



City of Rohnert Park PLANNING COMMISSION STAFF REPORT

Meeting Date: April 14, 2016

Agenda Item No: 8.1

Subject: File No. PLTU2016-0004 – Southeast Rohnert Park
Consideration of a Temporary Use Permit for the Model Homes Complex
within Phase I of Development of the Southeast Specific Plan

Location: Within the Southeast Specific Plan (approximately 80 acres (7279
Petaluma Hill Road, APN 047-111-030), northeast of the intersection at
Bodway Parkway and Valley House Drive)

Applicant: Redwood Equities Investments LLC

SUBJECT

Matters relating to development within the Southeast Specific Plan (SESP) Project: a proposed mixed-use community on approximately 80 acres with 475 residential units, 10,000 square feet (sf) of commercial uses, and a 5.0 acre park, stormwater detention basin and water storage facility.

1. Resolution No. 2016-09 Approving a Temporary Use Permit for the Southeast Rohnert Park Development Phase I Model Homes Complex

BACKGROUND

The SESP is one of five specific plan areas designated in the City's General Plan for future development. The SESP includes approximately 80 acres of lands in the City of Rohnert Park, south of the Canon Manor Specific Plan Area, west of Petaluma Hill Road, and north of Valley House Drive and prior to 2011, was located outside of the City's boundaries. In 2010, the SESP document (Specific Plan) was approved and associated General Plan amendments were adopted and implemented. The adopted Specific Plan addresses the land use and development standards for the SESP area, which was annexed to the City in 2011. The approved Specific Plan allowed a maximum of 475 residential units, 10,000 square feet of commercial uses, and a 5.0 acre park. In addition to the Specific Plan and General Plan amendments, the City Council approved a Final Development Plan, a Tentative Map and a Development Area Plan, which illustrated housing

types, landscaping, lighting, entry features and other design elements were approved. An Environmental Impact Report (EIR) was prepared and certified by the City in conjunction with the 2010 approval of the plans, map and annexation request.

On November 25, 2014, following a recommendation by the Planning Commission, the City Council approved revisions to the 2010 SESP, Final Development Plan, Development Area Plan, Tentative Map, and Development Agreement. The approved revisions related primarily to the replacement of alley lot homes with motorcourt homes within the Southeast Medium Density residential designation.

PROPOSED PROJECT

The proposed project involves the construction and operation of the model homes and sales office for the Southeast Specific Development Phase I (refer to location shown on Sheet L1 of **Exhibit 1 Southeast Rohnert Park – Model Homes Complex**).

The residential floor plans, exterior elevations and colors for the three neighborhoods were approved with the Development Area Plan (DAP). The 2014 DAP approval was conditioned to require Planning Commission approval of a plan for the model home complex, including off street parking, lighting, ADA compliance and office complex prior to issuance of building permits.

The applicants have submitted an application for a Temporary Use Permit for the Southeast Rohnert Park Model Homes Complex. Construction of the model homes is proposed to occur Monday through Saturday between the hours of 7:00 am to 5:00 pm. Proposed hours of operation for the model homes sales office are 10:00 am to 6:00 pm daily, 7 days per week. The components of the proposed complex are described in greater detail below.

Model Homes and Sales Office

The Southeast Rohnert Park Model Homes Complex would be located on eight lots within Development Phase I of the SESP Project. As shown on Sheet L1 of **Exhibit 1**, the Phase I portion of the SESP consists of property located in the western portion of the Specific Plan Area. Model homes would be constructed along the eastern edge of the Phase I area, adjacent to the Neighborhood Park. Individual model homes would be constructed on six of the lots (Lots 22, 23, 24, 94, 95, and 96) and the sales office would be located inside of the garage of the model home located on Lot 24. Lots 94-96 are within the portion of the Specific Plan area designated for Medium Density Residential and Lots 22-24 are within the Low Density Residential designation.

Each of the model homes would be two-stories and would represent the different floor plans, exterior elevations and colors, as included in the approved DAP. Refer to **Exhibit 2 DAP Elevations and Floor Plans** for the approved Low Density and Medium Density Residential home exterior elevations and floor plan layouts. As shown on Sheets L1 and L2 of **Exhibit 1**, the components of each of the proposed model homes would be as follows:

- Lot 22 would represent Plan 3 (Craftsmen). The backyard of this model would have a covered patio, synthetic turf, outdoor barbeque counter with an arbor above with lights

(by separate permit), stacked garden block, landscaping, and a ceramic planter with concrete stepping stones.

- Lot 23 would represent Plan 2 (Traditional). The backyard of this model would include landscaping, wooden raised garden beds, covered patio, potting bench, rain water storage barrels, patio furniture and barbeque, and decorative pottery.
- Lot 24 would represent Plan IX (Farmhouse). This model home would include a sales office in the garage area of the home. The backyard of this model would include a metal bench, decorative pottery, patio furniture, barbeque, wood arbor (by separate permit), prefabricated pizza oven. The fence would include a vine trellis.
- Lot 94 would represent Plan 1 (Cottage). The backyard of this model would include gravel path and lounge area, landscaping, synthetic turf, covered patio, barbeque, and decorative pottery,
- Lot 95 would represent Plan 2 (Traditional). The backyard of this model would include stamped concrete, landscaping, fire pit stacked garden block, wood arbor (by separate permit), patio furniture and barbeque. The fence at the side yard would have a metal vine trellis.
- Lot 96 would represent Plan 3 (Farmhouse). The backyard of this model would include stamped concrete, synthetic turf, landscaping, patio furniture, decorative metal vine trellis on wall, gravel pathway, and prefabricated playhouse or small hot tub.

Twelve parking stalls and one ADA accessible stall would be constructed on Lots 25 and 26 to serve the proposed model home complex and an accessible path of travel would provide access from the parking lot to the sales office located in the model home on Lot 24 and to the ADA accessible restroom located in the model home located on Lot 23. **Exhibit 3 Sales Office Floor Plan** shows the proposed floor plan layout for the sales offices located in the Lot 24 model home.

Landscaping would be installed along the streetscape, within the front and back yards of the model homes, and surrounding the temporary parking lot (Refer to Sheets L-1, L-8 and L-9 of **Exhibit 1**). As indicated on Sheet L-2 of **Exhibit 1**, all planting areas are to receive 6-inches of stockpiled topsoil.

6-foot wooden fencing would be constructed on the interior lot boundaries (Refer to Sheet L-1 of **Exhibit 1**). Street lights would be installed adjacent to the eastern boundary of Lot 96 and in front of Lot 94.

The model homes complex is expected to be in place for all four phases of development of the residential portion of the SESP project, approximately 36 months.

Project Signage

As shown on Sheet L-1 of **Exhibit 1**, conceptual project signage includes one 5-foot by 5-foot sign. On Sheet L-2 of **Exhibit 1**, the proposed signage would be located along the accessible path, in between the parking lot and the sales office. The sign would include the builders name and phone number, and the words “model home.” A flagpole would be located adjacent to parking lot entry.

PROJECT ANALYSIS

Amendments to the 2010 DAP for the Southeast Specific Plan were approved by City Council in 2014. At the November 2014 hearing, Council approved a condition requiring the Planning Commission review of a plan for the model homes, including off street parking, lighting, ADA compliance and office complex prior to issuance of building permits.

Model homes applications are required to provide:

- an accessible parking layout (2 spaces per model home/sales trailer)
- location of accessible restroom, if not within the sales office.
- an accessible path of travel from accessible parking space to the sales office and the accessible restroom, if not within the sales office model
- proposed fencing
- location of any electrical transformers, fire hydrants, utility connections
- floor plan of Sales Office
- signage - showing location, design of all exterior signage

The applicant's submittal includes the required parking, restrooms, lighting and fencing. Permanent fencing is consistent with the approved DAP and temporary fencing would be removed upon completion of sales. Site plans include ADA compliant access and restrooms. Access to the models homes will be provided by new streets on the north, south and east of the planned park site, consistent with the Model Home Access Improvement Agreement.

Signage proposed is described above. As shown on the plans, the applicants are requesting a single 5-foot by 5-foot sign.

Exterior lighting is proposed to use the street lights which are anticipated to be installed prior to operation of the sales office. Other lighting would be exterior lights on the model homes as approved with the DAP. Electrical power is proposed to be provided via temporary generators located on Lots 25 and 93 (refer to **Exhibit 4 Generator Location Map**). During construction of the model homes complex, the generators would be operational six days per week between the hours of 7:00 am to 5:00 pm. During operation of the model homes, the generators would be operational seven days per week between the hours of 10:00 am to 6:00 pm. Noise emitted by the generators would be required to meet the residential noise standards included in the City's Municipal Code Section 17.12.030. As specified in Municipal Code, noise levels must not exceed the City's maximum residential noise standard of 60 decibels, as measured from the property line, between the hours of 7:00 am and 7:00 pm. Acoustical testing would be required to be conducted to verify compliance with the City's noise standards. The two temporary generators would also be required to have fencing installed around them for screening and security. Removal of the generators and electrical drop lines would be completed as soon as the in-tract underground electrical system is operational and no later than May 1, 2017.

The proposed plans are consistent with the Specific Plan and the models, streetscape and landscaping proposed are consistent with the DAP for Development Phase 1 as approved by the City Council. Temporary facilities such as parking, ADA compliance, fencing and restrooms comply with model home requirements.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the City of Rohnert Park, as the lead agency, has conducted an environmental review of the SESP 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 SESP 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 December 10, 2010. The proposed project, which is a temporary use permit for the model homes and sales offices in Southeast Specific Plan, is consistent with the analysis in the EIR and would not result in additional environmental effects. Therefore, no additional environmental review is necessary.

PUBLIC NOTIFICATION AND INFORMATION

A public hearing notice denoting the time, date, and location of this hearing was published in the *Community Voice* on April 1, 2016. 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.

RECOMMENDED ACTIONS

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2016-09 approving a Temporary Use Permit for the Southeast Specific Plan Development Phase I Model Homes Complex.

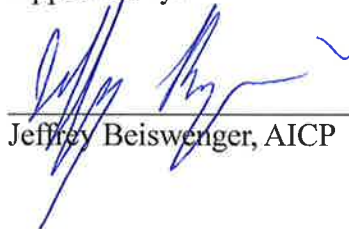
ATTACHMENTS:

- A. Resolution No. 2016-09

EXHIBITS:

1. Southeast Rohnert Park – Model Homes Complex
2. Southeast Specific Plan DAP Elevations and Floor Plans
3. Sales Office Floor Plan
4. Generator Location Map

Approved by:



Jeffrey Beiswenger, AICP

PLANNING COMMISSION RESOLUTION NO. 2016-09

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING A TEMPORARY USE
PERMIT FOR THE SOUTHEAST ROHNERT PARK DEVELOPMENT PHASE I
MODEL HOMES COMPLEX
(Redwood Equities Investments LLC)**

WHEREAS, the applicant, Redwood Equities Investments LLC, filed Planning Application No. PLTU2016-0004 a Temporary Use Permit for the construction of the Model Homes Complex for Development Phase 1 within the Southeast Specific Plan in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, Planning Application No. PLTU2016-0004 was processed in the time and manner prescribed by State and local law;

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 April 14, 2016, the Planning Commission reviewed Planning Application No. PLTU2016-0004 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and,

WHEREAS, at the April 14, 2016 Planning Commission meeting, upon considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application No. PLTU2016-0004;

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

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

Section 2. Factors considered. The Planning Commission, in approving Planning Application No. PLTU2016-0004, makes the following factors, to wit:

- A. That the proposed location of the Conditional Use is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located;*

The proposed use will comply with the Development Standards in the Southeast Specific Plan, Tentative Map, and Development Area Plan for the Southeast Area Development Phase 1.

- B. *That the proposed location of the Conditional Use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, and that the operation and maintenance of the Conditional Use will be compatible with the surrounding uses.*

The area where the model homes and sales office will be located is on eight lots within the Southeast Area. The model homes will be appropriately located within lots to meet all development standards for eventual sale. Prior to operation of the proposed complexes roads, sidewalks and street lighting will be completed. Public access on the site will be limited to the model home complex site. Construction operations will be separated from the sales facilities.

- C. *The proposed Conditional Use will comply with each of the applicable provisions of this title.*

The models, streetscape and landscaping proposed are consistent with the Development Area Plan for Development Phase 1 as approved by the City Council. Temporary facilities such as parking, ADA compliance, fencing and restrooms comply with Model Home requirements. Vehicular and pedestrian access is adequate.

Section 3. Environmental Clearance. An Environmental Impact Report (SCH No. 2003112011) was prepared for the Southeast Specific Plan Project and certified by the City on December 10, 2010.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLTU2016-0004 subject to the following conditions:

- 1) The Temporary Conditional Use Permit is approved for up to 48 months from the Planning Commission approval date subject to an annual review by Development Services staff for compliance with application provisions and conditions of approval. A report on the status and compliance with conditions shall be submitted to the Planning Commission. After reviewing the report the Planning Commission may determine if further review of the permit is necessary.
- 2) Hours of operation for public access to the model homes complex sales office is limited to 8:00 AM to 6:00 PM.
- 3) The applicant shall comply with all applicable sections of the Rohnert Park Municipal Code and the California Building Code (CBC) shall obtain all necessary permits from the Building and Public Safety Departments prior to commencement of operation of the sales at the model homes complexes. General Site and Building Elements as required for Americans with Disabilities Act (ADA) compliance include:
 - a. Provide handicap parking spaces as required by CBC Table 11B-208.2 Parking Spaces.

- b. Provide an accessible route from accessible parking to the accessible sales offices (CBC 11B-206.2.1).
 - c. Parking space identification signs are required (CBC 11B-502.6).
 - d. Floor or ground surfaces shall be stable, firm and slip resistant and shall comply with CBC Section 11B-302.
 - e. Provide maneuvering and turning space clearances for front approach doors at sales office (CBC 11B-304; 11B-404.2.4).
 - f. Thresholds, if provided at doorways, shall be one half inch maximum (CBC 11B-404.2.5).
 - g. Provide dimensions for walkways, door widths, approaches, maneuvering areas, turning spaces, signage, work surface heights, etc. (CBC 107.2). Work surfaces shall comply with CBC Section 11B-902.
- 4) Implement § 492.16 of the Water Efficient Landscape Ordinance which requires that all landscaping for model homes shall use signs and written information to demonstrate the principles of water efficient landscapes. The design of signs and written materials shall be approved by the City prior to installation. Signs shall be installed and written materials available prior to occupancy or operation of any sales office.
 - 5) Prior to start of model home construction, the water system and fire hydrants serving be installed, cleaned, pressure tested, disinfected and otherwise operational. Streets serving the model homes complex shall be graded, lime-treated, and rocked to provide an all-weather surface.
 - 6) Prior to occupancy and opening of the sales office and models to the public, the streets serving the model homes complex shall be paved and striped and sidewalks and other street improvements serving each the model homes complex shall be completed.
 - 7) Prior to occupancy and opening of the sales office and models to the public, power shall be made available to the complex via temporary generators on Lots 25 and 93, in the locations shown on **Exhibit 1**, attached hereto. Prior to the installation of the temporary generators, a generator permit shall be obtained from the City of Rohnert Park Building Department. Temporary generators shall be compliance with the noise standards provided in the City of Rohnert Park Municipal Code Section 17.12.030. Operation of the generators shall be restricted to between the hours of 7:00 am to 5:00 pm during construction of the model homes and sales office. Operation of the generators shall be restricted to between the hours of 8:00 am to 6:00 pm during operation of the model homes and sales office until October 31, 2016 and to between the hours of 8:00 am to 5:00 pm after November 1, 2016 to April 1, 2017. Temporary generators and electrical drops shall be removed as soon as the in-tract underground electrical system is operational and no later than April 1, 2017.
 - 8) Prior to occupancy and opening of the sales office and models to the public, a phased occupancy plan shall be approved by the City. The plan shall delineate those areas that will be open to the public (vehicle traffic and pedestrian traffic) and the means of separating construction activity from the public (fences, etc). All streets and other areas open to the public shall be free of construction activity, including storage of material, staging/ unloading, and operation of equipment.

- 9) Prior to start of home construction, a bond shall be posted, covering the cost of removing parking and other improvement associated with the complex, and providing for the conversion/ completion of work needed to ready the homes in the complex for sale.
- 10) A final landscaping plan for the 1st Phase front yards shall be provided for review and approval by the City as part of the model homes complex building permit application. The plans shall include final WELO water use calculations.
- 11) A final map shall be recorded prior to issuance of model home permits, unless the applicant chooses to enter into a model home agreement allowing construction prior to filing the map.
- 12) Signage shall be installed as shown on the proposed model homes complex site plan. No other signage has been requested or approved outside of the area within the model home complex.
- 13) The model homes complex and the related improvements are limited to Lots 22, 23, 24, 25, 26, 93, 94, 95, and 96. Parking, signage and sign poles, temporary fencing, temporary structures and other improvements, excepting homes for future sale on Lots 22, 23, 24, 94, 95, and 96 shall be removed upon completion of sales or before expiration of this Temporary Use Permit.

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

DULY AND REGULARLY ADOPTED on this 14th day of April, 2016 by the City of Rohnert Park Planning Commission by the following vote:

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

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

John Borba, Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

7279 PETALUMA HILL ROAD, ROHNERT PARK, CALIFORNIA

1	SITE PLAN
2	LAYOUT 1 MATERIALS PLAN
3	CONSTRUCTION DETAILS
4	IRRIGATION DESIGN PLANS
5	LOTH 44, 44, 46
6	IRRIGATION DESIGN PLANS
7	LOTH 22, 22, 24, 26
8	FIELD CALCULATIONS, IRR. SCHEDULE
9	FIELD CALCULATIONS, IRR. SCHEDULE
10	LANDSCAPE DESIGN PLANS
11	LOTH 44, 44, 46
12	LANDSCAPE DESIGN PLANS
13	LOTH 22, 22, 24, 26
14	PLANTING AND IRRIGATION DETAILS
15	LANDSCAPE SPECIFICATIONS

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

- 2001 CALIFORNIA BUILDING CODE (CBC)
- W/ CITY AMENDMENTS
- 2001 CALIFORNIA FIRE CODE (CFC)
- W/ CITY AMENDMENTS
- 2001 CALIFORNIA GREEN BUILDING CODE,
AS ADOPTED BY THE CITY

[illegible]

ALL WORK TO BE PER PROJECT SPECIFICATIONS, SEE SHEET L11.
FOR PLANTING NOTES AND SOIL PREPARATION REQUIREMENTS, AMENDMENTS.
ALL GRASSING OF EXISTING VEGETATION SHALL BE BY THE SAME CONTRACTOR AS THE EXISTING PAVING U.O.N.
USE LINEAR ROOT BARRIER MOUSE SHOWN ON PLANS U.O.N.
CONCRETE IS WITHIN 5' OF PUBLIC CONCRETE PAVING OR
ACTION IS OF DOWNS LATERAL. SEE DETAIL SHEET L1
MOUSE, NOTE LOT RACING AND DRAINAGE PROJECT

CIVIL ENGINEER
CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVE SUITE 204
SANTA ROSA, CA 95409
PHONE: 707-542-4920

LANDSCAPE ARCHITECT
LEDA ENGINEERING, INC.
2025 SONOMA AVENUE
SANTA ROSA, CA 95404
PHONE: 707-544-0784

PARKING REQUIRED.
(6) MODEL HOMES $\times 2 = 12$ SPACES.
OFF-STREET PARKING PROVIDED.
(1) VAN ACCESSIBLE
(2) STANDARD

PARKING COUNT

PARKING REQUIRED:
(6) MOBILE HOMES x 2 = 12 SPACES
OFF-STREET PARKING PROVIDED:
(1) VAN ACCESSIBLE
(12) STANDARD

CIVIL ENGINEER
CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVE SUITE 204
SANTA ROSA, CA 95409
PHONE: 707-542-4920

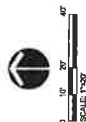
LANDSCAPE ARCHITECT
LEDA ENGINEERING, INC.
2025 SONOMA AVENUE
SANTA ROSA, CA 95404
PHONE: 707-544-0784

ALL WORK TO BE PER PROJECT SHEET L11.
SEE SHEET L9 FOR PLANTING PREPARATION REQUIREMENTS AND ALL CLEARING OF EXISTING VEGETATION MECHANICAL MEANS AND AS SPECIFIED.
USE LINEAR ROOT BARRIER PROTECT CENTER IS WITHIN 5' OF PUBLIC RIGHT-OF-WAY.
WITHIN 5' OF EXISTING LATERAL SEWER LINE.
MODEL, NONE LOT GRADINGS AND

SOUTHEAST ROHNERT PARK

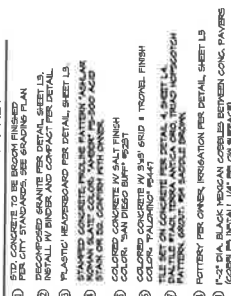


SCALE: 1:200



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Page Number
L1



1 TYPICAL CONCRETE PATIO
 NOT TO SCALE

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2 TYPICAL CONCRETE PATIO WITH BAND
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3 TYPICAL DECOMPOSED GRANITE PATH
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4 TYPICAL PLASTIC HEADERBOARD
 NOT TO SCALE

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5 RAISED GARDEN BED
 NOT TO SCALE

PLAN
 SECTION A

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6 LINEAR ROOT BARRIER
 NOT TO SCALE

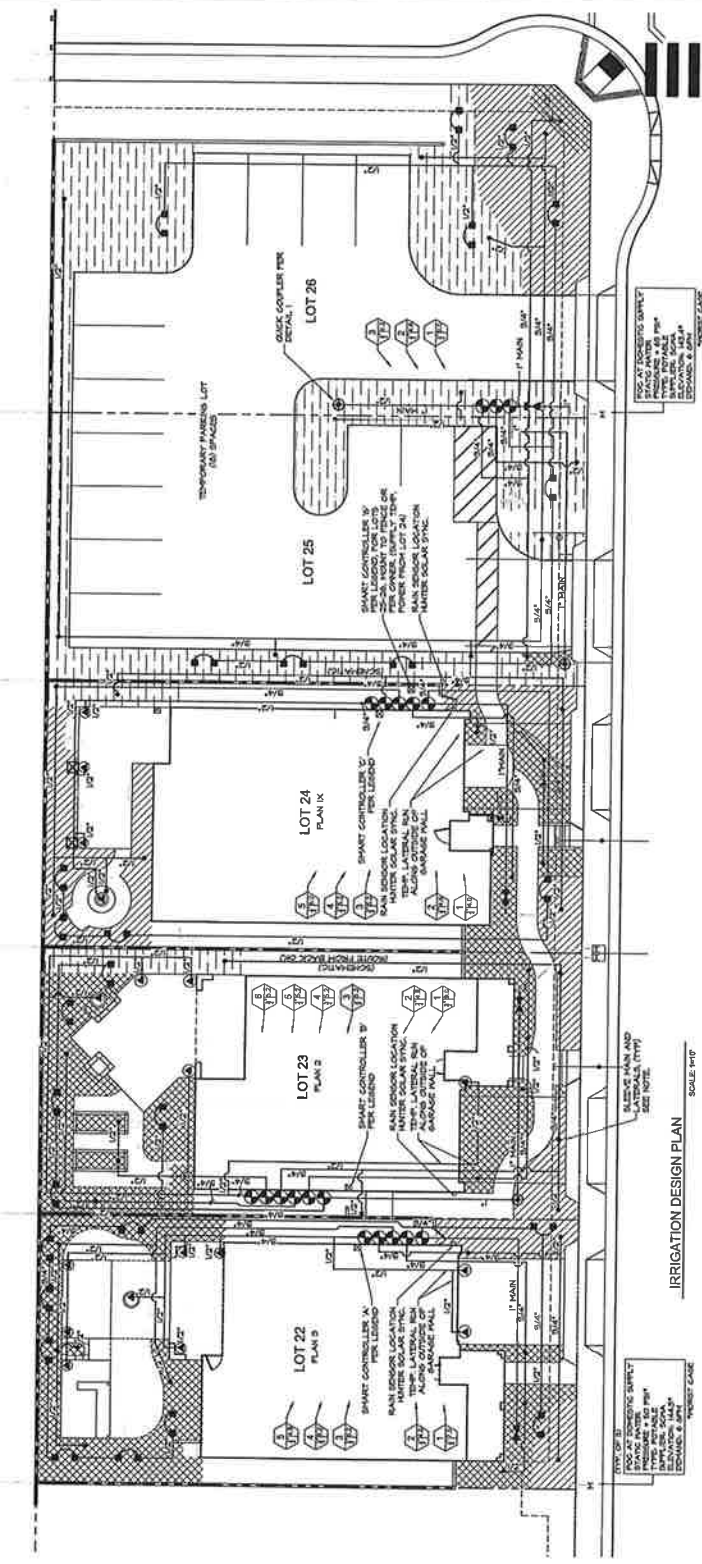
SECTION
 LENGTH PER PLAN

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7 TYPICAL CERAMIC POT
 NOT TO SCALE

SECTION
 LENGTH PER PLAN

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IRRIGATION DESIGN PLAN
 SCALE: 1"=10'

HYDROZONE TABLE - LOT 22

Hydrozone	Area (sq. ft.)	Area (sq. ft.)	% of Landscaped Area
1. 1.000	1.000	1.000	100.0%
2. 1.000	1.000	1.000	100.0%
3. 1.000	1.000	1.000	100.0%
4. 1.000	1.000	1.000	100.0%
5. 1.000	1.000	1.000	100.0%
6. 1.000	1.000	1.000	100.0%
7. 1.000	1.000	1.000	100.0%
8. 1.000	1.000	1.000	100.0%
9. 1.000	1.000	1.000	100.0%
10. 1.000	1.000	1.000	100.0%
11. 1.000	1.000	1.000	100.0%
12. 1.000	1.000	1.000	100.0%
13. 1.000	1.000	1.000	100.0%
14. 1.000	1.000	1.000	100.0%
15. 1.000	1.000	1.000	100.0%
16. 1.000	1.000	1.000	100.0%
17. 1.000	1.000	1.000	100.0%
18. 1.000	1.000	1.000	100.0%
19. 1.000	1.000	1.000	100.0%
20. 1.000	1.000	1.000	100.0%
21. 1.000	1.000	1.000	100.0%
22. 1.000	1.000	1.000	100.0%
23. 1.000	1.000	1.000	100.0%
24. 1.000	1.000	1.000	100.0%
25. 1.000	1.000	1.000	100.0%
26. 1.000	1.000	1.000	100.0%
27. 1.000	1.000	1.000	100.0%
28. 1.000	1.000	1.000	100.0%
29. 1.000	1.000	1.000	100.0%
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31. 1.000	1.000	1.000	100.0%
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72. 1.000	1.000	1.000	100.0%
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92. 1.000	1.000	1.000	100.0%
93. 1.000	1.000	1.000	100.0%
94. 1.000	1.000	1.000	100.0%
95. 1.000	1.000	1.000	100.0%
96. 1.000	1.000	1.000	100.0%
97. 1.000	1.000	1.000	100.0%
98. 1.000	1.000	1.000	100.0%
99. 1.000	1.000	1.000	100.0%
100. 1.000	1.000	1.000	100.0%

HYD = High Water Use | LOW = Moderate Water Use | LOW = Low Water Use
 SEE SEPARATE SEE LOTS L1-L4 APPROXIMATE WATER EFFICIENT LANDSCAPE HYDROZONES FOR EACH INDIVIDUAL LOT.

HYDROZONE TABLE - LOT 23

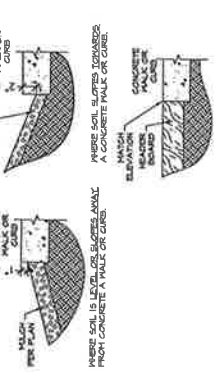
Hydrozone	Area (sq. ft.)	Area (sq. ft.)	% of Landscaped Area
1. 1.000	1.000	1.000	100.0%
2. 1.000	1.000	1.000	100.0%
3. 1.000	1.000	1.000	100.0%
4. 1.000	1.000	1.000	100.0%
5. 1.000	1.000	1.000	100.0%
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7. 1.000	1.000	1.000	100.0%
8. 1.000	1.000	1.000	100.0%
9. 1.000	1.000	1.000	100.0%
10. 1.000	1.000	1.000	100.0%
11. 1.000	1.000	1.000	100.0%
12. 1.000	1.000	1.000	100.0%
13. 1.000	1.000	1.000	100.0%
14. 1.000	1.000	1.000	100.0%
15. 1.000	1.000	1.000	100.0%
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30. 1.000	1.000	1.000	100.0%
31. 1.000	1.000	1.000	100.0%
32. 1.000	1.000	1.000	100.0%
33. 1.000	1.000	1.000	100.0%
34. 1.000	1.000	1.000	100.0%
35. 1.000	1.000	1.000	100.0%
36. 1.000	1.000	1.000	100.0%
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39. 1.000	1.000	1.000	100.0%
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62. 1.000	1.000	1.000	100.0%
63. 1.000	1.000	1.000	100.0%
64. 1.000	1.000	1.000	100.0%
65. 1.000	1.000	1.000	100.0%
66. 1.000	1.000	1.000	100.0%
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74. 1.000	1.000	1.000	100.0%
75. 1.000	1.000	1.000	100.0%
76. 1.000	1.000	1.000	100.0%
77. 1.000	1.000	1.000	100.0%
78. 1.000	1.000	1.000	100.0%
79. 1.000	1.000	1.000	100.0%
80. 1.000	1.000	1.000	100.0%
81. 1.000	1.000	1.000	100.0%
82. 1.000	1.000	1.000	100.0%
83. 1.000	1.000	1.000	100.0%
84. 1.000	1.000	1.000	100.0%
85. 1.000	1.000	1.000	100.0%
86. 1.000	1.000	1.000	100.0%
87. 1.000	1.000	1.000	100.0%
88. 1.000	1.000	1.000	100.0%
89. 1.000	1.000	1.000	100.0%
90. 1.000	1.000	1.000	100.0%
91. 1.000	1.000	1.000	100.0%
92. 1.000	1.000	1.000	100.0%
93. 1.000	1.000	1.000	100.0%
94. 1.000	1.000	1.000	100.0%
95. 1.000	1.000	1.000	100.0%
96. 1.000	1.000	1.000	100.0%
97. 1.000	1.000	1.000	100.0%
98. 1.000	1.000	1.000	100.0%
99. 1.000	1.000	1.000	100.0%
100. 1.000	1.000	1.000	100.0%

HYD = High Water Use | LOW = Moderate Water Use | LOW = Low Water Use
 SEE SEPARATE SEE LOTS L1-L4 APPROXIMATE WATER EFFICIENT LANDSCAPE HYDROZONES FOR EACH INDIVIDUAL LOT.

HYDROZONE TABLE - LOT 24

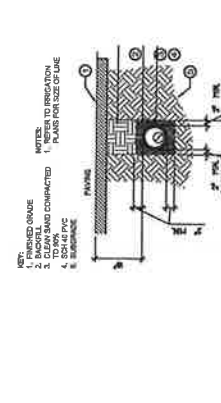
Hydrozone	Water Control	Area (sq. ft.)	% of Landscaped Area
1 MW	1 Swamp	475	27.6%
2 MW	2 Pasture	245	21.1%
3 MW	3 Pasture	686	28.9%
4 MW	3 Pasture	412	21.8%
5 MW	4 Past	13	0.6%
		1732	100.0%

P1 LANDSCAPING TO CONC. DETAILS
NET TO SCALE



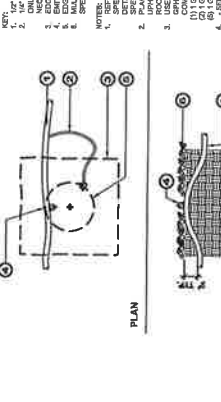
NOTES:
1. PLANT HOLE SIZE OF PLANT HOLE
2. MULCH PER SPECIFICATIONS
3. SOIL LEVELS TO BE SLOTTED ANALOG
4. CONCRETE PAVEMENT ON CONC.
5. WHERE SOIL SLOTTED TO BE SLOTTED ANALOG
6. CONCRETE PAVEMENT ON CONC.

P2 GROUND COVER DETAIL
NET TO SCALE



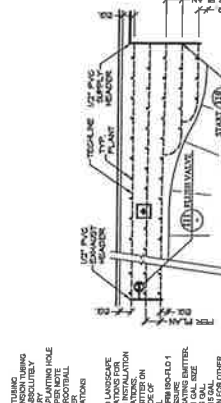
NOTES:
1. PLANT HOLE SIZE OF PLANT HOLE
2. MULCH PER SPECIFICATIONS
3. SOIL LEVELS TO BE SLOTTED ANALOG
4. CONCRETE PAVEMENT ON CONC.
5. WHERE SOIL SLOTTED TO BE SLOTTED ANALOG
6. CONCRETE PAVEMENT ON CONC.

P3 SHRUB PLANTING DETAIL
NET TO SCALE



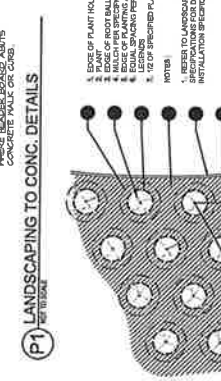
NOTES:
1. PLANT CROWN OF ROOT BALL
2. MULCH PER SPECIFICATIONS
3. SOIL LEVELS TO BE SLOTTED ANALOG
4. CONCRETE PAVEMENT ON CONC.
5. WHERE SOIL SLOTTED TO BE SLOTTED ANALOG
6. CONCRETE PAVEMENT ON CONC.

P4 TREE PLANTING DETAIL
NET TO SCALE



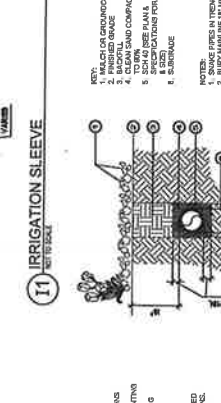
NOTES:
1. PLANT CROWN OF ROOT BALL
2. MULCH PER SPECIFICATIONS
3. SOIL LEVELS TO BE SLOTTED ANALOG
4. CONCRETE PAVEMENT ON CONC.
5. WHERE SOIL SLOTTED TO BE SLOTTED ANALOG
6. CONCRETE PAVEMENT ON CONC.

15 EMITTER DETAIL - TYP. SHRUB
NET TO SCALE



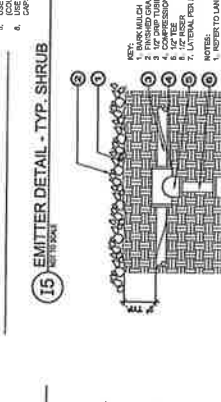
NOTES:
1. EMITTER DETAIL - TYP. SHRUB
2. EMITTER DETAIL - TYP. SHRUB
3. EMITTER DETAIL - TYP. SHRUB
4. EMITTER DETAIL - TYP. SHRUB
5. EMITTER DETAIL - TYP. SHRUB
6. EMITTER DETAIL - TYP. SHRUB

16 DRIP TUBING CONNECTION
NET TO SCALE



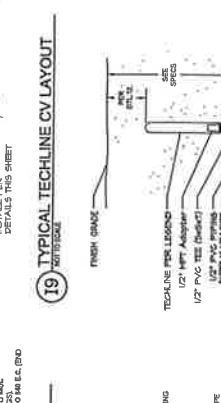
NOTES:
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2. DRIP TUBING CONNECTION
3. DRIP TUBING CONNECTION
4. DRIP TUBING CONNECTION
5. DRIP TUBING CONNECTION
6. DRIP TUBING CONNECTION

17 TYPICAL TREE BUBBLERS
NET TO SCALE



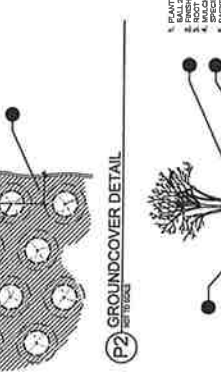
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1. TYPICAL TREE BUBBLERS
2. TYPICAL TREE BUBBLERS
3. TYPICAL TREE BUBBLERS
4. TYPICAL TREE BUBBLERS
5. TYPICAL TREE BUBBLERS
6. TYPICAL TREE BUBBLERS

18 REMOTE CONTROL VALVE
NET TO SCALE



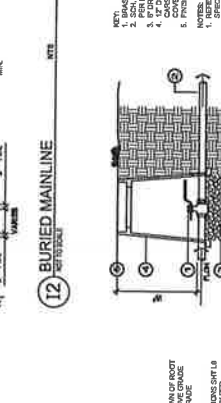
NOTES:
1. REMOTE CONTROL VALVE
2. REMOTE CONTROL VALVE
3. REMOTE CONTROL VALVE
4. REMOTE CONTROL VALVE
5. REMOTE CONTROL VALVE
6. REMOTE CONTROL VALVE

19 TYPICAL TECHLINE CV LAYOUT
NET TO SCALE



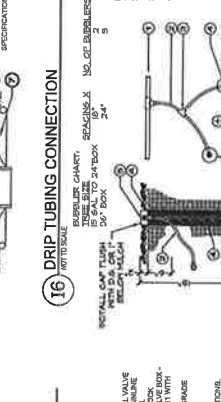
NOTES:
1. TYPICAL TECHLINE CV LAYOUT
2. TYPICAL TECHLINE CV LAYOUT
3. TYPICAL TECHLINE CV LAYOUT
4. TYPICAL TECHLINE CV LAYOUT
5. TYPICAL TECHLINE CV LAYOUT
6. TYPICAL TECHLINE CV LAYOUT

110 TYP. TECHLINE START CONNECTION
NET TO SCALE



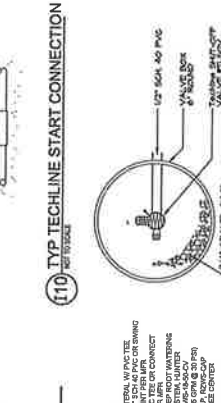
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2. TYP. TECHLINE START CONNECTION
3. TYP. TECHLINE START CONNECTION
4. TYP. TECHLINE START CONNECTION
5. TYP. TECHLINE START CONNECTION
6. TYP. TECHLINE START CONNECTION

111 TECHLINE CV FLUSH VALVE
NET TO SCALE



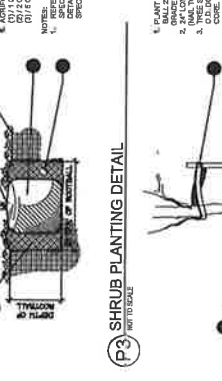
NOTES:
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2. TECHLINE CV FLUSH VALVE
3. TECHLINE CV FLUSH VALVE
4. TECHLINE CV FLUSH VALVE
5. TECHLINE CV FLUSH VALVE
6. TECHLINE CV FLUSH VALVE

113 TECHLINE CV SUBGRADE INSTALL
NET TO SCALE



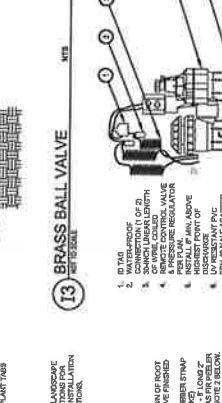
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2. TECHLINE CV SUBGRADE INSTALL
3. TECHLINE CV SUBGRADE INSTALL
4. TECHLINE CV SUBGRADE INSTALL
5. TECHLINE CV SUBGRADE INSTALL
6. TECHLINE CV SUBGRADE INSTALL

13 BRASS BALL VALVE
NET TO SCALE



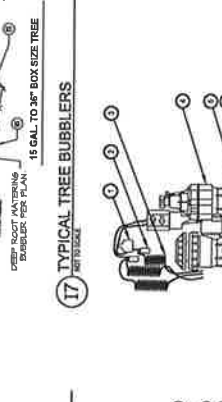
NOTES:
1. BRASS BALL VALVE
2. BRASS BALL VALVE
3. BRASS BALL VALVE
4. BRASS BALL VALVE
5. BRASS BALL VALVE
6. BRASS BALL VALVE

14 REMOTE CONTROL VALVE DRIP
NET TO SCALE



NOTES:
1. REMOTE CONTROL VALVE DRIP
2. REMOTE CONTROL VALVE DRIP
3. REMOTE CONTROL VALVE DRIP
4. REMOTE CONTROL VALVE DRIP
5. REMOTE CONTROL VALVE DRIP
6. REMOTE CONTROL VALVE DRIP

114 TECHLINE CV FLUSH VALVE
NET TO SCALE



NOTES:
1. TECHLINE CV FLUSH VALVE
2. TECHLINE CV FLUSH VALVE
3. TECHLINE CV FLUSH VALVE
4. TECHLINE CV FLUSH VALVE
5. TECHLINE CV FLUSH VALVE
6. TECHLINE CV FLUSH VALVE

LANDSCAPE SPECIFICATIONS

PART I. GENERAL

1.01 EXAMINATION OF SITE

- The contractor shall examine the site and shall determine himself and not from the Contractor's responsibility or will that the site is suitable for the work and that the Contractor is responsible for the work.

1.02 INSPECTION

- The Contractor shall be responsible for the inspection of the work and shall determine himself and not from the Contractor's responsibility or will that the site is suitable for the work and that the Contractor is responsible for the work.

1.03 MATERIALS

- All materials shall be approved by the Landscape Architect prior to use. Submit in writing.

1.04 MISCELLANEOUS

- Drain and Repairs: All work and materials shall be in full compliance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

1.05 FINISHES

- Landscape Contractor to coordinate with General Contractor for the installation of the landscape. The Contractor shall be responsible for the installation of the landscape and shall be approved by the Landscape Architect prior to use. Submit in writing.

LANDSCAPE IRRIGATION

PART II. PRODUCTS

2.01 MATERIALS

- General: Use only new materials of brands and types listed on the specifications. All materials shall be approved by the Landscape Architect.

2.02 IRRIGATION

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect.

PART III. EXECUTION

3.01 GENERAL

- All materials shall be installed prior to backfilling trenches.

3.02 INSTALLATION

- Initial materials and equipment according to manufacturer's specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

3.03 FINISHES

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

3.04 MISCELLANEOUS

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

3.05 FINISHES

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

PART IV. PRODUCTS

4.01 MATERIALS

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

4.02 FINISHES

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

4.03 MISCELLANEOUS

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

4.04 FINISHES

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

4.05 MISCELLANEOUS

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

PART V. EXECUTION

5.01 GENERAL

- All materials shall be installed prior to backfilling trenches.

5.02 FINISHES

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

5.03 MISCELLANEOUS

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

5.04 FINISHES

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

5.05 MISCELLANEOUS

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

PART V. MAINTENANCE

5.01 GENERAL

- All materials shall be installed prior to backfilling trenches.

5.02 FINISHES

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

5.03 MISCELLANEOUS

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

5.04 FINISHES

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.

5.05 MISCELLANEOUS

- Drain Pipes: All drain pipes shall be installed in accordance with the specifications and shall be approved by the Landscape Architect prior to use. Submit in writing.



EBA
ECONOMY BUDGET ASSURANCE
LANDSCAPE ARCHITECTS
10000 100th Avenue
Suite 100, Torrance, CA 90503
Phone: (310) 209-1000
Fax: (310) 209-1001
www.eba-landscaping.com



Seal of the City of Torrance
City of Torrance
10000 100th Avenue
Suite 100, Torrance, CA 90503
Phone: (310) 209-1000
Fax: (310) 209-1001
www.torrance-ca.gov

LANDSCAPE SPECIFICATIONS
7279 PETALUMA HILL ROAD
SOUTHEAST ROHNERT PARK

DATE: 2018-02-26
BY: [Signature]
FOR: [Signature]

7279 PETALUMA HILL ROAD
SOUTHEAST ROHNERT PARK
LANDSCAPE SPECIFICATIONS

Job No: 18-010
Drawn By: [Signature]
Checked By: [Signature]
Date: 2018-02-26
Sheet Number: L11
Of: 11

Minimum Lot Size: 5,000 SF
Minimum Lot Width: 50'
Minimum Lot Depth: 90'
Maximum Lot Coverage: 50%
Minimum Private Yard: 750 SF
Minimum Setbacks:

Front: 10' to Porch; 15' to Primary Building; 20' to Garage
Rear: 15' to Primary Building; 5' to Garage
Side: 5' Interior; 10' Corner



Plan 3 - Cottage

Plan 1X - Craftsman

Plan 2 - Traditional

Plan 1 - Farmhouse

Cottage

Cottage is a picturesque style that reflects the rural setting of the area. The primary wall material is medium textured stucco, typically accented with stone or brick with a rustic appearance or a mix of cementitious (wood like) horizontal, board & batten siding and stucco. The main roof is hipped and may have intersecting gables. Premium grade composition shingles or flat concrete tiles cover varied roof pitches from 4:12 to 8:12. Vertical multi-paned windows are trimmed at the jamb head and sill. Exterior accents may include porches, balconies of wood or wrought iron, shutters, pot shelves and window bays.

The Cottage color palette demonstrated in the street scenes were selected to reflect the architectural theme of earlier examples. These colors will include soft, mid-value hues of beige, tan, yellow, gray, and green for the primary wall colors. The trim color is usually soft tinted whites that are in subtle contrast to the body color. Accent colors of muted blue, green, and red are used on entry doors, shutters, and other features. Roof colors are shades of gray, blue, green, and brown.

Craftsman

The Craftsman Style is characterized by the rustic texture of the building materials, broad overhangs, and exposed rafter tails at the eaves. The homes are often characterized by 2-story massing with a significant single story element nestled against the main body of the structure. Roofs are finished with premium grade composition shingles or flat concrete tile cover low pitches of 3:12 to 5:12, often with cross gabled forms. The walls are predominately finished with cementitious (wood like) siding or stucco with a medium texture as a primary or secondary material. The walls are accented with the occasional use of a masonry wainscot in either textural rubble like stone or brick of a rustic handmade look. The windows have a vertical proportion with mullions in the upper half and trimmed with simple or shaped trim surrounds. Exterior accents include porches, stout columns, pot shelves, ridge beams and purlins with knee braces, and gable end articulation.

The Craftsman color palettes demonstrated in the street scenes were selected to reflect a modern interpretation of historic themes. These colors will include earth tones ranging from warm greens and light browns to tans and ochre yellows for the primary wall colors. The trim is a complementary color to the wall color selected from the same earth tone range. Accent colors typically used on the entry door and railings are rich, light earthy shades of green, red, and brown. Roof colors are shades of warm green and brown.

Farmhouse

The Farmhouse style has evolved with respect to rural American culture and traditions, primarily found in the Mid-West. The main roof may be gabled or hipped with simple cornice trim at the gable ends. Decorative brackets may be found at the gable ends as well. Premium grade composition or flat concrete roof tiles cover roof pitches from 4:12 to 12:12. Walls are primarily covered with horizontal siding or board and batten. Vertical multi-paned windows with divided lites or inserts are trimmed at the jamb head and sill. The trim may be multi-layered at feature windows. Exterior accents include white-painted columns, shuttered windows, wood porches and balconies, decorative broken pediment trim, pot shelves and painted cementitious material (wood-like) vents at the gable end.

The Farmhouse color palette demonstrated in the street scenes were selected to reflect historic architectural themes. Colors are primarily whites, off-whites, light colors, and some dark. The trim colors are whites or light or dark colors to contrast with the primary field color of the house. Accents include white, light, or dark colors on the shutters, entry door, and other features to contrast or harmonize with the house color. Roof colors are shades of warm gray and brown.

Traditional

The Traditional style has evolved with respect to American culture and traditions primarily rooted in the East Coast and Midwest. The main roof may have simple cornice trim at the gable ends. Premium composition shingles or flat concrete roof tiles, cover roof pitches from 4:12 to 12:12. Walls are primarily covered with board and batten or horizontal siding. Vertical multi-paned windows with true divided lites or inserts are trimmed with cementitious material (wood like) at the 4 jamb head and sill. The trim may be multi-layered. Exterior accents include white-painted columns, shuttered windows, wood porches and balconies, decorative broken pediment trim, pot shelves and painted cementitious material (wood-like) or composite vents at the gable ends.

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SE Medium Density - Conventional

Preliminary Elevations

Minimum Lot Size: 3,000 SF
Minimum Lot Width: 35'
Minimum Lot Depth: 80'
Maximum Lot Coverage: 50%
Minimum Private Yard: 400 SF
Minimum Setbacks:

Front: 5' to Porch; 10' to Primary Building; 20' to Garage
Rear: 10' to Primary Building; 5' to Garage
Side: 4' Interior; 10' Corner



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Plan 2 - Traditional

Plan 3 - Farmhouse

Plan 2 - Craftsman

Plan 3 - Cottage

Plan 1 - Traditional

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November 25, 2014

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