City of Rohnert Park
Planning Commission Report

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| **DATE:** | February 8, 2018 |
| **ITEM NO:** | 8.3 |
| **AGENDA TITLE:** | PLDP117-0003 UDSP Affordable Housing Site DAP |
| **REQUEST:** | Consideration of a Development Area Plan for a 218-unit Affordable Rental Housing Project and proposed Amenities for Griffin's Grove Park |
| **LOCATION:** | UDSP Affordable Housing Project: Approximately 8.24 Acres located on the corner of Keiser Avenue and Kerry Road, APN 159-550-007.<br><br>Griffin's Grove Park: 6.83-acre park located immediately east of the UDSP Affordable Housing Project, south of Keiser Road, portion of APN 159-550-008. |
| **GP / ZONING:** | University District Specific Plan-High Density Residential |
| **APPLICANT:** | Pacific West Communities |

## SUBJECT

Resolution No. 2018-15 recommending City Council approval of a Development Area Plan for a 218-unit affordable housing project located on southwest corner of Keiser Avenue and Kerry Road within the University Specific Plan Area (APN 159-550-007) and

Resolution No. 2018-16 recommending City Council approval of a Development Area Plan for Griffin's Grove Park (portion of APN 159-550-008).

## BACKGROUND

In 2006, the University District Specific Plan (UDSP) was approved and associated General Plan amendments were adopted and implemented to allow development of 1,610 residential units. The UDSP included approximately 300 acres of lands owned by five property owners (University District LLC, Vast Oak Properties, Cotati-Rohnert Park Unified School District, Gee, and Linden) in the City of Rohnert Park. An Environmental Impact Report (EIR) was

prepared and adopted by the City in conjunction with this 2006 approval of the Specific Plan and parties entered into a development agreement..

In April 2014, the City Council approved revisions to the adopted Specific Plan, which included changes to the Development Standards and Design Guidelines and allowed an increase in the number of residential units and reduction in the amount of commercial area. This amendment identified 218 affordable housing units to be located within a high-density residential lot which is the subject of this proposed project. The City, University District and Vast Oak Properties also entered into an Amended and Restated Development Agreement governing the terms of development (the "Development Agreement"). The Development Agreement sets forth certain requirements regarding the construction, operation and long-term affordability of the affordable housing project.

As part of the 2014 City Council approval, park plans that included a 6.83-acre park within Vast Oaks West (Twin Creeks Park) and a 6.83-acre park within Vast Oak North (Griffin's Grove Park) were also revised. The Development Agreement sets forth a requirement for an approximately six-acre park within Vast Oak North. The proposed project would modify the size of Griffin's Grove Park by approximately 4,850 square feet to accommodate parking for the affordable housing project.

**Parks and Recreation Commission**
On January 18, 2018, the Parks and Recreation Commission considered a proposal by the applicant to include a 10-foot wide portion of the neighboring Griffin's Grove Park to accommodate some of the parking required for the affordable housing project. The PRC recommended approval of the project with the proposed park changes. The PRC staff report is included as Attachment B

## PROPOSED PROJECT AND ENTITLEMENTS

**Location and Access**
The project is bound by Keiser Avenue to the north, Kerry Road to the west, O'Ryan Road to the south and a future park site to the east. Access to the site is proposed with one access driveway at Kerry Road and one access driveway at O'Ryan Road. In addition, a fire safety access driveway is proposed at Keiser Avenue, as required by the fire department to insure that emergency vehicles can access the property from the north to provide emergency response to buildings located on along Keiser Avenue.

**Project Details**
The applicant is seeking approval for a Development Area Plan (DAP) for the University District Specific Plan (UDSP), Affordable Housing Project and the adjacent Griffin's Grove Park. The two components of the DAP are further described as follows:

1. UDSP Affordable Housing Project (Pacific West Communities). Pacific West is proposing to develop the 9.13-acre University District Affordable Housing property into a 218-unit affordable rental housing development in accordance with the Development Agreement. The project proposes a total of 116,146 square feet of open space area, which includes a total of 97,953 square feet of public outdoor open space, a 1,538 square foot community building, and a total 16,655 square feet of private open space area (within enclosed patios for each unit). The public open space is provided in a linear park

configuration with the community building located at the west end of the linear park and two play areas on each end of the park. The park component of the development also includes two barbeque areas, a dog park area and a large open lawn area within the center of the linear park. Pedestrian paths provide interconnectedness between the two play areas and the community building and the other park amenities. In addition, the pedestrian paths direct tenants to crosswalks that lead to the nearby Griffin's Grove Park located just west of the project site. The project proposes a total of 443 parking spaces, 40 of which will be located along the east property boundary with a portion of these spaces encroaching onto the adjacent Griffin's Grove Park. This will require a 10-foot lot line adjustment to allow for the placement of the parking spaces.

2. Griffin's Grove Park. The design for this park (formerly known as Oak Grove Park) was approved by the Parks and Recreation Commission back in 2014 along with approval of the UDSP Specific Plan. This park is intended to be "passive" in character. The focus of park improvements is to protect Oak trees on the site and protect the natural features as much as possible. Walking paths were included with the original design. The new design for Griffin's Grove Park will continue to protect the Oak trees and keep the park "passive" in character but add a few amenities in the southeast corner of the park (Bocce Ball courts, picnic tables and a shade structure).

Parking for Affordable Housing Project

The applicant proposes a total of 443 parking spaces, which includes 63 tandem spaces, 93 compact spaces and 326 standard spaces. The parking obligation for the proposed project is 489 spaces as shown in the Table 2 below, prior to the application of any eligible exemptions and reductions.

Table 2 – Parking Requirement

| Unit Type | Number of Units | Parking required per Unit | Total Required (before 10% reduction) | Total Proposed |
|---|---|---|---|---|
| 1 Bedroom | 27 | 1 | 27 | |
| 2 Bedroom | 141 | 2 | 282 | |
| 3 Bedroom | 50 | 2.5 | 125 | |
| Guest Spaces | 218 | 1 per 4 | 55 | |
| | | | 489 | 443 |

In addition to the above parking requirement, the project will require the following as part of the mix of parking spaces:

- 24 ADA spaces are proposed - 20 ADA spaces are required
- 22 electric vehicle spaces are proposed
- 72 bicycle parking spaces are proposed - 55 spaces are required

*Parking Exemption*

- According to the number of residential units, 489 parking spaces would be typically be required for a project of this size. However, the Municipal Code (Section 17.16.040) provides a parking exemption that allow for the required parking to be reduced by 10% provided that the project includes the following: Rideshare,

- Transit incentive program, or
- Other transportation system management program

A condition of approval will be adopted along with the project approval to require that a transportation system management program is provided prior to occupancy to allow the project to qualify for this parking reduction. With the reduction, the required parking is 440 spaces and the project is providing 443 – compliant with the Municipal Code.

*Property Boundary Adjustments needed.*
The parking configuration proposed above will require a lot line adjustment along the easterly property boundary to accommodate 40 parking spaces. Without these parking space, the project will fall well short of the required parking number, since only 403 spaces are located on the current parcel. Since the necessary lot line adjustment would reduce the size of the park, this proposal was considered by the Parks and Recreation Commission. The Parks and Recreation Commission recommended approval of the proposed project on January 18, 2018.

*Parking Lot Landscaping*
Pursuant to section 17.16.100 of the Zoning Ordinance, the project is required to include parking lot landscaping, as follows:

- Perimeter planting areas with a minimum ten (10) feet width adjacent to a residential district and five (5) feet adjacent to other districts.
- A parking lot adjoining a street shall have a frontage planting area reflecting the required yard setbacks from the street. Parking areas shall be screened from adjacent streets with berming and/or landscaping to achieve an average height of three feet above the adjacent grade of the parking area.
- The end of each row of parking stalls shall be separated from driveways by a landscaped planter with a preferred width of five feet.
- Parking lot trees at a minimum ratio of one tree for every four parking spaces.
- No more than six consecutive parking spaces should be allowed in any row of parking without a tree well or tree well finger from a landscape strip.

The applicant has provided a landscape plan that complies with the above list of requirements.

Open Space
The project is required to provide a total of 400 square feet of open space per unit for a total of 87,200 square feet of open space required. Open space can be provided as private and public open space, with a total of at least 100 square feet of private open space required for ground level units and a total of at least 60 square feet of private open space required for the upper level units. The proposed site plans demonstrates that the project will provide approximately 114,608 square feet of open space therefore exceeding the minimum required. In addition, the project includes a recreational building that will serve the linear park. The overall breakdown of open space and the recreation building is as follows:

- Private open space: 16,655 square feet
    - Each ground level unit will have at least 100 square feet of private outdoor space
    - Each upper level unit will have at least 60 square feet of private outdoor space
- Public outdoor open space: 97,953 square feet

*Park Amenities-Affordable Housing Site*
The applicant proposes a linear park with a 1,538 square foot community building located at the westerly end of the park. There are two play areas with play structures located at each end of the park. Picnic tables and barbeque areas are located near each of the play areas. A designated dog park with tubular steel fencing is located on the east side of the linear park

*Park Amenities-Griffin's Grove Park*
The proponent for the University District Specific Plan Area has provided a site plan demonstrating how Griffin's Grove Park would be developed with amenities that include trails, a park plaza, shade structures and benches and a bocce ball court. Griffin's Grove Park was envisioned as a "passive" park. The proposed added amenities would be consistent with the passive park concept.

Architecture
*Residential buildings*
The applicant proposed to construct nine (9) multi-family residential building placed in rows of three in an east west linear configuration. The Architectural style of the buildings uses traditional lines with a combination of siding including horizontal lap, board and batten, and shingle. Entry ways are outlined with a single-story porch-like roof element that incorporates the use of a limestone column base.

*Mailboxes*
The applicant proposes a mailbox kiosk to be located near the community building. The kiosk will include the required mailboxes, an enclosure structure with horizontal lap siding and a roof cover.

*Trash enclosures*
There are four trash enclosure areas dispersed throughout the site to provide ease of access to each of the buildings. The materials used for the enclosure consist of split face concrete masonry units for three sides of the structure. A decorative metal screen with planted vines will be placed on all three sides to provide screening of the wall. Corrugated steel metal gates will provide access to the interior of each of the trash enclosure units.

*Monument Signs*
Two approximately 6.5 foot high monument signs will be placed at each of the site access points located on O'Ryan Road and Kerry Road. The signs include a 2.6-foot high natural stone base with a 3.9-foot high project sign.

## NOTIFICATION

A public hearing notice denoting the time, date, and location of this hearing was published in the ***Community Voice*** on January 26, 2018. Property owners within 300 feet of the Project site and interested parties requesting notification were also mailed notices, and the notice was posted pursuant to State law.

## ANALYSIS

The University District Specific Plan identifies this site as the affordable housing component of the University District Specific Plan area, to be developed with 218 affordable rental housing units. In addition, the proposed project meets the requirements of Exhibit D, Section II, Affordable Housing Complex, of the Development Agreement (DA). Exhibit D, Section 11 (D) of the DA applies minimum quality standards to the apartments as follows:

> "The Affordable Apartments shall be of high architectural quality, effectively and aesthetically designed and constructed in a workmanlike manner with professionally rendered finishes. The Affordable Apartments shall be indistinguishable from the comparable market rate condominiums in exterior and interior design, quality, materials, fixtures and architectural elements (other than interior flooring materials, countertops, cabinetry and appliances which shall be high quality, but need not be identical to the market rate condominiums). At least eighty percent (80%) of the Affordable Apartments shall be 2- bedroom/2-bath units or larger, and at least ten percent ( 10%) shall be 3-bedroom/2-bath units. Developer shall use best efforts to increase number of 3-bedroom/2-bath units by converting 2- bedroom/ 2- bath units where feasible to do so within the design/ footprint."

As proposed, the apartments will comply with the above provisions of the DA. The design and materials proposed will result in apartment buildings that will be of similar or higher quality than market rate apartment buildings in town. The open space provided far exceeds that required in the zoning ordinance both in terms of quantity of land area and quality of amenities provided. The complex will exceed the minimum number of units that are required by the DA to be two-bedroom or larger. The project provides 191 (88 percent) two-bedroom or larger units, which exceeds the minimum of 80 percent. The number of three-bedroom units also exceeds the required minimum, providing 50 (23 percent), which exceeds the minimum of 10 percent.

The project provides the additional details required of a Development Area Plan including site plan, landscape plan, open space areas, parking lot configuration, pedestrian access points, and vehicular access all of which are consistent with University District Specific Plan. In addition, the project includes detailed amenities that would be part of the Griffin's Grove Park development.

The proposed project, inclusive of the proposed lot line adjustment with Griffin's Grove Park, received preliminary vetting by the Planning Commission on November 1, 2017. At that meeting the Planning Commission expressed support of the proposed project including the concept of modifying the easterly property boundary to accommodate the required parking so long the project included a concurrent DAP for site amenities for the park. The applicant is now requesting that the Planning Commission consider the formal application for the University District Affordable Housing DAP and find the DAP consistent with the University District Specific Plan and recommend City Council approval. In addition, a DAP for Griffin's Grove Park is also presented for concurrent consideration by the Planning Commission. In order to approve a development area plan application, pursuant to Rohnert Park Municipal Code section 17.06.400(E), the City Council must find the proposed development conforms to the specific plan; and either: (a) Public infrastructure and services can be provided concurrently with the

development; or (b) a statement of public policy consideration and/or an exception can be granted. As noted in the attached Resolutions for adoption by the Planning Commission, the findings for approval can be made.

## ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), the City of Rohnert Park, as the lead agency, has conducted an environmental review of the University District Specific Plan Area, which includes the project site. The City prepared an Environmental Impact Report (EIR) to address the potentially significant adverse environmental impacts that may be associated with the planning, construction, and operation of the Project and to identify appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid the impacts identified in the EIR. The City certified the Final EIR on May 23, 2006 and approved an Addendum to the Final EIR on April 8, 2014.

A consistency analysis has been prepared as part of the environmental review of the proposed project. The consistency analysis concludes that the proposed Affordable Housing project is consistent with the 2006 UDSP EIR. Impacts associated with the project are consistent with those previously identified and analyzed in the 2006 EIR and implementation of applicable mitigation measures, as identified throughout this consistency analysis, would ensure that all project-related impacts remain less than significant, consistent with the 2006 EIR. Impacts that were significant and unavoidable in the 2006 EIR remain significant and unavoidable and were considered prior to adoption of the UDSP. To ensure the effective implementation and enforcement of applicable EIR mitigation measures, the project would be required to adhere to the MMRP for the 2006 EIR. In addition, the development of Griffin's Grove Park is consistent with the UDSP EIR.

## RESPONSE TO COMMENTS

No public comments have been received on this item.

**Attachments**

1. Resolution No. 2018-15
   - Exhibit A - Project Plans, UDSP Affordable Housing Project
   - Exhibit B – Conditions of Approval
2. Resolution No. 2018-16
   - Exhibit A - Project Plans, Griffin's Grove Park
   - Exhibit B – Conditions of Approval
3. Parks and Recreation Commission Staff Report
4. Environmental Consistency Analysis

APPROVALS:

Jeffrey Beiswenger, Planning Manager — Date 2/2/18

**PLANNING COMMISSION RESOLUTION NO. 2018-15**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF A DEVELOPMENT AREA PLAN TO ALLOW A 218-UNIT AFFORDABLE RENTAL HOUSING DEVELOPMENT ON PROPERTY LOCATED SOUTH OF KEISER AVENUE AND WITHIN THE UNIVERSITY DISTRICT SPECIFIC PLAN AREA (APN 159-550-007)**

**WHEREAS**, the applicant, Chris Grant, on behalf of Pacific West Communities, filed Planning Applications proposing a Development Area Plan for development of a 218-unit affordable rental housing project on the property located south of Keiser Avenue and west of the future Griffin's Grove Park and within the University District Specific Plan Area –APN 159-550-007 (the "Project"), in accordance with the City of Rohnert Park Municipal Code ("RPMC"); and

**WHEREAS**, the Planning Commission reviewed the Consistency Analysis prepared for the Project; recommended approval by the City Council and has otherwise carried out all requirements for the Project pursuant to CEQA; and

**WHEREAS**, pursuant to California State Law and the RPMC, public hearing notices were mailed to all property owners within an area exceeding a three hundred foot radius of the subject property and a public hearing was published for a minimum of 10 days prior to the first public hearing in the Community Voice; and

**WHEREAS**, on February 8, 2018, the Planning Commission held a public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposal; and

**WHEREAS**, the Planning Commission has reviewed and considered the information contained in Planning Application No. PLDP17-0003 for the proposed Development Area Plan for the property; and

**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 proposed Development Area Plan for the property:

**Section 1.** The above recitations are true and correct.

**Section 2.** CEQA Finding. Pursuant to the California Environmental Quality Act (CEQA), the City of Rohnert Park, as the lead agency, conducted an environmental review of the University District Specific Plan Area, which includes the project site. The City prepared an Environmental Impact Report (EIR) to address the potentially significant adverse environmental impacts that may be associated with the planning, construction, and operation of the Project and to identify appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid the impacts identified in the EIR. The City certified the Final EIR on May 23, 2006 and approved an Addendum to the Final EIR on April 8, 2014.

A consistency analysis, incorporated herein by this reference, has been prepared as part of the environmental review of the proposed project. The consistency analysis concludes that the proposed Affordable Housing project is consistent with the 2006 UDSP EIR. Impacts associated with the project are consistent with those previously identified and analyzed in the 2006 EIR and implementation of applicable mitigation measures, as identified throughout this consistency analysis, would ensure that all project-related impacts remain less than significant, consistent with the 2006 EIR. Impacts that were significant and unavoidable in the 2006 EIR remain significant and unavoidable and were considered prior to adoption of the UDSP. To ensure the effective implementation and enforcement of applicable EIR mitigation measures, the project is being required to adhere to the MMRP for the 2006 EIR. Therefore, no further environmental review is required.

**Section 3.** Findings for Approval of Development Area Plan. The Planning Commission, in recommending to the City Council approval of Planning Application No. PLDP117-0003 hereby makes the following findings concerning the Development Area Plan findings in accordance with Rohnert Park Municipal Code Section 17.06.400:

1. The proposed development conforms to the applicable specific plan

   **Criteria Satisfied.** The University District Specific Plan identifies this site as the affordable housing component of the University District Specific Plan area, to be development with 218 affordable rental housing units. The project provides the additional details required of a Development Area Plan including site plan, landscape plan, open space areas, parking lot configuration, pedestrian access points, and vehicular access all of which are consistent with University District Specific Plan. In addition, the project includes detailed amenities that would be part of the Griffin's Grove Park development to compensate for the 10-foot wide lot line adjustment between the two properties.

   With the implementation of Exhibit B (Conditions of Approval), this project qualifies for a parking exemption of 10% which is necessary for the development of the project consistent with the zoning ordinance parking requirements.

2. Public infrastructure and services can be provided concurrently with the development

   **Criteria Satisfied.** The developer will be required to participate in the Public Facilities Financing Plan, which will provide for necessary off-site public facilities, and shall be responsible for on-site facilities to meet the project's needs. The Development Agreement for the project sets forth the timing of the necessary facilities as they relate to the physical development of the site.

**Section 4.** The Planning Commission does hereby recommend to the City Council approval of Application No. PLDP17-0003 for a Development Area Plan (**Exhibit A**) to a 218-unit affordable rental housing development of property located south of Keiser Avenue and west

of the future Griffin's Grove Park and within the University District Specific Plan Area (APN 159-550-007), subject to the recommended conditions of approval in **Exhibit B**.

**DULY AND REGULARLY ADOPTED** on this 8th day of February, 2018 by the City of Rohnert Park Planning Commission by the following vote:

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

ADAMS____ BLANQUIE____ BORBA ____ GIUDICE ____ HAYDON _____

_____

Susan Adams, Chairperson, City of Rohnert Park Planning Commission

Attest: _____

Susan Azevedo, Recording Secretary

**Exhibit B**
**CONDITIONS OF APPROVAL**
**Resolution No. 2018-15**

## UNIVERSITY DISTRICT AFFORDABLE HOUSING – AT UNIVERSITY DISTRICT

ON-GOING CONDITIONS

The conditions below shall apply to the University District Affordable Housing Project (PLDP17-0003) at University District. The University District Development Area Plan shall be developed in accordance with the General Plan (GP), University District Specific Plan (UDSP) including Design Guidelines, Mitigation Measures (MMs) identified in the UDSP Final Environmental Impact Report (FEIR), Development Agreement (DA) between the City and University District LLC and Vast Oak Properties L.P., the Rohnert Park Municipal Code (RPMC), and the Design and Construction Standards.

General Requirements

1) The applicant shall comply with all documents approved by the City Council and adhere to all verbal representations and exhibits presented by the applicant at the Planning Commission and\or City Council meeting for approval of the University District Specific Plan project unless subsequently revised by the City.

2) The applicant shall comply with the FEIR and Consistency Analysis. In addition the applicant shall pay the cost to monitor the mitigation measures identified in the FEIR for the UDSP Project (SCH # 2003122014) kept on file in the Development Services Department. The requirements contained in the Mitigation Monitoring Program (MMP) shall be incorporated into these conditions and constructed in accordance with the MMP.

3) The applicant shall comply with all terms of the DA, including without limitation, the requirements set forth in Exhibit D (II)(C) and (E) to record an Affordable Housing Agreement and to prepare a marketing and implementation plan. The Affordable Housing Agreement shall be recorded against the property no later than prior to the issuance of a building permit for the project.

4) The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of the University District Affordable Housing DAP save and except that caused by the City's active negligence.

5) By accepting the benefits conferred under the University District Affordable Housing DAP, the applicant acknowledges all the conditions imposed and accepts the DAP subject to those conditions with full awareness of the provisions, as may be amended from time to time, and the RPMC, as applicable.

6) The use of the property by the applicant/grantee for any activity authorized by University District Affordable Housing DAP shall constitute acceptance of all of the conditions and

obligations imposed by the City. The applicant/grantee by said acceptance waives any challenge as to the validity of these conditions.

7) All improvements shall comply with all applicable sections of the City of Rohnert Park Municipal Code and any other applicable relevant plans of affected agencies, unless superseded by the Specific Plan for this property.

8) The development of this project shall be consistent with all other approvals associated with this project (e.g. UDSP/Design Guidelines).

9) The applicant shall obtain all necessary permits and clearances from the Rohnert Park Building and Public Safety Departments prior to occupancy of the project.

Site Plan, Landscaping and Signs

10) All improvements shall be in conformance with the submitted Site Plans, Exterior Elevations, and Landscape Plans, except as modified herein.

11) The applicant shall complete a Lot Line Adjustment between the project site and the adjoining property to the east (Griffin's Grove Park).

12) Prior to any grading on this property the applicant shall file for, receive approvals for and cause recordation of a Lot Line Adjustment required by condition of approval 11.

13) All plant materials proposed for use within the project shall be in conformance with the University District Plant Material Matrix contained in Appendix B of the Specific Plan.

14) The design of all entrances to the site shall be subject to Department of Public Safety approval.

15) The designs and locations of decorative paving treatments shall be subject to staff review and approval.

16) The Planning Manager shall have the authority to administratively approve minor variations to the exterior residential color schemes, materials, and finishes that may be subsequently proposed following DAP approval.

17) Air conditioning or mechanical ventilation shall be provided to allow occupants to close windows and doors for adequate noise isolation. Any ground-mounted air conditioning units proposed shall be screened from public view by fencing or landscaping with the final design subject to Staff approval. Any roof-mounted mechanical equipment shall be concealed so as not to be visible from public view. This condition shall not apply to roof-mounted photo-voltaic panels, with approval of the building and planning divisions.

18) Design and placement of walls and fences, and gates shall be in accordance with the standards included in University District Affordable Housing DAP and shall be approved by planning staff.

19) All residential buildings and dwelling units shall display illuminated street numbers in a prominent location in such a position that the numbers are easily visible to approaching emergency vehicles. The numbers shall be of a contrasting color to the background to which they are attached and four (4) inches minimum in height.

20) The project applicant shall design and construct all project facilities in accordance with the most recent seismic standards of the California Building Standards Code.

21) The applicant shall design and construct the foundations and/or building pads for all project structures using standard engineering practices that account for, and minimize damage resulting from, expansive soil conditions. Specific design and constructed methods shall be as directed by Mitigation Measure GE0-8a of the FEIR for this project.

22) Prior to the issuance of any building permits, front yard landscape and irrigation plans shall be submitted to and approved by Planning Staff and the City Engineer. Such plans shall be in substantial conformance with the plan submitted as a part of this application.

23) All trees within five feet of the public right-of-way shall have root barriers that are approved by the Engineering Division.

24) A permanent automatic sprinkler shall be installed to maintain all landscape materials and areas.

25) The applicant's engineer shall coordinate with the City Engineer to ensure that recycled water is used for irrigation of the project's landscaping, if available.

26) All exterior lighting shall be designed so as to prevent any spillover lighting onto adjacent properties and rights-of-way. New lighting levels provided shall be compatible with general illumination levels in existing areas to avoid a noticeable contrast in light emissions, consistent with the need to provide for safety and security.

27) Roof-mounted lights are prohibited on buildings without prior approval of Development Services Department.

28) The final location for mailbox enclosures, enclosure sizes, and total number of mailboxes and parcel boxes per enclosure shall be subject to review and approval by the Planning Division and United States Post Office.

Site Improvements

29) All double-check valves provided for domestic water and fire sprinkler systems shall be concealed from any public streets and parking lots with decorative walls and landscaping. Plans shall be submitted to the Development Services Department and City Engineer for review and approval.

30) Any existing overhead and proposed utilities shall be placed underground.

Construction Mitigation

31) For any project requiring an on-site inspector to monitor grading, housing construction and/or development, the applicant shall deposit funds with the City to cover the full cost of an inspector prior to any land disturbance. The City Engineer, as appropriate, shall approve the amount and hire the inspector.

32) The developer shall comply with construction hours pursuant to Rohnert Park Municipal Code Section 9.44.120.

33) All construction material waste and other debris shall be recycled to the extent feasible. The applicant shall present a "clean site everyday" program to City building staff for approval. The program shall include on-site signage in English and Spanish to be posted at construction entrances. No animals shall be brought on site by construction personnel during work hours.

34) All material storage areas shall be fenced with at least a 6-foot high chain link fence with at least two separate points of access with sufficient width for emergency vehicles. The access points shall be shown on the construction fire and security protection site plan.

**PLANNING COMMISSION RESOLUTION NO. 2018-16**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF A DEVELOPMENT AREA PLAN FOR GRIFFIN'S GROVE PARK LOCATED SOUTH OF KEISER AVENUE AND WITHIN THE UNIVERSITY DISTRICT SPECIFIC PLAN AREA, (Portion of APN 159-550-008)**

**WHEREAS**, the applicant, Kevin Poulson, on behalf of Brookfield homes, filed Planning Applications proposing a Development Area Plan for a 6.83-acre park located south of Keiser Avenue and east of the University District Affordable housing site and within the University District Specific Plan Area –APN 159-550-008 (the "Project"), in accordance with the City of Rohnert Park Municipal Code ("RPMC"); and

**WHEREAS**, the Planning Commission reviewed the Consistency Analysis prepared for the Project; recommended approval by the City Council and has otherwise carried out all requirements for the Project pursuant to CEQA; and

**WHEREAS**, pursuant to California State Law and the RPMC, public hearing notices were mailed to all property owners within an area exceeding a three hundred foot radius of the subject property and a public hearing was published for a minimum of 10 days prior to the first public hearing in the Community Voice; and

**WHEREAS**, on February 8, 2018, the Planning Commission held a public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposal; and

**WHEREAS**, the Planning Commission has reviewed and considered the information contained in Planning Application No. PLDP 17-0003 for the proposed Development Area Plan for the property; and

**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 proposed Development Area Plan for the property:

**Section 1.** The above recitations are true and correct.

**Section 2.** CEQA Finding. Pursuant to the California Environmental Quality Act (CEQA), the City of Rohnert Park, as the lead agency, conducted an environmental review of the University District Specific Plan Area, which includes the project site. The City prepared an Environmental Impact Report (EIR) to address the potentially significant adverse environmental impacts that may be associated with the planning, construction, and operation of the Project and to identify appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid the impacts identified in the EIR. The City certified the Final EIR on May 23, 2006 and approved an Addendum to the Final EIR on April 8, 2014.

Impacts associated with the park project are consistent with those previously identified and analyzed in the 2006 EIR and implementation of applicable mitigation measures would ensure that all project-related impacts remain less than significant, consistent with the 2006 EIR. Impacts that were significant and unavoidable in the 2006 EIR remain significant and unavoidable and were considered prior to adoption of the UDSP. To ensure the effective implementation and enforcement of applicable EIR mitigation measures, the project is being required to adhere to the MMRP for the 2006 EIR. Therefore, no further environmental review is required.

**Section 3.** Findings for Approval of Development Area Plan. The Planning Commission, in recommending to the City Council approval of Planning Application No. PLDP17-0003 hereby makes the following findings concerning the Development Area Plan findings in accordance with Rohnert Park Municipal Code Section 17.06.400:

1. The proposed development conforms to the applicable specific plan

   **Criteria Satisfied.** The University District Specific Plan identifies this site as 6.83-acre park. The park has been identified by the Parks and Recreation Commission as appropriate for a passive park site. The project includes a future 10-foot wide lot line adjustment between the project site and the neighboring University District Affordable Housing project to the west. The project provides the additional details required of a Development Area Plan including site plan, landscape plan, pedestrian trails, bocce courts, and other pedestrian amenities, all of which are consistent with University District Specific Plan. These additional amenities would compensate for the 10-foot wide lot line adjustment between the two properties.

2. Public infrastructure and services can be provided concurrently with the development

   **Criteria Satisfied.** The developer will be required to participate in the Public Facilities Financing Plan, which will provide for necessary off-site public facilities, and shall be responsible for on-site facilities to meet the project's needs. The Development Agreement for the project sets forth the timing of the necessary facilities as they relate to the physical development of the site.

**Section 4.** The Planning Commission does hereby recommend to the City Council approval of Application No. PLDP17-0003 for a Development Area Plan (**Exhibit A)** for the Griffin's Grove Park property located south of Keiser Avenue and east of the University District Affordable Housing site and within the University District Specific Plan Area (APN 159-550-008), subject to the recommended conditions of approval in **Exhibit B**.

**DULY AND REGULARLY ADOPTED** on this 8th day of February, 2018 by the City of Rohnert Park Planning Commission by the following vote:

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

ADAMS____ BLANQUIE____ BORBA ____ GIUDICE ____ HAYDON _____

_____

Susan Adams, Chairperson, City of Rohnert Park Planning Commission

Attest: _____

Susan Azevedo, Recording Secretary

**LANDSCAPE PLANS FOR:**

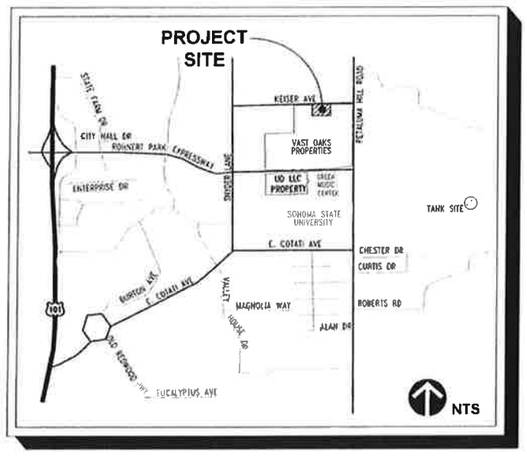
# VAST OAK NORTH PUBLIC PARK*

## 1st LAND DEVELOPMENT PHASE -
## VAST OAK NORTH AT UNIVERSITY DISTRICT

ROHNERT PARK, CALIFORNIA
JANUARY 10, 2018

*PUBLIC PARK NAME TO BE DETERMINED BY CITY

**VICINITY MAP**




**SITE MAP**

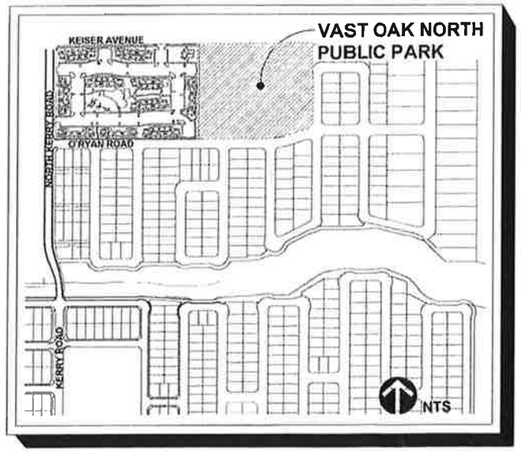



**TABLE OF CONTENTS**


| | |
|---|---|
| COVER SHEET | L-1.0 |
| PRELIMINARY OVERALL LANDSCAPE PLAN | L-1.1 |
| CONSTRUCTION & LANDSCAPE DETAILS | L-1.2 |
| SITE FURNISHINGS IMAGES | L-1.3 |



**Brookfield** Residential
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DANVILLE, CALIFORNIA 94526
(925)743-8000


Development Area Plan

Vast Oak North at University District

VAST OAK NORTH PUBLIC PARK

Rohnert Park, California

Cover Sheet


vanderToolen - Associates
VTA
LANDSCAPE ARCHITECTS
www.vandertoolen.com


Scale: Not Applicable

JANUARY 10, 2018

L-1.0

Project No. 04416


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## PLANT PALETTE

| SYMBOL | BOTANICAL NAME | COMMON NAME | WUCOLS WATER USE |
|---|---|---|---|
| **STREET TREES** | | | |
| | PISTACIA CHINENSIS 'KEITH DAVEY' | KEITH DAVEY CHINESE PISTACHE | LOW |
| | PLATANUS X ACERIFOLIA 'COLUMBIA' | LONDON PLANE TREE | MODERATE |
| **SHADE TREES** | | | |
| | QUERCUS AGRIFOLIA | CALIFORNIA LIVE OAK | VERY LOW |
| **ACCENT TREES** | | | |
| | CERCIS OCCIDENTALIS | WESTERN REDBUD | VERY LOW |
| | PRUNUS CERASIFERA 'KRAUTER VESUVIUS' | PURPLE LEAF PLUM | LOW |
| **IRRIGATED ORNAMENTAL GROUNDCOVER/GRASSES** | | | |
| | ANIGOZANTHOS SPP. | KANGAROO PAW | LOW |
| | ARCTOSTAPHYLOS SP. | MANZANITA | VERY LOW |
| | CEANOTHUS SP. | CEANOTHUS | LOW |
| | CISTUS SPP. | ROCKROSE | LOW |
| | DIETES BICOLOR | FORTNIGHT LILY | LOW |
| | FESTUCA MAIREI | ATLAS FESCUE | LOW |
| | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | LOW |
| | LEYMUS 'CANYON PRINCE' | BLUE WILD RYE | VERY LOW |
| | MUHLENBERGIA RIGENS | DEER GRASS | LOW |
| | PHORMIUM SP. | NEW ZEALAND FLAX | LOW |
| | PRUNUS CAROLINIANA | CAROLINA CHERRY | LOW |
| | XYLOSMA CONGESTUM | SHINY XYLOSMA | LOW |
| **HYDROSEED MIX** | | | HYDROSEED |
| | BROMUS CARINATUS | CALIFORNIA BROME | 30% |
| | SISYRINCHIUM BELLUM | BUTTERCUP BLUE-EYED GRASS | 30% |
| | TRIFOLIUM WILDENOVII | TOMCAT CLOVER | 30% |
| | VULPIA MICROSTACHYS | THREE-WEEK FESCUE | 10% |

## PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND UTILIZES NATIVE AND ADAPTED ORNAMENTAL PLANTING
2. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAS A WUCOLS WATER USE RATING OF LOW OR VERY LOW.
3. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH

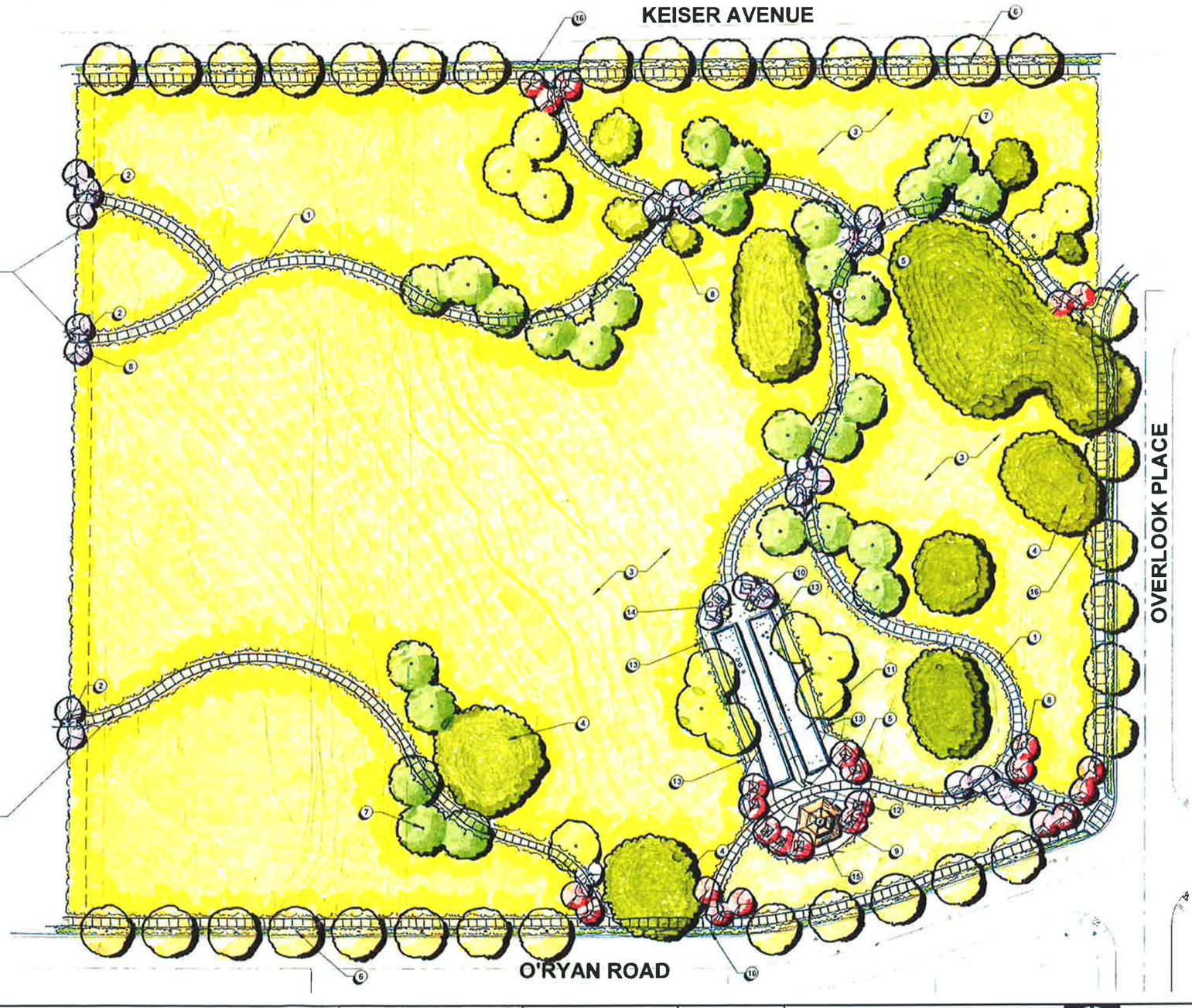
## CALLOUT SCHEDULE

1. CONCRETE PARK PATH SEE DETAIL A, SHEET L-1 2
2. PATHWAY CONNECTIONS TO VAST OAK NORTH APARTMENTS
3. NON-IRRIGATED NATURAL GRASSLAND/PASSIVE OPEN SPACE
4. EXISTING TREES TO REMAIN
5. WASTE RECEPTACLES SEE IMAGE, SHEET L-1 3
6. STREET TREES
7. SHADE TREES
8. ACCENT TREES
9. SHADE STRUCTURE WITH PICNIC TABLES SEE IMAGE, SHEET L-1 3
10. PICNIC TABLES SEE IMAGE, SHEET L-1 3
11. (2) BOCCE COURT SEE DETAIL B, SHEET L-1 2
12. DRINKING FOUNTAIN SEE IMAGE, SHEET L-1 3
13. BENCHES SEE IMAGE, SHEET L-1 3
14. DG PAVING SEE DETAIL C, SHEET L-1 2
15. CONCRETE PLAZA
16. PLANTED PARKWAYS

## IRRIGATION DESIGN

IRRIGATION SYSTEM TO UTILIZE CITY PROVIDED RECYCLED WATER

PATHWAY CONNECTION TO UNIVERSITY DISTRICT AFFORDABLE APARTMENTS. FINAL ALIGNMENT TO BE DETERMINED.




PATHWAY CONNECTION TO UNIVERSITY DISTRICT AFFORDABLE APARTMENTS. FINAL ALIGNMENT TO BE DETERMINED.


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Development Area Plan

Vast Oak North at University District

# VAST OAK NORTH PUBLIC PARK

Rohnert Park, California

Preliminary Overall Landscape Design

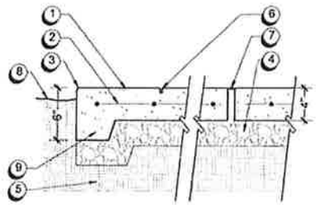

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0' 15' 30' 60' 120'

Scale: 1" = 30'-0" | JANUARY 10, 2018 | NORTH | Project No 04416

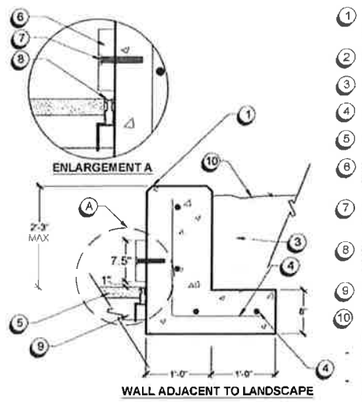
L-1.1


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1. CONCRETE PAVING.
2. REINFORCING PER SOIL'S REPORT RECOMMENDATION.
3. 1/2" TOOLED RADIUS.
4. CLASS II AGGREGATE BASE. COMPACTION, & THICKNESS PER SOIL'S REPORT RECOMMENDATION.
5. COMPACTED SUBGRADE OR ENGINEERED FILL.
6. 1/4" WIDE X 3/4" DEEP TOOLED CONTROL JOINT (SEE PLANS).
7. 3/8" WIDE FIBER FILLED EXPANSION JOINT W/ POLYSULFIDE SEALANT. SEALANT COLOR TO MATCH ADJACENT PAVING. SEE PLAN FOR LOCATION.
8. FINISH GRADE. 2" BELOW TOP OF PAVING FOR PLANTING AREA.
9. THICKENED EDGE AT PLANTING AREA WHERE REQUIRED OR UNDER PEDESTALS.

## A CONCRETE PAVING
SCALE: 1-1/2" = 1'-0"

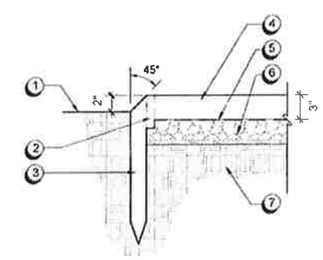



WALL ADJACENT TO LANDSCAPE

1. 1" X 1" 45 CHAMFER AT TOP BOTH SIDES AND AT FRONT FACE, TYP.
2. EXPANSION JOINT.
3. 4" COMPACTED SUBGRADE TO 95%
4. #4 REBAR@ 18" O.C. BOTH WAYS
5. 2" CRUSHED OYSTER SHELL.
6. 2X8 REDWOOD WITH CABOT CLEAR WATERPROOFING #1000.
7. 3/4" COUNTER SUNK ALL THREAD GALVANIZED STEEL ROD WITH LOCKING NUT.
8. NDS MICRO CHANNEL DRAIN (GREY) #8003 WITH 4" CLEAN OUT SECTION #8653.
9. 4" CLASS II BASE ROCK.
10. LANDSCAPE AREA PER PLAN.

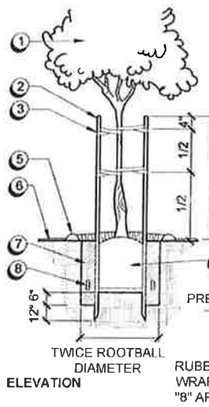
NOTE:
- SEE DETAIL X, SHEET L-X FOR BOCCE BALL SCOREBOARD.
- DAYLIGHT RUNOFF INTO LANDSCAPED AREA.

## B CONCRETE CURB AT BOCCE COURT
SCALE: 1" = 1' - 0"




1. FINISH GRADE - 2" BELOW TOP OF PAVING AT SHRUB/GROUNDCOVER AREA, 1" BELOW TOP OF PAVING AT TURF AREA.
2. 1 X 4 BEND-A-BOARD. LEAVE 1/2" GAP IN SLIP JOINTS AND END RUNS. SCREW TO POSTS WITH 2 #16 PLATED DECK SCREWS AVAILABLE THROUGH EPIC PLASTICS.
3. 2 x 3 x 18" PLASTIC STAKE AT 3' O.C. MIN.
4. DECOMPOSED GRANITE. SEE CONSTRUCTION CALLOUT PLAN, SHEET L-X, FOR COLOR.
5. FILTER FABRIC
6. CLASS II AGGREGATE BASE. THICKNESS AND COMPACTION PER SOIL'S REPORT RECOMMENDATION.
7. COMPACTED SUBGRADE OR ENGINEERED FILL.

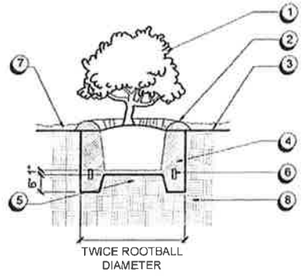
## C DECOMPOSED GRANITE PAVING
SCALE: 1-1/2 = 1'-0"




1. TREE.
2. 2" DIAMETER LODGE POLE PINE STAKE SET 30" INTO GRADE OR UNDISTURBED SUBGRADE A MINIMUM OF 12" BELOW BOTTOM OF ROOTBALL. PLACE STAKES PARALLEL TO PREVAILING WINDS.
3. RUBBER TWIST TIES - KNOT AND ATTACH TO STAKE W/ ROOFING TACK.
4. TREE ROOTBALL SET ON LIGHTLY TAMPED SOIL. DO NOT PENETRATE ROOTBALL WITH STAKES.
5. 3" DEEP WATERING BASIN.
6. FINISH GRADE.
7. AMENDED BACKFILL.
8. FERTILIZER TABLETS - SEE GENERAL PLANTING NOTES, SHEET L-1, FOR QUANTITY PER TREE SIZE.

NOTE:
-SCARIFY SIDES OF PLANTING PIT.
-FERLTILIZED TABS ARE NOT TO BE USED WITH CALIFORNIA NATIVE PLANTS.
-DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE TREES.
-SET CROWN OF ROOTBALL 1" ABOVE GRADE.

## D TREE STAKING
N.T.S.




1. SHRUB - SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
2. 3" HIGH WATERING BASIN.
3. FINISH GRADE.
4. AMENDED BACKFILL
5. SET ROOTBALL ON LIGHTLY TAMPED SUPPORT
6. (2) 21 GRAM PLANT TABLETS.
7. 3" DEPTH MULCH.
8. COMPACTED SUBGRADE OR ENGINEERED FILL.

NOTE:
1. FERTILIZER TABS ARE NOT TO BE USED WITH CALIFORNIA NATIVE SHRUBS.
2. DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE SHRUBS.

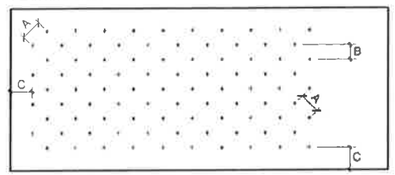
## E SHRUB
N.T.S.

**PLANT SPACING SCHEDULE:**

| A = TRIANGULAR SPACING | B= ROW SPACING* | C=PERIMETER SET-BACK |
|---|---|---|
| 6" | 5"± | 4" |
| 12" | 10 1/2"± | 10" |
| 18" | 15"± | 12" |
| 24" | 21"± | 18" |
| 36" | 31"± | 24" |

* 0.866 X A

**PLANTING GRID:**




## F GROUND COVER SPACING CHART
N.T.S.

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500 LA GONDA WAY
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(925)743-8000

Development Area Plan

Vast Oak North at University District

# VAST OAK NORTH PUBLIC PARK

Rohnert Park, California

Construction & Landscape Details

vanderToolen · Associates
LANDSCAPE ARCHITECTS
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Scale: Not Applicable | JANUARY 10, 2018 | NORTH | Project No. 04416

L-1.2

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WASTE RECEPTACLE



SHADE STRUCTURE




PICNIC TABLE



BOCCE COURTS



DRINKING FOUNTAIN




BENCH

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DANVILLE, CALIFORNIA 94526
(925)743-8000

Development Area Plan

Vast Oak North at University District

# VAST OAK NORTH PUBLIC PARK

Rohnert Park, California

Site Furnishings Images

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**Exhibit B**
**CONDITIONS OF APPROVAL**
**Resolution No, 2018-16**

## GRIFFIN'S GROVE PARK– AT UNIVERSITY DISTRICT

### ON-GOING CONDITIONS

The conditions below shall apply to the Griffin's Grove Park Project (PLDPXXX) at University District. The Development Area Plan shall be developed in accordance with the General Plan (GP), University District Specific Plan (UDSP) including Design Guidelines, Mitigation Measures (MMs) identified in the UDSP Final Environmental Impact Report (FEIR), Development Agreement (DA) between the City and University District LLC and Vast Oak Properties L.P., the Rohnert Park Municipal Code (RPMC), and the Design and Construction Standards.

### General Requirements

1) The applicant shall comply with all documents approved by the City Council and adhere to all verbal representations and exhibits presented by the applicant at the Planning Commission and\or City Council meeting for approval of the University District Specific Plan project unless subsequently revised by the City.

2) The applicant shall comply with the FEIR. In addition the applicant shall pay the cost to monitor the mitigation measures identified in the FEIR for the UDSP Project (SCH # 2003122014) kept on file in the Development Services Department. The requirements contained in the Mitigation Monitoring Program (MMP) shall be incorporated into these conditions and constructed in accordance with the MMP.

3) The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of the Griffin's Grove Park DAP save and except that caused by the City's active negligence.

4) By accepting the benefits conferred under the Griffin's Grove Park DAP, the applicant acknowledges all the conditions imposed and accepts the DAP subject to those conditions with full awareness of the provisions, as may be amended from time to time, and the RPMC, as applicable.

5) The use of the property by the applicant/grantee for any activity authorized by Griffin's Grove Park DAP shall constitute acceptance of all of the conditions and obligations imposed by the City. The applicant/grantee by said acceptance waives any challenge as to the validity of these conditions.

6) All improvements shall comply with all applicable sections of the City of Rohnert Park Municipal Code and any other applicable relevant plans of affected agencies, unless superseded by the Specific Plan for this property.

7) The development of this project shall be consistent with all other approvals associated with this project (e.g. UDSP/Design Guidelines).

8) The applicant shall obtain all necessary permits and clearances from the Rohnert Park Building and Public Safety Departments prior to occupancy of the project.

Site Plan, Landscaping and Signs

9) All improvements shall be in conformance with the submitted Site Plans, Exterior Elevations, and Landscape Plans, except as modified herein.

10) The applicant shall complete a Lot Line Adjustment between the project site and the adjoining property to the west (University District Affordable Housing Project).

11) Prior to any Grading on this property the applicant shall file for, receive approvals for and cause recordation of a Lot Line Adjustment required by condition of approval 11.

12) All plant materials proposed for use within the project shall be in conformance with the University District Plant Material Matrix contained in Appendix B of the Specific Plan.

13) The design of all entrances to the site shall be subject to Department of Public Safety approval.

14) The designs and locations of decorative paving treatments shall be subject to staff review and approval.

15) The Planning Manager shall have the authority to administratively approve minor variations to the exterior residential color schemes, materials, and finishes that may be subsequently proposed following DAP approval.

16) The project applicant shall design and construct all project facilities in accordance with the most recent seismic standards of the California Building Standards Code.

17) The applicant shall design and construct the foundations and/or building pads for all project structures using standard engineering practices that account for, and minimize damage resulting from, expansive soil conditions. Specific design and constructed methods shall be as directed by Mitigation Measure GE0-8a of the FEIR for this project.

18) Prior to the issuance of any building permits, detailed landscape and irrigation plans shall be submitted to and approved by Planning Staff and the City Engineer. Such plans shall be in substantial conformance with the plan submitted as a part of this application.

19) All trees within five feet of the public right-of-way shall have root barriers that are approved by the Engineering Division.

20) A permanent automatic sprinkler shall be installed to maintain all landscape materials and areas.

21) The applicant's engineer shall coordinate with the City Engineer to ensure that recycled water is used for irrigation of the project's landscaping, if available.

22) All exterior lighting shall be designed so as to prevent any spillover lighting onto adjacent properties and rights-of-way. New lighting levels provided shall be compatible with general illumination levels in existing areas to avoid a noticeable contrast in light emissions, consistent with the need to provide for safety and security.

23) Any existing overhead and proposed utilities shall be placed underground.

Construction Mitigation

24) For any project requiring an on-site inspector to monitor grading, the applicant shall deposit funds with the City to cover the full cost of an inspector prior to any land disturbance. The City Engineer, as appropriate, shall approve the amount and hire the inspector.

25) The developer shall comply with construction hours pursuant to Rohnert Park Municipal Code Section 9.44.120.

26) All construction material waste and other debris shall be recycled to the extent feasible. The applicant shall present a "clean site everyday" program to City building staff for approval. The program shall include on-site signage in English and Spanish to be posted at construction entrances. No animals shall be brought on site by construction personnel during work hours.

27) All material storage areas shall be fenced with at least a 6-foot high chain link fence with at least two separate points of access with sufficient width for emergency vehicles. The access points shall be shown on the construction fire and security protection site plan.

City of Rohnert Park
Parks and Recreation Commission Report

**DATE:** January 18, 2018

**ITEM No:**

**SUBJECT:** Consideration of a Development Area Plan for UDSP Affordable Housing Project and Griffin's Grove Park

**LOCATION:** Within the University District Specific Plan Area (9.13 acre lot and 6.72 park site) located on the southeast corner of Keiser Avenue and the Kerry Road (future roadway).

**APPLICANT:** Pacific West Communities

---

**Proposal**

The applicant is seeking approval for a Development Area Plan (DAP) for the University District Specific Plan (UDSP), Affordable Housing Project and the adjacent Griffin's Grove Park. The two components of the DAP are further described as follows:

1. UDSP Affordable Housing Project (Pacific West Communities). Pacific West is proposing to develop the 9.13-acre University District Affordable Housing property into a 218-unit affordable rental housing development. The project proposes a total of 116,146 square feet of open space area, which includes a total of 97,953 square feet of public outdoor open space, a 1,538 square foot community building, and a total 16,655 square feet of private open space area (within enclosed patios for each unit). The public open space is provided in a linear park configuration with the community building located at the west end of the linear park and two play areas on each end of the park. The park component of the development also includes two barbeque areas, a dog park area and a large open lawn area within the center of the linear park. Pedestrian paths provide interconnectedness between the two play areas and the community building and the other park amenities. In addition, the pedestrian paths direct tenants to crosswalks that lead to the nearby Griffin's Grove Park located just west of the project site. The project proposes a total of 443 parking spaces, 40 of which will be located along the east property boundary with portion of these spaces encroaching onto the adjacent Griffin's Grove Park. This will require a 10-foot lot line adjustment to allow for the placement of the parking spaces.

2. Griffin's Grove Park. The design for this park (formerly known as Oak Grove Park) was approved by the Parks and Recreation Commission back in 2014 along with approval of the UDSP Specific Plan. This park is intended to be "passive" in character. The focus of park

improvements is to protect Oak trees on the site and protect that natural features as much as possible. Walking paths were included with the original design. The new design for Griffin's Grove Park will continue to protect the Oak trees and keep the park "passive" in character but add a few amenities in the southeast corner of the park (Bocce Ball courts, picnic tables and a shade structure).

Review by the Parks and Recreation Commission is being specifically requested because the proposed project will affect the size of the Park and amenities are to be added. The eastern edge of the park will be reduced by less than 10 feet (0.11 acres), which is a very slight reduction in size (approximately 1.6%). Staff is also requesting that the commission weigh in on the amenities to be added (the Bocce Ball courts, picnic tables and shelter). The commission has expressed a desire in the past that this park remain "passive" in character and it is the opinion of Staff that the added amenities are consistent with this character.

**Background**

The University District Specific Plan ("Specific Plan") is one of five specific plan areas designated in the City's General Plan for future development. The Specific Plan includes approximately 300 acres of lands owned by five property owners (University District LLC, Vast Oak Properties, Cotati-Rohnert Park Unified School District, Gee, and Linden) in the City of Rohnert Park. In 2006, the University District Specific Plan was approved and the Specific Plan Area was subsequently annexed into the City.

Subsequent to the 2006 approvals, the project applicant submitted applications proposing to amend the Specific Plan including changes to the Parks component of the Specific Plan, which would result in increases in total park acreage and reconfigured park layouts. The proposed park changes were considered by the Parks and Recreation Commission on July 13, 2013 and received consideration of a preliminary plan by the Planning Commission on June 27, 2013 and by the City Council on July 23, 2013. The applicant was provided with comments and guidance in proceeding with preparation of a formal application for Specific Plan Amendment.

In April 2014, the City Council approved revisions to the adopted Specific Plan, including amendment to the park plans that included a 6.83-acre park within Vast Oaks West (Twin Creeks Park) and a 6.83-acre park within Vast Oaks North (Griffin's Grove Park). The proposed project would modify the size of Griffin's Grove Park by approximately 4,850 square feet.

**General Plan**

Rohnert Park's General Plan 2000, Chapter 5 Open Space, Parks, and Public Facilities, includes goals and policies for development and preservation of parks and open space within the City with an overall goal of providing an integrated system of parks and trails throughout the City, to continue to develop additional parkland with new development proposals, and to ensure existing parks and recreation facilities are well maintained and provide a safe and secure recreational opportunities.

The applicant is required to provide a total of 87,200 square feet of open space on the apartment site. The applicant proposes to comply by exceed their obligation of total public and private open space within the development by over 28,000 square feet. While the property proposes a lot line adjustment thus reducing the size of Griffin's Grove Park, the applicant is working with the proponent of the University District to assure that there are adequate park connections from the project site open space areas to the adjacent park and that pedestrian connections align thus

providing a link between the two park areas. In addition, the UDSP proponent has submitted a site plan for the Griffin's Grove Park amenities that include trail connections, a plaza with benches and shade structures, a bocce court, and a drinking fountain.

**Staff Analysis:**

Described above, the University District Specific Plan identifies a site of 9.13 acres to accommodate a 218 unit affordable housing project and a site of 6.83 acres located within the Vast Oak North neighborhood and identified as Griffin's Grove Park. The proposed development is for a 218-unit affordable housing development that includes parking spaces along the common property boundary between Griffin's Grove Park and the project site and would require a lot line adjustment to allow the development to accommodate all of the required parking for the site. The proponent for the University District Specific Plan Area has provided a site plan demonstrating how Griffin's Grove Park would be developed with amenities that include trails, a park plaza, shade structures and benches and a bocce ball court. The affordable housing development would not affect any of the amenities proposed for the park project. In addition, the affordable housing project would include a total of 116,146 square feet of park area which is over 28,000 square feet more than what is required for this development.

**Environmental Determination**

Pursuant to the California Environmental Quality Act (CEQA), the City of Rohnert Park, as the lead agency, has conducted an environmental review of the Project. The City prepared an Environmental Impact Report (EIR) to address the potentially significant adverse environmental impacts that may be associated with the planning, construction, or operation of the Project and to identify appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid the impacts identified in the EIR. The City certified the Final EIR on May 23, 2006 and approved an Addendum to the Final EIR on April 8, 2014. The proposed project was evaluated as part of the UDSP EIR and thus is consistent with the analysis in the EIR and Addendum and would not result in additional environmental effects. Therefore, no additional environmental review is necessary.

**Staff Recommendation:**

Based on the information presented in this report, City staff is recommending that the Parks and Recreation Commission recommend to the Planning Commission approval of the proposed Development Area Plan for the UDSP Affordable Housing Project and Griffin's Grove Park.

Attachments:

A. Resolution
B. Project Site Plan with Landscape Plans
C. Griffin's Grove Park Site Plan and Landscape Plans

APPROVALS:

Jeffrey Beiswenger
Planning Manager

1/12/18
Date

**PARKS AND RECREATION COMMISSION**

**RESOLUTION NO. 2018-01**

**A RESOLUTION OF THE PARKS AND RECREATION COMMISSION OF THE CITY OF ROHNERT PARK RECOMMENDING APPROVAL TO THE PLANNING COMMISSION OF THE DEVELOPMENT AREA PLAN FOR THE UDSP AFFORDABLE HOUSING PROJECT AND GRIFFIN'S GROVE PARK APN: 159-550-007 AND 159-550-008**

**WHEREAS**, the approval of a Development Area Plan (DAP) entitlement is requested within the University District Specific Plan (UDSP) to allow for construction of an affordable housing project and the design for the adjacent Griffin's Grove Park

**WHEREAS**, Pacific West Communities proposes development of a 9.1 acre parcel into a 218-unit multi-family affordable housing development with 443 parking spaces and 116,146 square feet of parks and open space area located at within the UDSP in Rohnert Park; and

**WHEREAS,** Pacific West is exceeding the project's open space obligation by over 28,000 square feet.

**WHEREAS**, the master developer (Brookfield Homes) proposes development of 6.8 acres Griffin's Grove Park as part of the construction of the northern portion of the UDSP project;

**WHEREAS**, the proposal will require a lot line adjustment to allow the affordable housing developer to accommodate all of the project's required parking spaces will reduce the size of the adjoining Griffin's Grove Park by 0.1 acre; and

**WHEREAS**, the Parks and Recreation Commission review is requested to inform the DAP approval by the Planning Commission and City Council and allow for the lot line adjustment; and

**WHEREAS**, the proposed DAP and lot line adjustment is consistent with the Parks and Recreation Master Plan and the UDSP.

**NOW, THEREFORE BE IT RESOLVED THAT THE PARKS AND RECREATION COMMISSION OF THE CITY OF ROHNERT PARK DOES DETERMINE AND ORDER AS FOLLOWS:**

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

**Section 2.** The proposed DAP and lot line adjustment are consistent with the UDSP and the Parks and Recreation Master Plan.

**Section 2.** That the proposed affordable housing project's open space area exceeds the is obligation for the multi-family development by over 28,000 square feet and thus conforms with the General Plan;

**Section 3.** That the request to adjust the easterly property boundary would reduce the area of Griffin's Grove Park by 4,850 square feet (.11 acres) to 6.72 acres which meets or exceeds the park dedication requirements for the overall UDSP;

**Section 4.** That the resulting size, layout, configuration and amenities of Griffin's Grove park are consistent with the Parks and Recreation Master Plan.

**BE IT FURTHER RESOLVED** that the Director of Development Services is hereby authorized and directed to forward this resolution to Planning Commission in support of its review of the DAP for the University District Affordable Housing Project and Griffin's Grove Park.

**DULY AND REGULARLY ADOPTED** this 18th day of January, 2018 by the following vote:

AYES: 3 NOES: 0 ABSENT: 2 ABSTAIN: 0

BIRD ___ BLACK ___ CANTERBURY ___ BORR ___ GRIFFIN ___

Linda Canterbury
Chairperson
City of Rohnert, Park Parks and Recreation Commission

Attest: Angela Beran
Angela Beran, Recording Secretary

# AFFORDABLE HOUSING PROJECT

## University District Specific Plan
## EIR Consistency Review

**City of Rohnert Park**

Development Services
130 Avram Avenue
Rohnert Park, CA 94928-2486

**JANUARY 2018**

# I. Introduction and Overview

## University District Specific Plan

The proposed University District Affordable Housing project (the "proposed project") would be located within the University District Specific Plan (UDSP) area in the City of Rohnert Park. The UDSP consists of approximately 300-acres of lands located on each side of Hinebaugh Creek, south of Keiser Avenue, west of Petaluma Hill Road, and north of Copeland Creek. The Plan area includes the Vast Oak property, the UD LLC property, Gee property, Abu-Halawa (Linden) property, and property owned by the Cotati-Rohnert Park Unified School District (CRPUSD).

The City approved the University District Specific Plan document (the "Specific Plan") in 2006 and associated General Plan amendments were adopted and implemented. The Specific Plan guides development of the UDSP area, which is intended to be a mixed-use pedestrian-oriented community providing diverse residential opportunities and a commercial center to accommodate the needs of new and existing neighborhoods; Sonoma State University students, faculty, and staff; and patrons of the City's Community Center and the Green Music Center. The Specific Plan adopted in 2006 provides for development of up to 1,645 total dwelling units, 126 second units, parks and open space, and 175,000 gross square feet (sf) of neighborhood serving commercial, retail, and office space.

The Affordable Housing project site is located in the north-central portion of the UDSP area on the Vast Oak property, bordered by Keiser Avenue on the north and the Kerry Road alignment to the west. The Oak Grove Park, a component of the adopted Specific Plan, is located to the immediate east of the project site. To the south of the site is new residential development within the UDSP area. In the current Specific Plan (revised in 2014), the project site is designated High Density Residential and is the assumed location for development of all 218 of the high density residential dwelling units planned for in the UDSP.

## UDSP Environmental Impact Report (EIR) and Addendums

In 2006, in accordance with the California Environmental Quality Act (CEQA), the City prepared an EIR to analyze the impacts associated with implementation of the 2006 Specific Plan (the "2006 EIR"). The 2006 EIR assumed development of a total of 1,610 dwelling units without secondary units (1,736 total units including secondary units), and up to 250,000 square feet of commercial center/plaza uses (including a hotel). Of the 1,610 total dwelling units in the UDSP, the 2006 EIR assumed that 630 units would be high density residential (476 units would be located on the Vast Oak property and 154 would be on the UD LLC property). The 2006 EIR includes a project-level analysis for the UD LLC and Vast Oak properties within the UDSP area and a program-level analysis for the Abu-Halawa (Linden), Gee, and CRPUSD properties.

In 2014, proposed changes to the Specific Plan (the "2014 Project") were analyzed in a CEQA addendum, *Evaluation of Proposed Amendments to the University District Specific Plan* (the "2014 Addendum"). The features in the 2014 Project were to occur on the same site as the approved Specific Plan with proposed amendments to include different locations for specific project features, changes to development acreage and land use densities, changes to park sizes and locations, an increase to the size of a stormwater detention basin, and new bike lanes. The 2014 Project proposed no changes to the total number of residential units in comparison to the 2006 Specific Plan (1,645 total), but proposed to reconfigure the gross acreage for each designation and change the number of residential units by land use designation. For the high density residential, the 2014 Project proposed to reduce the total acreage of land designated for such uses and proposed to reduce total number of units from 630, as assumed in the 2006 EIR, to 218 units in total. The location of the high density residential units was proposed to be shifted to the north

along Keiser Avenue and adjacent to the western boundary of Oak Grove Park, in an area previously designated as low density and medium density residential in the 2006 Specific Plan. The analysis in the 2014 Addendum concluded that the amended project would not result in new or more severe impacts than were analyzed in the 2006 EIR. In April 2014, the City approved the 2014 Addendum and amended the Specific Plan to include the proposed changes.

In 2016, the City prepared another CEQA addendum, *Evaluation of the University District Water Tank (City Tank #8) Project* (the "2016 Addendum"), to analyze the revisions to the 2006 EIR resulting from new project-level details for a water supply tank and storage infrastructure to serve the Specific Plan area the "Water Tank Project"). While the 2006 Program EIR and the 2014 Addendum described and analyzed the offsite water supply tank and associated access road and infrastructure, the specific project-level details were unknown. The 2016 Addendum concluded that the proposed Water Tank Project would not result in new or substantially more severe impacts than that disclosed in the 2006 Program EIR and 2014 Addendum.

In the 2006 Program EIR, 2014 Addendum, and 2016 Addendum potential impacts were analyzed from the viewpoint of the following 13 environmental resource areas:

- Aesthetics
- Agriculture Resources, Land Use and Planning
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Noise
- Population and Housing
- Public Services
- Transportation and Traffic
- Utilities and Service Systems
- Water Resources

In addition to the resource topics listed above, required CEQA considerations including growth-inducing impacts, cumulative impacts, significant and unavoidable impacts, and significant and irreversible environmental changes were also evaluated.

Based on the environmental analyses included in the 2006 EIR, the City determined that the Specific Plan, in conjunction with cumulative development within the City of Rohnert Park, would result in a significant and unavoidable impact associated with aesthetics/visual resources and land use as it relates to the loss of open space lands; agriculture as it relates to the conversion of agricultural lands; the cumulative effect on air quality, biological resources, and noise; traffic as it relates to increased congestion at Adobe Road/Petaluma Hill Road in Penngrove, the East Cotati/Old Redwood Highway intersection, and the Adobe Road/Petaluma Hill Road and Main Street/Old Redwood Highway intersections in Penngrove.

The 2006 EIR concluded that implementation of the Specific Plan would have significant and unavoidable impacts to aesthetics/visual resources at it relates to the damage of scenic resources; agriculture as it relates to the conversion of farm land to non-agricultural use; air quality as it relates to operational increases in emissions beyond the Bay Area Air Quality Management District (BAAQMD) threshold levels and inconsistency with the 2000 Clean Air Plan; cultural resources as it relates to potential adverse impacts on historic structures within the Specific Plan area; noise as it relates to exposure of existing offsite noise-sensitive land uses to cumulative traffic noise; traffic as it relates to increased congestion at Adobe Road/Petaluma Hill Road in Penngrove, the East Cotati/Old Redwood Highway intersection, and Adobe Road/Petaluma Hill Road and Main Street/Old Redwood Highway intersections in Penngrove.

All other environmental impacts were determined to be less than significant or less than significant with implementation of identified mitigation measures in the 2006 EIR. In compliance with CEQA, and to ensure the effective implementation and enforcement of adopted mitigation measures, the City adopted a Mitigation Monitoring and Reporting Program (MMRP) for the 2006 EIR. The MMRP was adopted concurrently with the 2006 EIR.

Both the 2014 and 2016 Addendums concluded that their respective projects would be consistent with the 2006 EIR and neither would result in new or substantially more severe impacts than those previously disclosed and assessed in the 2006 EIR.

*Note: The UDSP EIR and EIR Addendums are available for review during normal business hours at City Hall, 130 Avram Avenue, Rohnert Park, CA 94928*

## University District Affordable Housing Project

Because the site proposed for the proposed project is located within the UDSP area, this analysis has been prepared to evaluate the consistency of the proposed project with the 2006 EIR and EIR Addendums. An overview of the proposed project is presented below.

Section II of this document discusses the environmental impacts, by resource topic, followed by a brief analysis of the proposed project's environmental effects related to the EIR impact conclusions and applicability of EIR mitigation measures.

Project Description

The proposed project would develop 218 multifamily units, consisting of 27 single bedroom units, 141 two bedroom units, and 50 three bedroom units, on the approximately 9.22 acre project site within the Vast Oak North neighborhood of the UDSP. The units would be constructed at a density of 24 units per acre and would be contained within nine 3-story walk-up buildings. One-half of proposed units would be rented to very low income residents and the other half would be rented to low income residents.

The proposed project would also construct an approximately 3,087 sf single story Community Center, which would include a community room, exercise room, office, maintenance room, 2 halls, restrooms, a laundry room, storage closets, and a kitchen. A central lawn area is proposed in the middle of the site, surrounded by two children's play lots and picnic areas with barbeques to the west and east. The project would also include on-site laundry, mail delivery facilities, and a small dog park. Approximately 97,953 sf of public outdoor open space is proposed surrounding the buildings. These areas would be landscaped with grass areas surrounding buildings, and trees, shrubs, and groundcover throughout the project site. Trees would be also placed around the border of the site.

Access to the site would be provided from Kerry Road, which would be extended to the west of the project site to Keiser Avenue, and from O'Ryan Road, a new public street which would be constructed to the south of the project site. A total of 443 vehicle parking spaces and 72 bicycle parking spaces would be available in the proposed development, with an additional 30 on street vehicle parking spaces provided. 100 of the 443 parking spaces proposed are planned as tandem spaces.

Affordable Housing Location and Land Uses:

The project site is located in the north-central portion of the UDSP area, bordered by Keiser Avenue on the north, the Kerry Road alignment to the west, lands of Oak Grove Park to the east, and new development within the UDSP to the south. The project site has historically supported farming since the

early 1900s. Nearby uses include Twin Creeks Park to the south below Kincade Place, the Mulberry at University District residential area to the southeast, the Santa Rosa Community Garden and Lawrence E. Jones Middle School to the west, vacant graded lots to the southeast, and other vacant lots dominated by annual grassland to the north, west, and east.

As stipulated in the Specific Plan document, the land use designation for the proposed project site is High Density Residential, and the City's zoning designation for the site is Specific Plan.

## II. EIR Impact Analysis Consistency Review

This section discusses the environmental impacts included in the 2006 EIR, by resource topic, followed by a brief analysis of the proposed project's consistency with each of the impact conclusions and applicability of the 2006 EIR mitigation measures.

## AESTHETICS

**AES-1: Obstruct or Adversely Affect Scenic Vistas or Change Visual Character during Construction**

The 2006 EIR concluded that construction-related visual impacts in the Specific Plan area would be less than significant for all viewers other than residents of Redwood Park Estates and significant for residents of Redwood Park Estates. The 2006 EIR further concluded that, with implementation of Mitigation Measure AES-1, which provides for installation of temporary visual barriers between construction zones and residences at Redwood Park Estates, this impact would be reduced to a less than significant level.

Development of the Affordable Housing project would be within the same development footprint as assessed in the 2006 EIR. Project construction near identified sensitive viewers would occur in similar areas and for similar types of structures (e.g. height, massing and design) as described in the 2006 EIR. Development type and associated intensities and densities at the site would be consistent with the assumptions in the 2014 Addendum. No new aesthetic impacts or a substantial increase in the severity of the prior-identified impacts to scenic vistas or change in visual character would occur under the proposed project.

**AES-2: Obstruct or Adversely Affect Scenic Vistas or Change Visual Character during Operation**

This impact was found to be less than significant in the 2006 EIR. The project site was included within the development footprint assessed in the 2006 EIR and the proposed development of high density residential units on the proposed project site was anticipated in the 2014 Project and assessed in the 2014 Addendum. In the 2014 Addendum, it was determined that this impact would remain consistent with the 2006 EIR. Thus, implementation of the proposed project would not be expected to increase visual impacts. No new aesthetic impacts or a substantial increase in the severity of the prior scenic vista impacts would be expected to result from the proposed project.

**AES-3: Substantially Damage Scenic Resources, Including, but not limited to, Trees, Rock Outcroppings, and Historic Buildings along a Scenic Highway during Construction and Operation**

Development of the proposed Affordable Housing project would not change effects identified in the 2006 EIR associated with the change in land uses within the UDSP area from agriculture to urban on Petaluma Hill Road, a designated scenic roadway. Development under the proposed project would occur within the development footprint assessed in the 2006 UDSP EIR. No new impacts or a substantial increase in the severity of the prior scenic resources impacts would be expected to result from implementation of the proposed project.

**AES-4: Create Temporary Sources of Light and Glare during Construction**

As noted in the 2006 EIR, construction activities associated with development within the UDSP would occur during normal business hours and would thus not create new sources of light and/or glare. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR and construction activities would be consistent with other development within the UDSP and occur during normal business hours. Accordingly, no new impacts or a substantial increase in the severity of the prior light and glare impacts would be expected to result from the proposed project.

**AES-5: Create Permanent Sources of Light and Glare**

The 2006 EIR concluded that no substantial sources of glare would be created once the UDSP has been constructed. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. Accordingly, no new impacts or a substantial increase in the severity of the prior glare impacts would be expected to occur with implementation of the proposed project.

The 2006 EIR concluded that development within the UDSP would increase the amount of light from the site that adjacent residents view during the nighttime hours, where no light sources existed (at the time of the preparation of the 2006 EIR). To ensure that lighting impacts remain less than significant, the 2006 EIR included Mitigation Measure AES-5a requiring lighting design to be shielded and directed downward in compliance with City standards. With implementation of Mitigation Measure AES-5a, impacts associated with the proposed project would be less than significant and consistent with the 2006 EIR.

Applicable EIR Mitigation Measures:

Mitigation Measure AES-5a: Require Lighting Design to be Shielded and Directed Downward in Compliance with City Standards

**AES-6: Conflict with Local Policies**

The 2006 EIR concluded the UDSP is consistent with applicable aesthetic, scenic corridor, and lighting policies. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR and would therefore be consistent with the same aesthetic, scenic corridor, and lighting policies. No new impacts or a substantial increase in the severity of the prior aesthetic impacts would be expected to occur with implementation of the proposed project.

## AGRICULTURAL RESOURCES, LAND USE AND PLANNING

**AG-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to Non-Agricultural Use**

The 2006 EIR concluded development within the UDSP would not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural use. Development of the proposed Affordable Housing project would occur within the same development footprint as assessed in the 2006 EIR and would not affect any additional land. Therefore, no new impacts or a substantial increase in the severity of any prior agricultural-related impacts would be expected to occur with development of the proposed project.

**AG-2: Conflict with Existing Zoning for Agricultural Use or a Williamson Act Contract— University District Specific Plan Area**

The 2006 EIR concluded that development of the UDSP would not conflict with agricultural zoning or with Williamson Act Contracts. Development of the proposed Affordable Housing project would occur within

the same development footprint as assessed in the 2006 EIR and would not affect any additional land. Therefore, no new impacts or a substantial increase in the severity of the prior agricultural-related impacts would be expected to occur with implementation of the proposed project.

**AG-3: Conflict with Existing Zoning for Agricultural Use or a Williamson Act Contract—Offsite Water Tank Site**

The 2006 EIR concluded that development of the UDSP would require cancellation of the Williamson Act Contract on the water tank site. Development of the proposed Affordable Housing project would occur within the same development footprint as assessed in the 2006 EIR and would result in no changes to the water tank site. No new impacts or a substantial increase in the severity of the prior agricultural-related impacts would be expected to occur with implementation of the Affordable Housing project.

**AG-4: Conversion of Farmland to Non-Agricultural Use**

The 2006 EIR concluded development of the UDSP would convert farmland to non-agricultural use. Development of the proposed Affordable Housing project would occur within the same development footprint as assessed in the 2006 EIR and would not affect any additional land. No new impacts or a substantial increase in the severity of any prior agricultural-related impacts would be expected to occur with implementation of the proposed project.

**LUP-1: Loss of Community Cohesion**

The 2006 EIR concluded development of the UDSP would not impact an existing community but would impact only vacant and previously farmed lands. Development of the proposed Affordable Housing project would occur within the same development footprint as assessed in the 2006 EIR and affect no other lands. Therefore, no new impacts or a substantial increase in the severity of any prior land use impacts would occur with implementation of the proposed project.

**LUP-2: Conflict with Relevant Plans and Policies**

The 2006 EIR concluded development of the UDSP would not conflict with adopted plans and policies for the Plan area and the UDSP would be consistent with the General Plan. The proposed Affordable Housing project is consistent with planned development within the UDSP Area and the proposed development type and associated intensities and densities at the site would be consistent with the assumptions in the 2014 Addendum. The project would be compatible with adjacent uses. For these reasons, the proposed project would not result in any new conflicts with relevant plans and policies and this impact would be consistent with the 2006 EIR.

**LUP-3: Conflict with Conservation Plans**

No conservation plans affecting the site were identified in the 2006 EIR and none have been adopted for the site since 2006. Consequently, no new impacts or a substantial increase in the severity of any prior land use impacts would occur with the proposed project.

**LUP-4: Construction-Related Effects on Existing Land Uses**

The 2006 EIR determined that the seven phases of development could cause potential temporary construction-related impacts to adjacent land uses. This impact was found to be less than significant in the 2006 EIR. Development of the proposed Affordable Housing project would occur within the same development footprint assessed in the 2006 EIR. Accordingly, no new impacts or a substantial increase in the severity of any prior land use impacts would occur following adoption of the Affordable Housing project.

**LUP-5: Compatibility with Existing or Future Adjacent Land Uses**

The proposed project would not result in land uses on the project site that are incompatible with existing adjacent land uses. Development proposed with the Affordable Housing project would occur within the development footprint analyzed in the 2006 EIR. Accordingly, no new impacts or a substantial increase in the severity of any prior land use compatibility impacts would be expected to occur under the proposed project.

## AIR QUALITY

**AQ-1: Significant Emissions of Pollutants from Construction of Buildings (Residential and Commercial) for Proposed Development of the University District Specific Plan**

The 2006 EIR concluded that construction of the UDSP would result in significant air pollutant emissions. The Affordable Housing project would be developed within the same footprint as assessed in the 2006 EIR and would construct a portion of the high density residential units assumed in the 2006 EIR. As noted in the 2014 Addendum, the updated Air Quality study prepared for the 2014 Project, which assumed development of the Affordable Housing at the proposed project site, concluded that emissions resulting from buildout of the UDSP would be less than those modeled for the 2006 EIR. Implementation of the 2006 EIR Mitigation Measures AQ 1-a and AQ 1-b, which require that the project ensure consistency with BAAQMD guidelines for reducing construction impacts, would ensure that construction related air quality impacts remain less than significant. With implementation of Mitigation Measures AQ 1-a and AQ 1-b, no new significant construction-related air quality impacts or a substantial increase in the severity of any prior construction air quality impacts would be expected to occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures:

Mitigation Measure AQ-1a: Minimize Dust Emissions and Ensure Consistency with Bay Area Air Quality Management District Guidelines for Reducing Construction Impacts

Mitigation Measure AQ-1b: Implement Additional Control Measures to Minimize Construction-Related Emissions of Criteria Pollutants

**AQ-2: Operational Increases in Emissions beyond Bay Area Air Quality Management District Threshold Levels**

The 2006 EIR concluded development of the UDSP would result in significant ROG, NOx, CO and $PM_{10}$ emissions associated with vehicular traffic and area source emissions. As noted in the 2014 Addendum, development of the 2014 Project would occur within the same development footprint as the 2006 project, with slightly reduced levels of residential units (including high density residential) as assessed in the 2006 EIR. The updated Air Quality study prepared for the 2014 Addendum indicated that emissions resulting from buildout of the UDSP would be less than the emissions modeled in the 2006 EIR. Mitigation Measure AQ-2a requires development projects within the UDSP to utilize measures, as identified in the URBEMIS model, to minimize air pollutant emissions. With implementation of Mitigation Measure AQ-2a, the proposed project would result in no new significant operations-related air quality impacts or a substantial increase in the severity of any prior air quality impacts identified in the 2006 EIR.

Applicable 2006 EIR Mitigation Measures:

Mitigation Measure AQ-2a: Utilize Measures Identified in URBEMIS 2002 Model to Minimize Air Pollutant Emissions Associated with the Proposed Projects

**AQ-3: Localized Increases in Carbon Monoxide Concentrations at Intersections Affected by the University District Specific Plan Development**

The 2006 EIR found that development of the UDSP would result in increased CO concentrations, but the increases were less than significant. As discussed in the 2014 Addendum, due to the reduction in trip generation under the 2014 Project, the updated Air Quality study indicated that emissions resulting from the proposed project would be less than modeled in the 2006 EIR. No new significant operations-related air quality impacts or a substantial increase in the severity of any prior air quality impacts would be expected to occur with development of the Affordable Housing project.

**AQ-4: Creation of Objectionable Odors by Sources Associated with the University District Specific Plan**

The 2006 EIR found that development of the UDSP would not cause odor impacts. Because the type of development associated with the proposed project was assumed in the 2006 EIR, there would be no change in this impact. No new significant odor impacts or a substantial increase in the severity of any prior odor impacts would be expected to occur with implementation of the Affordable Housing project.

**AQ-5: Inconsistency with the 2000 Clean Air Plan Caused by Growth Associated with the University District Specific Plan**

The 2006 EIR concluded that the UDSP would be inconsistent with the 2000 Clean Air Plan due to increased vehicle mile traveled (VMT) with the City of Rohnert Park General Plan and the UDSP. The 2006 EIR determined that the inconsistency with the 2000 Clean Air Plan would result in a significant and unavoidable impact. The proposed Affordable Housing project would be developed with the planned uses for the site, as assessed in the 2014 Addendum. No new significant operations-related air quality impacts or a substantial increase in the severity of any prior air quality impacts would be expected to occur with implementation of the proposed project.

**Climate Change and GHG**

An updated Air Quality study prepared for the 2014 Addendum quantified GHG emissions resulting from the 2006 Specific Plan and the 2014 Project, and concluded that GHG reduction measures incorporated into the revised Specific Plan (2014 Project) would reduce GHG emissions below those resulting from the 2006 Specific Plan and would be below the BAAQMD threshold of significance. No new significant operations-related air quality impacts or a substantial increase in the severity of any climate change and GHG impacts would be expected to occur with implementation of the proposed project.

## BIOLOGICAL RESOURCES

**BIO-1: Direct Loss of Approximately 21.80 Acres of Waters of the United States (Including Wetlands) and 6.57 Acres of Non-Jurisdictional Wetlands**

The 2006 EIR concluded project construction within the Vast Oak portion of the UDSP would result in the direct loss of an approximately 17.53 acres of waters of the United States, including wetlands, and 6.22 acres of waters of the state. Construction within UD LLC would result in direct loss of 0.10 acre of water of the United States and 0.46 acre of waters of the state. Construction of the potable water tank would 0.06 acre of waters of the United States. The 2006 EIR also stated that an additional 1.28 acres of waters of the United States, including wetlands, would be filled during construction and restoration activities on the Anderson 48 Mitigation Area. Since the 2006 EIR was certified, wetlands mitigation has been completed on the Anderson 48 site and the scenic corridor on the Vast Oak East site. Development of the Affordable Housing project would occur within the same area assessed in the 2006 EIR and would result

in no changes to waters of the United States. This impact would not change as a result of the proposed project.

**BIO-2: Direct Loss of Approximately 0.06 Acre of Jurisdictional Seasonal Wetlands for Construction of the Potable Water Pipeline and Access Road**

The 2006 EIR concluded project construction for the potable water line and access road in Vast Oak East would result in the direct loss of an approximately 0.06 acre of seasonal wetland. Development of the Affordable Housing project would occur within the development footprint assessed in the 2006 EIR and would result in no changes to the potable water line. No new impacts or a substantial increase in the severity of the prior wetlands-related impacts would be expected to occur with implementation of the proposed project

**BIO-3: Potential Loss of Waters of the United States, Including Wetlands, on the Abu-Halawa, Gee, and Cotati-Rohnert Park Unified School District Properties**

As noted in the 2006 EIR, a wetlands survey was not conducted on the Abu-Halawa (Linden), Gee, or CRPUSD properties. As such, the 2006 EIR included Mitigation Measure BIO-3 to require project proponents for development on those properties to conduct a wetland evaluation to ensure that the site does not support potentially jurisdictional wetlands. Development of the Affordable Housing project would not occur on the Abu-Halawa (Linden), Gee, or CRPUSD properties. No new impacts or a substantial increase in the severity of the wetlands-related impacts to those properties would be expected to occur with implementation of the proposed project.

**BIO-4: Disturbance of Riparian Vegetation**

The 2006 EIR concluded that construction within the UDSP area could impact riparian vegetation along Copeland and Hinebaugh Creeks but noted that measures included in the UDSP project would ensure that the impact was less than significant. As discussed in the 2006 EIR, a riparian restoration plan was prepared for implementation by the UD LLC and Vast Oak properties. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR and no new impacts or a substantial increase in the severity of the prior impacts to riparian vegetation would be expected to occur.

**BIO-5: Potential Disturbance of Riparian Habitat during Construction**

The 2006 EIR concluded that construction within the UDSP area could impact riparian vegetation along Copeland and Hinebaugh Creeks. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. Consistent with the 2006 EIR, the project would be required to implement Mitigation Measure BIO-5, which requires the installation of construction barrier fencing to protect sensitive onsite biological resources, to ensure that inadvertent impacts to sensitive biological resources remain less than significant. No new impacts or a substantial increase in the severity of the prior impacts to riparian vegetation would be expected to occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures:

Mitigation Measure BIO-5a: Install Construction Barrier Fencing to Protect Sensitive Biological Resources Adjacent to the Construction Zone

**BIO-6: Potential Disturbance of Oak Woodland**

The 2006 EIR concluded project construction within the UDSP area would potentially disturb oak woodland adjacent to Keiser Road in the northern portion of the study area. The 2006 EIR indicated that

the UDSP would preserve this area as the future Oak Grove Park. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR and on the site adjacent to the Oak Grove Park. No new impacts or a substantial increase in the severity of the prior impacts to oak woodland habitat would be expected to occur with implementation of the proposed project.

**BIO-7: Potential Disturbance of Oak Woodland for Construction of the Potable Water Pipeline and Tank**

The 2006 EIR concluded construction on the water tank site and installation of the potable water line would potentially disturb oak woodland. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR and would result in no changes to the water tank site. No new impacts or a substantial increase in the severity of the prior impacts to oak woodland habitat would be expected to occur with implementation of the proposed project.

**BIO-8: Potential Loss of Special-Status Plants**

The 2006 EIR concluded project construction within the UDSP area would avoid impacts to Lobb's aquatic buttercup population on Vast Oak East, but could result in the potential loss of special status plant species on the CRPUSD, Gee, and Abu-Halawa (Linden) portions of the UDSP. Development of the proposed project would occur within the same development footprint as assessed in the 2006 project. No new impacts or a substantial increase in the severity of the prior impacts to special status plant habitat would be expected to occur with implementation of the proposed project.

**BIO-9: Disturbance of Central California Coast Steelhead and Degradation of Habitat**

The 2006 EIR identified an approximately 1,700-foot reach of Copeland Creek as a potential steelhead migration corridor. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR and would not impact Copeland Creek. No new impacts or a substantial increase in the severity of the prior impacts to steelhead would be expected to occur with implementation of the proposed project.

**BIO-10: Potential Disturbance of California Tiger Salamanders and Their Habitat**

The 2006 EIR identified the potential for impacts to the California tiger salamander (CTS). Multi-year CTS larval surveys conducted between 1994 and 2003 and five years of aquatic surveys conducted at the Anderson 48 Mitigation Site between 2007 and 2011 confirm that CTS do not occur on the property. There has been no recent data to suggest that development within the Vast Oak and UD LLC properties would impact CTS. These properties are also located outside the recently designated critical habitat for the Sonoma CTS. Accordingly, no new impacts or a substantial increase in the severity of the prior impacts to steelhead would be expected to occur with implementation of the proposed project.

**BIO-11: Potential Disturbance or Mortality of Foothill Yellow-Legged Frogs**

The 2006 EIR indicated foothill yellow-legged frogs are known to occur in Copeland Creek. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR and would not impact Copeland Creek. No new impacts or a substantial increase in the severity of the prior impacts to foothill yellow-legged frogs would be expected to occur with implementation of the proposed project.

**BIO-12: Potential Disturbance or Mortality of Northwestern Pond Turtles**

The 2006 EIR indicated Northwestern pond turtle are known to occur in Copeland Creek or Hinebaugh Creek. Development of the proposed Affordable Housing project would occur within the same development footprint as the 2006 Project and would not be expected to impact any greater segments of

Copeland and Hinebaugh Creeks. No new impacts or a substantial increase in the severity of the prior impacts to Northwestern pond turtle would be expected to occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures

Mitigation Measure BIO-12a: Conduct a Preconstruction Survey for Northwestern Pond Turtles in Suitable Uplands.

**BIO-13: Potential Loss or Disturbance of Breeding or Wintering Burrowing Owl**

The 2006 EIR concluded project construction within the UDSP area could potentially impact burrowing owl habitat. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. No new impacts or a substantial increase in the severity of the prior impacts to burrowing owl habitat would be expected to occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures

Mitigation Measure BIO-13a: Conduct Preconstruction Surveys for Active Burrowing Owl Burrows and Implement the California Department of Fish and Game Guidelines for Burrowing Owl Mitigation, if Necessary

**BIO-14: Potential Disturbance of Special-Status and Non-Special-Status Tree-, Shrub-, and Ground-Nesting Migratory Birds and Raptors**

The 2006 EIR concluded project construction within the UDSP area could potentially impact special status and non-special status bird habitat and migratory birds. Implementation of 2006 EIR Mitigation Measures BIO-5a, discussed previously, along with Mitigation Measure BIO-14a, which provides measures for avoiding impacts to nesting birds and raptors, would reduce potential construction-related impacts to nesting birds a less than significant level. With implementation of these measures, the proposed project would be consistent with the 2006 EIR and would result in no new impacts or a substantial increase in the severity of the prior impacts to nesting migratory birds and raptors.

Applicable 2006 EIR Mitigation Measures:

Mitigation Measure BIO-5a: Install Construction Barrier Fencing to Protect Sensitive Biological Resources Adjacent to the Construction Zone

Mitigation Measure BIO-14a: Avoid Disturbance of Tree-, Shrub-, and Ground-Nesting Special-Status and Non–Special-Status Migratory Birds

**BIO-15: Introduction or Spread of Noxious Weeds**

The 2006 EIR concluded project construction within the UDSP area could introduce the spread of noxious weeds currently not in the area. Implementation of the guidelines outlined in Mitigation Measure BIO-15a would reduce this impact to a less-than-significant level. With implementation of Mitigation Measure BIO-15a, the project would be consistent with the 2006 EIR and result in no new impacts or a substantial increase in the severity of the prior impacts.

Applicable 2006 EIR Mitigation Measures:

Mitigation Measure BIO-15a: Avoid the Introduction or Spread of Noxious Weeds into Previously Uninfested Areas

## CULTURAL RESOURCES

**C-1: Adverse Impacts on P-49-3158**

The 2006 EIR concluded project construction within the UDSP area could result in potential adverse impacts to a late period archaeological site. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. No new impacts or a substantial increase in the severity of the prior cultural resources impacts would be expected to occur with implementation of the proposed project.

**C-2: Adverse Impacts on P-49-3157, P-49-3159, and P-49-2796**

The 2006 EIR concluded construction within the UDSP area could result in potential adverse impacts to three other known prehistoric archaeological sites. Development of the proposed Affordable Housing project would occur within the same development footprint as assessed in the 2006 EIR. No new impacts or a substantial increase in the severity of the prior cultural resources impacts would be expected to occur with implementation of the proposed project.

**C-3: Potential Adverse Impacts on Historic Structures within the University District Specific Plan Area**

The 2006 EIR concluded construction within the UDSP area could result in potential adverse impacts to historic resources. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR on a site that supports no existing structures. Therefore, the project would result in no new impacts or a substantial increase in the severity of the prior cultural resources impacts identified in the 2006 EIR.

**C-4: Potential Impacts on Archaeological Sites**

The 2006 EIR concluded construction within the UDSP area could result in potential adverse impacts to archaeological sites within the Specific Plan but outside of the Vast Oak and UD LLC properties. Development of the proposed Affordable Housing project would occur within the Vast Oak portion of the Plan area and within the same development footprint as assessed in the 2006 EIR. No new impacts or a substantial increase in the severity of the prior cultural resources impacts would be expected to occur with implementation of the proposed project.

**C-5: Potential Impacts on Unidentified Buried Cultural Resources**

The 2006 EIR concluded construction within the UDSP area could result in potential adverse impacts to unidentified burial sites. To reduce this impact to a less than significant level, the project would implement 2006 EIR Mitigation Measure C-5a, which requires Native American and archaeological monitors to be present during all ground-disturbing activities. Mitigation Measure C-5a also requires a monitoring plan to be prepared outlining procedures to be followed in the event of an archaeological discovery. With implementation of Mitigation Measure C-5a, impacts associated with unidentified buried cultural resources would be less than significant. No new impacts or a substantial increase in the severity of the prior cultural resources impacts would be expected to occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures

Mitigation Measure C-5a: Implement a Monitoring Program for Buried Cultural Resources

## GEOLOGY AND SOILS

**GEO-1: Substantial Adverse Effects Resulting from Surface Fault Rupture**

The 2006 EIR indicated that it was very unlikely the development within the UDSP area would be impacted by surface fault rupture. All improvements associated with the proposed project would occur within the same development footprint evaluated in the 2006 EIR. The proposed project does not include any operational activities that would create new environmental impacts or new construction methods that would result in any new or substantially more severe geologic or geotechnical impacts when compared to the impacts analyzed in the 2006 EIR.

**GEO-2: Substantial Adverse Effects Resulting from Seismic Ground Shaking —University District Specific Plan Area**

The 2006 EIR indicated that development within the UDSP area could be impacted by seismic ground shaking. Mitigation Measure GEO-2a, which requires compliance with the applicable Uniform Building Code Standards, was included in the 2006 EIR to reduce impacts to a less than significant level. The proposed project would comply with Mitigation Measure GEO-2a to ensure potential impacts from seismic ground shaking remain less than significant. The proposed project does not include any operational activities that would create new environmental impacts or new construction methods that would result in any new or substantially more severe geologic or geotechnical impacts when compared to the impacts analyzed in the 2006 EIR

Applicable 2006 EIR Mitigation Measures

Mitigation Measure GEO-2a: Comply with Applicable Uniform Building Code Standards

**GEO-3: Substantial Adverse Effects Resulting from Liquefaction**

The 2006 EIR indicated that development within the UDSP area would not be impacted by liquefaction. According to the 2014 Addendum, results of an updated geotechnical investigation of the Vast Oak and UD LLC areas confirmed that geotechnical conditions have not changed since the 2006 EIR was prepared. All improvements associated with the proposed project would occur within the same development footprint evaluated in the 2006 EIR. The proposed project does not include any operational activities that would create new environmental impacts or new construction methods that would result in new or substantially more severe geologic or geotechnical impacts when compared to the impacts analyzed in the 2006 EIR.

**GEO-4: Substantial Adverse Effects Resulting from Landslides and Other Types of Slope Failures**

The 2006 EIR indicated that development within the UDSP are would not be impacted by landslides or slope failure. The UDSP area is generally level to gently sloping and, as noted in the 2006 EIR, no unstable slopes or geologic units have been identified in the project vicinity. All improvements associated with the proposed project would occur within the same development footprint evaluated in the 2006 EIR. The proposed project does not include any operational activities that would create new environmental impacts or new construction methods that would result in any new or substantially more severe geologic or geotechnical impacts when compared to the impacts analyzed in the 2006 EIR.

**GEO-5: Substantial Adverse Effects Resulting from Geologic Hazards—Offsite Water Tank Site**

The 2006 EIR concluded construction on the water tank site and installation of the potable water line could result in potential off-site geologic hazards. Development of the proposed Affordable Housing project would occur within the same development footprint as assessed in the 2006 EIR and would result in no changes to the water tank site. No new impacts or a substantial increase in the severity of the prior geologic hazards due to the water tank construction would be expected to occur with implementation of the proposed project.

**GEO-6: Construction-Related Soil Erosion and Sedimentation**

The 2006 EIR indicated that development within the UDSP area would result in less than significant erosion and sedimentation-related impacts with implementation of City requirements, including preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP). All improvements associated with the proposed project would occur within the same development footprint evaluated in the 2006 EIR and would comply with City requirements, including preparation of a SWPPP and implementation of specific best management practices (BMPs) to control runoff, accelerated erosion, and sedimentation during construction. The proposed project does not include any operational activities that would create new environmental impacts or new construction methods that would result in any new or substantially more severe geologic or geotechnical impacts when compared to the impacts analyzed in the 2006 EIR.

**GEO-7: Substantial Adverse Effects Resulting from Ground Settlement—University District Specific Plan Area**

The 2006 EIR indicated that development within the UDSP could potentially be impacted by ground settlement and included Mitigation Measure GEO-7a, requiring the processing of native soils prior to construction, to ensure potential impacts associated with ground settlement remain less than significant. With implementation of Mitigation Measure GEO-7a, the project would not be expected to create new environmental impacts or new construction methods that would result in any new or substantially more severe geologic or geotechnical impacts when compared to the impacts analyzed in the 2006 EIR.

Applicable 2006 EIR Mitigation Measures

Mitigation Measure GEO-7a: Process Native Topsoil Prior to Construction

**GEO-8: Substantial Adverse Effects Resulting from Expansive Soils—University District Specific Plan Area**

The 2006 EIR indicated that development within the UDSP area could be impacted by expansive soils and included Mitigation Measure GEO-8a requires foundation design to account for expansive soil conditions. With implementation of Mitigation Measure GEO-8a, impacts associated with expansive soils at the project site would be reduced to a less than significant level, consistent with the 2006 EIR.

Applicable 2006 EIR Mitigation Measures

Mitigation Measure GEO-8a. Design Foundations to Account for Expansive Soil Conditions

## HAZARDS AND HAZARDOUS MATERIALS

**HAZ-1: Create a Significant Hazard to the Public or the Environment through the Routine Transport, Use, or Disposal of Hazardous Materials**

The 2006 EIR indicated that development within the UDSP area would result in less than significant impacts related to the routine transport, use, or disposal of hazardous materials. All improvements associated with the proposed project would occur within the same development footprint evaluated in the 2006 EIR. The proposed project does not include any operational activities that would create new environmental impacts or new construction methods that would result in any new or substantially more severe hazardous materials when compared to the impacts analyzed in the 2006 EIR.

**HAZ-2: Create a Significant Hazard to the Public or the Environment through Reasonably Foreseeable Upset and Accident Conditions Involving the Release of Hazardous Materials into the Environment**

The 2006 EIR indicated that development within the UDSP area could result in potentially significant impacts related to the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. All improvements associated with the proposed project would occur within the same development footprint evaluated in the 2006 EIR. To ensure potential impacts from hazardous materials remain less than significant, the project would implement Mitigation Measures HAZ-2a to HAZ-2e and AQ-1. Mitigation Measures HAZ-2a to HAZ-2e include requirements for the proper storage and handling of hazardous materials, handling of spills, preparing and implementing hazardous materials management plans, conducting soil sampling, and handling of soils generated by construction activities. With implementation of these measures, in conjunction with Mitigation Measure AQ-1 (refer to Impact AIR-1), the project would not result in new or substantially more severe impacts related to the release of hazardous materials. This impact would be consistent with the 2006 EIR.

Applicable 2006 EIR Mitigation Measures

HAZ-2a: Follow City of Rohnert Park Fire Department and Other Guidelines for Storage and Handling of Hazardous Materials

HAZ-2b: Immediately Contain Spills, Excavate Spill-Contaminated Soil, and Dispose of It at an Approved Facility

HAZ-2c: Develop and Implement Plans to Reduce Exposure of People and the Environment to Hazardous Conditions during Construction Activities

HAZ-2d: Screen Surface Soils in the Project Area for Residuals from Agricultural Chemicals (Fertilizers and Pesticides)

HAZ-2e: Stockpile and Sample Excavated Soils

**HAZ-3: Emit Hazardous Emissions or Handle Hazardous or Acutely Hazardous Materials, Substances, or Waste within 0.25 Mile of an Existing or Proposed School**

The 2006 EIR indicated that development within the UDSP area could result in a potentially significant impact related to hazardous emissions. The proposed project does not include any operational activities that would create new environmental impacts or new construction methods that would result in any new or substantially more severe hazardous materials when compared to the impacts analyzed in the 2006 EIR. All improvements associated with the proposed project would occur within the same development footprint evaluated in the 2006 EIR. Consistent with the 2006 EIR, the project would be required to implement Mitigation Measures HAZ-2a to HAZ-2e (refer to Impact HAZ-2) to reduce any potential impacts associated with hazardous materials, substances, and waste to a less than significant level.

Applicable 2006 EIR Mitigation Measures

HAZ-2a: Follow City of Rohnert Park Fire Department and Other Guidelines for Storage and Handling of Hazardous Materials

HAZ-2b: Immediately Contain Spills, Excavate Spill-Contaminated Soil, and Dispose of It at an Approved Facility

HAZ-2c: Develop and Implement Plans to Reduce Exposure of People and the Environment to Hazardous Conditions during Construction Activities

HAZ-2d: Screen Surface Soils in the Project Area for Residuals from Agricultural Chemicals (Fertilizers and Pesticides)

HAZ-2e: Stockpile and Sample Excavated Soils

**HAZ-4: Located on a Site Included on a List of Hazardous Materials Sites Compiled Pursuant to California Government Code Section 65962.5**

The 2006 EIR indicated that implementation of the UDSP would result in less than significant impacts related to development being located on a site included on a list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5. The 2006 EIR concluded that there are no Federal National Priority List sites within the project area and indicated that remediation was completed on the one identified leaking underground storage tank (LUST) site within 0.5 miles of the UDSP site. No hazardous materials sites have been identified within the UDSP area since preparation of the 2006 EIR. An updated Phase I Environmental Site Assessment prepared for the project (ENGEO 2017), included a review of regulatory databases maintained by county, state, and federal agencies and found no documentation of hazardous materials violations or discharge on the property.

The proposed project does not include any operational activities that would create new environmental impacts or new construction methods that would result in any new or substantially more severe hazardous materials when compared to the impacts analyzed in the EIR because all improvements would occur within the same development footprint evaluated in the EIR.

**HAZ-5: Impair Implementation of, or Physically Interfere with an Adopted Emergency Response Plan or Emergency Evacuation Plan**

The 2006 EIR indicated that implementation of the UDSP would result in less than significant emergency response related impacts. All improvements associated with the proposed project would occur within the same development footprint evaluated in the 2006 EIR. The traffic analysis conducted for the 2014 Project, which assumed development of high density residential land uses at the project site, confirmed that no new significant emergency access impacts would result under the revised Specific Plan. Thus, the proposed project would not result in new or more significant emergency response related impacts in comparison to the 2006 EIR.

**HAZ-6: Expose People or Structures to a Significant Risk of Loss, Injury or Death Involving Wildland Fires**

The 2006 EIR indicated that it the project could result in potentially significant impacts related to exposure of people or structures to risks associated with wildland fires. The proposed project does not include any operational activities that would create new environmental impacts or new construction methods that would result in any new or substantially more severe hazards when compared to the impacts analyzed in the 2006 EIR. All improvements associated with the proposed would occur within the same development footprint evaluated in the 2006 EIR. Implementation of EIR Mitigation Measures HAZ-6a, which requires removal of dry vegetation prior to construction, and Mitigation Measure HAZ-6b, which requires spark-generating construction equipment to be equipped with spark arresters, would reduce this impact to a less than significant level.

Applicable 2006 EIR Mitigation Measures

HAZ-6a: Before Construction Begins, Clear Materials That Could Serve as Fire Fuel from Areas Slated for Construction Activities

HAZ-6b: Require that Spark-Generating Construction Equipment be Equipped with Manufacturers' Recommended Spark Arresters

## NOISE

**N-1. Exposure of Existing Residential Uses and Future Residential Uses on the Project Site from Grading and Building Construction Activities**

The 2006 EIR indicated that development within the UDSP area would expose existing and future residents to construction-related noise impacts. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. The Noise Study prepared for the 2014 Addendum concluded that noise levels resulting from the proposed 2014 Project, which assumed development of the proposed project, would be less than that modeled in the 2006 EIR. Mitigation N1-a, 1-b and 1-c, which restrict hours of construction activity, require notification of nearby residences and designation of a noise disturbance coordinator, and stipulations for construction equipment to be located away from residences, would be required to be implemented by the project to ensure potential noise-related impacts remain less than significant. Accordingly, no new significant construction-related noise impacts or a substantial increase in the severity of any prior construction noise impacts would be expected to occur as a result of the proposed project.

Applicable 2006 EIR Mitigation Measures

N-1a: Restrict Hours of Construction Activity

N-1b: Disseminate Essential Information to Residences and Implement a Complaint/Response Tracking Program

N-1c: Locate Construction Equipment as Far Away from Residences as Feasible

**N-2: Exposure of Existing Residential Uses and Future Residential Uses on the Project Site from Construction-Period Groundborne Vibration**

The 2006 EIR indicated that development within the UDSP would expose existing and future residents to groundborne construction-related vibration impacts. This impact was previously found to be less than significant and the proposed project would not change land uses and structure types to the extent that this impact would be considered different. Accordingly, no new significant construction-related noise impacts or a substantial increase in the severity of any prior noise impacts would be expected to occur as a result of the proposed project.

**N-3. Exposure of Offsite, Noise-Sensitive Land Uses to Increased Traffic Noise**

The 2006 EIR found that implementation of the UDSP would result in increased traffic-generated noise levels, but the increases were less than significant. The noise study prepared for the 2014 Project concluded that, based on the results of the updated traffic study, noise levels resulting from the 2014 Project would be less than modeled in the 2006 EIR. The proposed project would be within the same development area and include the same level of development as assessed in the 2014 Addendum. Accordingly, no new significant traffic-generated noise impacts or a substantial increase in the severity of any prior noise impacts would be expected to occur with implementation of the proposed project.

**N-4 Exposure of New Noise-Sensitive Land Uses to Noise**

The 2006 EIR found that implementation of the UDSP would result in a significant impact related to exposure of new noise-sensitive land uses to noise. The noise study prepared for the 2014 Addendum concluded that traffic noise would not increase as a result of the revisions to the Specific Plan. The proposed project would be within the same development area and include the same level of development as assessed in the 2014 Addendum. Consistent with the 2006 EIR and 2014 Addendum, the project would be required to implement Mitigation Measure N-4a to ensure that noise levels at outdoor residential areas

do not exceed 60 decibels (dB) day-night level (Ldn). Mitigation Measure N-4b, which requires interior noise at residences to comply with the City's interior noise goal of 45 dB Ldn, would also be implemented by the proposed project. With implementation of these measures, impacts would be reduced to a less than significant level and would be consistent with the 2006 EIR.

Applicable 2006 EIR Mitigation Measures

Mitigation Measure N-4a: Ensure that Noise Levels at Residential Outdoor Activity Areas Do Not Exceed 60 dB Ldn

Mitigation Measure N-4b: Apply Acoustical Insulation Treatments to Residential Units

**N-5: Exposure of Existing Offsite Noise-Sensitive Land Uses to Cumulative Traffic Noise**

The 2006 EIR found that implementation of the UDSP would result in increased significant noise impacts to off-site noise-sensitive land uses. The noise study prepared for the 2014 Addendum concluded that traffic noise would not increase as a result of the changes to the Specific Plan. Accordingly, no new significant noise impacts or a substantial increase in the severity of any prior noise impacts would be expected to occur as a result of the proposed project.

## POPULATION AND HOUSING

**POP-1: Directly Induce Substantial Population Growth**

The 2006 EIR evaluated environmental impacts due to the increase in population growth and concluded that the 2006 Project would not contribute to substantial population growth. The 2006 EIR determined that, with implementation of the phasing described in the Specific Plan, this impact would be less than significant. The 2014 Addendum found that the 2014 Project would reduce both housing and employment associated with the Specific Plan and corresponding population generation. The proposed project would occur within the same development footprint and would include the same development types assessed in the 2006 EIR and 2014 Addendum. No new significant impacts related to population growth or a substantial increase in the severity of any prior population-related impacts would be expected to occur as a result of the proposed project.

**POP-2: Indirectly Induce Substantial Population Growth**

The 2006 EIR evaluated environmental impacts due to the increase in population growth. No new significant impacts related to population growth or a substantial increase in the severity of any prior population-related impacts would be expected to occur as a result of the proposed project.

**POP-3: Displace Substantial Numbers of Existing Housing**

The 2006 EIR evaluated environmental impacts due to the displacement of substantial numbers of existing housing and concluded that the impacts would be less than significant. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. Accordingly, no new significant impacts or a substantial increase in the severity of any prior impacts related to displacement of housing would be expected to occur as a result of the proposed project.

**POP-4: Displace Substantial Numbers of People**

The 2006 EIR evaluated environmental impacts due to the displacement of substantial numbers of people and concluded that the impacts would be less than significant. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. Accordingly, no new

significant impacts or a substantial increase in the severity of any prior impacts related to displacement of people would be expected to occur as a result of the proposed project.

**POP-5: Increase Availability of Housing**

The 2006 EIR evaluated the beneficial impact related to the UDSP increasing the availability of housing. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR and would include development of a portion of the residential units planned for in the UDSP. Consistent with the conclusion reached in the 2006 EIR, the proposed project would have a beneficial impact on housing.

## PUBLIC SERVICES

**PS-1: Increased Need for Police and Fire Facilities and Service**

The 2006 EIR evaluated environmental impacts due to the increase in population growth triggering a corresponding demand for police and fire services. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. Because the proposed project would be consistent with development assumptions included in the 2006 EIR and the 2014 Addendum, it would not be expected to generate higher levels of demand for public services. No new significant impacts related to police or fire facilities or services or a substantial increase in the severity of any prior police and fire services impacts would be expected to occur with implementation of the proposed project.

**PS-2: Increased School Enrollment Associated with Buildout of University District Specific Plan**

The 2006 EIR evaluated environmental impacts due to the anticipated increase in student enrollment resulting from buildout of the UDSP and concluded that associated impacts would be significant. To reduce impacts to a less than significant level, the 2006 EIR included Mitigation Measure PS-2a to require payment of school fees by the developer. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. Because the proposed project would be consistent with development assumptions included in the 2006 EIR and the 2014 Addendum, no new significant impacts or a substantial increase in the severity of any prior school-related impacts would be expected to occur with project implementation.

**PS-3: Increased Demand for Recreational Facilities Resulting in Substantial Adverse Environmental Impacts or Result in Substantially Accelerated Physical Deterioration**

The 2006 EIR evaluated environmental impacts due to the demand for parks and recreational services resulting from buildout of the UDSP and concluded that the UDSP would provide sufficient recreational facilities such that no impacts would occur on existing facilities. The proposed project would occur within the same development footprint as assessed in the 2006 EIR and the project would include development consistent with the assumptions included in the 2006 EIR and 2014 Addendum. Therefore, no new significant parks and recreation -related impacts or a substantial increase in the severity of any prior impacts would occur with the proposed project.

## TRANSPORTATION AND TRAFFIC

**2007 plus Early Project Phase**

**TRA -1: Increased Congestion at Sonoma State University Access upon Addition of Early Phase Project Traffic**

The 2006 EIR concluded that the UDSP would increase congestion at Sonoma State University (SSU) access during the early phases of development in the Specific Plan area. Because development of the proposed project site was not included as part of the early phase of development, there would be no change in this impact or the need for and effectiveness of the proposed mitigation measure included in the 2006 EIR.

**TRA-2: Impede Emergency Access in Early Phase**

The 2006 EIR stated that "the University District Specific Plan would include an interconnected street network that would facilitate emergency access; it does not appear to include any design features that would adversely affect the maneuverability of emergency vehicles." Because development of the proposed project site was not included as part of the early phase of development, there would be no change to this impact.

**TRA-3: Disruption of Alternative Transportation Modes**

The 2006 EIR concluded that the early phases of development in the UDSP area would have a less than significant impact related to disruption of alternative transportation modes. The 2006 EIR concluded that development within the UDSP would not affect alternative transportation modes. The proposed project would not change the conclusion reached in the 2006 EIR for this impact.

**2012 Plus Project Buildout**

**TRA-4: Unacceptable Level of Service at Snyder Lane/Keiser Avenue Intersection**

The 2006 EIR concluded that buildout of the entire UDSP could have a potentially significant impact on traffic levels of services at the Snyder Lane/Keiser Avenue intersection. The traffic study prepared for the changes proposed by the 2014 Project concluded that this impact, and the need for and effectiveness of the proposed mitigation measures in the 2006 EIR, would not be changed as a result of the 2014 Project. Because the proposed project would be consistent with the planned uses for the site in the 2014 Addendum, there would be no change to this impact conclusion. No new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would be expected to occur as a result of the proposed project.

Applicable 2006 EIR Mitigation Measures

TRA-4a: Install Traffic Signal at Snyder Lane/Keiser Avenue Intersection

TRA-4b: Widen Keiser Avenue Westbound Approach and Snyder Lane

**TRA-5: Unacceptable Level of Service at Petaluma Hill Road/Keiser Avenue Intersection**

The 2006 EIR concluded that buildout of the UDSP could have a potentially significant impact on traffic levels of service at the Petaluma Hill Road/Keiser Avenue intersection. The traffic study prepared for the changes proposed by the 2014 Project concluded that this impact, and the need for and effectiveness of the proposed mitigation measures in the 2006 EIR, would not be changed as a result of the 2014 Project. The updated study further concluded that changes proposed by the 2014 Project would result in lower projected traffic levels from Level of Service (LOS) F to LOS C at this intersection, reducing the severity of this impact to less than significant, thereby eliminating the need for the applicable mitigation measures included in the 2006 EIR. Because the proposed project would be consistent with the planned uses for the site in the 2014 Addendum, there would be no change to this impact conclusion.

**TRA-6: Unacceptable Level of Service at Rohnert Park Expressway/Snyder Lane Intersection**

The 2006 EIR concluded that buildout of the UDSP could result in a potentially significant impact related to levels of service at the Rohnert Park Expressway/Snyder Lane intersection. The traffic study prepared for the 2014 Project concluded that this impact, and the need for and effectiveness of the proposed mitigation measures in the 2006 EIR, would not be changed as a result of the 2014 Project. The updated traffic study further concluded that changes in the 2014 Project would result in lower projected traffic levels, from LOS F to LOS E, at this intersection, reducing the severity of the impact but not to a level below the significance threshold. Because the proposed project would be consistent with the planned uses for the site in the 2014 Addendum, there would be no change to this impact conclusion. No new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would occur as a result of the proposed project.

Applicable 2006 EIR Mitigation Measures

TRA-6a: Widen Snyder Lane between Keiser Avenue and Southwest Boulevard.

TRA-6b: Reconfigure Rohnert Park Expressway/Snyder Lane Intersection

**TRA-7: Unacceptable Level of Service at Rohnert Park Expressway/Sonoma State University Access Intersection**

The 2006 EIR concluded that buildout of the UDSP could result in a potentially significant impact related to levels of service at the Rohnert Park Expressway/Sonoma State University access intersection. The traffic study prepared for the 2014 Project concluded that this impact, and the need for and effectiveness of the proposed mitigation measures in the 2006 EIR, would not be changed as a result of the 2014 Project. The proposed project would be consistent with the 2014 Addendum's assumed uses for the site. Accordingly, no new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would occur as a result of the proposed project.

Applicable 2006 EIR Mitigation Measures

TRA-7a: Install Traffic Signal or Roundabout at Rohnert Park Expressway/Sonoma State University Access Intersection

**TRA-8: Unacceptable Level of Service at Rohnert Park Expressway/Petaluma Hill Road Intersection**

The 2006 EIR concluded that buildout of the UDSP could have a potentially significant impact on levels of services at the Rohnert Park Expressway/Petaluma Hill Road intersection. The traffic study prepared for the 2014 Project concluded that changes to the Specific Plan would result in lower projected traffic levels from LOS D to LOS C at this intersection, reducing the severity of this impact to less than significant, thereby eliminating the need for the applicable mitigation measures included in the 2006 EIR. Because the proposed project would be consistent with the planned uses for the site in the 2014 Addendum, there would be no change to this impact conclusion.

**TRA-9: Increased Congestion at Adobe Road/Petaluma Hill Road in Penngrove**

The 2006 EIR concluded that buildout of the UDSP would result in a significant and unavoidable impact related to increased congestion at the Adobe Road/Petaluma Hill Road intersection in Penngrove. The traffic study prepared for the 2014 Project concluded that this impact, and the need for and effectiveness of the proposed mitigation measures in the 2006 EIR, would not be changed as a result of the 2014 Project. Because the proposed project would be consistent with the planned uses for the site in the 2014 Addendum, there would be no change to this impact conclusion. No new significant traffic impacts or a

substantial increase in the severity of any prior traffic impacts would occur as a result of the proposed project.

Applicable 2006 EIR Mitigation Measures

TRA-9a: City of Rohnert Park Coordination with Sonoma County Transportation Authority and Sonoma County

**TRA-10: Impede Emergency Access at 2012 Buildout**

The 2006 EIR stated that "the University District Specific Plan would include an interconnected street network that would facilitate emergency access; it does not appear to include any design features that would adversely affect the maneuverability of emergency vehicles." The 2014 Addendum concluded that changes to the Specific Plan associated with the 2014 Project, which included the relocation of high density residential land uses to the project site, would not change the 2006 EIR conclusion. The site plan for the proposed project would also not change this conclusion. Emergency access to the project site would be available from Kerry Road and O'Ryan Road, as well as from an emergency vehicle only entry at Keiser Avenue. No new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would occur as a result of the proposed project.

**TRA-11: Provision of Access Control on Rohnert Park Expressway at 2012 Scenario**

The 2006 EIR evaluated the potential impact to the provision of access control on Rohnert Park Expressway and concluded that approval of access plans, as described in Mitigation Measure TRA-11a, would reduce the impact to a less than significant level. It was determined that the 2014 Project's changes to the Specific Plan would not change the 2006 EIR conclusion. As noted in the 2014 Addendum, as a part of the revised Specific Plan, a signal would be installed at Rohnert Park Expressway / Twin Creeks Road and added eastbound and westbound through lanes, as well as a one-way stop, at Rohnert Park Expressway / Kohlson Place. The 2014 traffic study concluded that, with the proposed improvements, these intersections would operate at LOS C or better and 2006 EIR Mitigation Measure TRA-11a would no longer be required. Because the proposed project would be consistent with the planned uses for the site in the 2014 Addendum, the project would not change this impact conclusion.

**TRA-12: Disruption of Alternative Transportation Modes at 2012 Buildout**

The 2006 EIR concluded that buildout of the UDSP would have a less than significant impact related to disruption of alternative transportation modes. The traffic study prepared for the 2014 Project concluded that buildout of the revised Specific Plan would result in lower projected traffic levels at this intersection, reducing the severity of the impact to a less than significant level. The 2014 Addendum concluded that this impact, and the need for and effectiveness of the proposed mitigation measures in the 2006 EIR, would not be changed as a result of the changes associated with the 2014 Project. Because the proposed project would be consistent with the assumed uses for the project site, as assessed in the 2014 Addendum, no new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would occur with implementation of the proposed project.

**2020 Plus Project Buildout**

**TRA-13: Unacceptable Level of Service at Snyder Lane/Keiser Avenue Intersection**

The 2006 EIR concluded that buildout of the UDSP would result in unacceptable levels of service at the Snyder Lane/Keiser Avenue intersection under 2020 conditions. The traffic study prepared for the 2014 Project concluded that buildout of the revised Specific Plan would result in lower projected traffic levels

at this intersection, reducing the severity of the impact to a less than significant level. The 2014 Addendum concluded that this impact, and the need for and effectiveness of the proposed mitigation measures in the 2006 EIR, would not be changed as a result of the changes associated with the 2014 Project. Improvements to Keiser Avenue and intersections at Keiser Avenue and Snyder Lane and Petaluma Hill Road will be constructed concurrent with project implementation. Because the proposed project would be consistent with the assumed uses for the project site, as assessed in the 2014 Addendum, no new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures

TRA-4a: Install Traffic Signal at Snyder Lane/Keiser Avenue Intersection

TRA-4b: Widen Keiser Avenue Approach and Snyder Lane

**TRA-14: Unacceptable Level of Service at Petaluma Hill Road/Keiser Avenue Intersection**

The 2006 EIR concluded that buildout of the UDSP would have a significant impact on levels of service at the Petaluma Hill Road/Keiser Avenue intersection. The traffic study prepared for the 2014 Project concluded that buildout of the revised Specific Plan would result in lower projected traffic levels at this intersection, reducing the severity of the impact to a less than significant level. The 2014 Addendum concluded that this impact, and the need for and effectiveness of the proposed mitigation measures in the 2006 EIR, would not be changed as a result of the changes associated with the 2014 Project. Improvements to Keiser Avenue and intersections at Keiser Avenue and Snyder Lane and Petaluma Hill Road will be constructed concurrent with project implementation. Because the proposed project would be consistent with the assumed uses for the project site, as assessed in the 2014 Addendum, no new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures

TRA-14a: Signalize Petaluma Hill Road/Keiser Avenue Intersection

**TRA-15: Unacceptable Level of Service at Rohnert Park Expressway/Snyder Lane Intersection**

The 2006 EIR concluded that buildout of the UDSP would have a significant impact on levels of service at the Rohnert Park Expressway/Snyder Lane intersection. The traffic study prepared for the 2014 Project concluded that buildout of the revised Specific Plan would result in lower projected traffic levels at this intersection, reducing the severity of the impact to a less than significant level. The 2014 Addendum concluded that this impact, and the need for and effectiveness of the proposed mitigation measures in the 2006 EIR, would not be changed as a result of the changes associated with the 2014 Project. Because the proposed project would be consistent with the assumed uses for the project site, as assessed in the 2014 Addendum, no new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures

TRA-6a: Widen Snyder Lane between Keiser Avenue and Southwest Boulevard.

TRA-6b: Reconfigure Rohnert Park Expressway/Snyder Lane Intersection

**TRA-16: Unacceptable Level of Service at Rohnert Park Expressway/Sonoma State University Access Intersection**

The 2006 EIR concluded that buildout of the UDSP would have a significant impact on levels of service at the Rohnert Park Expressway/Sonoma State University access intersection. The traffic study prepared for the 2014 Project concluded that buildout of the revised Specific Plan would result in lower projected traffic levels at this intersection, reducing the severity of the impact to a less than significant level. The 2014 Addendum concluded that this impact, and the need for and effectiveness of the proposed mitigation measures in the 2006 EIR, would not be changed as a result of the changes associated with the 2014 Project. Because the proposed project would be consistent with the assumed uses for the project site, as assessed in the 2014 Addendum, no new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures

TRA-7a: Install Traffic Signal or Roundabout at Rohnert Park Expressway/Sonoma State University Access Intersection

**TRA-17: Unacceptable Level of Service at Rohnert Park Expressway/Petaluma Hill Road Intersection**

The 2006 EIR concluded that buildout of the UDSP would have a significant impact on levels of service at the Rohnert Park Expressway/Petaluma Hill Road intersection. The traffic study prepared for the 2014 Project concluded that buildout of the revised Specific Plan would result in lower projected traffic levels at this intersection, reducing the severity of the impact to a less than significant level. The 2014 Addendum concluded that this impact, and the need for and effectiveness of the proposed mitigation measures in the 2006 EIR, would not be changed as a result of the changes associated with the 2014 Project. Because the proposed project would be consistent with the assumed uses for the project site, as assessed in the 2014 Addendum, no new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures

TRA-8a: Add Southbound Right Turn Lane and Separate Eastbound Left and Right Turn Lanes at Rohnert Park Expressway/Petaluma Hill Road Intersection

**TRA-18: Increased Congestion at East Cotati Avenue/Old Redwood Highway Intersection**

The 2006 EIR concluded that buildout of the UDSP would have a significant impact on levels of service at the East Cotati Avenue/Old Redwood Highway intersection. The traffic study prepared for the 2014 Project concluded that buildout of the revised Specific Plan would result in lower projected traffic levels at this intersection, reducing the severity of the impact to a less than significant level. The 2014 Addendum concluded that this impact, and the need for and effectiveness of the proposed mitigation measures in the 2006 EIR, would not be changed as a result of the changes associated with the 2014 Project. Because the proposed project would be consistent with the assumed uses for the project site, as assessed in the 2014 Addendum, no new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures

TRA-18a: City of Rohnert Park Coordination with City of Cotati

**TRA-19: Increased Congestion at Adobe Road/Petaluma Hill Road and Main Street/Old Redwood Highway Intersections in Penngrove**

The 2006 EIR concluded that buildout of the UDSP would have a significant impact on levels of service at the Adobe Road/Petaluma Hill Road intersection in Penngrove. The traffic study prepared for the 2014

Project concluded that buildout of the revised Specific Plan would result in lower projected traffic levels at this intersection, reducing the severity of the impact to a less than significant level. The 2014 Addendum concluded that this impact, and the need for and effectiveness of the proposed mitigation measures in the 2006 EIR, would not be changed as a result of the changes associated with the 2014 Project. Because the proposed project would be consistent with the revised Specific Plan's assumed uses for the project site, as assessed in the 2014 Addendum, no new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would be expected to occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures

TRA-9a: City of Rohnert Park Coordination with Sonoma County Transportation Authority and Sonoma County

**TRA-20: Impede Emergency Access at 2020 Buildout**

The 2006 EIR stated that "the University District Specific Plan would include an interconnected street network that would facilitate emergency access; it does not appear to include any design features that would adversely affect the maneuverability of emergency vehicles." The 2014 Addendum concluded that changes to the Specific Plan associated with the 2014 Project, which included the relocation of high density residential land uses to the project site, would not change the 2006 EIR conclusion. The site plan for the proposed project would not change this conclusion. Emergency access to the site would be available from Kerry Road and O'Ryan Road, as well as from an emergency vehicle only entry at Keiser Avenue. No new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would occur as a result of the proposed project.

**TRA-21: Disruption of Alternative Transportation Modes at 2020 Buildout**

The 2006 EIR concluded that buildout of the UDSP would have a less than significant impact related to disruption of alternative transportation modes at 2020 buildout. The 2006 EIR concluded that buildout of the UDSP would not affect alternative transportation modes. The proposed project would not affect the provision of bus service or bike transportation in the UDSP. Accordingly, no new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would occur as a result of the project. The project would not change the conclusion of the 2006 EIR regarding this impact.

**TRA-22: Unacceptable Level of Service on U.S. 101**

The traffic study prepared for the 2014 Project concluded that buildout of the revised Specific Plan, which assumes development of high density residential at the project site, would result in significant impacts to U.S. 101, similar to those impacts presented in the 2006 EIR. The site plan for the proposed project would not result in changes to the conclusion of the 2006 EIR for this impact. No new significant traffic impacts or a substantial increase in the severity of any prior traffic impacts would occur as a result of the proposed project.

## UTILITIES AND SERVICE SYSTEMS

**UT-1: Temporary Increase in Solid Waste Generation**

The 2006 EIR evaluated the temporary solid waste generation due to construction activities within the UDSP and concluded that impacts would be less than significant. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. Because the proposed project would not require higher levels of construction activity than assumed in the 2016 EIR, construction

of the proposed project would not be expected generate higher levels of solid waste. No new significant solid waste-related impacts or a substantial increase in the severity of any prior impacts would be expected to occur with implementation of the proposed project.

**UT-2: Increase in Solid Waste Generation Associated with University District Specific Plan Implementation**

The 2006 EIR evaluated increases in population growth and solid waste generation associated with buildout of the UDSP and concluded that impacts would be less than significant. Because buildout of the UDSP was contemplated in the City's General Plan, solid waste generated from buildout of the UDSP falls within the projected waste stream for which the County has made provision. The 2014 Project resulted in slightly reduced levels of residential units as assumed in the 2006 EIR and reduced the size of the mixed/use commercial center. Because the revised Specific Plan would generate lower levels of development overall, including fewer residential units, the 2014 Addendum concluded that buildout under the Plan would not generate higher amounts of solid waste in comparison to the 2006 Specific Plan. Because the proposed project would include development consistent with assumptions included in the revised Specific Plan, as assessed in the 2014 Addendum, no new significant solid waste-related impacts or a substantial increase in the severity of any prior impacts would be expected to occur.

**UT-3: Increased Demand for Energy Associated with University District Specific Plan Implementation**

The 2006 EIR evaluated energy demand associated with the UDSP development and concluded that impacts would be less than significant. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. The 2014 Project resulted in slightly reduced levels of residential units as assumed in the 2006 EIR and reduced the size of the mixed/use commercial center. Because the revised Specific Plan would generate lower levels of development overall, including fewer residential units, the 2014 Addendum concluded that buildout under the Plan would not generate higher demand for energy in comparison to the 2006 Specific Plan. Because the proposed project would include development consistent with assumptions included in the revised Specific Plan, as assessed in the 2014 Addendum, no new significant energy-related impacts or a substantial increase in the severity of any prior impacts would be expected to occur.

**UT-4: Increased Demand for Communications Associated with University District Specific Plan Implementation**

The 2006 EIR evaluated the increased demand for communications due to development within the UDSP and concluded that associated impacts would be less than significant. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. The 2014 Project resulted in slightly reduced levels of residential units as assessed in the 2006 EIR and reduced the size of the mixed/use commercial center. Because the revised Specific Plan would generate lower levels of development overall, including fewer residential units, the 2014 Addendum concluded that buildout under the Plan would not generate higher demand for communications in comparison to the 2006 Specific Plan. Because the proposed project would include development consistent with assumptions included in the revised Specific Plan, as assessed in the 2014 Addendum, no new significant communications-related impacts or a substantial increase in the severity of any prior impacts would be expected to occur.

**UT-5: Increased Wastewater Generation Associated with University District Specific Plan Implementation**

The 2006 EIR evaluated increased wastewater generation due to population growth from the UDSP and concluded that impacts would be less than significant. Development of the proposed project would occur

within the same development footprint as assessed in the 2006 EIR and would develop a portion of the high density residential units assumed in the 2006 Specific Plan. The 2014 Project resulted in slightly reduced levels of residential units, as assessed in the 2006 EIR, and reduced the size of the mixed/use commercial center. Because the revised Specific Plan would generate lower levels of development overall, including fewer residential units, the 2014 Addendum concluded that buildout would not generate higher levels of wastewater in comparison to the 2006 Specific Plan. Because the proposed project would include development consistent with assumptions included in the revised Specific Plan, as assessed in the 2014 Addendum, no new significant wastewater impacts or a substantial increase in the severity of any prior impacts would be expected to occur with implementation of the proposed project.

## WATER RESOURCES

### WR-1: Change in Drainage Patterns

The 2006 EIR concluded that development of the UDSP would increase runoff, potentially causing flooding on site. As stated in the Specific Plan, each property "will be required to address all of its drainage systems in order to reduce the impacts of development runoff upon the City and regional drainage system." Mitigation Measure WR-1a, which requires development projects within the UDSP to implement recommendations of storm water quality management plans and storm drainage detention analysis, was included in the 2006 EIR to reduce potential impacts to a less than significant level. The 2006 Specific Plan provided for a detention basin in Vast Oak West. The 2014 Project increased the size of the Vast Oak West water quality basin to assure that all hydrologic and storm drainage impacts would be fully addressed while minimizing impacts to water quality in a manner contemplated in the 2006 EIR. Development on the Vast Oak and UD LLC properties has been designed to provide for no net increase in peak stormwater discharge relative to current conditions, in accordance with the 2006 Specific Plan and EIR, and as discussed in the 2014 Addendum. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR and 2014 Addendum. Accordingly, no new impacts or a substantial increase in the severity of the prior hydrologic impacts would be expected to occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures

Mitigation Measure WR-1a: Implement Recommendations of Storm Water Quality Management Plan and Storm Drainage Detention Analysis

### WR-2: Water Quality Impacts from Increased Runoff

Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR and 2014 Addendum. As addressed in Impact WR-1 above, development within the UDSP would result in an increase of impervious surfaces and an increase in stormwater and non-stormwater runoff. The 2006 EIR concluded that implementation of Mitigation Measure WR-1a, as discussed in Impact WR-1, would help in reducing potential water quality impacts to a less than significant level. Implementation of Mitigation Measure WR-2a, which requires regular street sweeping on project roadways and other paved areas, and Mitigation Measure WR-2b, which requires implementation of Best Management Practices (BMPs) to maximize water quality, would serve to further reduce potential impacts to a less than significant level. The proposed project would be required to comply with these measures, consistent with the 2006 EIR, to ensure that water quality impacts from increased runoff remain less than significant. With implementation of Mitigation Measure WR-1a, WR-2a, and WR-2b, the proposed project would be consistent with the 2006 EIR conclusions and would result in no new impacts or a substantial increase in the severity of the hydrologic impacts previously identified.

Applicable 2006 EIR Mitigation Measures

WR-1a: Implement Recommendations of Storm Water Quality Management Plan and Storm Drainage Detention Analysis

WR-2a: Street Sweeping

WR-2b: Best Management Practices to Maximize Storm Water Quality

**WR-3: Construction-Related Water Quality Effects**

The 2006 EIR concluded that construction activities associated with development of the UDSP would introduce the potential for increased erosion and sedimentation, which could have subsequent negative effects on water quality and storm drainage capacity. 2006 EIR Mitigation Measure WR-2b, which requires implementation of BMPs to maximize water quality, would reduce this potentially significant impact to a less than significant level. As discussed under Impact WR-2 above, the proposed project would be required to comply with Mitigation Measure WR-2b, consistent with the 2006 EIR, to ensure construction-related water quality effects remain less than significant. With implementation of this measures, no new impacts or a substantial increase in the severity of the prior hydrologic impacts would be expected to occur with the proposed project.

Applicable 2006 EIR Mitigation Measures

WR-2b: Best Management Practices to Maximize Storm Water Quality

**WR-4: Potential Contamination from Construction Vehicles and Equipment Spills**

Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. To address potential construction-related impacts to groundwater and surface water quality, the proposed project would be required to implement 2006 EIR Mitigation Measures WR-4a and WR-4b. Mitigation Measure WR-4a requires development projects within the UDSP to prepare and implement a spill prevention and control program to minimize the potential for, and effects from, spills of hazardous, toxic, or petroleum substances during construction activities. Mitigation Measure WR-4b requires development projects to implement measures to maintain groundwater quality in the event of an appreciable spill. With implementation of these measures, no new impacts or a substantial increase in the severity of water quality impacts identified in the 2006 EIR would be expected to occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures

WR-4a: Implement a Spill Prevention and Control Program

WR-4b: Implement Measures to Maintain Groundwater or Surface Water Quality

**WR-5: Flood Hazard**

The 2006 Specific Plan included a detention basin in Vast Oak West. The 2014 Project increased the size of the Vast Oak West basin to assure that all hydrologic and storm drainage impacts would be fully addressed while minimizing impacts to water quality in a manner contemplated in the 2006 EIR. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR and 2014 Addendum, and would comply with 2006 EIR Mitigation Measure WR-5, which requires structures to be constructed outside of the 100-year floodplain. No new impacts or a substantial

increase in the severity of the prior hydrologic impacts would be expected to occur with implementation of the proposed project.

Applicable 2006 EIR Mitigation Measures

WR-5a: Construct Structures Outside of the 100-Year Floodplain

**WR-6: Seiche, Tsunami, or Mudflow Hazards**

The 2006 EIR concluded that the UDSP area was not subject to tsunami hazard to the distance from the ocean, and unlikely to be subject to seiche hazard due to the distance to any large water bodies. Since development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR, no new impacts or a substantial increase in the severity of seiche or tsunami would be expected to occur under the proposed project.

**WR-7: Groundwater Quantity**

The 2006 EIR concluded that groundwater supply, together with the other water supplies available to the City, would be sufficient to meet the demands of the UDSP. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR and additional groundwater impacts are not anticipated to occur. No new impacts or a substantial increase in the severity of the prior groundwater impacts would be expected to occur with implementation of the proposed project.

**WR-8: Insufficient Surface Water Quantity**

The 2006 EIR contained the UDSP Water Supply Analysis based on the City's 2005 Urban Water Management Plan. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. For the 2014 Project, the City evaluated the proposed changes to the Specific Plan, which assumed development of high density residential at the project site, against the Water Supply Assessment and concluded that sufficient water supply is available for buildout of the revised Specific Plan. Under the proposed project, the site population at buildout would be consistent with the assumptions included in the 2014 Addendum. Sources of water are not proposed to be changed. No new impacts or a substantial increase in the severity of the prior water supply-related impacts would be expected to occur with implementation of the proposed project.

**WR-9: Use of Recycled Water**

The 2006 EIR contained the UDSP Water Supply Analysis based on the City's 2005 Urban Water Management Plan. Development of the proposed project would occur within the same development footprint as assessed in the 2006 EIR. As concluded in the 2014 Addendum, buildout under the revised Specific Plan would result in a population that would be the same or lower than the 2006 Project. For the 2014 Project, the City evaluated the proposed changes to the Specific Plan, which assumed development of high density residential at the project site, against the Water Supply Assessment and concluded that sufficient water supply is available for buildout of the revised Specific Plan. Sources of water are not proposed to be changed as a result of the proposed project. No new impacts or a substantial increase in the severity of the prior water supply-related impacts would occur.

## GROWTH-INDUCING IMPACTS

The 2006 EIR evaluated growth-inducing impacts associated with the Specific Plan. The EIR considered the potential for the 2006 Project to indirectly or directly induce growth beyond that proposed in the Specific Plan document. Because the UDSP would be constructed in phases, as outlined in the Specific Plan, and it

would comply with growth management goals in the City's General Plan, the EIR concluded that the 2006 Project would not contribute to substantial growth inducement beyond the Specific Plan area and impacts associated with direct or indirect growth would be less than significant.

The 2006 EIR also assessed whether the UDSP would result in impacts associated with the removal of a potential obstacle to growth. This impact was found to be less than significant since the UDSP was identified and planned for development in the City's General Plan and planned infrastructure improvements would not be oversized to serve additional growth beyond that described in the UDSP.

Finally, the 2006 EIR looked at whether the UDSP would tax community services or facilities to an extent that new services or facilities would be necessary. Because improvements to new services and facilities would be limited to the extension and installation of infrastructure with the capacity necessary to accommodate the Plan area, and because the improvements are incorporated into the Specific Plan and were part of the 2006 Project design, the 2006 EIR concluded that this impact would be less than significant.

As discussed throughout this document, the proposed Affordable Housing project would occur within the same development footprint as assessed in the 2006 EIR and would include development of a portion of the residences planned for in the UDSP area. Accordingly, the project would not be expected to result in new or substantially more significant growth inducing impacts than identified in the 2006 EIR.

## CUMULATIVE IMPACTS

The 2006 EIR evaluated cumulative impacts associated with the Specific Plan. The cumulative analysis in the 2006 EIR evaluated the cumulative effects on specific resources, including loss of open space, aesthetic impacts, conversion of agricultural lands, air quality, biological resources, land use impacts, noise, population-generated impacts to utilities and services, transportation and traffic, and water resources. The cumulative impact analysis evaluated the combined impacts of past, present, and reasonably foreseeable projects in conjunction with the 2006 Project. The EIR cumulative project list included specific plans for the City, and development within the vicinity of the UDSP.

The 2006 EIR concluded that there could potentially be cumulative impacts from the development of the 2006 UDSP Project site when combined with foreseeable development projects through the year 2020. The 2006 EIR included appropriate measures to reduce cumulative impacts, although significant unavoidable impacts related to loss of open space, conversion of agricultural lands, air quality, biological resources, land use, noise and traffic remained.

The 2014 Addendum prepared for the 2014 Project, which entailed revisions to the 2006 Specific Plan, indicated that buildout under the revised Specific Plan would result in slightly reduced levels of construction of residential units and a reduction in the size of the mixed use/commercial center in comparison to the 2006 Project. In some cases, the 2014 Addendum concluded that the cumulative impacts would decrease due to the reduction in the project size and the commensurate reduction in population and associated trip generation. For example, cumulative air quality impacts would be less than the 2006 Project due to the reduction in trip generation. For all cumulative impacts, it was determined that the 2014 Project would not have any new impacts or a substantial increase in the severity of the prior cumulative impacts.

Because the proposed Affordable Housing project would occur within the same development footprint as assessed in the 2006 EIR and would be consistent with the anticipated land use established for the project site in the 2014 Addendum and revised Specific Plan, it would not be expected to result in any new impacts or a substantial increase in the severity of the prior cumulative impacts.

## III. Consistency Determination

As demonstrated in the analysis included in Section II of this document, the proposed Affordable Housing project is consistent with the 2006 UDSP EIR. Impacts associated with the project are consistent with those previously identified and analyzed in the 2006 EIR and implementation of applicable mitigation measures, as identified throughout this consistency analysis, would ensure that all project-related impacts remain less than significant, consistent with the 2006 EIR. Impacts that were significant and unavoidable in the 2006 EIR remain significant and unavoidable and were considered prior to adoption of the UDSP. To ensure the effective implementation and enforcement of applicable EIR mitigation measures, the project would be required to adhere to the MMRP for the 2006 EIR.

Conclusion:

- The proposed project is consistent with the anticipated land use established for the project site in the UDSP;
- The proposed project would not result in impacts on the environment that are peculiar to the project or the project site that were not identified as impacts in the 2006 EIR;
- The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the 2006 EIR;
- The proposed project would not result in significant impacts, which, as a result of substantial new information that was not known at the time the 2006 EIR was certified, would be more severe than were already analyzed and disclosed in the 2006 EIR; and
- The project sponsor will undertake feasible mitigation measures specified in the 2006 EIR to mitigate project-related significant impacts.

# ROHNERT PARK UNIVERSITY DISTRICT AFFORDABLE HOUSING

SOUTHEAST CORNER OF KEISER AVENUE AND NORTH KERRY ROAD
WITHIN VAST OAK NORTH AT UNIVERSITY DISTRICT
ROHNERT PARK, CALIFORNIA
DAP SUBMITTAL



| PROJECT SHEET INDEX | |
|---|---|
| Sheet Number | Sheet Name |
| T1.1 | COVER AND TITLE SHEET INDEX |

| CIVIL | |
|---|---|
| Sheet Number | Sheet Name |
| C.1 | OVERALL NEIGHBORHOOD PLAN |
| C.2 | NATURAL RESOURCES EXHIBIT |
| C.3 | SITE PLAN |
| C.4 | PARKING PLAN |
| C.5 | TRASH ENCLOSURE LOCATION PLAN |
| C.6 | OPEN SPACE PLAN |
| C.7 | TITLE SHEET |
| C.8 | GRADING PLAN |
| C.9 | UTILITY PLAN |

| LANDSCAPE | |
|---|---|
| Sheet Number | Sheet Name |
| L-1.0 | COVER SHEET |
| L-1.1 | PRELIMINARY OVERALL LANDSCAPE PLAN |
| L-1.2 | PRELIMINARY PLAY AREA ENLARGEMENT |
| L-1.3 | LANDSCAPE PLANS / IMAGERY |
| L-1.4 | PICNIC AREA DETAIL / IMAGERY |

| ARCHITECTURAL | |
|---|---|
| Sheet Number | Sheet Name |
| A1.1 | ARCHITECTURAL SITE PLAN |
| A1.2 | SITE DETAILS, PLANS, AND ELEVATIONS |
| A2.1 | UNIT PLANS |
| A2.1A | UNIT PLANS |
| A2.1B | LAUNDRY AND MAINTENANCE ROOM PLANS |
| A2.2 | BUILDING A COLORED ELEVATIONS |
| A2.3 | BUILDING B COLORED ELEVATIONS |
| A2.3A | 3D SITE PERSPECTIVES |
| A2.4 | COMMUNITY BUILDING COLOR ELEVATION |
| A3.1 | COMMUNITY BUILDING - FLOOR PLAN |
| A3.2 | COMMUNITY BUILDING - ELEVATIONS |
| A3.4 | COMMUNITY BUILDING - ROOF PLAN |
| A4.1A | BUILDING A - FIRST FLOOR PLAN |
| A4.1B | BUILDING A - SECOND FLOOR PLAN |
| A4.1C | BUILDING A - THIRD FLOOR PLAN |
| A4.2 | BUILDING A - ELEVATIONS |
| A4.4 | BUILDING A - ROOF PLAN |
| A5.1A | BUILDING B - FIRST FLOOR PLAN |
| A5.1B | BUILDING B - SECOND FLOOR PLAN |
| A5.1C | BUILDING B - THIRD FLOOR PLAN |
| A5.2 | BUILDING B - ELEVATIONS |
| A5.3 | BUILDING B - ROOF PLAN |
| A6.1A | BUILDING C - FIRST FLOOR PLAN |
| A6.1B | BUILDING C - SECOND FLOOR PLAN |
| A6.1C | BUILDING C - THIRD FLOOR PLAN |
| A6.2 | BUILDING C - ELEVATIONS |
| A6.3 | BUILDING C - ROOF PLAN |

| ELECTRICAL | |
|---|---|
| Sheet Number | Sheet Name |
| E1.00 | SITE ELECTRICAL PLAN |
| E1.01 | SITE PHOTOMETRIC PLAN |
| E1.02 | LIGHT FIXTURES AND SCHEDULE |

REVISIONS

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PROJECT
UNIVERSITY DISTRICT AFFORDABLE HOUSING
UNIVERSITY DISTRICT
ROHNERT PARK, CA

T1.1

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

AFFORDABLE HOUSING APARTMENT SITE

OAK GROVE PARK

TWIN CREEKS PARK

VAST OAK NORTH

VAST OAK WEST

VAST OAK EAST

KEISER AVENUE

ORYAN ROAD

KERRY ROAD

OXFORD PLACE

OAK LEAF PLACE

OWEN PLACE

OWEN PLACE

ORCHARD PLACE

OLIVE PLACE

OLIVE PLACE

OVERLOOK PLACE

OVERLOOK PLACE

OLYMPIC PLACE

OLYMPIC PLACE

OLYMPIC PLACE

OASIS PLACE

OCEAN PLACE

OCEAN PLACE

OTTER PLACE

KINCADE PLACE

KINCADE PLACE

KEATS PLACE

KEATS PLACE

KARLEIGH PLACE

KASSIDY PLACE

KARRINGTON ROAD

KING PLACE

KERRY ROAD

KENNETH PLACE

KITE PLACE

KENNEDY PLACE

KENDAL PLACE

KELSEY PLACE

KAMERON PLACE

KASSANDRA PLACE

KASEY PLACE

KNIGHT ROAD

KRISTINA PLACE

KITTYHAWK PLACE

KEEGAN PLACE

PETALUMA HILL ROAD

KENSINGTON PLACE

KENSINGTON PLACE

KENTON PLACE

KENWOOD PLACE

KIM PLACE

KOLTON PLACE

KEVIN PLACE

KYLE PLACE

KARRINGTON ROAD

KIRBY PLACE

KELLIANN PLACE

KENDRA PLACE

KELLY PLACE

KAITLYN PLACE

KAITLYN PLACE

KINGWOOD ROAD

KINGWOOD ROAD

KNIGHT ROAD

KAREN PLACE

KAREN PLACE

KAITLYN PLACE

KAITLYN PLACE

ROHNERT PARK EXPRESSWAY

## LEGEND:

SITE LOCATION

DAP BOUNDARY

0 100 200 400

SCALE: 1"=200'

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UNIVERSITY DISTRICT NEIGHBORHOOD PLAN


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PROJECT

UNIVERSITY DISTRICT AFFORDABLE HOUSING

ROHNERT PARK, CA

UNIVERSITY DISTRICT

C.1

SCHEMATIC SET / NOT FOR CONSTRUCTION




## LEGEND:

NATURAL RESOURCE LOCATIONS WITHIN UDSP LIMITS

0 100 200 400

SCALE: 1"=200'

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# EXISTING NATURAL RESOURCES

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PROJECT
UNIVERSITY DISTRICT AFFORDABLE HOUSING
UNIVERSITY DISTRICT ROHNERT PARK, CA

C.2

SCHEMATIC SET / NOT FOR CONSTRUCTION

KEISER AVENUE

KERRY ROAD

O'RYAN ROAD

VAST OAK NORTH

OAK GROVE PARK

EVA

PROPOSED BUS STOP LOCATION

COMMUNITY BLDG

## SITE SUMMARY:

LAND USE: HIGH DENSITY WITHIN UNIVERSITY DISTRICT SPECIFIC PLAN

UNIT COUNT: 218 APARTMENT UNITS

ACREAGE: 9.12± AC

DENSITY: 23.9± DU/AC

SCALE: 1"=30'

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DIMENSIONED SITE PLAN


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PROJECT

UNIVERSITY DISTRICT AFFORDABLE HOUSING

UNIVERSITY DISTRICT

ROHNERT PARK, CA

C.3

SCHEMATIC SET / NOT FOR CONSTRUCTION

KEISER AVENUE

KERRY ROAD

COMMUNITY BLDG

O'RYAN ROAD

VAST OAK NORTH

## PARKING SUMMARY:

PARKING REQUIRED PER CITY OF ROHNERT PARK

| | |
|---|---|
| 27 - 1 BEDROOM UNITS: | 27 SPACES |
| 141- 2 BEDROOM UNITS: | 282 SPACES |
| 50 - 3 BEDROOM UNITS: | 125 SPACES |
| GUEST PARKING ($\frac{218}{4}$): | 55 SPACES |

TOTAL PARKING SPACES REQUIRED: 489

TOTAL SPACES REQUIRED WITH 10% TRANSIT REDUCTION PER 17.16.040(B) OF ROHNERT PARK CITY CODE: 441 SPACES

PARKING PROVIDED

ONSITE PARKING:

| | |
|---|---|
| STANDARD SPACES: | 326 |
| COMPACT SPACES: | 93 |
| ACCESSIBLE SPACES: | 24 |

**TOTAL PARKING SPACES PROVIDED: 443**

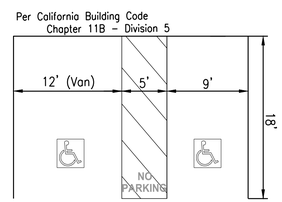
ADDITIONAL ON STREET PARKING PROVIDED:

PARALLEL SPACES: 30

## LEGEND:

PARKING STALL

C COMPACT STALL




TYPICAL DOUBLE DISABLED PARKING STALLS

0 30 60

SCALE: 1"=30'

REVISIONS

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PROJECT # 19539.000


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PARKING PLAN


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PROJECT

UNIVERSITY DISTRICT AFFORDABLE HOUSING

UNIVERSITY DISTRICT

ROHNERT PARK, CA

C.4

SCHEMATIC SET / NOT FOR CONSTRUCTION

KEISER AVENUE

KERRY ROAD

OAK GROVE PARK

COMMUNITY BLDG

VAST OAK NORTH

O'RYAN ROAD

LEGEND:

TRASH ENCLOSURE LOCATION

NOTE: REFER TO LANDSCAPE AND ARCHITECTURE PLANS FOR ENCLOSURE AND SCREENING DETAILS

0 30 60

SCALE: 1"=30'

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TRASH ENCLOSURE LOCATION EXHIBIT

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PROJECT
UNIVERSITY DISTRICT
AFFORDABLE HOUSING
ROHNERT PARK, CA
UNIVERSITY DISTRICT

C.5

SCHEMATIC SET / NOT FOR CONSTRUCTION

12-14-2017 9:29am Amanda Karchefski P:\19539\PLANNING\DEVELOPMENT AREA PLAN\AFFORDABLE HOUSING-APARTMENT SITE\C.5_TRASH ENCLOSURE LOCATION PLAN.DWG

KEISER AVENUE

KERRY ROAD

OAK GROVE PARK

VAST OAK NORTH

O'RYAN ROAD

COMMUNITY BLDG

1 2 3 4 5 6 7 8 9

C

LEGEND:

PUBLIC OUTDOOR OPEN SPACE
(97,953± SF)

0 30 60
SCALE: 1"=30'

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OPEN SPACE EXHIBIT

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PROJECT
UNIVERSITY DISTRICT
AFFORDABLE HOUSING
UNIVERSITY DISTRICT
ROHNERT PARK, CA

C.6

SCHEMATIC SET / NOT FOR CONSTRUCTION

# UNIVERSITY DISTRICT AFFORDABLE HOUSING
## DEVELOPMENT AREA PLAN
### CITY OF ROHNERT PARK, CALIFORNIA
### DECEMBER 2017

SHEET INDEX


7. TITLE SHEET
8. GRADING PLAN
9. UTILITY PLAN


**DEVELOPER/CONSULTANTS:**

1. OWNER / APPLICANT :
   PACH PENSIONE K SLP, LLC
   P.O. BOX 403
   SANTA ROSA, CA 95402
   CONTACT: CHRIS GRANT (208) 577-2768

2. PLANNING / ENGINEER:
   MACKAY & SOMPS CIVIL ENGINEERS
   5142 FRANKLIN DRIVE, SUITE B
   PLEASANTON, CA 94588-3368
   CONTACT: JIM TEMPLETON / AMANDA KARCHEFSKI
   JOHN GIAMBASTIANI (925) 225-0690

3. LANDSCAPE ARCHITECT
   VANDERTOOLEN & ASSOCIATES
   855 BORDEAUX STREET
   NAPA, CA 94558-2910
   CONTACT: DAVE BENNET (707) 224-2299

**UTILITY COMPANIES:**

1. PACIFIC GAS AND ELECTRIC
   3965 OCCIDENTAL ROAD
   SANTA ROSA, CA 95401

2. AT&T
   2125 OCCIDENTAL ROAD
   SANTA ROSA, CA 95401

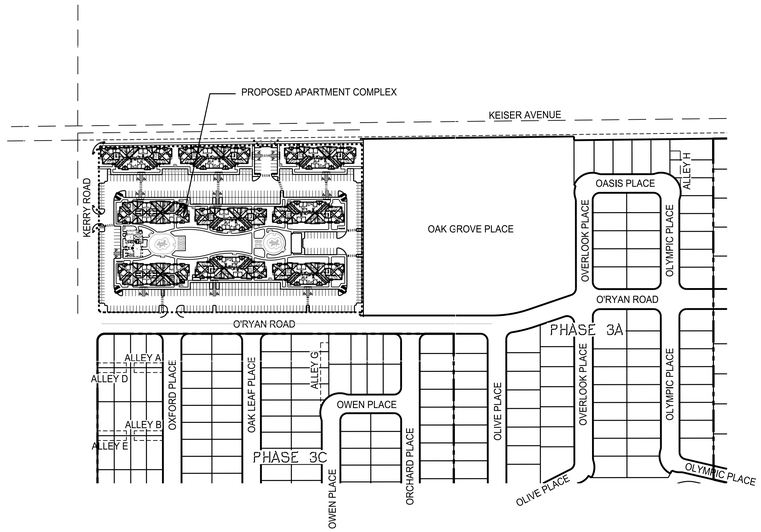
3. CITY OF ROHNERT PARK PUBLIC WORKS DEPARTMENT
   600 ENTERPRISE DRIVE
   ROHNERT PARK, CA 94928
   (707) 588-3300

4. CITY OF ROHNERT PARK UTILITIES
   600 ENTERPRISE DRIVE
   ROHNERT PARK, CA 94928
   (707) 588-3300

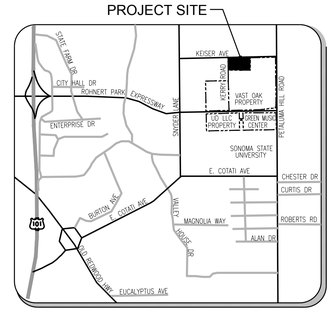
5 COMCAST CABLE
   2500 BATES AVENUE
   CONCORD, CA 94520

**BASIS OF ELEVATIONS - BENCHMARK:**
ON SNYDER LANE, 1000 FEET NORTH OF KEISER AVENUE IN WEST HEADWALL OF CONCRETE CULVERT; STANDARD TABLET STAMPED "6GWM 1943 116" (RESET 1981) ELEV 119.925 (NGVD 29)

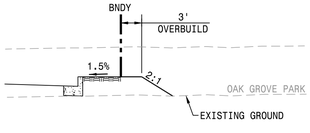
**BASIS OF BEARINGS:**
BEARING OF N 00°01'44" W AS SHOWN BETWEEN FOUND MONUMENTS ON THE RECORD OF SURVEY FILED IN BOOK 525 OF MAPS AT PAGES 37-39, SONOMA COUNTY RECORDS, PET #5 TO PET #1 C/L OF PETALUMA HILL ROAD.



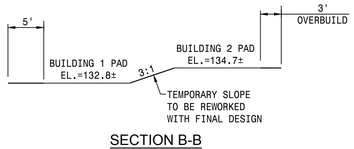

## LOCATION PLAN
SCALE: 1" = 200'




VICINITY MAP
NTS




SECTION A-A
NTS




SECTION B-B
NTS

REVISIONS

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TITLE SHEET


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TITLE SHEET

UNIVERSITY DISTRICT
AFFORDABLE HOUSING

UNIVERSITY DISTRICT
ROHNERT PARK, CA

C.7

SCHEMATIC SET / NOT FOR CONSTRUCTION

KEISER AVENUE

KERRY ROAD

O'RYAN ROAD

COMMUNITY BLDG
PAD = 133.2±
FF = 134.2±

1
PAD = 133.8±
FF = 134.8±

2
PAD = 135.0±
FF = 136.0±

3
PAD = 137.1±
FF = 138.1±

4
PAD = 133.9±
FF = 134.9±

5
PAD = 134.5±
FF = 135.5±

6
PAD = 137.0±
FF = 138.0±

7
PAD = 132.4±
FF = 133.4±

8
PAD = 134.5±
FF = 135.5±

9
PAD = 136.0±
FF = 137.0±

APPROXIMATE PAD LIMIT (TYP.)

SCALE: 1"=30'

## NOTES:

1. ALL FINISHED GRADE ELEVATIONS SHOWN ARE PAVEMENT ELEVATIONS AND SUBJECT TO FINAL DESIGN.

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PRELIMINARY
GRADING PLAN

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GRADING SHEET
UNIVERSITY DISTRICT
AFFORDABLE HOUSING

ROHNERT PARK, CA

UNIVERSITY DISTRICT

C.8

SCHEMATIC SET / NOT FOR CONSTRUCTION

KEISER AVENUE

KERR ROAD

O'RYAN ROAD

COMMUNITY BLDG

CONNECT TO EX. 12" WA
INV. 127.4 (VERIFY)

CONNECT TO EX. 18" SD
INV. 125.0 (VERIFY)

CONNECT TO EX. 8" SS
INV. 124.1 (VERIFY)

STORM DRAIN TO BE EXTENDED
WITH FINAL DESIGN OF PASEO

1 2 3 4 5 6 7 8 9

SCALE: 1"=30'

## NOTES:

1. PASEO DRAINAGE TO BE DETERMINED DURING FINAL DESIGN.
2. SERVICE-LINES TO EACH BUILDING TO BE DETERMINED DURING FINAL DESIGN.

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PRELIMINARY
UTILITY PLAN

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UTILITY LAYOUT
UNIVERSITY DISTRICT
AFFORDABLE HOUSING

UNIVERSITY DISTRICT
ROHNERT PARK, CA

C.9

SCHEMATIC SET / NOT FOR CONSTRUCTION

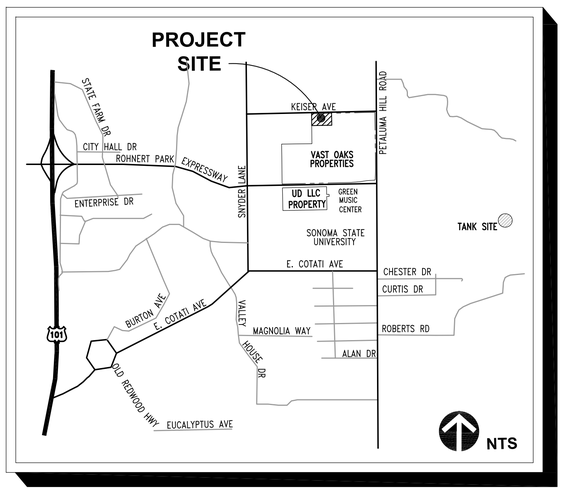
**LANDSCAPE PLANS FOR:**

# VAST OAK NORTH AFFORDABLE APARTMENTS

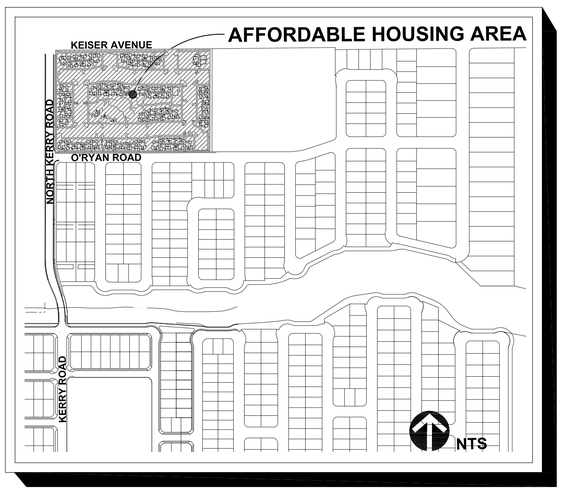
## 1st LAND DEVELOPMENT PHASE - VAST OAK NORTH AT UNIVERSITY DISTRICT

ROHNERT PARK, CALIFORNIA
DECEMBER 14, 2017

### VICINITY MAP




### SITE MAP




### TABLE OF CONTENTS


| | |
|---|---|
| COVER SHEET | L-1.0 |
| PRELIMINARY OVERALL LANDSCAPE PLAN | L-1.1 |
| PRELIMINARY PLAY AREA ENLARGEMENT | L-1.2 |
| LANDSCAPE DETAILS / IMAGERY | L-1.3 |
| PICNIC AREA DETAIL / IMAGERY | L-1.4 |



PACIFIC WEST ARCHITECTURE
430 East State Street, Suite 100
Eagle, ID 83616
208.908.4879


Development Area Plan

Vast Oak North at University District

VAST OAK NORTH AFFORDABLE APARTMENTS

Rohnert Park, California

Cover Sheet


vanderToolen · Associates
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Walnut Creek: 700 Ygnacio Valley Rd. Suite 100, Walnut Creek, CA 94596, tel: 925.274.1305
West Sacramento: 2101 Stone Blvd. Suite 315, W. Sacramento, CA 95691, tel: 916.244.3060


Scale: Not Applicable

DECEMBER 14, 2017

L-1.0

Project No. 05217


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- **REFER TO SHEET L-1.3 FOR PLANT PALETTE.**

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Development Area Plan

Vast Oak North at University District

# VAST OAK NORTH AFFORDABLE APARTMENTS

Rohnert Park, California

Preliminary Overall Landscape Design

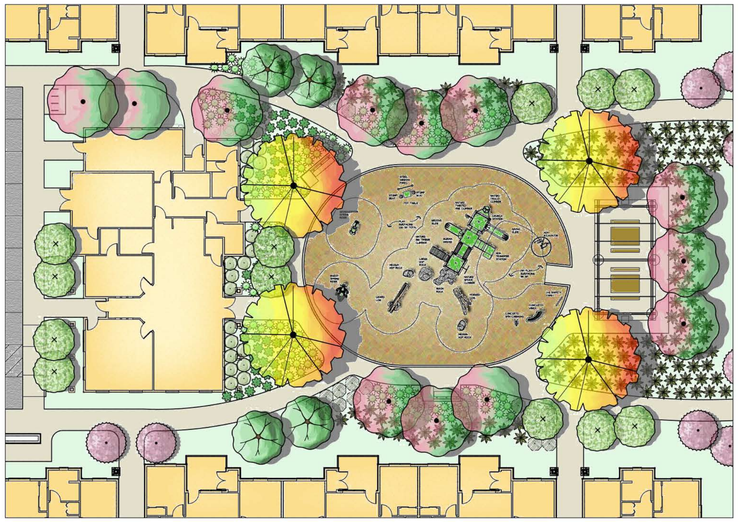
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Walnut Creek: 700 Ygnacio Valley Rd. Suite 100, Walnut Creek, CA 94596, tel: 925.274.1305
West Sacramento: 2101 Stone Blvd. Suite 115, W. Sacramento, CA 95691, tel: 916.244.3000

0' 15' 30' 60' 120'

Scale: 1" = 30'-0" | DECEMBER 14, 2017 | NORTH | Project No. 05217

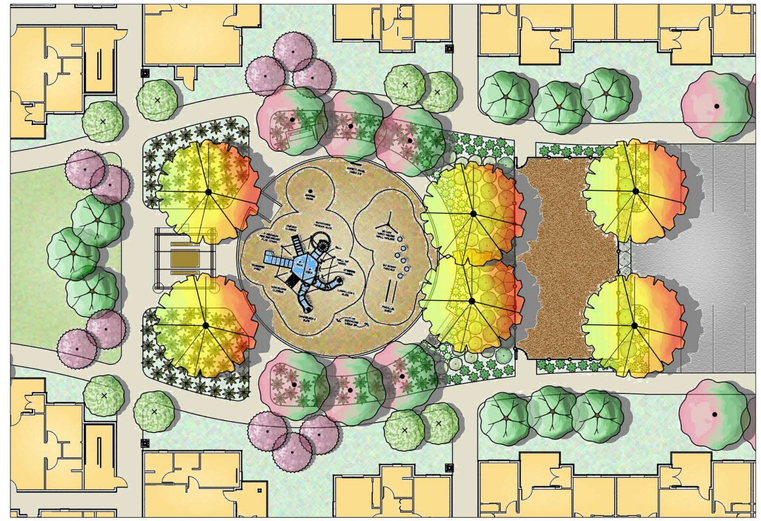
L-1.1

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## PLAY AREA 1 AND PICNIC AREA

Scale: 1"=20'-0"

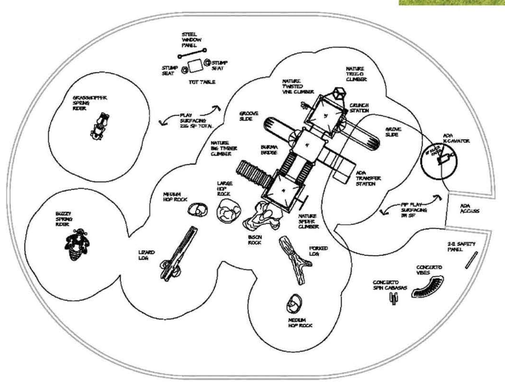


## PLAY AREA 2 AND PICNIC AREA

Scale: 1"=20'-0"



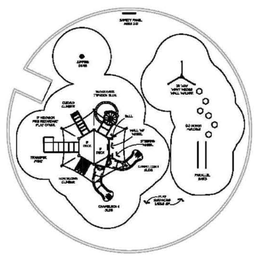
## PLAY STRUCTURE IMAGERY




| | | | | | |
|---|---|---|---|---|---|
| MIRACLE playsystems DESIGNING PLAY | ALL DRAWINGS ARE SUBJECT TO CHANGE AND SHOULD BE REVIEWED BEFORE FINAL SALE. ALL SITE DIMENSIONS WILL NEED TO BE VERIFIED PRIOR TO SALE AND INSTALLATION. | LINEAR FEET: N/A<br>CRITICAL FALL HEIGHT: 10'-0" | RFF AREA: 226 SF<br>SCALE: 3/32"=1'-0"<br>DRAWN BY: DT<br>DATE: 12-8-17 | Rohnert Park Apartments<br>Rohnert Park,CA | |
| | | 17_0757_Rohnert_001 | | | |

## PLAY STRUCTURE DETAIL

Scale: N.T.S.



| | | | | | |
|---|---|---|---|---|---|
| MIRACLE playsystems DESIGNING PLAY | ALL DRAWINGS ARE SUBJECT TO CHANGE AND SHOULD BE REVIEWED BEFORE FINAL SALE. ALL SITE DIMENSIONS WILL NEED TO BE VERIFIED PRIOR TO SALE AND INSTALLATION. | LINEAR FEET: 2827' Total<br>CRITICAL FALL HEIGHT: 10'-0" CPH | RFF AREA: AS MARKED<br>SCALE: 1/32" = 1'-0"<br>DRAWN BY: LDV<br>DATE: 06-25-2017 | Rohnert Pk Affordable Apts<br>Rohnert Park, CA | |
| | | 17_0757_Rohnert_001 | | | |

## PLAY STRUCTURE DETAIL

Scale: N.T.S.



## PLAY STRUCTURE IMAGERY


PACIFIC WEST ARCHITECTURE
430 East State Street, Suite 100
Eagle, ID 83616
208.908.4879


Development Area Plan

Vast Oak North at University District

# VAST OAK NORTH AFFORDABLE APARTMENTS

Rohnert Park, California

Preliminary Play Area Enlargement


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West Sacramento: 2101 Stone Blvd. Suite 115, W. Sacramento, CA 95691; tel: 916.244.3000


0' 10' 20' 40' 80'

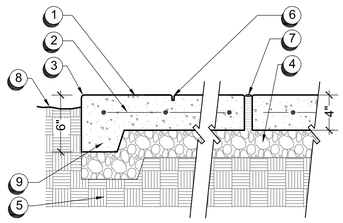
Scale: 1" = 20'-0" | DECEMBER 14, 2017 | NORTH | Project No. 05217

L-1.2


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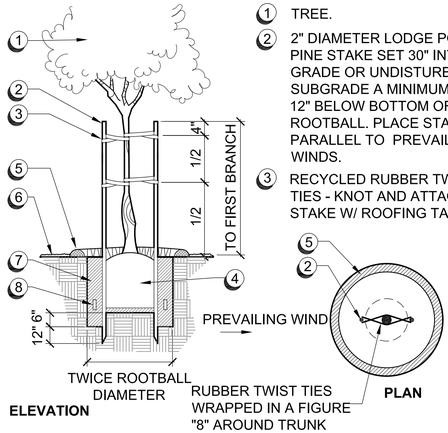
# PLANT PALETTE

| SYMBOL | BOTANICAL NAME | COMMON NAME | WATER USE | MIN. SIZE |
|---|---|---|---|---|
| **TREES** | | | | |
| | CERCIS OCCIDENTALIS | WESTERN REDBUD | VERY LOW | 15 GAL |
| | LAGERSTROEMIA 'MUSKOGEE' | LAVENDER CRAPE MYRTLE | LOW | 24" BOX |
| | LAGERSTROEMIA 'TUSCARORA' | CRAPE MYRTLE | LOW | 24" BOX |
| | LAURUS NOBILIS 'SARATOGA' | SWEET BAY | LOW | 15 GAL |
| | PISTACIA CHINENSIS | CHINESE PISTACHE | MODERATE | 24" BOX |
| | PYRUS CALLERYANA 'CHANTICLEER' | FLOWERING PEAR | MODERATE | 24" BOX |
| | QUERCUS RUBRA | RED OAK | MODERATE | 24" BOX |
| **FRONT & SIDE YARD PLANTING** | | | | |
| LARGE SHRUBS | DODONAEA VISCOSA | PURPLE HOPSEED BUSH | LOW | 5 GAL |
| | FEIJOA SELLOWIANA | PINEAPPLE GUAVA | LOW | 5 GAL |
| | PHORMIUM 'GUARDSMAN' | NEW ZEALAND FLAX | LOW | 5 GAL |
| | PRUNUS CAROLINIANA | CAROLINA CHERRY | LOW | 5 GAL |
| | RHAPHIOLEPIS I. 'CLARA' | CLARA INDIAN HAWTHORN | MODERATE | 5 GAL |
| | XYLOSMA CONGESTUM | SHINY XYLOSMA | LOW | 5 GAL |
| MEDIUM SHRUBS | CISTUS SPP. | ROCKROSE | LOW | 5 GAL |
| | COLEONEMA SPP. | BREATH OF HEAVEN | MODERATE | 5 GAL |
| | ESCALONIA FRADESII | FRADESI ESCALONIA | MODERATE | 5 GAL |
| | LOROPETALUM 'RAZZLEBERRI' | FRINGE FLOWER | LOW | 5 GAL |
| | NANDINA DOMESTICA | HEAVENLY BAMBOO | LOW | 5 GAL |
| | PHORMIUM SPP. | NEW ZEALAND FLAX | LOW | 5 GAL |
| | PITTOSPORUM SPP. | TOBIRA | LOW | 2 GAL |
| | ROSA SPP. | ROSE | MODERATE | 5 GAL |
| | SALVIA SPP. | ORNAMENTAL SAGE | MODERATE | 5 GAL |
| | VIBURNUM SPP. | VIBURNUM | MODERATE | 5 GAL |
| | WESTRIGIA FRUTICOSA | COAST ROSEMARY | LOW | 5 GAL |
| SMALL SHRUBS/ GROUNDCOVERS | ANIGOZANTHOS SPP. | KANGAROO PAW | LOW | 1 GAL |
| | DIETES BICOLOR | FORTNIGHT LILY | LOW | 1 GAL |
| | FRAGARIA CHILOENSIS | CREEPING STRAWBERRY | MODERATE | 1 GAL |
| | HELIANTHEMUM NUMMULARIUM | SUNROSE | LOW | 1 GAL |
| | MYOPORUM PARVIFOLIUM | PROSTRATE MYOPORUM | LOW | 1 GAL |
| | HEMEROCALLIS SPP. | EVERGREEN DAYLILY | MODERATE | 1 GAL |
| | PENSTEMON SPP. | GARDEN PENSTEMON | MODERATE | 1 GAL |
| | PHORMIUM SPP. | NEW ZEALAND FLAX | LOW | 1 GAL |
| | ROSMARINUS 'HUNTINGTON CARPET' | DWARF ROSEMARY | LOW | 1 GAL |
| | ROSA 'RED FLOWER CARPET' | FLOWER CARPET ROSE | MODERATE | 1 GAL |
| | SCAEVOLA 'MAUVE CLUSTERS' | PURPLE SCAEVOLA | MODERATE | 1 GAL |
| | SOLLYA HETEROPHYLLA | AUSTRALIAN BLUEBELL | LOW | 1 GAL |
| GRASSES | CALAMAGROSTIS 'KARL FOERSTER' | FEATHER REED GRASS | LOW | 1 GAL |
| | FESTUCA MAIREI | ATLAS FESCUE | LOW | 1 GAL |
| | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | LOW | 1 GAL |
| | LEYMUS 'CANYON PRINCE' | BLUE WILD RYE | VERY LOW | 1 GAL |
| | MUHLENBERGIA RIGENS | DEER GRASS | LOW | 1 GAL |
| | PENNISETUM ORIENTALE | FOUNTAIN GRASS | LOW | 1 GAL |
| | STIPA ARUNDINACEA | PHEASANT GRASS | VERY LOW | 1 GAL |
| **VINES** | | | | |
| | FICUS PUMILA | CREEPING FIG | MODERATE | 5 GAL |
| | PARTHENOCISSUS TRICUSPIDATA | BOSTON IVY | MODERATE | 5 GAL |




1. CONCRETE PAVING.
2. REINFORCING PER SOIL'S REPORT RECOMMENDATION.
3. 1/2" TOOLED RADIUS.
4. CLASS II AGGREGATE BASE, COMPACTION, & THICKNESS PER SOIL'S REPORT RECOMMENDATION.
5. COMPACTED SUBGRADE OR ENGINEERED FILL.
6. 1/4" WIDE X 3/4" DEEP TOOLED CONTROL JOINT (SEE PLANS).
7. 3/8" WIDE FIBER FILLED EXPANSION JOINT W/ POLYSULFIDE SEALANT. SEALANT COLOR TO MATCH ADJACENT PAVING. SEE PLAN FOR LOCATION.
8. FINISH GRADE. 2" BELOW TOP OF PAVING FOR PLANTING AREA.
9. THICKENED EDGE AT PLANTING AREA WHERE REQUIRED OR UNDER PEDESTALS.

## A CONCRETE PAVING
SCALE: 1-1/2" = 1'-0"




1. TREE.
2. 2" DIAMETER LODGE POLE PINE STAKE SET 30" INTO GRADE OR UNDISTURBED SUBGRADE A MINIMUM OF 12" BELOW BOTTOM OF ROOTBALL. PLACE STAKES PARALLEL TO PREVAILING WINDS.
3. RECYCLED RUBBER TWIST TIES - KNOT AND ATTACH TO STAKE W/ ROOFING TACK.
4. TREE ROOTBALL SET ON LIGHTLY TAMPED SOIL. DO NOT PENETRATE ROOTBALL WITH STAKES.
5. 3" DEEP WATERING BASIN.
6. FINISH GRADE.
7. AMENDED BACKFILL.
8. (4) 21 GRAM PLANT TABLETS - SEE GENERAL PLANTING NOTES, SHEET L-1.

**NOTE:**
-SCARIFY SIDES OF PLANTING PIT.
-FERLTILIZED TABS ARE NOT TO BE USED WITH CALIFORNIA NATIVE PLANTS.
-DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE TREES.
-SET CROWN OF ROOTBALL 1" ABOVE GRADE.

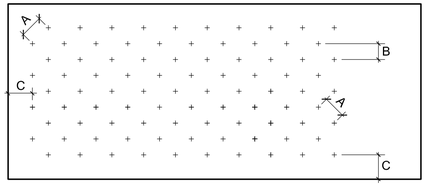
## B TREE STAKING
N.T.S.

**PLANT SPACING SCHEDULE:**

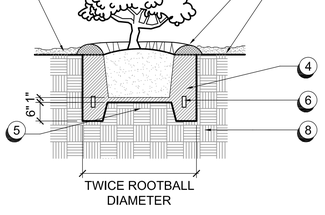
| A = TRIANGULAR SPACING | B= ROW SPACING* | C=PERIMETER SET-BACK |
|---|---|---|
| 6" | 5"± | 4" |
| 12" | 10 1/2"± | 10" |
| 18" | 16"± | 12" |
| 24" | 21"± | 18" |
| 36" | 31"± | 24" |

* 0.866 X A

**PLANTING GRID:**




## D GROUND COVER SPACING CHART
N.T.S.




1. SHRUB - SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
2. 3" HIGH WATERING BASIN.
3. FINISH GRADE.
4. AMENDED BACKFILL.
5. SET ROOTBALL ON LIGHTLY TAMPED SUPPORT.
6. (2) 21 GRAM PLANT TABLETS.
7. 3" DEPTH MULCH.
8. COMPACTED SUBGRADE OR ENGINEERED FILL.

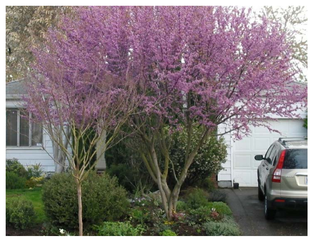
**NOTE:**
1. FERTILIZER TABS ARE NOT TO BE USED WITH CALIFORNIA NATIVE SHRUBS.
2. DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE SHRUBS.

## C SHRUB
N.T.S.



## D PERMEABLE PAVING AT E.V.A. ON KEISER AVE.


LAURUS N. 'SARATOGA'


CERCIS OCCIDENTALIS


LAGERSTROEMIA 'MUSKOGEE'


LAGERSTROEMIA 'TUSCARORA'


PISTACIA CHINENSIS


PYRUS CALLERYANA 'CHANTICLEER'


QUERCUS RUBRA

## TREE IMAGERY


PACIFIC WEST ARCHITECTURE
430 East State Street, Suite 100
Eagle, ID 83616
208.908.4879


Development Area Plan

Vast Oak North at University District

# VAST OAK NORTH AFFORDABLE APARTMENTS

Rohnert Park, California

Landscape Details/ Imagery

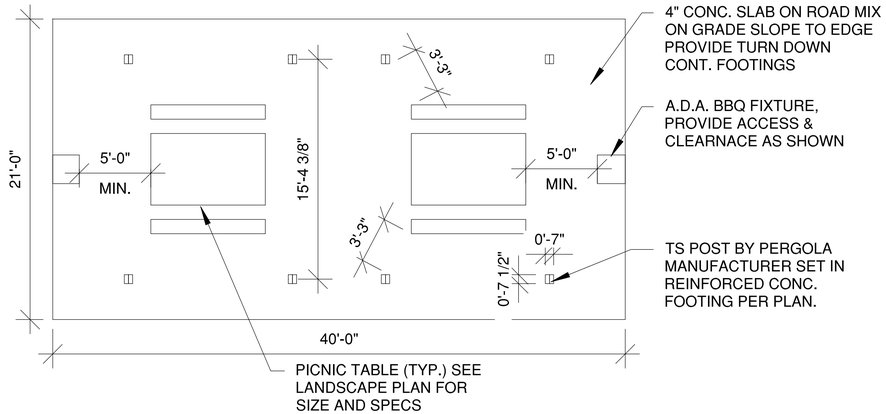

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L-1.3

Scale: As Noted | DECEMBER 14, 2017 | Project No. 05217


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NOTE:
CONTRACTOR TO PROVIDE ARCHITECT WITH PERGOLA SHOP DRAWINGS PRIOR TO PERMITTING DESIGN-BUILD COMPONENTS




NOTE:
AT 32 UNIT SITE THERE IS NO PICNIC TABLE OR PERGOLA - ONLY AT 66 UNIT SITE

## PICNIC AREA DETAIL

Scale: N.T.S.









## PICNIC AREA IMAGERY

PACIFIC WEST ARCHITECTURE
430 East State Street, Suite 100
Eagle, ID 83616
208.908.4879

Development Area Plan

Vast Oak North at University District

# VAST OAK NORTH AFFORDABLE APARTMENTS

Rohnert Park, California

Picnic Area Detail/ Imagery

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L-1.4

DECEMBER 14, 2017

Project No. 05217

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KEISER AVENUE

FIRE DEPARTMENT ACCESS

BLDG. TYPE A 1

BLDG. TYPE A 2

BLDG. TYPE A 3

TRASH ENCLOSURE, WITH COMPACTOR AND RECYCLING BINS, TYP. SEE DETAIL 5/A1.2

LANDSCAPE PLANTERS WITH ACCESSIBLE PARKING SIGNS

BLDG. TYPE B 4

BLDG. TYPE C 5

LAUNDRY

BLDG. TYPE A 6

MAILBOXES

USPS MAILBOX KIOSK, RE: 1/A1.2

4' H METAL FENCE

PROPOSED MONUMENT SIGN, RE: 4/A1.2

KERRY ROAD

COMMUNITY BLDG.

TOT LOT

PERGOLA STRUCTURE, RE: LANDSCAPE

BENCH, TYP. RE: LANDSCAPE

DOG RUN

WALKWAY CONNECTION TO FUTURE PARK

BLDG. TYPE B 7

BLDG. TYPE A 8

BLDG. TYPE A 9

(9) PAINTED STEEL BIKE RACKS, WITH PARKING FOR (8) BICYCLES EACH TYP.; RE: 7/A1.2

SONOMA COUNTY TRANSIT BUS STOP, NOT IN SCOPE OF WORK FOR THIS PROJECT

O'RYAN ROAD

OXFORD PLACE

OAK LEAF PLACE

## SITE PLAN

SCALE: 1" = 30'-0"

BLDG. TYPE A

(6) BUILDINGS
(3) 1-BEDROOM UNITS, (15) 2-BEDROOM UNITS, & (6) 3-BEDROOM UNITS
MAXIMUM HEIGHT - 41'-3"± (3) STORIES
9,544 S.F. FOOTPRINT OCCUPANCY R-2
FULLY SPRIKLERED PER NFPA 13
CONSTRUCTION TYPE: VB

BLDG. TYPE B

(2) BUILDINGS
(18) 2-BEDROOM UNITS, & (6) 3-BEDROOM UNITS
MAXIMUM HEIGHT - 41'-4"± (3) STORIES
10,146 S.F. FOOTPRINT OCCUPANCY R-2
FULLY SPRIKLERED PER NFPA 13
CONSTRUCTION TYPE: VB

BLDG. TYPE C

(1) BUILDING
(9) 1-BEDROOM UNITS, (15) 2-BEDROOM UNITS, & (2) 3-BEDROOM UNITS
MAXIMUM HEIGHT - 41'-4"± (3) STORIES
9,544 S.F. FOOTPRINT OCCUPANCY R-2 | B
FULLY SPRIKLERED PER NFPA 13
CONSTRUCTION TYPE: VB

COMMUNITY BLDG.

(1) BUILDING
MAXIMUM HEIGHT - 28'-5"± (1) STORY
3,087 S.F. FOOTPRINT OCCUPANCY A-3 | B
FULLY SPRIKLERED PER NFPA 13
CONSTRUCTION TYPE: VB

## APPLICANT

PACIFIC WEST COMMUNITIES, INC.
CALEB ROOPE
430 E. STATE STREET
EAGLE, IDAHO 83616
(208) 461-0022

## ARCHITECT

PACIFIC WEST ARCHITECTURE
DOUGLAS GIBSON, CALIFORNIA ARCHITECT C29792
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208)-461-0022 X3021

## ACCESSIBILITY

| | # OF UNITS | PERCENTAGE |
|---|---|---|
| ADAPTABLE UNITS (ALL GRND FLR. UNITS REQ.) | 58 | |
| ACCESSIBLE UNITS (10% TOTAL) | 22 | 10.04 % |
| SENSORY IMPAIRED UNITS (4% TOTAL) | 9 | 4.1 % |

## UNIT MIX SUMMARY

| | CONDITIONED SQ. FOOTAGES |
|---|---|
| (21) 1-BEDROOM A UNITS | (21) x 568 S.F. = 11,928 S.F. |
| (3) 1-BEDROOM B UNITS | (3) X 520 S.F. = 1,560 S.F. |
| (3) 1-BEDROOM C UNITS | (3) X 529 S.F. = 1,587 S.F. |
| (81) 2-BEDROOM A UNITS | (81) x 799 S.F. = 64,719 S.F. |
| (60) 2-BEDROOM B UNITS | (60) x 761 S.F. = 45,660 S.F. |
| (50) 3-BEDROOM UNITS | (50) x 1,077 S.F. = 53,850 S.F. |

(218) UNITS TOTAL 11,968 S.F. + 1,560 S.F., + 1,587 S.F. + 64,719 S.F. + 45,660 S.F. + 53,850 S.F. = 179,304 S.F.

| | |
|---|---|
| COMMUNITY AREA | 3,087 S.F. |
| LAUNDRY AND EXERCISE AREA (AT BLDG C) | 1,077 S.F. |
| TOTAL | 183,468 S.F. |

## FIRE SPRINKLER

AUTOMATIC FULLY SPRINKLERED SYSTEM WITH CENTRAL CALL STATION, OFF-SITE MONITORING AND FPC'S AT EXTERIOR ACCESSIBLE FIRE SPRINKLER CLOSETS.

## SITE SIZE

352,159 S.F.± (8.08 NET ACRES* ±)

## SITE COVERAGE

| | SQ. FT. |
|---|---|
| PUBLIC OUTDOOR OPEN SPACE | 97,953 |
| PUBLIC INDOOR OPEN SPACE (COMMUNITY BUILDING) | 1,538 |
| PRIVATE OPEN SPACE MAIN FLOOR UNITS | 7,100 |
| PRIVATE OPEN SPACE UPPER FLOOR UNITS | 9,555 |
| TOTAL OPEN SPACE PROVIDED | 116,146 |
| TOTAL OPEN SPACE REQUIRED 400 X 218 UNITS | 87,200 |

NOTE: * ALL NUMBERS PROVIDED ARE **ESTIMATED** FOR SITE COVERAGE AND ARE NET FROM BACK OF STREET SIDEWALK AND EAST PROPERTY LINE

## PARKING SUMMARY

**TOTAL REQUIRED BY CITY OF ROHNERT PARK:**

| | |
|---|---|
| (27) 1-BDRM UNITS X 1 = | 27 SPACES REQUIRED |
| (141) 2-BDRM UNITS X 2 = | 282 SPACES REQUIRED |
| (50) 3-BDRM UNITS X 2.5 = | 125 SPACES REQUIRED |
| GUEST PARKING 218/ 4 = | 55 SPACES REQUIRED |
| TOTAL SPACES REQUIRED: | 489 SPACES |

TOTAL SPACES REQUIRED WITH 10% TRANSIT REDUCTION PER 17.16.040(B) OF ROHNERT PARK CITY CODE: 441 SPACES

| | |
|---|---|
| TOTAL PROVIDED: | 443 SPACES (INCLUDING 24 ACCESSIBLE SPACES AND 14 FUTURE EVSE STATIONS WHICH INCLUDES 3 COMMON EVSE STATIONS AND 1 ACCESSIBLE EVSE STATION PER 2016 CALIFORNIA GREEN BUILDING CODE) |
| | 443 SPACES W/78 TANDEM OR 17.6% AND 94 COMPACT OR 21.2% |
| BICYCLE PARKING | 218 / 4 = 55 SPACES REQUIRED<br>72 SPACES PROVIDED |

REVISIONS

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DRAWN BY BP

PROJECT # PWH17-2

PACIFIC WEST ARCHITECTURE

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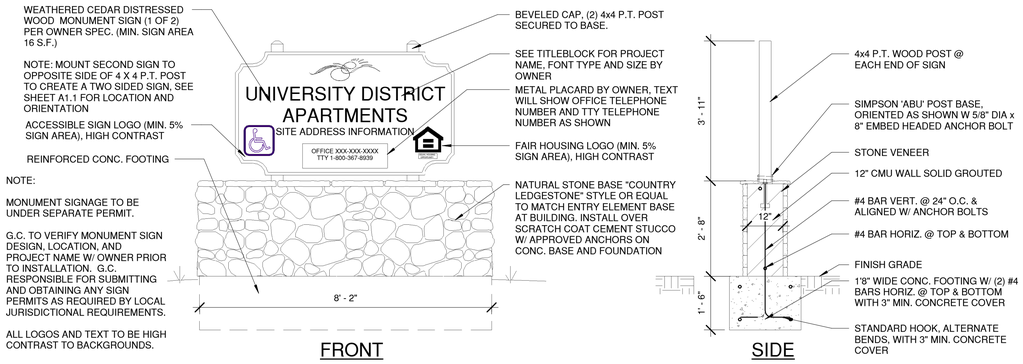
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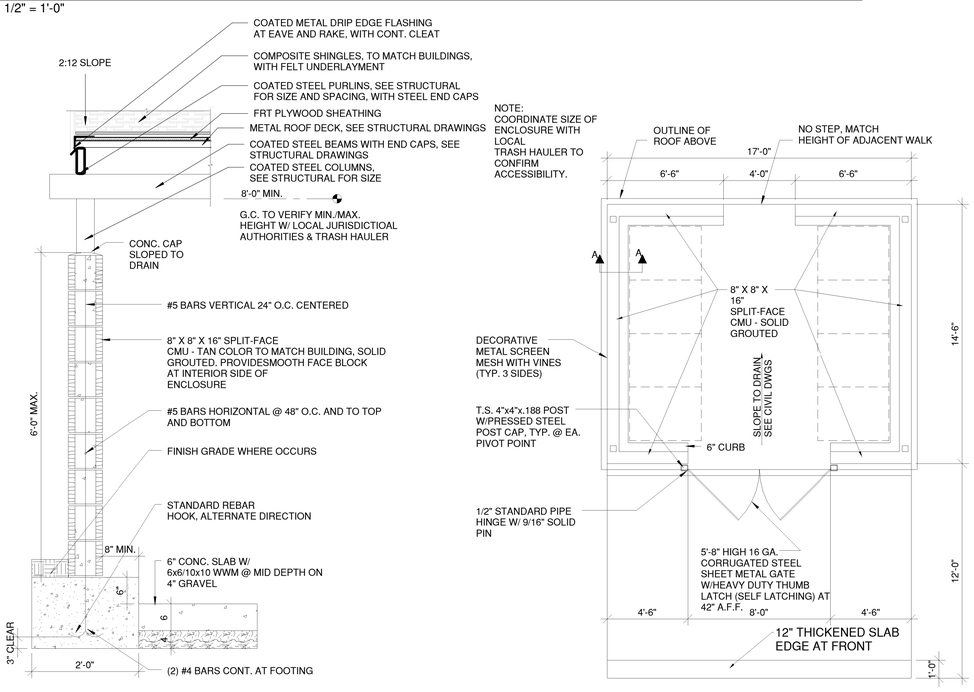
PROJECT
UNIVERSITY DISTRICT
AFFORDABLE HOUSING
ROHNERT PARK, CA
UNIVERSITY DISTRICT

A1.1

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



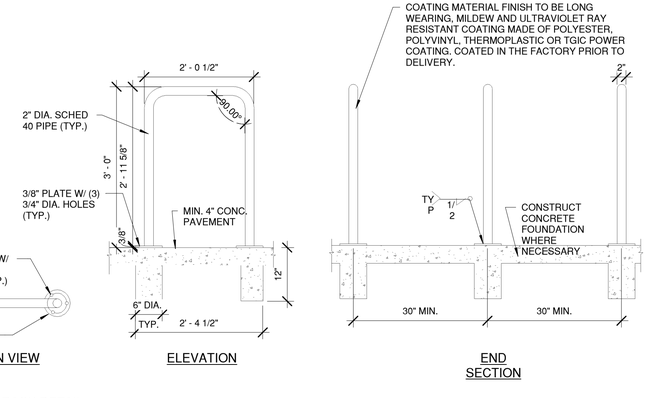

4 MONUMENT SIGN
1/2" = 1'-0"




6 TRASH ENCLOSURE SECTION A-A
3/4" = 1'-0"




5 TRASH ENCLOSURE
1/4" = 1'-0"




7 BICYCLE RACK DETAIL
3/4" = 1'-0"

## KEY NOTES

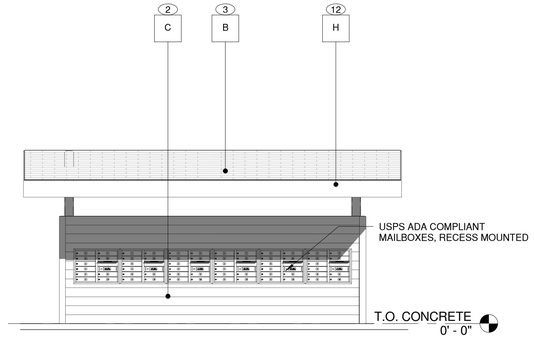
1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAINTED HORIZONTAL CEMENTITIOUS SIDING OR APPROVED EQUAL
3. PAINTED CEMENTITIOUS SHINGLE/ SHAKE STYLE SIDING OR APPROVED EQUAL.
4. PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL.
5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
7. DOOR/WINDOW TRIM, PAINT AS NOTED.
8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
9. PAINTED WOOD OUTRIGGER. COLOR AS NOTED.
10. 2x HORZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.

## MATERIAL FINISHES (SCHEME B):

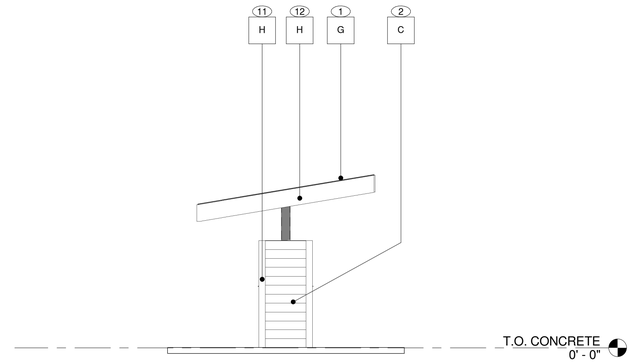
- A. BORAL BUCKS COUNTRY RANDOM ASHLAR LIMESTONE
- B. CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 7029 SHERWIN WILLIAMS
- C. CEMENTITIOUS CLAPBOARD SIDING 7" KNOXVILLE GRAY HC-160 BENJAMIN MOORE
- D. CEMENTITIOUS CLAPBOARD SIDING 7" ASHWOOD MOSS 1484 BENJAMIN MOORE
- E. CEMENTITIOUS BOARD & BATTEN SIDING GRAYSTONE 1475 BENJAMIN MOORE
- F. CEMENTITIOUS BOARD & BATTEN SIDING COLLECTOR'S ITEM AF-45 BENJAMIN MOORE
- G. PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY
- H. TRIM PAINTED WHITE

NOTE:
SOFFIT (NOT SHOWN) COLOR TO MATCH WHITE TRIM

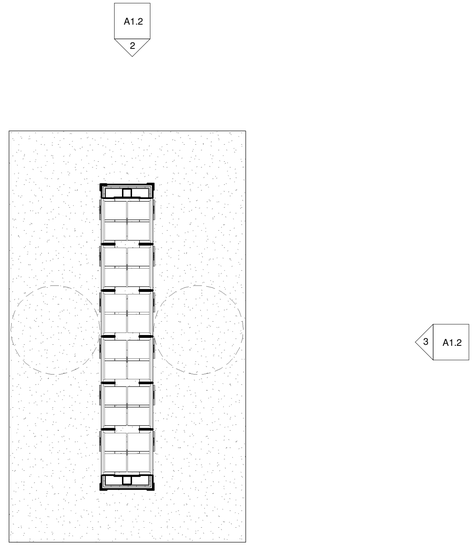
ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.




3 SIDE - USPS MAIL BUILDING
1/4" = 1'-0"




2 FRONT - USPS MAIL BUILDING
1/4" = 1'-0"




1 FIRST FLOOR - USPS MAIL BUILDING
1/4" = 1'-0"

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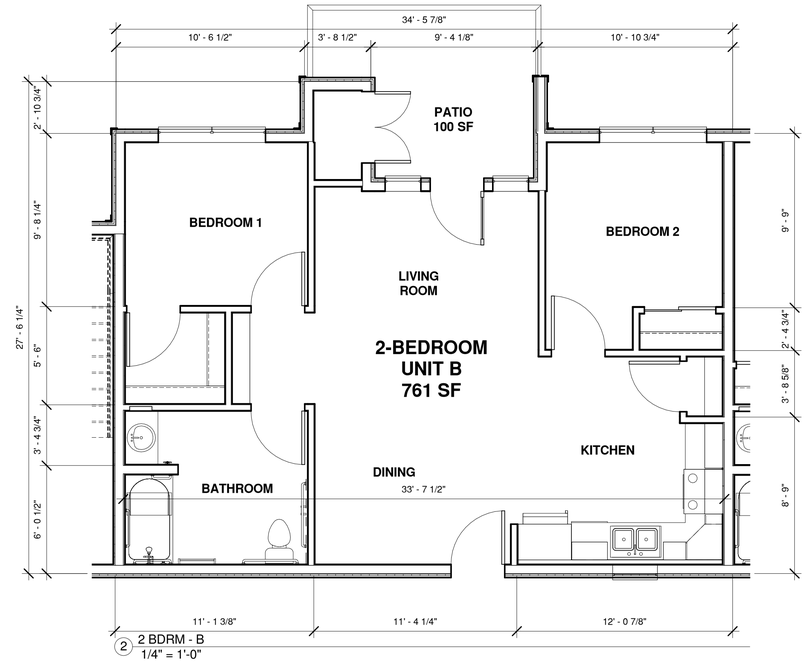
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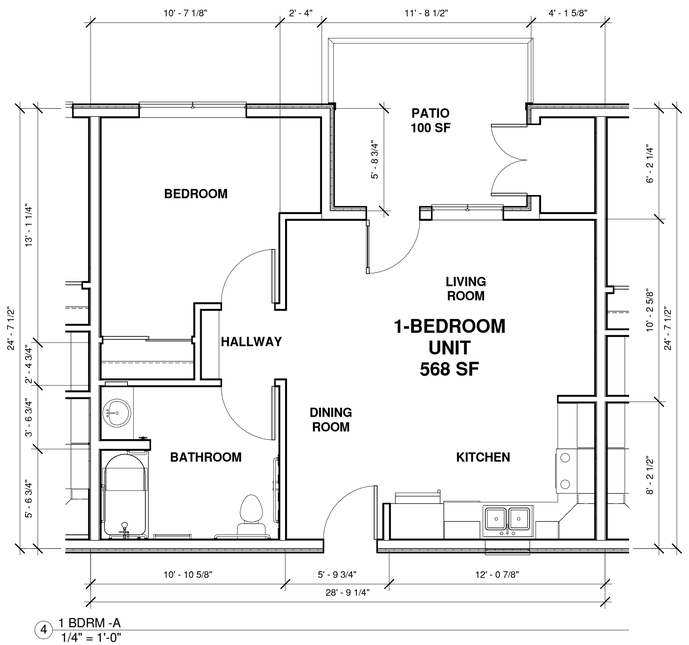
PROJECT
UNIVERSITY DISTRICT
AFFORDABLE HOUSING
UNIVERSITY DISTRICT
ROHNERT PARK, CA

A1.2

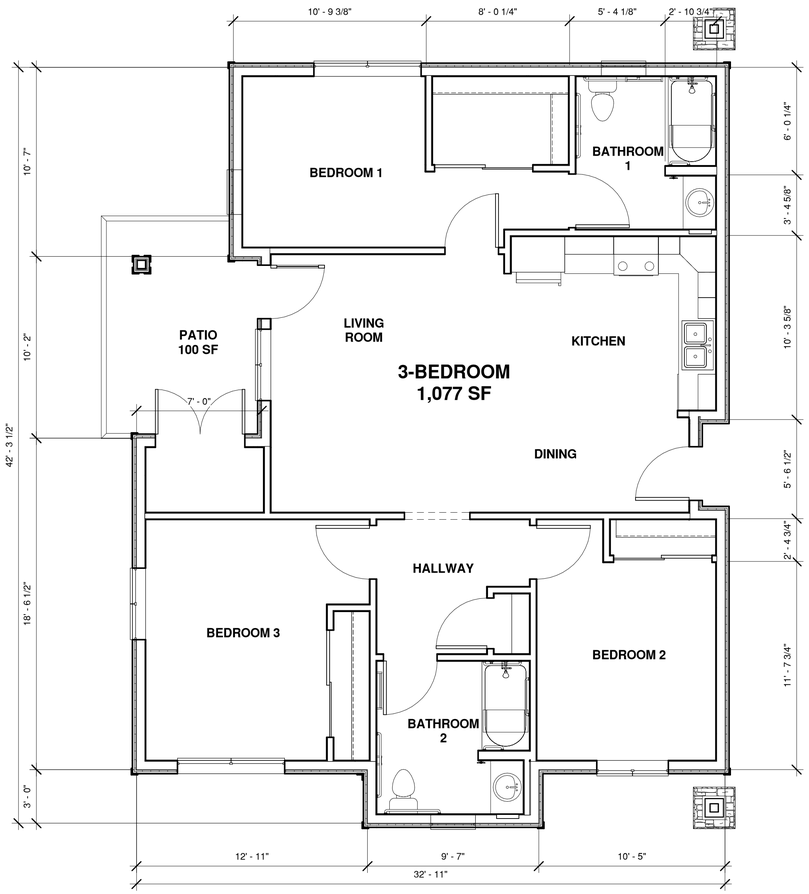
SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



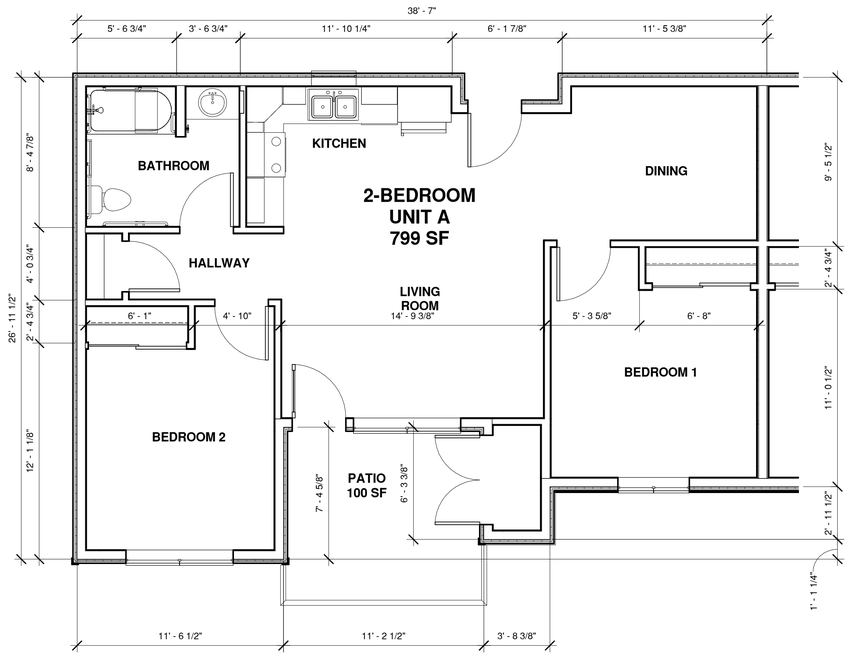

2 2 BDRM - B
1/4" = 1'-0"




4 1 BDRM -A
1/4" = 1'-0"




1 3 BDRM
1/4" = 1'-0"




3 2 BDRM - A
1/4" = 1'-0"

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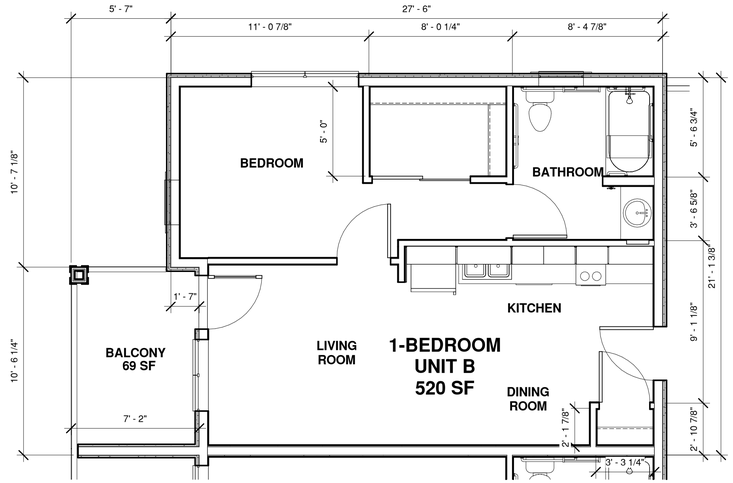
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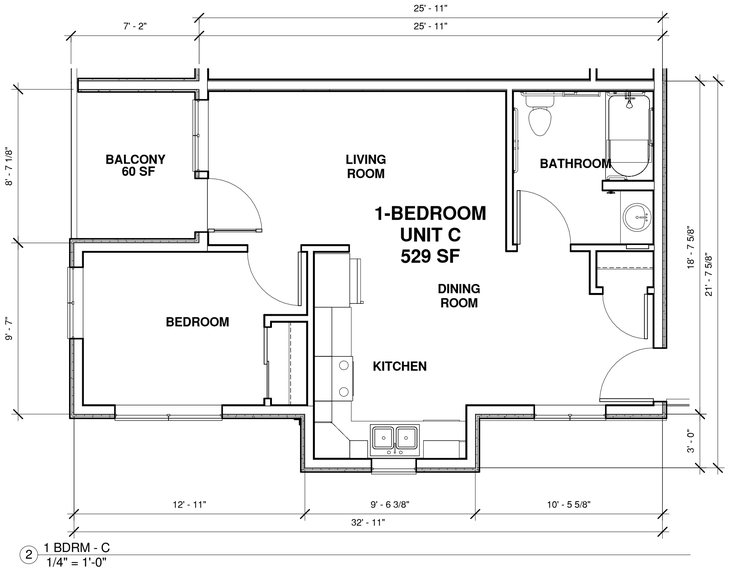
PROJECT
UNIVERSITY DISTRICT
AFFORDABLE HOUSING
UNIVERSITY DISTRICT
ROHNERT PARK, CA

A2.1

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




1 1 BDRM - B
1/4" = 1'-0"




2 1 BDRM - C
1/4" = 1'-0"

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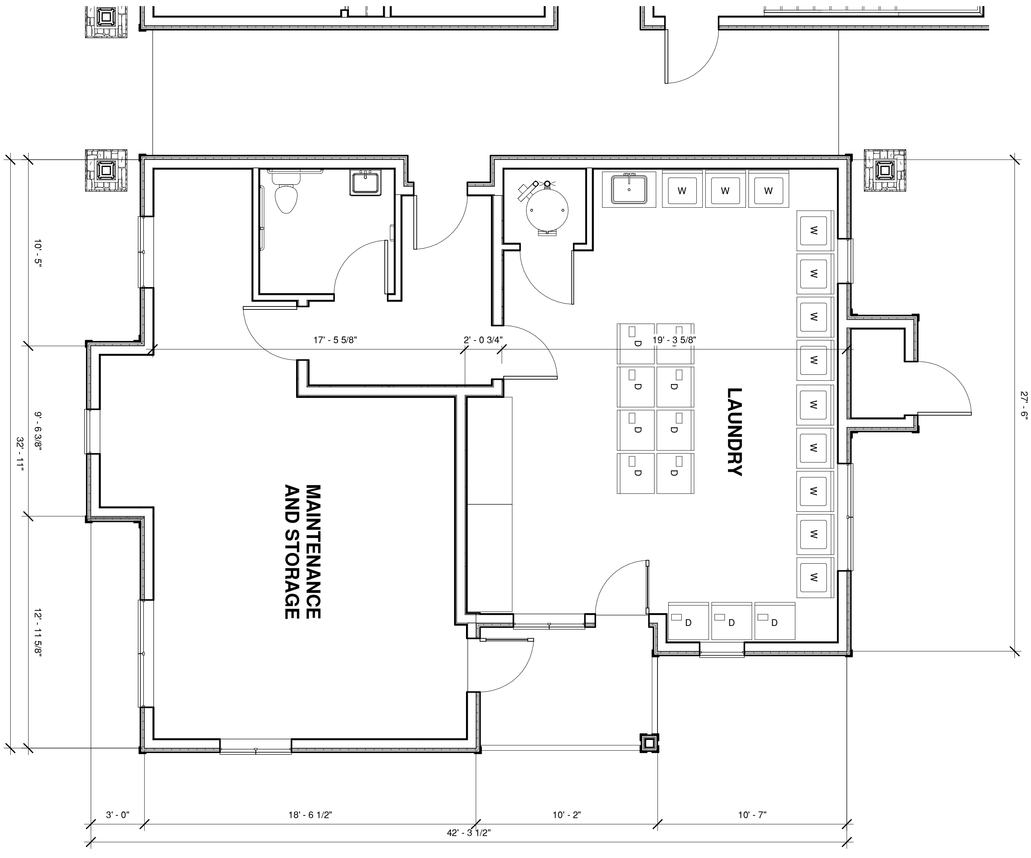
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PROJECT
UNIVERSITY DISTRICT
AFFORDABLE HOUSING
UNIVERSITY DISTRICT
ROHNERT PARK, CA

A2.1A

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

1 LAUNDRY & MAINTENANCE ROOM
1/4" = 1'-0"




A2.1B

PROJECT

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AFFORDABLE HOUSING

UNIVERSITY DISTRICT ROHNERT PARK, CA


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SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




BUILDING A COLOR SCHEME A - FRONT ELEVATION
1 3/16" = 1'-0"




BUILDING A COLOR SCHEME A - REAR ELEVATION
2 3/16" = 1'-0"

## KEY NOTES

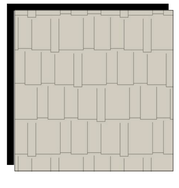
1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAINTED HORIZONTAL CEMENTITIOUS SIDING OR APPROVED EQUAL
3. PAINTED CEMENTITIOUS SHINGLE/ SHAKE STYLE SIDING OR APPROVED EQUAL.
4. PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL.
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7. DOOR/WINDOW TRIM, PAINT AS NOTED.
8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
9. PAINTED WOOD OUTRIGGER. COLOR AS NOTED.
10. 2x HORZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM. REFER TO BUILDING CROSS SECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.

## MATERIAL FINISHES (SCHEME A):

- A. BORAL BUCKS COUNTRY RANDOM ASHLAR LIMESTONE
- B. CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 7029 SHERWIN WILLIAMS
- C. CEMENTITIOUS CLAPBOARD SIDING 7" ENDURING BRONZE SW 7055 SHERWIN WILLIAMS
- D. CEMENTITIOUS CLAPBOARD SIDING 7" SAGE MOUNTAIN 1488 BENJAMIN MOORE
- E. CEMENTITIOUS BOARD & BATTEN SIDING GRAYSTONE 1475 BENJAMIN MOORE
- F. CEMENTITIOUS BOARD & BATTEN SIDING COLLECTOR'S ITEM AF-45 BENJAMIN MOORE
- G. PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY
- H. TRIM PAINTED WHITE



A LIMESTONE
BORAL BUCKS COUNTRY RANDOM ASHLAR



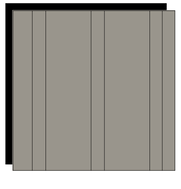
B CEMENTITOUS SHINGLE SHAKE SIDING
AGREEABLE GRAY SW 7029



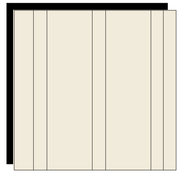
C CEMENTITOUS 7" CLAPBOARD SIDING
ENDURING BRONZE SW 7055



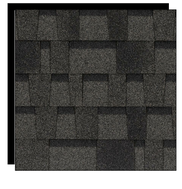
D CEMENTITOUS 7" CLAPBOARD SIDING
SAGE MOUNTAIN 1488



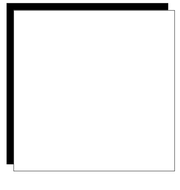
E CEMENTITOUS BOARD & BATTEN SIDING
GRAYSTONE 1475



F CEMENTITOUS BOARD & BATTEN SIDING
COLLECTOR'S ITEM AF-45



G 30 YEAR COMPOSITE SHINGLE
PABCO PEWTER GRAY



H TRIM
WHITE

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AFFORDABLE HOUSING
UNIVERSITY DISTRICT
ROHNERT PARK, CA

A2.2

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




BUILDING B - FRONT ELEVATION
(BUILDING C AND BUILDING A COLOR SCHEME B SIMILAR)
1 3/16" = 1'-0"




BUILDING B - REAR ELEVATION
(BUILDING A COLOR SCHEME B SIMILAR)
2 3/16" = 1'-0"

## KEY NOTES

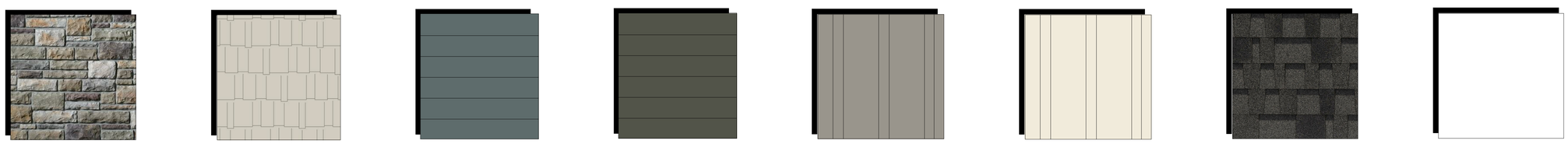
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6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
7. DOOR/WINDOW TRIM, PAINT AS NOTED.
8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
9. PAINTED WOOD OUTRIGGER. COLOR AS NOTED.
10. 2x HORZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.

## MATERIAL FINISHES (SCHEME B):

- A. BORAL BUCKS COUNTRY RANDOM ASHLAR LIMESTONE
- B. CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 7029 SHERWIN WILLIAMS
- C. CEMENTITIOUS CLAPBOARD SIDING 7" KNOXVILLE GRAY HC-160 BENJAMIN MOORE
- D. CEMENTITIOUS CLAPBOARD SIDING 7" ASHWOOD MOSS 1484 BENJAMIN MOORE
- E. CEMENTITIOUS BOARD & BATTEN SIDING GRAYSTONE 1475 BENJAMIN MOORE
- F. CEMENTITIOUS BOARD & BATTEN SIDING COLLECTOR'S ITEM AF-45 BENJAMIN MOORE
- G. PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY
- H. TRIM PAINTED WHITE

NOTE:
SOFFIT (NOT SHOWN) COLOR TO MATCH WHITE TRIM

ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.



A LIMESTONE
BORAL BUCKS COUNTRY RANDOM ASHLAR

B CEMENTITOUS SHINGLE SHAKE SIDING
AGREEABLE GRAY SW 7029

C CEMENTITOUS 7" CLAPBOARD SIDING
KNOXVILLE GRAY HC-160

D CEMENTITOUS 7" CLAPBOARD SIDING
ASHWOOD MOSS 1484

E CEMENTITOUS BOARD & BATTEN SIDING
GRAYSTONE 1475

F CEMENTITOUS BOARD & BATTEN SIDING
COLLECTOR'S ITEM AF-45

G 30 YEAR COMPOSITE SHINGLE
PABCO PEWTER GRAY

H TRIM
WHITE

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UNIVERSITY DISTRICT
AFFORDABLE HOUSING
UNIVERSITY DISTRICT
ROHNERT PARK, CA

A2.3

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



1 VIEW FROM KEISER AVE LOOKING SOUTHEAST
1/4" = 1'-0"



2 VIEW FROM PROPOSED PARK LOOKING WEST
1/4" = 1'-0"

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AFFORDABLE HOUSING

UNIVERSITY DISTRICT ROHNERT PARK, CA

A2.3A

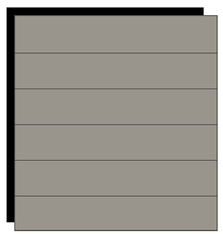
SCHEMATIC DESIGN / NOT FOR CONSTRUCTION



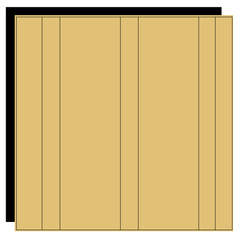

1 COMMUNITY BLDG - ELEVATION
3/16" = 1'-0"

## KEY NOTES

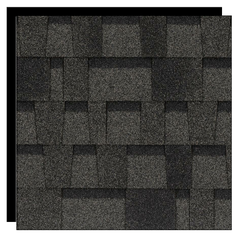
1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAINTED HORIZONTAL CEMENTITIOUS SIDING OR APPROVED EQUAL
3. PAINTED CEMENTITIOUS SHINGLE/ SHAKE STYLE SIDING OR APPROVED EQUAL.
4. PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL.
5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
7. DOOR/WINDOW TRIM, PAINT AS NOTED.
8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
9. PAINTED WOOD OUTRIGGER. COLOR AS NOTED.
10. 2x HORZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.



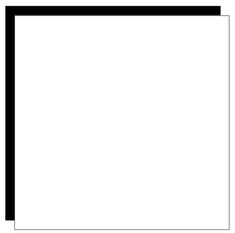
C CEMENTITOUS CLAPBOARD SIDING
GRAYSTONE 1475



D CEMENTITOUS BOARD & BATTEN SIDING
MARBLEHEAD GOLD HC-11



E 30 YEAR COMPOSITE SHINGLE
PABCO PEWTER GRAY



F TRIM
WHITE

## MATERIAL FINISHES (SCHEME C):

| | |
|---|---|
| A. | CEMENTITIOUS CLAPBOARD SIDING 7" GRAYSTONE 1475 BENJAMIN MOORE |
| B. | CEMENTITIOUS BOARD & BATTEN SIDING MARBLEHEAD GOLD HC-11 BENJAMIN MOORE |
| C. | PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY |
| D. | TRIM PAINTED WHITE |

NOTE:
SOFFIT (NOT SHOWN) COLOR TO MATCH WHITE TRIM

ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

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PROJECT
UNIVERSITY DISTRICT AFFORDABLE HOUSING
UNIVERSITY DISTRICT
ROHNERT PARK, CA

A2.4

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




1 FIRST FLOOR - COMMUNITY BUILDING
3/16" = 1'-0"

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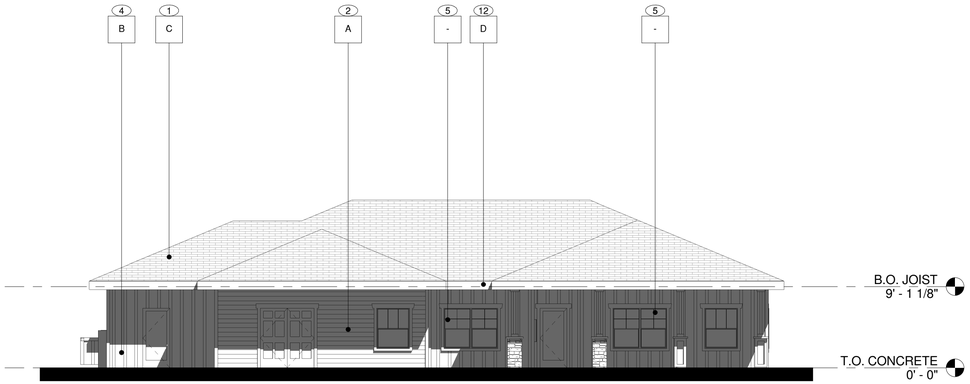
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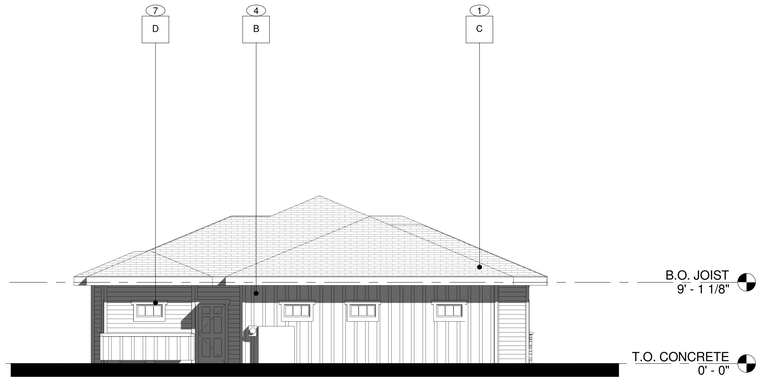
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UNIVERSITY DISTRICT
ROHNERT PARK, CA

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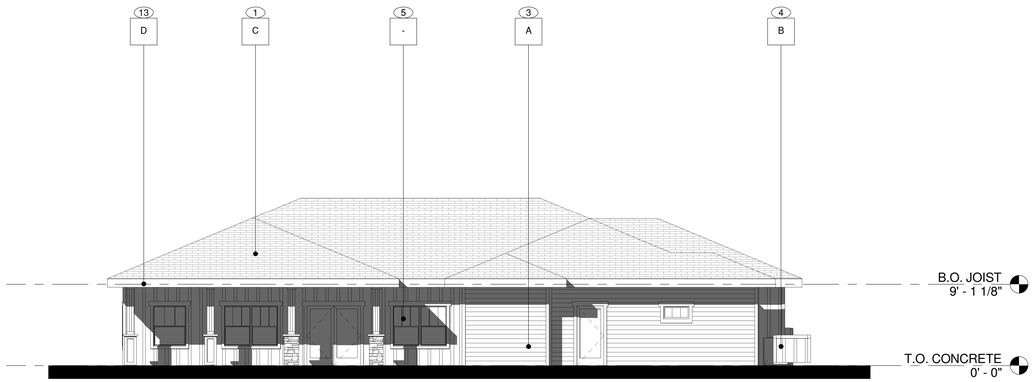
A3.1



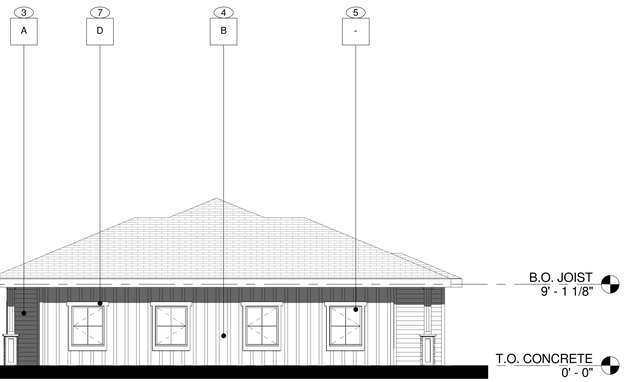

1 FRONT- COMMUNITY BUILDING
1/8" = 1'-0"




2 RIGHT - COMMUNITY BLDG
1/8" = 1'-0"




4 REAR - COMMUNITY BUILDING
1/8" = 1'-0"




3 LEFT - COMMUNITY BUILDING
1/8" = 1'-0"

## KEY NOTES

1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAINTED HORIZONTAL CEMENTITIOUS SIDING OR APPROVED EQUAL
3. PAINTED CEMENTITIOUS SHINGLE/ SHAKE STYLE SIDING OR APPROVED EQUAL.
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5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
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7. DOOR/WINDOW TRIM, PAINT AS NOTED.
8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
9. PAINTED WOOD OUTRIGGER. COLOR AS NOTED.
10. 2x HORZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE. SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.

## MATERIAL FINISHES (SCHEME C):

| | |
|---|---|
| A. | CEMENTITIOUS CLAPBOARD SIDING 7" GRAYSTONE 1475 BENJAMIN MOORE |
| B. | CEMENTITIOUS BOARD & BATTEN SIDING MARBLEHEAD GOLD HC-11 BENJAMIN MOORE |
| C. | PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY |
| D. | TRIM PAINTED WHITE |

NOTE:
SOFFIT (NOT SHOWN) COLOR TO MATCH WHITE TRIM

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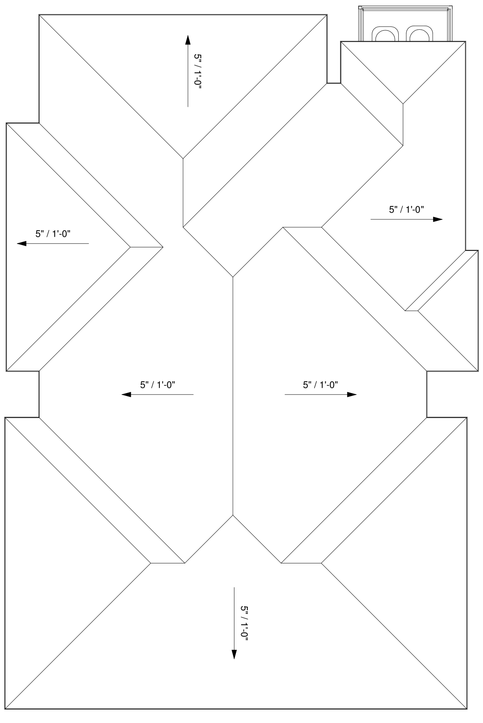
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PROJECT
UNIVERSITY DISTRICT
AFFORDABLE HOUSING
UNIVERSITY DISTRICT
ROHNERT PARK, CA

A3.2

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

1 ROOF PLAN - COMMUNITY BUILDING
1/8" = 1'-0"




A3.4

PROJECT

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AFFORDABLE HOUSING

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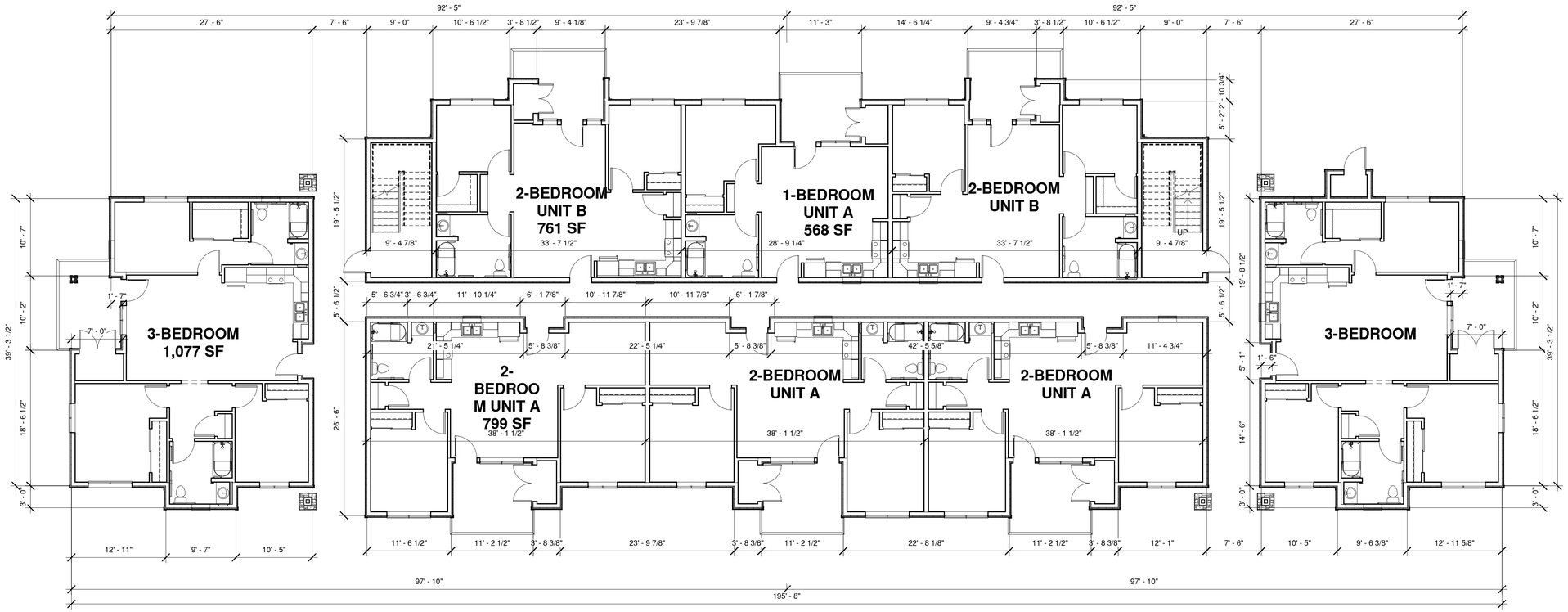
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SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




1 FIRST FLOOR - BUILDING A
1/8" = 1'-0"

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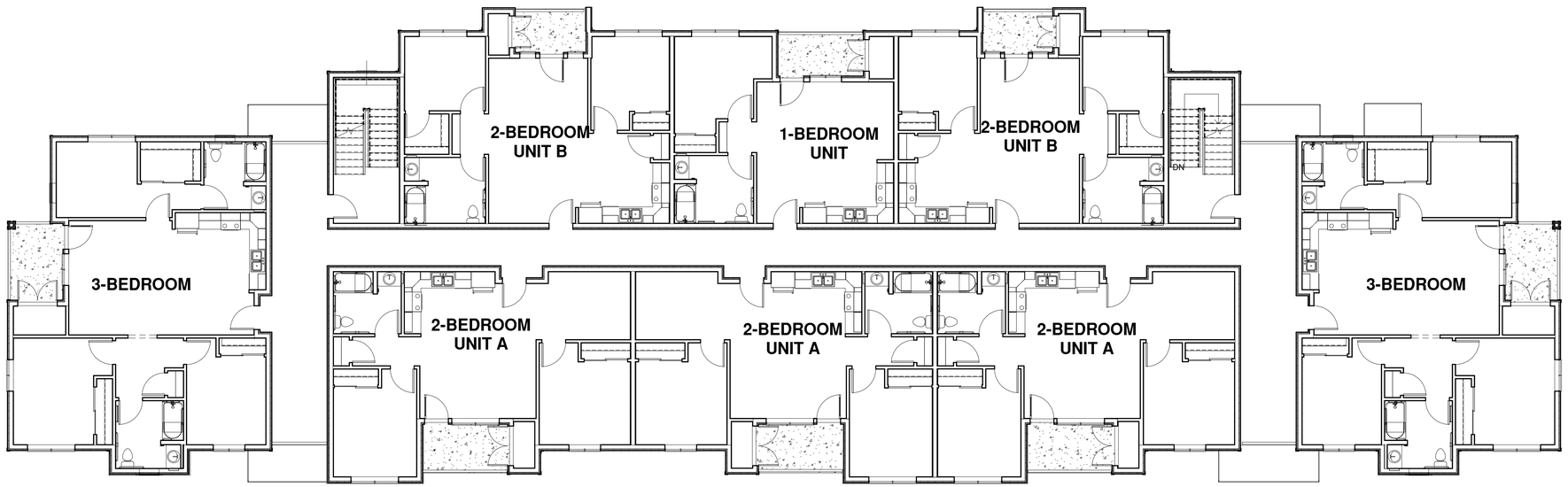
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PROJECT
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AFFORDABLE HOUSING

UNIVERSITY DISTRICT
ROHNERT PARK, CA

A4.1A

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




1 SECOND FLOOR - BUILDING A
1/8" = 1'-0"

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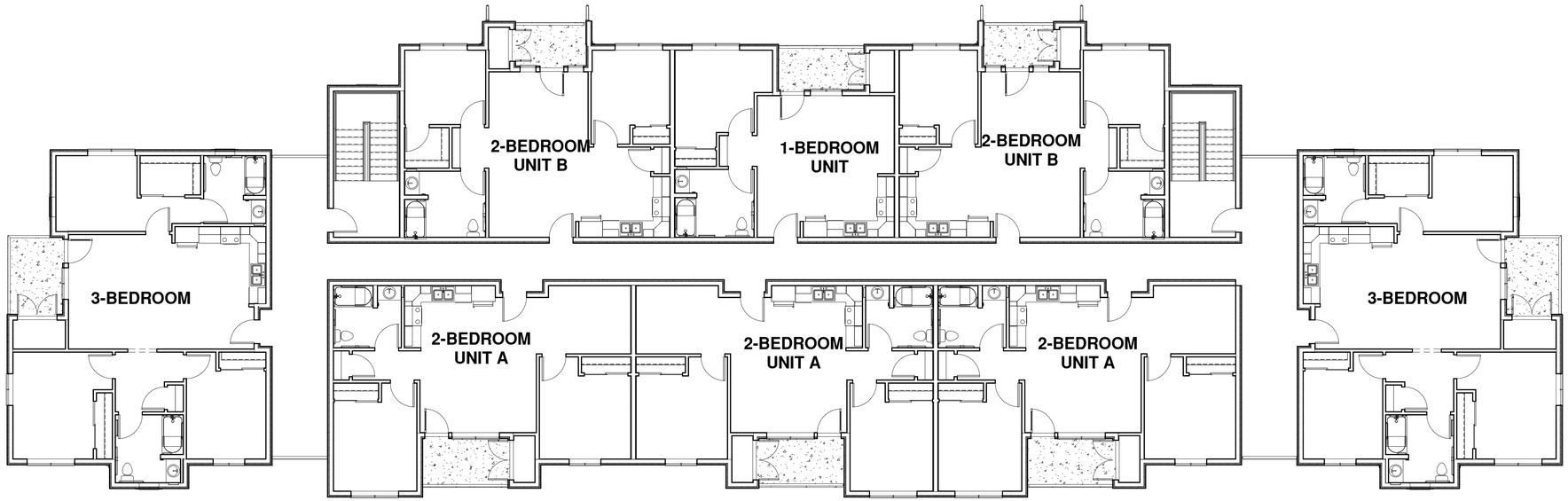
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AFFORDABLE HOUSING

UNIVERSITY DISTRICT
ROHNERT PARK, CA

A4.1B

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




1 THIRD FLOOR - BUILDING A
1/8" = 1'-0"

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UNIVERSITY DISTRICT
AFFORDABLE HOUSING

UNIVERSITY DISTRICT ROHNERT PARK, CA

A4.1C

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




1 FRONT - BLDG A
3/32" = 1'-0"




3 RIGHT - BLDG A
3/32" = 1'-0"




4 LEFT - BLDG A
3/32" = 1'-0"




2 REAR - BLDG A
3/32" = 1'-0"

## KEY NOTES

1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAINTED HORIZONTAL CEMENTITIOUS SIDING OR APPROVED EQUAL
3. PAINTED CEMENTITIOUS SHINGLE/ SHAKE STYLE SIDING OR APPROVED EQUAL.
4. PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL.
5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
7. DOOR/WINDOW TRIM, PAINT AS NOTED.
8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
9. PAINTED WOOD OUTRIGGER. COLOR AS NOTED.
10. 2x HORZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.

## MATERIAL FINISHES (SCHEME A):

- A. BORAL BUCKS COUNTRY RANDOM ASHLAR LIMESTONE
- B. CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 7029 SHERWIN WILLIAMS
- C. CEMENTITIOUS CLAPBOARD SIDING 7" ENDURING BRONZE SW 7055 SHERWIN WILLIAMS
- D. CEMENTITIOUS CLAPBOARD SIDING 7" SAGE MOUNTAIN 1488 BENJAMIN MOORE
- E. CEMENTITIOUS BOARD & BATTEN SIDING GRAYSTONE 1475 BENJAMIN MOORE
- F. CEMENTITIOUS BOARD & BATTEN SIDING COLLECTOR'S ITEM AF-45 BENJAMIN MOORE
- G. PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY
- H. TRIM PAINTED WHITE

## MATERIAL FINISHES (SCHEME B):

- A. BORAL BUCKS COUNTRY RANDOM ASHLAR LIMESTONE
- B. CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 7029 SHERWIN WILLIAMS
- C. CEMENTITIOUS CLAPBOARD SIDING 7" KNOXVILLE GRAY HC-160 BENJAMIN MOORE
- D. CEMENTITIOUS CLAPBOARD SIDING 7" ASHWOOD MOSS 1484 BENJAMIN MOORE
- E. CEMENTITIOUS BOARD & BATTEN SIDING GRAYSTONE 1475 BENJAMIN MOORE
- F. CEMENTITIOUS BOARD & BATTEN SIDING COLLECTOR'S ITEM AF-45 BENJAMIN MOORE
- G. PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY
- H. TRIM PAINTED WHITE

NOTE:
SOFFIT (NOT SHOWN) COLOR TO MATCH WHITE TRIM

ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

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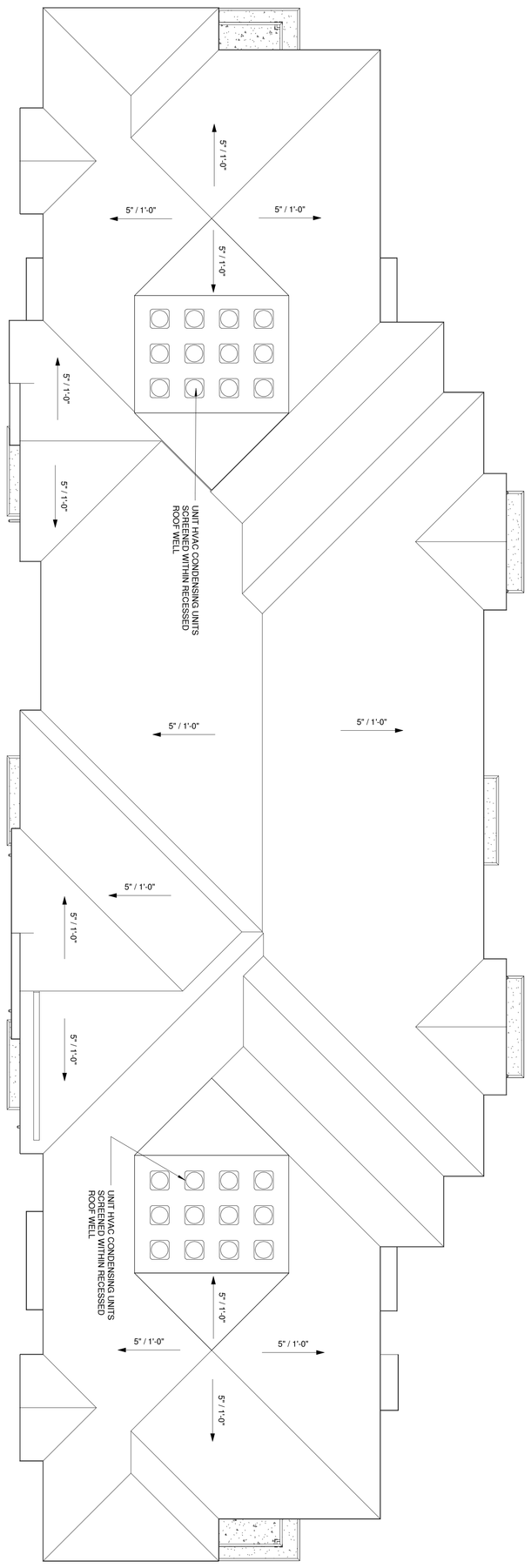
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PROJECT
UNIVERSITY DISTRICT AFFORDABLE HOUSING
UNIVERSITY DISTRICT
ROHNERT PARK, CA

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

A4.2




1 ROOF PLAN - BLDG A
1/8" = 1'-0"

A4.4

PROJECT

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AFFORDABLE HOUSING

UNIVERSITY DISTRICT ROHNERT PARK, CA


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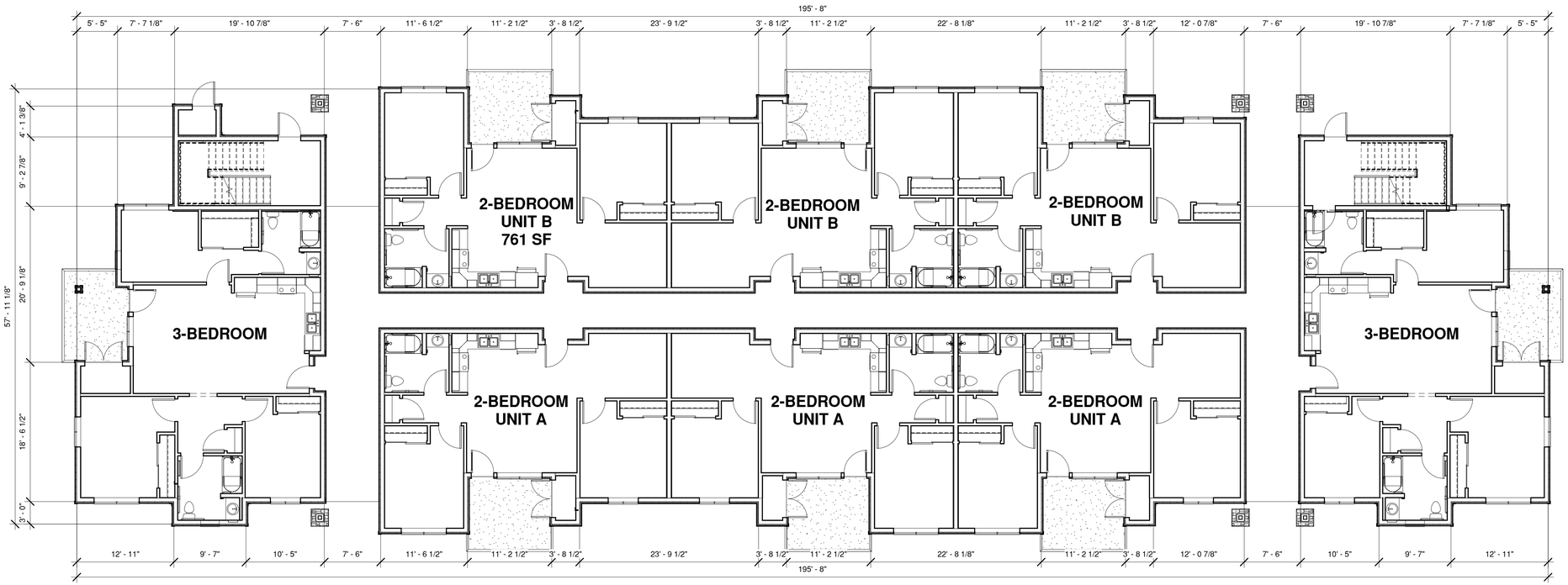

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1 FIRST FLOOR - BUILDING B
1/8" = 1'-0"

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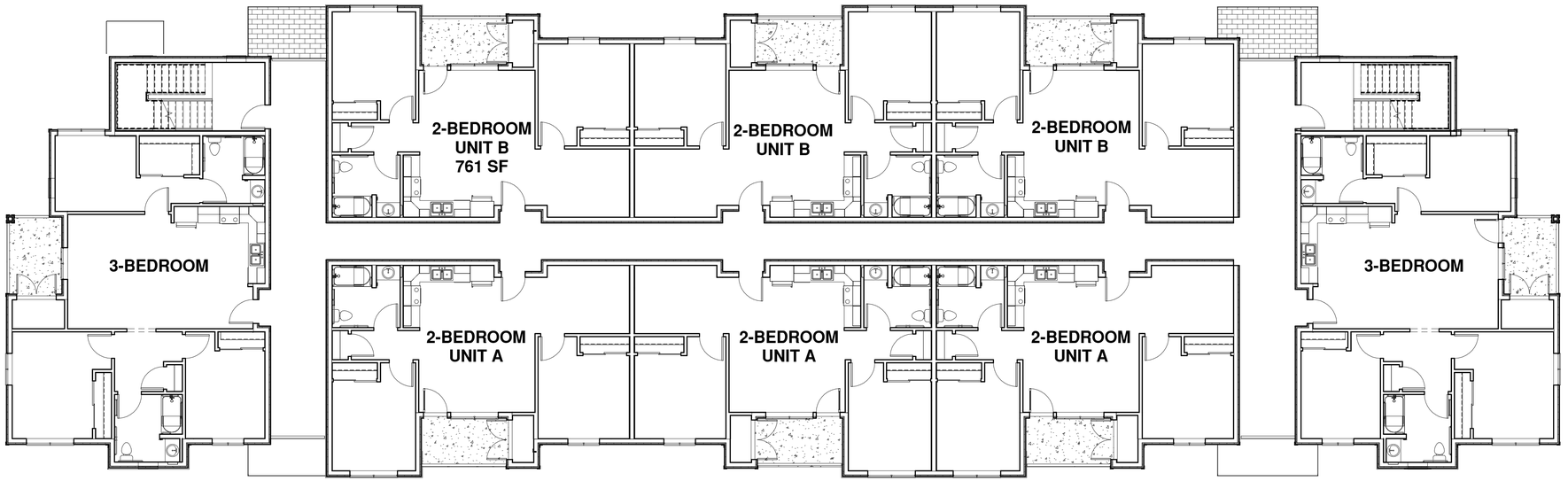
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PROJECT
UNIVERSITY DISTRICT
AFFORDABLE HOUSING

UNIVERSITY DISTRICT
ROHNERT PARK, CA

A5.1A

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




1 SECOND FLOOR - BUILDING B
1/8" = 1'-0"

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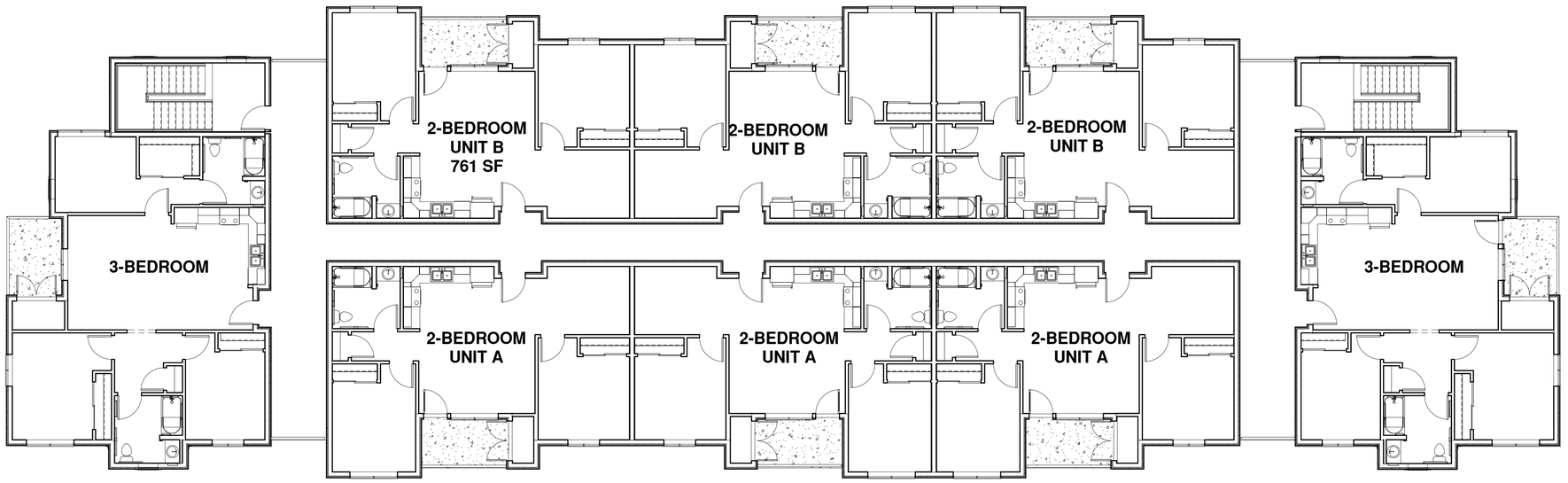
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ROHNERT PARK, CA

A5.1B

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




1 THIRD FLOOR - BUILDING B
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ROHNERT PARK, CA

A5.1C

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




1 FRONT - BLDG B
3/32" = 1'-0"




3 LEFT - BLDG B
3/32" = 1'-0"




4 RIGHT - BLDG B
3/32" = 1'-0"




2 REAR - BLDG B
3/32" = 1'-0"

## KEY NOTES

1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAINTED HORIZONTAL CEMENTITIOUS SIDING OR APPROVED EQUAL
3. PAINTED CEMENTITIOUS SHINGLE/ SHAKE STYLE SIDING OR APPROVED EQUAL.
4. PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL.
5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
7. DOOR/WINDOW TRIM, PAINT AS NOTED.
8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
9. PAINTED WOOD OUTRIGGER. COLOR AS NOTED.
10. 2x HORZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.

## MATERIAL FINISHES (SCHEME A):

| | |
|---|---|
| A. | BORAL BUCKS COUNTRY RANDOM ASHLAR LIMESTONE |
| B. | CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 7029 SHERWIN WILLIAMS |
| C. | CEMENTITIOUS CLAPBOARD SIDING 7" ENDURING BRONZE SW 7055 SHERWIN WILLIAMS |
| D. | CEMENTITIOUS CLAPBOARD SIDING 7" SAGE MOUNTAIN 1488 BENJAMIN MOORE |
| E. | CEMENTITIOUS BOARD & BATTEN SIDING GRAYSTONE 1475 BENJAMIN MOORE |
| F. | CEMENTITIOUS BOARD & BATTEN SIDING COLLECTOR'S ITEM AF-45 BENJAMIN MOORE |
| G. | PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY |
| H. | TRIM PAINTED WHITE |

## MATERIAL FINISHES (SCHEME B):

| | |
|---|---|
| A. | BORAL BUCKS COUNTRY RANDOM ASHLAR LIMESTONE |
| B. | CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 7029 SHERWIN WILLIAMS |
| C. | CEMENTITIOUS CLAPBOARD SIDING 7" KNOXVILLE GRAY HC-160 BENJAMIN MOORE |
| D. | CEMENTITIOUS CLAPBOARD SIDING 7" ASHWOOD MOSS 1484 BENJAMIN MOORE |
| E. | CEMENTITIOUS BOARD & BATTEN SIDING GRAYSTONE 1475 BENJAMIN MOORE |
| F. | CEMENTITIOUS BOARD & BATTEN SIDING COLLECTOR'S ITEM AF-45 BENJAMIN MOORE |
| G. | PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY |
| H. | TRIM PAINTED WHITE |

NOTE:
SOFFIT (NOT SHOWN) COLOR TO MATCH WHITE TRIM

ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

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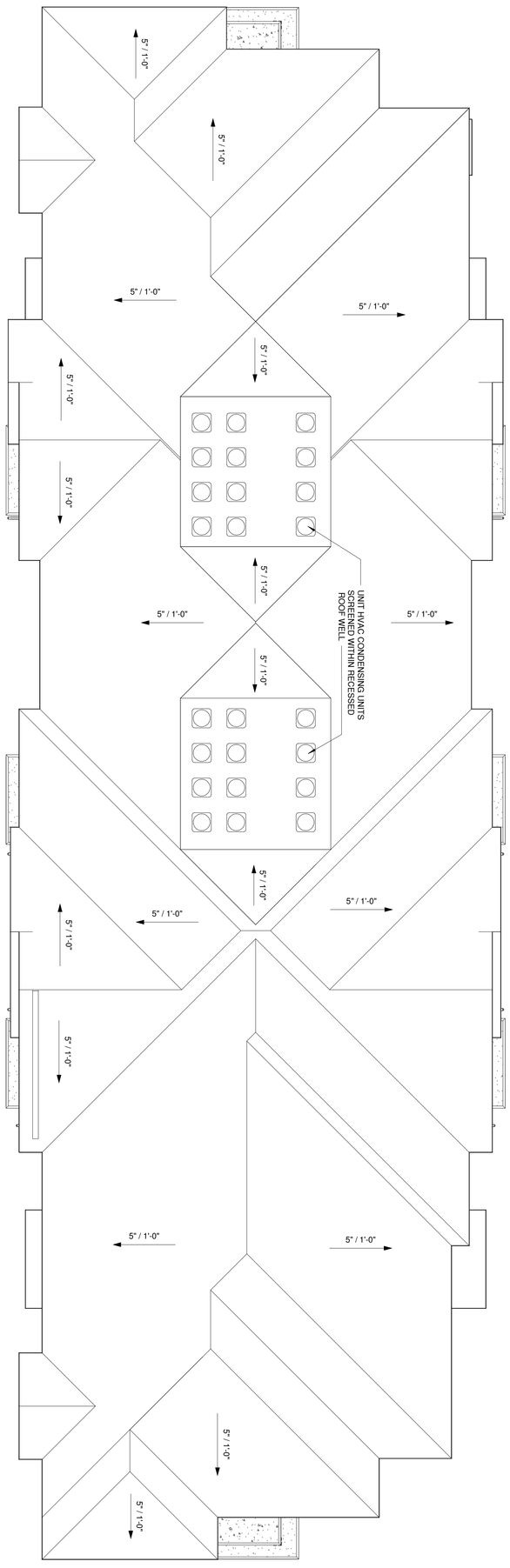
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PROJECT
UNIVERSITY DISTRICT
AFFORDABLE HOUSING
ROHNERT PARK, CA
UNIVERSITY DISTRICT

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

A5.2

1 ROOF PLAN - BLDG B
1/8" = 1'-0"




A5.3

PROJECT

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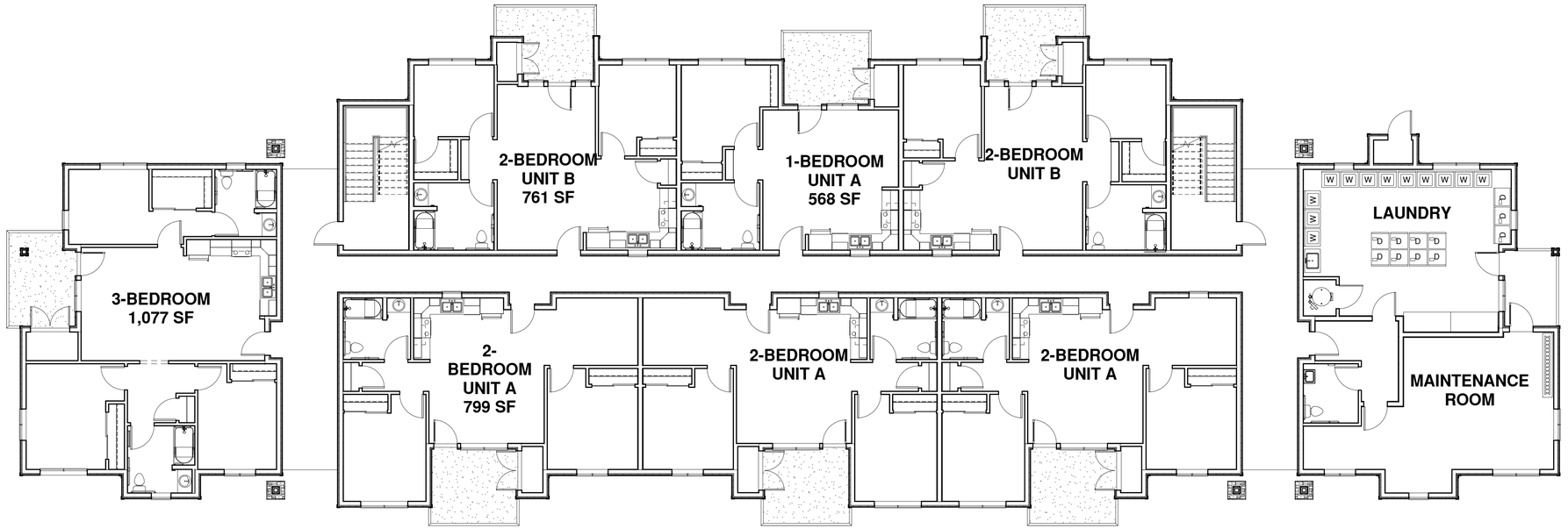
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SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




1 FIRST FLOOR - BUILDING C
1/8" = 1'-0"

NOTE:
SEE BUILDING A FOR EXTERIOR WALL DIMENSIONS

REVISIONS

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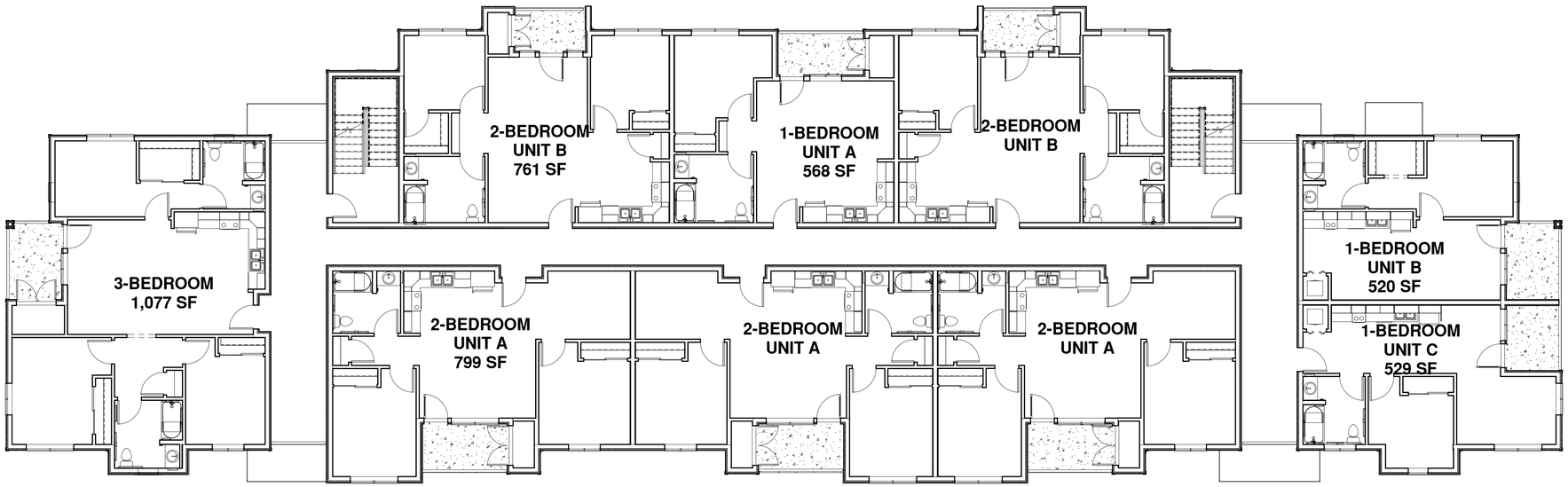
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PROJECT
UNIVERSITY DISTRICT
AFFORDABLE HOUSING
UNIVERSITY DISTRICT
ROHNERT PARK, CA

A6.1A

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




1 SECOND FLOOR - BUILDING C
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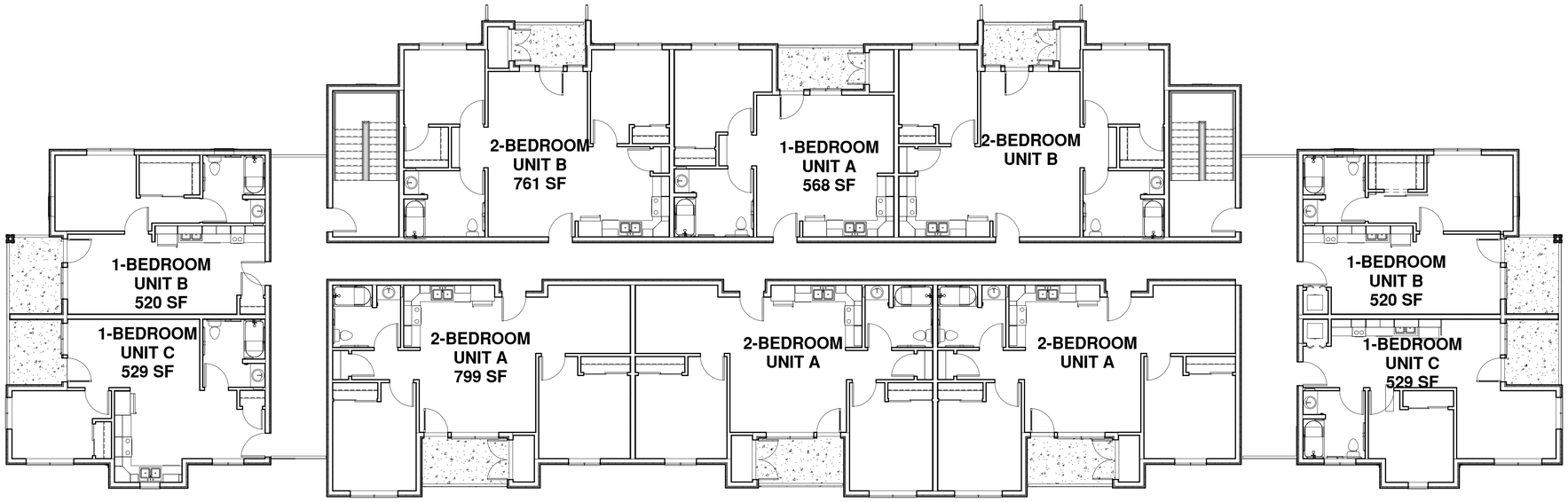
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PROJECT
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AFFORDABLE HOUSING
UNIVERSITY DISTRICT
ROHNERT PARK, CA

A6.1B

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




1 THIRD FLOOR - BUILDING C
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AFFORDABLE HOUSING
UNIVERSITY DISTRICT
ROHNERT PARK, CA

A6.1C

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




1 FRONT - BLDG C
3/32" = 1'-0"




2 RIGHT - BLDG C
3/32" = 1'-0"




3 LEFT - BLDG C
3/32" = 1'-0"




4 REAR - BLDG C
3/32" = 1'-0"

## KEY NOTES

1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAINTED HORIZONTAL CEMENTITIOUS SIDING OR APPROVED EQUAL
3. PAINTED CEMENTITIOUS SHINGLE/ SHAKE STYLE SIDING OR APPROVED EQUAL.
4. PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL.
5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
7. DOOR/WINDOW TRIM, PAINT AS NOTED.
8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
9. PAINTED WOOD OUTRIGGER. COLOR AS NOTED.
10. 2x HORZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE. SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM. REFER TO BUILDING CROSS SECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.

## MATERIAL FINISHES (SCHEME B):

- A. BORAL BUCKS COUNTRY RANDOM ASHLAR LIMESTONE
- B. CEMENTITIOUS SHINGLE SHAKE SIDING AGREEABLE GRAY SW 7029 SHERWIN WILLIAMS
- C. CEMENTITIOUS CLAPBOARD SIDING 7" KNOXVILLE GRAY HC-160 BENJAMIN MOORE
- D. CEMENTITIOUS CLAPBOARD SIDING 7" ASHWOOD MOSS 1484 BENJAMIN MOORE
- E. CEMENTITIOUS BOARD & BATTEN SIDING GRAYSTONE 1475 BENJAMIN MOORE
- F. CEMENTITIOUS BOARD & BATTEN SIDING COLLECTOR'S ITEM AF-45 BENJAMIN MOORE
- G. PABCO 30 YEAR COMPOSITE SHINGLE PEWTER GRAY
- H. TRIM PAINTED WHITE

NOTE:
SOFFIT (NOT SHOWN) COLOR TO MATCH WHITE TRIM

ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

BUILDING C TO USE COLOR SCHEME B - SEE A2.3 FOR COLOR MATERIAL SAMPLES FOR THIS SCHEME

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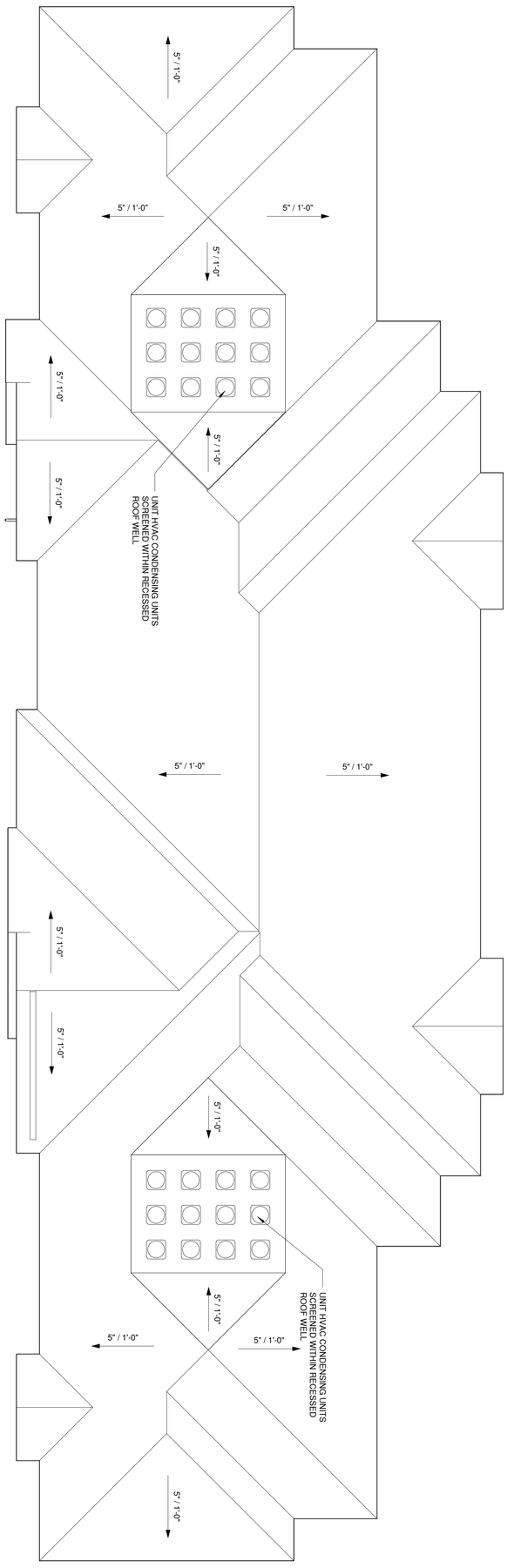
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PROJECT
UNIVERSITY DISTRICT
AFFORDABLE HOUSING
UNIVERSITY DISTRICT
ROHNERT PARK, CA

SCHEMATIC DESIGN / NOT FOR CONSTRUCTION

A6.2




1 ROOF PLAN - BLDG C
1/8" = 1'-0"

A6.3

PROJECT

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AFFORDABLE HOUSING

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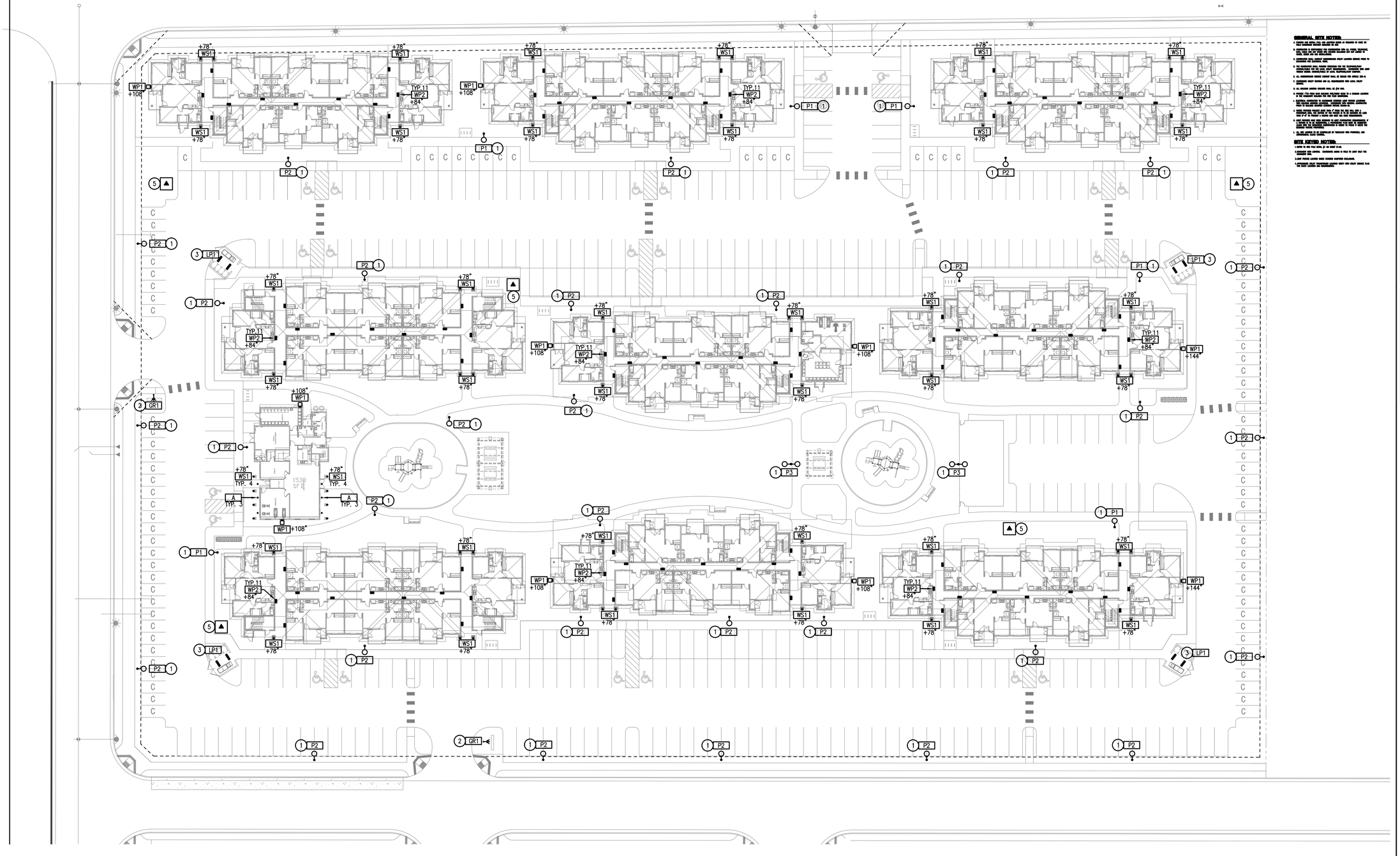

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SCHEMATIC DESIGN / NOT FOR CONSTRUCTION




1 SITE ELECTRICAL
SCALE: 1"=30'-0"

NORTH

REVISIONS

COPYRIGHT DATE
8/03/17

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JJF

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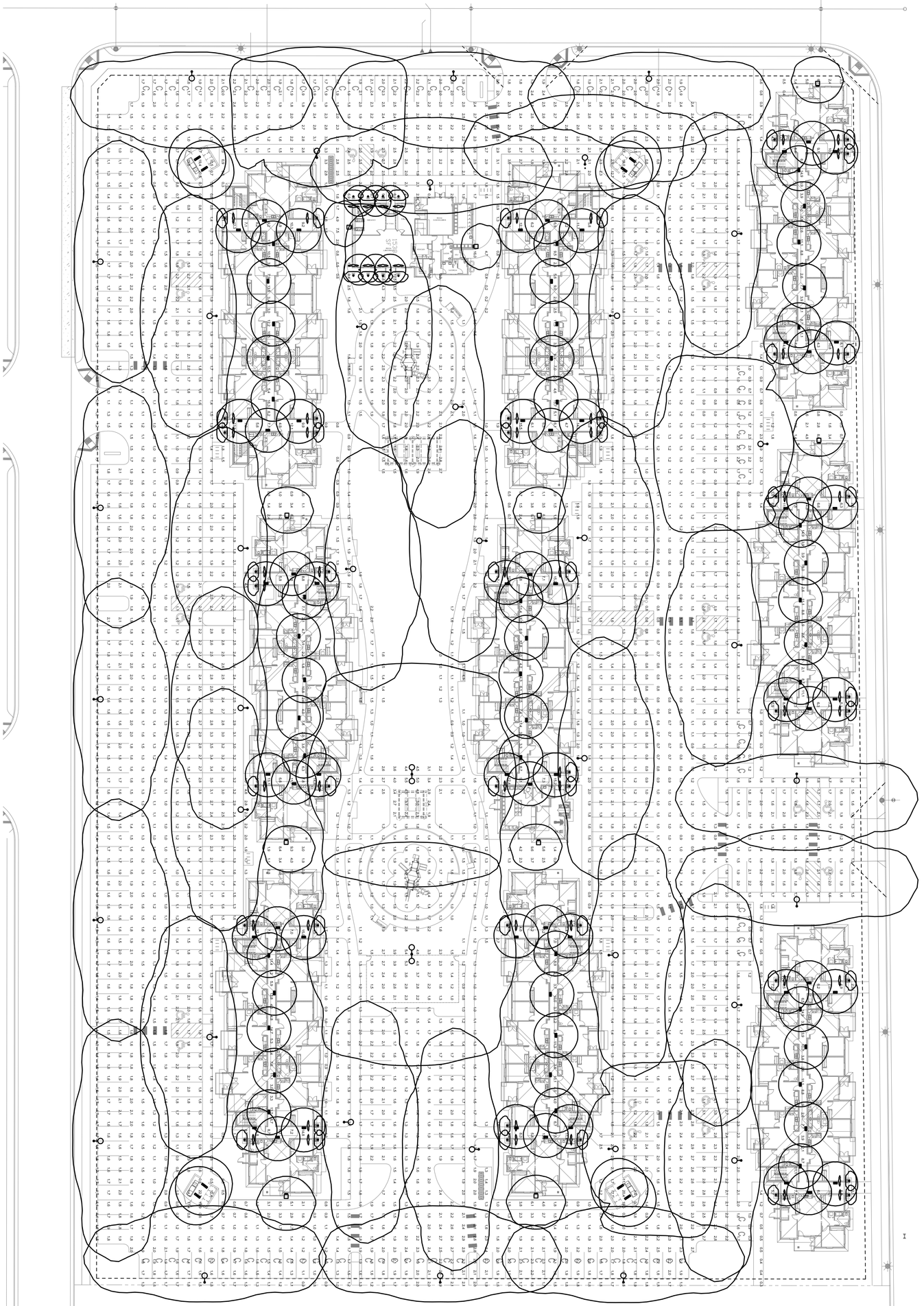
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PROJECT
UNIVERSITY DISTRICT AFFORDABLE HOUSING
ROHNERT PARK, CA
UNIVERSITY DISTRICT

E1.00

SCHEMATIC SET / NOT FOR CONSTRUCTION

DC ENGINEERING
440 East Corporate Dr., Ste. 103
Meridian ID 83642
ph 208-288-2181
fax 208-288-2182 project



1 SITE PHOTOMETRIC
SCALE: 1"=30'-0"

NORTH


DC ENGINEERING
440 East Cayuse Dr. Ste. 103
Meridian, ID 83642
ph 208-288-2181
fax 208-288-2185


E1.01

PROJECT

UNIVERSITY DISTRICT
AFFORDABLE HOUSING

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PROJECT # PW#17-2
DRAWN BY JJF
CONSTRUCTION DOCS 8/03/17

REVISIONS

SCHEMATIC SET / NOT FOR CONFIGURATION

LITHONIA LIGHTING

Catalog Number: LDN6-30/10-L06AR-LD
Notes:
Type: A

# LDN6

## FEATURES & SPECIFICATIONS

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.

**CONSTRUCTION** — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-1/4" total adjustment. Two combination 1/2" EMT and four 1/2" knockouts for straight-through conduit runs. Capacity: 6 #14, 4 #12, No. 12 AWG conductors, rated for 90°C.

**LUMEN MAINTENANCE** — Consult factory for spacing.

Positive cooling thermal management for 3°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

**OPTICS** — LEDs are binned to a 3-step SDCM, 80 CRI minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1,615 lMB and 13° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

**ELECTRICAL** — Multi-volt (120-277V, 50/60Hz) eldoLED 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumens maintenance at 50,000 hours.

**LISTINGS** — cULus listed for safety standards. Damp location standard (wet location, including optional). ENERGY STAR® certified product.

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25°C.

Specifications subject to change without notice.



A = Capable options indicated by fills in the ordering tree.

**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative. **Example:** LDN6 35/15 L06AR LS MVOLT E710

| LDN6 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Series** | **Color temperature** | **Lumens**[1] | | | **Aperture/Trim Color** | | **Finish** | | **Voltage** |
| LDN6 6" round | 27 2700K | 10 | 300 lumens | 25 | 2500 lumens | LD Downlight | WH White | LS Semi-specular | MVOLT Multi-volt |
| | 30 3000K | 15 | 1000 lumens | 30 | 3000 lumens | LWA Wallwash | BKP White | LO Matte diffuse | 120 120V |
| | 35 3500K | 15 | 1500 lumens | 40 | 4000 lumens | | BBP Black | LS Specular | 277 277V |
| | 40 4000K | 20 | 2000 lumens | 50 | 5000 lumens | | | | 347 347V |

| Driver | Options | | |
|---|---|---|---|
| E2W eldoLED 10%-0-10V | SF Single fuse | HADP High ambient option | |
| E2T eldoLED 1%-0-10V | TRIM[2] White painted flange | CP Chicago Plenum | |
| TRBLT Black painted flange | TBL Tool-less | | |
| ELB Battery pack (remote) | RSL[3] RELOC® nearby luminaire connectors enable a simple and consistent factory-installed option across all ABL luminaire brands. Refer to RSL for complete nomenclature. Available only in RSLE, RSLG, RSLW, and RSLCG. | | |
| EL7 Battery pack | | | |
| WPSMDT[4] eldoLED dimming pack controls 0-10V eldoLED drivers. | | | |
| SPSMDM[4] eldoLED dimming pack controls 0-10V eldoLED drivers. SR controls fixtures on emergency circuit. | | ISYPSM 65 points of manufacturer | |

| Accessories: Order as separate catalog number. | |
|---|---|
| E4C EGM 277 | Compact interruptible-emergency AC power system |
| E4C EGM 120 | Compact interruptible-emergency AC power system |
| GRAB-IZ | Oversized trim-ring with 3" knockout diameter |
| SJ4k | Stayed ceiling adapter. Refer to SCG SJ4 for more options. |

**Notes**
1. Overall height varies based on lumen package; refer to dimensional chart on page 3.
2. Not available with emergency options.
3. Not available with emergency options.
4. 120 only.
5. Available with clear (SC) reflector only.
6. Add "SF" for self-diagnostic option (i.e. EL3S)
7. Must specify voltage: 120V or 277V.
8. Fixture height is 2.5" for all lumen packages with HAD.



LITHONIA LIGHTING

Catalog Number: FMLL 30840
Notes:
Type: LP1

**Decorative Indoor**

# LED Litepuff
## Linear Low Profile
## Flush Mount

**LINEAR LED**



Specifications
Width: 9-1/4 (23.5)
Length: 41-7/8 (12.7)
Depth: 3-1/4 (8.3)
Weight: 7 lbs (3)

All dimensions are inches (centimeters) unless otherwise indicated.

**ORDERING INFORMATION** For shortest lead times, configure products using **bolded options.** **Example:** FMLL 9 30840

| Series | Width | CRI/Color temperature |
|---|---|---|
| **FMLL** | **9** 9" | **30840** 4000K 80CRI 3000K<br>**30835** 3500K<br>**30829** 3000K<br>**30827** 2700K |

| Replacement parts: | |
|---|---|
| **DRILL 9** | 7/8 white acrylic diffuser |

**Notes**
1. Dim with non-dimmable switches only.



KIM LIGHTING

# BE21
## 21" Era® Bell PicoEmitter® LED
kl_be17led_spec.pdf

JOB _____ TYPE P1

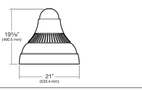
NOTES _____ APPROVALS

**FEATURES**
- PicoEmitter® technology®
- Available in 5800m 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5, R, L standard distributions
- 0-10V dimming drivers standard
- IP66 certified

**Certifications**
cULus Listed, 3000K and standard CCTs only, DLC

**SPECIFICATIONS**






**Approx. Weight = 40 lbs. EPA 0.8 for 1A.**
See CUTsheet for Architectural Offset.

**ORDERING CODE**

| 1A | BE21 | 4 | E35 | 120L | 5K | UV | DB |
|---|---|---|---|---|---|---|---|

| Configuration DIN | Return | Distribution | Drive Current | Source | Color Temperature[1] | Voltage | Finish | Mechanical Options |
|---|---|---|---|---|---|---|---|---|
| 1A 1 Arm Side Mt., 0.8 | BE21 | 1 Type I | E35 350mA Pushletter | 120L 120 LEDs | 2K 1800m[2] | VW 120-277V | BL Black | A30 120V Button Photocell |
| 2A 2 Arm Side Mt., 1.6 | | 2 Type II | | | 3K 3000K | GT Graphite | DB Dark Bronze | A31 208V Button Photocell |
| 3Y[3] 3 Arm Side Mt., 2.4 | | 3 Type III | | | 4K 4000K | LG Light Gray | DP Dark Platinum Silver | A32 240V Button Photocell |
| 4A[3] 4 Arm Side Mt., 2.8 | | 4 Type IV | | | 5K 5000K | MB Matte Black | TT Titanium | A33 277V Button Photocell |
| 1B Single Wall Mt., n/a | | 5 Type V | | | | WH White | WW White | A34 480V Button Photocell |
| [1] Available in select products; refer to fixture data. | | 5 Type V Right | | | | CC Custom Color* | | A35 347V Button Photocell |
| | | 5 Type V Left | | | | *Consult Representative | | |

| Fuse Options | Lens Options | NPO Options | Controls | Area Type | Wall Mount | Style |
|---|---|---|---|---|---|---|
| SF 120, 277, 347 Line fuse | LS Polycarbonate lens* | NPO Nightscape Friendly. Optic, photometry available for Type III/IV. All others, consult factory | WIR-RMO-ID 120-347V, 1000' range, WiScape IP wall control system with diffusible, motion, photo, and daylight sensing capabilities and metering capabilities. | HA01L HA01L-TM1 | HA02L HA02L-TM1, HA02L-TM2, HA02L-TM3, HA02L-TM4 | HA03L-W Pool Top Cover |
| DF 208, 240, 480 Line fuse | | | Motion | HA02L HA02L-TM1, HA02L-TM2, HA02L-TM3, HA02L-TM4 | | HA03L-W Pole Top Cover |
| | | | SCL-R Round Pole Mounted Occupancy Sensor up to 16' | HA11L HA11L-TM1, HA11L-TM2, HA11L-TM3, HA11L-TM4 | HA11L-W Side Pole Swept Cast Arm | |
| | | | SCL-S Square Pole Mounted Occupancy Sensor up to 16' | HA12L HA12L-TM1, HA12L-TM2, HA12L-TM3, HA12L-TM4 | HA12L-W Side Pole U-Shaped Up Sweep | |
| | | | SCR-R Round Pole Mounted Occupancy Sensor 18' to 30' | HA14L HA14L-TM1, HA14L-TM2, HA14L-TM3, HA14L-TM4 | HA14L-W Side Pole Non-Classic Arm | |
| | | | SCR-S Square Pole Mounted Occupancy Sensor 18' to 30' | HA31L HA31L-TM1, HA31L-TM2, HA31L-TM3, HA31L-TM4 | HA31L-W Side Pole Arm w/Top Scroll | |
| | | | | HA33L HA33L-TM1, HA33L-TM2, HA33L-TM3, HA33L-TM4 | HA33L-W Side Pole Ribbon Arm w/Top Brass | |
| | | | | HA35L HA35L-TM1 | HA35L-W Side Pole Ribbon w/Top Brass, Bottom Scroll | |
| | | | | HA36L HA36L-TM1 | HA36L-W Side Pole Ribbon w/Top Brass, Bottom Cutout | |

| Mounting Options |
|---|
| WA Arm |

for Pole Spec Select: http://www.kimlighting.com/products/arms_and_poles/ for Control Spec Select: http://tinyurl.com/index.html

*Kim Lighting reserves the right to change specifications without notice.*

*US Patent No. D674,963 5. Other patents pending.
**For custom optics and color temperature configurations,contact factory.
† Suffix 5 is 480V current may be supplied with step-down transformer.
‡ 350mA only.
Low-end color rendition is anticipated to be high. Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.

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P 626.968.5666 | F 626.369.2695 | www.kimlighting.com | Rev. May 16 2017

HUBBELL Lighting



KIM LIGHTING

# BE21
## 21" Era® Bell PicoEmitter® LED
kl_be17led_spec.pdf

JOB _____ TYPE P2

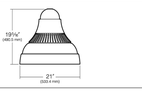
NOTES _____ APPROVALS

**FEATURES**
- PicoEmitter® technology®
- Available in 5800m 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5, R, L standard distributions
- 0-10V dimming drivers standard
- IP66 certified

**Certifications**
cULus Listed, 3000K and standard CCTs only, DLC

**SPECIFICATIONS**






**Approx. Weight = 40 lbs. EPA 0.8 for 1A.**
See CUTsheet for Architectural Offset.

**ORDERING CODE**

| 1A | BE21 | 2 | E35 | 120L | 5K | UV | DB |
|---|---|---|---|---|---|---|---|

| Configuration DIN | Return | Distribution | Drive Current | Source | Color Temperature[1] | Voltage | Finish | Mechanical Options |
|---|---|---|---|---|---|---|---|---|
| 1A 1 Arm Side Mt., 0.8 | BE21 | 1 Type I | E35 350mA Pushletter | 120L 120 LEDs | 2K 1800m[2] | VW 120-277V | BL Black | A30 120V Button Photocell |
| 2A 2 Arm Side Mt., 1.6 | | 2 Type II | | | 3K 3000K | GT Graphite | DB Dark Bronze | A31 208V Button Photocell |
| 3Y[3] 3 Arm Side Mt., 2.4 | | 3 Type III | | | 4K 4000K | LG Light Gray | DP Dark Platinum Silver | A32 240V Button Photocell |
| 4A[3] 4 Arm Side Mt., 2.8 | | 4 Type IV | | | 5K 5000K | MB Matte Black | TT Titanium | A33 277V Button Photocell |
| 1B Single Wall Mt., n/a | | 5 Type V | | | | WH White | WW White | A34 480V Button Photocell |
| [1] Available in select products; refer to fixture data. | | 5 Type V Right | | | | CC Custom Color* | | A35 347V Button Photocell |
| | | 5 Type V Left | | | | *Consult Representative | | |

| Fuse Options | Lens Options | NPO Options | Controls | Area Type | Wall Mount | Style |
|---|---|---|---|---|---|---|
| SF 120, 277, 347 Line fuse | LS Polycarbonate lens* | NPO Nightscape Friendly. Optic, photometry available for Type III/IV. All others, consult factory | WIR-RMO-ID 120-347V, 1000' range, WiScape IP wall control system with diffusible, motion, photo, and daylight sensing capabilities and metering capabilities. | HA01L HA01L-TM1 | HA02L HA02L-TM1, HA02L-TM2, HA02L-TM3, HA02L-TM4 | HA03L-W Pool Top Cover |
| DF 208, 240, 480 Line fuse | | | Motion | HA02L HA02L-TM1, HA02L-TM2, HA02L-TM3, HA02L-TM4 | | HA03L-W Pole Top Cover |
| | | | SCL-R Round Pole Mounted Occupancy Sensor up to 16' | HA11L HA11L-TM1, HA11L-TM2, HA11L-TM3, HA11L-TM4 | HA11L-W Side Pole Swept Cast Arm | |
| | | | SCL-S Square Pole Mounted Occupancy Sensor up to 16' | HA12L HA12L-TM1, HA12L-TM2, HA12L-TM3, HA12L-TM4 | HA12L-W Side Pole U-Shaped Up Sweep | |
| | | | SCR-R Round Pole Mounted Occupancy Sensor 18' to 30' | HA14L HA14L-TM1, HA14L-TM2, HA14L-TM3, HA14L-TM4 | HA14L-W Side Pole Non-Classic Arm | |
| | | | SCR-S Square Pole Mounted Occupancy Sensor 18' to 30' | HA31L HA31L-TM1, HA31L-TM2, HA31L-TM3, HA31L-TM4 | HA31L-W Side Pole Arm w/Top Scroll | |
| | | | | HA33L HA33L-TM1, HA33L-TM2, HA33L-TM3, HA33L-TM4 | HA33L-W Side Pole Ribbon Arm w/Top Brass | |
| | | | | HA35L HA35L-TM1 | HA35L-W Side Pole Ribbon w/Top Brass, Bottom Scroll | |
| | | | | HA36L HA36L-TM1 | HA36L-W Side Pole Ribbon w/Top Brass, Bottom Cutout | |

| Mounting Options |
|---|
| WA Arm |

for Pole Spec Select: http://www.kimlighting.com/products/arms_and_poles/ for Control Spec Select: http://tinyurl.com/index.html

*Kim Lighting reserves the right to change specifications without notice.*

*US Patent No. D674,963 5. Other patents pending.
**For custom optics and color temperature configurations,contact factory.
† Suffix 5 is 480V current may be supplied with step-down transformer.
‡ 350mA only.
Low-end color rendition is anticipated to be high. Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.

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HUBBELL Lighting





# OLWX1 LED
## LED Wall Luminaire

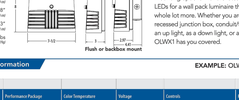
DLC DLC Premium Lighting Facts

| Catalog Number | OLWX1-LED-20W-40K-DDB |
|---|---|
| Notes | |
| Type | WP2 |

All dims +/- 1/8" (3mm) unless noted. All dimensions in inches (centimeters).

**Specifications**

Width: 3-1/2" (10cm)
Height: 8" (20.3cm)
Depth: 3" (7.6cm)
Weight: 5 lbs (2.2kg)




**Introduction**

As versatile as it is efficient, the OLWX1 is designed to replace up to 250W metal halide while saving over 87% in energy costs. It combines multiple mounting options with the latest generation of LEDs for a wall pack luminaire that converts to a whole lot more. Whether you are mounting it to a recessed junction box, conduit/through-wiring, as an up light, as a down light, or as a flood light – the OLWX1 has you covered.

**Ordering Information** **EXAMPLE:** OLWX1 LED 20W 50K

| OLWX1 LED | | | | | | |
|---|---|---|---|---|---|---|
| **Series** | **Performance Package** | **Color Temperature** | **Voltage** | **Controls** | **Finish** | |
| OLWX1 LED | 10W 10 watts | 40K 4000 K | (blank) MVOLT[1] | (blank) None | (blank) Dark bronze | |
| | 20W 20 watts | 50K 5000 K | 120 120V[1] | PE 120V button photocell [2] | | |
| | 40W 40 watts | | 347 347V[1] | | | |

| Accessories (ordered separately) | |
|---|---|
| OLWX1TS | Slipfitter – size 1 |
| OLWX1YK | Yoke – size 1 |
| OLWX1TBK | Knuckle – size 1 |

NOTES
1. Not available with 347V option.
2. MVOLT driver operates on any line voltage from 120-277V (50/60Hz).
3. Specify 120V when ordering with photocell (PE option).

**INSTALLATION**
Mounts directly to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry - with the included junction box with five 1/2" threaded conduit entry hubs. Fixed light mounting accessories (sold separately) include knuckle, integral slipfitter, and yoke mounts. Optional photocell (PE) provides automatic dusk to dawn and vandal guard. Luminaire may be wall or ground mounted in downward or upward orientation.

**LISTINGS**
cULus Listed, DLC 4.1, and Canadian safety standards for wet locations. Rated for -40° C minimum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Solid State Qualified Products List at www.designlights.org to confirm which versions are qualified.

**WARRANTY**
5 year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25°C.
Specifications subject to change without notice.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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FFLED18



Rectangular shaped LED floodlight designed to replace 70W Metal Halide. Patent Pending airflow technology ensures long LED and driver lifespan. Use for building facade lighting, sign lighting, LED landscape lighting and instant-on security lighting.
Color: Bronze
Weight: 4.8 lbs

RAB LIGHTING

| Project: | Type: GR1 |
|---|---|
| Prepared By: | Date: |

**Driver Info**
Type: Constant Current
Class: 0.2A
208V: 0.15A
240V: 0.13A
277V: 0.11A
Input Watts: 23W
Efficiency: 80%

**LED Info**
Watts: 18W
Color Temp: 5000K
Color Accuracy: 70 CRI
L70 Lifespan: 100000
Lumens: 2310
Efficacy: 103 LPW

**Technical Specifications**

**Listings**
**UL Listing:**
Suitable For Wet Locations. Suitable for ground mounting.
**DLC Listed:**
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: PI20001708
**IESNA LM-79 & LM-80 Testing:**
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.
**LED Characteristics**
**Lifespan:**
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
**LEDs:**
Multi-chip, high-output, long-life LEDs
**Color Consistency:**
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.
**Color Stability:**
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.
**Color Uniformity:**
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2015.
**Construction**
**IP Rating:**
Ingress Protection rating of IP66 for dust and water

**Airflow:**
Airflow technology heat sink for superior cooling.
**Ambient Temperature:**
Suitable for use in 104° F (40° C) ambient temperatures.
**Cold Weather Starting:**
Minimum starting temperature is -40° F (-40° C)
**Thermal Management Housing:**
Die-cast aluminum housing, lens frame and mounting arm.
**Mounting:**
Heavy-duty mounting arm with "O" ring seal & stainless steel screw.
**Reflector:**
Semi-specular anodized aluminum.
**Gaskets:**
High-temperature silicone gaskets
**Finish:**
Formulated for high-durability and long lasting color.
**Green Technology:**
Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

**Optical**
**NEMA Type:**
NEMA Beam Spread of 7H x 4V
**Electrical**
**Driver:**
Constant Current, Class 2, 100 - 277V, 50 - 60 Hz, 100 - 277VAC 0.4 Amps.
**Thermal Management:**
5kV
**Other**
**California Title 24:**
See FFLED18PC, FFLED18PCS, FFLED18PC2 or FFLED18PCS2 for a 2013 California Title 24 compliant model.
**Warranty:**
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.
**Patents:**
The FFLED design is protected by U.S. Pat. D643,147, Canada Pat. 140798, China Pat. ZL201130177304.1, Mexico Pat. 36757 and pending patent in Taiwan.
**American Bureau of Shipping (ABS) :**
For use on Mobile Offshore Drilling Units (MODUs) and shipping vessels.
**Equivalency:**
Equivalent to 70W Metal Halide.


Need help? Text help line: (888) RAB-1066 Email: sales@rabweb.com Website: www.rabweb.com
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LITHONIA LIGHTING

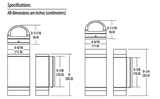
Catalog Number: OLLWD LED 40K 120 DDB
Notes:
Type: WS1

**Outdoor General Purpose**

# OLLWD & OLLWU
## LED WALL CYLINDER LIGHT



Specifications
All dimensions are inches (centimeters)




**ORDERING INFORMATION** For shortest lead times, configure products using **bolded options.** **Example:** OLLWD LED P1 40K MVOLT DDB

| OLLWD LED | | 40K | 120 | DDB |
|---|---|---|---|---|
| **Series** | **Performance Package** | **Color temperature (CCT)** | **Voltage** | **Finish** |
| **OLLWD LED** Downlight<br>**OLLWU LED** Up & downlight | P1 | **40K** 4000K | **MVOLT** 120-277V<br>**120** 120V | **DDB** Dark bronze<br>**WH** White |

**Notes**
1. Only available with OLLWD and in DDB.



Lumark

**DESCRIPTION**

The patented Lumark Crossfour - LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment offers a durable and maintenance free solution. The Crossfour wall luminaire is ideal for walls/surface, inverted mount for façade/canopy illumination, pool/festival, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading dock bed.

| Catalog # | XTOR1B-120 | Type |
|---|---|---|
| Project | | WP1 |
| Comments | | Date |
| Prepared by | | |

**SPECIFICATION FEATURES**

**Construction**
Slim, low-profile LED design with rugged, durable, rust-free cast aluminum housing/ removable door and back box. Matching housing styles incorporate both a small and medium design. The small measures 5.126"H x 4.976"W and 2.95". The medium housing is available in the 38W model. Patented weave lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box supports both the small and medium sizes and has (3) threaded conduit entry points. The universal back box supports both the small and medium sizes and is shipped with standard 3-1/2" to 4" adaptor plate. Back box is made of one piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting applications. Not recommended for car wash applications.

**Optical**
Silicone sealed optical LED compartment with precision aluminum engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant polycarbonate lens with DESNA improvements for full cutoff compliance. Available in seven lumen packages: 5000K, 4000K and 3000K CCT.

**Electrical**
Driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection cooling methods to ensure 70% of the LED source, 12W, 18W, 28W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crossfour luminaire is designed to provide 80% of initial light output after 72,000 hours of operation. Three pole for site lighting. NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver complies with surge protection: 10kV, 277V 50/60Hz or 347V 60Hz models.

**Finish**
Crossfour is protected with a textured, dark bronze or summit white polyester powder coat paint. Super durable TGIC powder-coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

**Warranty**
Five-year warranty.

**DIMENSIONS**




**ESCUTCHEON PLATES**




**APPLICATIONS**
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING



XTOR
CROSSTOUR LED

**CERTIFICATION DATA**
UL/cUL Wet Location Listed
IP66 Ingress Protection Rated
ROHS Compliant
ADA Compliant
DesignLights Consortium Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

**TECHNICAL DATA**
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

**EPA**
**Effective Projected Area:** (Sq. Ft.)
**XTOR1B-120:** 0.38, **XTOR2B-1:** 0.54
**XTOR4B-2:** 0.45

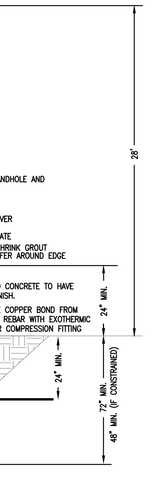
**SHIPPING DATA:**
**Approximate Net Weight:**
8.7 - 9.26 lbs. (1.7 - 2.4 kgs.)

EATON Powering Business Worldwide
*www.designlights.org



LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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## POLE BASE DETAIL GENERAL NOTES:

1. WHERE CONCRETE SLAB OR PAVING IS IN DIRECT CONTACT WITH POLE BASE, THE BASE IS CONSTRAINED AND THE FOOTING EMBED MAY BE REDUCED AS NOTED.
2. COORDINATE STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER.

## POLE BASE DETAIL KEYED NOTES:

1. PROVIDE STAINLESS STEEL LOCKNUTS AND LOCKWASHERS.
2. PROVIDE ANCHOR BOLTS TO MATCH PATTERN AS PROVIDED BY MANUFACTURER.
3. STUB 3/4"C–6" ABOVE POLE BASE.

# 1 POLE BASE DETAIL
SCALE: N.T.S.

**EXTERIOR LUMINAIRE SCHEDULE - Rohnert Park Apts.**

| LUMINAIRE | MANUFACTURER | CATALOG NUMBER | LAMPS | WATTS | VOLTS | MOUNTING | COMMENTS |
|---|---|---|---|---|---|---|---|
| A | LITHONIA | LDN6-30/10-L06AR-LD | LED | 13 | 120 | RECESSED | COMMUNITY BLDG. PORCH AND MAILBOX HUT |
| GR1 | RAB | FFLED26N | LED | 26 | 120 | WALL | MONUMENT SIGN LIGHT |
| LP1 | LITHONIA | FMLL 30840 | LED | 36 | 120 | FLUSH | GARBAGE DUMPSTER ENCLOSURES |
| P1 | KIM LIGHTING | 1A-BE21-4-E35-120L-5K-UV-DB | LED | 128 | 120 | DETAIL 1 /E1.02 | SITE POLE LIGHTING |
| P2 | KIM LIGHTING | 1A-BE21-2-E35-120L-5K-UV-DB | LED | 128 | 120 | DETAIL 1 /E1.02 | SITE POLE LIGHTING |
| P3 | KIM LIGHTING | 2B-BE21-4-E35-120L-5K-UV-DB | (2)LED | 256 | 120 | DETAIL 1 /E1.02 | SITE POLE LIGHTING |
| WP1 | LUMARK CROSSTOUR | XTOR1B-120 | LED | 12 | 120 | WALL | WALL PACKS |
| WP2 | LITHONIA | OLWX1 LED 20W 40K | LED | 22 | 120 | WALL | BREEZEWAY LIGHTING |
| WS1 | LITHONIA | OLLWD P1 40K 120 DDB | LED | 10 | 120 | WALL | BUILDING ENTRY COLUMNS |

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PROJECT
UNIVERSITY DISTRICT
AFFORDABLE HOUSING
ROHNERT PARK, CA
UNIVERSITY DISTRICT

SCHEMATIC SET / NOT FOR CONSTRUCTION

E1.02

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REVISIONS

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8/03/17

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PROJECT #
PWH17-2

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