



City of Rohnert Park Planning Commission Report

DATE: June 9, 2016

ITEM No: 8.2

SUBJECT: File No. PLTU2015-0032 – Modification of the Temporary Use Permit for University District Vast Oak Land Development Phase I Model Home Complexes related to Project Signage

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)

REQUEST: Approval of Project Signage

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. 2016-19 approving a Modification to the Temporary Use Permit for University District Vast Oak Land Development Phase 1 Model Home Complexes Related to Project Signage

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.

On April 14, 2016, the Planning Commission adopted 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 1. This included signage for the model home complex.

PROPOSED PROJECT

Vast Oak Project Signs- Various signs will be placed throughout the project identifying various aspects of the development. Signage details are provided as Exhibit 1 to the Resolution and are summarized as follows:

- Project Sign 1 noted by a circled 1 on the site plan would be a 4 foot by 8 foot double faced sign panel mounted on 4" by 4" wood posts. Total height of the sign would be five (5) feet. Some of the signs may have riders giving directions to locations within the development. There would be a total of nine (9) of these signs located on Rohnert Park Expressway (4), Petaluma Hill Road (3) and Keiser Avenue (2).
- Project Sign 2 noted by a circled 2 on the site plan would be two (2) 4 foot by 8 foot double faced sign indicating future Twin Creeks Park site and one (1) 4 foot by 8 foot double faced sign located on the future Oak Grove park site.

- Project Sign 3 noted by a circled 3 on the site plan would be a 4 foot by 8 foot double faced sign located on the future commercial site.
- Project Sign 4 noted by a circled 4 on the site plan would be a 4 foot by 8 foot double faced sign located on the future apartment site.
- Ladder Sign would be 3 feet 4 inches wide by 6 feet 6 inches wide. It would contain the name of the development the various model home complex name and builders. Three ladder signs would be located within the development and direct customers to the model home location of the various home builders.
- A 4 foot by 8 foot construction sign would be located at the construction entrance to the site. The sign would read Construction Access Only.
- Twenty-eight (28) city-owned light poles on Rohnert Park Expressway and within the development would have 2.5 foot by 8 foot banners mounted on them. Until the light poles are installed, temporary “in-ground” signs would be installed. These would be replaced with banners mounted on the light poles when the poles are constructed at a later date.

The signs have a wood framework with a MaxMetal sign face and digital vinyl print. This material will provide a durable surface. The banner signs are secured by metal poles attached to the light pole with metal brackets. The sign material is cloth with slits for wind protection.

Model Home signs - These signs have been installed for Mulberry Models which opened about a month ago. With this modification to the TCUP, similar signs may be installed at the Magnolia and Cypress model home complexes. Details on the signs are included as Exhibit 2 to the Resolution and consist of the following:

- At the corner of Keats Place and Kerry Road is a project identification sign measuring 5 feet tall by 3 feet wide.
- A Model Parking Identification Sign will be located at the entrance to the parking lot directing customers to the model home entrance.
- Each model home will have a 2 foot by 4 foot sign listing the name of the home, the square footage and the number of bedrooms and bathrooms. It will be located at the entrance to each model home.
- There will be several small 2 foot by 2 foot signs posted indicating the all landscaping is irrigated by recycled water.

The signs are constructed of red acrylic sheets with white vinyl copy. They are ground mounted with no visible mounting posts. The water conservation signs are white with black lettering mounted on 2 inch posts.

The signs installed for the model homes relating to the Mulberry Model Home complex are not consistent with prior approvals for the University District Specific Plan and a sign permit has not been issued. At its meeting of April 27, 2015, the Planning Commission approved the design and location of signs for the model home complexes for Mulberry, Cypress and Magnolia. The following is a summary of what was approved by the Planning Commission in comparison to the signs installed at Mulberry.

Figure 1
Comparison with Prior Planning Commission Approval and
Signs Installed at Mulberry Model Home Complex

Sign Type	Approved	Mulberry	Size Difference
Project Sign (Keats/Kerry)	12 in. x 25 1/4 in. (approx 2 sf)	48 in. x 60 in. (20 sf)	10x larger
Sales Office and Parking Lot Identification	20 in. x 36 in. (5 sf) 2 signs permitted	36 in. x 60 in. (15 sf) 2 signs constructed	3x larger
Model identification	12 ½ in. x 17 in (1.5 sf)	24 in. x 48 in. (8 sf)	5x larger
Sign design	Signs attached to decorative posts and have a green and yellow background	Red acrylic sheet located at ground level	

The intent of the staff recommendation to the Planning Commission is to ensure that the signs installed in the field are consistent with City approvals and to create a template for the installation of the other model home complex signage. So long as the signs proposed for Cypress and Magnolia are similar to the ones installed for Mulberry, they may be approved administratively with a sign permit.

Staff Analysis

The Vast Oak proposal consists of a high number of signs to direct customers to and from the development and inform customers of other activities, such as parks, commercial areas and apartments that will take place in the development in the future. For the most part, the signs are located on Rohnert Park Expressway, the main entry road to the development, and on the main model home access road in the development.

Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA), the City of Rohnert Park, as the lead agency, has conducted an environmental review of the 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

A public hearing notice denoting the time, date, and location of this hearing was published in the *Community Voice* on May 27, 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.

Staff Recommendation:

1. Adopt Resolution No. 2016-19 approving a Temporary Use Permit for the Southeast Specific Plan Development Phase I Model Homes Complex.

Attachments:

- A. Resolution No. 2016-19

EXHIBITS:

1. Vast Oak West Master Signage
2. Mulberry Model Home Complex Signs

APPROVALS:

N. Weisbrod / sa
Norman Weisbrod, Technical Advisor

J. Beiswenger / sa
Jeff Beiswenger, Planning Manager

6.3.16
Date

6.3.16
Date

PLANNING COMMISSION RESOLUTION NO. 2016-19

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

WHEREAS, the applicant, University District LLC, filed Planning Application No. PLTU2015-0032 a Temporary Use Permit for modification to a temporary use permit for signs for Cypress, Mulberry and Magnolia model home complexes in the University District Specific Plan in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, Planning Application No. PLTU2015-0032 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 June 9, 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 June 9, 2016 Planning Commission meeting, upon considering all testimony and arguments, if any, of all persons desiring to be heard, the Planning Commission considered all the facts relating to Planning Application No. PLTU2015-0032;

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 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 signs will direct to the model home complexes in University District. They will also inform potential home purchasers to other development within University District that may help attract them to the development. The signs are located on the major surrounding streets bordering the development for the convenience of potential home buyers.

- 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 signs are located to safely direct potential home buyers to the model home complexes within the development. They are in locations that will not obstruct construction activities in the development.

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

The proposed signs are consistent with the Development Area Plan for Development Phase 1 as approved by the City Council.

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 Planning Application No. PLTU2015-0032 subject to the following conditions:

- 1) The Temporary Conditional Use Permit is approved for up to 48 months from the Planning Commission approval date of June 9, 2016, 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) Signage shall be installed as shown on the Vast Oak University District Exhibits and on the Mulberry Models University District Plans except as hereinafter modified.
- 3) In Vast Oaks West all signs shall be ground mounted including Construction Access Only signs, Future Commercial signs, Future Community Park signs and Future Apartments signs.
- 4) Cypress Model Home Complex and Magnolia Home Complex shall submit sign details for the Model Homes prior to the signs being installed and may be approved if consistent with the Mulberry signage.
- 5) The temporary banner sign poles shall be removed when permanent light poles are available for installation of the signs.
- 6) Any graffiti or damage to signs shall be promptly repaired.

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 9th day of June, 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

**MULBERRY
MODELS**
UNIVERSITY
DISTRICT
ROBERT PARK, CA

RICHMOND
ENGINEERS
ONE MADISON CENTER SUITE 100
DUBLIN, CA 94568



KEY MAP N.T.S.
The project is located within the University District, which is a designated area for higher education and research. The project is situated on the eastern side of the district, adjacent to the University of California, Berkeley campus.

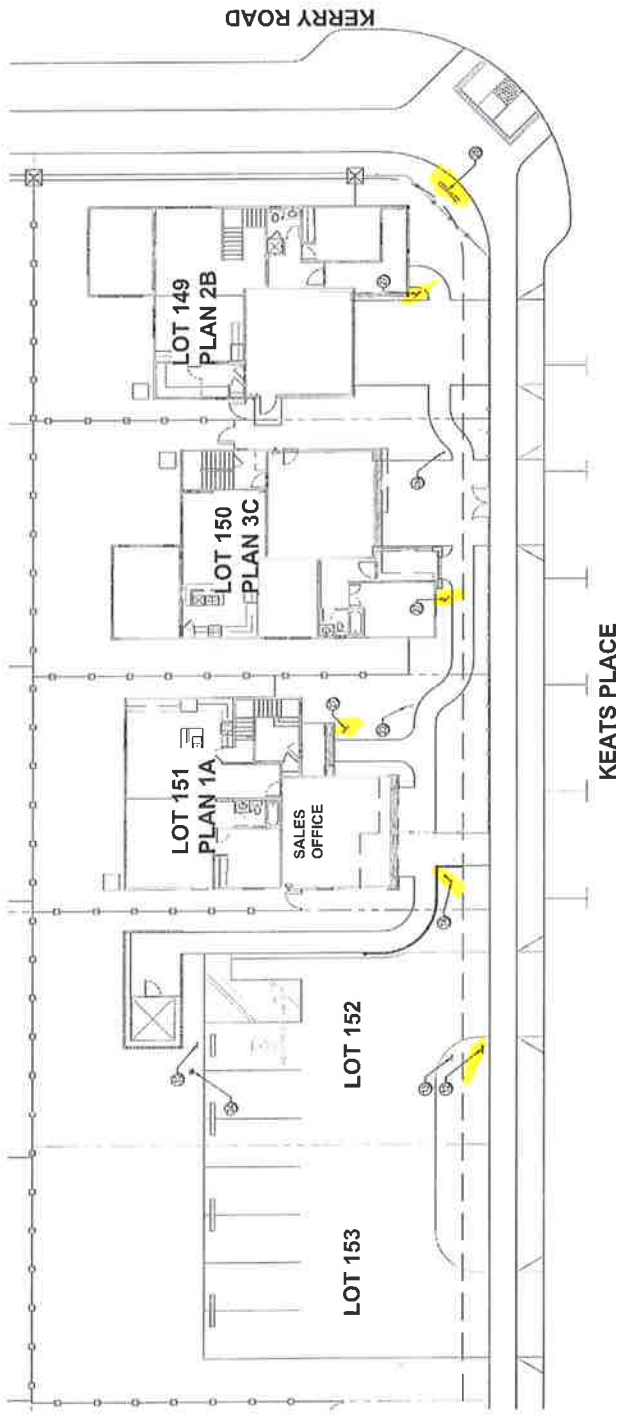


REVISION:
DATE: JANUARY 28, 2016

SCALE: 1"=10'-0"
DRAWN BY: LS
CHECKED: DB
SHEET TITLE:

**SIGN
LOCATION
PLAN**

SHEET NO.
L-5
PROJECT NO. 00716



CONSTRUCTION CALLOUT SCHEDULE

- 1. AREA MARKING SIGN. SEE DETAIL 1A SHEET L-9.
- 2. MODEL: PARKING DIRECTIONAL SIGN BY OTHERS.
- 3. UNAUTHORIZED PARKING SIGN. SEE DETAIL 1A SHEET L-9.
- 4. MODEL: SALES OFFICE WELCOME SIGN WITH RICHMOND AMERICAN HOMES.
- 5. WATER COURTESY LANDSCAPE IDENTIFICATION SIGN. SEE DETAIL 1A SHEET L-9.
- 6. WATER COURTESY LANDSCAPE PUBLIC EDUCATION SIGN. SEE DETAIL 1 SHEET L-2.
- 7. AMERICAN FLAG WITH LUPINUS BY OTHERS.
- 8. PROJECT IDENTIFICATION SIGN BY OTHERS.
- 9. MODEL: IDENTIFICATION SIGN WITH RICHMOND AMERICAN.

0' 10' 20' 40'
SCALE: 1" = 10'-0"

- REFER TO SHEET L-1 FOR GENERAL CONSTRUCTION NOTES.
- REFER TO SHEETS L-9 AND L-10 FOR CONSTRUCTION DETAILS.



680 Columbia Ave.
Riverside, CA 92507
P: 951.682.9660
F: 951.682.9665
www.fusionsign.com

CLIENT: University District, LLC
FILE NAME: University District Map
DESIGNER: Alex

PROJECT: University District
ACCOUNT MANAGER: Brian Johnson
START DATE: 02/18/2016

REVISION DATE(s): 05/10/06;5/16/16
FOR FUSION
USE ONLY

ART IS PRODUCTION READY
YES ☒ NO ☐

DESIGN ORDER# 35398

Vector Base Map with Sign Placements

RECEIVED

MAY 24 2016

CITY OF ROHNERT PARK



VAST OAK WEST UNIVERSITY DISTRICT ROHNERT, CA

LEGEND

- CHERRY Model Homes
- MILBURN Model Homes
- MAGNOLIA Model Homes

- Loose Sign (6'x3'4")x3
- Project Sign (4'x8")x9
- Future Park (4'x8")x3
- Future Commercial (4'x8")x1
- Future Apartment (4'x8")x1

- Construction (4'x8")x1

- Light Pole w/ Double Ring Banner
- Light Pole
- (Locations Based on Provider Map)

PROOF LIST

- S D P
- ARTWORK
- SPELLING
- SIZE
- COLORS
- MATERIALS

SCALE: Not To Scale

APPROVAL (AS IS) ☐

APPROVAL (WITH CHANGES) ☐

DESIGNER: Alex
PROJECT: University District
ACCOUNT MANAGER: Brian Johnson
START DATE: 02/18/2016

Big signing you authorize FSD to proceed as shown and release FSD from any liability. If any information is incorrect or changes are made after approval, please discontinue regarding color accuracy.



CLIENT: University District LLC
FILE NAME: University District -4x8 package
DESIGNER: Alex
PROJECT NAME: University District
ACCOUNT MANAGER: Brian Johnson
DATE: 5-13-16
REVISIONS: 5/16/16

PROJECT SIGN (SAME BOTH SIDES)



PROJECT SIGN OPTIONAL DIRECTIONAL RIDERS

Left on Kerry Rd

Right on Kerry Rd

Then Left on Kerry Rd

Then Right on Kerry Rd

Left on Keiser Ave

Right on Keiser Ave

Left on Rohnert Park Expy

Right on Rohnert Park Expy

COLORS MAY VARY DEPENDING ON SIGN PRINT TECHNOLOGY, ETC. THEREFORE, THIS CONCEPT IS NOT A TRANSPARENTLY ACCURATE COLOR AND ACCURATELY COLORING ONE A CONCEPT PLEASE REQUEST COLOR OR ARTIST'S SAMPLES FROM YOUR DESIGNER. THIS REPRESENTS A CONCEPT ONLY. IT IS NOT INTENDED AS A FINAL PRODUCTION READY UNLESS OTHERWISE NOTED.

APPROVAL (RS IS) ☐

APPROVAL (WITH CHANGES) ☐

DESIGN ORDER# 353398

Materials

- 48" X 96" W
- Double Faced
- MaxMetal
- w/ Boxing
- Digital Vinyl Print
- Gloss Laminate
- 2"x2" wood frame support
- Mount on 4"x4" Wood Posts (painted White)
- 60" Above Grade
- Ground Set in Conc 36" Deep

Process Color CMYK

- Pantone 000C
- Black
- White

PROOF LIST

- ☐ S D P
- ☐ ARTWORK
- ☐ SPELLING
- ☐ SIZE
- ☐ COLORS
- ☐ MATERIALS

SCALE: 1/2" = 1'

	DESIGNER	HOURS
FDR	XXX	0.00
USE	XXX	0.00
ONLY	XXX	0.00

ART IS PRODUCTION READY YES ☒ NO ☐

DESIGNER HOURS	0.25	XXX	0.00
ART IS PRODUCTION READY	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	

DESIGN ORDER# 35398
SHEET 1 OF 4

Rigid Banner

- 30"W x 96" H
- Double-face
- Windells
- 13 oz Matte Banner
- Digital Print
- 2" Sleeves Top/Bottom
- Option: Blockout
- Option: 1/2" Zinc Washer
- Pole Mount Banner Brackets
- Attached w/ quick release bands
- Mount on existing Light Pole

ARTWORK IS LINKED
Print-ready files not yet available.

FILENAME:

Print Ready File
Not yet Available

Process Color CMYK

- ☒ Blue ☒ Yellow ☒ Black
- ☒ To Be Determined
- ☒ Black
- ☒ White

PROOF LIST

- | | | |
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| S | D | P |
| <input type="checkbox"/> | <input type="checkbox"/> | ARTWORK |
| <input type="checkbox"/> | <input type="checkbox"/> | SPELLING |
| <input type="checkbox"/> | <input type="checkbox"/> | SIZE |
| <input type="checkbox"/> | <input type="checkbox"/> | COLORS |
| <input type="checkbox"/> | <input type="checkbox"/> | MATERIALS |

SCALE: 3/4" = 1'



APPROVAL (AS IS) ☐ APPROVAL (WITH CHANGES) ☐

By signing you authorize FUSION to proceed as shown and release FUSION from any liability. If any information is incorrect or changes are made after approval, Read disclaimer regarding color accuracy.

COLORS MAY VARY DEPENDING ON DISPLAYS, MONITORS, ETC. *TOLERANCE THIS CONCEPT IS NOT A TRANSLATION OF COLORS AND COLOR ACCURACY. IF COLORS ARE A CONCERN PLEASE REQUEST COLOR OR MATERIALS. SAMPLES FROM YOUR FUSION VALUES REPRESENTATIVE BEFORE CONSENT. THIS DIAGRAM, CONCEPT AND DATA CANNOT BE REPRODUCED OR COPIED WITHOUT THE EXCLUSIVE RIGHT OF FUSION DESIGN & DESIGN.



680 Columbia Ave.
Riverside, CA 92507
P: 951.682.9660
F: 951.682.9665
www.fusionsign.com

CLIENT: University District LLC
FILE NAME: Rigid Banners
DESIGNER: CPA/Alex

PROJECT: University District
ACCOUNT MANAGER: Brian Johnson
START DATE: 02/18/2016

REVISION DATE(s): 5/6/16
FOR FUSION
USE ONLY

QUANTITY	DESIGNER	HOURS
XXX	0.25	XXX
XXX	0.00	XXX
XXX	0.00	XXX

PRINT IS PRODUCTION READY
YES ☒ NO ☐

Banner 3 Front

Banner 4 Front

Banner 3 Back

Banner 4 Back

Rigid Banner

- 30"W x 96" H
- Double-face
- Windlifts
- 13 oz Matte Banner
- Digital Print
- 2" Sleeves Top/Bottom
- Option: Blockout
- Option: 1/2" Zinc Washer
- Pole Mount Banner Brackets
- Attached w/ quick release bands
- Mount on existing Light Pole

DESIGN ORDER# 35398
SHEET 2 OF 4

ARTWORK IS LINKED

Print-ready files not yet available.

FILENAME:

Print Ready File
Not yet Available

Process Color CMYK

■ Black

■ To Be Determined

■ White

PROOF LIST

- S D P
☐ ARTWORK
☐ SPELLING
☐ SIZE
☐ COLORS
☐ MATERIALS

SCALE: 3/4" = 1'

APPROVAL (AS IS) ☐

APPROVAL (WITH CHANGES) ☐

Colors were verified on proof and approved. If a color change is requested, please contact the designer for a revised proof. This document is for informational purposes only. The final product may vary slightly from the proof due to the printing process and the quality of the materials used.

By signing you authorize FUSION to proceed as shown and release FUSION from any liability. If any information is incorrect or changes are made after approval, please contact the designer for a revised proof.

DESIGN ORDER# 35398
SHEET 3 OF 4

Rigid Banner

- 30"W x 96" H
- Double-face
- Windslits
- 13 oz Matte Banner
- Digital Print
- 2" Sleeves Top/Bottom
- Option: Blockout
- Option: 1/2" Zinc Washer
- Pole Mount Banner Brackets
- Attached w/ quick release bands
- Mount on existing Light Pole

ARTWORK IS LINKED
Print-ready files not yet available.

FILENAME:

Print Ready File
Not yet Available

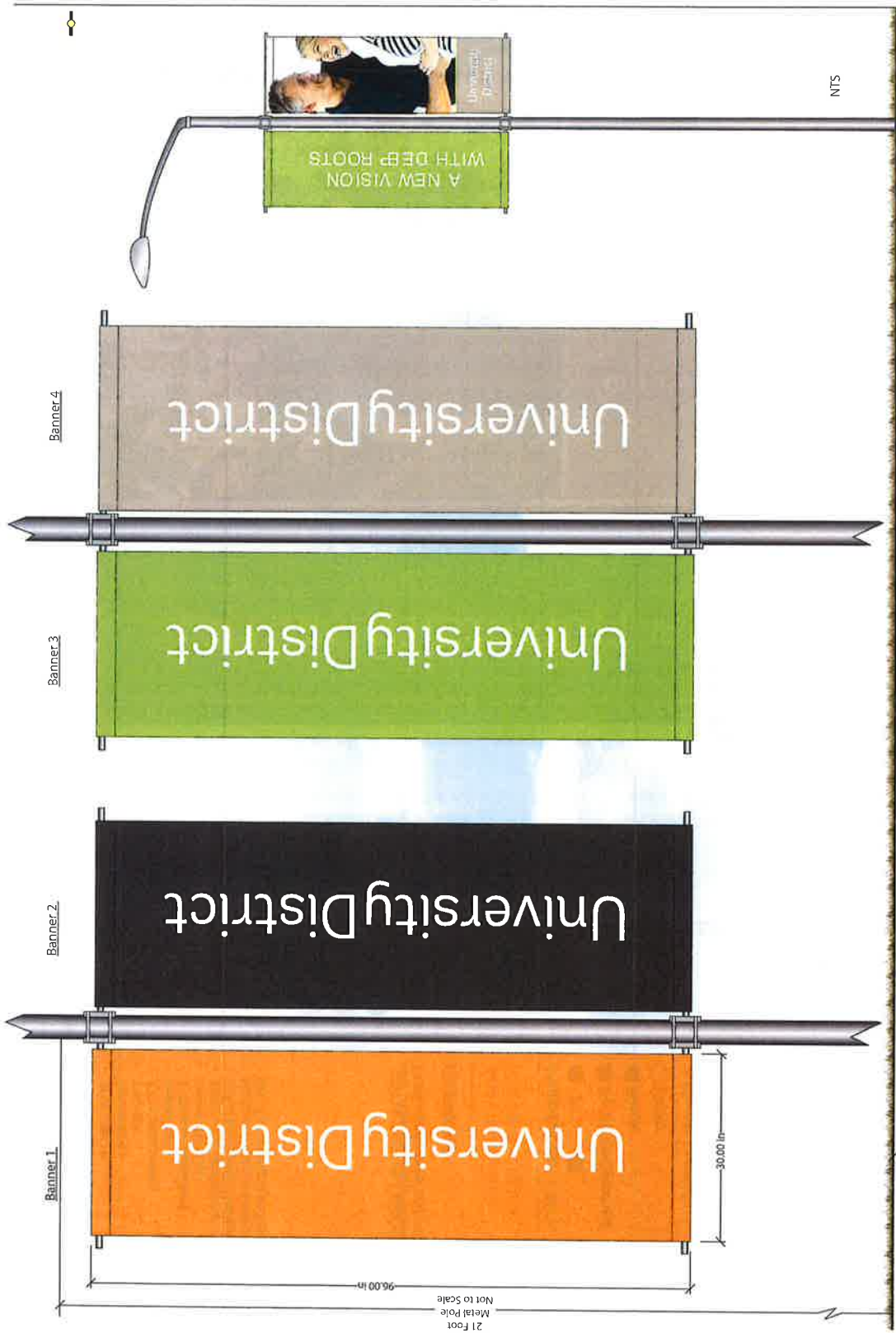
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- ☒ To Be Determined
- ☒ Black
- ☒ White

PROOF LIST

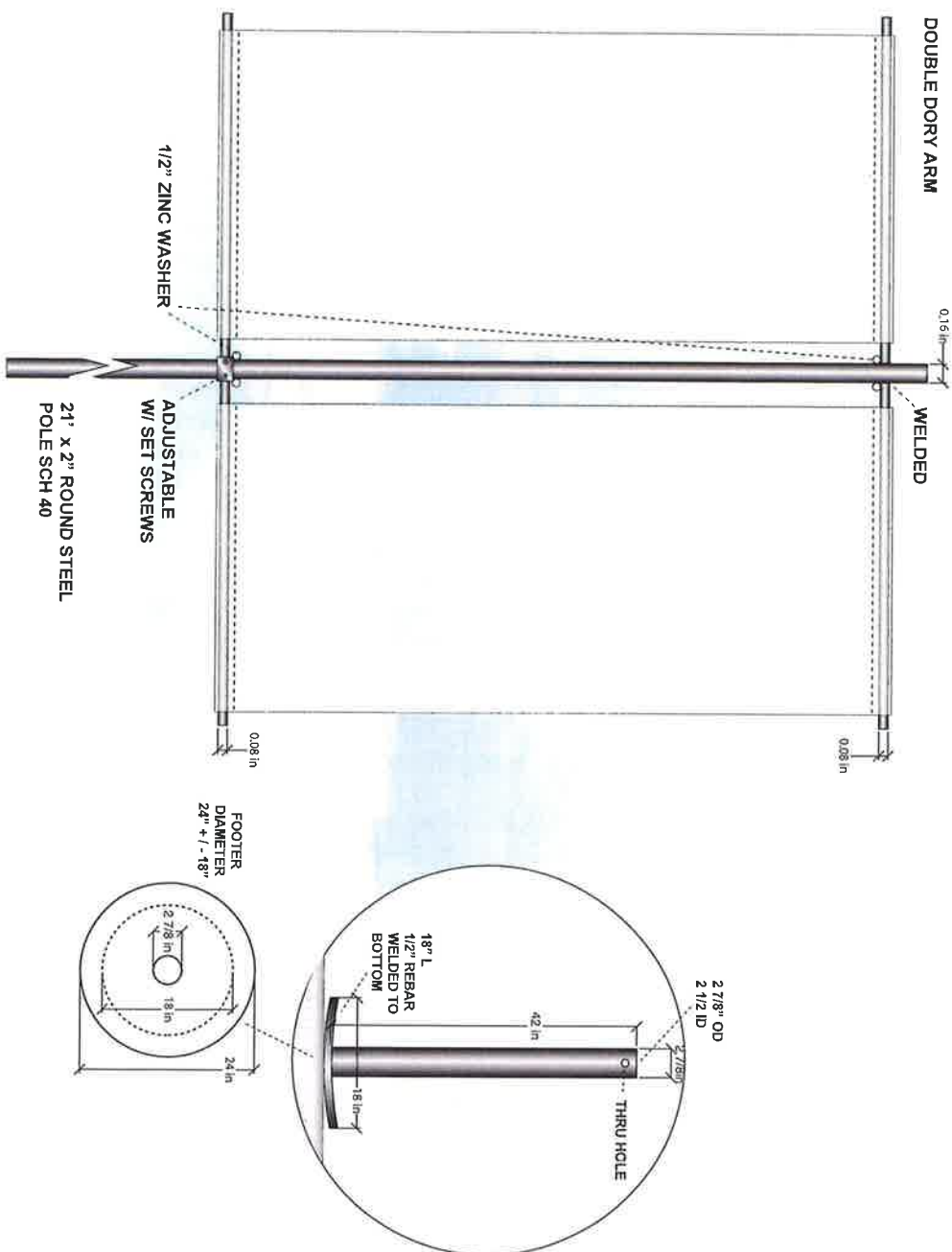
- | | | |
|--------------------------|--------------------------|--------------------------|
| S | D | P |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ARTWORK | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| SPELLING | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| SIZE | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| COLORS | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| MATERIALS | | |

SCALE: 3/4" = 1'



By signing you authorize FUSION to proceed as shown and release FUSION from any liability. If any information is incorrect or changes are made after approval. Read disclaimer regarding color accuracy.

APPROVAL (AS IS) ☐ APPROVAL (WITH CHANGES) ☐



DESIGN ORDER# 35398
SHEET 4 OF 4

Rigid Banner
Pole Temporary Location

- 30"W x 96" H
- Double-face
- Windslits
- 13 oz Banner mat.
- Digital Print
- 2" Sleeves Top/Bottom
- Option: Blockout
- Option: 1/2" Zinc Washer

ARTWORK IS LINKED

Print-ready files not yet available.

FILENAME:

Print Ready File
Not yet Available

Process Color CMYK



 To Be Determined

■ Black

☐ White

PROOF LIST

SDP

☐ ARTWORK☐ SPE

SIZE

☐ ☐ ☐ COLORS

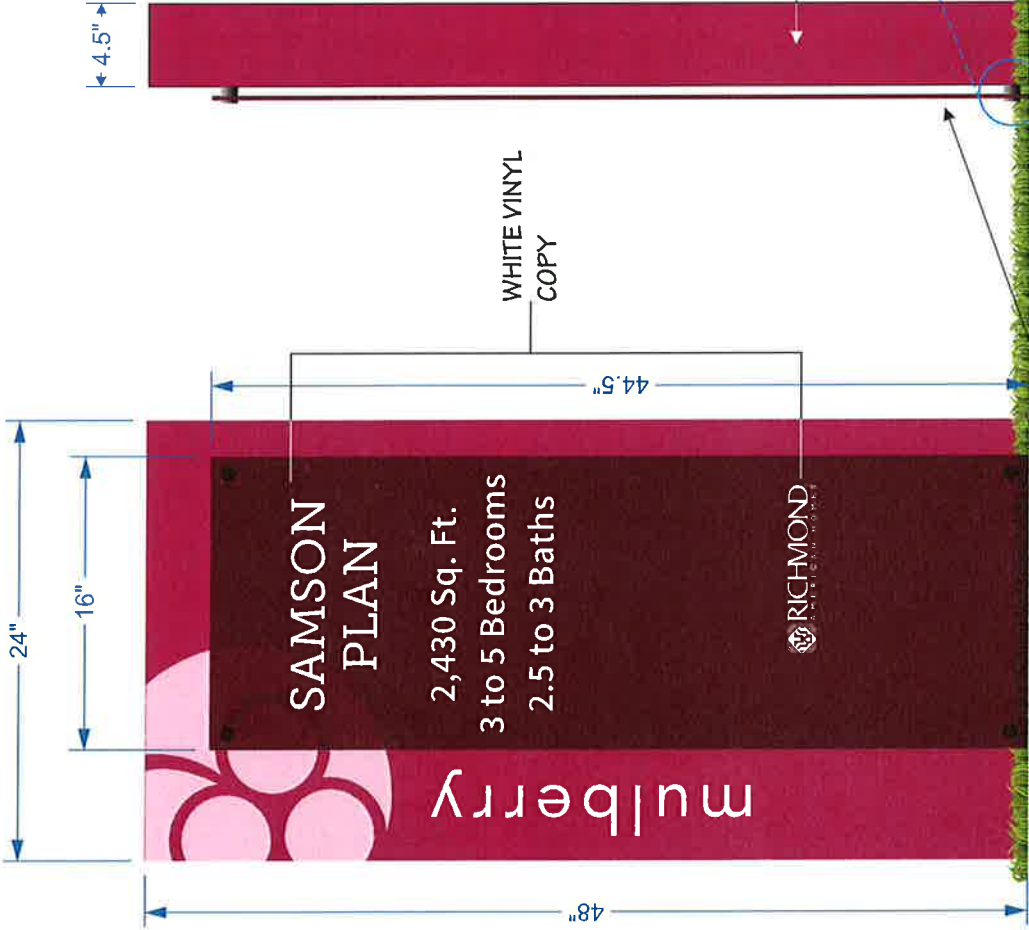
SCALE: NOT TO SCALE

APPROVAL (AS IS) ☐

APPROVAL (WITH CHANGES) ☐

CO-OPS MAY VARY DEPENDENT ON DISPLAYS, PRINT-OUTS, ETC. - THEREFORE THIS CONCEPT IS NOT A TRULY-WORTHY SOURCE FOR COLOR ACCURACY OF CO-OPS FOR A CONSIDERABLE PERCENTAGE OF COLOR MATERIAL. GRADUATES FROM YOUR PROGRAM WILL BE REPRESENTATIVE BEING SERVING THIS ORGANIZATION. CONCEPT HAS BEEN DESIGNED BY PERSONS WHO HAVE DESIGN, REPRODUCTION IN WHOLE OR IN PART, REMAINS THE EXCLUSIVE RIGHT OF PERSONS OR DESIGN.

By signing you authorize FSSD, to proceed as shown and release FSSD from any liability. If any information is incorrect or changes are made after approval. Read disclaimer regarding color accuracy.



SACRAMENTO, CALIFORNIA
916.372.1200
FRESNO, CALIFORNIA
559.298.8881

W/O 34557/132

DATE 4-8-2016

REVISION# /DATE/DESIGNER:

CLIENT: RICHMOND AMERICAN

PROJECT: MULBERRY

DESCRIPTION: ONGITE SIGNS

SCALE: 1/4" = 1'-0"

SALES: DAN WORSLEY

DESIGNER: JIM EDENS

CLIENT APPROVAL SIGNATURE

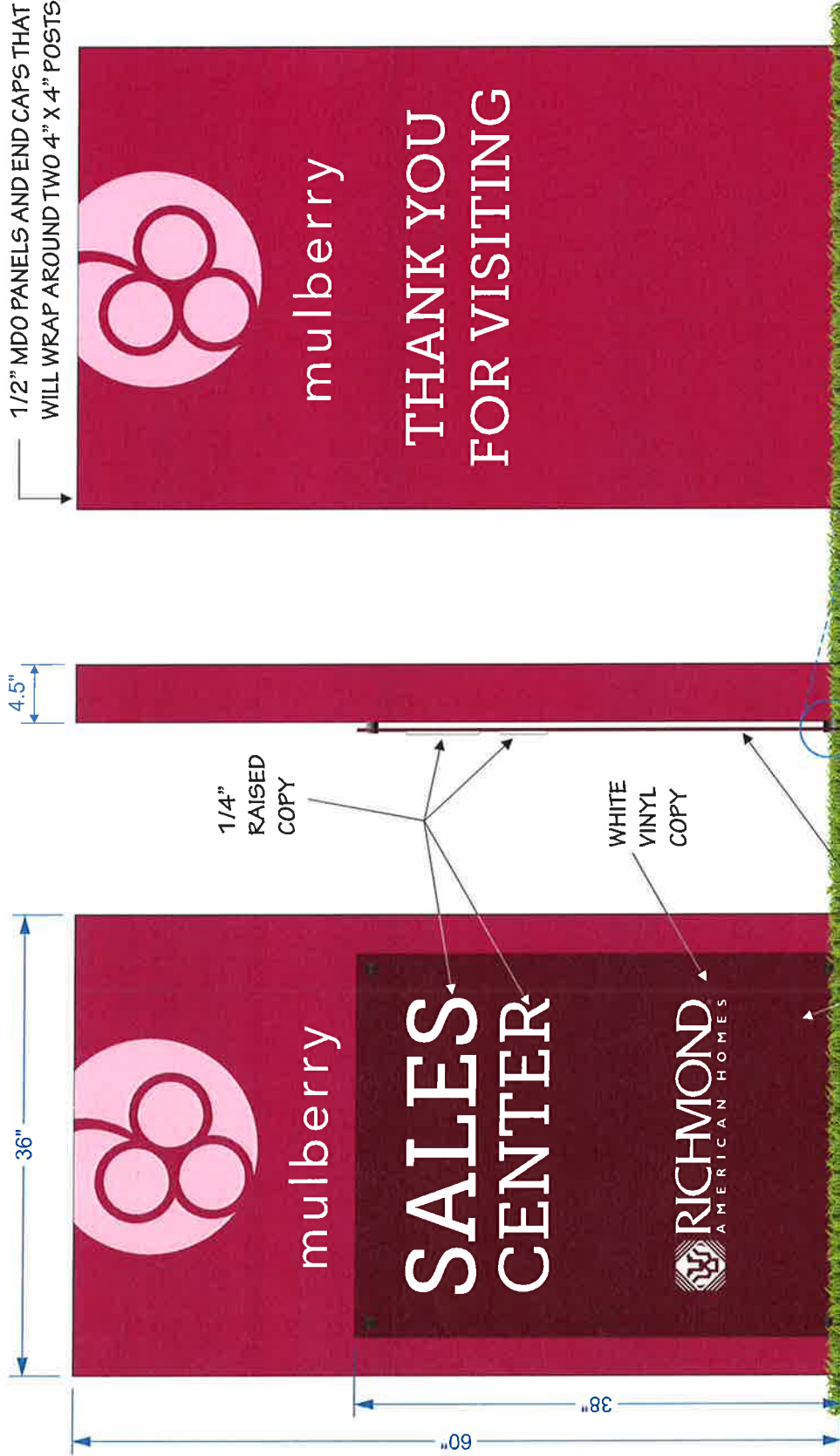
DATE

DESIGNER'S SIGNATURE

THIS IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

QTY. 1 each

MAIN BOX TO BE FABRICATED FROM
1/2" MDO PANELS AND END CAPS THAT
WILL WRAP AROUND TWO 4" X 4" POSTS.




FRONT

1/4" #2423 DARK RED TRANSPARENT ACRYLIC SHEET.

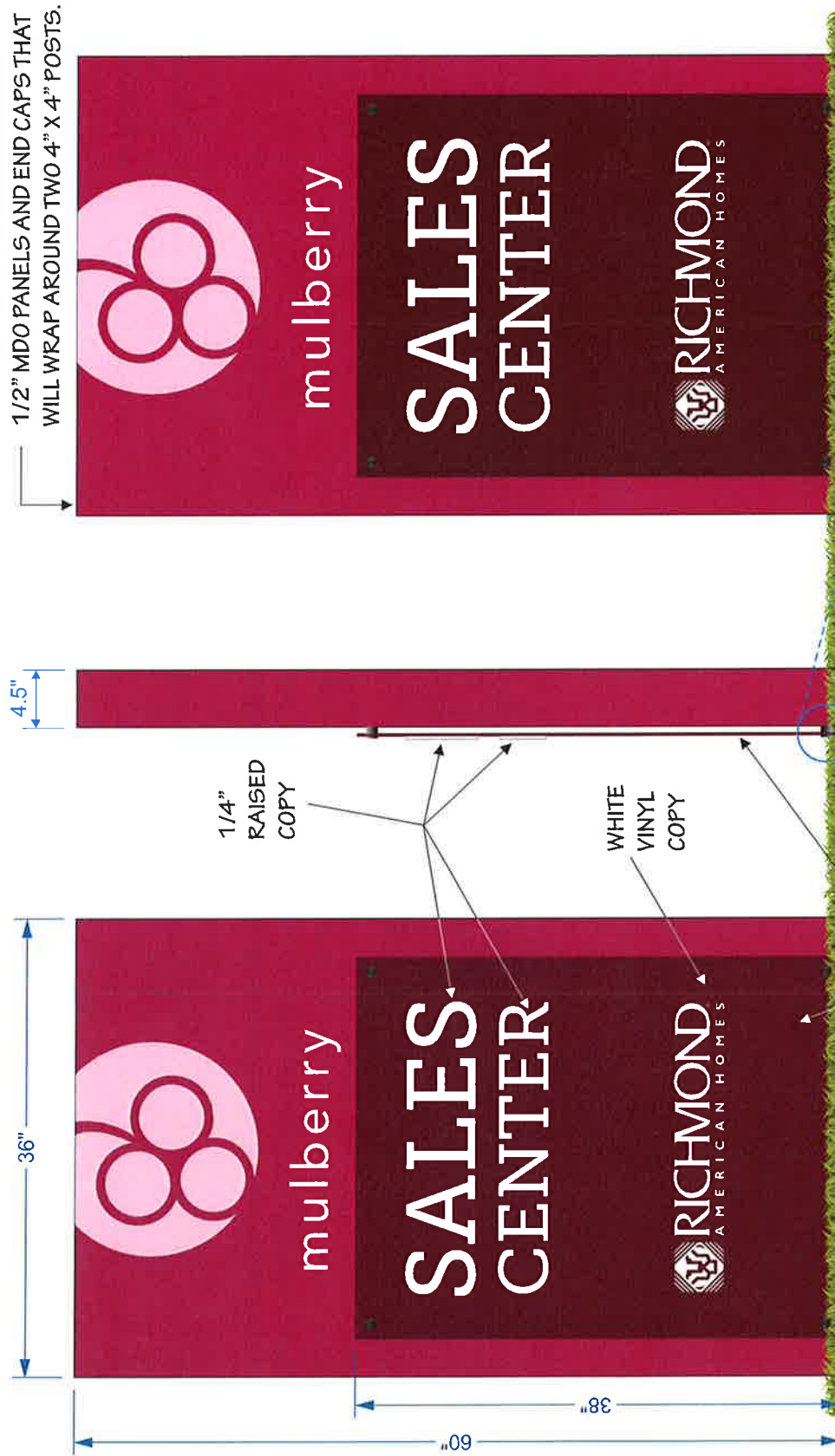
BACK

7/8" DIAMETER ANODIZED
BLACK STAND-OFF SYSTEM.

QTY. 1

 <p>SACRAMENTO, CALIFORNIA 916-372-1200 FRESNO, CALIFORNIA 559-298-8881</p>		<p>WIO# 345571132</p> <p>DATE 4-8-2016</p> <p>REVISION# /DATE/DESIGNER:</p> <p>_____/_____/_____</p> <p>_____/_____/_____</p> <p>_____/_____/_____</p> <p>_____/_____/_____</p> <p>_____/_____/_____</p> <p>_____/_____/_____</p> <p>CLIENT: RICHMOND AMERICAN</p> <p>PROJECT: MULBERRY</p> <p>DESCRIPTION: ONSITE SIGNS</p> <p>SCALE</p> <p>SALES: DAN WORSLEY</p> <p>DESIGNER: JIM EDENS</p> <p></p> <p>CLIENT APPROVAL SIGNATURE:</p> <p>_____ DATE: _____</p> <p><small>DESIGNER'S SIGNATURE AND DATE REQUIRED FOR ALL PROJECTS. APPROVAL OF THE DESIGNER IS REQUIRED FOR ALL PROJECTS. THE DESIGNER SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REVISIONS TO THE DESIGN. THE DESIGNER SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REVISIONS TO THE DESIGN. THE DESIGNER SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REVISIONS TO THE DESIGN.</small></p>
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MAIN BOX TO BE FABRICATED FROM
1/2" MDO PANELS AND END CAPS THAT
WILL WRAP AROUND TWO 4" X 4" POSTS.



FRONT

BACK

QTY. 1

7/8" DIAMETER ANODIZED
BLACK STAND-OFF SYSTEM.

1/4" #2423 DARK RED TRANSPARENT ACRYLIC SHEET.



SACRAMENTO, CALIFORNIA
916.372.1700
FRESNO, CALIFORNIA
559.298.8881

W/O # 345571132

DATE: 4-8-2016

REVISION# / DATE / DESIGNER:

CLIENT: RICHMOND AMERICAN

PROJECT: MULBERRY

DESCRIPTION: ONSITE SIGNS

SCALE: ~~SALES~~ DAN WORSLEY

DESIGNER: JIM EDENS

CLIENT APPROVAL SIGNATURE:

DATE:

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916-372-1200
FRESNO, CALIFORNIA
559-298-8881

W/O 34557/132

DATE 4-8-2016

REVISION# / DATE / DESIGNER

CLIENT: RICHMOND
AMERICAN
PROJECT: MULBERRY
DESCRIPTION:
ONSITE SIGNS

SCALE

SALES: DAN WORSLEY

DESIGNER: JIM EDENS

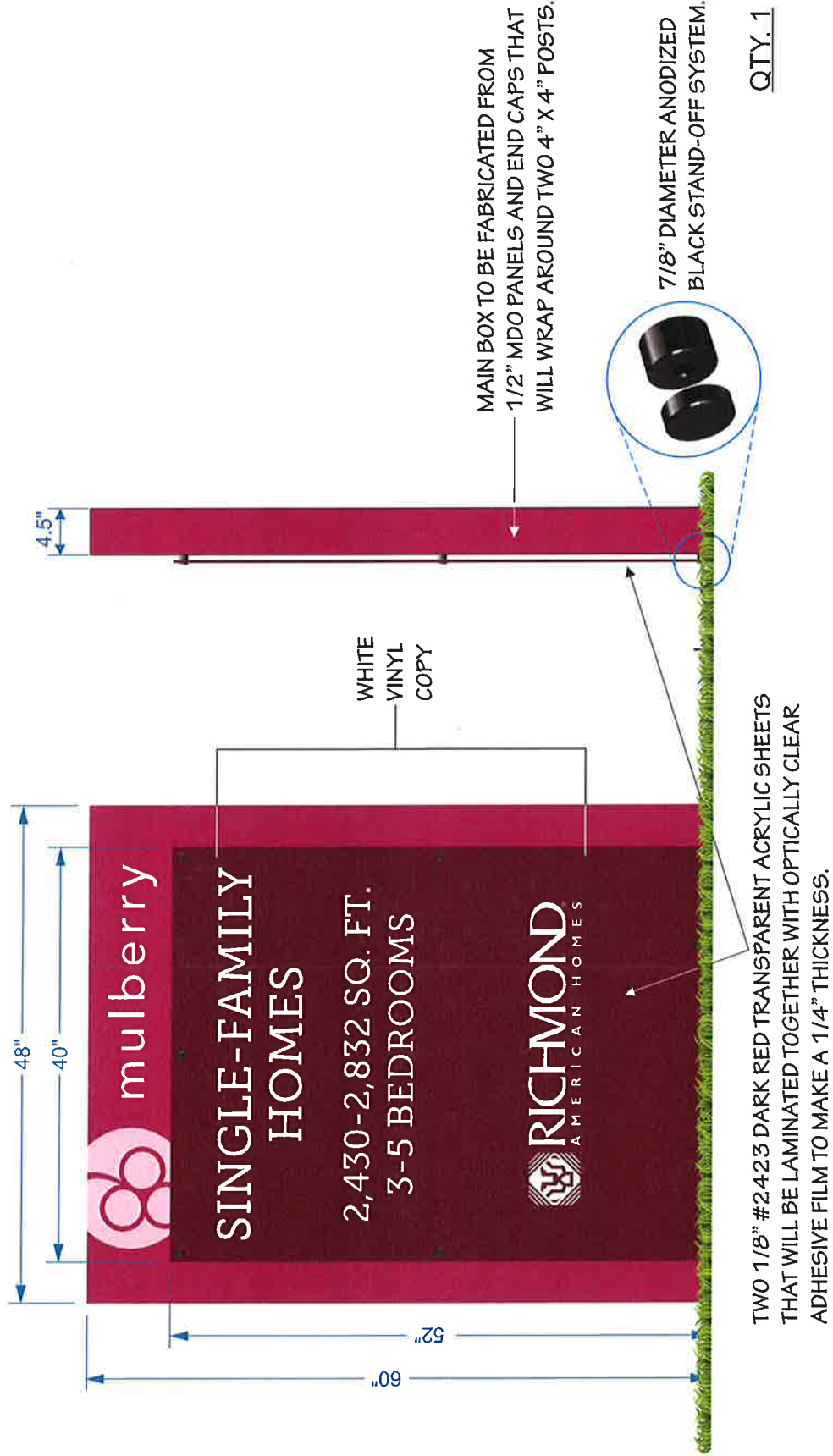


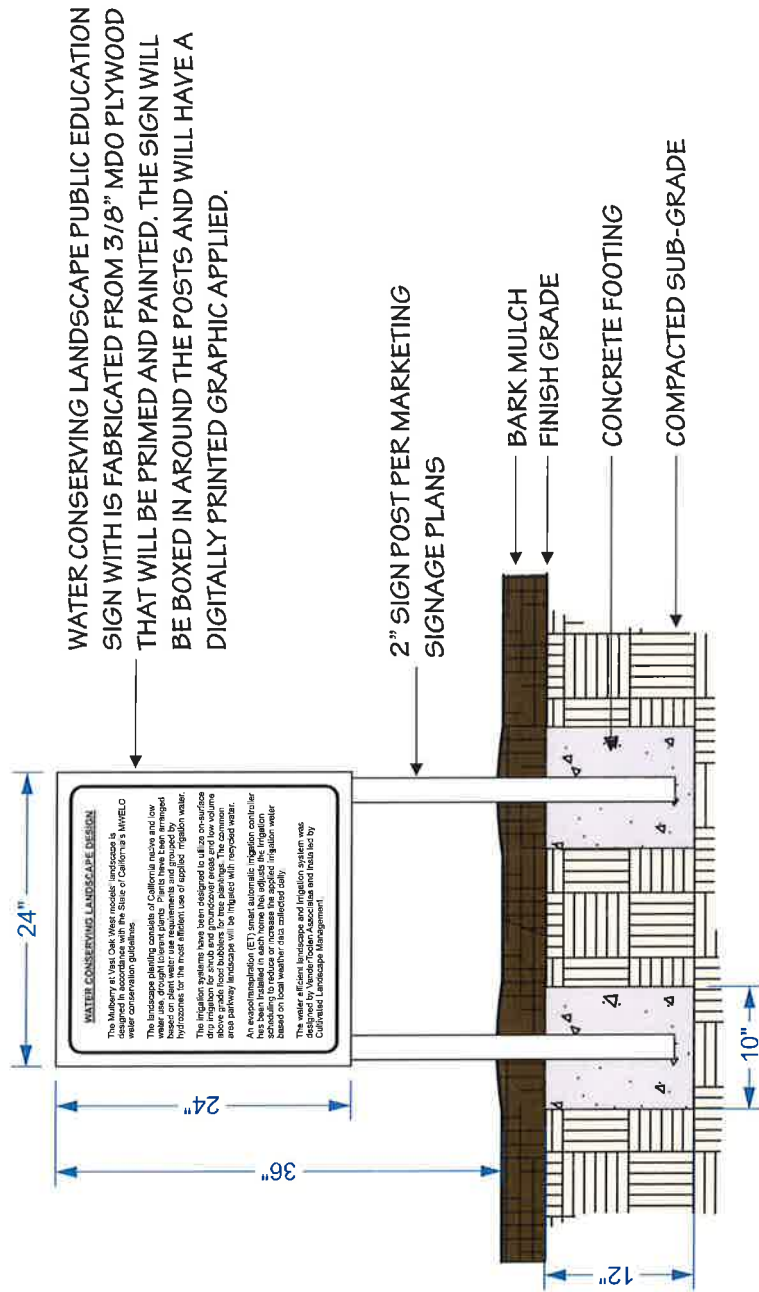
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CALL 916-372-1200 OR 559-298-8881.





WATER CONSERVING LANDSCAPE PUBLIC EDUCATION SIGN WITH IS FABRICATED FROM 3/8" MDO PLYWOOD THAT WILL BE PRIMED AND PAINTED. THE SIGN WILL BE BOXED IN AROUND THE POSTS AND WILL HAVE A DIGITALLY PRINTED GRAPHIC APPLIED.

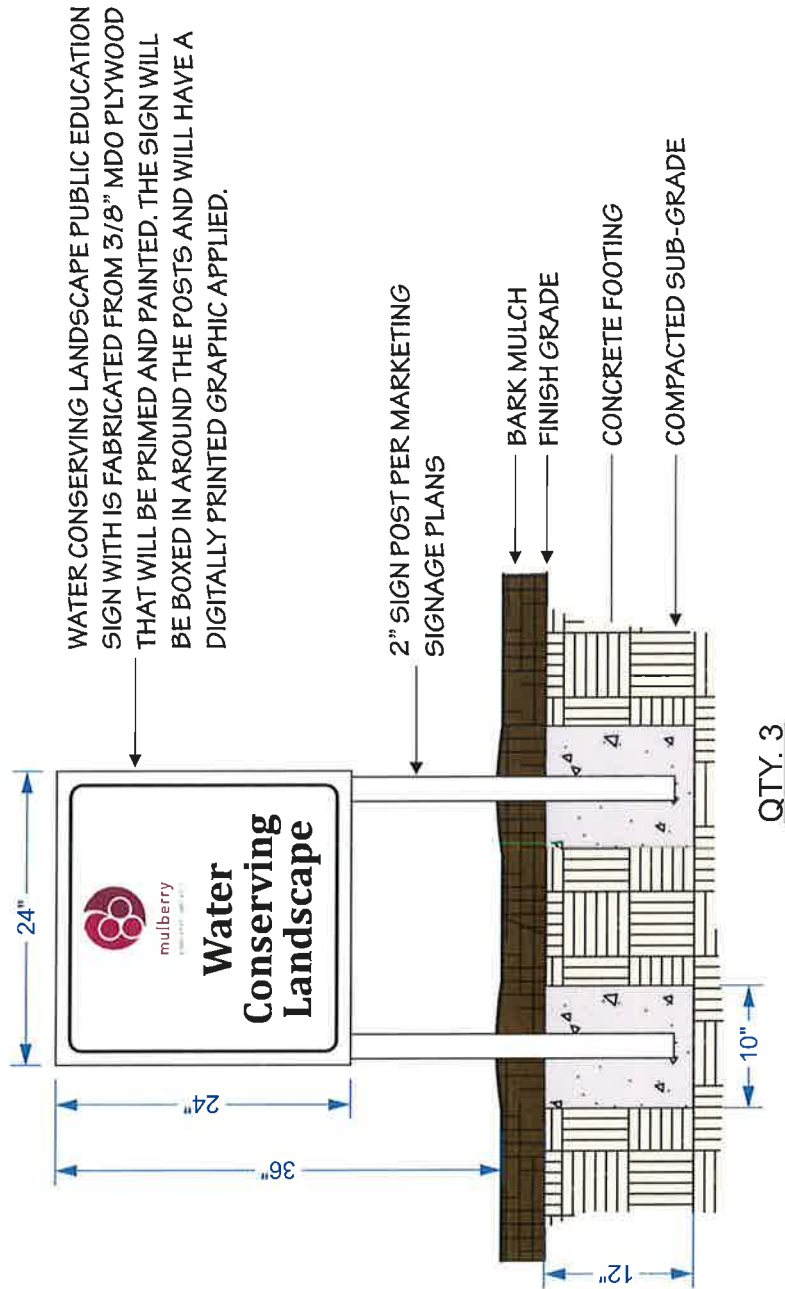



SACRAMENTO, CALIFORNIA
916.372.1200
FRESNO, CALIFORNIA
559.298.8881

W/O	34557/132
DATE	4-8-2016
REVISION# / DATE / DESIGNER	
CLIENT	RICHMOND AMERICAN
PROJECT	MULBERRY
DESCRIPTION	ONSITE SIGNS
SCALE	
SALES	DAN WORSLEY
DESIGNER	JIM EDENS
CLIENT APPROVAL SIGNATURE	
DATE	
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SACRAMENTO, CALIFORNIA
916-372-1200

FRESNO, CALIFORNIA
559-298-8881

W/O	34557132
DATE:	4-8-2016
REVISION # / DATE / DESIGNER:	

CLIENT: RICHMOND
AMERICAN

PROJECT: MILL BERRY

DESCRIPTION:
ON-SITE SIGNS

SCALE:

SALES: DAN WORSLEY

CLIENT APPROVAL SIGNATURE:

DATE: _____

SIGNATURE INDICATES APPROVAL OF THIS DESIGN AND DATA BY ARCHITECT ASSOCIATES THE

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