



City of Rohnert Park PLANNING COMMISSION STAFF REPORT

Meeting Date: April 14, 2016

Agenda Item No: 8.2

Subject: File No. PLTU2015-0032 – University District Specific Plan.
Consideration of a Modification to the Temporary Use Permit for the Model Homes, Sales Offices and Design Centers for University District Vast Oak Land Development Phase I

Location: Within the University District Specific Plan (approximately 300 acres located south of Keiser Avenue, west of Petaluma Hill Road, north of Sonoma State University (“SSU”) and Copeland Creek)

Applicant: University District LLC

SUBJECT

Matters relating to the University District Specific Plan (“UDSP”) Project (“the Project”): a proposed mixed-use community on approximately 300 acres with a maximum of 1,645 residential units (excluding second residential units); 100,000 square feet of mixed use/commercial uses; parks; and open space.

1. Resolution No. 2016-10 approving a Modification to the Temporary Use Permit for the Model Homes, Sales Offices and Design Centers for University District Vast Oak Land Development Phase I

BACKGROUND

The UDSP is one of five specific plan areas designated in the City’s General Plan for future development. The UDSP includes approximately 300 acres of lands owned by five property owners (University District LLC, Vast Oak Properties, Cotati-Rohnert Park Unified School District, Gee, and Linden) in the City of Rohnert Park. In 2006, the UDSP 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 UDSP area, which was annexed to the City in 2006. An Environmental Impact Report (EIR) was prepared and adopted by the City in conjunction with the 2006 approval of the Specific Plan.

The City Council approved revisions to the adopted Specific Plan in April 2014, including the Development Standards and Design Guidelines. As part of the approval process, the City Council approved an Addendum to the UDSP EIR and approved the following entitlements: Rescission of Tentative Maps and Development Area Plans approved in 2006; General Plan Amendments; Revised Specific Plan, Development Standards and Design Guidelines; Tentative Map; Tentative Parcel Map; and Development Agreement.

In November 2014, the City Council approved the Development Area Plan I (DAP I) for the Vast Oak Land Development Phase I: Cypress, Mulberry, and Magnolia at University Park. The DAP I approvals included neighborhood plans, setback exhibits, parking plans, landscape plans, floor plans and exterior elevations, and exterior color schemes for the Cypress, Mulberry, and Magnolia areas. DAP II was approved by the City Council in May 2015 and included landscape improvement plans for the Hinebaugh Creek Bike Trail, Vast Oak Detention Basin, and Rohnert Park Expressway.

On August 27 2015, the Planning Commission adopted Resolution No. 2015-14 approving a Temporary Use Permit for the construction and operation of the model homes, sales offices and design centers for the Mulberry, Cypress and Magnolia neighborhoods in Vast Oak Land Development Phase I. The Temporary Use Permit was approved subject to the 17 conditions listed in Resolution No. 2015-14.

PROPOSED PROJECT AND PROJECT ANALYSIS

Since the approval of the Temporary Use Permit for the model homes, sales offices and design centers for the Mulberry, Cypress and Magnolia neighborhoods in Vast Oak Land Development Phase I, the applicant has submitted a request to modify three of the Conditions of Approval (COAs) for the Temporary Use Permit for the model home complexes (Planning Application No. PLTU2015-0032). Specifically, the applicant is proposing to modify COA # 2, # 9, and # 11. As approved, COA #2 limits hours of operation for the sales offices and design centers from 8:00 am to 6:00 pm; COA #9 requires completed and operational streetlights prior to occupancy and opening of the sales office, design centers, and models to the public; and COA #11 requires that temporary overhead power lines be located in the interior of the development, away from Rohnert Park Expressway and away from the main project entrance at Kerry Road. The proposed revisions to each of the conditions are discussed and analyzed below.

Hours of Operation (COA #2)

For COA #2, the applicant is proposing to modify the wording of the condition to clarify that the model homes, sales offices, and design centers would be open to the public between the hours of 8:00 am and 6:00 pm and to builder staff until 7:00 pm. The applicant has stated that this change would allow builder staff to inspect their facilities after the public have left, as well as prepare documentation and scheduling, and implement design center coordination with homebuyers.

Under this proposal, COA #2 would be revised as follows (underlined and ~~strikethrough~~ text shows proposed revisions):

“Hours of operation for public access to the Sales Offices and Design Centers for the Cypress, Mulberry and Magnolia Neighborhoods are limited to 8:00 AM to 6:00 PM. Builder staff shall be

permitted to access the Sales Offices and Design Centers for the Cypress, Mulberry and Magnolia Neighborhoods until 7:00 PM.”

Staff recommends approval of the modification of this condition, as requested, since it represents a very minor change. The public hours of access would remain unchanged from those listed in the original Temporary Use Permit approval.

Street Lights (COA #9)

For COA #9, the applicant is requesting to modify the requirement that street lights be operational prior to the opening of the model homes. While the street lights are expected to be fully operational in June 2016, the model homes for the Mulberry neighborhood and possibly the Cypress neighborhood are expected to be opened prior to then. Under this proposal, COA #9 would be revised as follows (underlined and ~~strikethrough~~ text shows proposed revisions):

~~“Prior to occupancy and opening of the sales offices, design centers, and models to the public, sidewalks and other street improvements serving each neighborhood model home complex shall have completed and operational streetlights~~ Streetlights within the model home complexes shall be completed and operational by August 1, 2016 or prior to issuance of the first certificate of occupancy.”

With daylight savings in effect and the hours of operation for the model homes, sales offices, and design centers limited to 6:00 pm for the public and to 7:00 pm for builder staff, the necessity for street lights would not be immediate. With street lights expected to be operating within two months (June 2016), staff recommends approval of the modified condition.

Temporary Electrical Power (COA #11)

For COA # 11, the applicant is requesting to modify the requirement to install temporary overhead power lines from Petaluma Hill Road to the Vast Oak West Model Homes. Upon further coordination, it was determined that this temporary power arrangement would be infeasible. Accordingly, the applicant is proposing to modify the Temporary Use Permit COAs to allow for the use of temporary gas-fired generators in locations near the model home complexes until permanent electrical power is available (anticipated by June 1, 2016) and underground utilities are installed.

As shown on **Exhibit 1 Temporary Power for Models**, three sets of temporary generators are proposed to be located behind the model homes, sales offices, and design centers. The first pair of generators would be located along Rohnert Park Expressway and the second and third would be located along the northern boundary of the development. Hay bales would be placed around the generators for acoustical attenuation. The applicant is proposing to have the temporary generators operational 24 hours/day, due to the need for security systems and lighting and has indicated that the generators would be shut down if they did not adhere to the City’s Municipal Code limitation of 50 dBA after 7:00pm, or if multiple noise complaints are received by the City.

To determine the potential noise impacts associated with operation of the generators and confirm the City’s Municipal Code limitation of 50 A-weighted decibels (dBA) after 7:00 PM, acoustical consultants, Edward L. Pack Associates, Inc. conducted noise analysis. As previously mentioned,

the applicant is proposing to have the generators operational 24 hours/day, due to the need for security systems and lighting.

The Noise Analysis letter prepared by Edward L. Pack Associates Inc. (see **Exhibit 2 Construction Generator Noise Analysis**) noted that one pair of generators would be located approximately 1,290 ft. from the nearest residential property line of the Oak View Terrace apartments to the west; the second pair of generators would be approximately 1,240 ft. from the Redwood Park Estates development to the west; and the third pair would be approximately 1,470 ft. from the Redwood Park Estates development.

To calculate the generator noise levels at the nearest property line, the noise emission level reported by the manufacturer of 66 dBA at 23 feet was referenced. The analysis concluded that the sound at the nearest property lines would range from 33 to 37 dBA, and would therefore fall within the 50 dBA limit of the City of Rohnert Park Municipal Code for nighttime operations. The Analysis further concluded that noise mitigation measures would not be required.

Under this proposal, COA #11 would be revised as follows (underlined and ~~strikethrough~~ text shows proposed revisions):

“The temporary overhead power lines shall be relocated to the interior of the development, away from Rohnert Park Expressway and away from the main project entrance at Kerry Road. Temporary electrical power to the model homes, sales offices, and design centers shall be provided by temporary gas-fired generators installed in the locations indicated in the Temporary Power for Models Exhibit, attached hereto as Exhibit 1. Prior to the installation of the temporary generators, a generator permit shall be obtained from the City of Rohnert Park Building Department. The temporary generators may be operational 24 hours/day in compliance with the noise limits within the City’s Municipal Code, including the limitation of 50 dBA between 7:00pm and 7:00am. The generators would be shut down if they did not adhere to the City’s Noise Ordinance or if multiple noise complaints are received by the City. Overhead lines-Generators and electrical drops shall be removed as soon as the in-tract underground electrical system is operational and no later than September 1, 2016.”

Based on the Noise Analysis prepared by Edward L. Pack Associates Inc., staff recommends approval of the requested modification allowing for the use of temporary gas-fired generators to provide temporary power to the model homes, sales offices, and design centers. The revised condition would require generator and electrical drop removal as soon as the in-tract underground electrical system is installed and operational.

Additional COA Modifications

In addition to the applicant’s requested modifications, City staff is also recommending that COA #13 be modified to clarify that nylon flags will not be permitted within the model home complexes.

Under this proposal, COA #13 would be revised as follows (underlined and ~~strikethrough~~ text shows proposed revisions):

“Signage shall be installed as shown on the proposed model home complex site plans, except that a maximum of twelve (12) rigid project banners will be permitted for each complex and up to

~~twenty (20) nylon flags per model home complex. Nylon project flags are not permitted. may be placed along Kerry Road, but n~~No other signage has been requested or approved outside of the area within the three model home complexes.

City staff is recommending this modification as the proposed type of flag is prohibited under the City's Municipal Code. Specifically, Municipal Code Section 17.27.060 prohibits flags, unless considered exempt under Section 17.27.040 (Exempt Signs) or specifically permitted as part of a sign program or a site plan and architectural review entitlement. Under Section 17.27.050, exempt flags are those of national, state or local governments, or nationally recognized religious, fraternal or public service agencies. Because the proposed nylon flags do not meet the requirements for an exemption and they were not approved as part of a sign program or site plan/architectural review entitlement, staff is recommending that COA #13 be revised accordingly. Should the Planning Commission desire additional signage for the model home complexes, there is the possibility of installing banners on the streetlights once they are constructed.

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 UDSP 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 UDSP and to identify appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid the impacts identified in the EIR. The City certified the Final EIR on May 23, 2006 and approved an Addendum to the Final EIR on April 8, 2014. The proposed project, which would result in the modification to the temporary use permit for the model homes, sales offices and design centers for the Cypress, Mulberry and Magnolia neighborhoods in University District Vast Oak Land Development Phase I, is consistent with the analysis in the EIR and Addendum and would not result in additional environmental effects. Therefore, no additional environmental review is necessary.

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. 2016-10 approving a Modification to the Temporary Use Permit for for the Model Homes, Sales Offices and Design Centers for the Cypress, Mulberry and Magnolia Neighborhoods in University District Vast Oak Land Development Phase I.

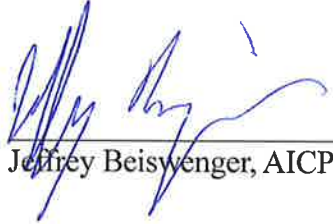
ATTACHMENTS:

- A. Resolution No. 2016-10

EXHIBITS:

1. Temporary Power for Models
2. Construction Generator Noise Analysis, "Vast Oak West" Single-Family Development, Rohnert Park Expressway, Rohnert Park (Letter dated March 29, 2016)

Approved by:

A handwritten signature in blue ink, appearing to read "Jeffrey Beiswenger", is written over a horizontal line.

Jeffrey Beiswenger, AICP

PLANNING COMMISSION RESOLUTION NO. 2016-10

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING A MODIFICATION TO
THE TEMPORARY USE PERMIT FOR UNIVERSITY DISTRICT VAST OAK
LAND DEVELOPMENT PHASE I MODEL HOME COMPLEXES
(University District LLC)**

WHEREAS, the applicant, University District LLC, filed Planning Application No. PLTU2015-0032 requesting a Temporary Use Permit for the construction of the Model Homes, Sales Offices and Design Centers in the Cypress, Mulberry and Magnolia neighborhoods within the Vast Oak Land Development Phase 1 within the University District Specific Plan in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, on August 27, 2015 the Planning Commission reviewed Planning Application No. PLTU2015-0032 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and

WHEREAS, at the August 27, 2015, 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. PLTU2015-0032 and unanimously voted to adopt Resolution 2015-14 approving the Temporary Use Permit for University District Vast Oak Land Development Phase 1 Model Home Complexes subject to Conditions of Approval; and

WHEREAS, on March 21, 2016, the applicant submitted a request to modify Planning Application No. PLTU2015-0032 and the Conditions of Approval for the Temporary Use Permit for University District Vast Oak Land Development Phase 1 Model Home Complexes; and

WHEREAS, the requested modification to Planning Application No. PLTU2015-0032 was processed in the time and manner prescribed by State and local law; and

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

WHEREAS, on April 14, 2016, the Planning Commission reviewed the requested modification to Planning Application No. PLTU2015-0032 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. PLTU2015-0032; and

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. PLTU2015-0032, makes the following factors, to wit:

- A. *That the proposed location of the Temporary 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 University District Specific Plan, Tentative Map and Development Area Plan for University District Vast Oak Land Development Phase 1.

- B. *That the proposed location of the Temporary 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, sales offices and design centers will be located on 5 to 8 lots within each neighborhood. 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 and sidewalks will be completed. Public access on the site will be limited to the 3 model home complex sites. Construction operations will be separated from the sales facilities.

- C. *The proposed Temporary 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 and the Water Efficient Landscape Ordinance. Temporary facilities such as parking, ADA compliance, fencing and restrooms comply with Model Home requirements. Vehicular and pedestrian access is adequate. Fencing will prohibit visitors from entering construction areas.

Section 3. Environmental Clearance. An Environmental Impact Report (SCH No. 2003122014) was prepared for the University District Specific Plan. An Addendum to the Environmental Impact Report was completed in 2014 reflecting the updated Specific Plan and related entitlements, including the construction of residential units.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve the modification to Planning Application No. PLTU2015-0032 subject to the following conditions:

General 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 Sales Offices and Design Centers for the Cypress, Mulberry and Magnolia Neighborhoods are limited to 8:00 AM to 6:00 PM. Builder staff shall be permitted to access the Sales Offices and Design Centers for the Cypress, Mulberry and Magnolia Neighborhoods until 7:00 PM.
3. The applicant shall comply with all applicable sections of the Rohnert Park Municipal Code and shall obtain all necessary permits from the Building and Public Safety Departments prior to commencement of operation of the sales at the model home complexes.
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.

All Neighborhoods

5. Prior to occupancy and opening of the sales office, design centers 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). The phasing plan shall delineate the neighborhood streets that will be open to model home sales traffic, future resident traffic and construction traffic. The phasing plan will show the fencing and other means of separation between construction access, active and storage, from sales and future resident activity. 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.
6. Prior to start of combustible construction of the model home complex (including sales office, design centers and models), the water system and fire hydrants serving the development shall be installed, cleaned, pressure tested, disinfected and otherwise operational per City requirements. Streets serving each neighborhood model home complex shall be graded, lime-treated, and rocked to provide an all-weather surface.

7. Prior to occupancy and opening of the sales office, design centers and models to the public, the streets serving each neighborhood model home complex shall be paved and striped.
8. Prior to occupancy and opening of the sales office, design centers and models to the public, sidewalks and other street improvements serving each neighborhood model home complex shall be completed.
9. Streetlights within the model home complexes shall be completed and operational by August 1, 2016 or prior to issuance of the first certificate of occupancy.
10. Prior to start of home construction, a surety bond shall be posted, covering the cost of removing parking and other temporary improvements associated with the complex (the model homes and landscaping on the model home sites, which are permanent features, shall be excluded from the surety bond) and providing for the conversion/ completion of work needed to ready the homes in the complex for sale.
11. Temporary electrical power to the model homes, sales offices, and design centers shall be provided by temporary gas-fired generators installed in the locations indicated in the Temporary Power for Models Exhibit, attached hereto as **Exhibit 1**. Prior to the installation of the temporary generators, a generator permit shall be obtained from the City of Rohnert Park Building Department. The temporary generators may be operational 24 hours/day in compliance with the noise limits within the City's Municipal Code, including the limitation of 50 dBA between 7:00pm and 7:00am. The generators would be shut down if they did not adhere to the City's Noise Ordinance or if multiple noise complaints are received by the City. Generators and electrical drops shall be removed as soon as the in-tract underground electrical system is operational and no later than September 1, 2016.
12. All landscaping and water efficient irrigation will be consistent with the approved landscape plans in the University District Development Area Plan I.
13. Signage shall be installed as shown on the proposed model home complex site plans, except that a maximum of twelve (12) rigid project banners will be permitted for each complex. Nylon project flags are not permitted. No other signage has been requested or approved outside of the area within the three model home complexes.

Cypress Neighborhood

14. The Model Home Complex for the Cypress neighborhood and the related improvements are limited to Lots 392, 393, 394, 395 and 396. Parking, signage and sign poles, temporary fencing, temporary structures and other improvements, excepting homes for future sale on Lots 392, 393 and 394 shall be removed upon completion of sales for the Cypress neighborhood or before expiration of this Use Permit.

Mulberry Neighborhood

15. The Model Home Complex for the Mulberry neighborhood is limited to Lots 149, 150, 151, 152 and 153. Parking, signage and sign poles, temporary fencing, temporary structures and

other improvements, excepting homes for future sale on Lots 151, 152 and 153 shall be removed upon completion of sales for the Mulberry neighborhood or before expiration of this Use Permit.

Magnolia Neighborhood

16. The backyard fencing for Lot 270 shall be revised to follow the property lines for the lot (the southwest corner of the fenced backyard encroaches into the motor court on the lot to the south, as currently drawn).
17. The Model Home Complex for the Magnolia neighborhood is limited to Lots 264, 265, 266, 267, 268, 269, 270 and 271. Parking, sales trailer, signage and sign poles, temporary fencing, temporary structures and other improvements, excepting homes for future sale on Lots 267, 268, 269 and 270 shall be removed upon completion of sales for the Mulberry neighborhood or before expiration of this 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

1,250 L.F.



MARCH, 14 2016





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Acoustical Consultants

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March 29, 2016
Project No. 47-070-2

Mr. Kevin Pohlson
Brookfield Homes
500 LaGonda Way
Suite 100
Danville, CA 94526

Subject: Construction Generator Noise Analysis, "Vast Oaks West" Single-Family Development, Rohnert Park Expressway, Rohnert Park

Dear Kevin:

This report will provide you with the results of a noise analysis of the construction generators at the Vast Oaks West development site.

The City of Rohnert Park Municipal Code limits generator noise to 50 A-weighted decibels (dBA) after 7:00 PM. The generators are expected to operate 24-hour per day. The generators under study are MQ Power Corporation DCA-60SSI2 60kVA portable generators. The noise emission level is reported by the manufacturer to be 66 dBA at 23 ft.

The site plan indicates that there will be three pairs of generators on the site.

The first pair will be located along Rohnert Park Expressway and will approximately 1,290 ft. from the nearest residential property line of the Oak View Terrace apartments to the west.

The second and third pairs of generators will be located along the northern boundary of the development. The second pair will be approximately 1,240 ft. from the Redwood Park Estates development to the west. The third pair will be approximately 1,470 ft. from the Redwood Park Estates development.

Since two generators will be situated close to each other, each pair can be considered one source of noise given the great distance from the generators to the receptor locations. The combined sound level of two generators is calculated by the formula:

$$\text{Sum} = 10\log_{10}(10^{\text{SL1}/10} + 10^{\text{SL2}/10}) \qquad 69 \text{ dBA} = 10\log_{10}(10^{66/10} + 10^{66/10})$$

The sum of 66 dBA + 66 dBA = 69 dBA @ 23 ft.

Table I, below, provides the analysis of the proposed generator noise levels.

TABLE I				
Vast Oaks West Construction Generator Noise Analysis				
Generator Pair	Reference Data		Distance to Property Line	Sound Level @ Prop. Line
	Sound Level	Distance		
1 st Pair	69 dBA	23 ft.	1,290 ft.	34 dBA
2 nd Pair	69 dBA	23 ft.	1,240 ft.	34 dBA
3 rd Pair	69 dBA	23 ft.	1,470 ft.	33 dBA
Pairs 2 & 3 combined				37 dBA

As shown above, the generator noise levels will be within the 50 dBA limit of the City of Rohnert Park Municipal Code for nighttime operations. Noise mitigation measures will not be required.

If you have any questions, please contact me.

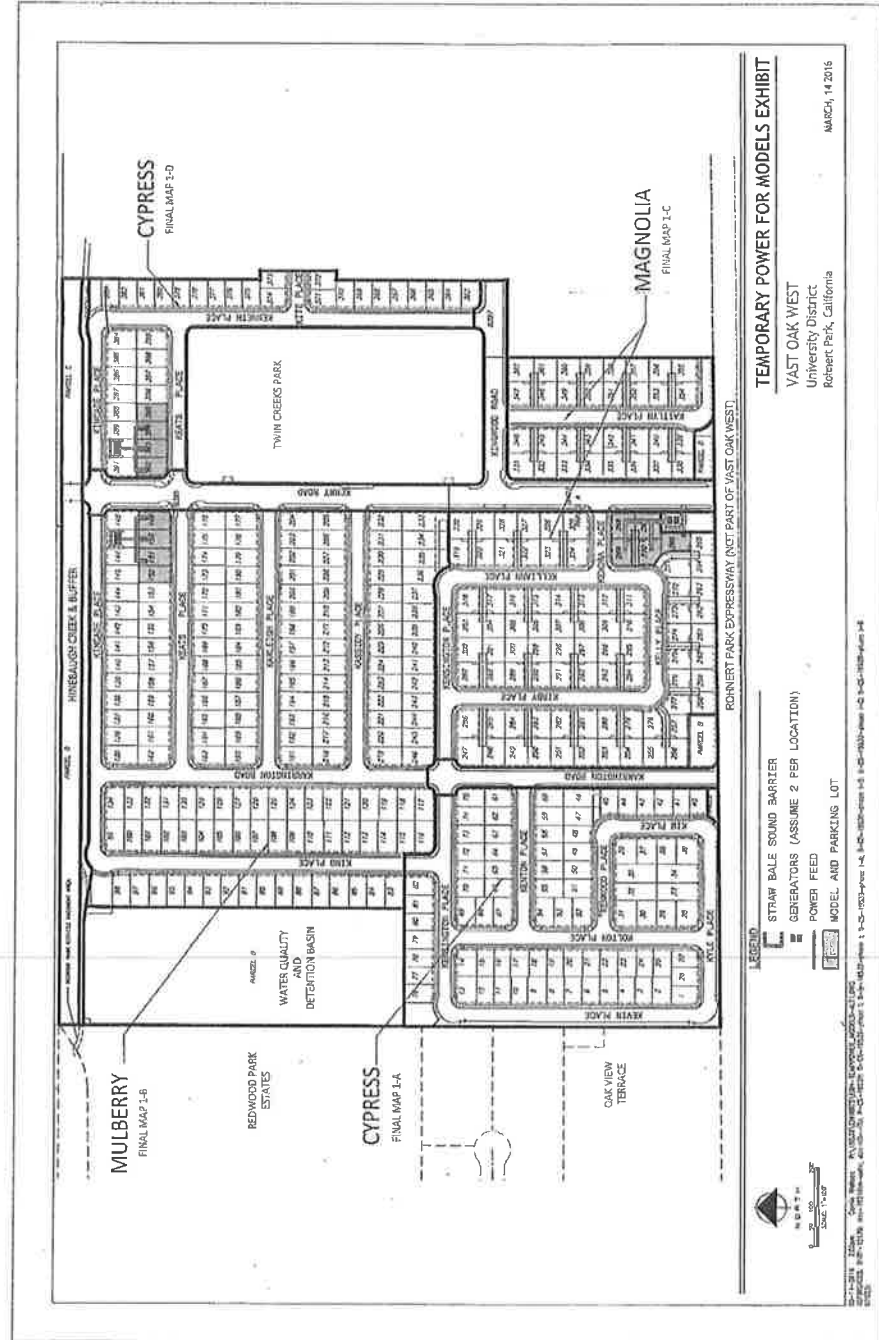
Sincerely,

EDWARD L. PACK ASSOC., INC.



Jeffrey K. Pack
President

Attachments: Site Plan, Generator Data Sheet



DCA-60SSI2

WhisperWatt™ Generator

GENERATOR

Design	Revolving field, Self-ventilated, Drlp proof, Single bearing
Design-No. Poles	4 Pole
Exciter	Brushless with AVR
Standby Output	52.8 KW (66 KVA)
Prime Output	48 KW (60 KVA)
Generator RPM	1800
Voltage—3 Phase	208, 220, 240, 416, 440, 480 V Switchable
Voltage—Single Phase	120, 127, 139, 240, 254, 277 V Switchable
Armature connection	Star with neutral/ Zig-zag
Voltage Regulation (No load to full load)	± 1.5%
Power Factor	0.8
Frequency	60 Hz
Insulation	Class F
Sound at full load at 23 feet	66 dbA

DIESEL ENGINE

Make/Model	Isuzu/6BG1
Starting system	Electric
Design	4-cycle, Water cooled, Direct injection
Displacement	6494cc
No. cylinders	6 Cylinder
Bore x Stroke (mm)	105 x 125
HP at Rated Speed	77 HP
Fuel Tank Capacity	33 Gallon
Fuel Consumption	
At full load	3.9 GPH
At ¾ load	3.0 GPH
At ½ load	2.4 GPH
At ¼ load	1.9 GPH
Coolant capacity	7.5 Gallon
Oil capacity	4.8 Gallon
Battery	12V 100AH x 2, 24V System

SIZE

LxWxH(in)	96x35x49
Aprox Net Weight	3290 lbs

AMPS

Single Phase 120V	133.3A (4wire)
Single Phase 240V	67.7A (4wire)
Three Phase 240V	144A
Three Phase 480V	72A

