

RESOLUTION NO. 2015- 103

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING DEVELOPMENT AREA PLAN
II FOR THE UNIVERSITY DISTRICT VAST OAK LAND DEVELOPMENT PHASE I:
HINEBAUGH CREEK CLASS I BIKE TRAIL, WEST DETENTION BASIN, AND
ROHNERT PARK EXPRESSWAY**

WHEREAS, the applicant, UD LLC, has submitted an application for the Development Area Plan II for the University District Vast Oak Land Development Phase I: Hinebaugh Creek Class I Bike Trail, West Detention Basin, and Rohnert Park Expressway within the University District Specific Plan ("UDSP") Area; and

WHEREAS, pursuant to California Government Code Sections 65090 and 65091 and the Rohnert Park Municipal Code, 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, the City Council of the City of Rohnert Park has certified the Final Environmental Impact Report (EIR) and Addendum prepared for the UDSP project and the City has otherwise carried out all requirements for the project pursuant to CEQA; and

WHEREAS, on April 9, 2015, the Planning Commission held a public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposed Development Area Plan II ("DAP II"); and

WHEREAS, at the April 9, 2015 hearing, the Planning Commission reviewed and considered DAP II and recommended its approval by the City Council; and

WHEREAS, on May 26, 2015 the City Council held public hearings at which time interested persons had an opportunity to testify either in support or opposition of the proposal; and

WHEREAS, the City Council has reviewed and considered the information contained in Planning Application No. PLDP2015-0001 for the proposed DAP II; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rohnert Park makes the following findings, determinations and recommendations with respect to the proposed DAP II:

Section 1. The above recitations are true and correct and material to this Resolution.

Section 2. On May 23, 2006, the City of Rohnert Park certified the Final EIR for the UDSP project, including adoption of associated CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program. On April 8, 2014, the City approved an Addendum to the Final EIR, as described in City Council Resolution No. 2014-032, approved. The DAP II is consistent with the UDSP project and the analysis in the EIR. There have been no substantial changes to the UDSP project, no substantial changes with respect to the circumstances under which the UDSP project would be undertaken, and no discovery of new

information of substantial importance that would require major revisions to the EIR due to new or substantially more severe significant environmental effects. Therefore, no additional environmental review is required.

Section 3. Findings for Approval of Development Area Plan. The City Council hereby makes the following findings in accordance with Rohnert Park Municipal Code Section 17.06.400; to wit;

1. The proposed development conforms to the applicable specific plan

Criteria Satisfied. The proposed Development Area Plan II conforms to the Specific Plan and would implement Phase 1 of development of the University Specific Plan project. The proposed Development Area Plan II provides additional details on the proposed landscape plans for the Hinebaugh Creek Class I Bike Trail, West Detention Basin, and Rohnert Park Expressway within the Specific Plan Area. The proposed plans are consistent with the Specific Plan because it conforms to the requirements in the specific plan by illustrating the desired landscape design; achieving hydrology and drainage mitigation goals through use of an onsite detention basin; and providing bike trail location and improvements to allow and promote pedestrian, bicycle as well as vehicular traffic to connect to UDSP residences, Vast Oak parks, the UDSP Commercial Center, to Rohnert Park Expressway; and landscape designs. The DAP is designed to have adequate infrastructure, integrated with existing City roadways, streets, bicycle paths, and walkways.

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

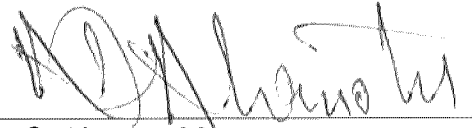
Criteria Satisfied. The developer will be required to participate in the Public Facilities Financing Plan, which will provide for necessary off-site public facilities, and shall be responsible for on-site facilities to meet the project's needs. The Development Agreement for the project sets forth the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

Section 4. A duly noticed public hearing on the proposed Development Area Plan was held on May 26, 2015.

NOW, THEREFORE, BE IT FURTHER RESOLVED that, based on the findings set forth in this Resolution, the recommendation of the Planning Commission, the evidence presented in record, including the staff report, presentations and comments provided at public hearings on this matter, and the above-referenced findings, the City Council hereby approves the DAP II for the University District Vast Oak Land Development Phase I: Hinebaugh Creek Class I Bike Trail, West Detention Basin, and Rohnert Park Expressway, as set forth at **Exhibit A**, in its entirety, and subject to the conditions of approval as provided in **Exhibit B**.

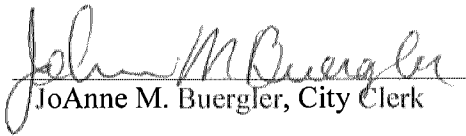
DULY AND REGULARLY ADOPTED on this 26th day of May, 2015.

CITY OF ROHNERT PARK



Amy O. Ahanotu, Mayor

ATTEST:



JoAnne M. Buergler, City Clerk

Attachments: Exhibit A - Development Area Plan II - Hinebaugh Creek Class I Bike Trail, West
Detention Basin, and Rohnert Park Expressway
Exhibit B – Development Area Plan II – Conditions of Approval

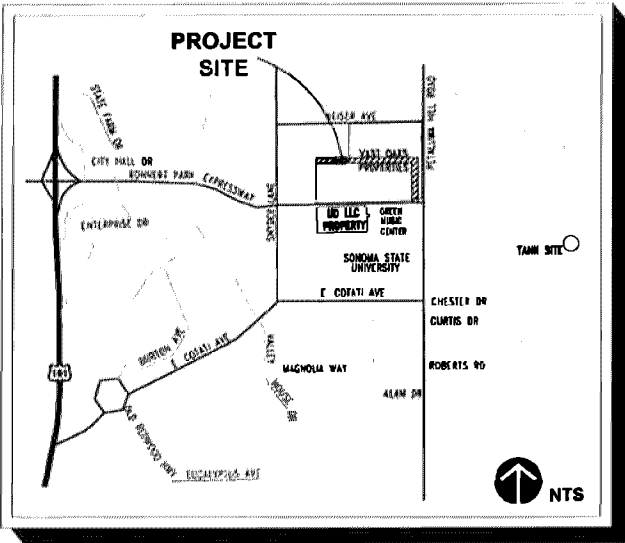
CALLINAN: ~~ABSENT~~ MACKENZIE: ~~NE~~ STAFFORD: ~~NE~~ BELFORTE: ~~NE~~ AHANOTU: AYE
YES: (4) NOES: (0) ABSENT: (1) ABSTAIN: (0)

LANDSCAPE IMPROVEMENT PLANS FOR:
**HINEBAUGH CREEK
CLASS I BIKE TRAIL**

1st LAND DEVELOPMENT PHASE -
VAST OAK AT UNIVERSITY DISTRICT

ROHNERT PARK, CALIFORNIA
MARCH 27, 2015

VICINITY MAP



SITE MAP

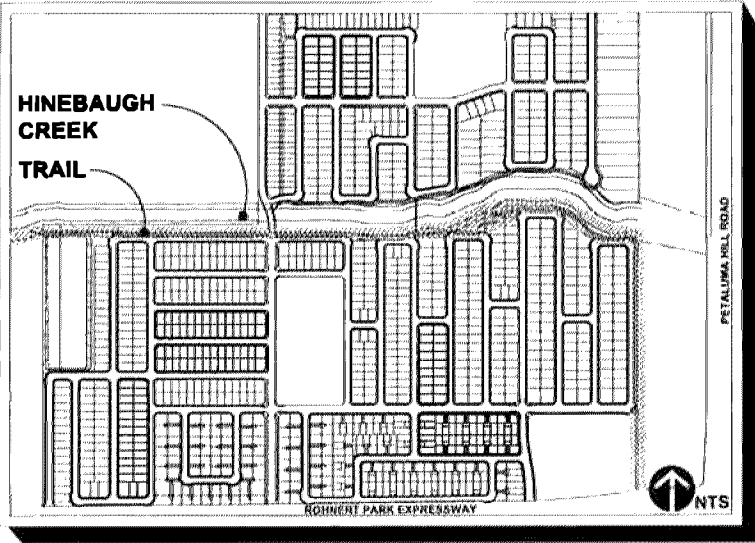
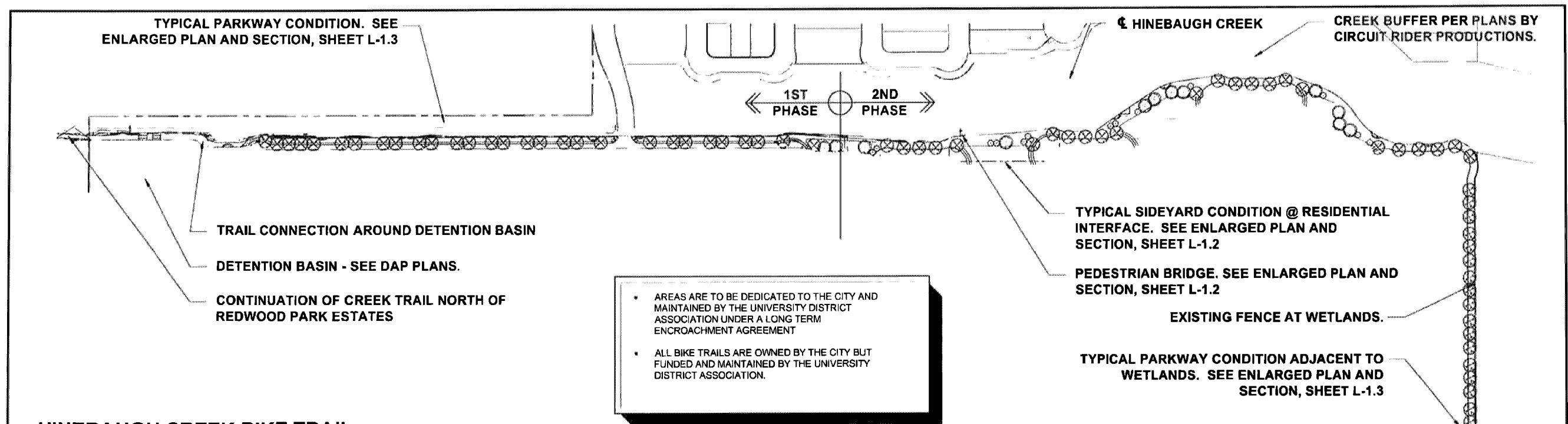


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SECTIONS AND ENLARGEMENTS	L-1.3
LANDSCAPE DETAILS	L-1.4

Brookfield	Development Area Plan	Vast Oak at University District	Landscape Cover Sheet		<small>www.vandertoolen.com</small> Hoping to make a difference in the world, we have created a company that is dedicated to making a difference in the world. We are a team of professionals who are passionate about what we do and who are committed to making a difference in the world. We are a team of professionals who are passionate about what we do and who are committed to making a difference in the world.	Scale: Not Applicable	MARCH 27, 2015	Project No 97711	L-1.0
		HINEBAUGH CREEK BIKE TRAIL Rohnert Park, California							

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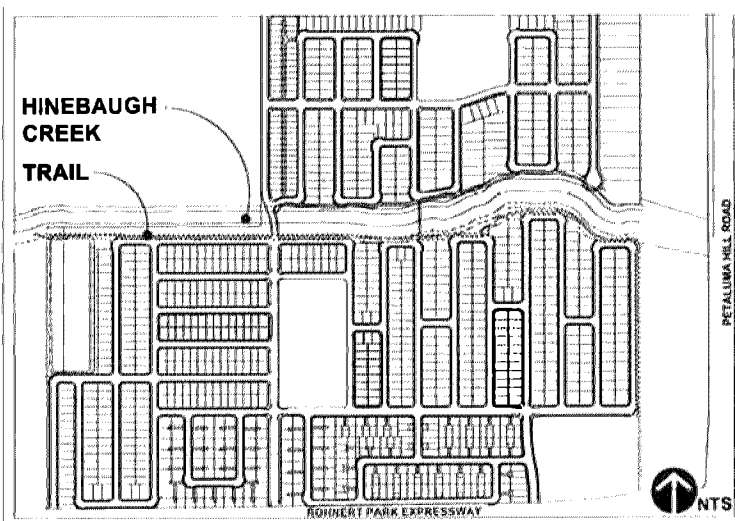


HINEBAUGH CREEK BIKE TRAIL

PLANT PALETTE									
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
TREES					FRONT & SIDE YARD PLANTING				
STREET TREES					LARGE SHRUBS				
	SEQUOIA SEMPERVIRENS 'APTOB BLUE'	APTOB BLUE CALIFORNIA REDWOOD	HIGH	24" BOX		DODONAEA VISCOSA FEIJOA BELLIFLORA MYRTICA CALIFORNIA PHOTINIA FRANKII PRUNUS CAROLINIANA	PURPLE HOPBRED DUSH PINEAPPLE GUAVA PACIFIC WAX MYRTLE PHOTINIA CAROLINA CHERRY	LOW LOW LOW MODERATE LOW	8 GAL 4 GAL 8 GAL 8 GAL 8 GAL
	PISTACHIA CHINENSIS	CHINESE PISTACHE	LOW	18 GAL		MEDIUM SHRUBS			
	PRUNUS C. 'HRAUTER VESUVIUS'	PURPLE LEAF PLUM	LOW	18 GAL		ABELIA 'EDWARD DOUGHER'	DWARF ABELIA	MODERATE	1 GAL
	QUERCUS AGRIFFOLIA	CALIFORNIA LIVE OAK	VERY LOW	24" BOX		CIBISTIS SPP. COLEODENIA SPP. LEONOTIS LEONURUS LOROPETALUM 'RAZZLEBERRY'	ROSEBUSH BREATH OF HEAVEN LION'S TAIL FRINGE FLOWER	LOW MODERATE LOW LOW	1 GAL 1 GAL 1 GAL 8 GAL
	NIS STREET TREE SEE DAP PLANS					NAUONIA DOMESTICA OSMANTHUS FRAGRANS PENSTEMON SPP. PHORMIUM SPP. PITTOSPORUM SPP. ROSA SPP. SALVIA SPP. VIBURNUM SPP. WESTRICHIA FRUTICOSA XYLOPIA C. 'COMPACTA'	HEAVENLY BAMBOO SWEET OLIVE GARDEN PENSTEMON NEW ZEALAND FLAX TOBIRA ROSE ORNAMENTAL SAGE VIBURNUM COAST ROSEMARY DWARF XYLOPIA	LOW MODERATE MODERATE LOW LOW MODERATE MODERATE MODERATE LOW LOW	1 GAL 8 GAL 8 GAL 8 GAL 8 GAL 8 GAL 8 GAL 8 GAL 8 GAL 8 GAL
PARKWAY PLANTING					SMALL SHRUBS				
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL		ANAGOZANTHOS SPP. CORREA SPP. DIETES BICOLOR ERIGERON KARWINSKIANUS ESCALONIA 'COMPACTA'	KANGAROO PAW AUSTRALIA FUCHSIA FORTNIGHT LILY SANTA BARBARA DAISY DWARF ESCALONIA	LOW LOW LOW LOW MODERATE	1 GAL 1 GAL 1 GAL 1 GAL 1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL		GAURA LINDHEIMERI HEMEROCALLIS SPP. HEUCHERA SPP. KNIPHOFIA UVARIA SOLYIA HETEROPHYLLA	GAURA EVERGREEN DAYLILY CORAL BELLS RED HOT POKER AUSTRALIAN BLUEBELL	MODERATE MODERATE MODERATE MODERATE LOW	1 GAL 1 GAL 1 GAL 1 GAL 1 GAL
	GAZANIA SPP.	CAPE DAISY	LOW	1 GAL		GRASSES			
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL		CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUNIPER	LOW	1 GAL		FESTUCA MAIREI HELYOTRICHON SEMPERVIRENS LEYMUS 'CANYON PRINCE'	ATLAS FESCUE BLUE OAT GRASS BLUE WILD RYE	LOW LOW VERY LOW	1 GAL 1 GAL 1 GAL
VINES						MUNIELBERGIA BIGENS	DEER GRASS	LOW	1 GAL
	FIGUS PUMILA	CREeping FIG	MODERATE	8 GAL					
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	8 GAL					

IRRIGATION DESIGN

- PARKWAY STRIP, FRONT AND SIDE YARD LANDSCAPING OUTSIDE OF LOT FENCING SHALL UTILIZE RECYCLED WATER FROM A COMMON HOA SYSTEM



SCALE: 1"=120'-0"

CONSTRUCTED WETLANDS
BIKE TRAIL TIES TO BIKE LANE IN STREET

PEDESTRIAN ONLY CONNECTION TO ROHNERT PARK EXPRESSWAY
FINAL CONSIDERATION TO MAKE THE TRAIL LOCATED EAST OF THE COMMERCIAL CENTER A PEDESTRIAN ONLY TRAIL WILL BE DETERMINED AS PART OF THE COMMERCIAL CENTER DEVELOPMENT AREA PLAN PROCESS.

COMMUNITY CENTER

ROHNERT PARK EXPRESSWAY

TREE NOTE

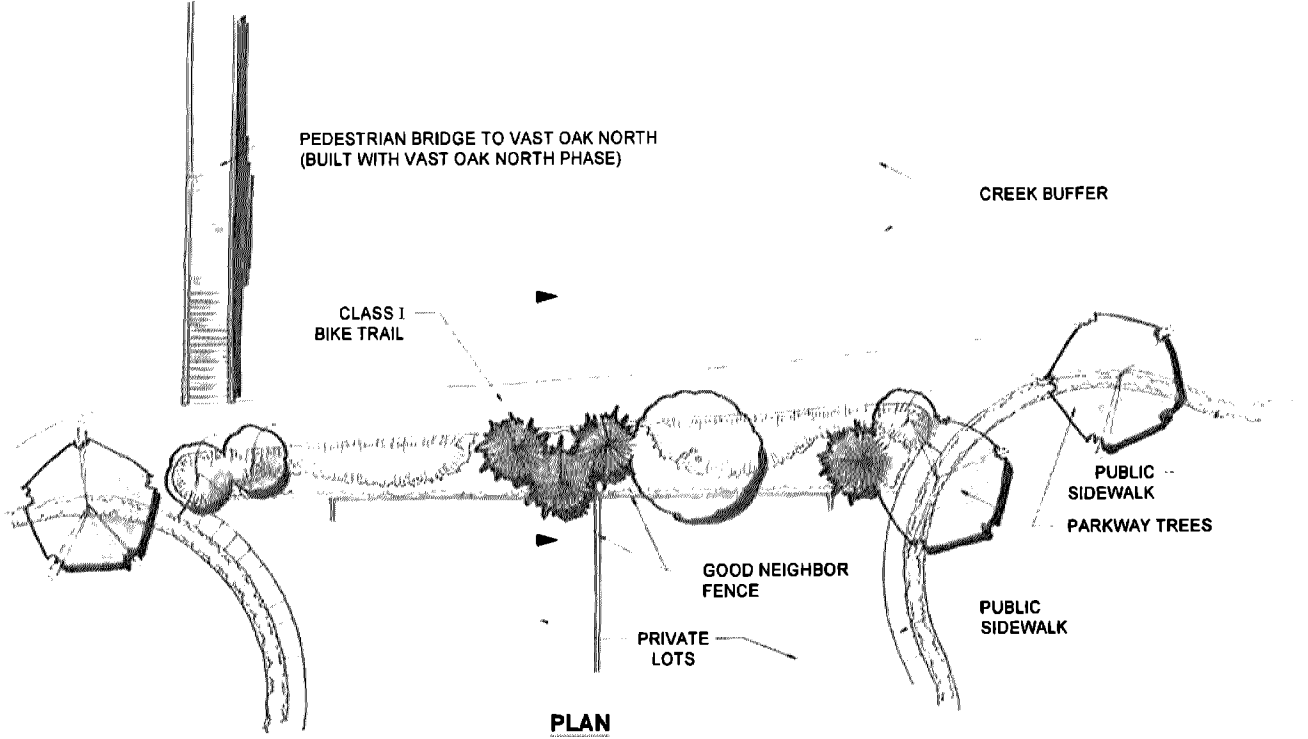
THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION

PLANT PALETTE

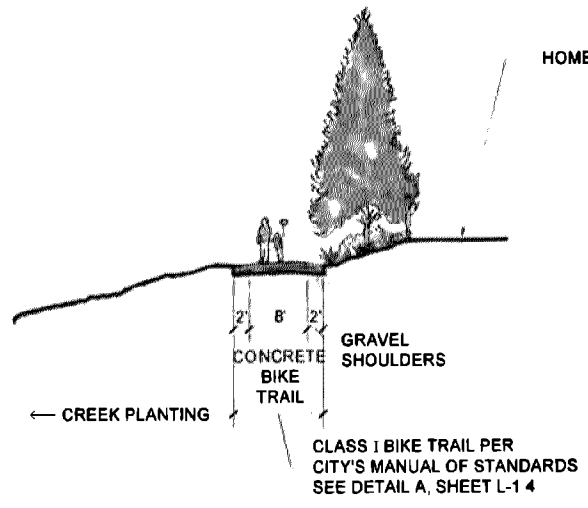
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
STREET TREES				
	SEQUOIA SEMPERVIRENS 'APTOB BLUE'	APTOB BLUE CALIFORNIA REDWOOD	HIGH	24" BOX
	OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE	VERY LOW	16 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	16 GAL
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	LOW	16 GAL
	QUERCUS AGROPHOLIA	CALIFORNIA LIVE OAK	VERY LOW	24" BOX
N/S STREET TREE SEE DAP PLANS				
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	ODONAEA VISCOSA	PURPLE HOPSEED BUSH	LOW	6 GAL
	FEIJOA BELLOMIANA	PINEAPPLE GUAVA	LOW	6 GAL
	AYRICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	6 GAL
	PROTIA PRADERII	PROTIA	MODERATE	6 GAL
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	6 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	6 GAL
	CISTUS SPP	ROCKROSE	LOW	1 GAL
	COLEONEMA SPP	BREATH OF HEAVEN	MODERATE	6 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	1 GAL
	LOROPETALUM 'RAZZLEBERRY'	FRINGE FLOWER	LOW	6 GAL
	WANDYNA DOMESTICA	HEAVENLY BAMBOO	LOW	6 GAL
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	6 GAL
	PENSTEMON SPP	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORNIUM SPP	NEW ZEALAND FLAX	LOW	6 GAL
	PITTOBOPORUM SPP	TOSIRA	LOW	6 GAL
	ROSA SPP	ROSE	MODERATE	2 GAL
	SALVIA SPP	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP	VIBURNUM	MODERATE	6 GAL
	WESTRIGIA FRUTICOSA	COAST ROSEMARY	LOW	6 GAL
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW	6 GAL
SMALL SHRUBS				
	ANGIOZANTHOS SPP	KANGAROO PAW	LOW	1 GAL
	CORREA SPP	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL
	GAURA LINDHEIMERI	GAURA	MODERATE	1 GAL
	HEMEROCALLIS SPP	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEUCHERA SPP	CORAL BELLS	MODERATE	1 GAL
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLLIA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FROSTER'	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
	MULLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL
PARKWAY PLANTING				
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL
	COTONEASTER 'LOWFAS'	PROSTRATE BE ARDENRY	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	GAZANIA SPP	CAPE DAISY	LOW	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP	PROSTRATE JUNIPER	LOW	1 GAL
VINES				
	FICUS PUMILA	CREEPING FIG	MODERATE	6 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	6 GAL

TREE NOTE

THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION



PLAN



SECTION

TYPICAL SIDEYARD CONDITION @ RESIDENTIAL INTERFACE

DRAWING NOT TO SCALE

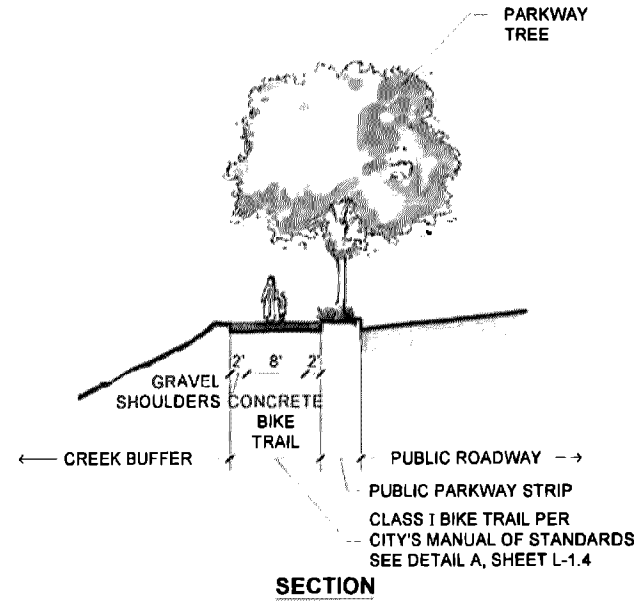
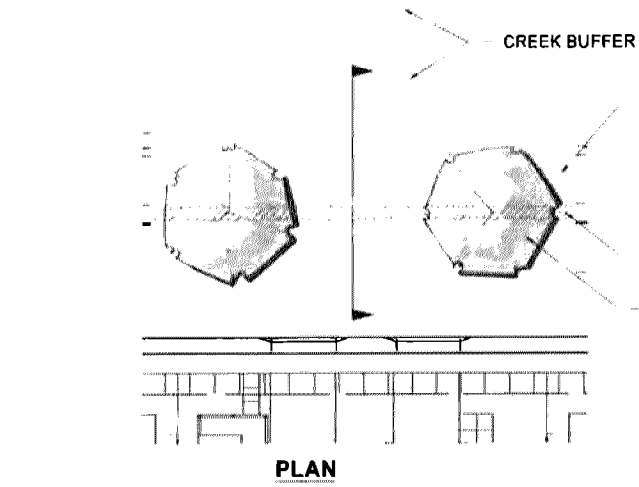
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PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
TREES				
	SEQUOIA SEMPERVIRENS 'APTOS BLUE'	APTOS BLUE CALIFORNIA REDWOOD	HIGH	24" BOX
	OLEA EUROPAE 'SWAN HILL'	FRUITLESS OLIVE	VERY LOW	15 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	10 GAL
	PRUNUS C. 'KRAUTEN VESUVIUS'	PURPLE LEAF PLUM	LOW	15 GAL
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	VERY LOW	24" BOX
	NO STREET TREE SEE MAP PLANS			
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DODONAEA VISCOSEA	PURPLE HOPSEED BUSH	LOW	5 GAL
	FEJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRASERI	PHOTINIA	MODERATE	5 GAL
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	5 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	5 GAL
	CISTUS SPP.	ROCKROSE	LOW	1 GAL
	COLEODENDRON SPP.	BREATH OF HEAVEN	MODERATE	1 GAL
	LEONOTIS LEONURUS	LEON'S TAIL	LOW	1 GAL
	LYCOPETALUM 'RAZZLEBERRY'	FRINGE FLOWER	LOW	5 GAL
	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	5 GAL
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	5 GAL
	PENSTEMON SPP.	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOBIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GAL
	XYLOCOPIA C. 'COMPACTA'	DWARF XYLOCOPIA	LOW	5 GAL
SMALL SHRUBS				
	ANAGALLIS ARVENSIS	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIANELLA BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIOGONON KARWINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALLONIA 'COMPACTA'	DWARF ESCALLONIA	MODERATE	1 GAL
	GAURA LINDHEIMERI	GAURA	MODERATE	1 GAL
	HEMEROCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEUCHERA SPP.	CORAL BELLS	MODERATE	1 GAL
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLANUM HETEROPHYLLUM	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
PARKWAY PLANTING				
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL
	COTONEASTER 'LOWFAST'	PROSTRATE BEARBERRY	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	GAZANIA SPP.	CAPE DAISY	LOW	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUNIPER	LOW	1 GAL
VINES				
	FIGUS PUMILA	CREeping FIG	MODERATE	5 GAL
	PARTHENOCEISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

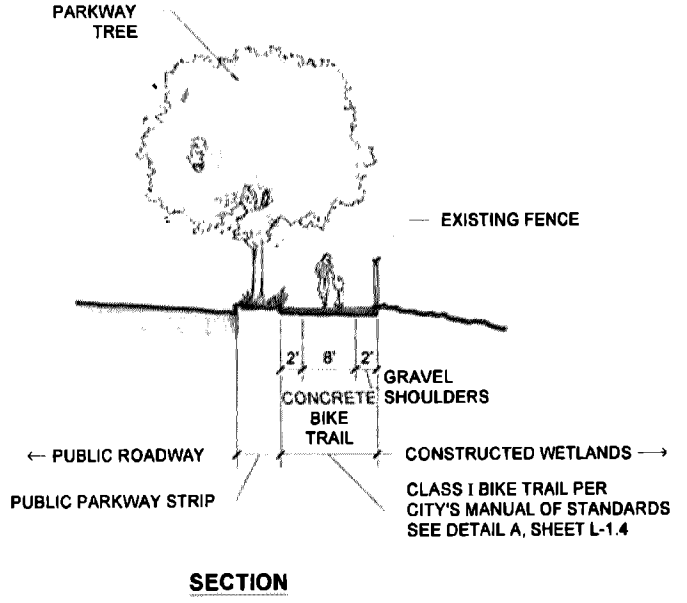
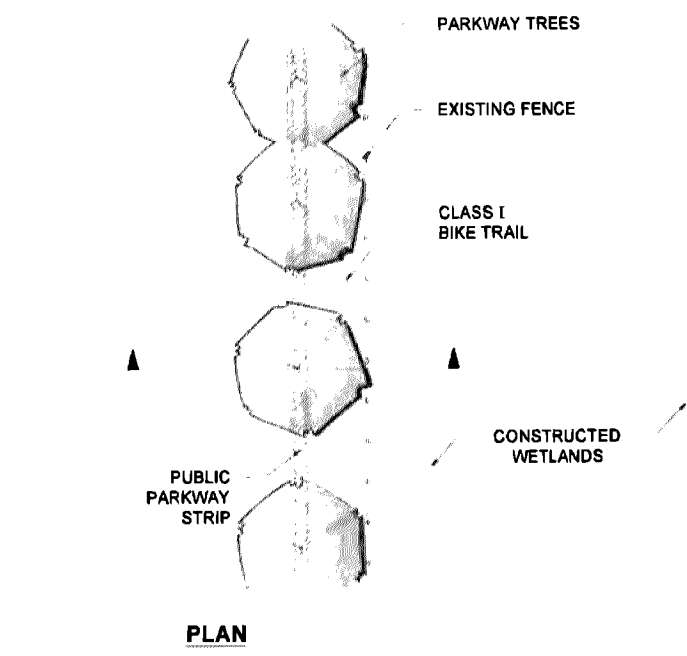
TREE NOTE

THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.



TYPICAL PARKWAY CONDITION

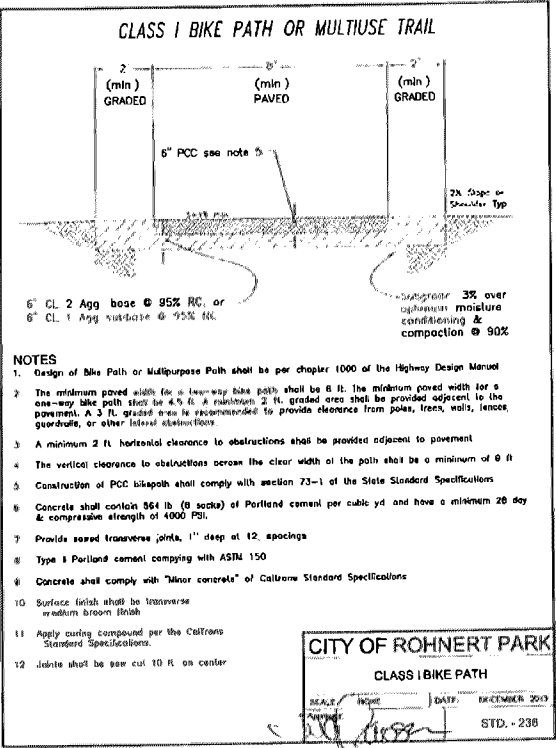
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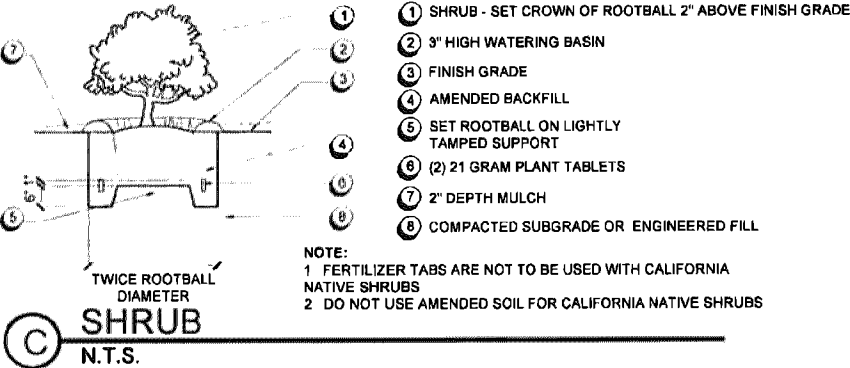
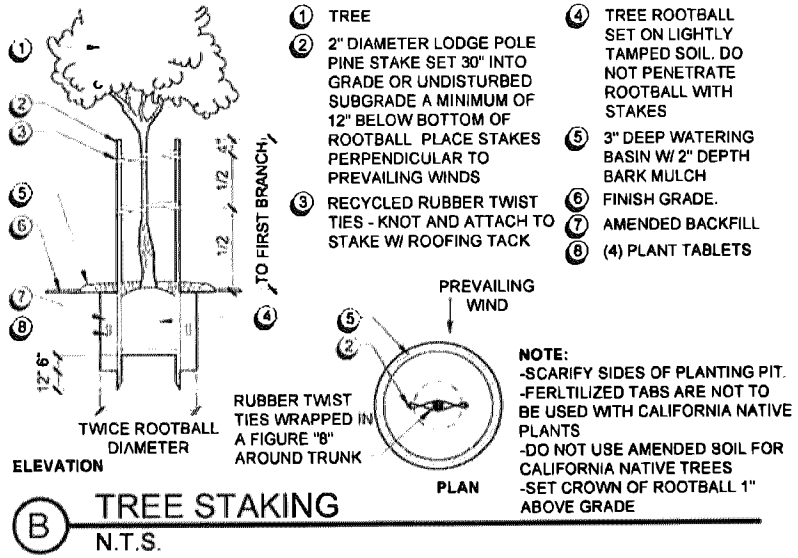
TYPICAL PARKWAY CONDITION ADJACENT TO WETLANDS

DRAWING NOT TO SCALE

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A CLASS I BIKE PATH OR MULTI-USE TRAIL
SCALE: NTS



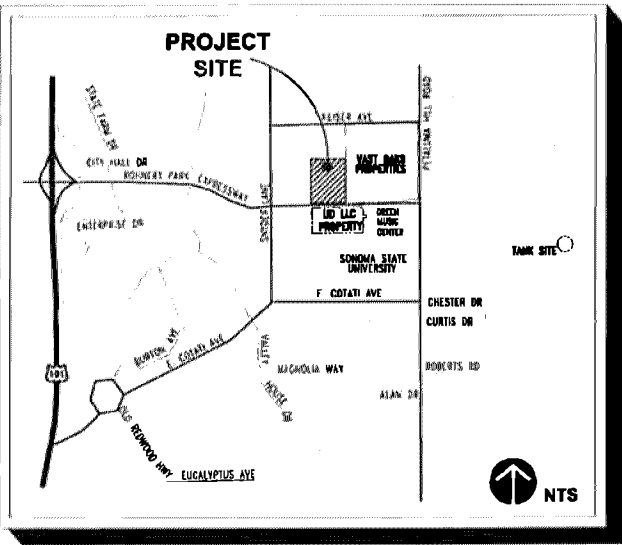
LANDSCAPE IMPROVEMENT PLANS FOR:

WEST DETENTION BASIN

1st LAND DEVELOPMENT PHASE -
VAST OAK AT UNIVERSITY DISTRICT

ROHNERT PARK, CALIFORNIA
FEBRUARY 24, 2015

VICINITY MAP



SITE MAP

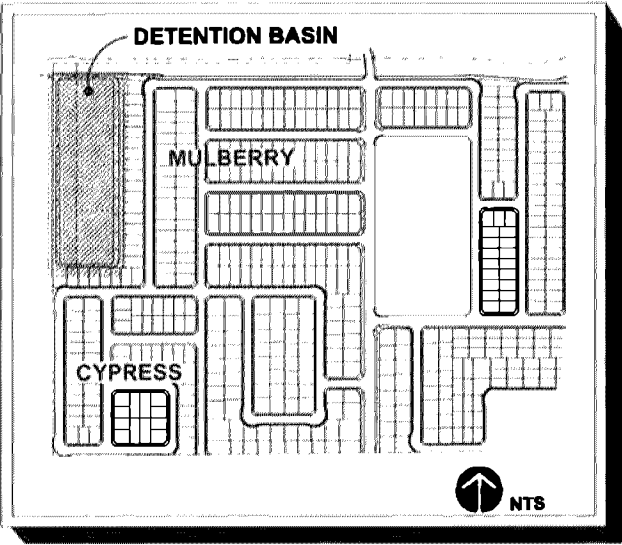
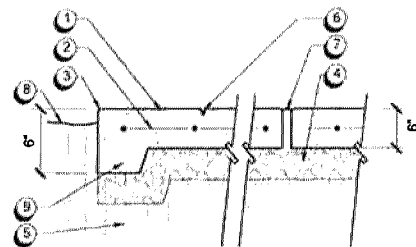


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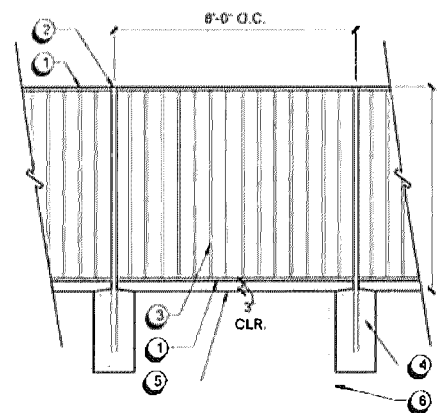
COVER SHEET	L-1.0
LANDSCAPE MASTER PLAN	L-1.1
LANDSCAPE DETAILS	L-1.2

Brookfield		Vast Oak at University District			<small>www.vanderTaslen.com</small> VanderTaslen Associates, Inc. 1551 Redwood Valley Road Redwood Valley, CA 94568 Tel: 707.938.1111 Fax: 707.938.1112 www.vanderTaslen.com		L-1.0
	Development Area Plan	WEST DETENTION BASIN	Landscape Cover Sheet				
		Rohnert Park, California					
						FEBRUARY 24, 2015	Project No. 97711

- ① CONCRETE (MIN. 25% FLY ASH) PAVING.
- ② REINFORCING PER GEOTECH REPORT
- ③ 1/2" TOOLED RADIUS
- ④ COMPACTED CLASS II AGGREGATE BASE, 100% RECYCLED RECLAIMED ASPHALT, CONCRETE OR GLASS. COMPACTION AND THICKNESS PER SOILS REPORT RECOMMENDATIONS.
- 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, 1" BELOW TOP OF PAVING FOR TURF AND 2" BELOW TOP OF PAVING FOR PLANTING AREA
- ⑨ THICKENED EDGE AT PLANTING AREA WHERE REQUIRED.



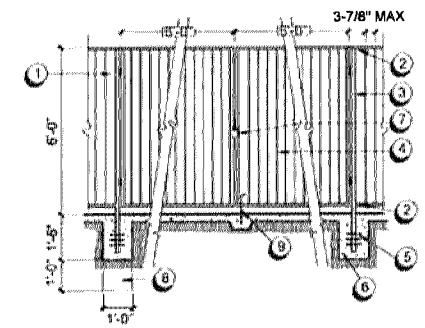
A FLY ASH CONCRETE PAVING
SCALE: 1-1/2" = 1'-0" FOR PAVING EXTENSION AT GATES



- ① 1" x 1-1/2" TUBULAR STEEL TOP, BOTTOM AND MID RAILS.
- ② 1-1/2" SQUARE TUBULAR STEEL POSTS - SET IN CONCRETE FOOTING.
- ③ 5/8" TUBULAR STEEL PICKETS.
- ④ CONCRETE FOOTING PER STRUCTURAL ENGINEER
- ⑤ FINISH GRADE
- ⑥ COMPACTED SUBGRADE

NOTE:
1. FOR REFERENCE ONLY REFER TO CIVIL ENGINEER'S PLANS FOR SPECIFICATION AND DETAIL OR CITY'S MANUAL OF STANDARDS.

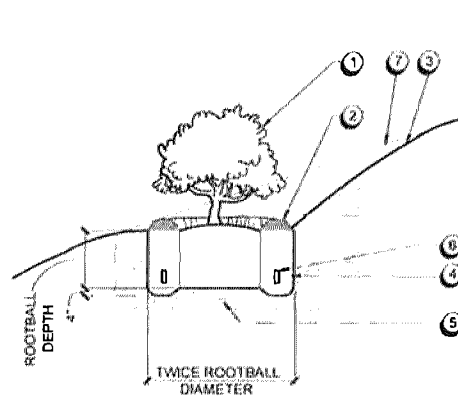
B 6' HIGH TUBE STEEL FENCE
SCALE: 1/2" = 1'-0"



- ① 5/8" TUBE STEEL PICKETS
- ② 1" X 1 1/2" TUBE STEEL TOP AND BOTTOM RAILS
- ③ 1 1/2" SQ. TUBE STEEL POST AT 6' O.C. MAXIMUM
- ④ 5/8" TUBE STEEL CROSS MEMBERS
- ⑤ WELD 4" X 4" X 3/8" STEEL PLATES TO BOTTOM OF POSTS
- ⑥ CONCRETE FOOTING
- ⑦ DOUBLE PADLOCK FLANGES TO THE OUTSIDE
- ⑧ EXTENDED FOOTING AT FENCE CORNERS
- ⑨ CAME BOLT AND SLEEVE IN GROUND.

NOTE:
1. FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER'S PLANS FOR SPECIFICATION AND DETAIL OR CITY'S MANUAL OF STANDARDS

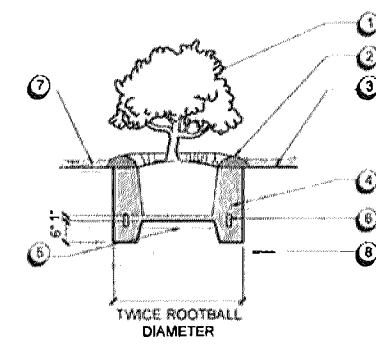
C TUBE STEEL VEHICULAR ACCESS GATES
SCALE: 3/8" = 1'-0"



- ① SET SHRUB CROWN 1" ABOVE FINISH GRADE.
- ② 2" DEEP BASIN WITH BARK MULCH (2" DEPTH).
- ③ FINISHED GRADE
- ④ AMENDED BACKFILL.
- ⑤ SET ROOTBALL ON UNDISTURBED SOIL.
- ⑥ PLANT TABLETS.
- ⑦ NATURAL OR GRADED SLOPE NOT EXCEEDING 2:1 OR PER SOILS REPORT.

NOTE:
-SCARIFY SIDES OF PLANTING PIT.
-FERTILIZED TABS ARE NOT TO BE USE WITH CALIFORNIA NATIVE PLANTS
-DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE SHRUBS

D SHRUB - ON SLOPE
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 PLANT TABLETS.
- ⑦ 2" DEPTH MULCH.
- ⑧ COMPACTED SUBGRADE OR ENGINEERED FILL.

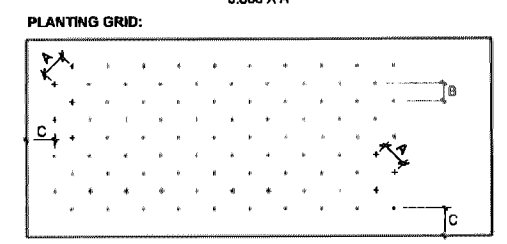
NOTE:
1. FERTILIZER TABS ARE NOT TO BE USED WITH CALIFORNIA NATIVE SHRUBS.
2. DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE SHRUBS.

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"	16' ±	12'
24"	21' ±	18'
36"	31' ±	24'

* 0.866 X A



F GROUND COVER SPACING CHART
N.T.S.

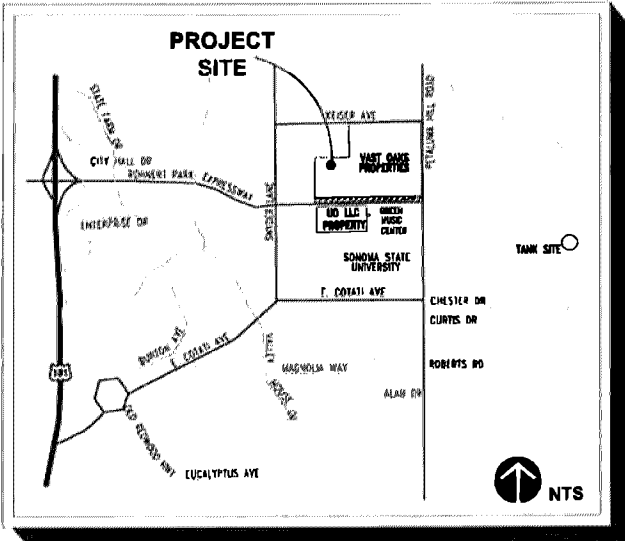
LANDSCAPE PLANS FOR:

ROHNERT PARK EXPRESSWAY

1st LAND DEVELOPMENT PHASE -
VAST OAK AT UNIVERSITY DISTRICT

ROHNERT PARK, CALIFORNIA
FEBRUARY 24, 2015

VICINITY MAP



SITE MAP

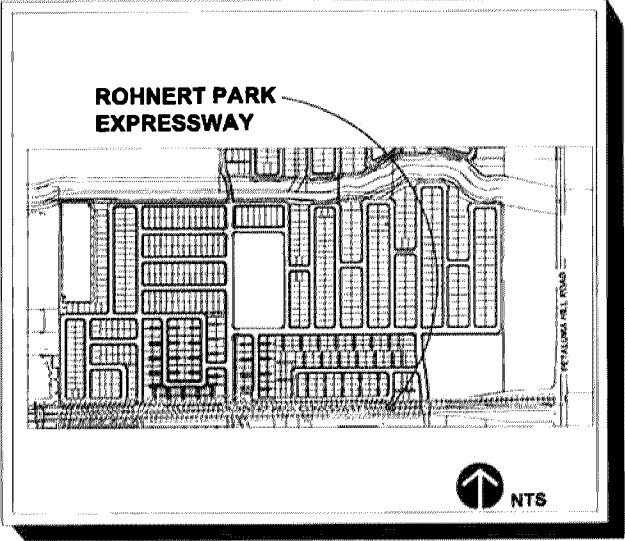
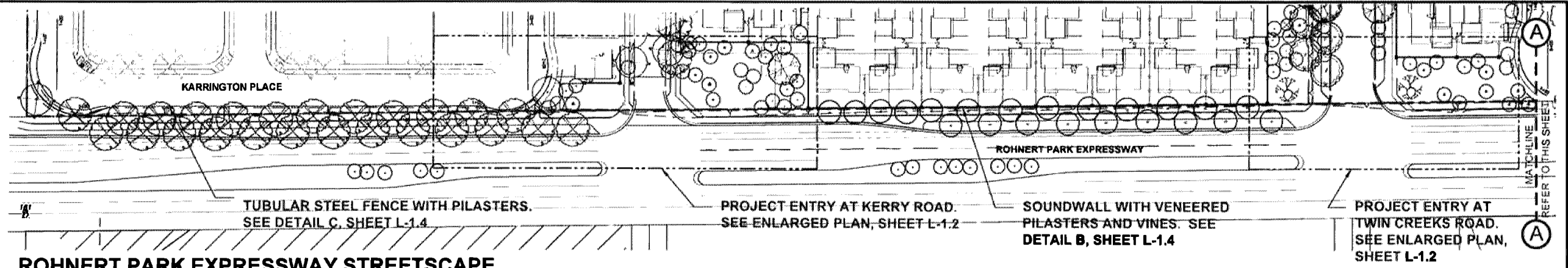


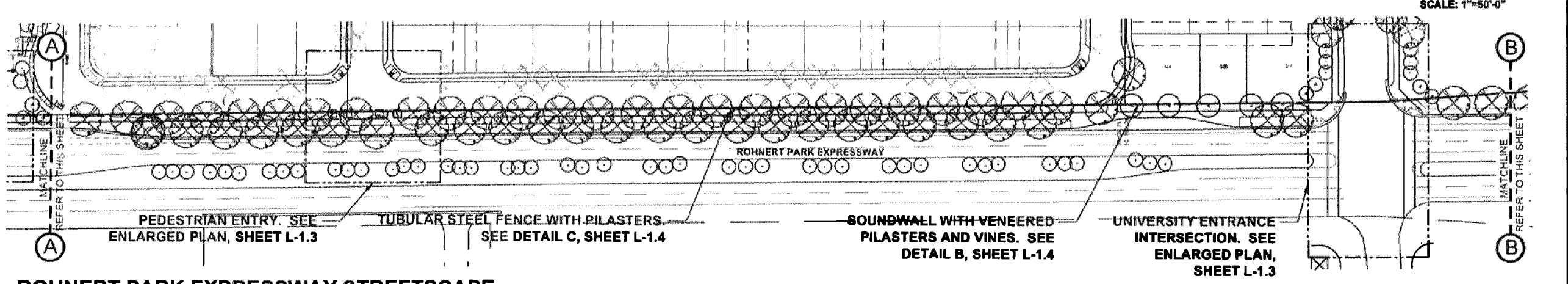
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COVER SHEET	L-1.0
LANDSCAPE MASTER PLAN	L-1.1
PROJECT ENTRIES AT KERRY ROAD AND TWIN CREEKS ROAD	L-1.2
MID-BLOCK PEDESTRIAN ENTRANCE AND UNIVERSITY ENTRANCE	L-1.3
LANDSCAPE DETAILS	L-1.4

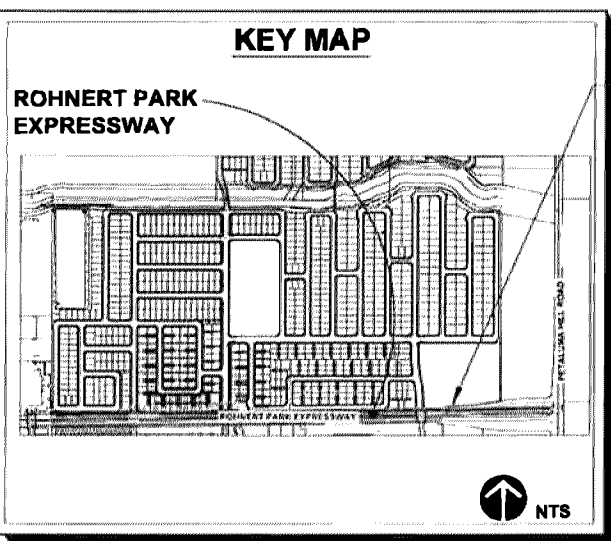
Brookfield		Vast Oak at University District				Scale: Not Applicable	FEBRUARY 24, 2015	Project No. 97711	L-1.0
	Development Area Plan	ROHNERT PARK EXPRESSWAY	Landscape Cover Sheet						
		Rohnert Park, California							



ROHNERT PARK EXPRESSWAY STREETSCAPE

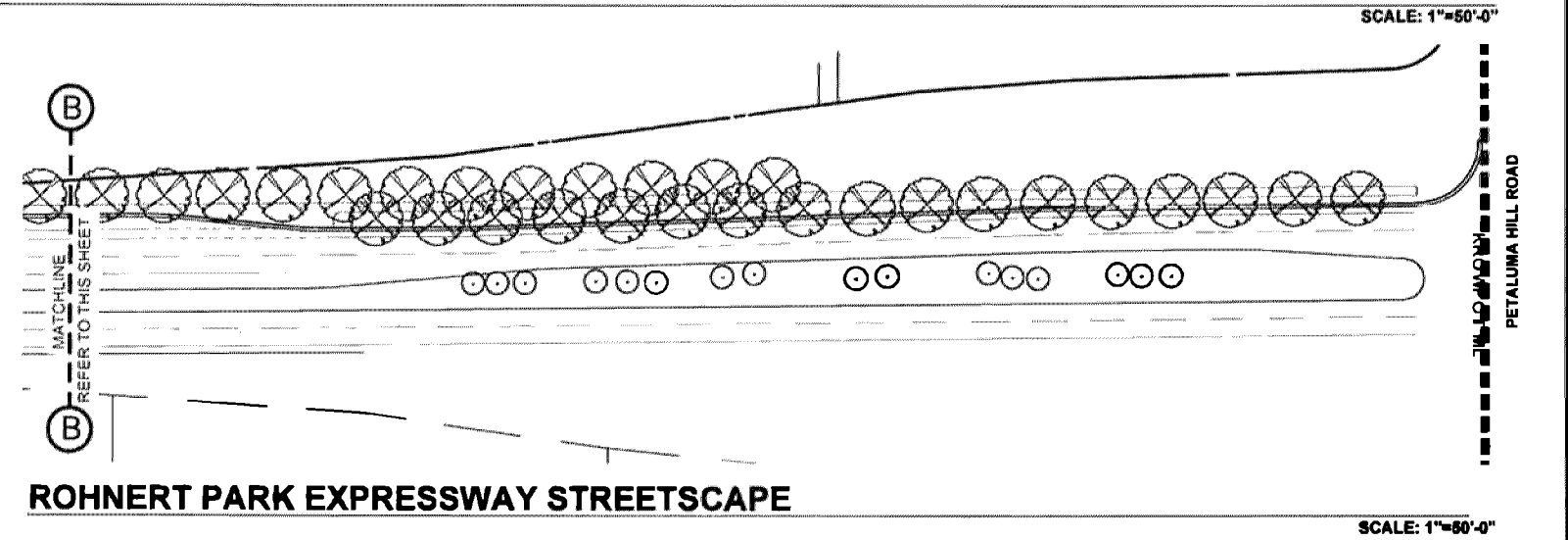


ROHNERT PARK EXPRESSWAY STREETSCAPE



SHADED AREA DEPICTS EXTENTS OF UD LLD LANDSCAPE TO BE MAINTAINED BY UNIVERSITY DISTRICT ASSOCIATION, WITH THE EXCEPTION OF THE MEDIANS ON ROHNERT PARK EXPRESSWAY

TREE NOTE
THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION



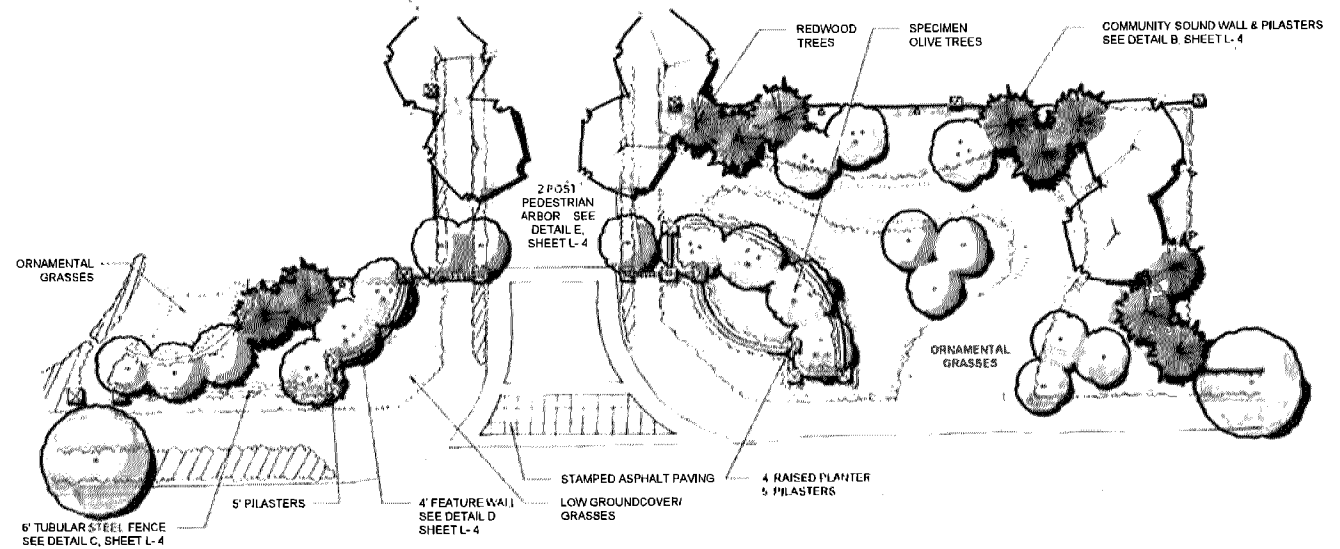
ROHNERT PARK EXPRESSWAY STREETSCAPE

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PLANT PALETTE					
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE	
TREES					
	SEQUOIA SEMPERVIRENS 'APTOS BLUE'	APTOS BLUE CALIFORNIA REDWOOD	HIGH	24" BOX	
	OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE	VERY LOW	15 GAL	
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	15 GAL	
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	LOW	15 GAL	
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	VERY LOW	24" BOX	
	N/A STREET TREE SEE DAP PLANS				
FRONT & SIDE YARD PLANTING					
LARGE SHRUBS					
	DODDIAEA VISCOSA	PURPLE HOPBEEBUSH	LOW	5 GAL	
	FEUOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL	
	MYRTICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	5 GAL	
	PHOTINIA FRABERS	PHOTINIA	MODERATE	5 GAL	
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	5 GAL	
	MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	5 GAL	
	CISTUS SPP.	ROCK ROSE	LOW	1 GAL	
	COLEONEMA SPP.	BREATH OF HEAVEN	MODERATE	5 GAL	
	LEONOTIS LEONURUS	LION'S TAIL	LOW	1 GAL	
LOROPETALUM 'RAZZLEBERRY'	FRINGE FLOWER	LOW	5 GAL		
NANODIA DOMESTICA	HEAVENLY BAMBOO	LOW	5 GAL		
OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	5 GAL		
PENSTEMON SPP.	GARDEN PENSTEMON	MODERATE	1 GAL		
PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL		
PITTOSPORUM SPP.	TOBIRA	LOW	5 GAL		
ROSA SPP.	ROSE	MODERATE	2 GAL		
SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL		
VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL		
WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GAL		
XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW	5 GAL		
SMALL SHRUBS					
	ANGIOZANTHOS SPP.	KANGAROO PAW	LOW	1 GAL	
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL	
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL	
	ERIGERON KARVINUS/MAIUS	SANTA BARBARA DAISY	LOW	1 GAL	
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL	
	GAURA LINDHEIMERI	GAURA	MODERATE	1 GAL	
	HEMEROCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL	
	HEUCHERA SPP.	CORAL BELLS	MODERATE	1 GAL	
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL	
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL	
	GRASSES				
		CALAMAGROSTIS 'KARL FÖRSTER'	FEATHER REED GRASS	LOW	1 GAL
		FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
		HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
		LEYMUS 'CANYON PRINCE'	BLUE WILD RYE	VERY LOW	1 GAL
MUHLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL		
GROUNDCOVERS					
	ANKERIA MARTIANA	SEA THRIFT	MODERATE	1 GAL	
	FRAGARIA CHILOENSIS	CREeping STRAWBERRY	MODERATE	1 GAL	
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL	
	MYOSOTIS MARITIMA	PROSTRATE MYOSOTIS	LOW	1 GAL	
	SCAEVOLOA 'MAIUS CLUSTERS'	PURPLE SCAEVOLA	MODERATE	1 GAL	
PARKWAY PLANTING					
	ARCTOSTAPHYLOS 'HERALD CARPET'	MANZANITA	VERY LOW	1 GAL	
	COTONEASTER 'LOWFAST'	PROSTRATE BEARBERRY	LOW	1 GAL	
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL	
	GAZANIA SPP.	CAPE DAISY	LOW	1 GAL	
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL	
	JUNIPERUS SPP.	PROSTRATE JUNIPER	LOW	1 GAL	
VINES					
	FICUS PUMILA	CREeping FIG	MODERATE	5 GAL	
	PARTHENOCISSUS TRICUSPIDATA	BOTTON IVY	MODERATE	5 GAL	

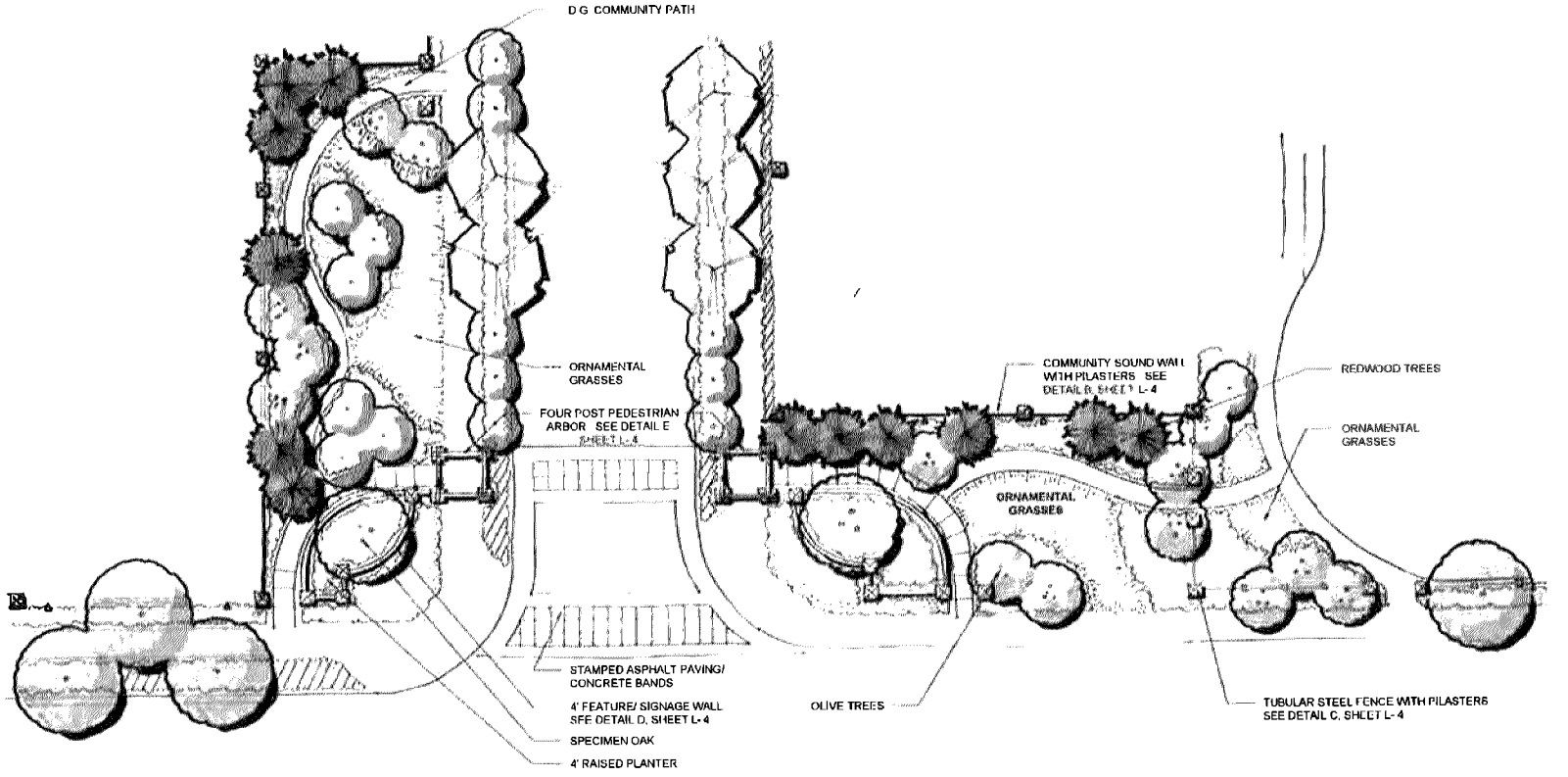
TREE NOTE

THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION



PROJECT ENTRY AT KERRY ROAD

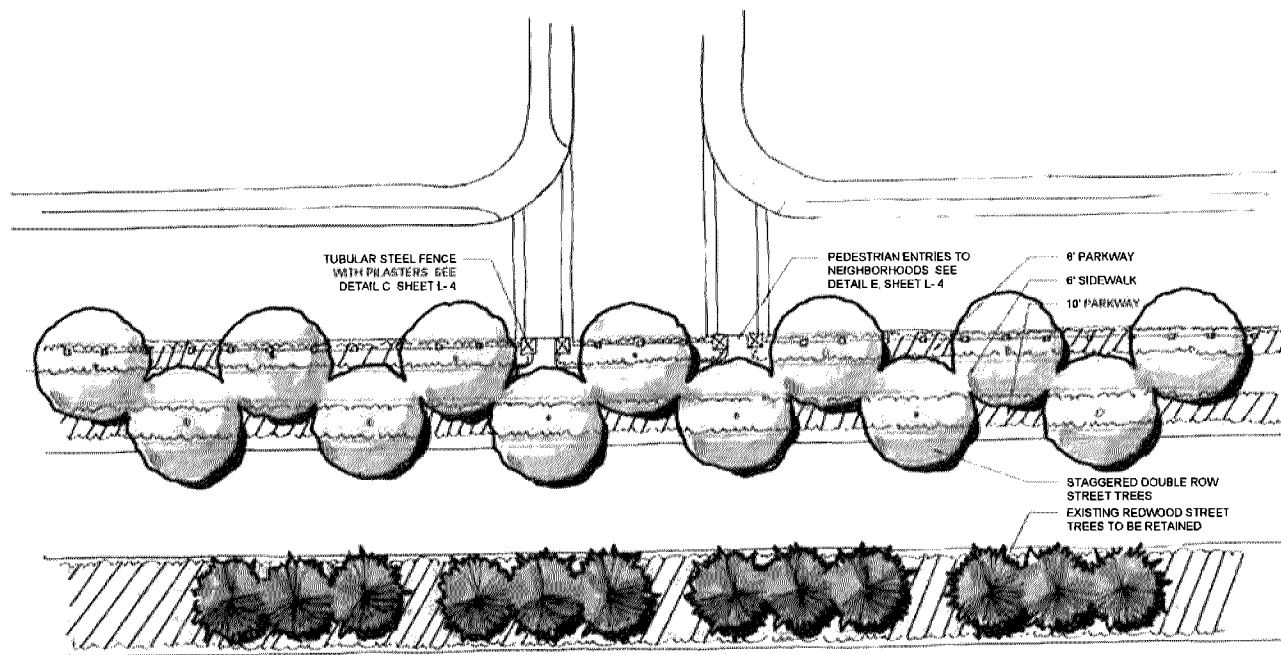
SCALE: 1"=20'-0"



PROJECT ENTRY AT TWIN CREEKS ROAD

SCALE: 1"=20'-0"

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MID BLOCK PEDESTRIAN ENTRANCE

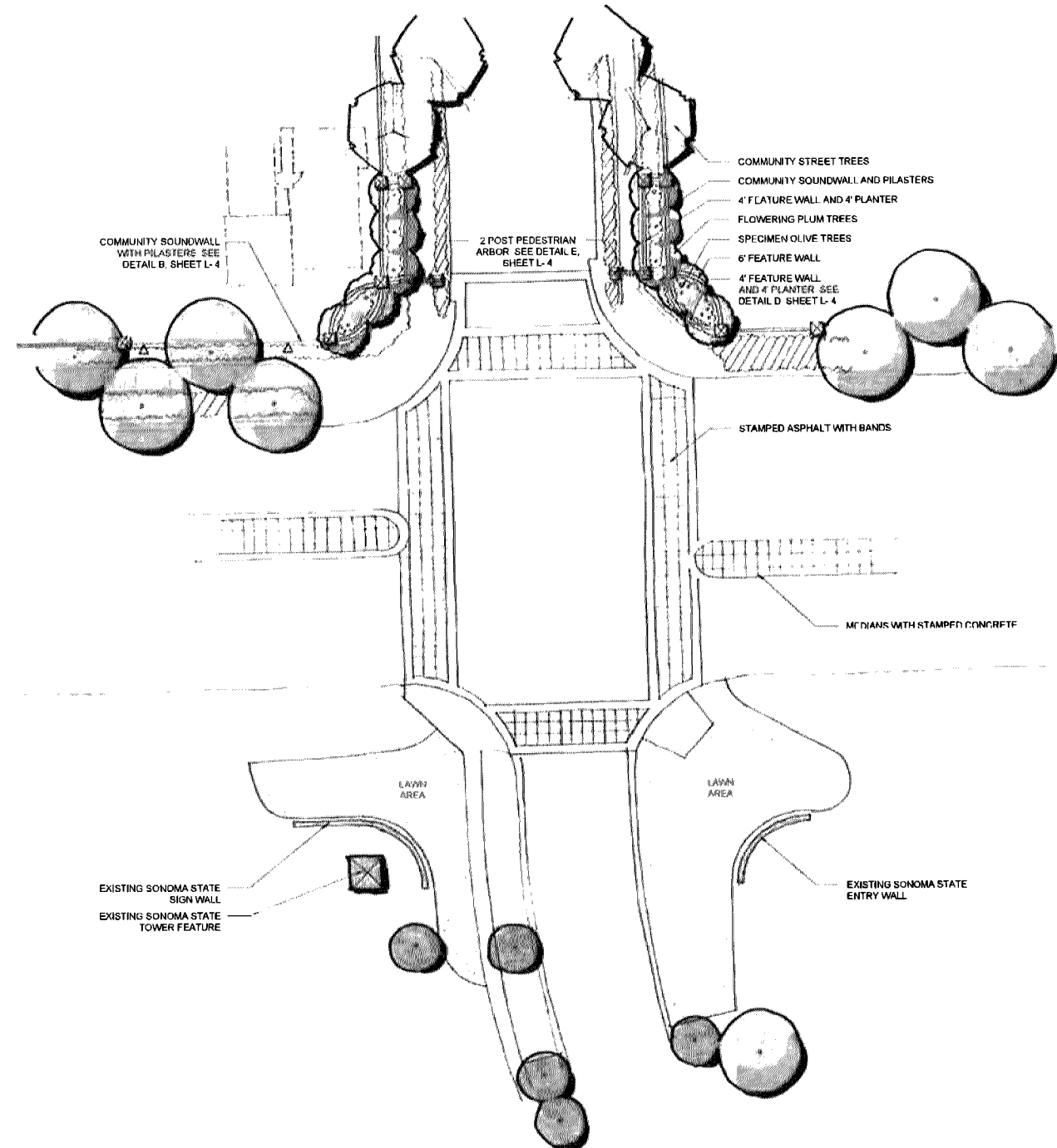
SCALE: 1"=20'-0"

IRRIGATION DESIGN

1. PARKWAY STRIP, FRONT AND SIDE YARD LANDSCAPING OUTSIDE OF LOT FENCING SHALL UTILIZE RECYCLED WATER FROM A COMMON HOA SYSTEM.
2. SIDE YARD AND REAR YARD LANDSCAPING WITHIN LOT FENCING SHALL UTILIZE POTABLE WATER FOR IRRIGATION AS PART OF THE HOMEOWNER'S IRRIGATION SYSTEM.

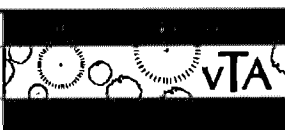
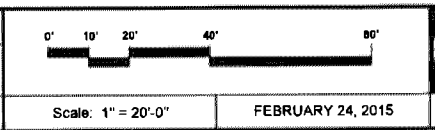

TREE NOTE

THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.



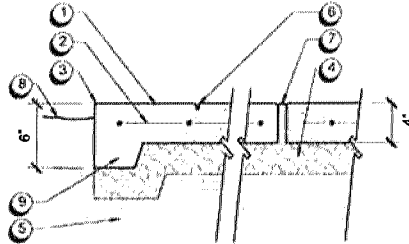
UNIVERSITY ENTRANCE INTERSECTION

SCALE: 1"=20'-0"

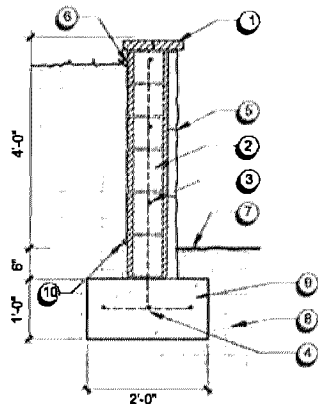
Brookfield	Development Area Plan	Vast Oak at University District ROHNERT PARK EXPRESSWAY Rohnert Park, California	Landscape Design	 <p>www.vanderToelen.com</p> <p>Project: Vast Oak at University District Sheet: L-1.3 Date: February 24, 2015 Scale: 1" = 20'-0"</p>	 <p>Scale: 1" = 20'-0"</p> <p>FEBRUARY 24, 2015</p>	 <p>NORTH</p> <p>Project No. 97711</p>
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- 1 CONCRETE (MIN. 25% FLY ASH) PAVING.
- 2 REINFORCING PER GEOTECH REPORT.
- 3 1/2" TOOLED RADIUS
- 4 COMPACTED CLASS II AGGREGATE BASE, 100% RECYCLED RECLAIMED ASPHALT, CONCRETE OR GLASS. COMPACTION AND THICKNESS PER SOILS REPORT RECOMMENDATIONS
- 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, 1" BELOW TOP OF PAVING FOR TURF AND 2" BELOW TOP OF PAVING FOR PLANTING AREA.
- 9 THICKENED EDGE AT PLANTING AREA WHERE REQUIRED.



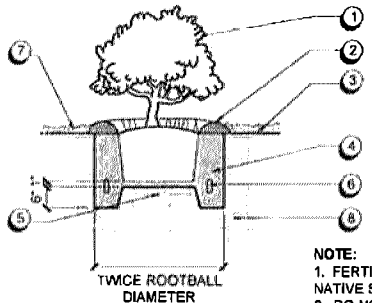
A FLY ASH CONCRETE PAVING
SCALE: 1-1/2" = 1'-0"



- 1 BRICK WALL CAP.
- 2 8" CMU BLOCK, SOLID GROUT ALL CELLS.
- 3 #4 REBAR @ 16" O C BOTH WAYS.
- 4 (3) #4 REBAR FULL LENGTH OF FOOTING
- 5 STONE VENEER SHALL BE NEW EURO CASTLE, SONOMA STATE, BY CULTURED STONE
- 6 STUCCO FINISH - BACK SIDE OF WALL - COI OR TO MATCH PRIVACY WALL.
- 7 FINISH GRADE
- 8 COMPACTED SUB-GRADE OR ENGINEERED FILL.
- 9 CONCRETE FOOTING.
- 10 26 GAUGE STUCCO SCREED 1" ABOVE GRADE

NOTE: WALL AT TWIN CREEKS ENTRY SHALL HAVE DEVELOPMENT SIGNAGE ON TILE BACKGROUND WITH DOWNLIGHTING FROM WALL CAP

D 4' LOW WALL
SCALE: 3/4" = 1'-0"

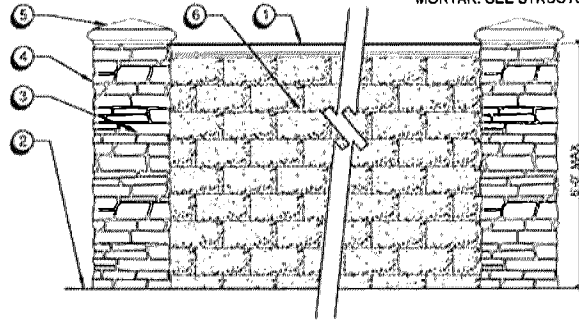


- 1 SHRUB - SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE
- 2 3" HIGH WATERING BASIN.
- 3 FINISH GRADE
- 4 AMENDED BACKFILL
- 5 SET ROOTBALL ON LIGHTLY TAMPED SUPPORT
- 6 (2) 21 GRAM PLANT TABLETS
- 7 2" DEPTH MULCH.
- 8 COMPACTED SUBGRADE OR ENGINEERED FILL.

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

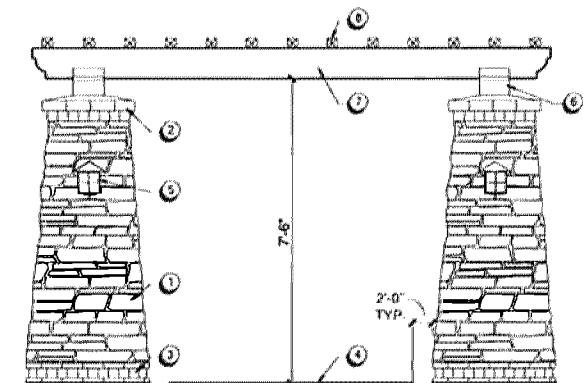
G SHRUB
N.T.S.

- 1 WALL CAP SHALL BE #Q-G8SWC BY QUICK CRETE PRODUCTS CORP. COLOR TO BE NATURAL WITH A LIGHT SANDBLAST FINISH
- 2 FINISH GRADE
- 3 PILASTERS AT CORNERS AND EVERY PROPERTY LINE WITH STONE VENEER SEE STRUCTURAL ENGINEER'S DRAWINGS
- 4 PILASTER VENEER SHALL BE NEW EURO CASTLE, SONOMA STATE BY CULTURED STONE.
- 5 PILASTER CAP. COLOR TO BE NATURAL WITH A LIGHT SANDBLAST FINISH
- 6 CONCRETE MASONRY UNITS CMU SHALL BE BASALITE SPLIT FACE ON STREET SIDE, COMBED FINISH ON LOT OWNER SIDE CMU SHALL BE COLOR 345 WITH MATCHING MORTAR. SEE STRUCTURAL ENGINEER'S DRAWINGS.



NOTE:
SEE PRODUCTION PLANS PREPARED BY VTA FOR ADDITIONAL CONSTRUCTION INFORMATION

B PRIVACY WALL W/STONE VENEER PILASTERS
SCALE: 1/2" = 1'-0"

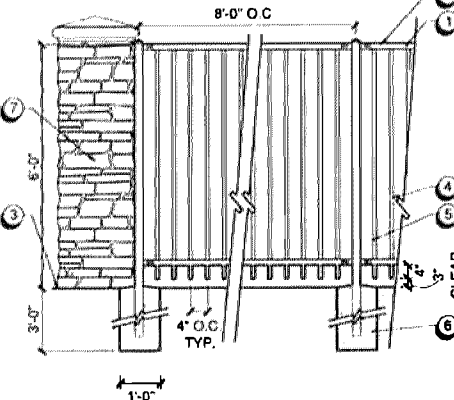


- 1 TAPERED PILASTER, VENEER SHALL BE NEW EURO CASTLE, SONOMA STATE, BY CULTURED STONE.
- 2 BRICK CAP, RUNNING BOND OVER END PROFILE (BRICK TBD).
- 3 BRICK BASE, 2 RUNNING BOND BANDS ABOVE AND BELOW 45" ON EDGE (BRICK TBD)
- 4 SIDEWALK
- 5 BRONZE CARRIAGE LIGHT
- 6 8X8 BEAM
- 7 8X8 JOIST
- 8 4X4 LATTICE

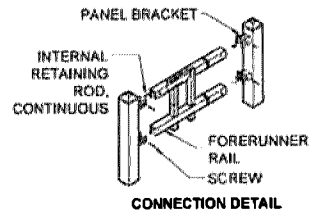
NOTE: TRELLIS TO BE TWO POSTED FOR ENTRIES AT KERRY ROAD AND REDWOOD CIRCLE. TRELLIS SHALL HAVE FOUR POSTS AT TWIN CREEKS ENTRY

E PEDESTRIAN ENTRANCE TRELLIS
SCALE: 1/2" = 1'-0"

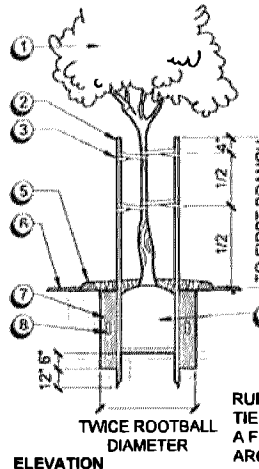
- 1 AMERISTAR PRE-FAB. TUBE STEEL FENCE OR EQUAL. STYLE TO BE "MONTAGE MAJESTIC 2-RAIL" PANELS AND POST ARE GALVANIZED STEEL WITH "PERMACOAT" FINISH COLOR TO BE BRONZE.
- 2 INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL BELOW FOR REFERENCE
- 3 FINISH GRADE.
- 4 3/4" SQ. 18 GA PICKET
- 5 2 1/2" SQ. 18 GA POST
- 6 CONCRETE FOOTING, TYP.
- 7 PILASTER REFER TO DETAIL B, THIS SHEET FOR SPECIFICATIONS.



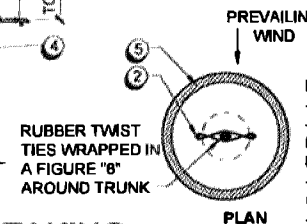
NOTES:
1. CONTACT AMERISTAR AT: 1-888-333-3422



C TUBE STEEL FENCE - AMERISTAR
SCALE: NTS



- 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 PERPENDICULAR 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 W/ 2" DEPTH BARK MULCH
- 6 FINISH GRADE.
- 7 AMENDED BACKFILL.
- 8 (4) PLANT TABLETS



NOTE:
-SCARIFY SIDES OF PLANTING PIT.
-FERTILIZED 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.

F TREE STAKING
N.T.S.

Brookfield	Development Area Plan	Vast Oak at University District ROHNERT PARK EXPRESSWAY Rohnert Park, California	Landscape Details		www.vanderToolen.com Helen VanderToolen 1118 Redwood Way, Suite 200 Rohnert Park, CA 94928	Scale: See Detail	FEBRUARY 24, 2015	Project No. 97711 L-1.4
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EXHIBIT B

DEVELOPMENT AREA PLAN II – UNIVERSITY DISTRICT VAST OAK LAND DEVELOPMENT PHASE I: HINEBAUGH CREEK CLASS I BIKE TRAIL, WEST DETENTION BASIN, AND ROHNERT PARK EXPRESSWAY

CONDITIONS OF APPROVAL

ON-GOING CONDITIONS

The conditions below shall apply to the Development Area Plan II (DAP II) for the University District Vast Oak Land Development Phase I: Hinebaugh Creek Class I Bike Trail, West Detention Basin, and Rohnert Park Expressway. The University District Vast Oak Land Development Phase I: Hinebaugh Creek Class I Bike Trail, West Detention Basin, and Rohnert Park Expressway 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) In case of conflict between the various documents, the following order shall prevail: General Plan, Mitigation Measures for the FEIR, UDSP, DAP II and its conditions of approval, DA, Tentative Map and its Conditions of Approval, RPMC, and Design and Construction Standards.
- 3) The applicant shall comply with the FEIR. In addition the applicant shall pay the cost to monitor the MMs 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.
- 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 this DAP II, save and except that caused by the City's active negligence.
- 5) By accepting the benefits conferred under this DAP II, the applicant acknowledges all the conditions imposed and accepts this DAP II subject to those conditions with full awareness of the provisions of the Final Development Plan (FDP), 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 this DAP II shall constitute acceptance of all of the conditions and obligations imposed by the City on this DAP II. 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 phase shall be consistent with all other approvals associated with this project (e.g. UDSP/Design Guidelines, Tentative Map, DA).
- 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.
- 10) Any covenants, conditions, and restrictions (CC&R's) applicable to the project property shall be consistent with the terms of these conditions and the City Code. If there is conflict between the CC&R's and the City Code or these conditions, the City Code or these conditions shall prevail.

Site Plan, Landscaping and Signs

- 11) All improvements shall be in substantial conformance with the submitted Site Plan, Exterior Elevations, and Landscape Plan, except as modified herein.
- 12) The design of all entrances to the site shall be subject to Department of Public Safety approval.
- 13) The designs and locations of decorative paving treatments shall be subject to staff review and approval.
- 14) Design and placement of walls and fences shall be in accordance with the standards in the approved Development Area Plan and shall be approved by planning staff.
- 15) Prior to the issuance of any building permits, 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.
- 16) All trees within five feet of the public right-of-way shall have root barriers that are approved by the Development Service Director.
- 17) A permanent automatic sprinkler shall be installed to maintain all landscape materials and areas.
- 18) The applicant's engineer shall coordinate with the City Engineer to ensure that recycled water is used for irrigation of the project's landscaping as feasible.

- 19) All exterior lighting shall be designed so as to prevent any spillover lighting onto adjacent properties and rights-of-way. Lighting elements will be required to be recessed within their fixtures to prevent glare. 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. Exterior project lighting shall be reviewed and approved by Development Services Director.
- 20) The design of any entry monument signage shall be submitted to the Planning Division for review and approval prior to installation.
- 21) Landscape plans for the portion of Rohnert Park Expressway extending from Snyder Lane east to the west limits of the development shall be submitted prior to final landscape design drawings.
- 22) All intersection crosswalk require a 12" white painted crosswalk band on each side of the crosswalk
- 23) The mid-block pedestrian entrance shall include a crosswalk across the north edge of the intersection to match the north-south crosswalks.
- 24) The University entrance intersection shall include a sidewalk extending easterly from the intersection along the north side of the street.

Site Improvements

- 25) All disturbed areas along the westerly edge of the Vast Oak Detention Basin shall be revegetated with native grasses.
- 26) 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.
- 27) All existing overhead utilities within the subdivision and all proposed utilities shall be placed underground.
- 28) All parking areas and open storage areas shall be paved with asphalt surfacing. All site work, including curbs, gutters, sidewalks and berms separating landscape areas shall be concrete. All plans shall be prepared in accordance with City standards and submitted to and approved by the City Engineer.
- 29) The proposed portion of the trail east of the commercial area shall be reviewed and approved as part of the Development Area Plan submitted for the commercial area.

Construction Mitigation

- 30) 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.

- 31) The developer shall comply with construction hours pursuant to Rohnert Park Municipal Code Section 9.44.120.
- 32) 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.
- 33) 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.
- 34) Pedestrian entrances through the tubular steel fencing will be located at the following locations:
 - a. One at Kevin Place and Kyle Place
 - b. One at Kyle Place and Kolton Place
 - c. One at Kyle Place and Kim Place
 - d. One at southwestern corner of Kaitlyn Place (1)
 - e. Two at Karen Place and Kaitlyn Place
 - f. One at southeastern corner of Kaitlyn Place