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# Parking Management Plan
# for
# Lago Fresco Apartments

4744 Hoen Avenue, Santa Rosa, CA 95405

Lago Fresca LLC, the Owner and Lessor/Landlord of Lago Fresca Apartments ("Premises"), is responsible for providing its tenants with high-quality, affordable, and safe apartment homes, which will include functional and desirable resident amenities and conveniences. Lago Fresca offers tenants sufficient parking options, including at least one on-site stall per unit and two designated covered tandem stalls for 20% of the units. This Parking Management Plan is crafted to fit the unique circumstances of the and to minimize the concerns of prospective tenants, surrounding neighbors, and City of Santa Rosa officials.

## PARKING GUIDELINES & ENFORCEMENT

All parking is reserved for Tenant use only (including for their co-signers and guests, as available and designated), and only with display of a Parking Permit Placard ("Placard") provided to the Tenant by the Landlord. The Tenant agrees not to park in any area other than Tenant's assigned parking stall(s). The Tenant acknowledges the number of parking permits they receive with their lease agreement, which is either zero (0) permits, one (1) permit, or two (2) permits. No tenant will be permitted to have more than two (2) parking permits. Co-Signers are not eligible to receive a parking permit separately from the permit(s) assigned to the Tenant. Parking stalls are unbundled and leased separately from the apartment dwelling at a separate rate in addition to the renting of the assigned residential unit.

Parking in designated fire lanes, no parking zones, or parking in a stall not assigned to Tenant shall result in a parking violation fee and/or towing of the vehicle at the Tenant's expense. Vehicle and engine repairs are not allowed on the Premises. The Tenant agrees and understands they are responsible for ensuring that their guest(s) park outside of the designated Lago Fresca parking area, unless such guest(s) use the Placard assigned to the Tenant he/she is visiting. Tenant(s) and their guest(s) understand that their car may be towed if parked on the Premises without a Placard. The Tenant agrees to notify the Landlord's on-site Agent of any illegal or unauthorized vehicles. Lago Fresca, its agents, and/or an authorized third-party will perform daily inspection rounds of the onsite premises to ensure proper compliance with the Lago Fresca rules and regulations regarding vehicle parking.

## TENANT & GUEST PARKING OPTIONS

Each Tenant will be given the option at time of lease signing to be assigned one (1) parking stall. Should Tenant(s) reside in a higher occupancy unit (2+ bedrooms) and request more than one (1) parking stall, such Tenant(s) will be assigned a covered tandem spot, **subject to availability.** Should a Tenant desire to be assigned a Tandem spot, such Tenant will be required to purchase both spots in such Tandem stall. Under no circumstances will a Tenant be permitted to park more than two (2) vehicles on Premises. All other vehicles, Tenant or guest-owned or operated, must be parked off the Premises.

Should a Tenant be assigned one or more parking stalls, their assigned Placard is to be clearly displayed in the front of the vehicle facing outward and visible from the exterior at all times while parked on the Premises. Failure to have the Placard clearly displayed in the vehicle will be deemed a violation of the lease agreement and will result in the vehicle being towed at the vehicle owner's expense. Should a Tenant require an accessible space, they will be permitted to use one of the three accessible spaces provided, at no

extra cost above the regular fee charged to all tenants who desire parking privileges at the Premises, provided Tenant shows a valid state-issued accessible placard.

Due to potential concerns regarding lack of available onsite parking, Lago Fresca commissioned a parking study, performed by W-Trans, of available offsite parking at multiple times throughout the day. Between Summerfield Road and Arroyo Sierra Circle, an approximate walk of five minutes or less from the entrance to Lago Fresca on Hoen Avenue, there are 29 on-street parking spaces on the south side of Hoen Avenue, based on an approximate vehicle length of 25 feet. The spaces are on the same side of Hoen Avenue as Lago Fresca, thus not requiring any resident and/ or guest to cross Hoen Avenue to get access to the project. 23 additional on street parking spaces are located on the North side of Hoen Avenue and would require those choosing to park there to cross the street, at three separate crosswalks within an eighth of a mile of the Lago Fresca entrance.

Based on WTrans findings, the parking supply of Lago Fresca, coupled with the available on-street parking, would be more than adequate based on the ITE parking demand rates. Residents will be made aware and frequently reminded to follow all applicable parking rules set by the City of Santa Rosa should they choose to utilize the available offsite parking along Hoen Avenue.

## ONSITE & NEARBY VEHICLE ALTERNATIVES

Lago Fresca is committed to providing alternative transportation options that can alleviate the potential need for residents to own and/or operate their own vehicles. As proposed, 44 units would have an outdoor storage closet in which to store bicycles. Additionally, three short-term bicycle racks with six spaces would be located onsite, which is more than adequate to serve the remaining units. Based upon resident interest, Lago Fresca is amenable to offering on-site bike rental programs, which would vehicle parking demand.

Furthermore, Lago Fresca will devote at least one on-site parking stall to a car-share program, such as Getaround. Under such a program, residents can sign up to rent the on-site vehicle as needed via a smartphone application. According to Susan Shaheen, a UC Berkeley civil and environmental engineering professor who has been performing peer-reviewed car-share studies for more than 20 years, **each shared vehicle eliminates the need for nine to thirteen vehicles** (Professor Shaheen's peer-reviewed studies regarding carshare programs can be found here: https://tsrc.berkeley.edu/publications). Should Lago Fresca residents' demand for such carshare exceed the one onsite vehicle, Lago Fresca is committed to adding additional vehicles for such carshare program.

Finally, Lago Fresca is conveniently located along the Santa Rosa Citybus Route 8, with a bus stop directly outside the onsite community open space area along Summerfield Road. Route 8 provides service between eastern Santa Rosa and the Santa Rosa Transit Mall Terminal. Route 8 operates Monday through Friday with approximately half-hour headways between 6:00 a.m. and 7:30 p.m. On weekends, Route 8 operates with approximately half-hour headways between 10:30 a.m. and 4:30 p.m. Lago Fresca will offer discounted transit passes upon a resident's request.

## CONCLUSION

As put forth above, Lago Fresca has performed significant analysis and expended substantial resources to ensure sufficient parking is available for its residents on and around the Premises. The W-Trans study confirmed that the Lago Fresca development will not have a significant impact on the available parking within the neighborhood. Moreover, Lago Fresca is committed to offering alternatives to its residents in the form of secured bicycle parking and storage, carshare services, and discounted transit passes, all of which will further alleviate the parking demands both onsite and offsite. Lago Fresca understands and anticipates that not all parking scenarios and potential issues can be fully prepared for prior to opening this much-needed residential community, and therefore, management will keenly monitor and adjust from this parking management plan in a timely manner should the need arise to best serve its residents and the surrounding neighborhood.

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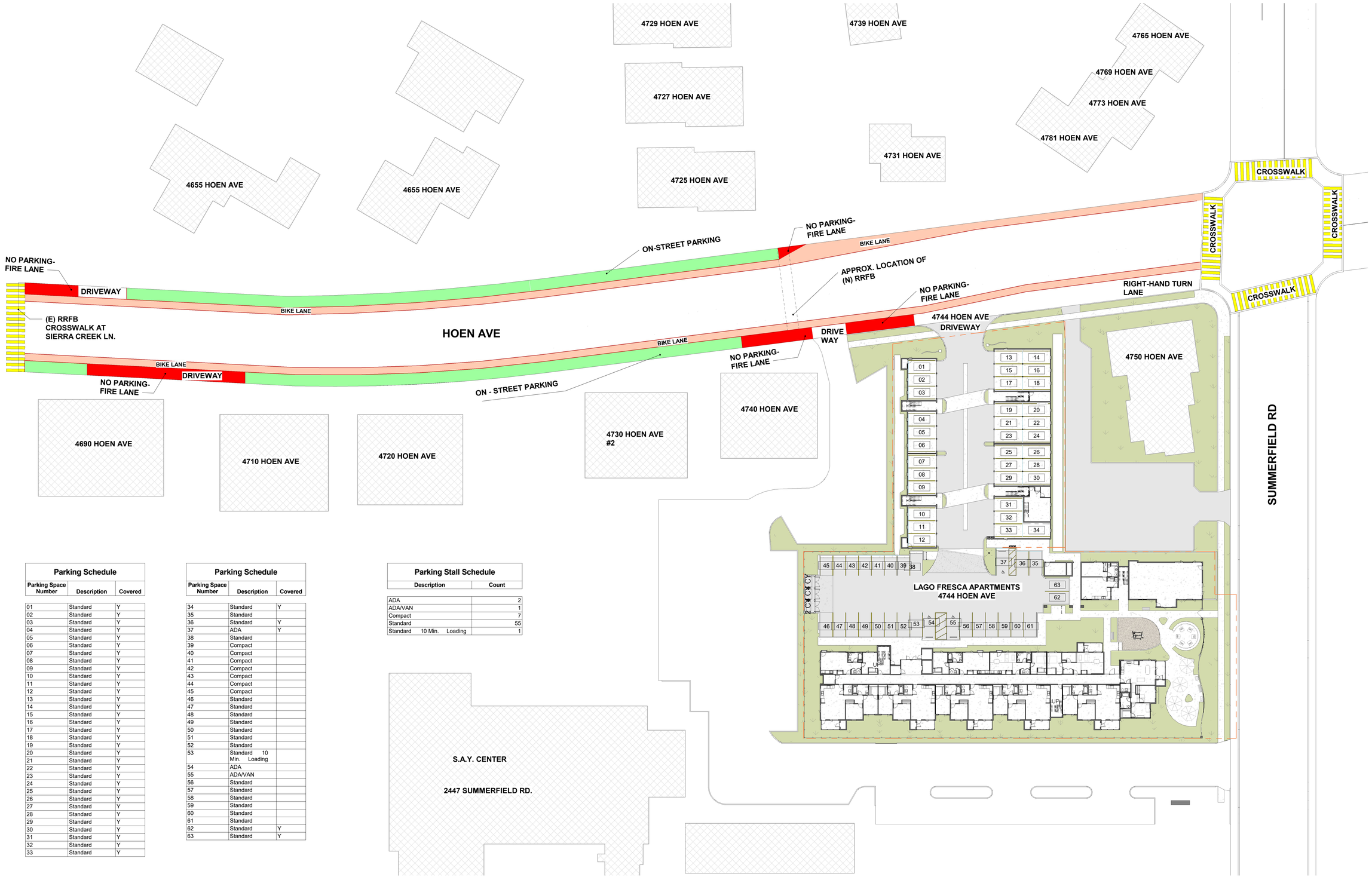


## Parking Schedule

| Parking Space Number | Description | Covered |
|---|---|---|
| 01 | Standard | Y |
| 02 | Standard | Y |
| 03 | Standard | Y |
| 04 | Standard | Y |
| 05 | Standard | Y |
| 06 | Standard | Y |
| 07 | Standard | Y |
| 08 | Standard | Y |
| 09 | Standard | Y |
| 10 | Standard | Y |
| 11 | Standard | Y |
| 12 | Standard | Y |
| 13 | Standard | Y |
| 14 | Standard | Y |
| 15 | Standard | Y |
| 16 | Standard | Y |
| 17 | Standard | Y |
| 18 | Standard | Y |
| 19 | Standard | Y |
| 20 | Standard | Y |
| 21 | Standard | Y |
| 22 | Standard | Y |
| 23 | Standard | Y |
| 24 | Standard | Y |
| 25 | Standard | Y |
| 26 | Standard | Y |
| 27 | Standard | Y |
| 28 | Standard | Y |
| 29 | Standard | Y |
| 30 | Standard | Y |
| 31 | Standard | Y |
| 32 | Standard | Y |
| 33 | Standard | Y |

## Parking Schedule

| Parking Space Number | Description | Covered |
|---|---|---|
| 34 | Standard | Y |
| 35 | Standard | |
| 36 | Standard | Y |
| 37 | ADA | Y |
| 38 | Standard | |
| 39 | Compact | |
| 40 | Compact | |
| 41 | Compact | |
| 42 | Compact | |
| 43 | Compact | |
| 44 | Compact | |
| 45 | Compact | |
| 46 | Standard | |
| 47 | Standard | |
| 48 | Standard | |
| 49 | Standard | |
| 50 | Standard | |
| 51 | Standard | |
| 52 | Standard | |
| 53 | Standard 10 Min. Loading | |
| 54 | ADA | |
| 55 | ADA/VAN | |
| 56 | Standard | |
| 57 | Standard | |
| 58 | Standard | |
| 59 | Standard | |
| 60 | Standard | |
| 61 | Standard | |
| 62 | Standard | Y |
| 63 | Standard | Y |

## Parking Stall Schedule

| Description | Count |
|---|---|
| ADA | 2 |
| ADA/VAN | 1 |
| Compact | 7 |
| Standard | 55 |
| Standard 10 Min. Loading | 1 |

## 1 On-Site & Street Parking Study

1" = 30'-0"

2/24/2025 2:53:28 PM

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On-Street Parking Study

LICENSED ARCHITECT INGRID ANDERSON C-39889 7-31-2023 RENEWAL DATE STATE OF CALIFORNIA

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Author

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