



City of Rohnert Park Planning Commission Report

DATE: September 14, 2017

ITEM NO: 8.3

AGENDA TITLE: PLSR16-0002 Site Plan and Architectural Review for a 100 Room Fairfield Inn & Suites

ENTITLEMENTS: Site Plan and Architectural Review

LOCATION: 405 Martin Avenue, APN 143-040-120

GP / ZONING: Regional Commercial / C-R: Regional Commercial

APPLICANT: Tejal Patel, Rohnert Park Lodging, LLC

RECOMMENDATION

Staff recommends approval of the Site Plan and Architectural Review of the Fairfield Inn and Suites, which is planned to be a 100-room hotel on the west side of the City of Rohnert Park. This proposal is in accordance with the Regional Commercial designation in the General Plan and as also designated on the zoning map.

SUMMARY

The applicant has proposed a modern style 100-room, five story Fairfield Inn and Suites, with 105 on-site parking spaces on the west side of the city. Fairfield Inn and Suite is a Marriott branded hotel, catering primarily to tourists and business travelers. This project would be developed on a vacant 1.83 acre parcel west of Highway 101 at the southwest corner of Dowdell Avenue and Martin Avenue, just north of Hinebaugh Creek. The subject site is designated in the General Plan as Regional Commercial, and is accordingly zoned C-R: Regional Commercial.

Figure 1 – Project Location



BACKGROUND

Surrounding Land Uses

The subject site is located west of Highway 101. The parcel, along with the property to the west and north, is currently undeveloped. The currently undeveloped property to the west and north is part of the Stadium Area Master Plan “PD” zoning district. As part of the Five Creek development a hotel, apartments, a public park, and commercial space are planned for the land north of the future extension of Martin Avenue. The property immediately to the west will continue to be owned by the city, and part of that property is planned to include a new fire station. South of the site is Hinebaugh Creek. To the immediate east is the Ashley Furniture Homestore. Costco is located on a large site to the northeast of this project.

Table 1 - Surrounding Land Uses

	Existing Land Use	Proposed	GP Designation
Subject Site	Vacant	Hotel	Regional Commercial
North	Vacant	Vacant/Retail/Hotel	Regional Commercial
East	Ashley Furniture Homestore	n/a	Regional Commercial
South	Hinebaugh Creek Open Space	n/a	Open Space
West	Vacant	Fire Station/Vacant	Public/Institutional

Figure 2 – Context Map



Figure 3 – Project Rendering



Project Details

Location and Access

The Fairfield Inn and Suites is proposed for a location that provides convenient access for guests to Highway 101, the Hinebaugh Creek trail, and restaurants. Primary access will be through the intersection of Martin and Dowdell Avenues. As part of the Five Creek project, Martin Avenue

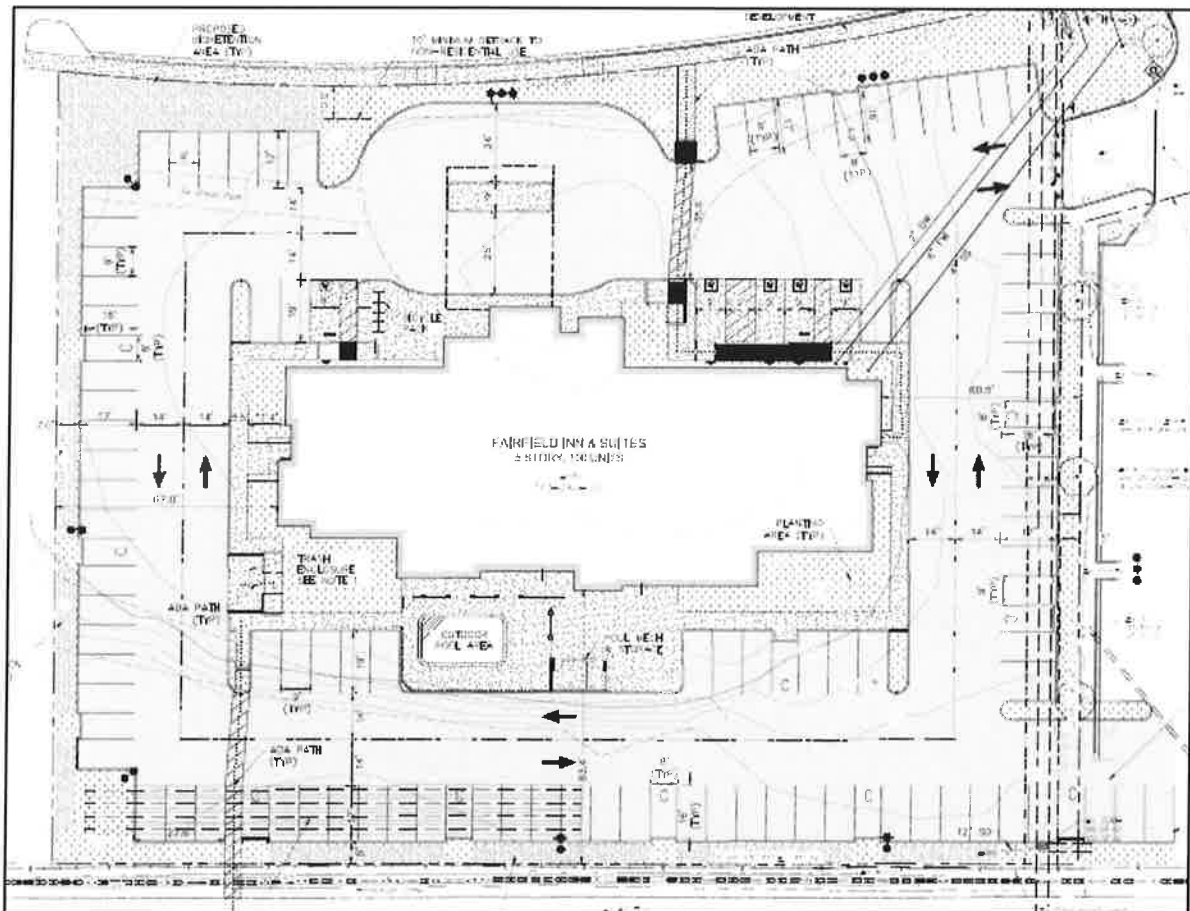
will be extended along the north of the project site as a private street from Dowdell Avenue to Labath Avenue. The hotel will share a driveway with the Ashley Furniture Homestore at the south side of the Martin and Labath Avenue intersection.

A secondary fire apparatus access is required for a hotel use. This requirement helps insure that emergency vehicles can access the hotel if the primary entrance is blocked or if a secondary staging area is needed in the case of a structure fire. The project applicant has reached an agreement with the owners of the Ashley Furniture property to the east to obtain secondary fire apparatus access through that site. The proposed project approval includes a condition that such access must be demonstrated through an access easement prior to the issuance of a grading permit.

Parking

The parking requirement for a hotel is one (1) space per room plus one (1) per employee during peak hours. There are 100 rooms and 4 employees during peak hours. This equates to a need for 104 parking spaces. 105 parking spaces are in fact proposed for this hotel. Parking for the hotel will be located on the west, north and east sides of the building. Five (5) ADA spaces are required, and these spaces are denoted on the site plan. In addition, electric vehicle spaces will be provided per Building Code requirements. Bicycle parking is located at the front of the hotel. Sonoma County Transit bus stops are located nearby on Labath and Redwood Avenues.

Figure 4 – Site Plan



Floor Plan

Primary access to the first floor of the hotel is through the main entry under the porte cochere. The first floor will consist of a large lobby and lounge area, a breakfast area with accompanying food preparation space, offices for staff, a fitness room, meeting rooms, laundry, mechanical and electrical rooms, and a few guest rooms. On the south side of the hotel, the breakfast area opens out onto the pool area which features outdoor seating. The second through fifth floors have a central corridor giving access to guest rooms facing both north and south. In addition to the central elevators, there are exit stairways at each end of the building.

Figure 5 – First Floor Plan



Building Elevations

The architectural styling of the hotel building is contemporary. The building walls are a combination of stucco, stone, and imitation wood siding cement board. The roof is primarily flat with a sufficient slope to provide for drainage. The roof is hidden behind a parapet that also hides mechanical equipment. The roof is partially covered by a decorative trellis, visible from the front elevation that provides additional roofline and façade articulation. Colors are off-white, tan, brown, and dark gray stucco, as well as tan and brown rough cut stone and siding. The building walls feature a number of architectural features including wall articulation, use of contrasting materials such as metal framing, awnings, trellises, and decorative stone. The porte cochere is a prominent feature that defines the entrance and attracts the eye. The fence around the pool area is a combination of see-through metal fencing and rough cut stone wall that matches the stone walls on the building. The refuse enclosure is split face block with a metal roof and metal gates.

Figure 6 – Building Elevations (North and East)



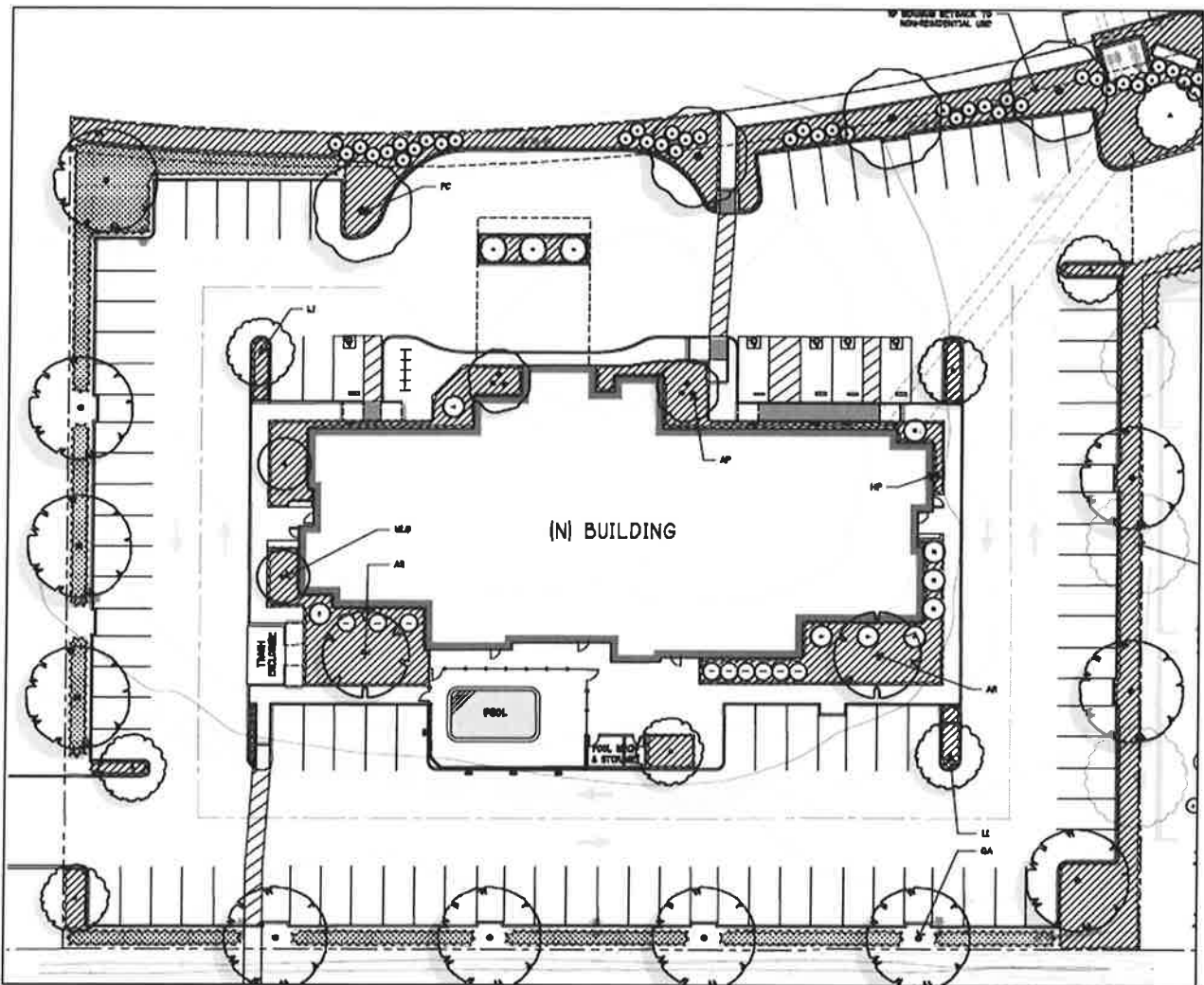
Signage

The hotel name Fairfield Inn and Suites Marriott is shown in individual letters on the façade above the entrance to the hotel. Smaller wall signage will be on the rear (south façade) allowing travelers exiting Highway 101 at Rohnert Park Expressway to more easily discern the hotel's location. A monument sign is proposed at the corner of Dowdell Avenue and Martin Avenue. Approval of a Sign Program will be required for the hotel signs.

Landscaping

A preliminary landscaping plan has been submitted. Landscaping consists of a variety of trees, shrubs and groundcover. Oaks, Crape Myrtles, Chinese Pistache, and Japanese Maples make up the bulk of the proposed tree plantings. Planting in the parking areas will shade vehicles during the summer months. Bioswale areas are indicated along the rear west, and northwest portions of the parking area. Irrigation of the landscaping will be with recycled water that is available in Dowdell Avenue. The common area and perimeter area landscaping irrigation will consist of low volume drip system. The plant palette will utilize at least 75% drought tolerant plant materials appropriate to the climate region.

Figure 7 – Landscape Plan



**The final plan will show the secondary access in southeast corner, see Figure 4 for reference.*

Lighting

The walkway and parking area lighting will consist of LED lighting fixtures. In addition to providing accent lighting on the building and lighting the parking lot, pool area, and walkways, light will also spill on to the adjacent Hinebaugh Creek trail, enhancing the attractiveness and safety of that segment of the pathway. Lighting fixtures will be consistent with those approved for the new fire station and Five Creek project.

Green Measures

This project incorporates a number of green, or environmentally friendly measures. The roof will incorporate solar panels, while EV charging paces will also be provided within the development. The building will be constructed in an energy efficient manner in accordance with the Cal Green standards. All lighting fixtures will be energy efficient LEDs. Landscaping throughout the project will be designed to be drought-tolerant, and onsite storm water capture is included. This project will utilize the city's recycled water system.

General Plan and Zoning Designation

The general plan and zoning for this parcel call for commercial development. Similar designation exist to the north, south, and east of the project site. The general plan designation to the west is Public/institutional and a fire station and other municipal facilities are currently planned for that area.

Figure 8 – General Plan Designation

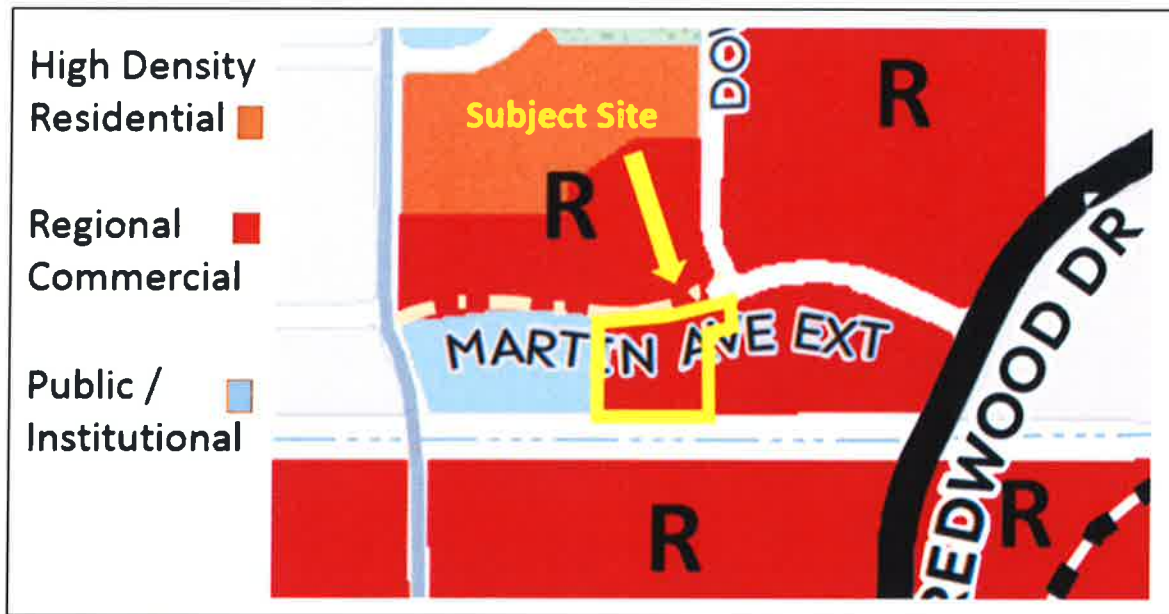


Figure 9 – Zoning Designation



Project History

The project site has been vacant since city incorporation. Now that infrastructure and public facilities are available to this site, this site has become more attractive for development. The following is a brief history of the project to date:

- The 2000 General Plan establishes the underlying Regional Commercial designation, and the application is consistent with that designation.
- Applicant submitted the SPAR application on November 1, 2016.
- An initial incomplete letter was sent to the applicant on November 28, 2016, with a response from applicant received February 14, 2017.
- Revisions were requested on March 13, 2017, with a response from applicant received April 21, 2017.
- Additional revisions were requested on May 17, 2017, with a response from applicant received July 11, 2017.
- Based on potential environmental impacts, it was determined that a Mitigated Negative Declaration (MND) will be needed to satisfy CEQA requirements.
- A study session was conducted for this project at the July 27, 2017 Planning Commission meeting.
- The MND was circulated for review starting August 10, 2017.
- Planning Commission consideration of the MND and the SPAR package on September 14, 2017.

Planning Commission Study Session

At the July 27, 2017, Planning Commission meeting both staff and applicant presented plans for this project. Emphasis was placed on how this project relates to other ongoing and pending projects in the immediate vicinity. Applicant agreed to explore adding additional landscaping planters around the entrance of the hotel. Applicant also indicated that the hotel will incorporate solar panels on the rooftop.

ANALYSIS

General Plan

This project implements the following General Plan Goals and Policies, as follows:

- CD-K. Provide safe, convenient, and comfortable pedestrian connections within commercial centers and between commercial centers and adjacent sites...

Staff Analysis: This project uses a variety of methods to further create and reinforce pedestrian connections within this emerging commercial center, and with other commercial centers in the immediate area. Sidewalk connections are clearly marked and can accommodate and enable pedestrian travel to the nearby Costco, Ashley Furniture, the new Five Creek project, nearby apartments, as well as bus stops, SMART, and area trails. Martin Avenue will be extended immediately to the north of the project site as part of the Five Creek development project. While Martin will remain a private street, a

publically accessible sidewalk will be available along the northern property line of the project site when Five Creek is complete.

- CD-L. Ensure that the location of buildings and orientation of entrances within commercial centers allow for easy pedestrian access.

Staff Analysis: The building is oriented in such a manner to provide visual clues to pedestrians as to where entrances, paths, and accesses are. The porte-cochere creates a distinct entrance for pedestrians and a focal point leading to the entrance of the hotel. This is complemented by lighting, landscaping, and planned signage. Paths between this hotel and adjacent uses are direct.

- LU-J. Continue to maintain efficient land use patterns and ensure that infill development maintains the scale and character of established neighborhoods.

Staff Analysis: The proposed hotel is planned on a relatively compact infill lot adjacent to existing development in a vibrant and rapidly changing part of the city. The compact nature of the lot and its proximity to existing infrastructure promotes the continued use of land in an efficient and orderly manner. This proposed infill development is of a commensurate scale in terms of height and massing, with existing and planned projects in the immediate area

Zoning Regulations

C-R: Regional Commercial. This District is intended to allow for the operation of activities that provide goods and services that serve the community and outlying areas within an eight to twenty mile radius. It is primarily reserved for larger shopping centers and can accommodate “big box” retailers. This district is consistent with the “Regional Commercial” general plan designation.

The project is located immediately adjacent to other large existing and planned shopping centers on the west side of town. As proposed and planned, the project is consistent with the intent of the zoning district and all the various development standards including height, setbacks, parking, landscaping, and coverage.

Development Standards

The development standards for this project are those that are applicable in the C-R: Regional Commercial district. The proposed hotel complies with all standards.

Table 2 – Applicable Development Standards

	Proposed	Requirement	Description
Height	70' for projections, 62' overall	65' max (with 8' projections allowed)	Elements (not more than 20% of a structure) may extend up to eight feet higher.
Setbacks			
Front	30'	15' min	
Side	60'-67'	10' min	
Rear	83'	10' min	
Parking			
Spaces	105	103	1 space / room + employees peak hours
Landscaping	29 trees +	26 trees	1 tree / 4 spaces
Lot Coverage	14.6%	60% max	
Floor Area Ratio	0.72	1.5 max	Hotel specific ratio

Design Guidelines

This project implements an important design criteria: neighborhood compatibility. The massing, colors, height, materials, siting, and landscaping of the hotel will complement the existing uses in the area as well as the planned projects in the adjacent Stadium Area Master Plan. This provides a consistent look and feel throughout this developing neighborhood.

The City of Rohnert Park Design Guidelines lists Modern under Architectural Styles. According to the Design Guidelines, Modern is an architectural style that emerged in the mid-20th Century and usually features geometric forms, large windows and flat roofs. Modern is the style the developer has used for the design of the hotel. The architect has utilized the following elements from the Design Guidelines:

- Building massing is inspired by traditional forms. Volumes are simple, asymmetrical yet balanced, and includes variations in height. Repetitive and alternating elements are present, with additional articulation provided by the use of colors, materials, screening, and recesses.
- The building incorporates façade elements such as the roof trellis, and the porte cochere that enriches the quality of the public environment. These elements also take inspiration from green building principles in that they provide shading, and address sun orientation.
- Materials used in the construction of the hotel feature a variety of colors and textures to achieve visual interest. The use of natural materials in modern buildings is encouraged, and this structure proposed to prominently use rough cut stone accents. The colors of additional building materials complement the natural materials.
- The building features a flat roof common to modern buildings. It is hidden by a parapet, but accented by height variation and a trellis. Mechanical and other roof mounted equipment is screened by the roof parapet.
- The trash enclosure is sited so as to minimize visibility from the street. The design of the trash enclosure is complimentary to the overall design of the hotel.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared to determine whether the proposed project would have a significant adverse effect on the environment. On the basis of the study, it was determined that the project would not have a significant adverse effect on the environment with implementation of mitigation measures, and a Mitigated Negative Declaration (MND) was prepared. The MND was circulated for public review between August 10, 2017 and September 11, 2017. The full MND is included as Attachment 2 to this staff report and the more results of the MND include:

- Prior to issuance of grading permits, the applicant is required to submit the California Tiger Salamander Habitat Assessment prepared for the project to the USFWS and the CDFW for review and concurrence. The applicant will need to demonstrate approval from these agencies prior to any grading or construction activity on the site.
- If at any time during earth disturbing activities a concentration of artifacts or a cultural deposit is encountered, work is required to cease in the immediate area and a qualified archeologist contacted. Due to the proximity to the creek, it is possible that cultural artifacts could be found.
- The project complies with the 2017 (Bay Area) Clean Air Plan. The project would generate minimal new traffic trips and would comply with the Bay Area Air Quality Management District (BAAQMD) screening criteria. Accordingly, project-related traffic would not exceed CO thresholds and no mitigation is required.
- GHG emissions associated with the project were studied as part of the CEQA analysis and were determined to be below the BAAQMD's GHG threshold of 1,100 MT CO₂E per year. Therefore, the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact. No mitigation is required.

NOTIFICATION

This item has been duly noticed by publication in the Community Voice for the Site Plan and Architectural Review and the Mitigated Negative Declaration and posted at the prescribed locations in Rohnert Park. Property owners within 300 feet of the project were mailed notices of the proposed application.

RESPONSE TO COMMENTS

No public comments have been received on this item.


Attachments

1. Resolution 2017-23 Approving a MND for the Fairfield Inn and Suites SPAR (APN 143-040-120) File No. PLSR16-0002
2. Resolution 2017-24 Approving Site Plan and Architecture Review for Fairfield Inn and Suites Located at 405 Martin Avenue (APN 143-040-120) File No. PLSR16-0002

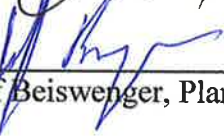
Exhibit A – Elevations, Design Package Sheet 2
Exhibit B – Elevations, Design Package Sheet 3
Exhibit C – Plot Plan/Site Plan
Exhibit D – Landscape Plan
Exhibit E – Daytime Rendering
Exhibit F – Nighttime Rendering
Exhibit G – Proposed Signage
Exhibit H – Fairfield Inn Brand Overview
Exhibit I – Trash Enclosure Plan, Design Package Sheet A100
Exhibit J – First Floor Plan, Design Package Sheet A110

3. Letter from Fish and Game dated September 8, 2017
4. Letter from Caltrans dated September 8, 2017

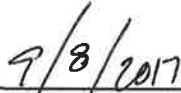
APPROVALS:




Zach Tusinger, Planner II



Jeff Beiswenger, Planning Manager



Date



Date

PLANNING COMMISSION RESOLUTION NO. 2017-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK CALIFORNIA APPROVING THE MITIGATED NEGATIVE DECLARATION FOR THE FAIRFIELD INN AND SUITES SITE PLAN AND ARCHITECTURAL REVIEW (APN 143-040-120) FILE NO. PLSR16-0002

WHEREAS, the applicant, Tejal Patel, of Rohnert Park Lodging, LLC, has submitted a Site Plan and Architectural Review for a 100-room hotel located on property at 405 Martin Avenue (APN 143-040-120); and

WHEREAS, Planning Application No. PLSR16-0002 was processed in the time and manner prescribed by State and local law; and

WHEREAS, an Initial Study was prepared and on the basis of that study, it was determined that the project would not have a significant adverse effect on the environment with implementation of mitigation measures, and a Mitigated Negative Declaration (MND) was prepared and circulated for public review for a 30-day period from August 10, 2017 to September 11, 2017 (Exhibit A); and

WHEREAS, pursuant to California State Laws and the City of Rohnert Park Municipal Code (RPMC), a public hearing notice for the Fairfield Inn and Suites was mailed to all property owners within a 300 foot radius of the subject property and to all agencies and interested parties as required by California State Planning Law, and a public hearing notice was published in the Community Voice for a minimum of 10 days prior to the first public hearing; and

WHEREAS, on September 14, 2017, the Planning Commission reviewed Planning Application No. PLSR16-0002 during a scheduled public meeting at which time interested persons had an opportunity to testify either in support or opposition to the proposed project; and

WHEREAS, at the September 14, 2017, Planning Commission meeting, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the Planning Commission considered all facts relating to Planning Application No. PLSR16-0002;

WHEREAS, the members of the Planning Commission, using their independent judgment, reviewed the proposed project and all evidence in the record related to such requests, including the staff report, public testimony, and all evidence presented both orally and in writing.

WHEREAS, at the September 14, 2017 public meeting the Planning Commission of the City of Rohnert Park reviewed and considered the information contained in the Initial Study and Mitigated Negative Declaration for the proposal, which is attached to this resolution as Exhibit A; and

WHEREAS, Section 21000, *et. Seq.*, of the Public Resources Code and Section 15000, *et. Seq.*, of Title 14 of the California Code of Regulations (the "CEQA Guidelines"), which

govern the preparation, content and processing of Negative Declarations, have been fully implemented in the preparation of the Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Rohnert Park makes the following findings, determinations and recommendations with respect to the Mitigated Negative Declaration for the proposed Project:

1. The Planning Commission has independently reviewed, analyzed and considered the Mitigated Negative Declaration and all written documentation and public comments prior to approval of the proposed Project; and
2. An Initial Study was prepared for the project, and on the basis of substantial evidence in the whole record, there is no substantial evidence that the project will have a significant effect on the environment, therefore a Mitigated Negative Declaration has been prepared which reflects the lead agency's independent judgment and analysis.
3. The Mitigated Negative Declaration was prepared, publicized, circulated and reviewed in compliance with the provisions of CEQA Guidelines; and
4. The Mitigated Negative Declaration constitutes an adequate, accurate, objective and complete Mitigated Negative Declaration in compliance with all legal standards; and
5. The documents and other materials, including without limitation staff reports, memoranda, maps, letters and minutes of all relevant meetings, which constitute and administrative record of proceedings upon which the Commission's resolution is based are located at the City of Rohnert Park, City Clerk, 130 Avram Ave., Rohnert Park, CA 94928.

BE IT FURTHER RESOLVED by the Planning Commission of the City of Rohnert Park that approval of the Project would not result in any significant effects on the environment with implementation of mitigation measures identified in the Mitigated Negative Declaration and the Planning Commission does hereby approve and adopt the Mitigated Negative Declaration and Initial Study set forth in **Exhibit 1** and direct the filing of a Notice of Determination with the County Clerk; and

BE IT FURTHER RESOLVED by the Planning Commission of the City of Rohnert Park that **Exhibit 1** of this resolution also provide Mitigation required under Section 15091 of the CEQA Guidelines for significant effects of the Project; and

BE IT FURTHER RESOLVED that any interested persons may appeal this Resolution of the Planning Commission to the City Council within 10 calendar days of its passage pursuant to RPMC Section 17.25.123. Any such appeal shall be in the form provided by RPMC Section 17.25.124 and with the payment of the fee established by the City.

DULY AND REGULARLY ADOPTED on this 14th day of September, 2017 by the
City of Rohnert Park Planning Commission by the following vote:

AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

Susan Haydon, Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

PLANNING COMMISSION RESOLUTION NO. 2017-24

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING SITE PLAN AND
ARCHITECTURAL REVIEW FOR FAIRFIELD INN AND SUITES LOCATED AT 405
MARTIN AVENUE (APN 143-040-120) FILE NO. PLSR16-0002**

WHEREAS, the applicant, Tejal Patel, of Rohnert Park Lodging, LLC, has submitted a Site Plan and Architectural Review for a 100-room hotel located on property at 405 Martin Avenue (APN 143-040-120); and

WHEREAS, Planning Application No. PLSR16-0002 was processed in the time and manner prescribed by State and local law; and

WHEREAS, the project is located in the Regional Commercial Zoning District, and so designated in the Rohnert Park Zoning Map;

WHEREAS, on September 14, 2017, the Planning Commission reviewed Planning Application No. PLSR16-0002 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and,

WHEREAS, at the September 14, 2017, Planning Commission meeting, upon considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application No. PLSR16-0002.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

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

Section 2. Factors Considered. The Planning Commission, in approving Planning Application No. PLSR16-0002, makes the following findings, to wit:

- A. That the developments general appearance is compatible with existing development and enhances the surrounding neighborhood.*

Criteria Satisfied The building design will be consistent with other structures in the immediate area including the existing Ashley Furniture, the planned Westside Public Safety Station (the colors of which directly compliment the Fairfield Hotel colors), the newly approved Cambria Hotel, and the remainder of the planned Five Creek project. The appearance of the hotel is also complimentary to the recently completed nearby Fiori Estates apartment complex. The hotel will be an attractive addition to the west side of town. Special care has been taken to ensure that all buildings within the adjacent Stadium Area Master Plan have a consistent architectural character, and while the Fairfield Inn is not within the SAMP, but merely adjacent to it, the design for the hotel has been carefully articulated so as to compliment this emerging area of the city. Architecture, landscaping

choices, lighting elements, and overall site design components give the hotel and the emerging neighborhood around it a consistent look and feel that enhances what already exists.

- B. That the development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the façade facing the street; and/or the line and pitch of the roof.*

Criteria Satisfied. The new building has an attractive appearance with a variety of materials including stone, stucco in various tones, and faux wood cement board. There is articulation in the building walls including setback and variations in the roof height. The porte-cochere provides an inviting entrance to the building and further enhances its attractiveness with variation in bulk and façade depth. A pool the rear of the hotel with an attractive metal fence. Attractive lighting and signage further enhances the visual quality of the structure. The rear of the hotel will provide an attractive frontage with lighting for the Hinebaugh Creek trail. While the hotel is set back from the planned Martin Avenue extension, landscaping, the height of the building, and the porte-cochere will insure the building maintains a visually attractive presence in this area of the city.

- C. That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.*

Criteria Satisfied. Vehicular access to the property is from Martin Avenue, at the Dowdell Avenue intersection. There is vehicular access to Rohnert Park Expressway and Highway 101. There are bike lanes on Dowdell Avenue and access to the Hinebaugh Creek trail. There is bicycle access to the building from a trail along Hinebaugh Creek and from Rohnert Park Expressway via Redwood Drive. Pedestrian sidewalks will connect the hotel to adjacent developments including the Five Creek project and the public sidewalk system. Bicycle parking and EV charging will be provided onsite. The trail system will provide access to SMART. Sonoma County Transit runs busses in close proximity to the hotel site.

Section 3. Environmental Clearance. A Mitigate Negative Declaration was prepared for the hotel project in conformance with the California Environmental Quality Act (CEQA).

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLSR16-0002 subject to the following conditions attached as Exhibit A.

BE IT FURTHER RESOLVED that said action shall not be deemed final until the appeal period has expired and that the appeal period shall be ten (10) working days from the date of said action. No building permits shall be issued until the appeal period has expired, providing there are no appeals.

DULY AND REGULARLY ADOPTED on this 14th day of September, 2017 by the City of Rohnert Park Planning Commission by the following vote:

AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

Susan Haydon, Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

Exhibit A

ADOPTED PER PLANNING COMMISSION RESOLUTION No. 2017-24

Conditions of Approval

Site Plan and Architectural Review: Fairfield Inn and Suites

The conditions below shall apply to the Fairfield Inn and Suites project located at 405 Martin Avenue (PLSR16-0002).

General Conditions

1. The Site Plan and Architectural Review approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued and construction is commenced and diligently pursued toward completion and the use is initiated, or an extension is requested and approved.
2. All applicable provisions of the City of Rohnert Park Municipal Code, are made a part of these conditions of approval in their entirety, as if fully contained herein.
3. The violation of any condition listed herein shall constitute a nuisance and a violation of the RPMC. In conformity with Chapter 1.16 of the RPMC, a violation of the RPMC may be an infraction or a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The Applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the Applicant as a result of a failure of the Applicant to fully perform and adhere to all of the Conditions of Approval.
4. The Applicant agrees to defend, indemnify, hold harmless and release the City of Rohnert Park, its agents, officers, attorneys and employees from any claim, action or proceedings brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or certification of the environmental document which accompanies it. This indemnification obligation shall include but not be limited to, damages, costs, expenses, attorneys', or expert witness fees that may be asserted by any person or entity, including the Applicant, whether or not there is concurrent passive or active negligence on the part of the City, its agents, officers, attorneys or employees.
5. Place Conditions of Approval on general notes on plan sheets.
6. Applicant shall comply with any and all mitigation measures contained within the project's Mitigated Negative Declaration document, including any Federal and State resource agency requirements.

Design Conditions

7. The project shall be designed and improved and installed to be consistent with the related Mitigated Negative Declaration and the associated mitigation measures.
8. The Project is approved as shown in Exhibits A through J attached to the Planning Commission Site Plan and Architectural Review approval resolution except as conditioned or modified below.
9. The applicant shall submit and receive approval for a Master Sign Program and Sign Review Application prior to installation of any signs.
10. All exterior lighting shall be LED including wall lights on the building.
11. Provide a dewatering plan as part of the grading permit if groundwater is expected to be encountered (refer to soils report for GWE to determine if it is needed).
12. The parcel owner shall enter into a Master Maintenance Agreement with the City; An executed agreement shall be executed prior to temporary certificate of occupancy.
13. Landscaping shall be constructed in accordance with the State's Model Water Efficient Landscaping Ordinance (MWELo), or in accordance with water conservation standards which meet or exceed the requirements of the MWELo. The Applicant shall submit a landscaping and irrigation plan that identifies landscape material types and locations, irrigation, water usage calculations, and other information as required. The plan shall be submitted to and reviewed and approved by the Development Services Department prior to construction. All costs for review of the requirements of the MWELo shall be borne by the Applicant. All landscaping and irrigation subject to the MWELo shall be substantially complete prior to the issuance of a Certificate of Occupancy.
14. Landscaping shall be irrigated using recycled water, to the extent that recycled water is available. The project shall apply for and comply with the City's standard Recycled Water Use Agreement.
15. Any new trees within five (5) feet of the public right-of-way or within five (5) feet of any paved areas within the project shall have root barriers that are approved by the City Engineer.
16. Prior to the issuance of Building Permits, a copy of all necessary easements and access agreements for the secondary access through the Ashley Furniture property shall be provided to the City.
17. Repaving of the intersection of Martin Avenue and Dowdell Avenue shall be required once all public utilities are tied in.

18. The trees along the Martin Avenue Extension frontage shall be approved by the City of Rohnert Park prior to planting and shall match the trees planted along the City parcel to the immediate west, which are planned to Ginkgo Biloba Maidenhair Trees.
19. Applicant shall provide plans for additional planters to be located adjacent to either side of the porte-cochere, per Planning Commission discussion.
20. Onsite parking lot lighting fixtures shall match to the extent possible the lighting fixtures planned and included in the adjacent Fire Station and Five Creek projects.

Public Safety

21. Code Compliance shall be in accordance with: 2016 California Fire Code, 2016 California Building Code, City of Rohnert Park Fire Division Code Ordinance #920, and NFPA
22. Illuminated addresses shall be plainly visible from the street. Monument sign per local code.
23. Fire extinguishers shall be installed per the Fire Code.
24. Key boxes shall be provided with a set of permanently labelled keys to entry and utility doors, pool mechanical building.
25. All work shall be performed in accordance with NFPA standards. The buildings shall have fire alarms, standpipe and sprinklers per model and local codes.
26. The location of fire riser and fire department connections shall be indicated on Improvement Plans.
27. The elevator cab shall accommodate a gurney.
28. All work shall comply with all codes, ordinances and standards, whether shown on the plans or not.
29. Additional Operational Permits may be required prior to occupancy.
30. Additional permits may be required by the Sonoma County Emergency Services Department for hazardous materials such as pool chemicals.
31. The entire parking lot and access road is considered a Fire Lane. Red curbs and signage shall be provided. Structural sections shall accommodate fire apparatus. Provide details on Improvement Plans.

32. Upon completion of work, the Design Professional shall submit complete record drawings on an approved electronic format, such as a disc or portable external drive.

Grading and Improvement Plan Requirements

33. All improvements shall be designed in conformance with: the City of Rohnert Park, Manual of Standards, Details and Specifications in effect at the time of development
34. The Project benchmark shall be based on a City approved USGS benchmark
35. The applicant shall provide a geotechnical report, and shall abide by its recommendations as a condition of development at the project site.
36. The grading plan shall be prepared by a Registered Civil Engineer, licensed in the State of California and shall be submitted for review and approval by the City Engineer.
37. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
38. The Grading Plans shall include the following required notes:
- a. "Any excess materials shall be considered the property of the contractor and shall be disposed of away from the job side in accordance with applicable local, state and federal regulations."
 - b. "During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. Contractor shall be responsible that all construction equipment is equipped with manufacturers approved muffler's baffles. Failure to do so may result in the issuance of an order to stop work."
 - c. "If at any time during earth disturbing activities a concentration of artifacts or a cultural deposit is encountered, work shall stop in the immediate area and the construction manager shall contact the City and a qualified archeologist."
 - d. "If human remains are encountered anywhere on the project site, all work shall stop in the immediate area and the construction manager shall contact the City, the County Coroner and a qualified archeologist."
 - e. "If paleontological resources or unique geologic features are encountered during construction, all work shall stop in the immediate area and the construction manager shall contact the City and a qualified paleontologist."
 - f. "Construction work hours shall be consistent with the Rohnert Park Municipal Code, Noise Ordinance."
 - g. "All proposed on-site utilities shall be placed underground. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets."

- h. "If hazardous materials are encountered during construction, the contractor will halt construction immediately, notify the City of Rohnert Park, and implement remediation (as directed by the City or its agent) in accordance with any requirements of the North Coast Regional Water Quality Control Board."

Site Civil and Landscape Plans

- 39. Sidewalk transitions shall be provided to allow a clear five foot walkway at all locations, including areas where mailboxes, streetlights, street signs and fire hydrants are to be installed.
- 40. The improvement plans shall illustrate accessible ramps and parking as required by State of California Title 24.
- 41. Site photometrics are to be submitted with the Site Civil Drawings for review and approval.
- 42. Landscape plans shall be submitted with the grading permit plans. Sidewalk alignment shall be shown on both the civil and landscape plans.
- 43. The landscape planting plans need to be compared with the civil engineering utility plans and confirmed no trees and large shrubs are proposed over water, sewer and storm drain pipes.
- 44. The portion of the public path behind the hotel shall be brought up to City Standard 238. Include this upgrade in the grading permit plans.
- 45. The driveway associated with hotel entrance on Martin Avenue shall mimic the layout and paving of a 4-way stop on a public street. The driveway will consist of AC and shall be level with the other components of the Dowdell/Martin Avenue intersection. A stop sign shall be installed at the entrance, and the curb ramps around the driveway on the sidewalk must be brought up to current accessibility standards.
- 46. Provide a signature line on front sheet of the grading plans for the project geotechnical engineer's review and approval of the civil engineering site plans.

Hydrology, Storm Water and Storm Drain

- 47. The storm drain system shall be designed to meet the requirements of the Sonoma County Water Agency Flood Control Design Criteria (latest revision), specific to the Project and these conditions. Provide an approval letter from the Sonoma County Water Agency prior to grading permit issuance.
- 48. The applicant shall prepare and implement a site specific storm water pollution prevention plan acceptable to the City that identifies best management practices for effectively reducing discharges of storm water containing sediment and construction wastes resulting from site construction activities. The applicant shall also include 5-mm trash screens at the outfall in conformance with trash capture requirements adopted by the State Water Resources Control Board in April 2015.
- 49. The site shall be in conformance with the City of Santa Rosa Storm Water Low Impact Development Technical Design Manual (latest edition).

50. The project shall apply for and comply with the City's standard Master Maintenance Agreement for all onsite storm water best management practices. A specific maintenance agreement for the site shall be compiled prior to the Certificate of Occupancy.
51. Discharge of runoff onto pavement should be avoided.
52. Plans and certifications shall demonstrate compliance of all improvements, including building pads and finished floor elevations, with the City's Flood plain Ordinance, to the satisfaction of the Building Official and City Engineer. Pad elevations shall be constructed at a minimum of 1 foot above the 100-year Floodplain as determined by the City and certified by the project engineer.
53. Site drainage design must include facilities for the containment of recycled water runoff due to over irrigation, system leakage or control failure.
54. Grading plans shall include an erosion control (winterization) plan. The plan must include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed. A separate Rain Event Action Plan (REAP) shall be required and prepared as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the REAP shall be kept on-site throughout the duration of construction activities. Provide the WDID number on the front page of the grading plans.
55. Drainage from the site must be connected to the new storm water line on Labath Avenue. All infrastructure associated with the design and installation of the drainage pipe to Labath Avenue will be at the developer's expense.
56. The trash dumpster enclosure shall be provided with a floor drain connected to the sanitary sewer system, not the storm drain.

Water System Requirements

57. The grading plans shall show backflow prevention devices in accordance with the requirements of the City of Rohnert Park's Backflow Prevention Ordinance.
58. All City water meters shall be located within the right-of-way unless otherwise approved by the Development Services Department. The grading plans shall show fire protection in accordance with the requirements of Rohnert Park Fire Department.
59. The grading plans shall show hydrants placed per the direction of the Rohnert Park Fire Division.
60. The grading plans shall include a note that states "All hydrants shall be covered with bags indicating that the hydrant is not active until flow tests are completed by the City and the hydrants are approved."
61. The on-site fire sprinkler system services shall be separated from the fire hydrants by a single-check valve per City Standard STD-879. The Fire Marshall shall be consulted on this item.

Sewer System Requirements

- 62. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" above upstream manhole or clean-out rim elevations.
- 63. The pool shall be plumbed to drain/back wash into the sanitary sewer system. This shall be clearly shown on the pool construction plans.

Recycled Water System Requirements

- 64. The grading plans shall show recycled water use for irrigation.
- 65. The recycled water system improvements shall be designed in accordance with the City of Santa Rosa's Recycled Water Users Guide, the City of Santa Rosa and City of Rohnert Park standards, Title 22 of the California Code of Regulations and the requirements of the North Coast Regional Water Quality Control Board.
- 66. All recycled water mains, service laterals, plumbing, valves, pipes, appurtenances, irrigation parts, vaults and boxes must be purple. Recycled water notification signs shall be installed as directed by the City Engineer. Recycled water spray, mists and ponding must not be present in any designated eating area. All drinking fountains must be positioned or shielded to eliminate any exposure to recycled water sprays or mists.
- 67. Recycled water/potable water dual plumbing design and layout, construction-installation and final inspection review for individual lots or grouping of lots must be performed by an AWWA certified Cross Connection Specialist and all deficiencies must be corrected at the applicant's expense. Written reports of the Cross Connection Specialist's finding must be submitted to and approved by the City.

Dry Utility System Requirements

- 68. All onsite utilities shall be placed underground.
- 69. Show all dry utilities on the grading plans.

Prior to the Issuance of Grading Permits and/or Improvement Agreements

- 70. No construction activity may commence until the applicant has demonstrated to the City that it has filed a Notice of Intent to comply with the Terms of General Permit to Discharge Storm Water Associated with Construction Activity (NOI) with the State of California Water Resources Control Board.
- 71. The applicant shall secure an encroachment permit from the City prior to performing any work within the City right of way or constructing a City facility within a City easement.
- 72. If the site will require import or export of dirt, the applicant shall submit in writing the proposed haul routes for the trucks and equipment. The haul routes must be approved by the City prior to import/export work commencing.
- 73. For a grading permit, the applicant shall secure an approval of a grading plan prepared by a Registered Civil Engineer licensed in the State of California and pay all required fees.

74. The applicant shall provide the city with signed deeds for all on-site and off-site easements associated with the project.
75. All grading plans shall conform to the City's Municipal code, please refer to Chapter 15.50 and 15.52 for required submittals.

Prior to the Issuance of the First Building Permit

76. The applicant shall provide pad certifications for the site on which the building permit is requested.

During Construction

77. All construction shall conform to the City's most current Manual of Standards, Details, and Specifications latest edition, all City Ordinances and State Map Act and the approved plan.
78. Provide the final Storm Water Mitigation Plan for review and approval by the City.
79. The applicant shall complete all water and wastewater improvements, including pressure and bacterial testing and raising manholes and cleanouts to grade prior to connection of any improvements to the City water or wastewater systems.
80. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the Development Services Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
81. The applicant shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.
82. The applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.
83. If grading is to take place between October 15 and April 15, both temporary and permanent erosion control measures, conforming to the project erosion control plans shall be in place before October 1st. Erosion control measures shall be monitored and maintained continuously throughout the storm season.
84. The following minimum Best Management Practices (BMPs) shall be required during construction:
 - a. Construction crews shall be instructed in preventing and minimizing pollution on the job.
 - b. Construction entrances/exits shall be stabilized to prevent tracking onto roadway.
 - c. Exposed slopes shall be protected from erosion through preventative measures.
 - d. Use brooms and shovels when possible to maintain a clean site

- e. Designate a concrete washout area. Maintain washout area and dispose of concrete waste on a regular basis.
 - f. Protect drain inlets from receiving polluted storm water through the use of filters such as fabrics, gravel bags or straw wattles.
 - g. Have necessary materials onsite before the rainy season
 - h. Inspect all BMPs before and after each storm event. Maintain BMPs on a regular basis and replace as necessary, through the entire course of construction.
 - i. All construction implementation measures as outlined in the approved Mitigation Monitoring and Reporting Program.
85. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, liquefaction, erosion, settlement, and seismic activity.
86. Hours of work shall be limited to between 8 a.m. to 6 p.m. Monday through Friday. Work on Saturday or Sunday will only be permitted with written permission from the City. Requests for extended hours must be submitted 72 hours in advance.
87. Throughout the construction of the project, dust control shall be maintained to the satisfaction of the City. At a minimum the dust control measures will include:
- Cover all trucks hauling construction and demolition debris from the site.
 - Water on a continuous as-needed basis all earth surfaces during clearing, grading, earthmoving, and other site preparation activities.
 - Use watering to control dust generation during demolition...
 - Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas.
 - Sweep daily (with water sweepers) all paved areas and staging areas.
 - Provide daily clean-up of mud and dirt carried onto paved streets from the site.
 - Properly maintain all construction equipment.
 - For construction sites near sensitive receptors (or if residential development occurs prior to commencement of commercial development):
 - Install wheel washers for all existing trucks, or wash off the tires or tracks of trucks and equipment leaving the site.
 - Suspend dust-producing activities during periods when instantaneous gusts exceed 25 mph when dust control measures are unable to avoid visible dust plumes.
 - Limit the area subject to excavation, grading and other construction or demolition activity at any one time.

88. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, § 2485 of California Code of Regulations). Clear signage regarding idling restrictions shall be provided for construction workers at all access points.
89. The applicant shall post a publicly visible sign with the telephone number and person to contact at the construction site and at the City of Rohnert Park regarding dust complaints. The applicant shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.
90. The applicant shall post signs of possible health risk during construction. The applicant is responsible for compliance with the Bay Area Air Quality management District's rule regarding cutback and emulsified asphalt paving materials.
91. The applicant shall repair all construction related damage to existing public facilities (streets, sidewalks, utilities etc.) at no cost to the City.
92. If, during construction, the contractor damages any existing facilities on the neighboring properties (i.e. fences, gates, landscaping, walls, etc.) contractor shall be responsible to replace all damaged facilities.

Prior to Occupancy

93. Prior to final occupancy the project shall provide a minimum of seven onsite bicycle spaces for the hotel in compliance with Section 17.16.140 of the City of Rohnert Park Zoning Code.
94. All water system improvements necessary to provide fire flows and pressures shall be installed and operational
95. All improvements shown in the improvement plans deemed necessary for the health, safety and welfare of the occupant and general public shall be completed.
96. All permanent BMPs shall be installed that capture all tributary areas relating to the hotel's runoff.
97. The applicant shall have entered into the City's standard Master Maintenance Agreement with the City to address long term maintenance of, among other things, the storm water BMPs.
98. The applicant shall have entered into the City's standard Recycled Water Agreement, designate site supervisor(s) and undertake any other activities necessary.
99. The applicant shall provide a written statement signed by his or her engineer verifying that the grading and/or drainage improvements are completed in accordance with the plans approved by the Sonoma County Water Agency, the City Engineer, and the Building Official.
100. A complete set of As-Built or Record, improvement plans on the standard size sheets shall be certified by the Civil Engineer licensed in the State of California and returned to the City Engineer's office prior to final acceptance of the public

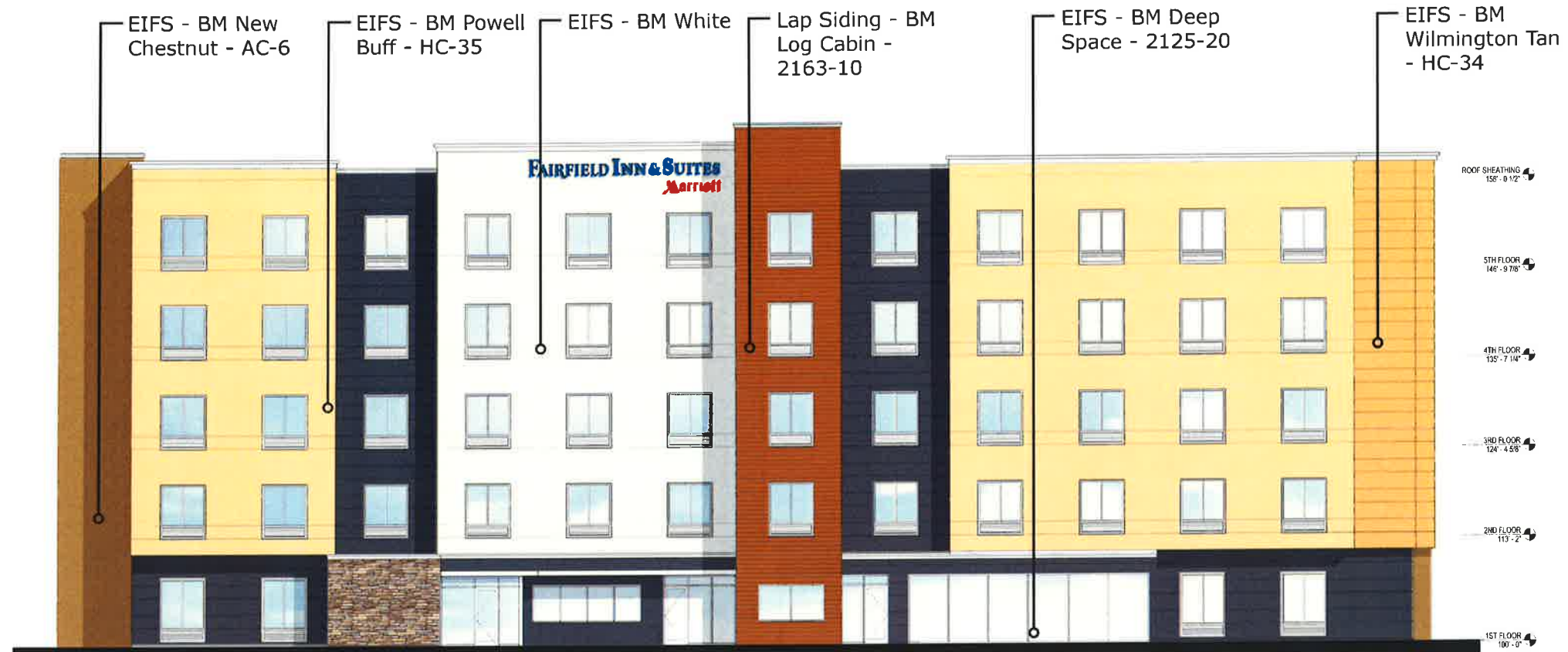
improvement. These shall show all constructive changes from the original plans including substantial changes in the size, alignment, grades, etc. during construction. Approved Record Drawings shall be provided to the City geo-referenced in Autocad DWG and & PDF File formats.



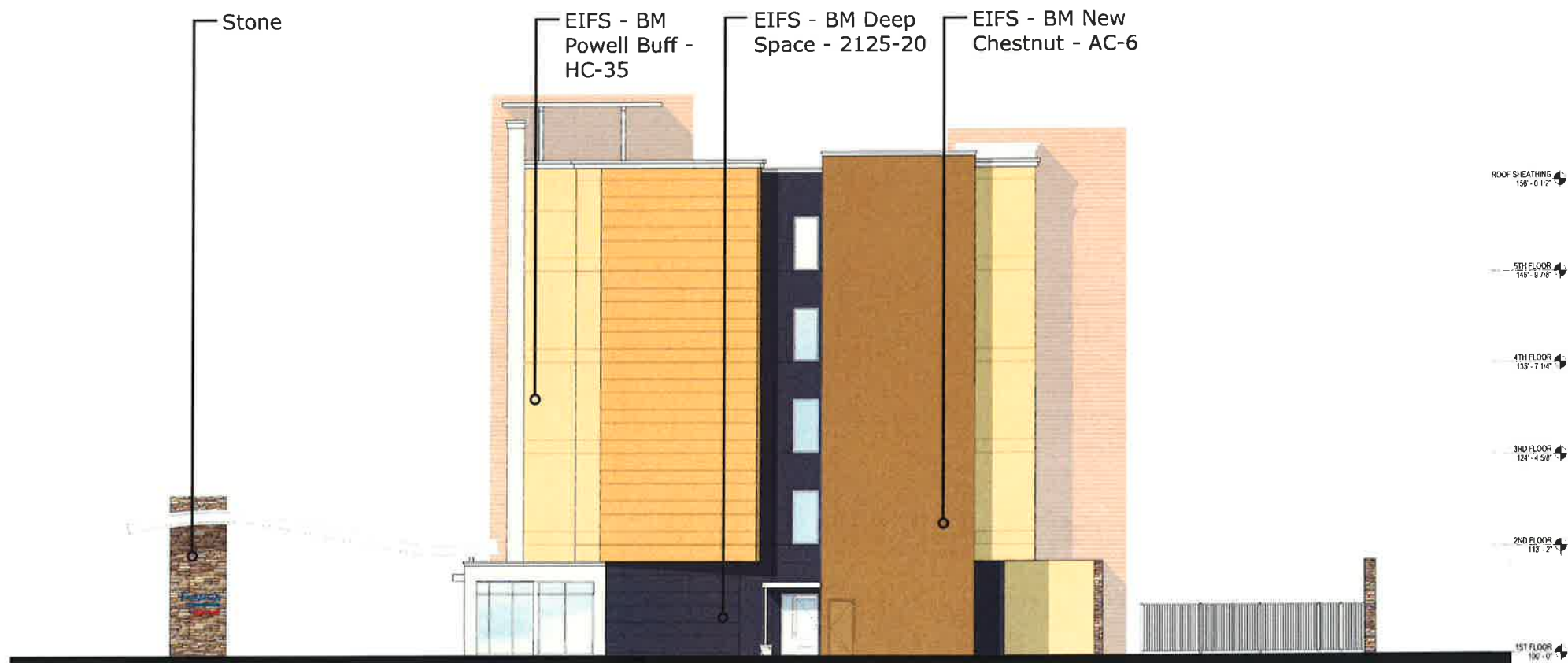
North Elevation



East Elevation

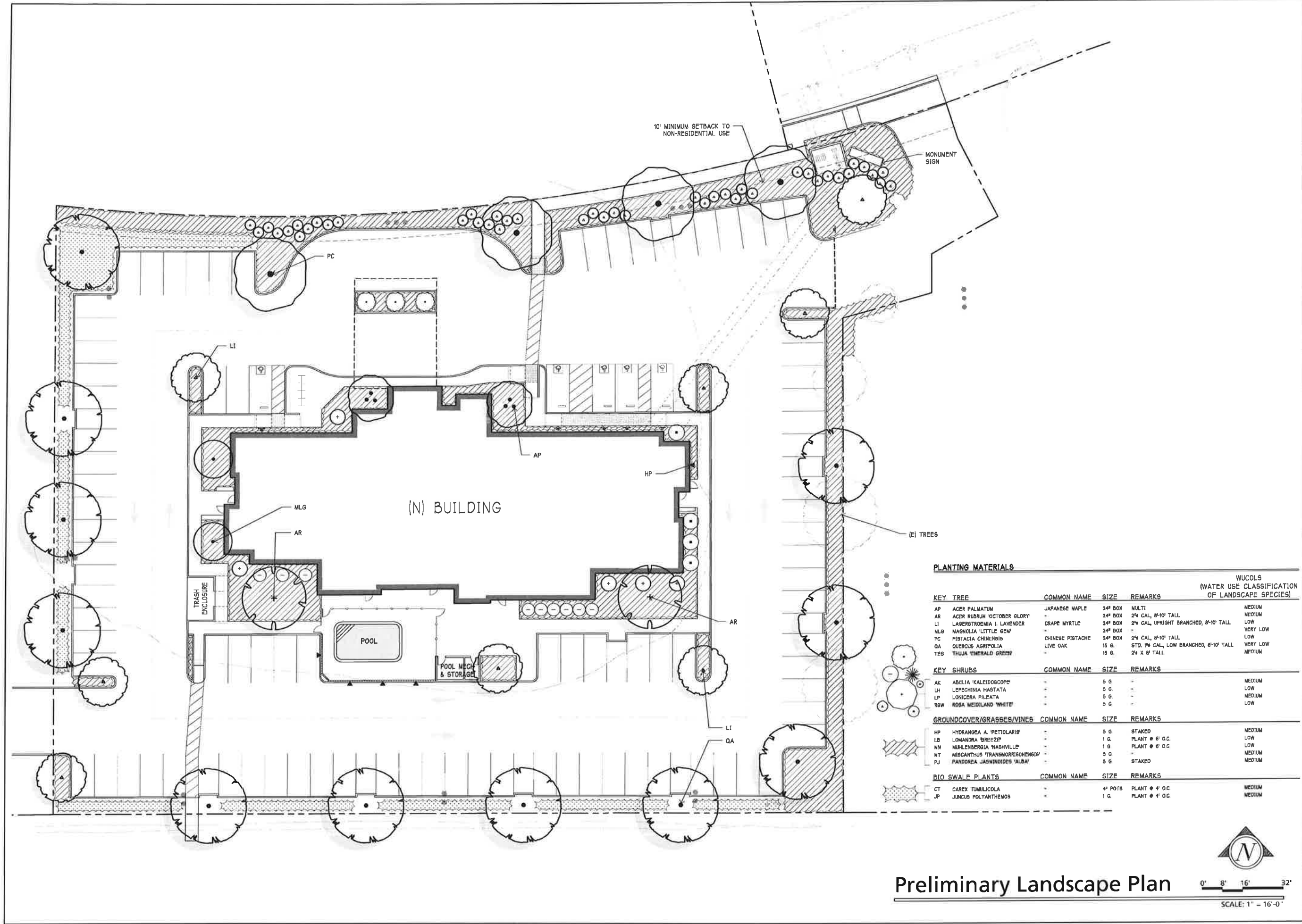


South Elevation



West Elevation

David R. Brown, RCE 41833
My license expires 3/31/2018



PLANTING MATERIALS				WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES)	
KEY TREE	COMMON NAME	SIZE	REMARKS		
AP	ACER PALMATUM	24" BOX	MULTI		MEDIUM
AR	ACER RUBRUM 'OCTOBER GLORY'	24" BOX	2 1/4" CAL., 8'-10' TALL		MEDIUM
LI	LAGERSTROEMIA 1 LAVENDER	24" BOX	2 1/4" CAL., UPRIGHT BRANCHED, 8'-10' TALL		LOW
MLG	MAGNOLIA 'LITTLE GEM'	24" BOX			VERY LOW
PC	PISTACIA CHINENSIS	24" BOX	2 1/4" CAL., 8'-10' TALL		LOW
QA	QUERCUS AGRIIFOLIA	15 G.	STD. 7 1/2" CAL., LOW BRANCHED, 8'-10' TALL		VERY LOW
TPB	THUJA 'EMERALD GREEN'	15 G.	2 1/2" X 8' TALL		MEDIUM
KEY SHRUBS	COMMON NAME	SIZE	REMARKS		
AK	ABELIA 'KALEIDOSCOPE'	5 G.			MEDIUM
LH	LEUCHODENDRUM	5 G.			LOW
LP	LONICERA PILEATA	5 G.			MEDIUM
RSW	ROSA 'MEIGLAND WHITE'	5 G.			LOW
GROUND COVER/GRASSES/VINES	COMMON NAME	SIZE	REMARKS		
HP	HYDRANGEA A. 'PETIOLARIS'	5 G.	STAKED		MEDIUM
LB	LOMANORA 'BREEZE'	1 G.	PLANT @ 6' O.C.		LOW
MN	MULLENBERGIA 'NASHVILLE'	1 G.	PLANT @ 6' O.C.		LOW
NT	MISCANTHUS 'TRANSFORMATIONS'	5 G.			MEDIUM
PJ	PANDORA 'JASMINE' 'ALBA'	5 G.	STAKED		MEDIUM
BIO SWALE PLANTS	COMMON NAME	SIZE	REMARKS		
CT	CAREX TUMULICOLA	4" POTS	PLANT @ 4' O.C.		MEDIUM
JP	JUNCUS POLYANTHEMOS	1 G.	PLANT @ 4' O.C.		MEDIUM

RESOURCE DESIGN

LANDSCAPE ARCHITECTS
PLANNERS
ARBORISTS

835 Piner Road
Suite F
Santa Rosa, CA
95403
p 707.526.5009
f 707.573.9626

LICENSED LANDSCAPE ARCHITECT
MATTHEW BOWNE
No. 10000
Expires 12/31/2025
State of California

DATE: _____
DESCRIPTION: _____
REVISION: _____

FAIRFIELD INN & SUITES
405 Martin Avenue, Rohnert Park, California, 94928

Preliminary Landscape Plan

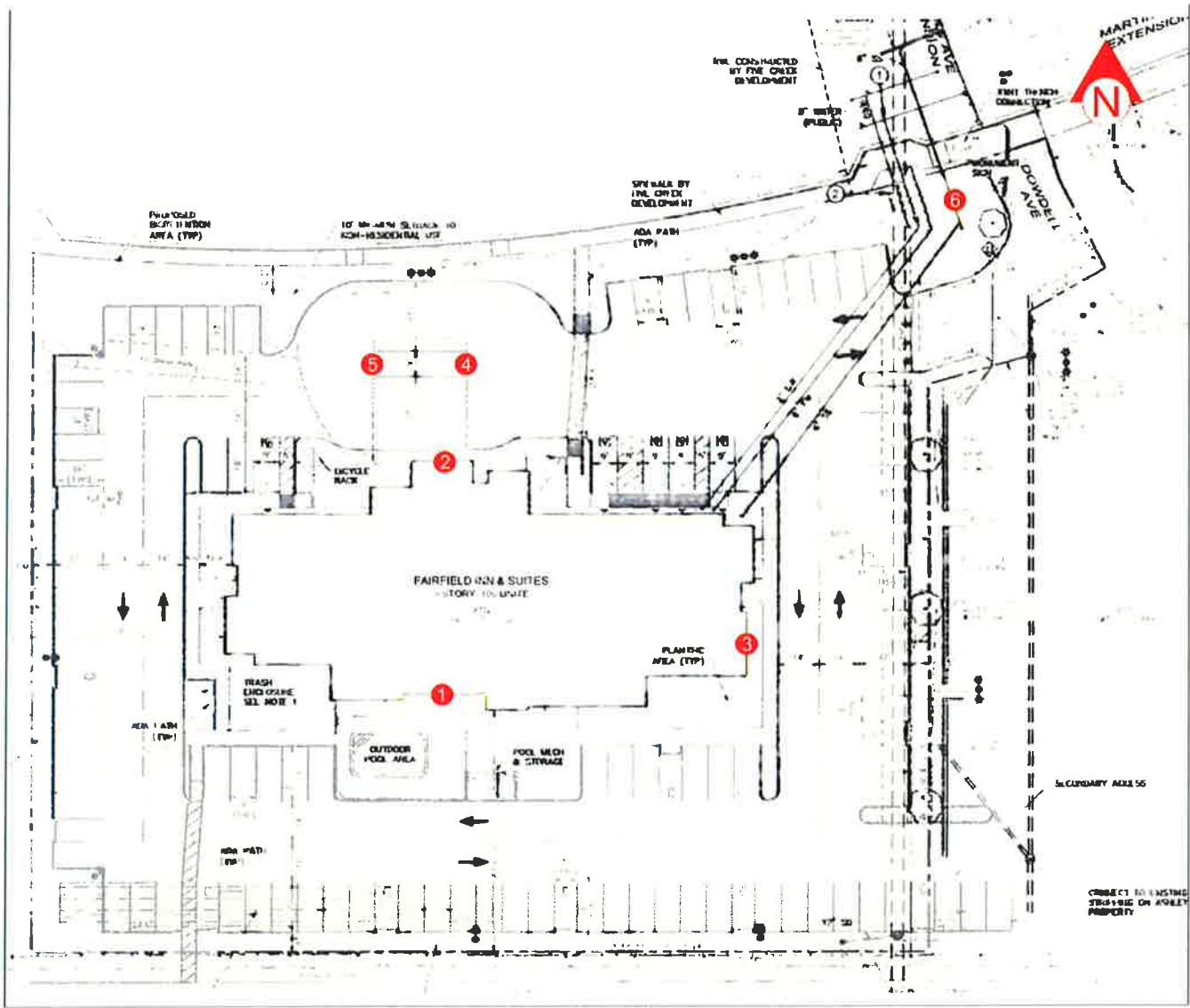
PHASE: PRELIMINARY
DRAWN BY: MB/GR
DATE: 02.10.17

SHEET NUMBER:
L1.0

cad file: G:\Fairfield Inn & Suites\Fairfield Inn & Suites_prelim.dwg 2/10/2017 12:29 PM







FAIRFIELD INN & SUITES
ROHNERT PARK, CA


PROPOSED SIGNS:

- 1 24" 2-LINE RIGHT JUSTIFIED REMOTE LETTER SET
- 2 36" 3-LINE RIGHT JUSTIFIED REMOTE LETTER SET
- 3 36" 3-LINE RIGHT JUSTIFIED REMOTE LETTER SET
- 4 12" 3-LINE LEFT JUSTIFIED PIN MOUNTED LETTER SET
- 5 12" 3-LINE RIGHT JUSTIFIED PIN MOUNTED LETTER SET
- 6 4'-10" TALL x 8'-5 7/8" WIDE AT 8'-0" MONUMENT SIGN

FRANCHISEE IS RESPONSIBLE FOR REVIEWING READABILITY AND VISIBILITY FROM LOCAL ROADWAYS

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: FAIRFIELD INN & SUITES	Date: 08/28/17	Prepared By: IDV	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide a correct PMS number and a resolution to the drawing will be made.	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 - www.personasigns.com
Location: ROHNERT PARK, CA	File Name: 160161 - R1 - ROHNERT PARK, CA	Eng:			



2

NORTH ELEVATION
SCALE: 3/64" = 1'-0"

16'-3 3/8"

3'-0"

8'-1 11/16"

1'-2 7/8"

2'-6"

Fairfield
INN & SUITES
Marriott

GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: Fairfield INN & SUITES	Date: 08/11/17	Prepared By: IDV	<div>Note: Colors are approximate and may vary slightly from actual. All colors used are PMS or the closest CMYK equivalent. If these colors are not available, please contact your local PMS or CMYK color matching service for the closest match.</div>	<div><div>personasigns</div><div>SIGNS LIGHTING IMAGE</div></div>	<div>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</div>
Location: ROHNERT PARK, CA	File Name: 160161 - R1 - ROHNERT PARK, CA	Eng: -			

3 & 4

EAST ELEVATION
SCALE: 3/64"



3
16'-3 3/8"
3'-0"
8'-1 11/16"
1'-2 7/8"
2'-6"
FAIRFIELD
INN & SUITES
Marriott

GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

4
5'-5 1/8"
1'-0"
2'-8 9/16"
1'-15/16"
10"
FAIRFIELD
INN & SUITES
Marriott


Welcome to Rohnert Park

GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL		Date
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NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: FAIRFIELD INN & SUITES	Date: 08/28/17	Prepared By: IDV	Note: Color is for reference only. All colors are to be confirmed by the customer. If the customer has a specific color requirement, please provide a color swatch or Pantone color reference. If the customer has a specific color requirement, please provide a color swatch or Pantone color reference. If the customer has a specific color requirement, please provide a color swatch or Pantone color reference.	Eng: -	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: ROHNERT PARK, CA	File Name: 160161 - R1 - ROHNERT PARK, CA					

5

WEST ELEVATION
SCALE: 3/64"

1'-0"

2'-8 9/16"

4'-15/16"

1'-0"

FAIRFIELD
INN & SUITES
Marriott
Welcome to Rohnert Park
GRAPHIC DETAIL
SCALE: 3/4" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: FAIRFIELD INN & SUITES	Date: 08/11/17	Prepared By: IDV	<div>Note: Colors shown are for reference only and may vary from actual colors. All colors are to be confirmed with the client. If these colors are not confirmed, please provide a color chart or Pantone color matching system to be used.</div>	<div><div>personā</div><div>SIGNS LIGHTING IMAGE</div></div>	<div>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</div>
Location: ROHNERT PARK, CA	File Name: 160161 - R1 - ROHNERT PARK, CA	Eng: -			

MONUMENT SIGN



APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date _____

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Prepared By:
IDV

persōna
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street, Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

File Name: **160161 - R1 - ROHNERT PARK, CA**

Eng:



Fairfield is everywhere you want to be, at a great value. Fairfield's multi-functional public spaces and guest rooms are designed for restful sleep and productivity, and the 100% Guarantee is our commitment to delivering outstanding service.

BRAND POSITIONING

Stress Free Travel so you can perform and be your best. Fairfield guarantees a stress-free stay for no-nonsense travelers who strive to maintain their momentum and balance while on the road. We support well-being and productivity, all at a great value, so guests never skip a beat.

TARGET GUEST

Momentum Seeker. This guest values staying on track, mentally and physically. Upbeat and practical, they're committed to maintaining a routine while on the road. They often find travel to be draining, and tend to trust reliable brand-name hotels that give them peace of mind so they can stay productive and balanced.

BRAND TAG LINE

Stay Amazing.

BRAND VALUES

IT'S RIGHT | IT'S EASY | IT WORKS



- **Meeting Space:** Boardroom designed for small meetings in most locations
- **Rewards program:** Marriott Rewarding Events allows members to earn Marriott Rewards points or airline miles on actualized revenue for qualified meetings and events held at all properties with participating Marriott brands



CUSTOMER-FACING WEBSITE: fairfieldinn.com

KEY BRAND DETAILS (June 2016 STR Data)

CHAIN CODE: FI
STR SEGMENT: Upper Midscale
PORTFOLIO SEGMENT: Classic Select
MANAGED vs. FRANCHISED: 1% vs. 99%
ROOMS: 73,950
DISTRIBUTION *(units):* 779 total

<u>AP</u>	<u>CALA</u>	<u>Canada</u>	<u>U.S.</u>
3	6	19	772

DIFFERENTIATING FEATURES

- Fairfield 100% Guarantee™ ensures great service and a stress-free travel experience
- 24/7 fitness facilities
- 90% of the hotels have been renovated into a recent decor package
- Fairfield rated #1 by the 2016 ACSI survey in its tier

FOOD&BEVERAGE OFFERINGS

- Free hot breakfast with healthy options
- 24/7 access to the Market for snacks and beverages

LOYALTY

Marriott Rewards/Rewarding Events

PRIMARY COMPETITORS



Updated as of 09/21/16. For internal use only.

MARRIOTT + STARWOOD

[illegible]

Project Name:

FAIRFIELD
INN & SUITES
Marriott

Project Address
405 MARTIN AVE
ROHNERT PARK, CA 94928

Project Manager:
JH
Checked By:
JH
Drawn By:
JH
Document Date:
11/01/2016

Project No. **31000164**

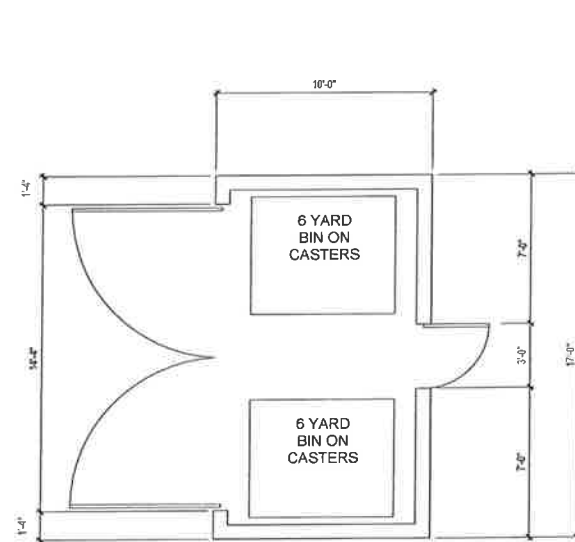
Professional Seal

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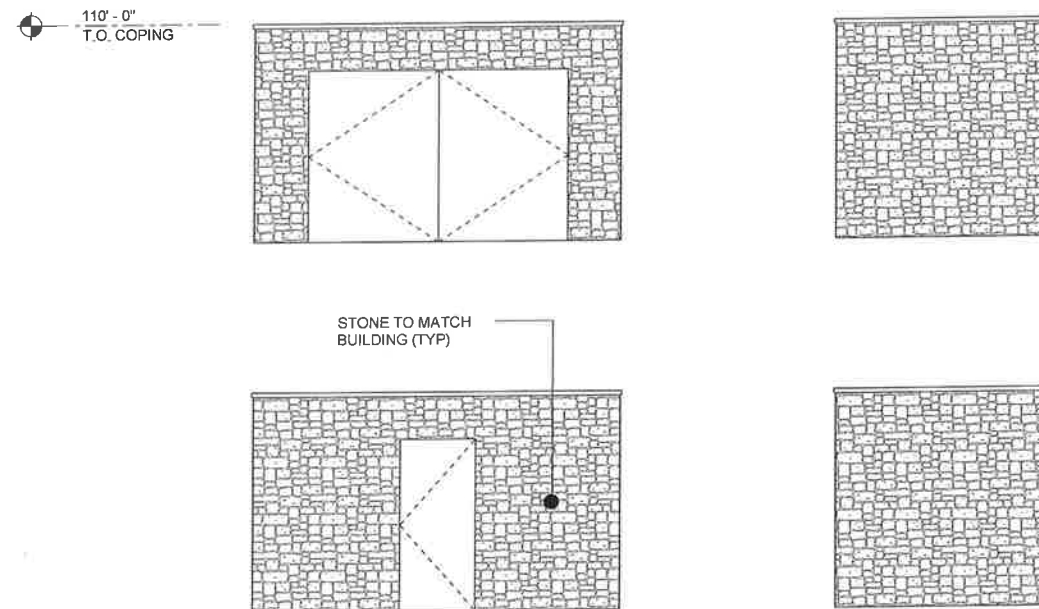
DUMPSTER PLAN & ELEVATIONS

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1 DUMPSTER PLAN



1 DUMPSTER ELEVATIONS

Project Name _____

Project Address

Project Manager:
JH
Checked By:

Project No. **31000164**

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Project Title

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State of California – The Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
7329 Silverado Trail
Napa, CA 94558
(707) 944-5500
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



September 8, 2017

Mr. Jeffrey Beiswenger
Planning Manager
City of Rohnert Park
130 Avram Avenue
Rohnert Park, CA 94928

Dear Mr. Beiswenger:

Subject: Fairfield Inn and Suites, Mitigated Negative Declaration, SCH# 2017082034,
City of Rohnert Park, Sonoma County

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt a Mitigated Negative Declaration (MND) from the City of Rohnert Park for the Fairfield Inn and Suites (Project) pursuant the California Environmental Quality Act (CEQA).

CDFW is submitting comments on the draft MND as a means to inform the City of Rohnert Park (City) as the Lead Agency, of our concerns regarding potentially significant impacts to sensitive resources associated with the proposed Project.

CDFW ROLE

CDFW is a Trustee Agency with responsibility under CEQA (Pub. Resources Code, § 21000 et seq.) pursuant to CEQA Guidelines section 15386 and for commenting on projects that could impact fish, plant and wildlife resources. CDFW is also considered a Responsible Agency if a project would require discretionary approval, such as a California Endangered Species Act (CESA) or Native Plant Protection Act permit, a Lake and Streambed Alteration Agreement, or other provisions of the Fish and Game Code that afford protection to the State's fish and wildlife trust resources.

REGULATORY REQUIREMENTS

California Endangered Species Act: Please be advised that a CESA permit must be obtained if the project has the potential to result in "take" of plants or animals listed under CESA, either during construction or over the life of the project. Issuance of a CESA permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA Permit.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially restrict the range or reduce the population of a threatened or endangered species. (Pub. Resources Code, §§ 21001, subd. (c), 21083; CEQA Guidelines, §§ 15380, 15064, and 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency

makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with Fish and Game Code section 2080.

PROJECT DESCRIPTION SUMMARY

Proponent: Rohnert Park Lodging, LLC

Objective: Construct a five story, 100-room hotel and 105 parking spaces on a vacant, 1.83-acre parcel

Location: 405 Martin Avenue, Rohnert Park, Sonoma County, GPS coordinates 38.351083, -122.719778. The project is situated in upland, disturbed non-native grassland habitat adjacent Hinebaugh Creek.

Timeframe: Approximately 10 months upon Project approval

COMMENTS AND RECOMMENDATIONS

CDFW offers the below comments and recommendations to assist the City of Rohnert Park in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Based on the Project's avoidance of significant impacts on biological resources, in part through implementation of CDFW's recommendations, CDFW concludes that an MND is appropriate for the Project.

Environmental Setting

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project have the potential to threaten to eliminate a plant or animal community, or substantially reduce the number or restrict range of a rare or endangered plant or animal?

Comment 1: Section 2.4, Page 30 and Appendix B California Tiger Salamander Habitat Assessment

Issue: The MND does not adequately support its conclusion that the Project would result in no impacts to California tiger salamander (CTS; *Ambystoma californiense*). The MND relies on the Appendix B California Tiger Salamander Habitat Assessment (assessment), which does not include the below considerations.

CTS Occurrence Record Overlaps Project Area: A CTS adult occurrence record overlaps the Project area on Figure 2 of the Santa Rosa Plains Conservation Strategy (U.S. Fish and Wildlife Service 2005).

CTS Could Migrate to Project Area: Hinebaugh Creek provides a potential migration route between the Project area and potential breeding habitat 0.8 miles to the west. Based on a reconnaissance survey by CDFW staff on August 25, 2017, there are no migration barriers between the potential breeding habitat and the project area along Hinebaugh Creek and its adjacent walking path.

Refugia for CTS are Present in Project Area: CDFW staff observed small mammal burrows and large soil cracks within the project area and the surrounding land that could

provide refugia. Staff also observed an active small mammal (vole or mouse) on contiguous land just north of the Project area.

Specific impact: The Project may result in CTS injury, mortality, and habitat loss.

Why impact would occur: The Project could directly affect CTS by crushing, killing, or injuring individuals by vehicles, equipment and workers during construction work, transport of supplies and workers, and on-site storage of construction materials and equipment. CTS could be killed or injured during earth-moving activities such as grading and trenching. CTS could be entombed in burrows or other suitable refugia during excavation, grading, or fill activities, or become trapped in trenches and pipes. CTS could desiccate during dispersal movements due to loss of burrows or other refugia.

The proposed building and parking lot may result in the permanent loss of 1.83 acres of CTS upland habitat. The Project as proposed has the potential to result in take of CTS; therefore, CDFW recommends applying for a CESA Incidental Take Permit (ITP) (see proposed Mitigation Measure 1 below).

Evidence impact would be significant: The CTS Sonoma County Distinct Population Segment qualifies an endangered and threatened animal under CEQA because it is listed as threatened pursuant to CESA and endangered under federal Endangered Species Act. [CEQA Guidelines, § 15380, subd. (c)(1)].

CTS is endemic to California and numerous populations have been extirpated. Upland habitat destruction from urban and agriculture uses are indicated as a major cause of population decline, which is also attributed to breeding habitat destruction, habitat fragmentation, effects of introduced non-native species, and artificial migration barriers (CDFG 2009).

Based on the foregoing, Project impacts would potentially substantially reduce the number or restrict the range of CTS. Therefore, Project impacts to CTS would be **potentially significant**.

Mitigation Measure 1:

To reduce impacts to less-than-significant: CDFW recommends that the City of Rohnert Park require a thorough analysis of the potential for CTS within the Project area. If the potential exists, CDFW recommends that the City of Rohnert Park:

- 1) Revise the MND to identify potentially significant impacts to CTS described above and include avoidance, minimization, and mitigation measures, such as: implementing seasonal work restrictions, pre-construction surveys by a qualified biologist, biological monitoring, and permanent protection and perpetual management of compensatory habitat, etc. This revision may require MND recirculation, whereby CDFW may provide additional comments on proposed mitigation measures. [CEQA Guidelines, 15073.5, subd. (b)(1)].
- 2) If take of CTS may occur, recommend that the Project proponent apply for a CESA ITP for CTS. CDFW Bay Delta Region staff is available to provide guidance on the ITP application process.

Comment 2: Appendix B Biological Constraints Report

Issue: The MND Appendix B states that foothill yellow-legged frog (FYLF; *Rana boylei*) is not expected to occur in the Project area due to a lack of suitable habitat. However, the MND does not include the below considerations.

FYLF CESA Protection: In July 2017, the Fish and Game determined that FYLF is candidate species under CESA. Candidate species are afforded the same protections as threatened and endangered species (Fish and Game Code section 2085).

FYLF Occurrence Records in Vicinity: California Natural Diversity Database 2010 has a recorded occurrence of FYLF in Crane Creek approximately four miles west of the project area. The confluence of Crane creek and Hinebaugh Creek, adjacent to the Project Area, is approximately 1.8 miles east of the Project area and well within the species' mobility range. The species has been documented to travel along streams 4,547 feet per day up to 4.3 miles (Thompson et al. 2016). There is also a recorded occurrence in Copeland Creek approximately two miles southeast of the Project area.

FYLF Potential Habitat in Project Area: Hinebaugh Creek and adjacent uplands including the Project area may provide suitable habitat for FYLF. Different life stages of FYLF use a variety of habitat types for development, foraging, and overwintering (Thompson et al. 2016). The species is most common along streams with rocky bottoms but has been found along streams with mud bottoms (Stebbins 1951). They have also been found in streams lacking a cobble or larger-sized substrate grain (Jennings and Hayes 1994). FYLF utilizes upland habitats adjacent to streams and have been observed 164 feet away from streams under rocks or other refugia (Nussbaum et al. 1983; Thompson et al. 2016; Zweifel 1955). Little information about FYLF terrestrial movements is known and the species may travel farther from streams.

Specific impact: The Project may result in FYLF injury, mortality, and habitat loss.

Why impact would occur: If FYLF is within or near the Project site, the Project may directly affect FYLF by crushing, killing, or injuring individuals by vehicles, equipment and workers during construction work, transport of supplies and workers, and onsite storage of construction materials and equipment. FYLF could be killed or injured during earth-moving activities such as grading and trenching, or become trapped in trenches and pipes. FYLF could desiccate during terrestrial movements due to loss of refugia such as rocks, logs, or vegetative cover.

The proposed building and parking lot may result in the permanent loss of up to 1.83 acres of upland habitat. The Project has the potential to result in take of FYLF; therefore, a CESA ITP from CDFW may be warranted (see proposed Mitigation Measure 2 below).

Evidence impact would be significant: FYLF is listed as a candidate species and candidate species are afforded the same protections as threatened and endangered species (Fish and Game Code section 2085). Additionally, FYLF may be considered a rare species under CEQA (CEQA Guidelines, § 15380) because the species is nearly endemic to California and has been extirpated from a large portion of its historical range, and individual population sizes have declined (Thompson et al. 2016). Additionally, Thompson et al. (2016) designated FYLF as a

Priority 1 species due to the magnitude of threats it is facing. FYLF is also a CESA candidate species.

Based on the foregoing, Project impacts may substantially reduce the number or restrict the range of FYLF. Therefore, Project impacts to FYLF would be **potentially significant**.

Mitigation Measure 2:

To reduce impacts to less-than-significant: CDFW recommends that the City of Rohnert Park require a thorough analysis of the potential for FYLF to utilize Hinebaugh Creek and the Project area, and strongly consider surveys for the species. If the potential exists, CDFW recommends that the City of Rohnert Park:

- 1) Revise the MND to identify the potentially significant impacts to FYLF described above and include avoidance, minimization and mitigation measures, such as: habitat assessment, pre-construction surveys by a qualified biologist and biological monitoring, seasonal work windows, stop work if FYLF are found nearby or on-site and consult with CDFW, etc. If found on-site or nearby, a CESA ITP and compensatory habitat may be warranted. Such a revision may require MND recirculation, whereby CDFW may provide additional comments on proposed mitigation measures.
- 2) If take of FYLF may occur, recommend that the Project proponent apply for a CESA ITP for FYLF.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs., tit. 14, § 753.5; Fish and Game Code, § 711.4; Pub. Resources Code, § 21089).

CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist the City of Rohnert Park in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Ms. Melanie Day, Senior Environmental Scientist (Specialist), at (707) 944-5536; or Ms. Karen Weiss, Senior Environmental Scientist (Supervisory), at (707) 944-5525.

Sincerely,


Scott Wilson
Regional Manager
Bay Delta Region

DEPARTMENT OF TRANSPORTATION**DISTRICT 4**

P.O. BOX 23660

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*Making Conservation
a California Way of Life.*

September 8, 2017

Mr. Jeffrey Beiswenger
City of Rohnert Park
Development Services
130 Avram Avenue
Santa Rosa, CA 95404

04-SON-2017-00180

SCH # 2017082034

GTS ID 7420

**Fairfield Inn & Suites at 405 Martin Avenue in the City of Rohnert Park – Mitigated
Negative Declaration (MND)**

Dear Mr. Beiswenger:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans mission signals a modernization of our approach to evaluate and mitigate impacts to the State Transportation Network (STN). Caltrans' *Strategic Management Plan 2015-2020* aims to reduce Vehicle Miles Travelled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the MND. Additional comments may be forthcoming pending final review.

Project Understanding

The applicant proposes to construct a Fairfield Suites & Inn at 405 Martin Avenue in the City of Rohnert Park. The proposed building is a five-story structure with 100 rooms; the first level will contain a porte cochère, covered drop off area, a lobby with lounge seating and waiting area, breakfast bar and seating, business services area, a fitness center, an outdoor pool and linear fire pits. The proposed building footprint will be approximately 11,670 square feet (sf) with a combined total building area of approximately 57,670 sf. The applicant proposes to construct 105 parking spaces, including electric vehicle parking spaces and a designated bicycle parking area. Access to the site is provided via a shared driveway with Ashley Home Store at the Dowdell Avenue/Martin Avenue intersection. The applicant proposes a secondary access for emergency vehicles at the southeast corner of the project site to the Ashley Home Store parking lot on the adjacent parcel. The proposed access for emergency vehicles will not reconfigure any existing roadways. The project site is regionally accessed approximately 0.4 miles northwest of the US 101/Rohnert Park Expressway interchange.

Project Description

Please address the following:

- Total number of hotel employees;
- Number of bicycle parking spaces; and
- Identify the public street connection of the proposed secondary access for emergency vehicles.

Lead Agency

As the Lead Agency, the City of Rohnert Park is responsible for all project mitigation, including any needed improvements to the STN. The project's financing, scheduling, implementation responsibilities and monitoring should be fully discussed for all proposed mitigation measures.

Operations Analysis

We are concerned with the projected increase in generated trips, which have the potential to create significant speed differentials and increase the number of conflicts on the STN. Queuing vehicles can potentially encroach on the mainline and ramps at the US 101/Rohnert Park Expressway interchange, and overflow of left-turning vehicles beyond the available storage. This could present a significant conflict due to the speed differential between exiting vehicles and highway traffic. To reduce these potential impacts, the applicant should work with Caltrans in order to determine a fair-share contribution. Please provide a Traffic Impact Study (TIS) which analyzes trip generation, distribution, and storage capacity. A TIS is necessary to determine the scope and significance of issues that may arise from the project's potential conflicts. The California Environmental Quality Act (CEQA) does not exempt these types of operational concerns from evaluation.

Travel Demand Analysis

In Caltrans' *Smart Mobility 2010: A Call to Action for the New Decade*, this project falls under **Place Type 4 Suburban Communities – Corridors**, which includes areas with a low level of integration of housing with jobs, retail service, poorly connected street networks, low levels of transit service, a large amount of surface parking, and inadequate walkability, moderate community design and variable regional accessibility. Given this Place Type and intensification of use, which typically leads to high levels of VMT and corresponding low levels of active transportation, please submit a VMT analysis resulting from the proposed project including:

- A vicinity map, regional location map, and site plan clearly showing the project's location in relation to the STN. Clearly identify State right-of-way, bicycle paths, and transit facilities within the study area.
- A VMT analysis pursuant to the City's guidelines or, if the City has no guidelines, the Office of Planning and Research's Draft Guidelines. Projects that result in automobile VMT per capita greater than 15 percent below existing (i.e. baseline) city-wide or regional values for similar land use types may indicate a significant impact. If necessary, mitigation for increasing VMT should be identified. Mitigation should support the use of transit and active transportation modes. Potential mitigation measures that include the requirements of other agencies—such as

Caltrans—are fully enforceable through permit conditions, agreements, or other legally-binding instruments under the control of the City.

- Potential safety issues for all road users should be identified and fully mitigated.
- The project's primary and secondary effects on pedestrians, bicycles, disabled travelers and transit performance should be evaluated, including countermeasures and trade-offs resulting from mitigating VMT increases. Access to pedestrians, bicycle, and transit facilities must be maintained.

Vehicle Trip Reduction

Given the intensification of use and the opportunities to reduce VMT, we encourage the City to establish a Transportation Management Association (TMA) in partnership with other developments in the area to pursue aggressive trip reduction targets with Lead Agency monitoring and enforcement. In addition, the Transportation Demand Management (TDM) elements described below should be included in the program to promote smart mobility and reduce regional VMT and traffic impacts to the STN:

- Project design to encourage walking, bicycling, and convenient transit access;
- Ten percent vehicle parking reduction;
- Commuter subsidy for transit, carpool, and vanpool for patrons and employees on an ongoing basis;
- Onsite TDM coordination;
- Transit and trip planning resources such as commute information kiosk;
- Enhanced bus stops including bus shelters;
- Electrical vehicle (EV) charging stations and designated parking spaces for EVs and clean fuel vehicles;
- Carpooling incentives, dedicated parking spaces and guaranteed ride home for carpooling employees;
- Bicycle share membership;
- Bicycle route mapping resources and bicycle parking incentives;
- Secured bicycle storage facilities;
- Showers, changing rooms, and clothing lockers;
- Fix-it bicycle repair station(s); and
- Decrease headway times and improve way-finding on Sonoma County Transit and Golden Gate Transit bus routes to provide a better connection between the project, nearby Rohnert Park Express Bus Pad, the future Rohnert Park Sonoma-Marin Area Rail Transit (SMART) Station, and regional destinations.

Transportation Demand Management (TDM) programs should be documented with annual monitoring reports by an onsite TDM coordinator to demonstrate effectiveness. If the project does not achieve the VMT reduction goals, the reports should also include next steps to take in order to achieve those targets. Also, reducing the parking supply can encourage active forms of

transportation, reduce regional VMT, and lessen future transportation impacts on US 101 and other State facilities. These smart growth approaches are consistent with the Metropolitan Transportation Commission's Regional Transportation Plan and Sustainable Communities Strategy goals and would meet Caltrans Strategic Management Plan sustainability goals.

For additional TDM options, please refer to Chapter 8 of Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference*, regarding TDM at the local planning level. The reference is available online at: <http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>.

For information about parking ratios, please see MTC's report, *Reforming Parking Policies to Support Smart Growth*, or visit the MTC parking webpage: http://www.mtc.ca.gov/planning/smart_growth/parking.

Multimodal Planning

This project is located within close proximity of a Priority Development Area (PDA) in the City of Rohnert Park. PDA's are identified by the Association of Bay Area Governments as areas for investment, new homes, and job growth. To support PDA goals, the project should be conditioned to ensure connections to existing bike lanes and multi-use trails to facilitate walking and biking to the project site. Specifically, the proposed project should connect to the existing Laguna De Santa Rosa Trail, existing Class II bike lanes on Dowdwell Avenue and Redwood Drive, and the proposed SMART Trail, as shown in the 2008 *Rohnert Park Bicycle & Pedestrian Plan*. The applicant should coordinate with the City of Rohnert Park and Sonoma County Regional Parks to consider providing public access from Dowdell Avenue to the Laguna De Santa Rosa Trail, south of the proposed project site. A direct connection to the trail would provide hotel guests, as well as residents on Dowdell Avenue with improved access to recreational activities on the trail. Providing these connections with streets configured for alternative transportation modes will reduce VMT by promoting usage of nearby Sonoma County Bus Routes 12, 44, 44X, and 48, Golden Gate bus routes 72, 74, 101 and 101X, and the future Rohnert Park SMART Station.

Moreover, the project should be conditioned to provide a fair share contribution toward the City of Rohnert Park's proposed Class II bike lanes on Labath Avenue west of the project site and Martin Avenue east of the project site that would connect to existing bike lanes on Dowdell Avenue and Redwood Drive.

Traffic Impact Fees

Given the potential of increased levels of VMT and proximity to US 101, the project should be conditioned to contribute fair share impact fees. These contributions would be used to lessen future traffic congestion and improve multimodal forms of transportation in the project vicinity. The mitigation measures should be detailed in the Mitigation Monitoring and Reporting plan and the fair share information should also be presented in the final environmental document. Required roadway improvements should be completed prior to the issuance of the Certificate of Occupancy.

Mr. Jeffrey Beiswenger, City of Rohnert Park
September 8, 2017
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Transportation Permit

Project work that requires movement of oversized or excessive load vehicles on the STN requires a transportation permit that is issued by Caltrans. To apply, a completed transportation permit application with the determined specific route(s) for the shipper to follow from origin to destination must be submitted to: Caltrans Transportation Permits Office, 1823 14th Street, Sacramento, CA 95811-7119. See the following website for more information: <http://www.dot.ca.gov/hq/traffops/permits>.

Should you have any questions regarding this letter, please contact Stephen Conteh at (510) 286-5534 or stephen.conteh@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review