

RESOLUTION NO. 2014-165

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK,
CALIFORNIA, APPROVING AN AMENDED FINAL DEVELOPMENT PLAN FOR
THE SOUTHEAST SPECIFIC PLAN PROJECT LOCATED SOUTH OF THE CANON
MANOR SPECIFIC PLAN AREA, WEST OF PETALUMA HILL ROAD, AND NORTH
OF VALLEY HOUSE DRIVE (APN 047-111-030)**

WHEREAS, the applicant, Redwood Equities LLC filed Planning Applications proposing a Specific Plan Amendment (PLSP2014-0003), revised Final Development Plan (PLFD2014-0001), revised Development Area Plan (PLDP2014-0001), Tentative Map (PLSD2014-0008), and amended Development Agreement (PLDA2014-0005), for the Southeast Specific Plan ("SESP") located south of the Canon Manor Specific Plan Area, west of Petaluma Hill Road, and north of Valley House Drive (APN 047-111-030), in accordance with the City of Rohnert Park Municipal Code ("RPMC"); and

WHEREAS, in conjunction with Planning Application No. PLFD2014-0001, the Project proposes approval of a revised final development plan for the entire Project site, as provided in the proposed Final Development Plan attached to this Resolution as **Exhibit A**; and

WHEREAS, on October 23, 2014 the Planning Commission held a public hearing at which time interested persons had an opportunity to testify either in support of or opposition to the proposal; and

WHEREAS, at the October 23, 2014 Planning Commission hearing, the Planning Commission reviewed and considered the revised Final Development Plan and recommended its approval by the City Council; and

WHEREAS, the City Council of the City of Rohnert Park has certified the Final EIR prepared for the Project and the City has otherwise carried out all requirements for the Project pursuant to CEQA; and

WHEREAS, pursuant to California State Law and the Rohnert Park Municipal Code, public hearing notices were mailed to all property owners within an area encompassing a 300 foot radius of the subject property and a public hearing was published for a minimum of 10 days prior to the public hearing in the *Community Voice*; and

WHEREAS, on November 25, 2014, the City Council held public hearings at which time interested persons had an opportunity to testify either in support of or opposition to the proposal; and

WHEREAS, the City Council has reviewed and considered the information contained in Planning Application No. PLFD2014-0001 for the proposed Final Development Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rohnert Park makes the following findings and determinations with respect to the proposed Final Development Plan:

Section 1. That the above recitations are true and correct.

Section 2. Environmental Review:

A. On December 7, 2010, the City Council of the City of Rohnert Park certified the Final EIR for this Project, including adoption of associated CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program, as described in City Council Resolution No. 2010-134, approved.

B. Further, CEQA Guidelines section 15162 provides that “no subsequent EIR shall be prepared” for a project unless the lead agency determines that (1) “substantial changes are proposed in the project which will require major revisions of the previous EIR”; or (2) “substantial changes occur with respect to the circumstances under which the project is undertaken”; or (3) “new information of substantial importance ... shows” one or more significant effects not discussed in the original EIR, greater severity to previously-identified substantial effects, or newly-found feasible mitigation measures that would substantially reduce significant effects.

C. The proposed changes (removal of private alleys, removal of duplexes in favor of duets, minor changes to development plan for lot width, setbacks, etc. and minor changes to specifications for the water tank), are minor and will not result in any substantial changes to the proposed project and no new information of substantial importance shows one or more significant effects or newly found feasible mitigation measures that would substantially reduce significant effects. Accordingly, no subsequent EIR need be prepared.

Section 3. Findings. The City Council hereby makes the following findings concerning the amended Southeast Final Development Plan proposed by Planning Application No. PLFD2014-0001 pursuant to Rohnert Park Municipal Code section 17.06.260:

1. *Each individual component of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability, and the uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which could not be achieved under another zoning district.*

Criteria Satisfied. The Final Development Plan establishes four phases for the development. Each phase can be developed individually, and can exist as an independent unit with the necessary financial capacity to support development of infrastructure and related facilities therein. Each phase contains a mix of residential densities to provide a variety of housing choices and will meet the necessary affordable housing units. The first phase includes the park, detention facility and water storage tank to provide needed infrastructure early in the development. Also to serve the project and adjacent area the commercial development is included in the early phase. As described in the Final Development Plan and the staff report, specific plan uses will be compatible with existing and proposed adjacent neighborhoods.

2. *The streets and thoroughfares proposed meet the standards of the city and adequate infrastructure can be supplied to all phases of the development.*

Criteria Satisfied. As described in the Final Development Plan and staff report, each phase of the Project is designed to have adequate infrastructure, integrated with existing City roadways, streets, bicycle paths, and walkways. All publicly-owned streets and thoroughfares will meet the standards of the City.

3. *Any commercial component complements other uses in the development.*

Criteria Satisfied. As described in the Final Development Plan and the staff report, the Project incorporates a commercial center in the southwest area of the project. It is adjacent to multi-family housing sites and the future park. The commercial component of the plan will be integrated with residential and public uses and is consistent with the vision for the project site in the General Plan.

4. *Any residential component will be in harmony with the character of the surrounding neighborhood and community and will result in densities within the SP district that are no higher than that permitted by the general plan.*

Criteria Satisfied. As described in the Final Development Plan and staff report, the Project will provide for a mixture of housing, 15% of which will be devoted for affordable housing. Existing residential uses north and northwest of the project site are single family residential and residential/rural estate. The proposed neighborhood is in character with surrounding neighborhoods and the planned community to the west. The project's densities will be no higher than that permitted by the General Plan, as amended.

5. *Any industrial component conforms to applicable desirable standards and will constitute an efficient, well-organized development with adequate provisions for railroad and/or truck access and necessary storage and will not adversely affect adjacent or surrounding development.*

Criteria Satisfied. The Final Development Plan is proposed concurrently with a specific plan that does not include industrial land uses. The proposed land uses are consistent with those shown in the City's General Plan.

6. *Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the final development plan, which offer certain unusual redeeming features to compensate for any deviations that may be permitted.*

Criteria Satisfied. The Final Development Plan is consistent with the Specific Plan and does not deviate from standard zoning requirements.

7. *The SP zoning district is consistent with the general plan of the city and any applicable specific plan.*

Criteria Satisfied. The Final Development Plan and SP zoning is consistent with General Plan land use designations on the project site. In addition, as presented in the Community Design Element policies, the area is proposed for specific plan development and annexation.

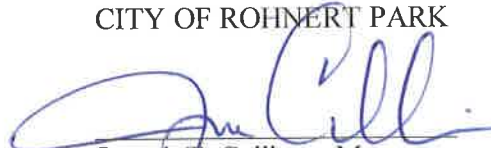
Section 4. A duly noticed public hearing on the proposed amended Southeast Specific Plan was held on November 25, 2014.

NOW, THEREFORE, BE IT FURTHER RESOLVED, THAT the City Council of the City of Rohnert Park does hereby adopt the Findings stated hereinabove and approves Application No. PLFD2014-0001 for the amended **Southeast Specific Plan Project Final Development Plan** as provided at **Exhibit A**, in its entirety.

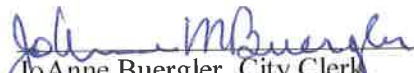
DULY AND REGULARLY ADOPTED on this 25th day of November, 2014.



CITY OF ROHNERT PARK


Joseph T. Callinan, Mayor

ATTEST:


JoAnne Buerger, City Clerk

Attachment: Exhibit A

BELFORTE: ~~ABSENT~~ MACKENZIE: ~~ABSENT~~ STAFFORD: ~~ABSENT~~ AHANOTU: ~~ABSENT~~ CALLINAN: ~~ABSENT~~
AYES: (5) NOES: (0) ABSENT: (0) ABSTAIN: (0)

City of Rohnert Park

Final Development Plan - Southeast Area

Amended November 25, 2014

Resolution No. 2014-165

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I. Project Summary

The 79.5-acre Southeast Area lies in Sonoma County, within the City of Rohnert Park’s city limit in the extreme southeast corner of the City’s Sphere of Influence and 20-year Urban Growth Boundary. The Southeast Area is bounded to the north by the Canon Manor Specific Plan Area, to the east by Petaluma Hill Road and undeveloped land, to the south Valley House Drive and undeveloped land, and to the west by Bodway Parkway and Sonoma Mountain Village.

The Southeast Specific Plan (SESP) regulates development in the Southeast Area and allows for the development of a 7.9-acre park (5 acres net), 10,000 sf of commercial uses, and up to 475 units. The grid circulation system is intended to provide multiple connections that distribute vehicle traffic evenly throughout the neighborhood and allow for convenient and efficient bicycle and pedestrian circulation. This grid system, combined with a frontage road along Bodway Parkway and the lot configurations described below, allow units to front or side onto Bodway Parkway and Valley House Drive, thereby improving the street scene along these perimeter roadways. The linear configuration of east to west streets also creates view corridors to the hillsides located east of the planning area. Landscaping controls and careful placement of rural estate homes keeps the terminus of these east-west roadways open to preserve these views.

Residential uses are arranged to provide a gradual increase in density and development intensity from east to west. Figure 1: Final Development Plan (Landesign Group and WHA, Inc., 2010) illustrates the proposed site plan for the Southeast Area. The development program for the Southeast Area is as follows:

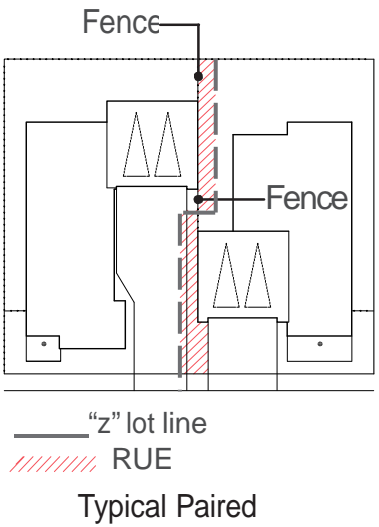
	Approx. Gross Ac. ¹	Units	Non-Residential Bldg Area (s.f.)
Rural Estate	16.0	29	--
Low Density	21.0	128	--
SE Medium Density	27.3	237	--
Mixed Use	7.0	81	10,000
Public Facility	0.3	--	--
Parks	7.9 ²	--	--
Total	79.5	475	10,000

(1) Gross Acreage includes all rights-of-way located within the project boundary, measured to the center line of the street
(2) Includes a 5.0 net acre park and a 2.1 net acre basin (7.1 net acres total)

Rural estate uses include 29 large estate homes with a minimum lot size of 17,000 square feet. These lots have been located along the easterly edge of the Southeast Area to provide a transition from existing, unincorporated open space areas in the east to the proposed urban development to the west. A landscaped berm and view fencing provide a soft rural edge along Petaluma Hill Road, the easterly City limit.

Low density homes include 128 traditional single-family homes with a minimum lot size of 5,000 square feet. These have been arranged along the northerly edge of the planning area and adjacent to proposed rural estate homes, providing a buffer for existing and proposed low-density single-family homes in Cannon Manor and the proposed estate homes. Additional low density lots extend into the SE Medium Density area to provide a mix of lot sizes and housing types.

SE Medium Density homes include motorcourt homes, “zipper” lot homes, and duets. Motorcourt homes provide front door access from the street and garage access from a private drive/lane. Zipper homes or “paired” homes include a set of two homes that have been designed to fit together along a central “z” lot line. Like a conventional home, zipper lot homes take both front door and garage access from the street. By recessing one garage toward the back of the lot and keeping the other garage toward the middle of the lot, each home is able to achieve standard 5-foot setbacks from the central “z” lot line. Zipper homes are able to achieve similar densities as zero lot line homes but have the advantage of traditional setbacks that eliminate the need for expensive fire-rated construction. A reciprocal use easement (RUE) allows efficient use of yard space. Duets are provided on corner lots throughout the SE Medium Density area to fulfill a portion of the affordable housing requirement. The location of these units is illustrated in Figure 3: Affordable Housing Plan.



The mixed use area shown as See Figure 2: Final Development Plan - Mixed Use Area (Landesign Group and WHA, Inc., 2010) is made up of 3 different building types. The easterly edge of the mixed use site consist of traditional townhomes. These townhomes take front door access from the public street or a central paseo area. Garage access is provided by a private drive/ lane. Guest parking is distributed throughout the site. The central portion of the mixed use area is dedicated to apartments. These apartments will fulfill the remaining portion of the affordable housing requirement. Similar to the townhomes, front door access is provided along the street or a central paseo. Garages are accessed from a private drive/lane and guest parking is distributed throughout the site. Finally, the westerly portion of the mixed use area is dedicated to retail uses. Retail buildings have been sited close to Bodway Parkway and Valley House Drive to create an urban edge along the roadway and screen parking located behind the buildings.

The Neighborhood Park is located within 1/4 mile of all Low Density, SE Medium Density, and Mixed Use homes and is within a 1/2 mile of all Rural Estate homes. Homes surrounding the park have been designed to provide front doors facing the park. This configuration improves safety by placing eyes on the park. Park amenities include a playground, dog park, picnic area, basketball half-court, soccer fields, turf play fields, pathways, lighting, and more. The park also provides a storm water detention area.



Figure 1: Final Development Plan



Retail:			
Total Site Area:	66,210 SF (1.52 AC)	100%	
Total Building Footprint:	10,340 SF	18%	
Total Common Open Space:	27,100 SF	48%	
Total Paving Area:	19,560 SF	34%	
Gross Floor Area:	10,340 SF		
FAR:	0.16		
Loading:	1 Space (15'x30')		
Parking:	45 Public Spaces		
	<u>2 Accessible Spaces</u>		
	47 Total Spaces		
	1.36 Spaces/300 SF Retail		
	(1 per 300 required)		
Apartments:			
Total Site Area:	76,230 SF (1.75 AC)	100%	
Total Building Footprint:	20,220 SF	23%	
On-Grade Private Open Space:	900 SF	1%	
Above-Grade Private Open Space:	1,680 SF		
Total Common Open Space:	40,880 SF	48%	
Total Paving Area:	23,740 SF	28%	
Gross Floor Area:	40,440 SF		
Dwelling Unit (DU) Count:	36 Total		
	1 Bedroom: 18		
	2 Bedroom: 12		
	3 Bedroom: 6		
Density:	20.6 DU/AC		
FAR:	0.53		
Parking:	28 Public Spaces		
	<u>2 Accessible Spaces</u>		
	<u>36 Private Garage Spaces</u>		
	66 Total Spaces		
	(66 required)		
Townhomes:			
Total Site Area:	132,780 SF (3.05 AC)	100%	
Total Building Footprint:	48,100 SF	36%	
On-Grade Private Open Space:	3,120 SF	2%	
Total Common Open Space:	48,370 SF	36%	
Total Paving Area:	33,190 SF	26%	
Gross Floor Area:	97,537 SF		
Unit Count:	45 Total		
	2 Bedroom: 21		
	3 Bedroom: 24		
Density:	14.7 DU/AC		
FAR:	0.73		
Parking:	15 Public Spaces		
	<u>1 Accessible Space</u>		
	<u>90 Private Garage Spaces</u>		
	106 Total Spaces		
	(102 required)		

Figure 2: Final Development Plan - Mixed Use Area



Median Income

● 14 Duet (28 Units)

★ 8 Townhomes

+

Low Income

△ 36 Apartments

=

Total

72 Affordable Homes

Figure 3: Affordable Housing Plan

II. Zoning

The Southeast Area is located within the existing City limit and is currently included in the City of Rohnert Park Zoning Map. The entire Southeast Area is zoned as “SP: Specific Plan.” Uses and development standards will be determined by the applicable Specific Plan, i.e. The Southeast Specific Plan (SESP). Zoning for the Southeast Area is illustrated in Figure 4: Zoning Map.

III. Land Use

Land Use for the Southeast Area is determined by the Land Use Map in the SESP as illustrated in Figure 5: Specific Plan Land Use. The land use program for the Southeast Area consists of the following:

	Approx. Gross Ac. ¹	Units	Non-Residential Bldg Area (s.f.)
Rural Estate	16.0	29	--
Low Density	21.0	128	--
SE Medium Density	27.3	237	--
Mixed Use	7.0	81	10,000
Public Facility	0.3	--	--
Parks	7.9 ²	--	--
Total	79.5	475	10,000

- (1) Gross Acreage includes all rights-of-way located within the project boundary, measured to the center line of the street
- (2) Includes a 5.0 net acre park and a 2.1 net acre basin (7.1 net acres total)

Development Standards for each proposed land use are provided in the SESP including minimum lot area and dimensions, setbacks, height limitations, parking requirements, lot coverage and floor area ratio (FAR), private open space, and more.

IV. Circulation

Circulation in the Southeast Area consists of a series of Arterials, Collector, and local roadways as illustrated in Figure 6: Master Street Plan. Existing roadways surrounding the site include Bodway Parkway, Valley House Drive, and Petaluma Hill Road. Bodway Parkway is an existing Major Collector. The project will improve Bodway Parkway within the existing right-of-way by adding an additional 6-foot sidewalk to the easterly side of the street, along the project’s frontage. Valley House Drive and Petaluma Hill Road are both Minor Arterials. Improvements to Valley House Drive include a meandering 8-foot wide Class I bikeway/sidewalk. Petaluma Hill Road improvements include widening the existing roadway by 20 feet to accommodate left and right turn lanes at the signalized intersection at Valley House Drive, a 7-foot sidewalk with curb and gutter, and an 8-foot multi-use path with curb and gutter, and an 6-foot on-street bike lane. All new roadways interior to the project area consist of Minor Streets, 42-foot wide Neighborhood Streets, and 24 feet wide private drives and 20-foot wide private drives at Motorcourt. All streets, except for private drives, are public.

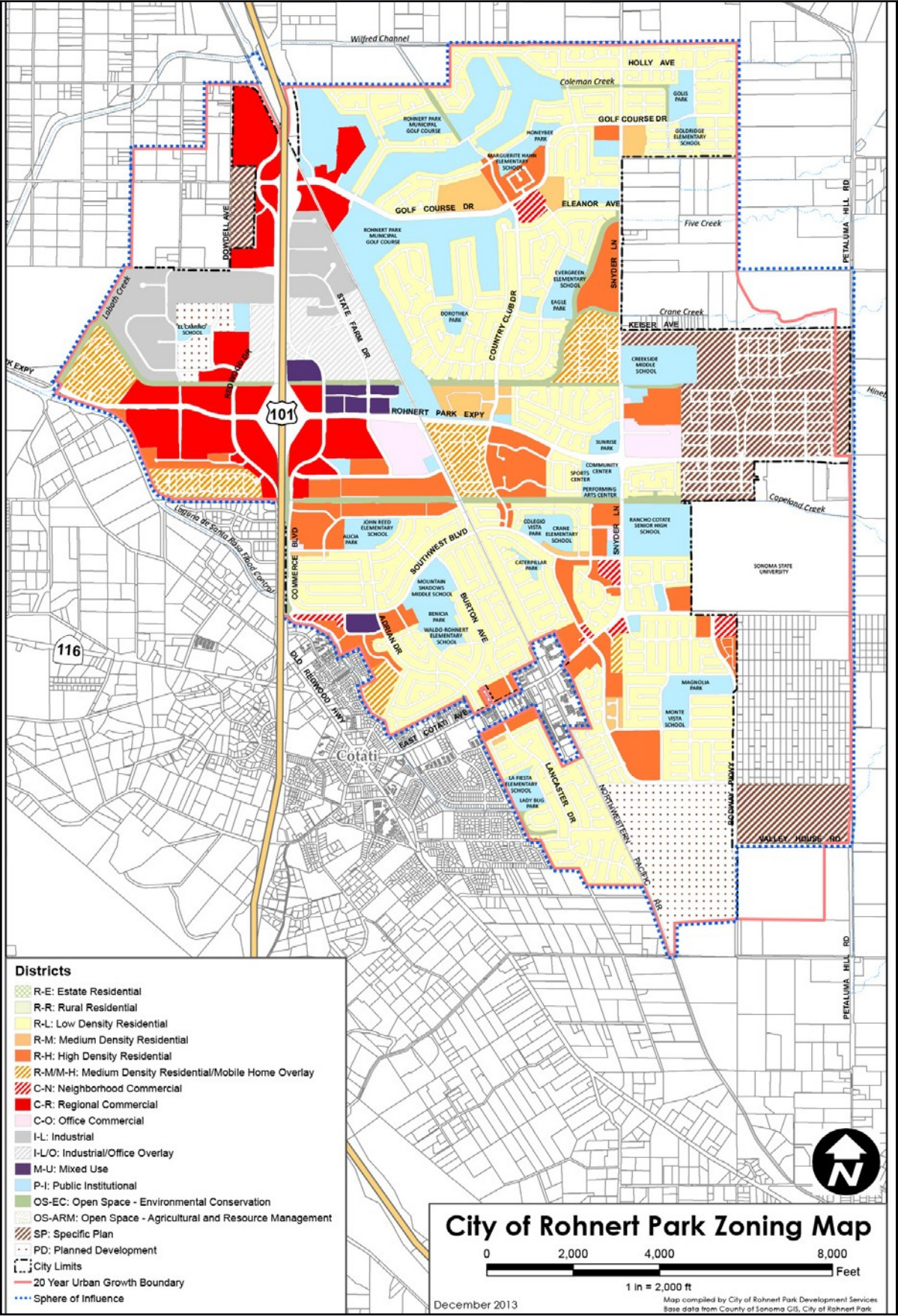
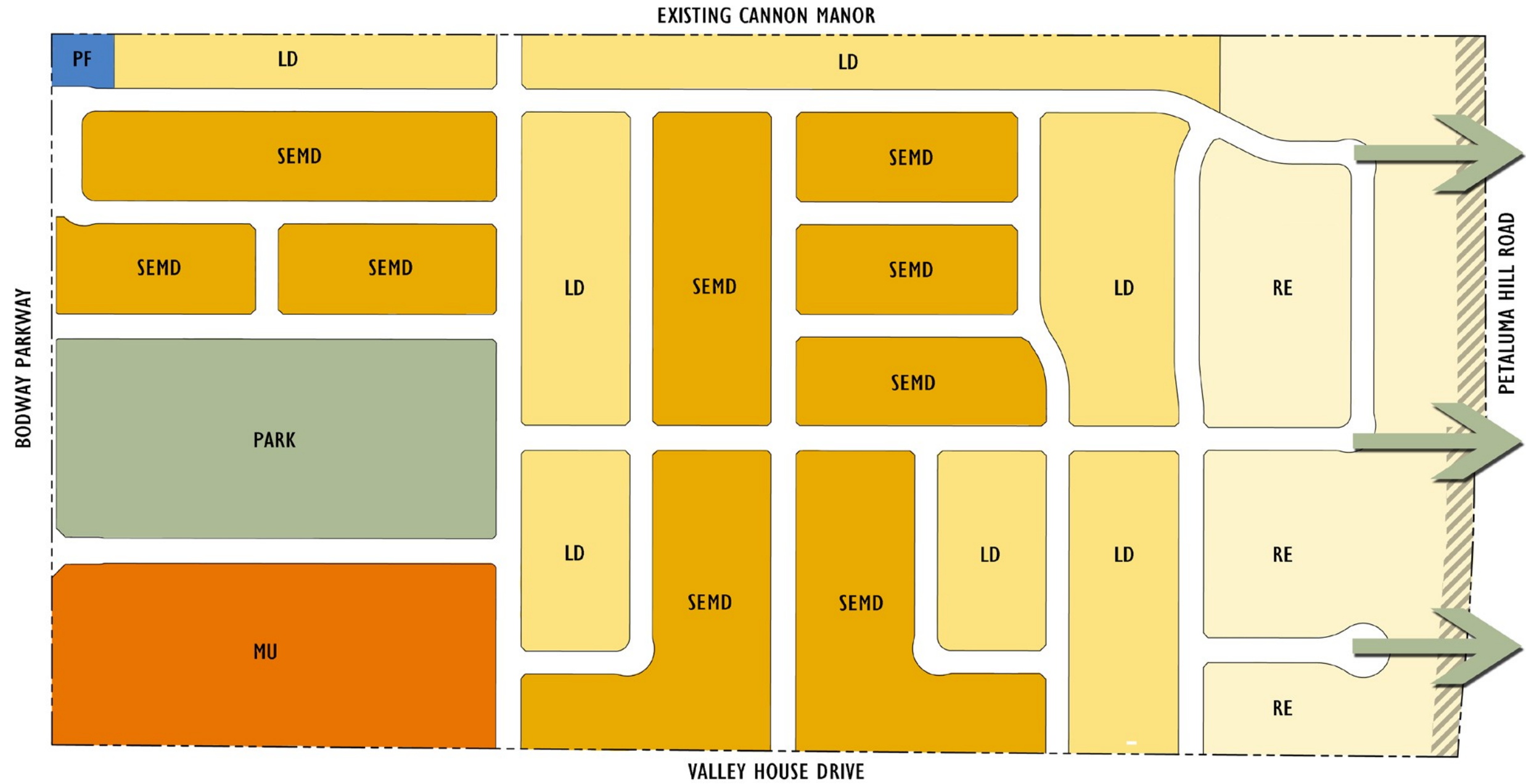


Figure 4: Zoning Map



LEGEND

RE: RURAL ESTATE	UP TO 2 DU/GROSS AC.
LD: LOW DENSITY	4 - 6 DU/GROSS AC.
SEMD: SOUTHEAST MEDIUM DENSITY	6 - 12 DU/GROSS AC.
MU: MIXED USE	--
PARK	--
PF: PUBLIC FACILITY	--
VIEW CORRIDOR	--
50' BUILDING SETBACK	--

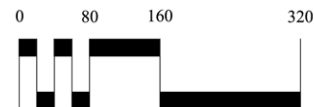


Figure 5: Specific Plan Land Use



LEGEND

- Major Collector (4 lanes)
- Minor Arterial (2 lanes)
- Minor Local (2 lanes)
- Neighborhood Street (2 lanes)
- Private Drive (2 lanes)

Figure 6: Master Street Plan

V. Water Service

A. Water Supply

Rohnert Park’s citywide Urban Water Management Plan (UWMP) and Water Supply Assessment (WSA) include water supply/demand projections based on population growth outlined in the City of Rohnert Park General Plan. The WSA and UWMP indicate that the City can serve the developments and population of the City, as reflected in the General Plan. The City’s demand is projected to increase from 8,316.4 AFY to 9,131.3 AFY over the course of the planning period. Demand is less than available supply (10,249. AFY) for the duration of the planning period, under all hydrologic conditions. The SESP is included in the City’s General Plan and, therefore, the WSA and UWMP provide for increases in population and use associated with the in the SESP development.

The City utilizes three sources of supply: Agency supply, City wells, and recycled water. As a result of its water supply mix, the City can manage an 18% supply reduction early in the planning period and 11% supply reduction late in the planning period without requiring demand reduction activities (although water conservation is encouraged by a range of City policies). Proposed conservation measures and a slightly reduced development density than accounted for in the UWMP, results in a lower projected water use for the SESP development than provided for in the UWMP by 23.1 AFA, or 13%.

B. Conservation

The UWMP assumes that certain requirements be met for water conservation including Development Standards for water conservation for Single Family homes. The SESP Water Plan lists the following elements that correspond to the new Development Standards in the UWMP.

New Development Standard Savings for Residential Development		
	UWMP New Development Standards	SESP Water Plan Measure
1	Smart Irrigation Controllers	Smart Irrigation Controllers
2	Efficient Clothes Washers	HE Clothes Washers
3	Landscape Irrigation Requirement	Turf and Other Landscape Limits
4	Rain Shut-off on Controllers	(see #1)
5	Hot Water On Demand Systems	Structured Plumbing w. HWD
6	High Efficiency (HE) Faucets and Shower Heads	HE Faucets and Shower Heads
7	HE Toilets	HE Toilets
8	HE Dishwashers	HE Dishwashers

In addition to the above measures, the SESP Water Conservation Plan adds sub-metering of Multi-family homes and using smart controllers in the Mixed Use site.

C. Water Transmission

Figure 7: Water System (Civil Design Consultants, Inc., 2010), illustrates the proposed water transmission system for the SESP. A new twelve-inch water main is proposed to extend from the intersection of Camino Colegio and Bodway Parkway, south along Bodway Parkway to the location of the water tank at the northwestern corner of the project site. The Sonoma Mountain Village development will include a new connection directly to the SCWA high pressure transmission line. This will connect to the City water system.

D. Water Storage

In order to provide adequate water pressure and storage for the development, a water tank will be constructed. A City wide water model study completed for the City by Brelje and Race indicated a 438,000 gallon storage tank would be appropriate for the development. The SESP proponents will construct a 58 foot diameter, 24 foot high, 450,000 gallon tank to meet this storage requirement. Adjacent to the site there is a 1.3 million gallon tank in M section and a proposed 0.97 million gallon tank in Sonoma Mountain Village.

The City of Rohnert Park Water Model Study (Brelje & Race, September 2004) concluded that the existing hydraulic head is sufficient to fill a tank 30 feet in height at the Southeast Area. A backup generator will be provided to ensure the availability of water in the case of a power outage.

Water lines on the SESP site will be looped and will connect to the City system in Bodway and Valley house Drive. The interior water mains will be of adequate size to meet fire flow requirements. Lines will be 8 inches in diameter except those lines serving commercial areas which will be 12 inches in diameter.

A preliminary hydraulic analysis of the proposed water system has been prepared by the project proponents. The basis of the analysis is that the tank and booster pump will supply the water pressure and storage. The most remote point of the Southeast Rohnert Park Specific Plan area is in the cul-de-sac at southeast corner of the property. The water flow calculations indicate that the residual pressure in the main is 37.34 psi with a flow of 1,500 gpm. This exceeds the City of Rohnert Park requirement of at least 20 psi residual pressure in the main flowing at 1,500 gpm for fire flow.

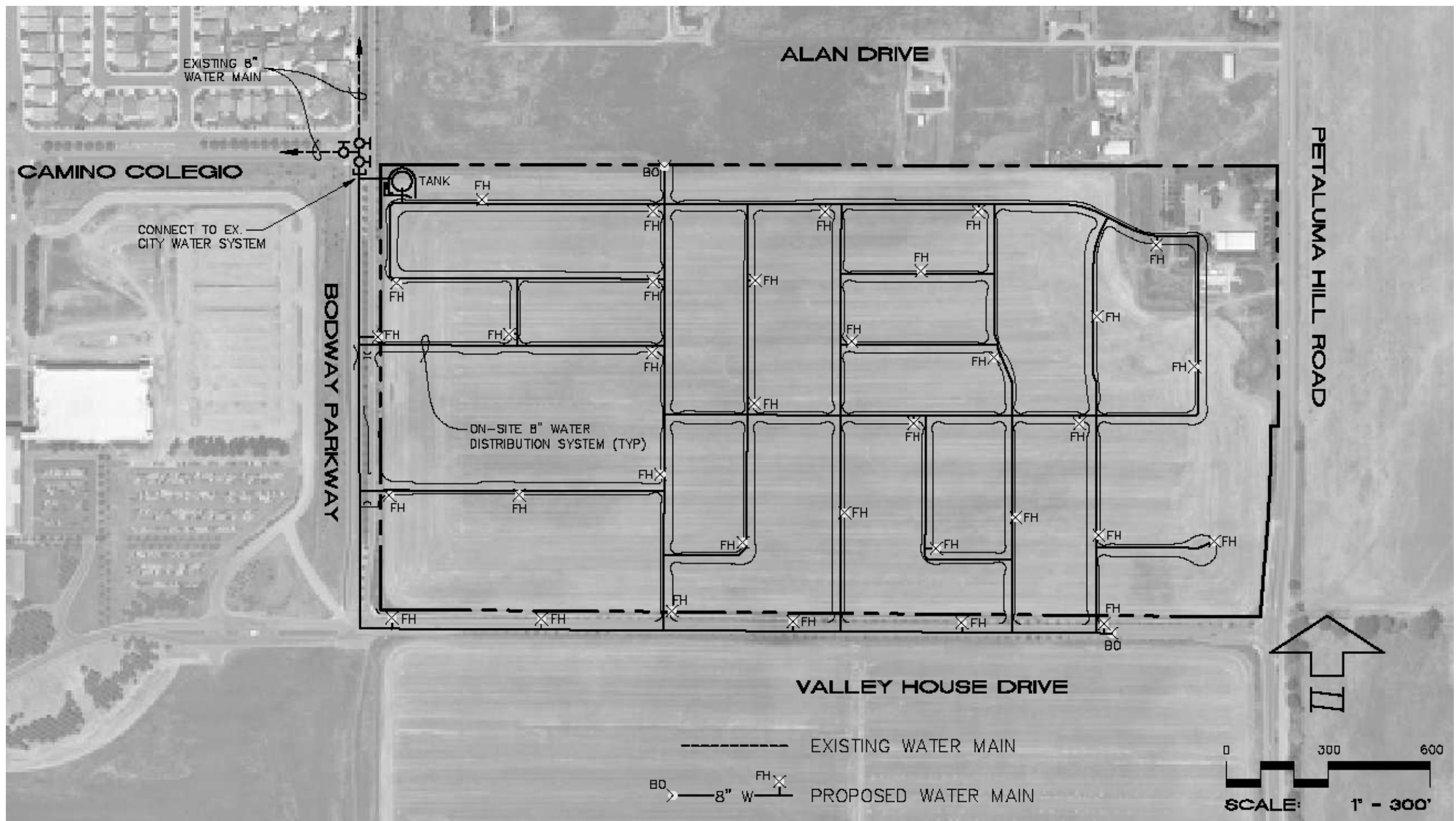


Figure 7: Water System

VI. Sanitary Sewer Service

A. Treatment

The Subregional System provides treatment, reuse and disposal of wastewater generated by the City of Rohnert Park. The Subregional System is owned and managed by the city of Santa Rosa (Santa Rosa) and the City has an agreement with Santa Rosa which outlines the terms of its use of the Subregional System. The Subregional System’s current facilities include the Laguna Water Reclamation Plant, the Geyser’s Pipeline, a network of recycled water storage and distribution facilities and facilities to dispose of treated effluent to the Laguna de Santa Rosa. The current total flow to the plant is 16.5 mgd with a plant capacity of 21.34 mgd.

The Subregional System has defined its long-term needs for both capacity expansion and improved reliability in its Incremental Recycled Water Program (IRWP). The IRWP envisions a total capacity expansion from 21.5 MGD to 25.9 MGD which will result in approximately 2,200 million gallons per year (MGY) of additional recycled water.

The flow from Rohnert Park peaked in 2004 at 3.91 mgd. Flows to the treatment plant have been reduced in recent years and are currently at 3.15 mgd. This is due to conservation measures and improvements to the collection system. The flows currently into the plant are at 1990 levels.

Under their agreement with Santa Rosa, the City of Rohnert Park has a current allocation of 3.43 mgd. This share will grow to 5.15 mgd as the Subregional System builds out to full capacity. The City of Santa Rosa and the City of Rohnert Park are currently requesting a capacity increase. If this request is granted and improvements are made, the allocation for Rohnert Park will be increased to 5.15 mgd.

The sewer flows from SESP will be about 0.09 MGD. This is based on the proposed water use and assumes all inside use will go to sewer, with 60% inside use for single family dwellings, 85% inside use for multifamily dwellings and 100% inside use for commercial spaces. The City has sufficient capacity in its current contract to accommodate this increase.

B. Transmission

The Sanitary Sewer Transmission System is illustrated in Figure 8: Sanitary Sewer System (Civil Design Consultants, Inc., 2010) A 12 inch gravity sanitary sewer main in Bodway Parkway is proposed to carry the effluent flows of the Southeast Rohnert Park Specific Plan area. This 12 inch main will connect to the existing sanitary sewer manhole at the intersection of Bodway Parkway and Camino Colegio. From this point, the main flows westerly to the existing sewer lift station located at the northwestern corner of the Sonoma Mountain Village site.

The sewer lift station and force mains were designed to carry the effluent flows from the Southeast Area. From the lift station, the effluent will be pumped through a force main to the City’s the East Side Trunk Sewer.

The Eastside Trunk Sewer is needed to serve new development on the eastside of Rohnert Park, including SESP, because adequate capacity is not available in the existing collection system. The General Plan identified the need for a new Trunk Sewer (the Eastside Trunk Sewer) to provide this capacity. The East Side Trunk Sewer consists of two phases:

- Phase 1 of the Eastside Trunk Sewer, which extends from the City’s terminal pump station to the intersection of Commerce Blvd. and Avram Drive, includes 5,700 feet of 42-inch diameter gravity sewer. Construction has been completed.
- Phase 2 of the Eastside Trunk Sewer extends from the intersection of Commerce Blvd and Avram Drive, east along Santa Alicia Drive and Southwest Blvd to Snyder Lane. At Snyder Lane, the sewer extends north to the intersection of Snyder Lane and Rohnert Park Expressway and south to the intersection of Snyder Lane and East Cotati Avenue. Phase 2 includes approximately 12,000 feet of gravity sewer ranging in diameter from 18-inches to 27-inches. Phase 2 is mostly designed and must be constructed prior to SESP receiving its first occupancy permit.

The East Side Trunk Sewer is included in the City’s Sewer Capacity Charge. SESP will pay into this Sewer Capacity Fee.

C. Conservation

The SESP will incorporate water saving devices within the residential units to reduce the amount of sewage generated. This will include low flush toilets, low flow shower heads, and pressure reducing regulators installed at each water meter.

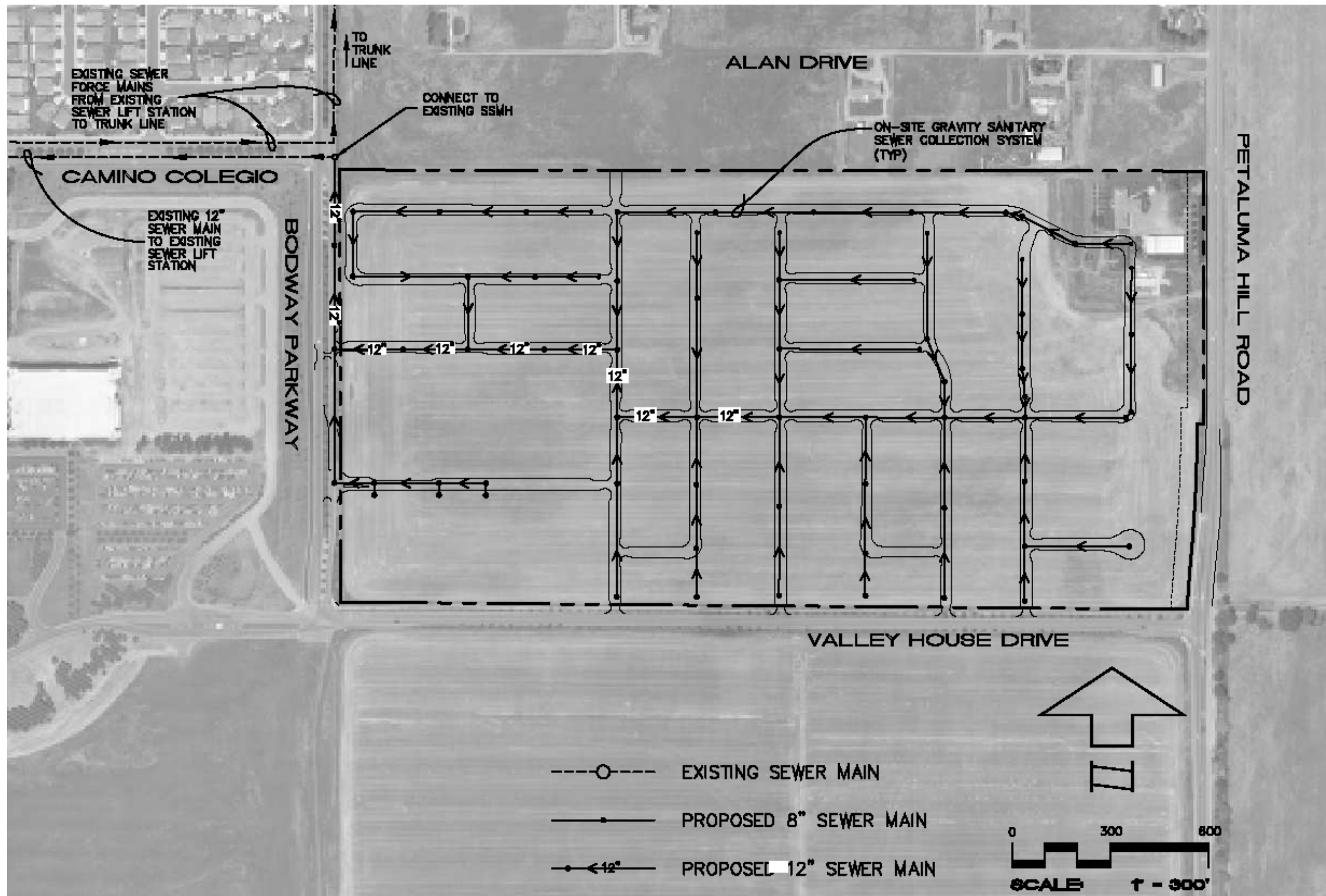


Figure 8: Sanitary Sewer System

VII. Storm Drain System

Runoff from the Southeast Rohnert Park Specific Plan area will be collected and conveyed through a series of interconnected drop inlets, catch basins, manholes, and pipes as illustrated in Figure 9: Storm Drain System (Civil Design Consultants, Inc., 2010). Rain gardens will be used in large residential lots and in the commercial and multifamily areas. Additional filtering or low impact design elements will be included in the design to meet SUSUMP requirements; storm water quality enhancement or cleaning for the 2-year storm event.

With the exception of the commercial and multifamily sections, all the storm water will tie into a storm water detention facility located adjacent to the park at the project’s western boundary. The total area of the detention basin is about 1.8 acres. The storm water detention facility or detention basin will attenuate the increase in runoff created by the development of the property. This will result in no net increase in peak runoff in the 100 year storm event. After release through the detention basin outlet structures, the runoff will drain into two existing systems located in Bodway Parkway and converge just to the west of the intersection of Bodway Parkway and Valley House Drive.

The point of reference within the watershed that is used to compare pre and post project flows is located on the Sonoma Mountain Village site. An existing storm drain in the Sonoma Mountain Village site currently conveys water from Bodway Parkway and the SESP site. This storm drain system will continue to serve the SESP site after development. This will be possible since the SESP will have no net increase in peak flows up to the 100 year storm. Sonoma Mountain Village will relocate the existing line as part of that project and will construct the new storm drain line to the latest City Standards. The City will own and maintain the storm drain line.

VIII. Parks And Recreation

A new community park with detention area is proposed within the SESP as shown in Figure 10: Master Park Plan. This Public Services Plan proposes a 5 ± net acre park and 1.2 net acre basin, rectangular in nature, adjacent to Bodway Parkway. The park’s proposed east-west orientation allows it to be integrated into the SESP’s proposed pedestrian promenade and view corridor.

IX. Schools

The project proponents have contacted the Cotati-Rohnert Park Unified School District to determine services available to the Southeast Area. A school district representative indicated that currently the Southeast Rohnert Park Specific Plan area would be served by the following schools:

- Elementary School: Monte Vista
- Middle School: Lawrence E. Jones Middle School
- High School: Rancho Cotate & Technology High

X. Police And Fire

Once the Southeast Area is annexed to the City of Rohnert Park the Department of Public Safety will provide police and fire services to this area. The Department of Public Safety provides police, fire and other related services with cross-trained personnel under a single administrative umbrella. To accommodate this growth, a new fire station will be constructed in the southwest part of Rohnert Park on the Sonoma Mountain Village site. The northwest portion of the Sonoma Mountain Village development contains a 1.3 acre site that will be dedicated by Sonoma Mountain Village for a new Fire Station. The construction of the Fire Station is included in the City’s Public Facilities Finance Plan (PFFP).

XI. Finances

Major off-site infrastructure is paid for by the PFFP and the Sewer Capacity Charge. The SESP development will pay into these fees. The PFFP and Sewer Capacity Charge programs anticipate land secured bond financing to pay for infrastructure that is required for new development prior to new development generating sufficient fees to build the infrastructure.

The SESP Development Agreement (DA) provides funds for future maintenance of utilities and services to the City of Rohnert Park. These public maintenance fees offset the projected fiscal deficit to City’s General Fund created by the residential development within the Project to comply with the General Plan policies and goals. These fees are paid annually and all these fees are subject to CPI adjustment. These fees cover a number of areas as follows:

- A Pavement Maintenance Fee per residential unit for the purpose of mitigating the street maintenance and street pavement impacts of the Project.
- A Public Service Impact Fee per residential unit for the purpose of mitigating the additional service costs of City as a result of the Project.
- A Maintenance of On-site Infrastructure Fee per residential unit for the purpose of mitigating the ongoing service costs of maintaining public improvements within the Project.

In addition to the above fees paid annually, the DA includes a Public Services Fees per residential unit at the time of building permit issuance for that unit, to offset the cost of adding and outfitting public safety personnel, such as police officers and fire-fighters, to serve the Project.

XII. Phasing

The SESP will be developed over several phases as illustrated in Figure 11: Phasing Plan. Phasing will be determined by market demand. At each stage of development, roads will be constructed to provide access to new residences while ensuring a logical roadway pattern is available for utility services, fire access, and life safety access as needed and appropriate.

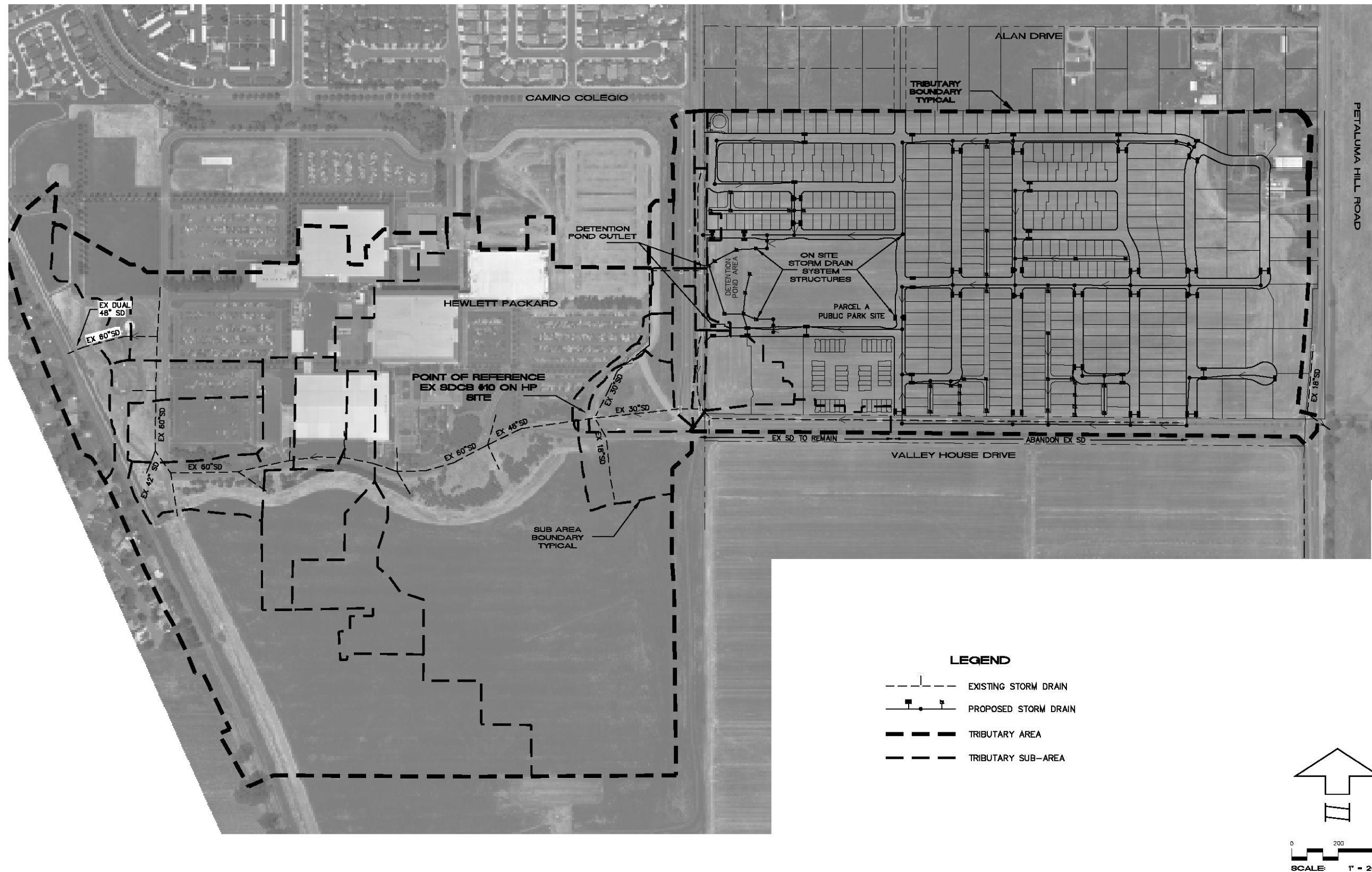


Figure 9: Storm Drain System

Neighborhood
Park

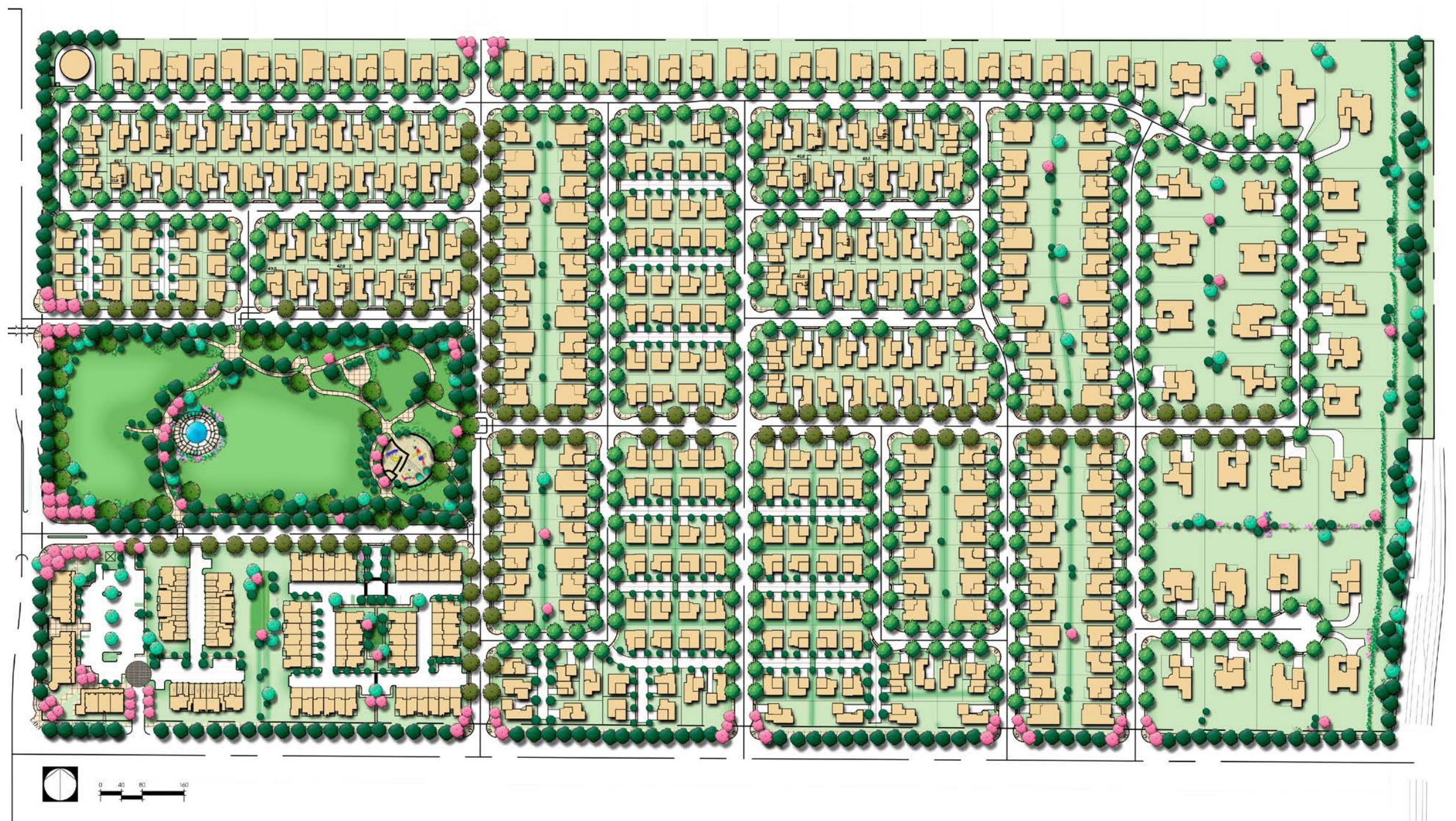
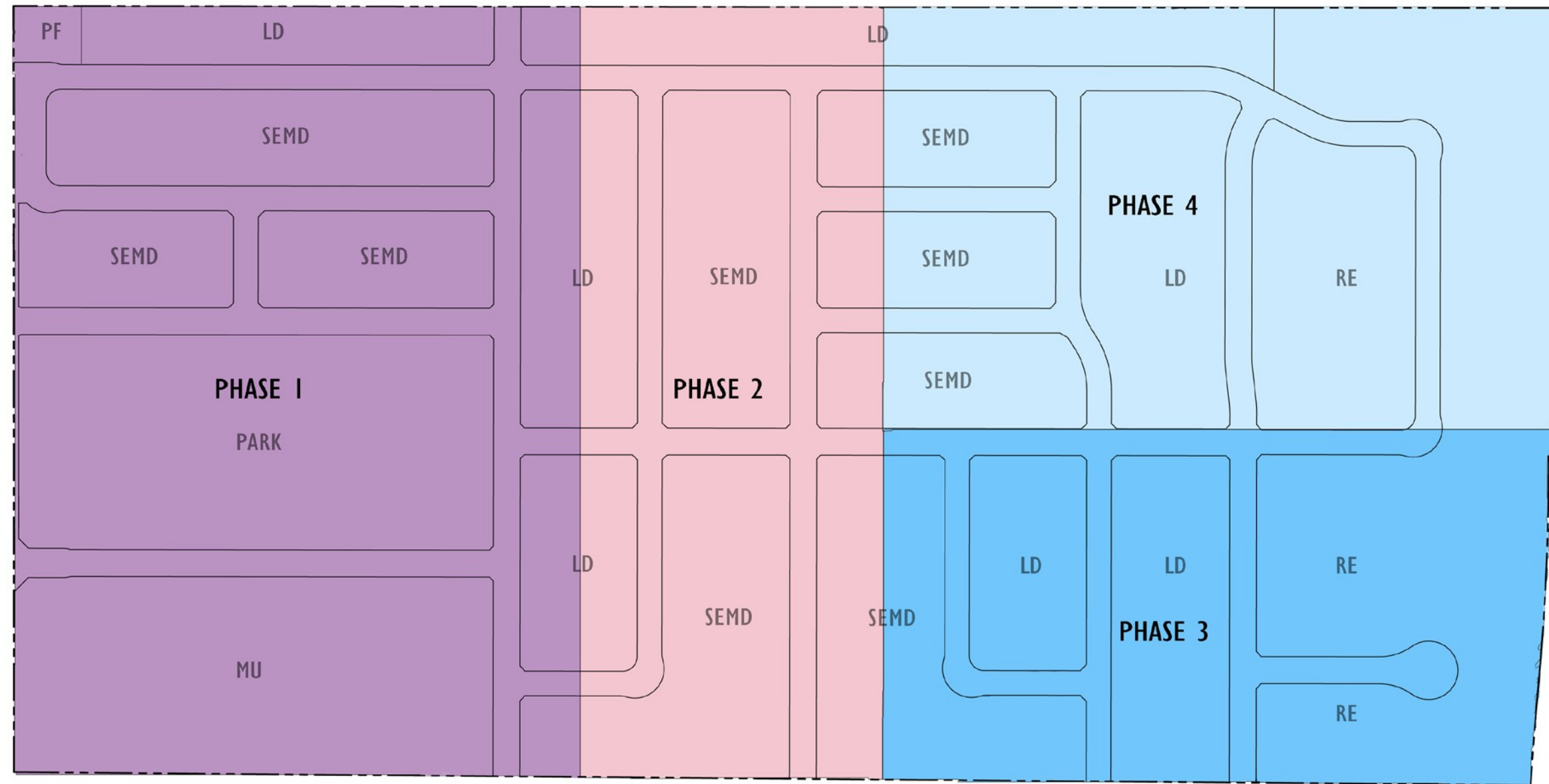


Figure 10: Master Park Plan



- Phase 1 Summary:**
 Park, Pond, Water Tank Site (see Note 2)
 33 Low Density
 72 SE Medium Density (Includes 12 Moderate Income Units)
 81 Units + Mixed Use Site (See notes 3 & 4 regarding construction of 36 Low Income Units and 45 Townhomes)
 186 Total Dwelling Units (Includes 48 Affordable Units)
- Phase 2 Summary:**
 26 Low Density
 102 SE Medium Density (Includes 16 Moderate Income Units)
 128 Total Dwelling Units (Includes 16 Affordable Units)

- Phase 3 Summary:**
 12 Rural Estate
 36 Low Density
 23 SE Medium Density (Includes 4 Moderate Income Units)
 71 Total Dwelling Units (Includes 4 Affordable Units)
- Phase 4 Summary:**
 17 Rural Estate (includes existing residence)
 33 Low Density
 40 SE Medium Density (Includes 4 Moderate Income Units)
 90 Total Dwelling Units (Includes 4 Affordable Units)

- Note**
1. Phase I shall be constructed as the first order of work. The remaining phases may proceed in any order.
 2. Phase I shall include all public improvements within the boundaries shown on this plan, including the public park, any required storm drainage facilities, and the water tank.
 3. The 36 low income/affordable rental units shall be constructed pursuant to the development agreement.
 4. 10,000 SF of Commercial/Retail/Office uses and 45 townhomes will be constructed as market conditions dictate. Include 8 moderate income townhomes.
 5. Phase 2,3, and 4 shall include all public improvements within the boundaries shown on this plan.
 6. If Phase 3 precedes Phase 2, the entire length of valley house drive shall be constructed.

Figure 11: Phasing Plan