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# Residences at Five Creek Final Development Plan Approved: January 10, 2017 First Amendment Approved: February 25, 2020



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**Summary**

The Residences at Five Creek (herein after referred to as “Project”) is located within the Stadium Area Master Plan (SAMP) – a 32.8-acre master-planned development located in the northwest corner of the City of Rohnert Park. As indicated in the SAMP document, the SAMP is bounded to the north by several parcels of land, which front onto Business Park Drive; to the east by light industrial and office uses along Redwood Drive; to the south by Hinebaugh Creek; and to the West by Labath Avenue. The SAMP regulates development within this area and allows for up to 473 high density residential dwelling units and up to 300,000 square feet of commercial development. As part of this application and FDP amendment, a SAMP amendment is requested to increase the number of high density dwelling units to 543, and to reduce the commercial development to 265,700 square feet.

The proposed Project is located within the southern portion of the SAMP and consists of 11.96 net acres. The Project site is bounded to the north by Carlson Avenue right-of-way; to the east by Dowdell Avenue; to the south by the future extension of Martin Avenue; and to the west by Labath Avenue. The Project includes a 0.65-acre park facility at the corner of Dowdell Avenue and Carlson Avenue. High density residential uses are located on 8.97 net acres in the northern and southeastern portions of the site. Regional commercial uses will be located in the southwestern portion of the site, with a four-story hotel with up to 132 keys (e.g. hotel rooms) at the corner of Labath and future Martin Avenues. The proposed

**Table 1, Project Intensity/Density**

Use	Net Acres	Units	Building Area (sq. ft.)
High Density Residential (H-R)	8.97	209	–
Commercial-Regional (C-R)	2.34	–	132 keys (hotel)
Park	0.65	–	–
<b>TOTAL</b>	<b>11.96</b>	<b>209</b>	<b>132 keys (hotel)</b>

intensity/density of the Project is depicted in *Table 1, Project Intensity/Density* and the layout can be viewed in *Exhibit 1, Final Development Plan*.

Uses within the High Density Residential district include up to 209 multi-family dwelling units. Phase 1 includes 135 dwelling units and 74 dwelling units will make up Phase 2 of the residential district. Phase two is made up of 36 one-bedroom units, 34 two-bedroom units, and 4 three-bedroom units. The proposed multi-family units include stacked flats in three-story buildings. The buildings include individual one-car garages and surface parking spaces (some of which may be covered by a carport structure). These units have been plotted to provide direct access from the residences to either common open space facilities or the public street. These units also feature common entry areas, fostering interaction among the residents. Conceptual renderings and conceptual elevations of the residential dwelling units are depicted on *Exhibits 2 through 6*.

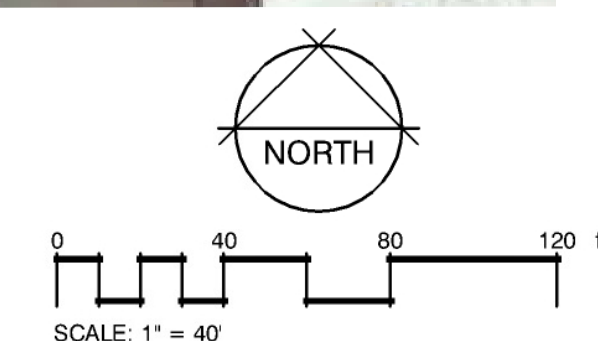
The Regional Commercial district consists of a hotel with up to 132 keys (or rooms) on 2.34 acres. The building area for the four-story hotel is anticipated to be 101,890 square feet. The hotel is located in the center of the property and is surrounding by surface parking, while fronting onto the future extension of Martin Avenue. The hotel will include a circular driveway, partially covered by a porte-cochere to provide protection for guests checking in and a strong entry statement. The conceptual design for the hotel is depicted *Exhibits 7 through 10*.

The Project also includes a 0.65-acre neighborhood park located at the corner of Carlson Avenue and Dowdell Avenue. Some homes within the High Density Residential district will front directly onto the neighborhood park, improving the safety of the park. Amenities in the park include, but are not limited to, passive lawn area, bocce ball court, a 400-square foot picnic pavilion, semi-exclusive skate features, and an entry plaza.





Figure 1, Final Development Plan



RESIDENTIAL SUMMARY		
	PHASE 1	PHASE 2
Net Site Area	6.07 AC	2.90 AC
Dwelling Units	135	74
Density	23.3 DU/AC	
Unit Distribution	1 Bdrm: 67 units 2 Bdrm: 56 units 3 Bdrm: 12 units	1 Bdrm: 36 units 2 Bdrm: 34 units 3 Bdrm: 4 units
Amenity	4,000 SF Clubhouse	
Total Building Footprint	73,600 SF	39,132 SF
Lot Coverage	28.9%	27.8%
Total Common Open Space	66,211 SF	
On-Grade Private Open Space	2,025 SF	1,152 SF
Above-Grade Private Open Space	6,480 SF	4,636 SF
Parking Required	243 Spaces	137 Spaces
Parking Provided	Garage: 109 spaces Covered: 28 spaces Uncovered: 106 spaces TOTAL: 243 SPACES	Garage: 53 spaces Covered: 13 spaces Uncovered: 57 spaces Martin Ave.: 19 spaces TOTAL: 142 SPACES
COMMERCIAL SUMMARY		
Net Site Area	2.34 AC	
Guest Rooms	132 keys	
Building Footprint	101,890 SF	
F.A.R.	0.83	
Parking Required	142 spaces (132 rooms + 10 employees in largest shift)	
Parking Provided	On-site: 118 spaces Martin Ave. (head-in): 21 spaces Martin Ave. (parallel): 10 spaces TOTAL: 149 SPACES	





Figure 2, Conceptual Residential Rendering



- Material Legend**
- 1. Stucco
  - 2. Cement Tile Roof
  - 3. Fiber Cement Siding
  - 4. Stone Veneer
  - 5. Vinyl Window
  - 6. Metal Rail
  - 7. Painted Door
  - 8. Fiber Cement Trim

Figure 3, Conceptual Residential Front Elevation



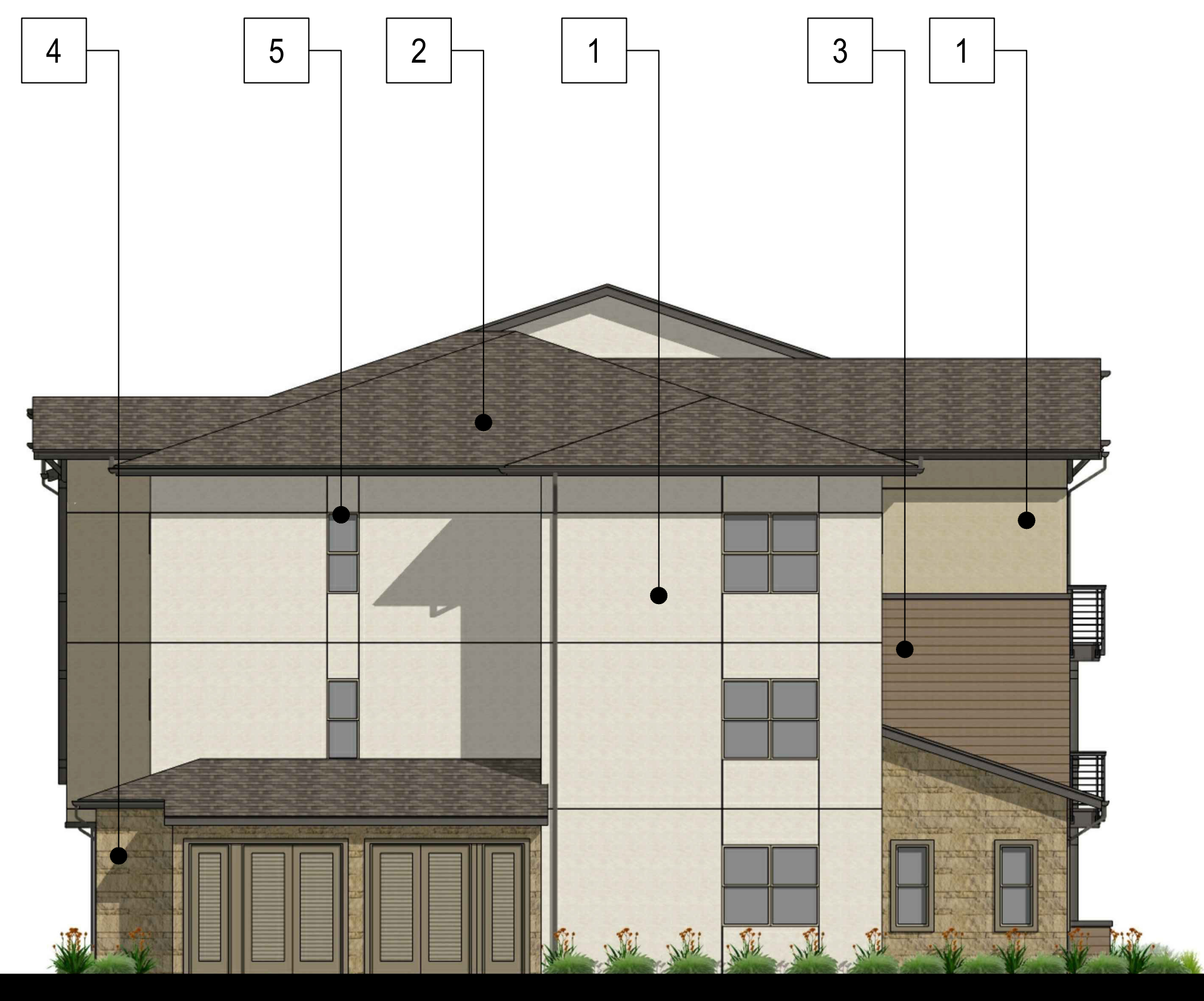


Figure 4, Conceptual Residential Side Elevation, Left

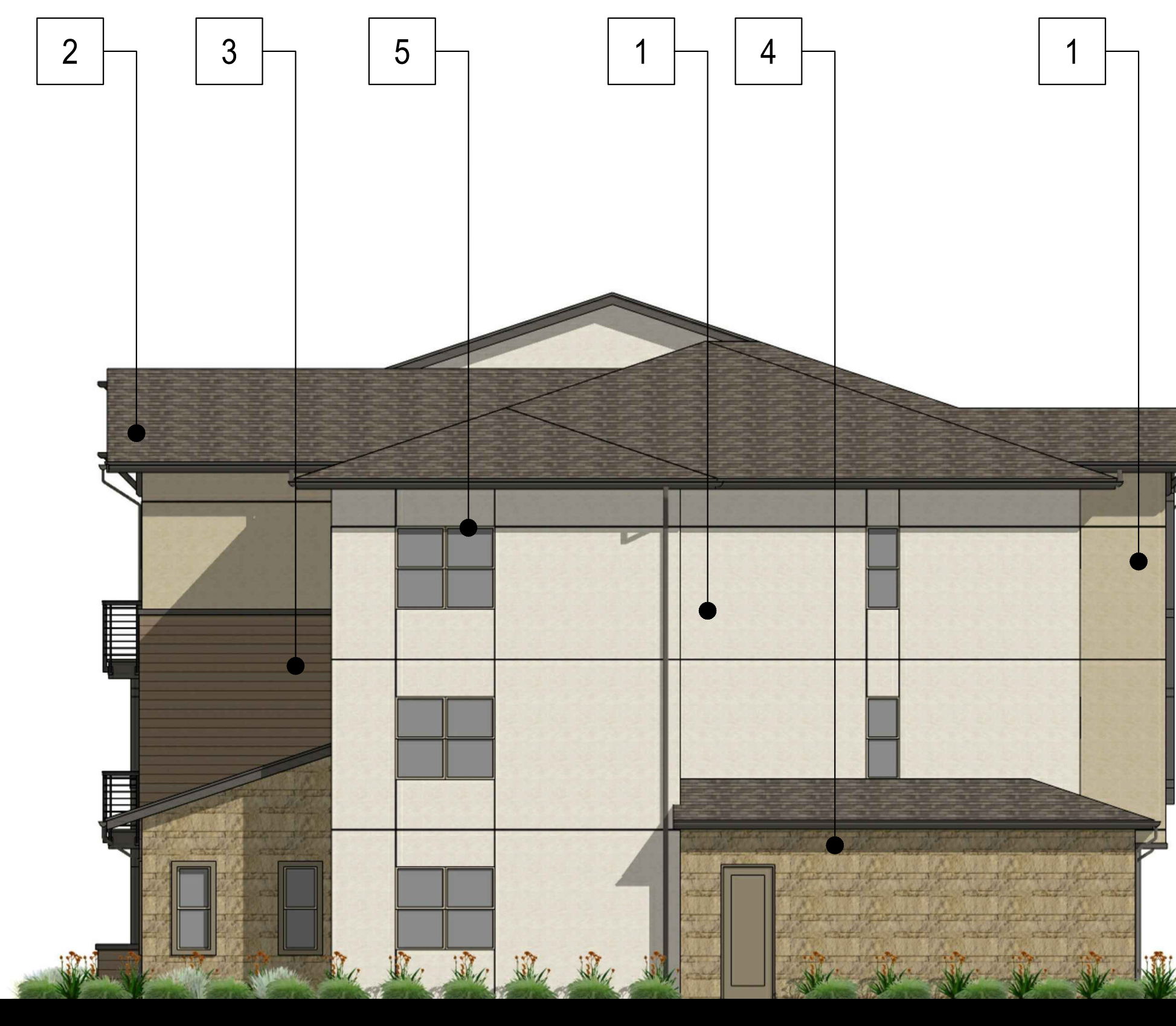


Figure 5, Conceptual Residential Side Elevation, Right

- Material Legend**
- 1. Stucco
  - 2. Cement Tile Roof
  - 3. Fiber Cement Siding
  - 4. Stone Veneer
  - 5. Vinyl Window
  - 6. Metal Rail
  - 7. Painted Door
  - 8. Fiber Cement Trim



Figure 6, Conceptual Residential Rear Elevation





Figure 7, Hotel Front Elevation



Figure 8, Hotel Back Elevation

Residences at Five Creek — Conceptual Hotel Elevations







Figure 9, Hotel Side Elevation, Left



Figure 10, Hotel Side Elevation, Right

Residences at Five Creek — Conceptual Hotel Elevations



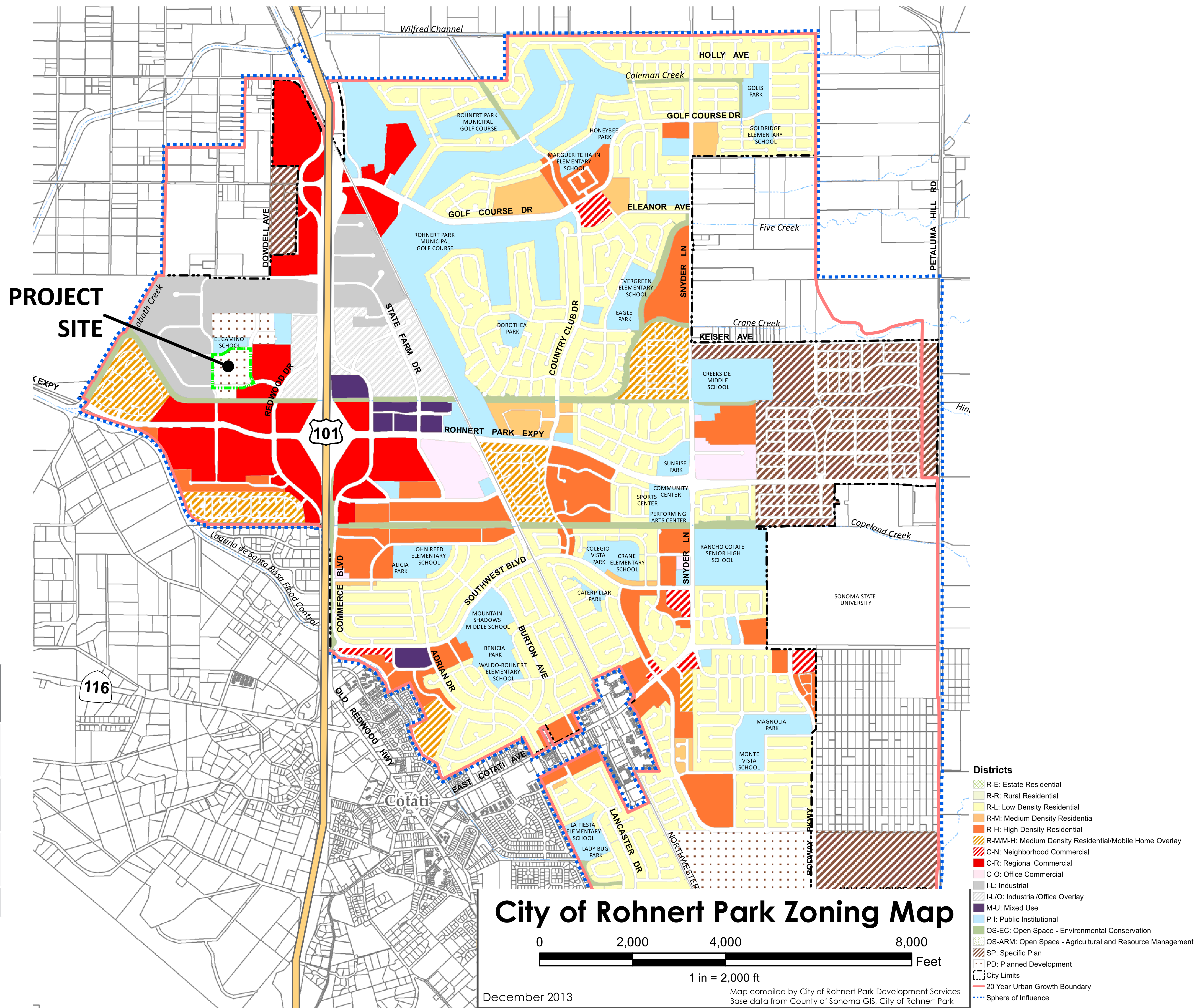
**Zoning**

The Project site is zoned as “Planned Development” (PD) as indicated in *Exhibit 11, Rohnert Park Zoning Map*. The Project consists of three implementing zones: High Density Residential (H-R), Regional Commercial (C-R), and Public Institutional (PI). The location of these implementing districts are depicted in *Table 2 and Figure 12, Project Zoning Districts*.

All developments within the Project site shall comply with the uses, development standards, and design guidelines applicable to developments within the implementing zoning designations, unless specifically indicated within this Final Development Plan booklet. The project will also comply with all applicable California Building Code (CBC) regulations, including all CALGreen requirements (e.g. bicycle and EV parking). Procedures and future development applications shall be processed as described in the City of Rohnert Park Zoning Code and/or City of Rohnert Park established procedures.

**Table 2, Project Intensity/Density**

Implementing Zone	Net acres	Units	Building Area (sq. ft.)
High Density Residential (H-R)	8.97	209	—
Commercial-Regional (C-R)	2.34	—	132 keys (hotel)
Public Institutional (PI)	0.65	—	—
<b>TOTAL</b>	<b>11.96</b>	<b>209</b>	<b>132 keys (hotel)</b>



**Figure 11, Rohnert Park Zoning Map**





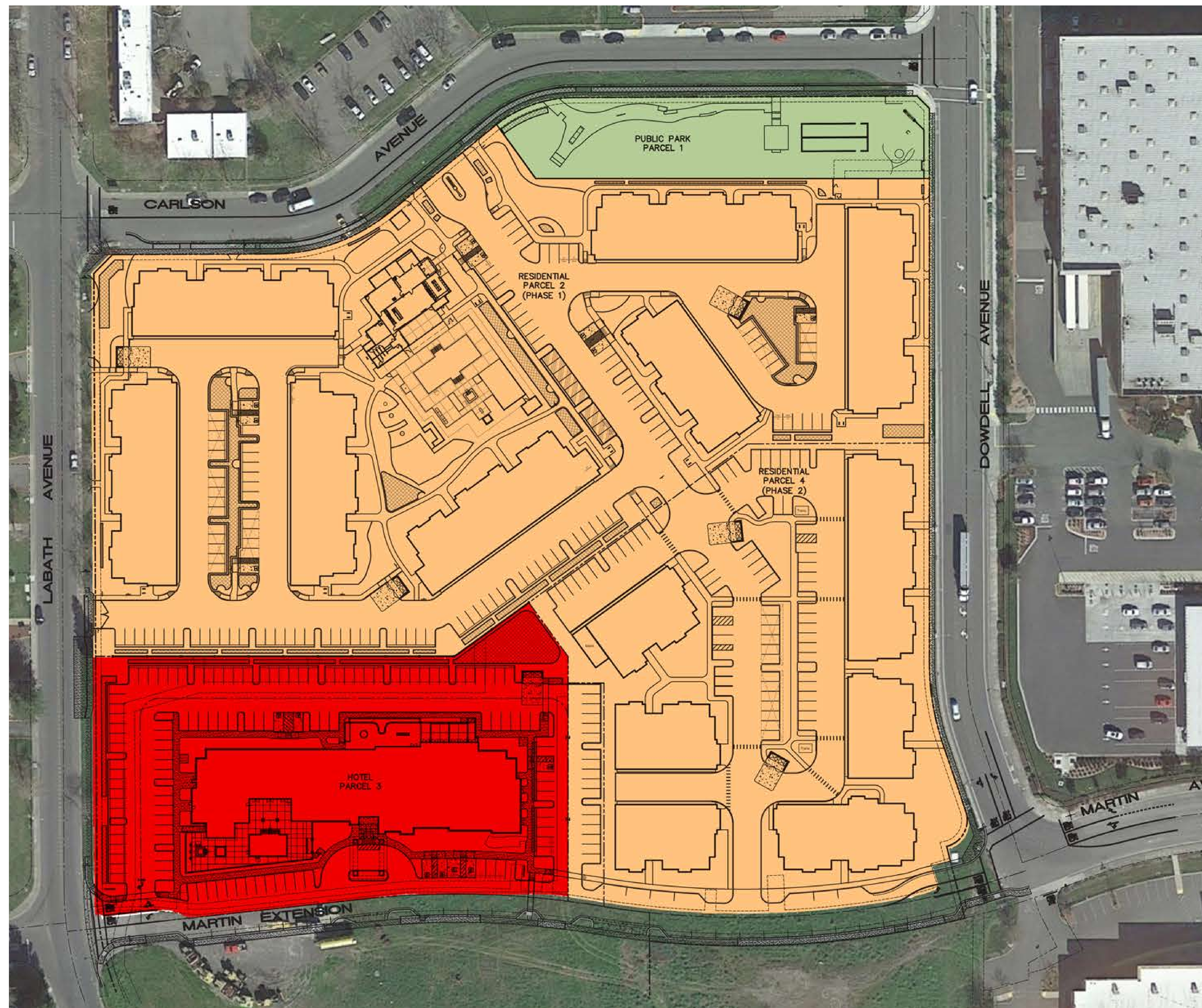


Figure 12, Project Zoning Districts

# Residences at Five Creek — Zoning Districts





## Zoning Code Variations

This section indicates deviations from the uses and development standards identified within the City of Rohnert Park Zoning Code, which is requested as part of the Planned Development.

### Use Deviations

All uses within the High-Density Residential (H-R) district shall comply with the uses identified in the H-R land use category in Section 17.06.030 of the Rohnert Park Zoning Code, except:

- Community Centers shall be permitted, and
- Large Homeless Shelters (7 or more persons) shall be prohibited.

All uses within the Regional Commercial (C-R) district shall comply with the uses identified in the C-R land use category in Section 17.06.060 of the Rohnert Park Zoning Code, except:

- Automobile Service Stations shall be prohibited,
- Bed and Breakfast Inns shall be conditionally permitted,
- Firearm Dealers and Firearm Ammunition Dealers shall be prohibited,
- Funeral Parlors/Mortuaries shall be prohibited,
- Large Homeless Shelters (7 or more persons) shall be prohibited,
- Large Recover Facilities (7 or more persons) shall be prohibited,

- Vehicular Dealerships/Rentals (including boats, RVs, and farm or construction equipment) shall be prohibited, and
- Vehicular Repair (including boats) shall be prohibited.

All uses within the Public Institutional (PI) district shall comply with the uses identified in the PI land use category in Section 17.06.160 of the Rohnert Park Zoning Code, except:

- Cemetery, Crematory, Columbarium shall be prohibited,
- Golf Course shall be prohibited,
- Homeless Shelter shall be prohibited,
- Hospital shall be prohibited,
- Medical Clinic shall be prohibited,
- Parks shall be permitted, and
- Schools (all) shall be prohibited.

### Development Standard Deviations

All developments shall comply with the development standards identified in the City of Rohnert Zoning Code, except:

- The minimum front yard setback identified in Section 17.10.020 for the R-H district shall be 15 feet,
- The minimum front yard and corner side yard setback identified in Section 17.10.020 for the C-R district shall be 5 feet,
- Footnote No. 14 of the Development Standard table in Section 17.10.020 shall be updated to include private open space of a minimum area of sixty (60) square feet when on ground level and/or sixty (60) square feet if equal or greater than six feet above ground,
- Section 17.10.040.B. shall be updated to allow open, unenclosed, uncovered balconies, landings, platforms, patios, decks, porches, stairways, terraces, and vehicular access drives and parking and loaded areas, no part of which is more than four feet above the grade of the ground, may extend into a required front yard by five feet or into a required rear or side yard to within three feet of the property line or the required space between the buildings.



## Design Guideline Variations

This section indicates deviations from the *City of Rohnert Park Design Guidelines for Commercial, Mixed-Use and Multi-Family Buildings (Design Guidelines)*, adopted by City Council Resolution 2012-95, which is requested as part of the Planned Development. As shown in the previous figures, the Project is designed as a “Regional Vernacular” architectural style with varied massing and high-quality articulation and materials. As an interpretation of the Regional Vernacular architectural style identified in the Design Guideline document, the proposed design does not meet all encouraged elements of said design guidelines. Below are the variations from the *Design Guidelines*.

### Additional Project Design Guidelines

#### *Additional Design Guidelines for Service/Trash Enclosures*

Integration of the service areas, loading docks, and trash enclosures into the Project’s design is imperative so these areas do not detract from the overall aesthetic. The Project should comply with the applicable design guidelines indicated on Page 15 of the *City’s Design Guidelines*. To further assist with the screening of the Project’s loading docks, service areas, and trash enclosures, trees may be used to help screen these elements from view of surrounding properties.

#### *Additional Design Guidelines for Building Massing*

The streetscape, building placement, massing and facade details will be essential to creating an aesthetically-interesting place for pedestrian activity.

- Monolithic buildings of singular form, height, or material should be avoided.
- Verticals roof plane breaks, changes in building height or other accent roof forms, such as projections are encouraged.
- Long, unarticulated blank walls without massing breaks or material changes are highly discouraged.

#### *Additional Design Guidelines for Facade Treatment*

Buildings within the Project should have articulation along pedestrian routes to generate scaling and visual interest.

- Architectural design should minimize blank walls, especially when situated along streets or walkways.
- The use of stone, brick, wood, and other natural elements are encouraged on the facade.
- Large expanses of reflective, opaque, or highly-tinted glass are discouraged.
- All facades of a building are encouraged to have windows, doors and/or other architectural elements.
- Projections, overhangs, recessed, banding and architectural details should be used to provide shadow, articulation and scale to building elevations.

- Exterior materials, windows and details should be consistent with the scale, proportion and architectural style of the building.
- Public hotel entries should have enhanced treatments and front onto the main pedestrian frontage, where possible.

### Section 2, Site Design Guideline Variations

*Building Placement and Orientation, Guideline No. 2: All buildings should be sited to contribute to an active street wall and a vibrant pedestrian environment.*

The residential buildings will be sited as close as possible, excluding the curves in the streets. However, the hotel will be located in the center of the property, surrounded by parking and landscape.

*Landscaping, Guideline No. 2: All projects must be well landscaped.*

The Project will be well landscaped. However, not all trees will have a height of 10 feet when planted. Some species will be smaller. Additionally, since the Project includes multiple components, more than one type of flowering accent tree will be used.





*Landscaping, Guideline No. 3: Landscaping should be primarily drought tolerant.*

The Project will be primarily drought tolerant. However, due to availability of recycled water and that the area experiences without a rain event, use of rain gardens would not be appropriate.

*Mechanical and Roof-Mounted Equipment, Guideline No. 2: All roof mounted mechanical equipment must be screened with an enclosure.*

The Project will screen roof-mounted equipment from public view by using parapet walls.

### Section 3, Building Design Guideline Variations

*Building Massing, Guideline No. 2: Massing elements such arcades and towers contribute to a rich building composition*

The proposed Project is an interpretation of the Regional Vernacular style identified in the City Design Guideline document. The proposed design consists of varied massing and projections to provide shade over pedestrian promenades. Arcades and tower are not appropriate for the proposed architectural style.

*Multi-Family Building Massing, Page 28: Ground floor units should have entries accessed from and raised from the street.*

The proposed multifamily buildings include recessed common entries in-between the buildings. The entry door is concealed from street view, but is not raised from the adjacent sidewalk.

*Roofs, Guideline No. 5: Roof drainage elements should have consistent materials and be integrated into the overall building façade composition.*

Downspouts are proposed to be exterior mounted for all buildings within the Project. Downspouts shall be painted and/or treated to blend into the wall it is mounted on.

*Windows, Guideline No. 2: All window frames should be recessed from the building facade.*

Window frames for the proposed Regional Vernacular architectural style will not be recessed from the face of the exterior wall.

*Windows, Guideline No. 4: Window materials and type should maintain a consistent design vocabulary and quality throughout the building.*

All window materials and type for each building within the Project will maintain a consistent design vocabulary and quality. However, on multi-story buildings, the windows on the ground and upper stories will be the same size, as the same residential unit or hotel room will be on all floors.

*Building Entries, Guideline No. 5: Door glazing should be provided to create an inviting entry.*

To provide security, residential doors will not include any glazing. Residential entry doors are concealed from street view.

*Building Color, Guideline No. 3: Accent colors should complement the main building color. Accent colors may be used for trim or to emphasize architectural details.*

The proposed colors for the Project consist of a light earth-tone base color with darker accent colors on details such as window trim.



### Public Circulation

The project is bounded by Labath Avenue on the west, Carlson Avenue on the north, and Dowdell Avenue on the east. Martin Avenue also dead ends on the east and west boundaries of the project. These streets are explained below and shown graphically on *Figure 13, Street Sections*. A map of the existing and proposed public circulation system is shown on *Figure 14, Circulation Plan*.

Labath Avenue exists as a Public Avenue with no median similar to city standard drawing 200F. This route serves as a Class III bicycle route, and consists of two 12-foot travel lanes, two 8-foot parking lanes, and sidewalks on both sides of the street. Dowdell Avenue was recently constructed as part of the Fiori Estates project, just north of this proposed project. The street was developed as a Public Avenue with no parking similar to city standard drawing 200F. This route serves as a Class II bicycle route, and consists of two 12-foot travel lanes, a 14-foot two-way left turn lane, two 5-foot bike lanes, and sidewalks on both sides of the street. The northern two-thirds of Carlson Avenue were recently constructed as part of the Reserve at Dowdell project, just northeast of this proposed project. The street was conditioned to be an Industrial Street similar to city standard drawing 200H. This project will need to construct the remaining southern portion of the street between Dowdell Avenue and Labath Avenue. The street will serve as a Class III bicycle route consisting of two 14-foot travel lanes, two 10-foot parking lanes, and sidewalks on both sides of the street upon completion.

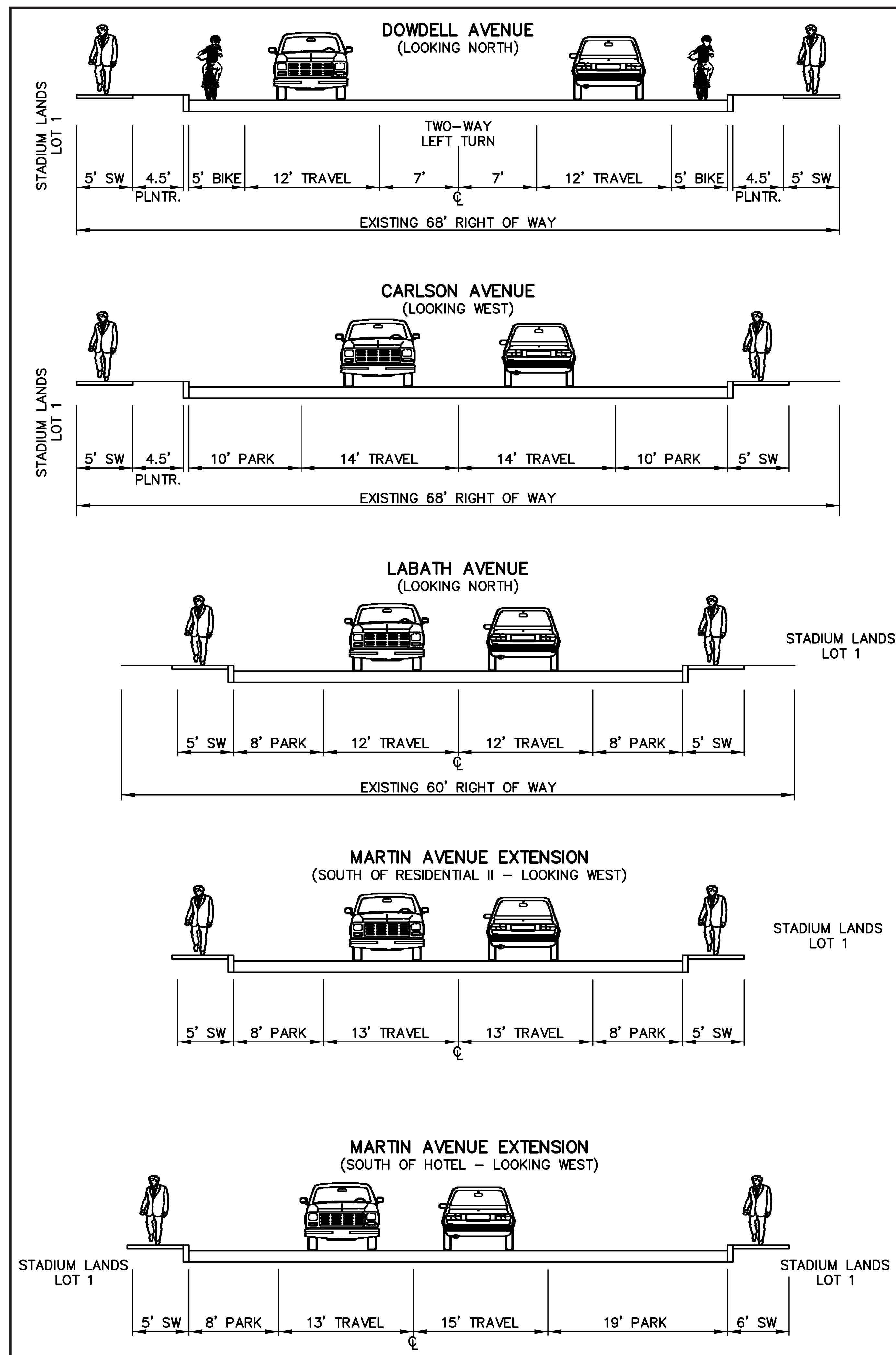


Figure 13, Street Sections

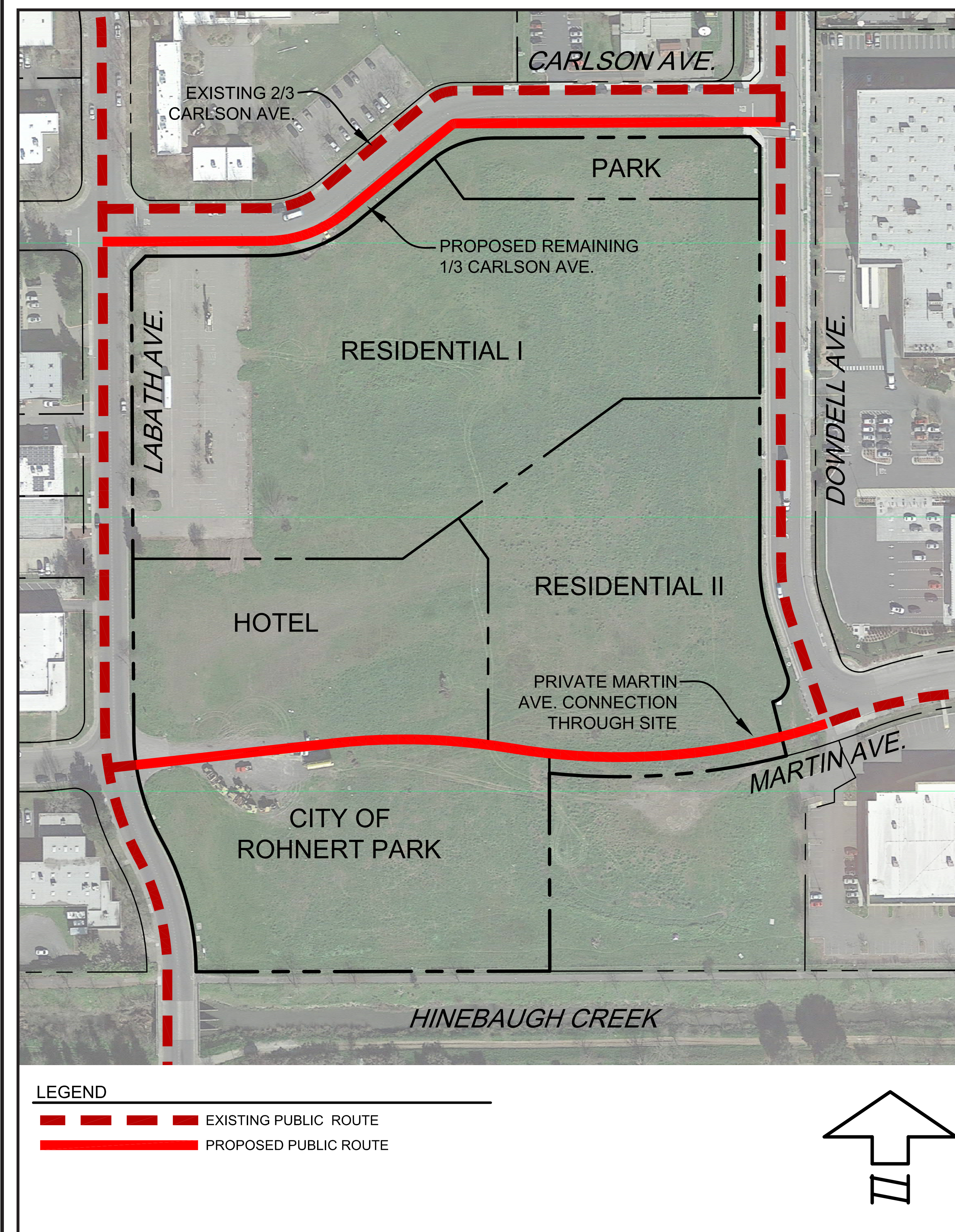


Figure 14, Circulation Plan

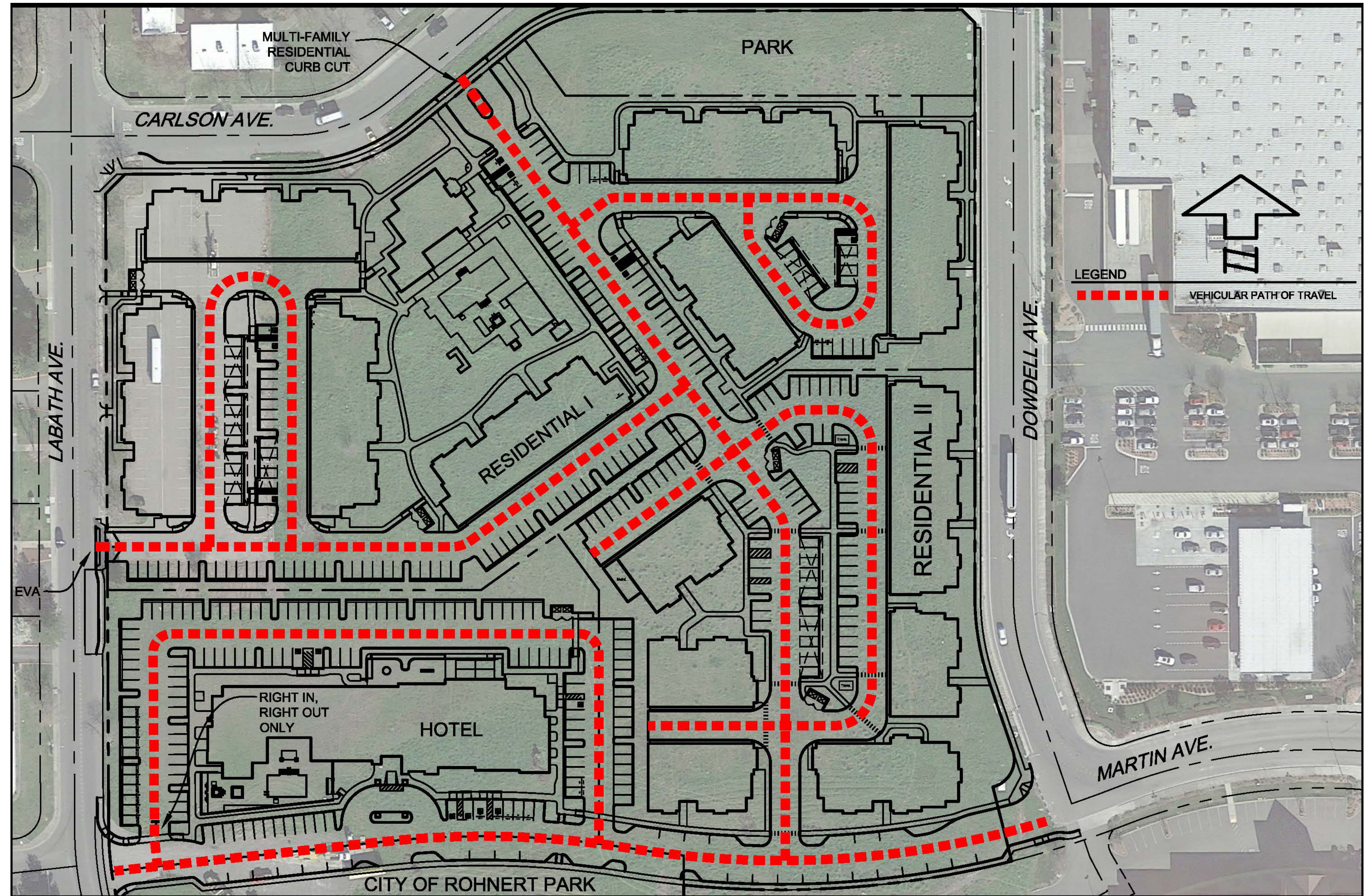


**Private Vehicular Circulation**

On-site drive aisles will be constructed throughout the project site connecting the various parking lots serving the site. The drive aisles will be a minimum of 26-feet minimum in width to allow enough clearance for vehicles to back out of perpendicular parking stalls provided along the route. The drive aisles for the two residential parcels will be interconnected, allowing shared use of their parking lots. The drive aisles serving the hotel will not connect to the drive aisles serving the residential apartments to provide a sense of separation from the two types of development.

Additionally, an extension of Martin Avenue will provide a route between Labath Avenue and Dowdell Avenue through the project, connecting Martin Avenue on each side of the project. This extension will also serve the City owned public facility parcel to the south. Access to the hotel will be provided via curb returns from Labath, Martin, and Dowdell Avenues. The westerly curb return on Martin Avenue will be restricted to right in and right out movements only through appropriate striping and signage.

Access to the residential apartments will be provided by a driveway cut on Carlson Avenue. Emergency vehicle access (EVA) will be provided from Labath Avenue and Dowdell Avenue. Details regarding private vehicular circulation of the site are depicted on Figure 15, *Private Vehicular Circulation*.



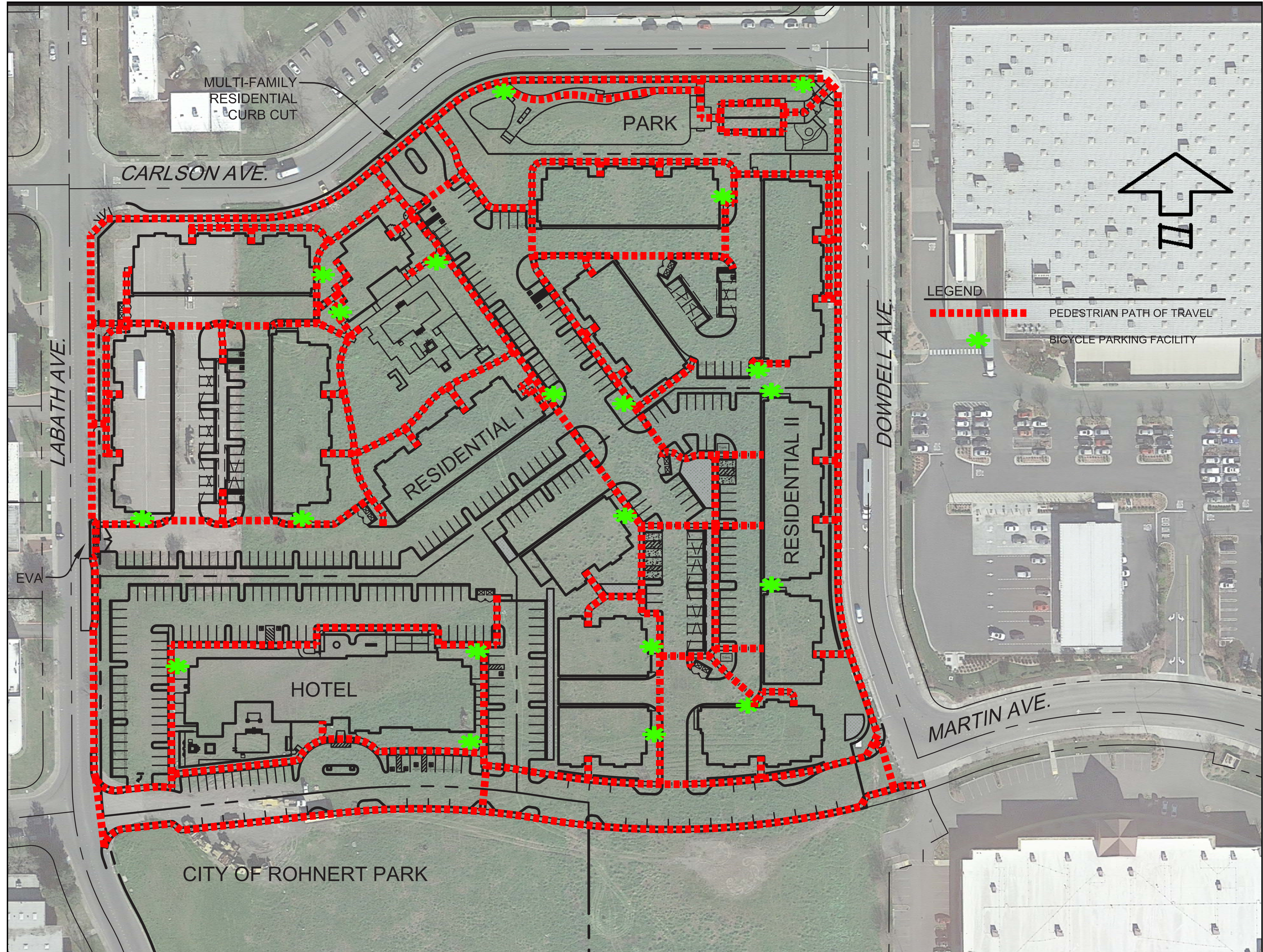
**Figure 15, Private Vehicular Circulation Plan**



**Private Pedestrian Circulation**

The private pedestrian circulation for Residences at Five Creek includes an interconnected network of pedestrian access for residents and visitors alike. The residential circulation includes multiple connections to the clubhouse on-site. Pedestrians may also walk to the hotel portion of the site along Labath or Dowdell Avenues. The hotel portion of the site also includes a travel path along Martin Avenue. The pedestrian circulation will also include a marked crossing on Martin Avenue to Hinebaugh Creek.

The plan for the Residences at Five Creek also includes convenient bicycle parking facilities for residents, employees, and visitors that will comply with applicable CalGreen requirements. Details regarding private pedestrian circulation of the site and the conceptual bicycle parking facility locations are depicted on *Figure 16, Private Pedestrian Circulation Plan*.



**Figure 16, Private Pedestrian Circulation Plan**





NOTES

- | SYMBOL | DESCRIPTION  |
|--------|--|
| 1      | <b>STREETSCAPE:</b> A consistent street tree and low water use ground cover / shrub planting will be installed in the easement between the sidewalk and project fencing.   |
| 2      | <b>PARKING AREAS:</b> Deciduous shade trees will be installed in planter fingers to provide shade over parking areas and drive aisles. Low water use shrubs and groundcovers will provide textural and color interest.   |
| 3      | <b>EVERGREEN SCREEN:</b> Where applicable between land use, an evergreen screen will be installed to create a visual barrier between the residential and commercial areas.   |
| 4      | <b>POOL AREA RECREATION:</b> The pool area design (to be completed) will consist of a pool, spa, lounge areas and outdoor kitchen / social area. The pool area will be secured by 5-ft. tall minimum height ornamental fencing. Plant materials will be "pool friendly" and intended to provide year round color and interest. |
| 5      | <b>PARK LAWN AREA:</b> The park will include lawn grass areas sufficient in size for passive recreation opportunities such as playing catch and an informal game of volley ball.   |
| 6      | <b>PARK BOCCIE COURT:</b> Two courts are proposed for an active recreation opportunity.  |
| 7      | <b>PARK PICNIC PAVILION:</b> A 20'x20' picnic pavilion will provide opportunities for social gatherings and include picnic tables and a BBQ area.  |
| 8      | <b>SKATE FEATURES:</b> Semi-exclusive skate features (ramps, walls, curls, etc.) area along a separated sidewalk area.   |
| 9      | <b>PARK ENTRY PLAZA:</b> The main entrance to the park will be highlighted by a permeable paver design plaza and ramada structure. A park sign monument would also be located in this area.  |
| 10     | <b>PARK BUFFER LANDSCAPE:</b> The non-lawn grass areas of the park will consist of various trees, shrubs and ground covers intended to provide a visual screen between the private residential and public park area.   |
| 11     | <b>RESIDENTIAL AMENITY AREA:</b> Lawn grass area for informal play and potential tot-lot area.   |
| 12     | <b>EMERGENCY VEHICLE ACCESS:</b> An EVA point of access provided to Labath Ave. The EVA would consist of grass block pavers.   |
| 13     | <b>ACCESS:</b> Access between the existing and proposed Residential areas.   |
| 14     | <b>TRASH ENCLOSURES:</b> Trash enclosure will be provided throughout the residential areas.  |
| 15     | <b>PLANTER AREAS:</b> Shrub and ground cover areas around buildings (typ).   |

TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple
	Arbutus x 'Marina'	Arbutus Standard
	Brachycton Populus	Bottle Tree
	Cercis canadensis 'Forest Pansy'™	Forest Pansy Redbud
	Cupressus sempervirens	Italian Cypress
	Geijera parviflora	Australian Willow
	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle
	Olea europaea 'Majestic Beauty'™	Majestic Beauty Fruitless Olive - Std
	Olea europaea 'Wilsonii'	Wilson Olive - Multi-Trunk
	Pistacia chinensis	Chinese Pistache
	Prunus caroliniana	Carolina Laurel Cherry
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear
	Quercus agrifolia	Coast Live Oak
	Rhapidolepis indica 'Majestic Beauty'™	Indian Hawthorne Standard
	Sequoia sempervirens 'Aptos Blue'	Aptos Blue Redwood
	Washingtonia robusta	Mexican Fan Palm
	Zelkova serrata 'Village Green'	Sawleaf Zelkova
GARDEN TREE	BOTANICAL NAME	COMMON NAME
	Citrus reticulata 'Owari'	Owari Satsuma Mandarin Orange
	Citrus x latifolia	Persian lime
	Citrus x limon 'Improved Meyer'	Meyer Lemon

DESIGN NOTE

The Plant List is tentative and may expand or contract as the final planting design is prepared.

CALGreen+Tier 1 Checklist

The design of the landscape / irrigation system is intended to meet the CALGreen+Tier 1 Checklist associated with landscape elements. Toward this end the project will include the following best practices:

- Lawn grass area, limited to not more than 50% of the landscape, shall be irrigated by a low volume pop-up rotary sprinkler system.
- Hydrozone irrigation techniques will be incorporated.
- The plant palette will utilize at least 75% native California or drought tolerant plant materials appropriate to the climate zone region. *Note: Plant list illustrated is tentative and may expand or contract as the final design is prepared.*
- The use of potable water will be reduced to a quantity that does not exceed 65% of ETo times the landscape area.
- Common area and perimeter area landscape irrigation will consist of a combination of water conserving low volume rotary sprinklers (where appropriate in large ground cover areas), traditional drip irrigation, and an in-line drip irrigation system.
- All irrigation valves shall be connected to an automatic control system.
- All irrigation systems shall be designed to meet the most current water conservation policies and available equipment.

Plant Container Sizing

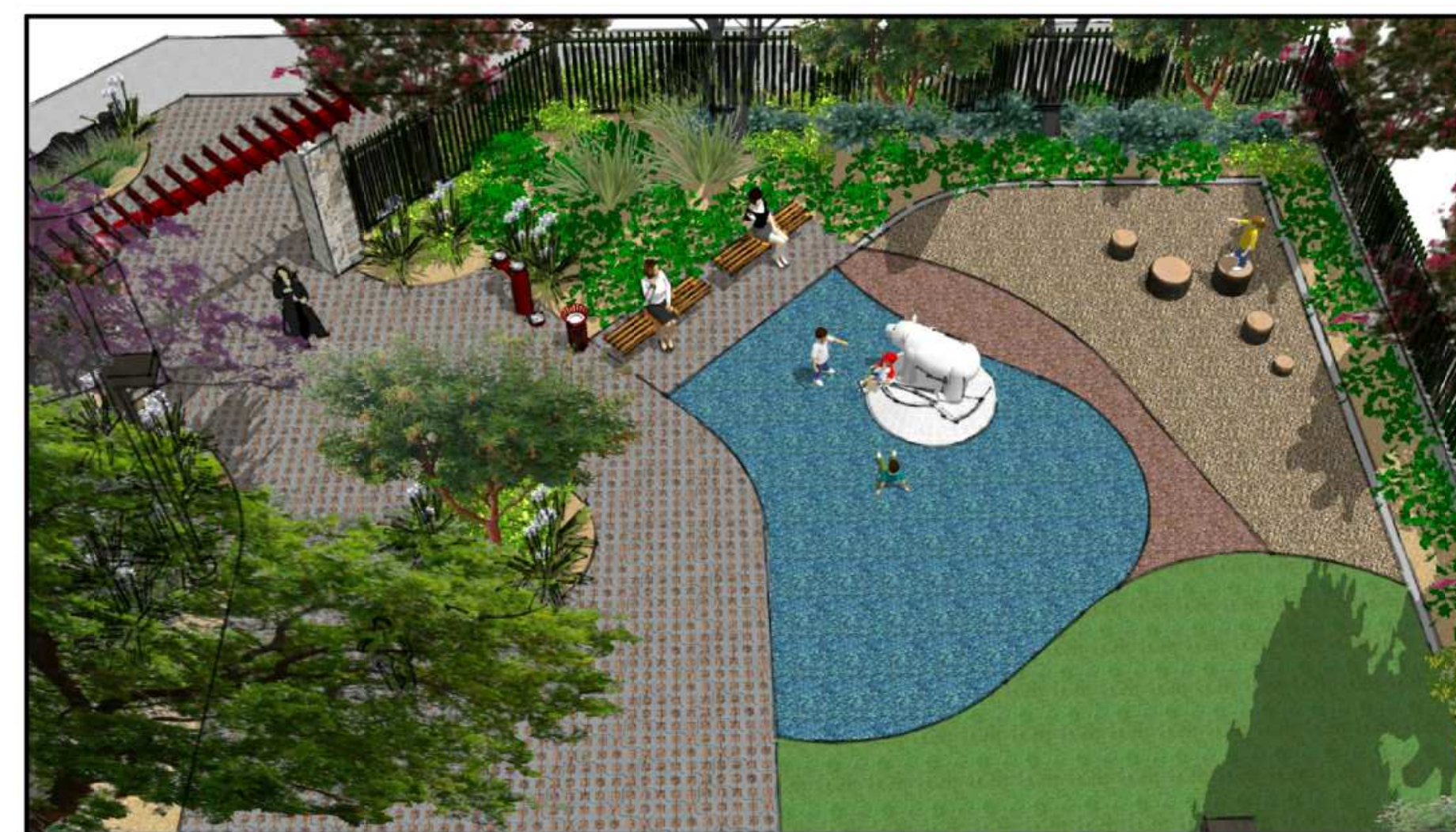
- Trees to be planted from minimum 15-gallon size containers
- Shrubs to be planted from 5-gallon and 1-gallon containers
- Ground Covers to be planted from 1-gallon containers
- Lawn areas to be planted from sod

PARK NOTE:

Park design per input received from Parks Commission. Park amenity construction to be phased based on initial and future available funds. Per agreement, the developer is responsible for a set amount of funding. Future funding to be provided by City to complete park as designed.

Figure 17, Preliminary Landscape Concept Plan





Creative Play Area



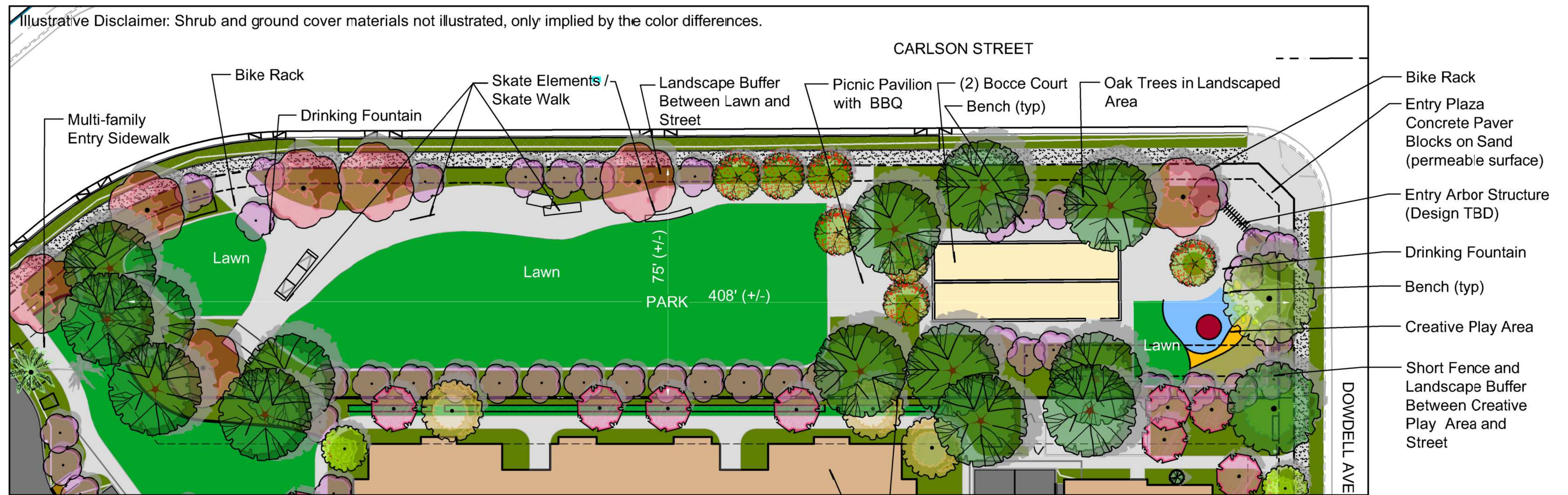
Bocce Courts



Picnic Pavilion



Skate Elements Walk



**TREE SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	CONT
	Acer rubrum 'Autumn Blaze' M Water Use	Autumn Blaze Maple	24" Box
	Arbutus x 'Marina' L Water Use	Arbutus Standard	24" Box
	Legnistræmia indica 'Muskogee' L Water Use	Muskogee Grape Myrtle	24" Box
	Pistacia chinensis L Water Use	Chinese Pistache	24" Box
	Quercus agrifolia L Water Use	Coast Live Oak	24" Box

**PARK DESIGN INTENT**

- The .65 acres of proposed neighborhood park is intended to serve both the passive and active recreation needs of the surrounding community.
- Active recreation -Bocce (two courts). Creative Play Area for small children.
- Picnic shelter for group gatherings.
- Parking provided on Carlson and Labath Ave.
- Security lighting to be determined (no night time Skate lighting after specific hours - TBD).
- High water use lawn grass is kept to a minimum, with an emphasis on lawn areas that can serve as areas for informal active sports opportunities (throw a ball, Frisbee, running around, etc.).
- The surrounding landscape is intended to be relatively low maintenance, reflect water conservation concerns, and provide a relaxing atmosphere to enjoy nature, read a book, or just hang out.

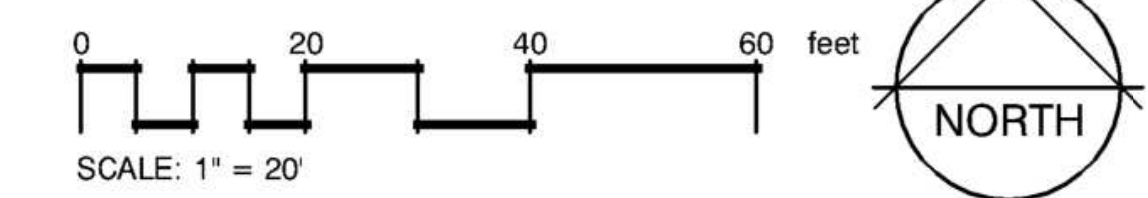


Figure 18, Preliminary Park Concept Plan

Residences at Five Creek — Preliminary Landscape Concept Plans





**Water**

The project will tie into the City water system to serve domestic and fire protection demands. There are existing water mains in the streets adjacent to the project. Labath Avenue contains an existing 8-inch water main, which currently has three 8-inch lines stubbed into the project. A 12-inch water main was installed in Dowdell Avenue with the construction of the Fiori Estates project to the north. The water main in Dowdell Avenue connects to an existing 12-inch main in Martin Avenue. The main in Martin Avenue ends just outside the project limits, at the existing edge of pavement at the westerly end of Martin Avenue. A 12-inch water main was installed in Carlson Avenue with the construction of The Reserve at Dowdell project to the northeast. The water main in Carlson Avenue ties into the water main within Dowdell Avenue. As part of the project, the 12-inch water main in Carlson Avenue will be extended to the existing 8-inch water main in Labath Avenue, providing a looped water system around the project. See *Figure 19, Water Plan* for a graphic representation of existing and proposed systems.

This project will require multiple separate water meters with associated private water mains to serve this project. The hotel, and both residential parcels will be metered separately, and each of these developments will require a separate private fire protection main to connect building fire protection systems. If potable water is proposed for the park, then a separate water meter will also be required for the park parcel.

Water mains serving the commercial areas will need to be 12-inch minimum based on an assumed fire flow demand of 3,000 gpm. Irrigation was not considered in the water demand estimations. It is assumed the irrigation needs will be met with recycled water.

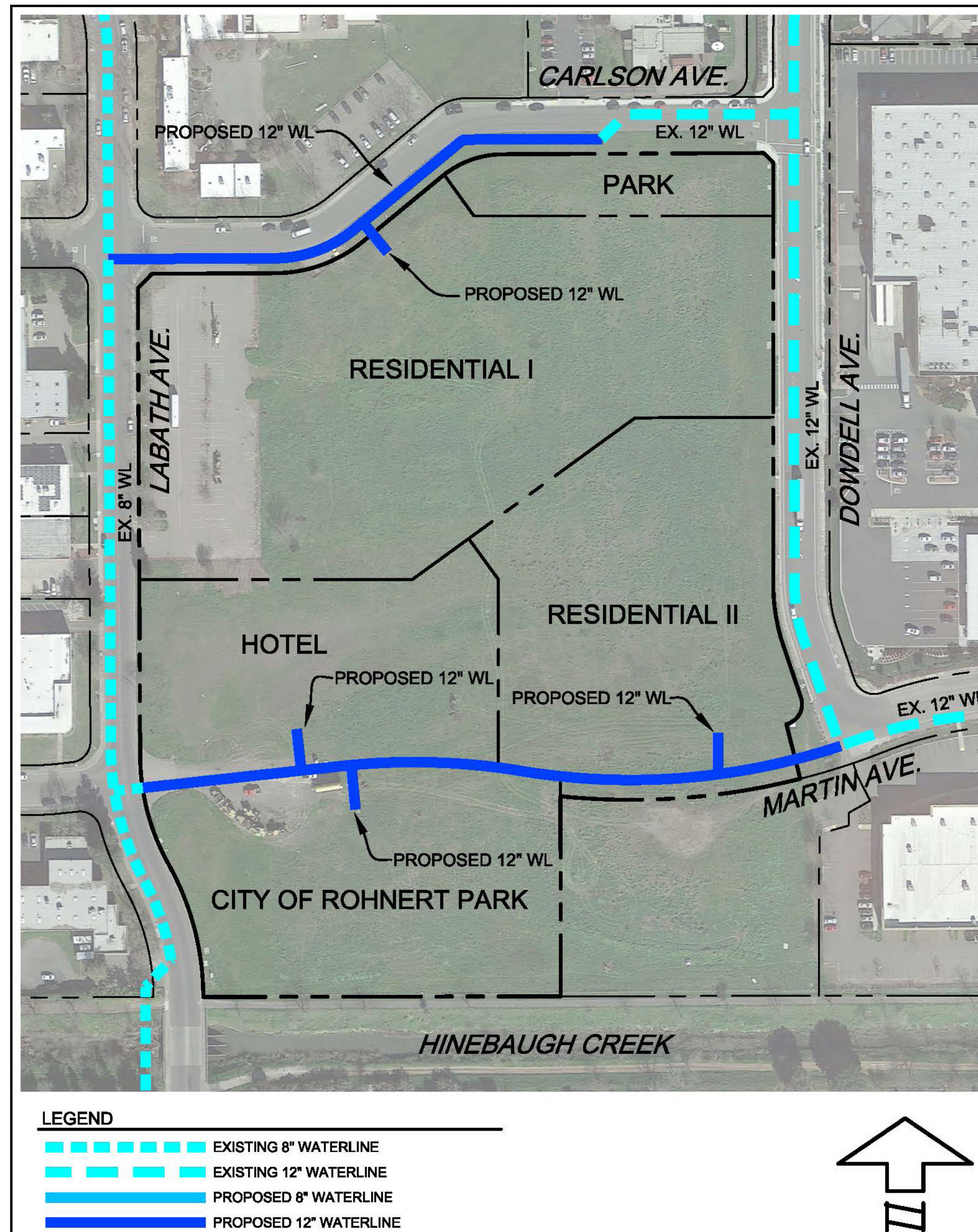


Figure 19, Water Plan

Domestic water demands are estimated as follows:

$$Q_{\text{HOTEL}} = (125 \text{ gallons/room/day}) \times (132 \text{ rooms})$$

$$Q_{\text{HOTEL}} = 16,500 \text{ gpd}$$

$$Q_{\text{RESIDENTIAL 1}} = (100 \text{ gallons/person/day}) \times (2.0 \text{ people/unit}) \times (135 \text{ units})$$

$$Q_{\text{RESIDENTIAL 1}} = 27,000 \text{ gpd}$$

$$Q_{\text{RESIDENTIAL 2}} = (100 \text{ gallons/person/day}) \times (2.0 \text{ people/unit}) \times (74 \text{ units})$$

$$Q_{\text{RESIDENTIAL 2}} = 14,800 \text{ gpd}$$

$$Q_{\text{TOTAL}} = 58,425 \text{ gpd} = 0.06 \text{ mgd}$$



### Recycled Water

The project will tie into the City recycled water system to serve irrigation demands. There are existing recycled water mains in the public streets adjacent to the project. Labath Avenue contains an existing 8-inch recycled water main, with a 4-inch lateral stubbed into the project. Also, a 2-inch service line currently serves irrigation needs for the existing parking lot in the northwest corner of the project. An 8-inch recycled water main was installed within Dowdell Avenue with the construction of the Fiori Estates project to the north. See *Figure 20, Recycled Water Plan* for a graphic representation of existing and proposed systems.

New services will be required to serve irrigation demands for the hotel, City parcel, both residential parcels, and the public park. The required size of meters and services will be determined as construction drawings are developed.

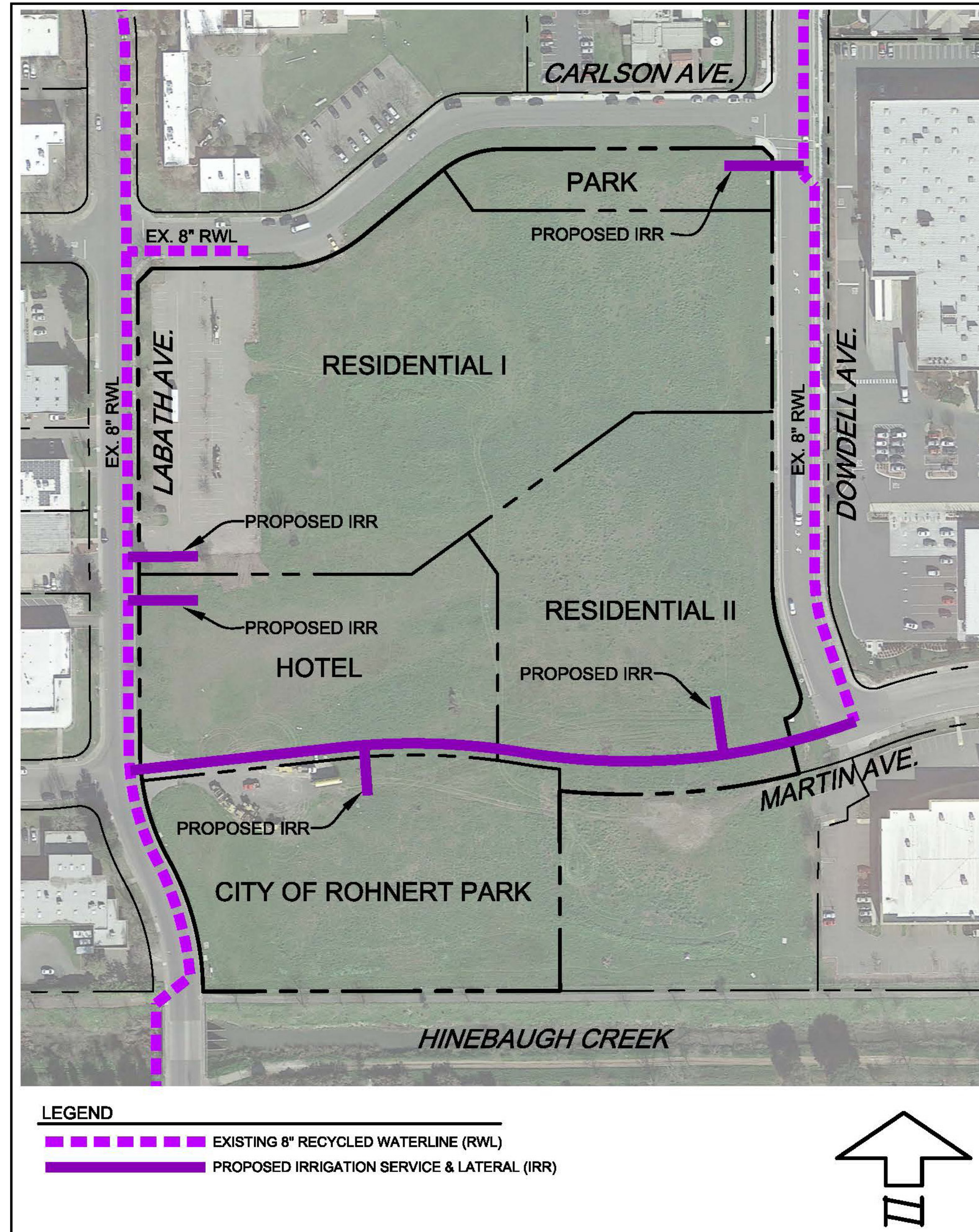


Figure 20, Recycled Water Plan



**Sewer**

This project will tie into the City sanitary sewer system to serve wastewater demands. There are existing sanitary sewer systems in the public streets adjacent to the site. Labath Avenue contains an existing 6-inch sanitary sewer directing effluent in a northerly direction. Carlson Avenue has an existing 6-inch sanitary sewer that connects into the system in Labath Avenue. An 8-inch sanitary sewer system was installed within Dowdell Avenue with the construction of the Fiori Estates project to the north. This system ties into an existing 8-inch system within Martin Avenue, which flows easterly to a trunk sewer within Redwood Drive.

Two 6-inch sanitary sewer laterals were stubbed into the project property from the Dowdell system as part of the Fiori Estates project, which considered future flows from this project site as tributary to this system. There are also a couple of 6-inch sanitary sewer laterals stubbed into the project from Labath Avenue. See *Figure 21, Sewer Plan* for a graphic representation of the on-site sewer layout. See *Figure 22, On-site Utility Plan* for a graphic representation of existing and proposed systems.

The design flows will be calculated per the City of Rohnert Park Manual of Standards, Details, and Specifications. An analysis of the Labath Avenue system shows that the existing 6-inch main can accept additional flows from the hotel and a portion of the residential development. Fortunately, a similar analysis shows that the 8-inch sewer in Dowdell Avenue and Martin Avenue can accept additional flow from the remainder of the site.

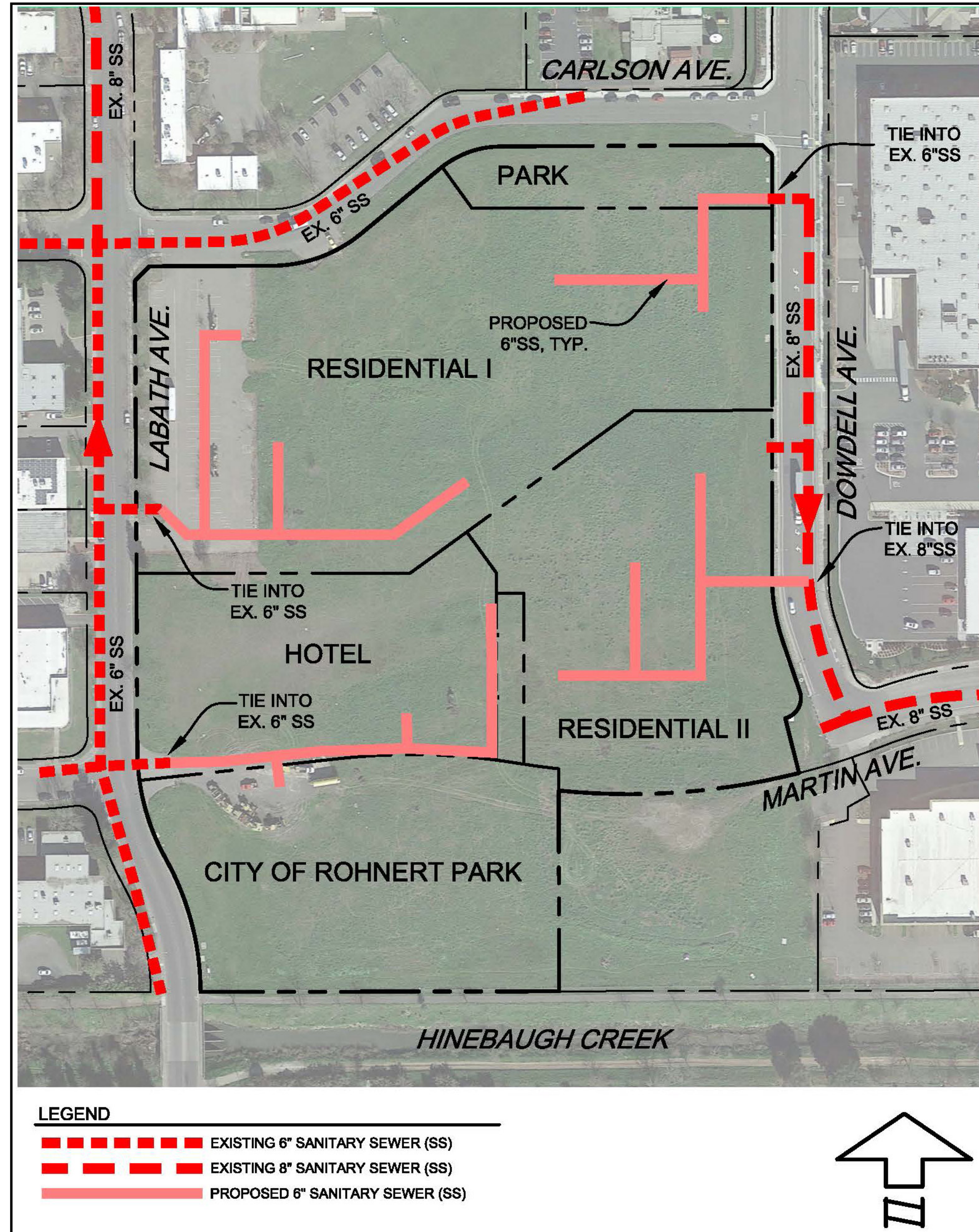


Figure 21, Sewer Plan

Sewer demands are estimated as follows:

$$Q_{\text{HOTEL}} = (125 \text{ gallons/room/day}) \times (133 \text{ rooms})$$

$$Q_{\text{HOTEL}} = 16,500 \text{ gpd}$$

$$Q_{\text{RESIDENTIAL 1}} = (100 \text{ gallons/person/day}) \times (2.0 \text{ people/unit}) \times (135 \text{ units})$$

$$Q_{\text{RESIDENTIAL 1}} = 27,000 \text{ gpd}$$

$$Q_{\text{RESIDENTIAL 2}} = (100 \text{ gallons/person/day}) \times (2.0 \text{ people/unit}) \times (74 \text{ units})$$

$$Q_{\text{RESIDENTIAL 2}} = 14,800 \text{ gpd}$$

$$Q_{\text{TOTAL}} = 0.06 \text{ mgd}$$

Accounting for the peaking factor:

$$Q_{\text{PEAK}} = 0.20 \text{ cfs}$$

$$Q_{\text{I/I}} = (1.4 \text{ gpm/acre}) \times (15.25 \text{ acre})$$

$$Q_{\text{I/I}} = 21.35 \text{ gpm} = 0.05 \text{ cfs}$$

$$Q_{\text{DESIGN}} = 0.25 \text{ cfs} = 0.16 \text{ mgd}$$



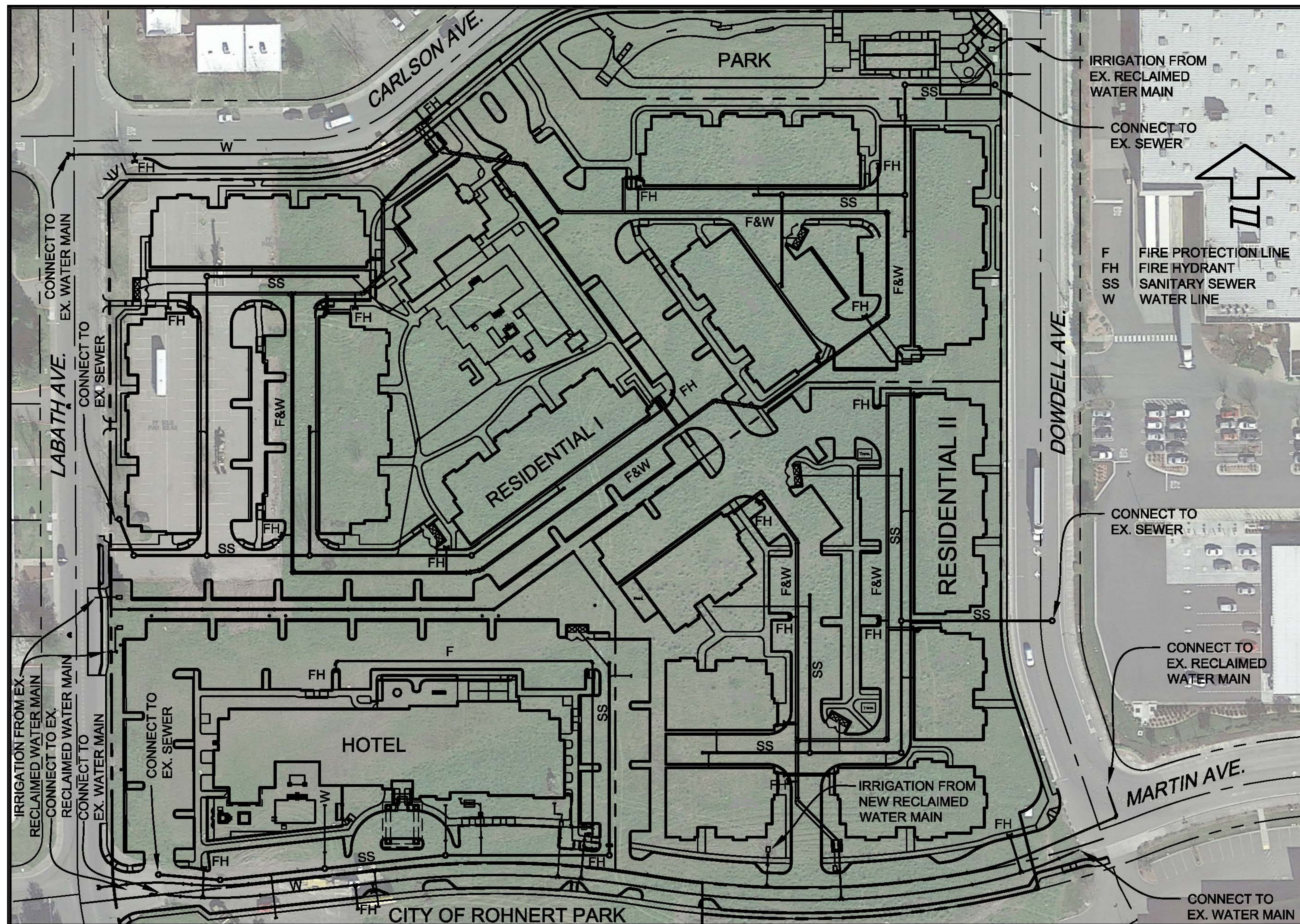


Figure 22, On-Site Utility Plan

## Residences at Five Creek — On-Site Utilities



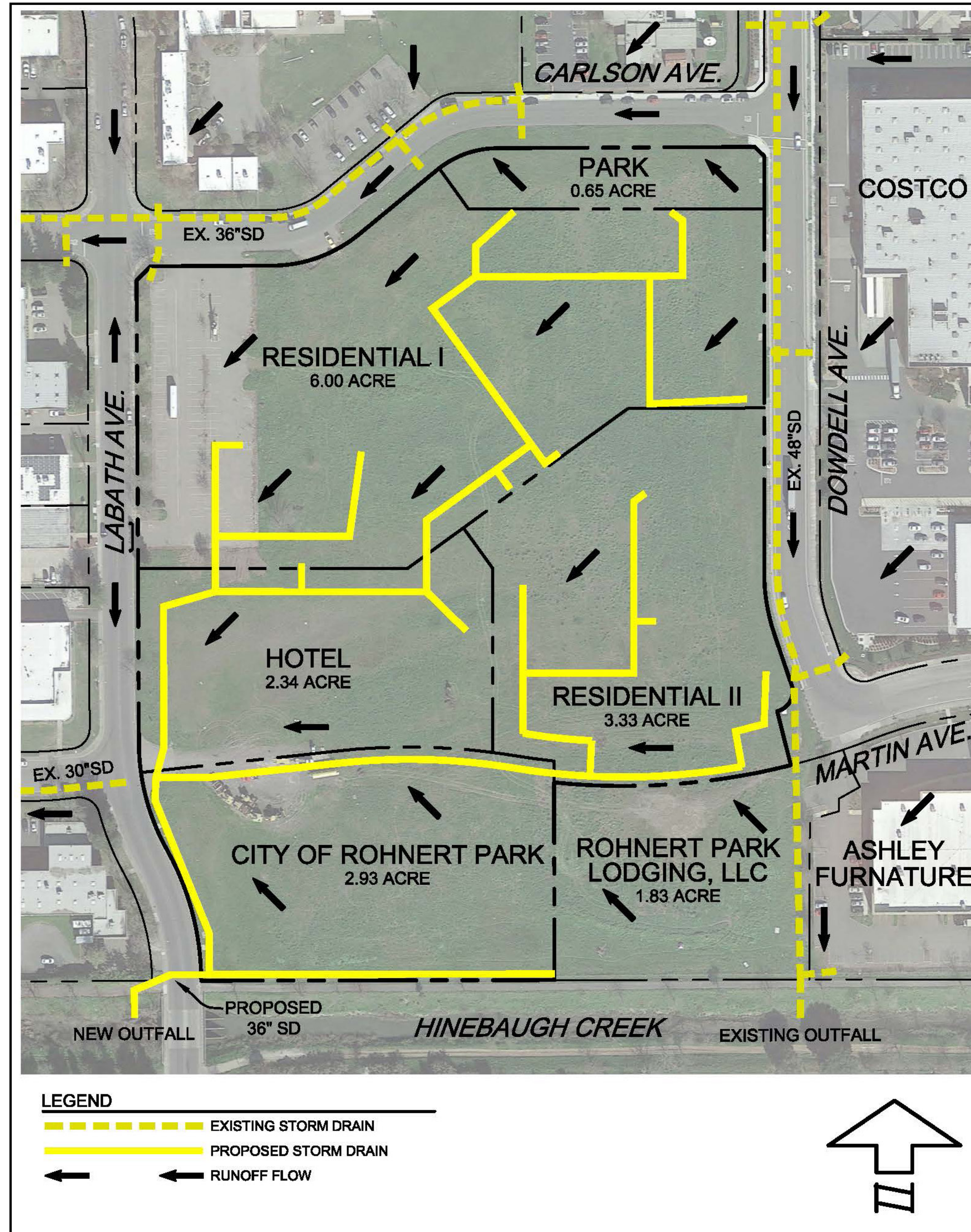


**Stormwater Flood Control**

The project site is primarily undeveloped, consisting predominately of vacant land. There is a small paved parking lot in the northwestern corner of the site. The existing topography is relatively flat, gently sloping westerly toward Labath Avenue. This project was included as tributary to the storm drain system within Labath Avenue, where the site currently drains. Existing 30-inch and 36-inch storm drains collect runoff and convey flows westerly down Martin and Carlson Avenues, respectively. These storm drains ultimately converge and outlet into Hinebaugh Creek.

As part of the Costco project, a new outfall to Hinebaugh Creek was constructed. The design of this storm drain system did not include the project site or the Rohnert Park Lodging, LLC parcel as tributary, thus, the storm drain system is at full capacity. The project will require the construction of a new storm drain system to drain on-site runoff. The new storm drain system will require a new outfall to Hinebaugh Creek, just west of the existing Labath Avenue Bridge. The new storm drain system will need to accept the 15.25 acres from Lot 1 as well as the adjacent 1.83 acres containing the Rohnert Park Lodging, LLC parcel to the southeast for a total tributary area of 17.08 acres. See *Figure 23, Storm Drain Plan* for a graphic representation of existing and proposed storm drain systems.

The tributary area is less than one square mile, and would be classified as a minor waterway. The storm drain system will be designed to accommodate the 10-year storm event and will require a 36-inch minimum diameter storm drain per the attached Channel Report.



**Figure 23, Storm Drain Plan**

Using the Sonoma County Water Agency (SCWA) Flood Control Design Criteria, the approximate design flow required to size the proposed system:  
 $Q=CIAK$

- Q = flow (cfs)
- C = runoff coefficient (unitless)
- I = rainfall intensity for design storm (in/hr)
- A = drainage area (acres)
- K = mean seasonal precipitation factor (unitless)

As a minor waterway, the time of concentration for the site is set at 7 minutes based on times of concentration for commercial or similar areas. Thus, the rainfall intensity per Plate B-2:

$$I_{10} = 7.08/t_c^{0.526}$$

$$I_{10} = 7.08/(7 \text{ min})^{0.526} \text{ or } I_{10} = 2.54 \text{ in/hr}$$

The runoff coefficient was set at 0.90 for the developed areas. Per Plate B-3, the precipitation factor was set to 1. Therefore, the approximate flow needed to size the outlet is:

$$Q_{10} = (0.90) \times (2.54 \text{ in/hr}) \times (17.10 \text{ acres}) \times (1) \text{ or } Q_{10} = 39.09 \text{ cfs}$$

Assuming a normal flow through a HDPE pipe (n=0.012), a 36-inch minimum diameter storm drain is required.



**Stormwater Quality**

In addition to flood control, the City of Rohnert Park has adopted the City of Santa Rosa and County of Sonoma Storm Water Low Impact Design Technical Design Manual (LID Manual, 2017) to address stormwater runoff quality and quantity from new development and redevelopment projects. The first phase of the development was designed under the 2012 manual. To meet the design goal, 100% of the runoff generated from the 85th percentile, 24-hour storm event must be captured on-site and stored for infiltration and/or reuse.

The design goal will be met by providing gravel storage zones under vegetated areas within the site. Calgreen requirements will require a certain percentage of the apartment complex to be paved with permeable materials, potentially allowing for additional runoff storage under the parking lot. The total volume of storage required for the project will be reduced based on the use of pollution prevention measures such as interceptor trees, impervious area disconnection, and vegetated buffers. See the Preliminary Storm Water Mitigation Plan (PSWMP) submitted with this package for details.

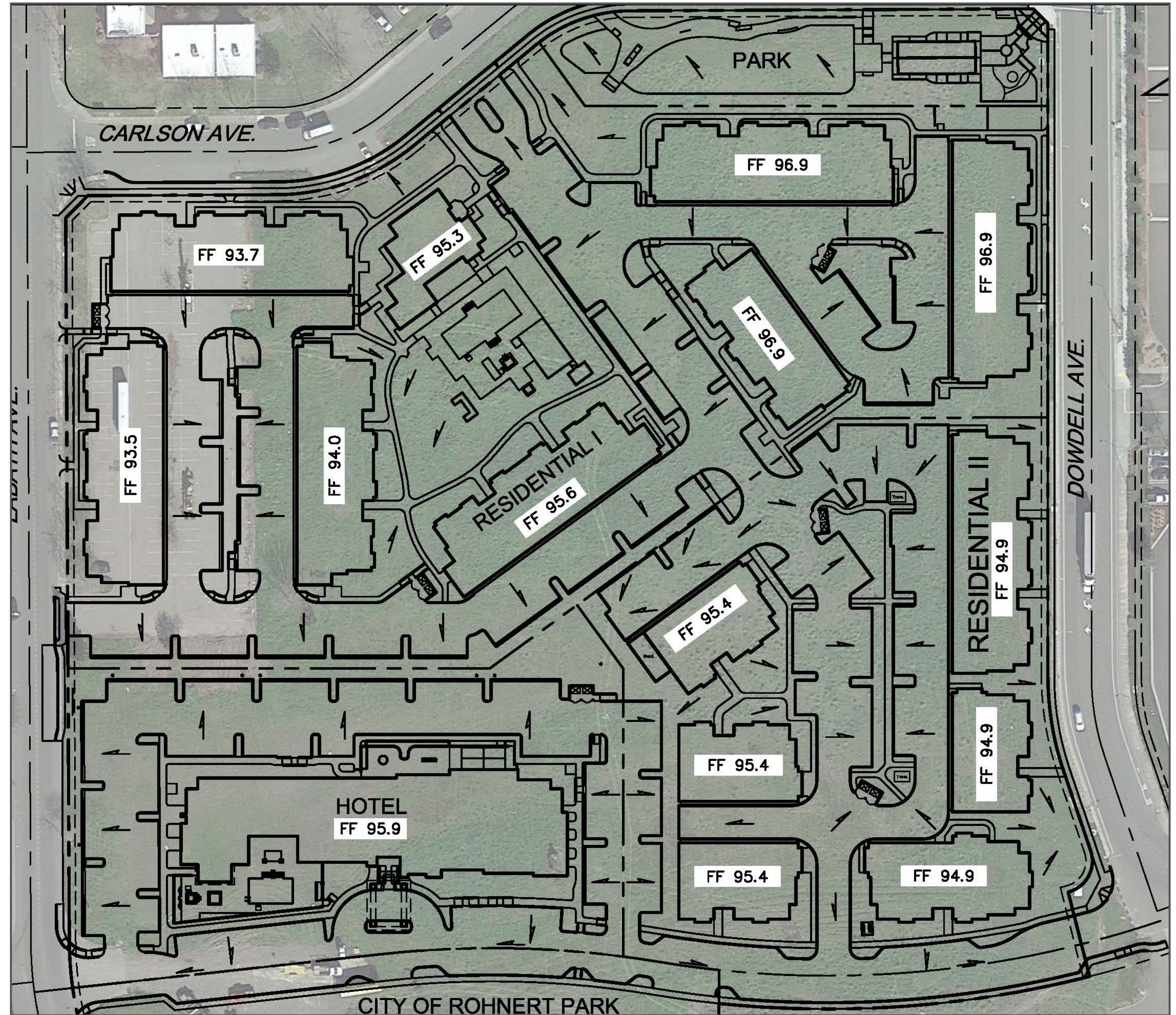


Figure 24, Conceptual Grading Plan

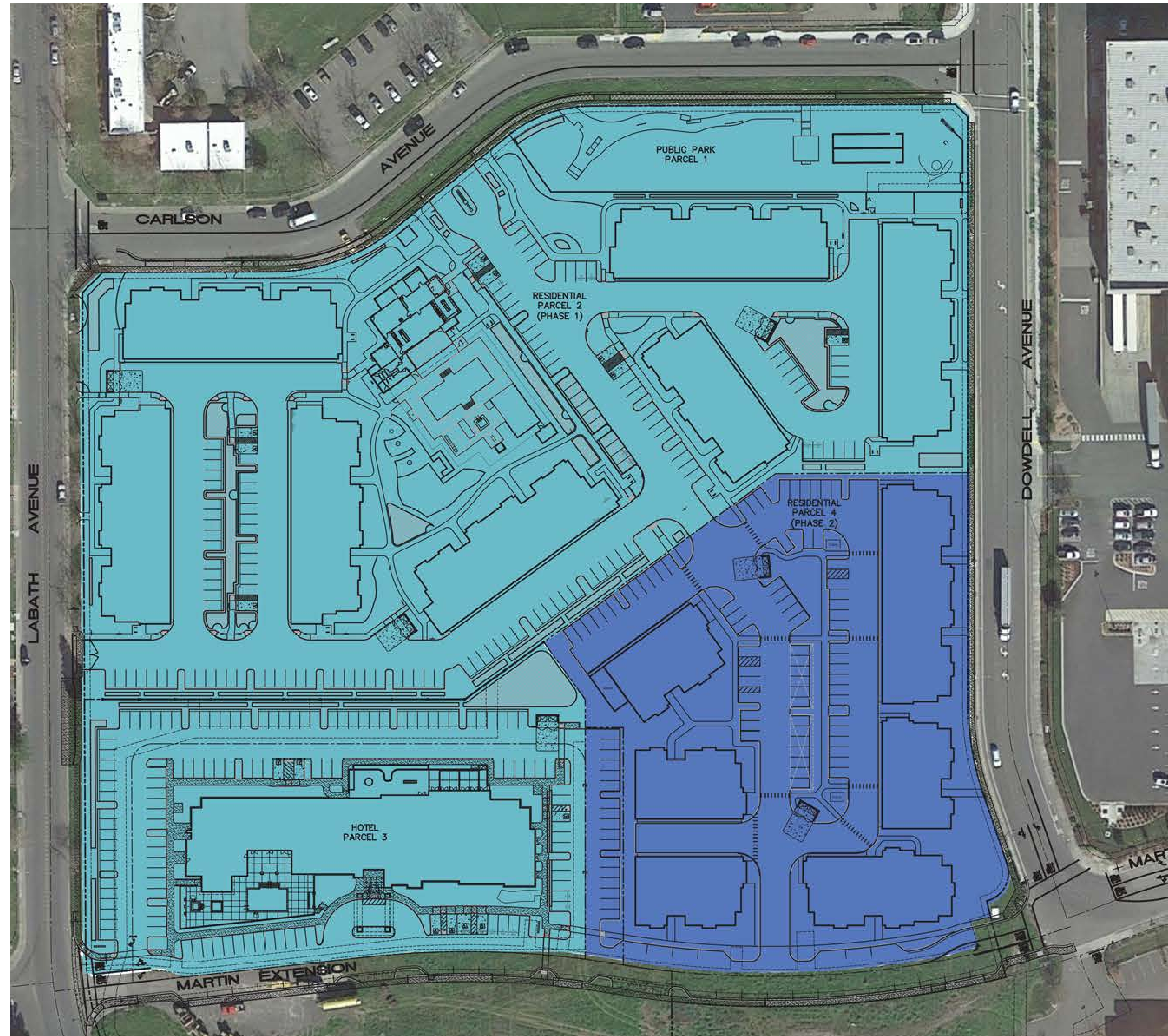


### Grading and Phasing

The site will be developed in two phases, with the hotel, first set of residential apartments, and park developing first, followed by the second set of residential apartments. Construction for the first phase of the project is expected to take 12 months, and the second phase of construction should be completed 6 months after. Heavy construction equipment will be required to form the drive aisles, parking lots, and building pads proposed throughout the site. The project will require the over excavation and re-compaction of the first 2 feet of soil over the site, requiring approximately 40,800 cubic yards of earthwork. This earthwork will be balanced on-site. See *Figure 24, Conceptual Grading Plan* for the proposed on-site grading. See *Figure 25, Phasing Plan* for the Project’s phasing.

### Financing

It is anticipated that the developer will fund all construction within the project site, and will contribute through the City of Rohnert Park Public Facilities Finance Plan for the funding of off-site services. These fees will also include school mitigation fees, park fees, sewer and water connection fees, storm drain fees, engineering plan check fees, grading plan and permit fees, building plan and permit fees, and area-wide impact fees. Frontage improvements along Dowdell Avenue – including sidewalk and landscaping – are eligible for reimbursement from the City as a credit to fees as established by the Public Facilities Finance Plan.



### Construction Phases

- Phase 1
- Phase 2

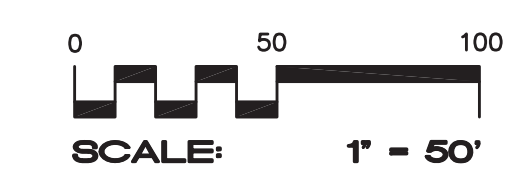


Figure 25, Phasing Plan