

Emerald Isle

A DEVELOPMENT OPPORTUNITY

Santa Rosa, California

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Welcome to Emerald Isle

Located in Santa Rosa's prestigious Fountaingrove neighborhood, is a rare 12.57 acre development opportunity aptly named, "Emerald Isle", positioned in the center of The Fountaingrove Club's 18-hole private golf course overlooking the lush fairways and greens.

The development opportunity includes approved plans for eight residential buildings, for a total of 82 condominium units, each with an attached garage and a private outdoor living space. The community amenities include a swimming pool and spa, recreation center with exercise facilities, pet park, sports court, and fire pit lounge area. The final site plan gives deference to the area's natural beauty, featuring almost six acres of open space, framed by over 250 existing heritage oak trees.

Offered at ~~\$5,000,000~~ \$4,500,000

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- 12.57 acres
- 8 residential buildings
- 82 condominium units
- 95 garage parking spaces
- 115 open parking spaces
- Located within the prestigious Fountaingrove neighborhood
- 55+ community *see Prop 19 advantage
- Swimming pool with spa
- Recreation center with exercise facilities
- Pet park, Sport courts & Firepit area
- 5.82 acres of natural open space
- Including 280 existing oak trees
- Overlooks Fountaingrove Club golf course



FEBRUARY 2020

EMERALD ISLE GULLANE DRIVE FOUNTAIN GROVE, CALIFORNIA

LANDSCAPE PLAN



SHEET
L-1

Project Summary

USE

DESCRIPTION

CHARACTERISTICS

Residential

82 condominium dwelling units allocated among eight buildings, including the recreation building, totaling 104,576 square feet. Floor plans include 1-bed/1-bath (1 unit); 2-bed/2-bath (45 units); and 2-bed/2-bath plus den (36 units)

104,576 square feet over 2.07 acres

Recreational

Recreational areas contain a recreation building, pool, leasing office, and adjacent tennis court

4,553-square-foot recreation building (recreation area: 2,983 square feet, leasing office area: 1,570 square feet); 0.67 acre of flatwork (pool and tennis courts)

Parking & Circulation

94 covered spaces; 115 uncovered spaces; driveway connection to Gullane Drive; Emergency Vehicle Access Road to Thomas Lake Harris Drive.

2.27 acres

Landscape & Open
Space

Planted trees and turf; Existing oaks & vegetation

1.33 acres landscaped; 5.82 acres natural open space

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Site Plan



LEGEND

	NATURAL OPEN SPACE	5.82 AC	46.30% OF TOTAL SITE
	LANDSCAPED AREA	1.33 AC	10.58% OF TOTAL SITE
	PARKING AND CIRCULATION	2.27 AC	18.06% OF TOTAL SITE
	EXTERIOR FLATWORK	0.67 AC	5.33% OF TOTAL SITE
	BUILDING	2.07 AC	16.47% OF TOTAL SITE
	EXISTING GULLANE DRIVE AREA	0.41 AC	3.26% OF TOTAL SITE
TOTAL SITE		12.57 AC	100.00%

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Building Design

The development will consist of one 1-bedroom/1-bath unit, 45 2-bedroom/2-bath units, and 36 2-bedroom/2-bath plus den units organized within eight buildings. The seven residential buildings will be 2 to 3-stories in height and will contain a total of 80 residential units. The recreation building will include two residential units on the second floor.

The project will include development of a 4,553-square-foot recreation building, which will be 2 stories in height. In addition to the two residential units described above, the building will house a game room, fitness center, social room, and leasing office. The recreation building, pool and spa (with lanai), pet park, and common area will be located in the center of the project site. A tennis/pickleball court will be located south of the pool area.

The exterior of the buildings will employ a style derived from "Bungalow," "Craftsman," or "Arts and Crafts" architectural styles. The buildings will incorporate architectural features including low pitched gable roofs with generous overhangs. Exterior walls will use wood shingles, horizontal and vertical

wood siding, and stucco and natural stone facing. The building entrances will utilize heavy timber truss framing along with stone accents. Stucco colors will be cool tones to complement warm-tone wood framing and the natural surroundings. The following pages depict building elevations for the residential buildings, recreation building, and garage building.



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Residential Building



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



BACK ELEVATION

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Recreation Building



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



BACK ELEVATION

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Garage Building



GARAGE - G1 FRONT ELEVATION



GARAGE - G1 LEFT ELEVATION



GARAGE - G1 BACK ELEVATION



GARAGE - G1 RIGHT ELEVATION



GARAGE - G3 FRONT ELEVATION



GARAGE - G3 LEFT ELEVATION



GARAGE - G3 BACK ELEVATION



GARAGE - G3 RIGHT ELEVATION

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Circulation & Access

Access to the site from Thomas Lake Harris Drive will be via Gullane Drive, which is a private street contained within the boundaries of the project site. Thomas Lake Harris Drive is an approximately 1.75-mile long collector two-lane street that forms a loop beginning and ending on Fountaingrove Parkway. The street passes through single and multi-family residential neighborhoods and has a posted speed limit of 25 miles per hour (mph), conforming to the hillside topography with a series of horizontal and vertical curves.

Thomas Lake Harris Drive is generally 40 feet wide with turn pockets at intersections, together with sidewalks and/or parallel multi-use paths on both sides of the street. A gated driveway extending from the end of Gullane Drive and bisecting the Fountaingrove Golf Course will cross the existing paved golf cart path connecting Holes 12 and 13 of the golf course. Pavement treatments and signage will be installed at this crossing for safety purposes.

This drive will then enter into the developed portion of the site at its western/southwestern edge. Driveways and internal drive aisles use standard configurations that will be navigable by emergency response vehicles. In addition, the gates will include an override to allow for manual operation.

An emergency vehicle access (EVA) will be provided through a deeded easement from the northwest corner of the site, through the Fountaingrove Golf Course property, to Thomas Lake Harris Drive. The EVA will be 16 feet at its narrowest and 22 feet at its widest with turnouts provided at various locations, and access will be controlled by gates at both ends of the EVA.

Site managers and the City of Santa Rosa Fire Department will be able to control the gates manually in the event of a power outage. The proposed EVA access has been reviewed and approved by City Fire personnel.

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Environmental Setting

The existing visual character of the project site is defined by steep, tree-covered slopes consisting of native oak and fir, descending from a relatively flat center.

The project site also contains various “dry” shrubs that are spread throughout the site.

The make-up of the surrounding area generally consists of low-density hillside neighborhoods adjacent to Fountaingrove Lake, a reservoir fed from the east by Piner Creek and formed by the Fountaingrove Dam.

There are views to Taylor Mountain (6.26 miles to the south) and Bennett Peak (7.22 miles southeast). The site also offers westerly views to the Sonoma County coastal range.



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Resident Population & Prop 19

Occupancy of the condominiums within the proposed residential development will be age-restricted to persons 55 years of age and older. Oakmont Senior Living estimates that average project occupancy will be approximately 123 residents.

The recent passage of Proposition 19 will have a positive and significant impact on buyer demand for 55+ housing. Prop 19 allows a homeowner who is 55 years of age or older, severely disabled or whose home has been substantially damaged by wildfire or natural disaster, to transfer the taxable value of their primary residence to: a) a "replacement" primary residence anywhere in the state, b) regardless of the value of the "replacement" primary residence (but with adjustments if replacement has a greater value), c) within two years of the sale and d) up to three times (or as often as needed for those whose houses were destroyed by fire).

The prior rule limited this exemption to a one-time transfer within the same county (Prop 60) or between certain counties (Prop 90) and only if the replacement property was of "equal or lesser value."

We expect many eligible homeowners will cash-in on their home's equity in search of an opportunity to down-size. Santa Rosa has been a popular retirement destination for years, especially the Fountaingrove area with proximity to medical facilities and the golf course. A low maintenance condo unit, overlooking the golf course, is expected to have wide appeal with this demographic.



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The Fountaingrove Neighborhood

SONOMA COUNTY EMPLOYERS

Fountaingrove is home to two of Santa Rosa's major tech employers -- Keysight Technologies and Medtronic.

Keysight is a global leader in electronic design and test solutions, with annual sales of \$2.9 billion. The company has been in the North Bay since 1972, and with 1,300 employees in Santa Rosa and 10,000 worldwide, it is one of the region's biggest employers and the largest company ever headquartered in Sonoma County.

Fountaingrove is also home to Medtronic's cardiac care research and development business unit. Headquartered in Dublin, Ireland, Medtronic is one of the largest medical technology and services companies in the world. Between their Fountaingrove campus and Sonoma County Airport Boulevard campus, Medtronic employs approximately 1,000 people.

RESIDENTIAL JEWEL OF SANTA ROSA

The residential neighborhood of Fountaingrove is considered by many as the jewel of Santa Rosa. Fountaingrove single family home prices in 2020 ranged from \$800,000 for a smaller home in lower Fountaingrove, to \$4 million for the larger estates, with southerly views of Downtown Santa Rosa westerly views of the Coastal mountain range.



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THE FOUNTAINGROVE CLUB

The Fountaingrove Club is a member-owned, 18-hole, private golf and health club facility. FC offers first-class services in all of their outstanding amenities including golf, tennis, aquatics, fitness, dining, and social events.

The Club is also a member-club of the Troon Privé collection of courses, giving the golf members access to 600 first-class golf courses in 38 countries worldwide.

The FC clubhouse is currently in the process of a major renovation which is expected to be completed Q3 2021.



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City of Santa Rosa

Surrounded by natural beauty and serving as both the county seat and the region's business and service hub, Santa Rosa (pop. 167,815) is the largest city in the North Bay, the fifth most populous city in the San Francisco Bay Area, and the heart of Sonoma County.

Located just 45 miles north of the Golden Gate Bridge, Santa Rosa is the economic and government epicenter of Sonoma County. It boasts a thriving restaurant and tourism scene, as well as vibrant industries in agriculture, medicine, high-tech, biomedical, education, creative arts and services, hospitality and the environment.

Companies including Jackson Family Wines, Amy's Kitchens, Redwood Credit Union, Exchange Bank, Poppy Bank, and the Charles Schulz Enterprises are headquartered in Santa Rosa.

There are three major hospitals in Santa Rosa in the city including Sutter Health, St. Joseph's, and Kaiser Permanente. It is home to one of the State's largest and most well respected community colleges, Santa Rosa Junior College.

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Santa Rosa combines a robust urban life with laid-back outdoor living and recreation. Most notably are the three contiguous parks including Howarth City Park, Spring Lake County Park and the Trione Annadel State Park located only a few miles from Emerald Isle on Santa Rosa's eastern edge. The parks feature lakes, bicycling, horseback riding, mountain biking, swimming, tennis, pickleball, a public golf course, paved running and walking paths and mountainous hiking overlooking much of Santa Rosa.

To compliment the outdoor life and wonderful climate, Santa Rosa is the home to over 400 winery tasting rooms and numerous producers of the finest ales, including the world famous Russian River Brewing, Fogbelt Brewing, Henhouse Brewing and Shady Oak Barrel House.

In the words of one of Santa Rosa's greatest and most historic residents, arborist and inspiration Luther Burbank, "Santa Rosa is the chosen spot of all this earth as far as nature is concerned".

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Sonoma County

The County of Sonoma is home to approximately 500,000 residents, from the pristine coast to the Mayacamas Mountains, with beautiful and stunning natural settings of coastline and vineyards.

Sonoma County is the proud home of some of the world's finest wineries and breweries. The County is best known for its 18 American Viticultural Areas (AVA's) and over 425 wineries and tasting rooms in the Russian River, Sonoma, Alexander and Dry Creek Valleys. The wineries, breweries and complimentary fine cuisine stretch from the towns and cities of Sonoma and Petaluma (Lagunitas Brewing) in the South County, through the famous Sonoma Valley and towns of Kenwood and Glen Ellen, west to Rohnert Park, Forestville, Guerneville (Korbel Champagne Cellars) and Bodega Bay and north to Healdsburg, Windsor (Russian River Brewing) and Cloverdale.

The County is one of the most prolific recreational regions of California, renowned for its cycling routes, weaving their way through the mountains and valleys of the County.

The Coast offers a quiet refuge from the bustling city life of the County seat Santa Rosa, with awesome views of the Pacific Ocean at places like Goat Rock, Doran Beach and Point Reyes National Seashore.



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Top photo: Bodega Coastline & Golf Links Bottom: Green Music Performing Arts Center

Sonoma County is connected to the world from the Sonoma County Airport, and is a travel destination throughout the world. With its mediterranean climate and natural beauty, Sonoma County is a jewel of the San Francisco Bay Area, attracting visitors, young entrepreneurs, technology firms and leaders in industry and education, and retirees seeking "the good life".

Sonoma County is home to Sonoma State University, one of the 23 campuses in the State University system. The campus of Sonoma State University includes the University Observatory and the Green Music Performing Arts Center. A focal point for the arts and education in the region, featuring a world class indoor/outdoor concert venue that is the home of the 100 year old Santa Rosa Symphony, the Green Music Center has played host to some of the finest musicians and entertainers in the world.

The Luther Burbank Center for the Arts is another diamond of Sonoma County cultural amenities, with educational programs for youth and adults, art galleries and several concert halls. These two concert halls in Sonoma County are both a short drive from Emerald Isle.

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