

Presentation to Credo High School Board of Directors August 11, 2025

OVERVIEW OF SOMO VILLAGE & RESYNERGI PROJECT

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City Manager





About Rohnert Park

- Incorporated in 1962
- 3rd largest city in Sonoma County
- Developed as master-planned community - “neighborhood unit” concept of clustering residential areas around local schools and parks
- Population – 44,546
- Encompasses 7.3 square miles
- Recognized as friendly, family-oriented community

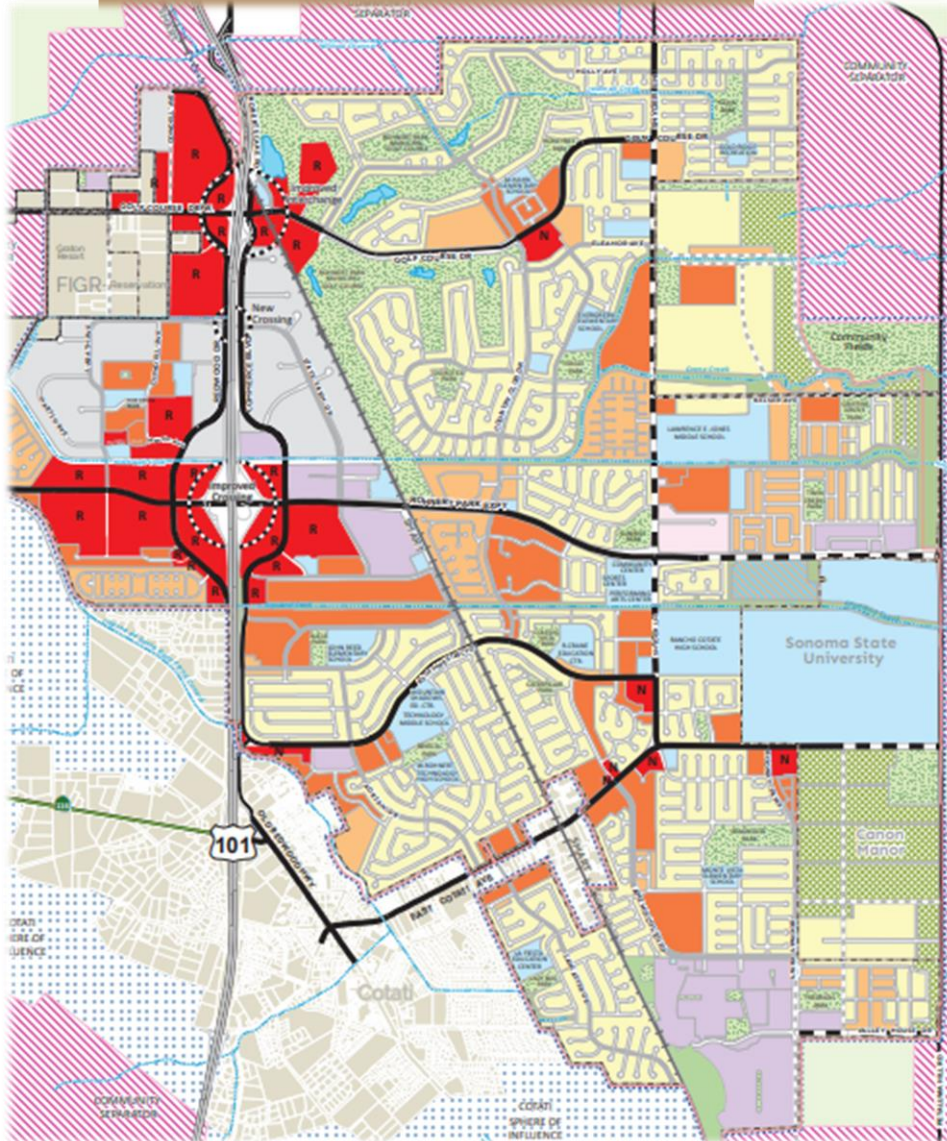


Rohnert Park

Zoning

Identifies which uses can be developed in which areas

SOMO Village has a "Planned Development" Zoning in a "Mixed-Use" Designation



Land Use Classifications



	Rural Estate Residential		Mixed Use
	Low Density Residential		Office
	Medium Density Residential		Public/Institutional
	High Density Residential		Parks/Recreation
	C-R/R-H		Open Space - Environmental Conservation
	Industrial		Open Space - Agriculture and Resource Management
	Commercial - N		Public/Institutional/Medium Density Residential
	Commercial - R		

Planning Review Process

Zoning Code states what types of uses are allowed under what process

If permitted outright (no use permit required)

If use permit is required (administrative or conditional use permit)

Application Submittal

Reviewed by Subject Matter Experts
(Staff and/or consultants)

Analyzed for compliance with California Environmental Quality Act (CEQA)

Public Notice required by City Code

Administrative Use Permits considered by Director

Conditional Use Permits considered by Planning Commission

Before operation:

- Complete required conditions
- Obtain necessary permits
- Obtain business license

History of SOMO Village



1980s

Hewlett Packard (HP)

HP Developed the campus to manufacture advanced electronic test equipment.

2000s

Agilent Technology

Agilent took over ownership and continued same use.

2004

Sonoma Mountain Village

SOMO Village (formerly Sonoma Mountain Village) team purchased the site.

2010

Project Approvals

Sonoma Mountain Village project approved with residential, commercial, and light industrial uses. Requirements for this Planned Development area added to Zoning Code.

2021

Project Amendments

SOMO Village received approvals for changes to the development plan, which is currently under construction.

SOMO Zoning

SOMO has special zoning districts which allow a mix of uses throughout the site. Zoning transects include:

T3: Suburban Zone 

- Primarily low density residential

T4: General Urban Zone 

- Primarily medium density residential

T5: Urban Center Zone 

- High density buildings that accommodate a mix of uses

T6: Urban Core Zone 

- Highest density and height
- Greatest variety of uses

T7: Light Industrial Zone 

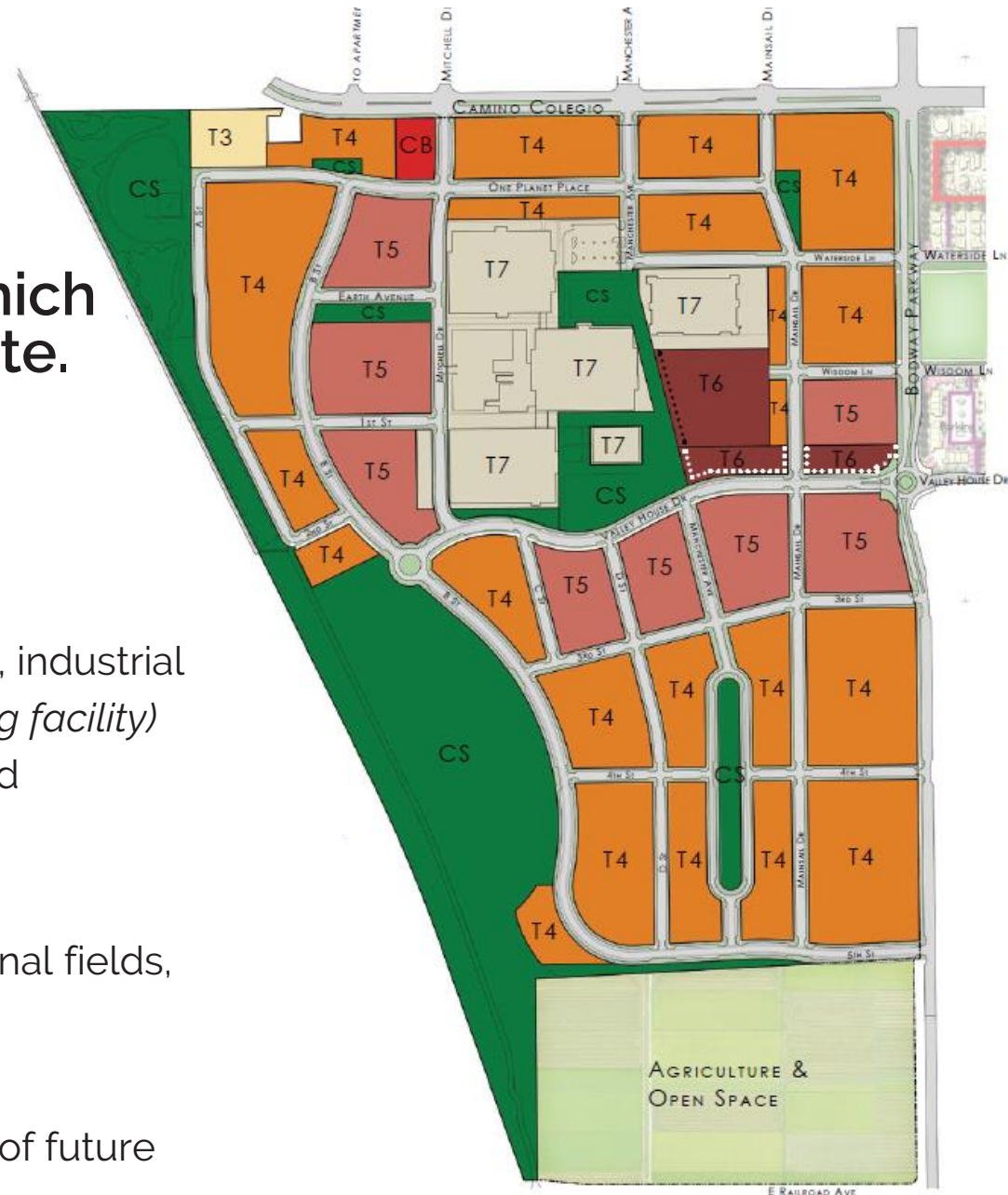
- Office, service, retail
- Manufacturing and assembly, industrial processing (*including recycling facility*)
- Warehousing and storage and distribution

CS: Civic Space Zone 

- Parks, playgrounds, recreational fields, public events

CB: Civic Building Zone 

- Public agency buildings (site of future fire station)



1300 Valley House Dr
Credo High School

New Homes and Parks

1400 Valley House Drive

- Morton & Bassett (*Spice Manufacturers*)
- Traditional Medicinals (*Corporate Offices*)
- Northwest Information Center (*Records Storage*)
- Resynergi Research and Development Lab

1500 Valley House Drive

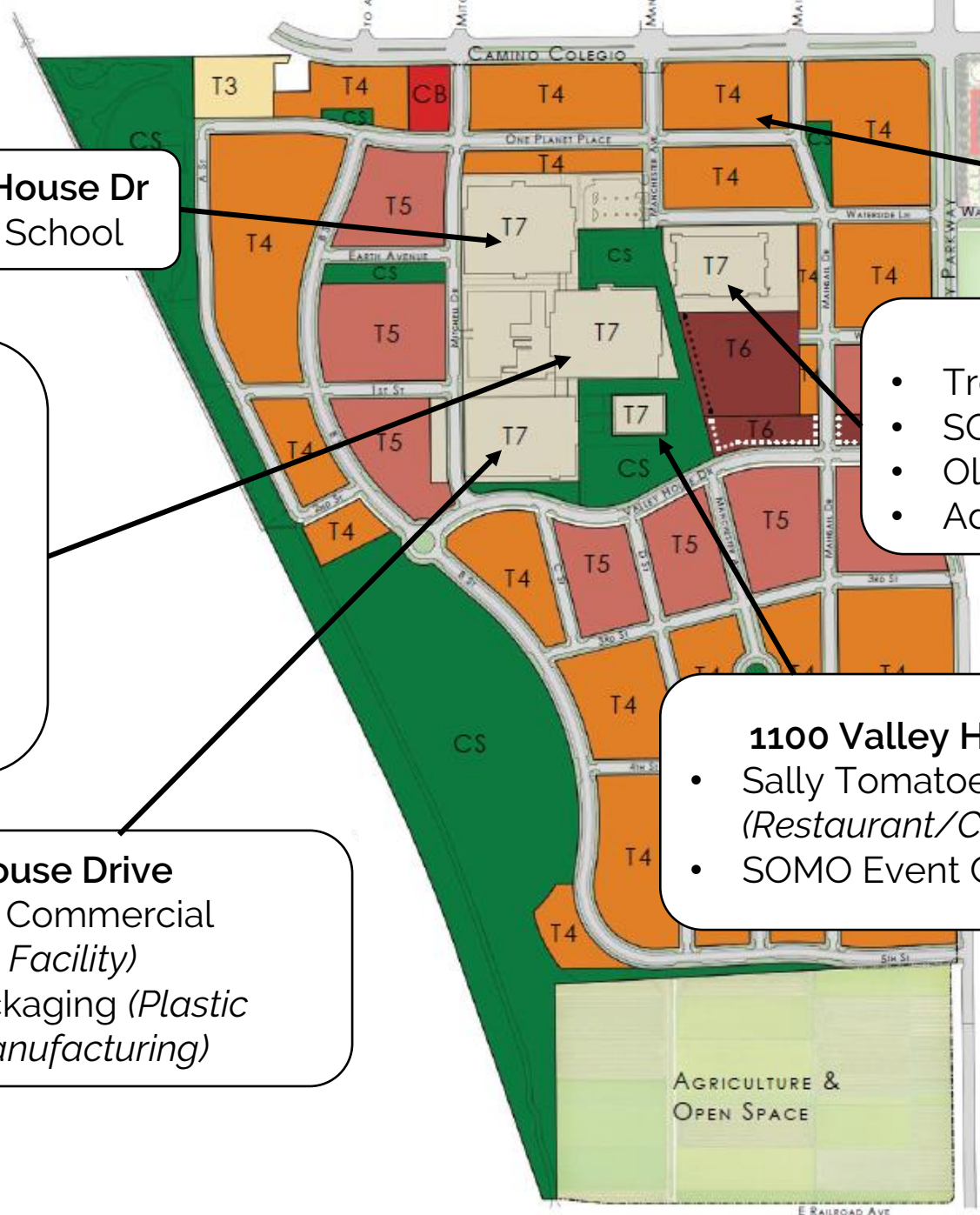
- Trevi Systems (*Desalination Plant*)
- SOMO Cowork Area
- Old Caz Beer (*Brewery*)
- Adventure Recreation (*Gymnastics*)

1200 Valley House Drive

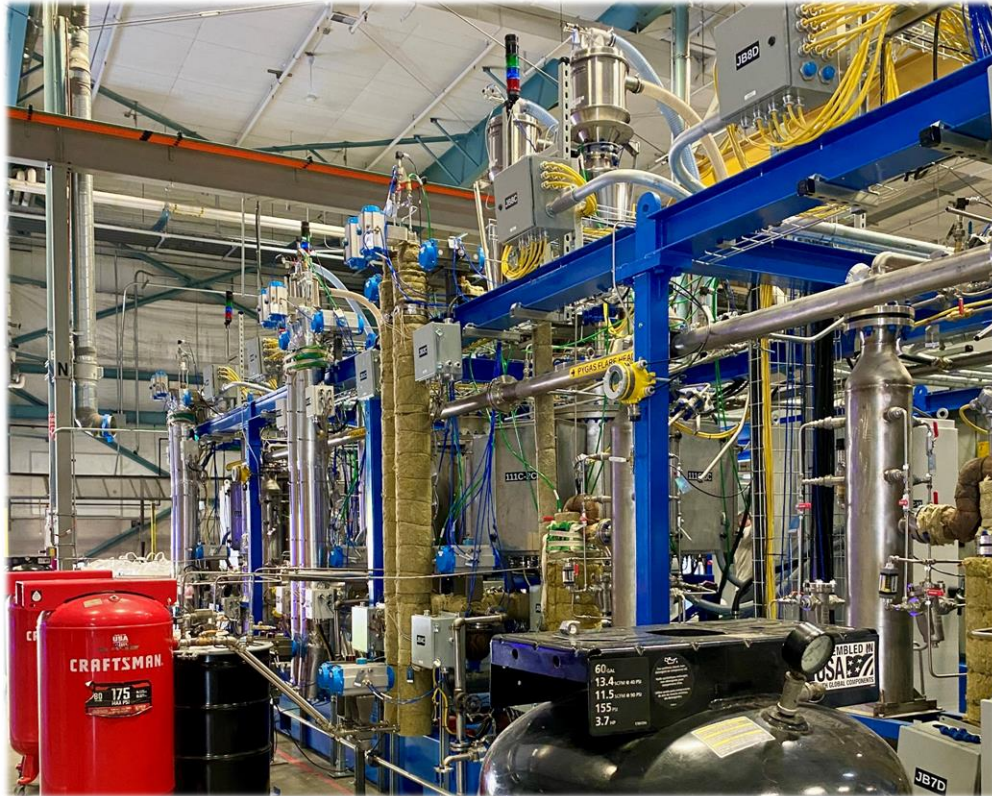
- Proposed Resynergi Commercial Operation (*Recycling Facility*)
- Formerly TriMas Packaging (*Plastic Injection Molding/Manufacturing*)

1100 Valley House Drive

- Sally Tomatoes (*Restaurant/Catering*)
- SOMO Event Center



Resynergi Project Information



2017

Research and Development

Resynergi received City permits for a Research and Development Facility in SOMO Village to develop equipment and run small-scale tests

2024

Use Permit for Full Operation

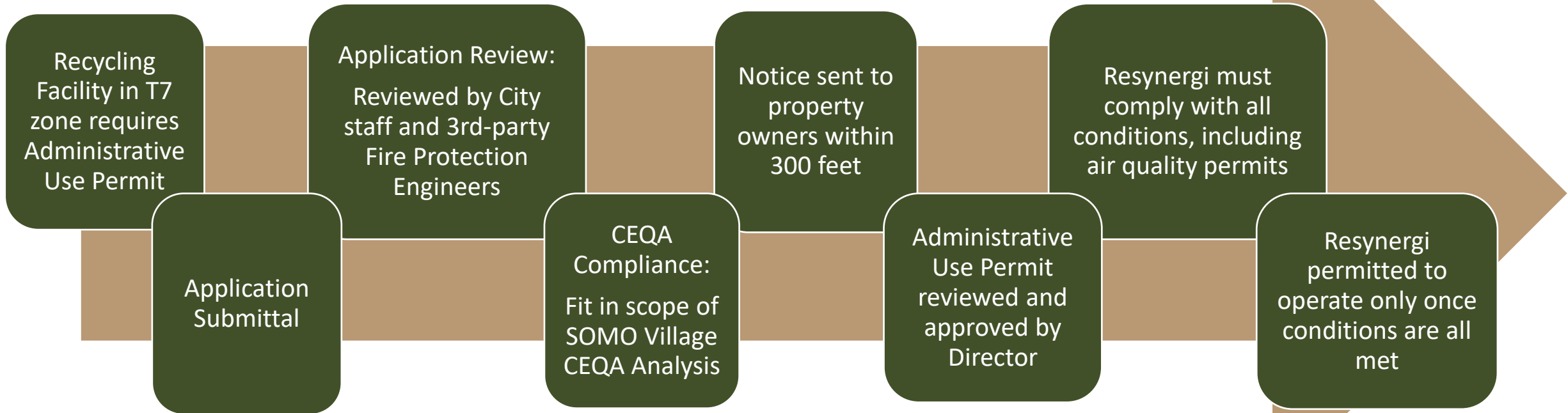
Resynergi submitted an application for a commercial operation at the site previously operated by a plastic injection molding facility. Staff and 3rd party consultants reviewed and approved application per code.

2025

Permit Compliance

Resynergi applies for necessary permits for operation of their new facility. Staff continues to monitor compliance.

Resynergi's Admin Use Permit Review Process





For More Information

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Resynergi Facility
Information



Planning Division



General Plan Update
Information

