTSMAN STYLE B



La Plaza and East Cotati Avenue, Corner View

CONCEPT PLANS



PROJECT DATA

FLOOR	STUDIO	1 BR	2 BR	3 BR	AREA
1	0	0	0	0	33,550 SF
2	4	7	7	5	24,150 SF
3	7	4	5	6	20,300 SF

SUBTOTAL: 11 10 12 11
 25% 23% 27% 25%

TOTAL UNITS: 44

TOTAL BUILDING AREA: 78,000 SF

PARKING: 54 TOTAL

KEYNOTES:

1. EXISTING BUS STOP
2. EXISTING BUILDING
3. VEHICULAR ENTRANCE
4. BIKE LANE
5. OPEN SPACE/WATER TREATMENT AREA

1 LEVEL 1
 1" = 40'-0"

0' 20' 40'

TRUE
 NORTH



- Residential units on 2nd floor with community room, laundry room, and podium courtyard with separate seating area and play area



1 LEVEL 2
1" = 40'-0"

- Residential units on 3rd floor
- Building steps down to two stories on La Plaza and Charles
- Project could gain 4 additional units without step downs for a total of 48 units





1. La Plaza Street - Elevation

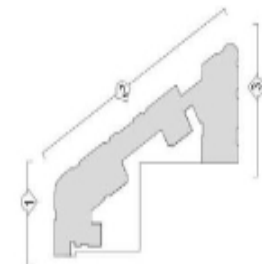


2. Cotati Avenue - Elevation



3. Charles Street - Elevation

KEY PLAN



© COPYRIGHT 2018 HET ARCHITECTS

FEEDBACK AND NEXT STEPS

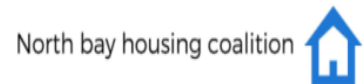
FEEDBACK

- 9 people (of 13) expressed preference for Mission style although others strongly preferred Craftsman style
- Concerns about parking garage access from E Cotati Avenue and loss of on-street parking
- Streetscape improvements and traffic calming measures for pedestrian safety
- Questions about types of retail/commercial uses

NEXT STEPS

- Traffic Study to determine garage access and streetscape improvements
- Submit formal entitlement application in January
- State HCD SuperNOFA anticipated to be released February 2025 with applications due April 2025; need entitlement approval and Development and Disposition Agreement prior to then

QUESTIONS?



FINANCING

	INCOME SCHEDULE			
	Number of People			
	1	2	3	4
30% AMI	\$ 29,070	\$ 33,210	\$ 37,350	\$ 41,490
50% AMI	\$ 48,450	\$ 55,350	\$ 62,250	\$ 69,150
60% AMI	\$ 58,140	\$ 66,420	\$ 74,700	\$ 82,980
80% AMI	\$ 77,520	\$ 88,560	\$ 99,600	\$ 110,640

FINANCING

	RENT SCHEDULE			
	Number of Bedrooms			
	Studio	One	Two	Three
30% AMI	\$726	\$778	\$933	\$1,078
50% AMI	\$1,211	\$1,297	\$1,556	\$1,798
60% AMI	\$1,453	\$1,557	\$1,867	\$2,157
80% AMI	\$1,938	\$2,076	\$2,490	\$2,877

ORDINANCE NO.
AN ORDINANCE OF THE CITY OF COTATI COUNCIL ADDING CHAPTER 4.15
"FIRE IMPACT FEES" TO THE COTATI MUNICIPAL CODE TO ESTABLISH A
DEVELOPMENT IMPACT FEE ON BEHALF OF THE RANCHO ADOBE FIRE
PROTECTION DISTRICT

WHEREAS, this Ordinance sets forth the requirements for establishing and administering a development impact fee program imposed by the City of Cotati ("City") on behalf of the Rancho Adobe Fire Protection District ("District"); and

WHEREAS, the District requests the establishment and administration of a development impact fee because the District lacks statutory authority to impose development impact mitigation fees independently, and the District has prepared all of the supporting documentation to support the findings required to establish the fee, collect the fee and comply with all necessary reporting and accounting procedures for the fee; and

WHEREAS, the District has prepared the required documentation to comply with the California Mitigation Fee Act (Government Code §§66000-66025); and

WHEREAS, the purpose of the fees adopted by this Ordinance is to pay the costs of Public Facilities, including Fire Facilities, Equipment, and Apparatus, pursuant to the authority of Government Code Section 66001, Article XIII C, Section 1 of the California Constitution, and Article XI, Section 7 of the California Constitution by imposing development fees to fund the costs of certain facilities the need for which is generated by the type and level of the proposed development in accordance with District's nexus study; and

WHEREAS, the use to which the fees are to be put is to pay the costs of the Public Facilities, including Fire Facilities, Equipment, and Apparatus as identified in the District's resolution and nexus study attached to this Ordinance; and

WHEREAS, there is a reasonable relationship between the fees used and the types of development projects on which the fee is imposed for the reasons set forth in the District's resolution and nexus study attached to this Ordinance; and

WHEREAS, there is a reasonable relationship between the need for the Public Facilities, including Fire Facilities, Equipment, and Apparatus, and the development projects on which the fee is imposed for the reasons set forth in the District's resolution and nexus study attached to this Ordinance; and

WHEREAS, without the adoption of this Ordinance and the construction of the Public Facilities and purchase of the Fire Equipment and Apparatus, there will be decreased levels of service and reduced safety, inadequate fire protection deteriorating to the point where District's Public Facilities cannot be safely maintained to meet to meet the needs of the new population and new development; and

WHEREAS, on June 19, 2024, pursuant to Government Code section 66001(a), the District Board of Directors considered its consultants' nexus study to make the following findings:

1. Identified the purpose of the fee;
2. Identified the use to which the fee is to be put. If the use is financing public facilities, the District has identified those public facilities;
3. Determined how there is a reasonable relationship between the fee's use and the type of development imposed; and
4. Determined how there is a reasonable relationship between the need for the public facility and the fee imposed; and

WHEREAS, the City Council after reviewing the record, and specifically relying on the "Nexus Findings" in the District's Nexus Study (pp. 18-20), so finds as well; and

WHEREAS, the County of Sonoma is currently scheduled to consider adoption of the District's mitigation fee program in January 2025 for unincorporated areas of the District.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF COTATI DOES ORDAIN AS FOLLOWS:

SECTION 1: Recitals.

The foregoing recitals are true and correct and are incorporated into the findings herein.

SECTION 2: Amendment to the Cotati Municipal Code.

Chapter 4.15 (Fire Impact Fees) is hereby added as follows:

4.15.010. Purpose.

This Ordinance sets forth the requirements for establishing and administering a development impact fee program imposed by the City of Cotati ("City") on behalf of the Rancho Adobe Fire Protection District ("District"). The District requests the establishment and administration of a development impact fee because the District lacks statutory authority to impose development impact mitigation fees independently, and the District has prepared all of the supporting documentation to support the findings required to establish the fee, collect the fee and comply with all necessary reporting and accounting procedures for the fee. The District has prepared the required documentation to comply with the California Mitigation Fee Act (Government Code §§66000-66025).

4.15.020. Definitions.

For purposes of this Ordinance, the words shall have the meaning ascribed to them in this section.

- A. "Accessory Dwelling Unit" means a dwelling unit, or granny flat, either a detached or attached dwelling unit, which provides complete, independent living facilities for one or more persons with provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residence.
- B. "Apparatus" means and includes but is not limited to fire engines, brush engines, ambulances, utility vehicles, staff vehicles, water tenders, bulldozers, and rescue vehicles.
- C. "Development" or "development project" means any project for new residential, commercial, or industrial construction in the service boundaries of the District which requires the issuance of a building permit.
- D. "District" means the Rancho Adobe Fire Protection District, which is an independent District organized under the 1987 Fire Protection District Laws (Health and Safety Code §§13800 et seq.)
- E. "Equipment" means and includes but is not limited to ladders, fittings, hoses, radios, cellular telephones, tools, breathing apparatus, hazardous material equipment, and medical and rescue equipment.
- F. "Fire facilities" means public improvements, including buildings and structures, not limited to fire stations, administrative buildings, training buildings, land purchase, and related planning, engineering, and construction costs as identified by the District's in their resolution and nexus study.
- G. "Fire impact fee" or "fee" means a monetary exaction, other than a tax or a special assessment, that the City imposes in connection with the approval of a development project to defray all, or a portion of, the cost of fire facilities, apparatus, and equipment related to the development project on behalf of District.
- H. "Industrial" means manufacturing construction.
- I. "Mobile home" means a development area for residential occupancy in vehicles that require a permit to be moved on a highway, other than a motor vehicle designed or used for human habitation and for being drawn by another vehicle.
- J. "Multi-family housing" means buildings or structures designed for two or more families for living or sleeping purposes and having kitchen and bath facilities for each family.
- K. "Office" means general, professional, and medical office construction.
- L. "Public facilities" means fire facilities, equipment, and apparatus.
- M. "Retail/Commercial" means retail, commercial, educational, and hotel/motel construction.
- N. "Single-family housing" means detached or attached one-family dwelling unit with an assessor's parcel number for each dwelling unit.

4.15.030. Establishment of fee.

At the request of the District and in compliance with the Mitigation Fee Act (California Government Code §§66000-66025), the City Council hereby establishes a development impact fee on behalf of the District, applied upon the issuance of all building permits for new development within the service boundaries of the District and the incorporated limits of the City.

Fees:	<u>Residential Development</u>	<u>Per Living Area Sq.Ft.</u>
	Single Family Housing	\$2.00
	Multi-Family Housing	\$2.77

Mobile Home	\$1.57
Accessory Dwelling Unit	NOTE 1

<u>Nonresidential Development</u>	<u>Per Building Sq.Ft.</u>
Retail / Commercial	\$2.51
Office	\$4.15
Industrial	\$1.75

NOTE 1: The fee for an accessory dwelling unit shall be imposed proportionately in relation to the square footage of the primary dwelling unit. Accessory dwelling units of less than 750 square feet of living area are exempt.

4.15.040. Administration Agreement.

- A. The City may impose the fees on behalf of the District, and the District may collect the fees pursuant to a written administration agreement (Agreement) between the City and the District.
- B. The Agreement shall clearly define the rights and duties of each party and shall provide for the District to defend, indemnify, and hold the City, its officers, agents, and employees harmless from and against any and all liability, loss, damage, claims, judgments, costs, staff time, losses, expenses and any other costs of defense arising out of, resulting from, or related to the creation, establishment, modification, and imposition of fees on behalf of District or any other obligation of District or City under the agreement impose the fees on behalf of District in compliance with the Mitigation Fee Act.
- C. The District shall ensure that any fee collected on their behalf comply with the Mitigation Fee Act.

4.15.050. Payment of Fee.

- A. Fees established pursuant to this Ordinance shall be paid by the developer or their agent at the time of the building permit issuance.
- B. Fees established pursuant to this Ordinance shall be paid to the District and proof of payment provided to the City, unless otherwise provided for in an Administration Agreement.
- C. Chargeable residential square footage shall include new habitable living space within the perimeter of the structure, not including any carport, walkway, garages, overhangs, patios, enclosed patios, detached accessory structure, or detached storage space. Chargeable commercial or industrial structure square footage shall include new and covered enclosed space within the perimeter of the new structure, not including garage, parking structure, unenclosed walkways, or utility areas. Chargeable square footage shall be calculated in the standard practice of the City.

4.15.060. Automatic Inflationary Adjustments

Fees established pursuant to this Ordinance shall be adjusted automatically without any further action by the District Board of Directors or City Council on January 1 of every year by the net percentage change during the preceding fiscal year in the Engineering News-Record Construction Cost Index (20-City Average), or its successor publication.

Inflationary adjustments pursuant to this Ordinance shall be performed by the District, unless otherwise provided for in an Administration Agreement.

4.15.070. Refunds of Fees Paid.

If the construction of a development project has not commenced before the expiration of the building permit that would have enabled the applicant to proceed with construction, then a fee payer shall be entitled to a refund, with interest, of the fees paid as a condition imposed pursuant to this Ordinance for the issuance of such permit. The fee payer must apply for such a refund within thirty calendar days of the expiration of the permit.

In the event any fee collected remains unexpended in the fund established pursuant to this Ordinance, the following findings shall be made for the fifth fiscal year following the first deposit into such account, and every five years thereafter, with respect to that portion of the fee remaining unexpended, whether committed or uncommitted; (1) identify the purpose to which the fee is to be put; (2) demonstrate a reasonable relationship between the fee and the purpose for which it was charged; (3) identify all sources and amounts of funding anticipated to complete financing of public facilities and (4) designate the approximate dates on which such funding is expected to be deposited into the fund. The unexpended portion of the fees and any interest accrued thereon, for which need cannot be demonstrated pursuant to this section, shall be refunded to the then-current record owner or owners of lots or units of the development project or projects on a prorated basis. The provisions of Government Code section 66001 may be amended from time to time and shall apply fully to the collection, accounting, and refund of any fees imposed pursuant to this Ordinance.

Refunds and associated reporting requirements pursuant to this Ordinance shall be performed by the District, unless otherwise provided for in an Administration Agreement.

4.15.080 Fee Credits

A fee credit shall be given for demolished existing square footage as part of a new development project.

Fee credits pursuant to this Ordinance shall be performed by the District, unless otherwise provided for in an Administration Agreement.

4.15.100. In-Lieu Fees

In a developer dedicates land, constructs Fire Facilities, or provides Fire Equipment or Apparatus for the District, the fire impact fees imposed on that development project shall be adjusted to

reflect a credit for the cost of the dedicated land, Fire Facilities, Equipment, and Apparatus provided.

Evaluation and determination of in-lieu credits pursuant to this Ordinance shall be performed by the District, unless otherwise provided for in an Administration Agreement.

4.15.110. Exemptions.

The following shall be exempted from payment of the fee:

- A. A structure owned by a governmental agency.
- B. An Accessory Dwelling Unit that is less than 750 square feet.

4.15.120. Segregation of Fee.

- A. A fee collected pursuant to this Ordinance, together with any interest, shall be maintained and accounted for in a separate fund to avoid commingling such funds with other revenues.
- B. Establishment and maintenance of the aforementioned fund shall be performed by the District, unless otherwise provided for in an Administration Agreement.
- C. In accordance with an Administrative Agreement, the City may withhold a reasonable percent of the total fee owed for each development project to recover the administrative costs associated with the implementation of this Ordinance.

4.15.130. Annual Report.

For all fees established pursuant to this Ordinance shall, within one hundred eighty (180) days after the last day of each fiscal year, be made available to the public as required by Government Code section 66006(b).

SECTION 3. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 4. Effective Date.

This ordinance shall take effect upon City Council approval of an Administration Agreement or March 14, 2025, whichever is later and is at least sixty (60) days after its adoption, pursuant to the California Government Code.

SECTION 5: Publication.

The City Clerk shall cause this ordinance to be published and/or posted as required in Section 36933 of the California Government Code.

IT IS HEREBY CERTIFIED that the foregoing ordinance was introduced at a regular meeting of the City Council of the City of Cotati held on December 10, 2024, by the following vote, to wit:

RESULT:
MOVER:
SECONDER:
AYES:

IT IS HEREBY CERTIFIED that the foregoing ordinance was duly adopted at a regular meeting of the City Council of the City of Cotati held on January 14, 2024, by the following vote, to wit:

RESULT:
MOVER:
SECONDER:
AYES:

Approved: _____

Mayor

Attest: _____

Kevin Patterson, Deputy City Clerk

Approved as to form:

City Attorney

This document is a true and correct copy of Ordinance Number ### and has been published or posted pursuant to law. *California Government Code § 40806*

Kevin Patterson, Deputy City Clerk



VERONDA-FALLETTI RANCH

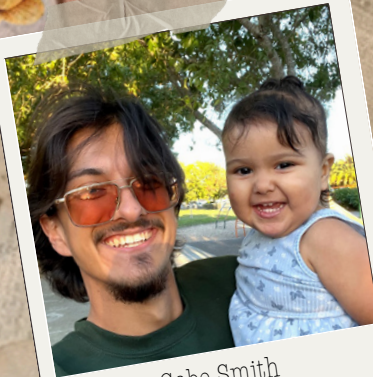
**2025 WORK PLAN
FREE & AFFORDABLE PROGRAMS FOR
CHILDREN, YOUTH & FAMILIES**

**Sandy Loam Sustainable Communities | sandyloam.org
Ammamma Tati | ammammatati.com**

TEAM



Aishwarya Kancharla
Administrator



Gabe Smith
Environmental Educator & Coordinator




Francisca Lizotte
Enrichment Specialist & Yoga Teacher

Sandy
Loam

POLLINATOR HEDGEROW WITHIN SANDY LOAM-MANAGED AREAS OF THE RANCH

Installation by

A detailed illustration of a butterfly with brown and white wings, positioned in the upper right corner of the plant list box.

buckeye
coast live oak
Valley oak
common manzanita
coyote brush
wild lilac, blueblossom
western redbud
hazelnut
coffeeberry
silk tassel
toyon
red flowering currant
California rose
blue elderberry
narrow leaf milkweed
California fescue
sticky monkey flower
bee plant



Sandy Loam Enrichment

YOUTH PROGRAMS

01 EARLY RELEASE
ENRICHMENT PROGRAM

02 PAINT IT BRIGHT
FARM & NATURE CAMPS

03 FARM AND CHICKEN-KEEPING FIELD TRIP
PROGRAM FOR YOUTH

04 YOUTH FARM CLUB

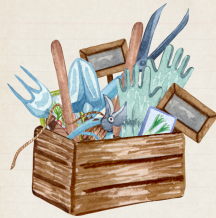


FAMILY & COMMUNITY PROGRAMS

01 OPEN RANCH DAYS

02 FALL FESTIVAL

03 WORKSHOPS



Intro to Gardening Tools
Giveaway:
Tool & Plant Starts



Flower Harvesting &
Bouquet-Making
Giveaway:
Flowers



Farm to Table
Giveaway:
Treats



Bulbs!
Giveaway:
Bulb Planter &
Assorted Bulbs



Cookie Decorating & Cocoa
Pick up a cookie decorating
kit and have hot cocoa.



Teatime Crafting
Sip tea and make nature-based
crafts, ornaments or centerpieces.

*Thank
you*



Fire Impact Fee Program Overview

FIRE CHIEF JEFF VELIQUETTE

BLAIR AAS | SCI CONSULTING GROUP

About Development Impact Fees

DIFs are only one-time proceeds to fund new development's share of the cost of expansion of the infrastructure of a community

Premise: Development should **“pay its own way”** or **“growth should pay for growth”**

Mitigation Fee Act - AB1600 was enabling legislation

Established a uniform process for determining, adopting, imposing, collecting, accounting for and protesting “development impact fees”

Must be adopted by land use authority on behalf of special districts



Methodology and Approach



Existing Facility Standard Methodology

Existing Level of Service Standard
Systemwide
Open-Ended



Existing Fire System

Land, stations, and other buildings
Apparatus and other vehicles
Equipment
Fee Program Administration



Existing Development

Homes and Residents
Businesses and Employees
Service Call Data

Maximum Fire Impact Fee

Land Use Category	Unit	Maximum Fire Impact Fee	<u>Average</u> Maximum Fire Impact per Dwelling Unit
Single Family Housing	BSQFT	\$2.00	Single-Family Home - \$3,810
Multi-Family Housing	BSQFT	\$2.77	Multi-Family Unit - \$3,047
Mobile Home	BSQFT	\$1.57	Mobile Home - \$2,198
Assessory Dwelling Unit => 750 sq. ft.	BSQFT	\$2.00	
Assessory Dwelling Unit < 750 sq. ft.	---	Exempt---	
Retail / Commercial	BSQFT	\$2.51	
Office	BSQFT	\$4.15	
Industrial	BSQFT	\$1.75	BSQFT = Building Square Feet

Fire Impact Fee Comparison

	Rancho Adobe FPD (Proposed)	Sonoma Valley FPD (Effective July 1, 2024)	Sonoma County FPD (Effective July 1, 2024)
Single-Family Housing	\$2.00	\$2.00	\$1.84
Multi-Family Housing	\$2.77	\$3.38	\$2.43
Mobile Home	\$1.57	\$2.21	\$1.35

Uses of Fee Revenue

ALLOWABLE USES

- New (added) or expanded land and facilities costs (100%)
- Apparatus, vehicles, and equipment purchases that expand the system inventory (100%)
- Facility costs already incurred to provide growth-related capacity (100%)
- A portion of apparatus and vehicle replacement costs attributable to new development (10.6%)
- A portion of a renovation project that expands service capacity
- Fee program administration

PROHIBITED USES

- Existing deficiencies, such as improvements to existing facilities that do not expand service capacity
- A portion of apparatus and vehicle replacement costs attributable to existing development (89.4%)
- Operational, maintenance, or repair costs

Accounting Requirements

- Fee proceeds must be deposited into a separate fund or account so that there will be no commingling of fees with other revenues
- Fee proceeds must be expended solely for the purpose for which there were collected
- Fee proceeds must be expended on fire facilities, equipment, and apparatus that expand the District's service capacity.



Reporting Requirements



Annual Report

Must be made available to the public with 180 days after the last day of each fiscal year



Five-Year Findings Report

For the fifth year following the first receipt of fee proceeds, and every five years thereafter in conjunction with Annual Report



Reports prepared by District; approved by District Board; filed with City and County

June 2024 Board Meeting

District Board Action



Receive public comment on Nexus Study and proposed fee program



Receive and approve Nexus Study



Approve proposed fire impact fees



Formally request that the City Council and County BOS adopt the fee program on behalf of the District



Approve and request an automatic annual inflationary adjustment based on the Engineering-News Record Construction Cost Index



Indemnification of the City and County

Tentative Timeline

May 15, 2024, 7 p.m.	June 19, 2024, 7 p.m.	December 10, 2024, 7 p.m.	January 14, 2025, 9 a.m.	March 2025 (TBD)
<ul style="list-style-type: none">• District Board Meeting<ul style="list-style-type: none">• Presentation of Public Review Draft and Proposed Fee Program	<ul style="list-style-type: none">• District Board Meeting<ul style="list-style-type: none">• Conduct noticed public hearing• Approve Nexus Study and fee program• Request adoption by City and County	<ul style="list-style-type: none">• Cotati City Council Meeting<ul style="list-style-type: none">• Noticed Public Hearing• First Reading of Fire Impact Fee Program Ordinance	<ul style="list-style-type: none">• Sonoma County BOS Meeting<ul style="list-style-type: none">• Noticed Public Hearing• Adoption of Fire Impact Fee Program	<ul style="list-style-type: none">• Implementation<ul style="list-style-type: none">• Fees become effective 60-days after adoption

Questions?

Jeff Veliquette

Fire Chief

Rancho Adobe Fire Protection District

Blair Aas

Vice President / Impact Fee Consultant

SCI Consulting Group

