



City of Rohnert Park Planning Commission Report

DATE: April 13, 2017

ITEM No: 8.2

SUBJECT: PLSR16-0003 K.G. Technologies

LOCATION: 6028 State Farm Drive (APN 143-021-079)

REQUEST: Construct a 10,000 square foot building containing offices and warehousing for an electronics business

APPLICANT: Anthony Caltaldo for Ware Malcomb Architect

Background

The project site is a 1.49 acre parcel that was formerly used for employee parking for an adjacent office building. The property is paved and landscaped as a parking lot. KG Technologies has purchased the property and proposes construction of a 10,000 square foot building for offices and warehousing for their electronic distribution business. The property is located within the Triangle Business Area as described in the recently approved Central Rohnert Park Priority Development Area Plan (PDA). The property is zoned I-L/O allowing for corporate headquarters research and development, light manufacturing and similar industrial and offices uses. The proposed use of the property is in conformance with the I-L/O zoning of the property and is consistent with job creation goals of the PDA's Triangle Business Area.

Applicant's Proposal

Permitted Land Use - KG Technologies proposal in Rohnert Park is an office and warehouse for the distribution of small electronic devices. The devices are manufactured overseas and shipped to this location for distribution. The facility also contains general company offices and offices for research and product development. The use is in conformance with the I-L/O Industrial Office Overlay district zoning of the site. The 10,000 square foot building is designed so it can be expanded in the future if needed.

Site Plan - The 10,000 square foot building will be set back twelve (12) feet from the rear property line. It will be surrounded by landscaping and an outdoor patio on the north side for use by the employees. A roll-up door will also be located on the north side of the building for access to the warehouse. Access to the property is from an existing driveway on the south side and an existing driveway on the north side. The property has access easements from both of these driveways. There is no driveway along the State Farm Drive frontage. The main access to the building is at the southwest corner of the building. There is a walkway along the building frontage and a path of travel out to the sidewalk on State Farm Drive. There are existing trees and minimal landscaping across the property frontage and the trees and rock structures will be retained. A covered refuse enclosure will be located at the northeast corner of the building adjacent to the overhead roll-up door. A screened transformer enclosure will be located on the north building wall.

Access to the property is from two existing driveways on the north and south side of the property. The subject property has driveway access to each of these drives that also serve other properties. There will be no new curb cut on State Farm Drive serving this site. There is an existing sidewalk across the State Farm frontage of the property. Staff can find no evidence of an easement and a condition will require an easement for the sidewalk be granted in favor of the City.

Parking - The parking requirement for warehouse distribution is one (1) space for every 500 square feet of gross floor area. With a 10,000 square foot building the required parking is 20 spaces. A total of 49 parking spaces will be provided which generously exceeds required parking. Presently, the company has 11 employees but plans to expand in the future. There is ample parking for visitors.

Handicap parking will be provided adjacent to the entrance to the building. There will be three (3) charging stations for electric vehicles and five (5) spaces reserved for clean air a van pool vehicles.

There are ample vehicle aisle widths and turning radius for delivery trucks to enter the property from the southerly driveway and back up to the overhead doors on the north side of the building. They can then exit the site via the northerly driveway. The driveways and turning radius is also designed to accommodate emergency vehicles.

Floor Plan - A major portion of the 10,000 square foot building will be used for offices. The rear 3,900 square feet is warehousing. In the future, a portion of that area may also be developed with additional office space. Storage in the warehouse area can be stacked so it can accommodate the warehousing needs of the company. The electronic devices are manufactured overseas and are shipped to this location and stored. The devices are very small and do not consume a significant amount of storage space.

Building Architecture - This building has a unique design with the main corner entry to the building enclosed in glass. The roof over this area is elevated above the roof level of the remainder of the building making it the focal point of the building. The west and south

elevations have major glass windows adding to the attractiveness of the structure. Access to the warehouse consists of two roll up doors which lessens the impact of the warehouse area. At the northwest corner of the building is an enclosed patio area for use by the employees for outdoor activities. It is enclosed with metal screening and will be partially covered with a suspended awning. Building colors are white, two shades of gray and a blue band around the top of the walls.

Landscaping - There are 36 existing mature trees on the property that will be retained. They consist of Chinese Pistache, London Plane and Canary Island Pine. They are located on all four sides of the site. Six new 24-inch box size trees will be planted around the building. The remaining landscaping will consist of shrubs, grasses and ground cover. The majority of the landscaping is water efficient. There is some existing landscaping along the property frontage that will be replaced.

Signage - The parent name of the company will be located on the blue band below the parapet over the main entry and the KG logo will be located on the west facing building wall. The site plan also indicates a monument sign at the south entry driveway to the site. All signs will have to go through a sign review process prior to installation.

Staff Analysis

Being the first new industrial building in the PDA, the developer has set a high standard in building design. This includes the glass enclosed entry, the stucco reveals, variation in stucco finish and color and the blue band below the parapet of the building. The outdoor employee patio is also a unique design feature with the wall and metal fence enclosure and the canvas covering.

The PDA has Community Design Guidelines to guide new development and design is in conformance as follows:

- The building is consistent with the character of development in Sonoma County. The proposed building is a unique design and will set a very high standard in the PDA. It is the first new industrial building in the PDA since it was adopted.
- The Guidelines state that loading areas should be functionally separated from parking and walkways to provide convenient access for delivery trucks. The Loading area is on the north side of the building and trucks can load and unload without impacting parking or pedestrian walkways.
- Shared access drives between adjacent parcels are encouraged to reduced curb cuts. Access to the property is from two shared access drives and there is no curb cut along the State Farm Drive frontage serving this property.
- Color should be used to create visual interest and enhance the appearance of buildings from the street. The building colors and materials complement the appearance of the building with the focal point being the glass enclosed elevated building entry.

- The covered refuse enclosure consists of materials that match those used on the main building.
- The development will preserve many of the mature trees on the site adding to the attractiveness of the development.

Environmental Determination

In accordance with the California Environmental Quality Act (CEQA), an EIR was prepared for the PDA. Because the KG Technologies project is located within the PDA, an analysis was prepared to evaluate the consistency of the proposed project with the PDA EIR. As demonstrated in the analysis, the proposed KG Technologies project is consistent with the PDA Plan analyzed in the PDA EIR. Impacts associated with the project are consistent with those previously identified and analyzed in the PDA EIR and implementation of applicable mitigation measures, as identified throughout this consistency analysis, would ensure that all project-related impacts remain less than significant and consistent with the PDA EIR.

Conclusion:

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

Findings

The recommended findings to approve the Site Plan and Architectural Review application are included in the attached Resolution.

Public Notification

Not required for Site Plan and Architectural Review

Staff Recommendation:

Based on the analysis of this report and the attached resolutions, staff recommends that the Planning Commission, by motion, adopt Resolution No. 2017-11 approving Site Plan and Architectural Review to allow a 10,000 square foot building at 6028 State Farm Drive, subject to the findings and conditions of approval.

Attachments:

Resolution No. 2017-11 Approving Site Plan and Architectural Review for KG Technologies.
Applicant's Supporting Statement
Exhibit A Site Plan Sheet A1.1
Exhibit B Floor Plan Sheet A2.1
Exhibit C North and East Building Elevations Sheet A4.1
Exhibit D South and West Building Elevations Sheet A4.1
Exhibit E Refuse Enclosure Details Sheet A6.0
Exhibit F Landscape Plan Sheet L-1
Exhibit G Perspective Views Three Sheets

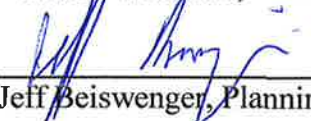
APPROVALS:



Norman Weisbrod, Technical Advisor

4.7.17

Date



Jeff Beiswenger, Planning Manager

4.7.17

Date

PLANNING COMMISSION RESOLUTION NO. 2017-11

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING SITE PLAN AND
ARCHITECTURAL REVIEW FOR KG TECHNOLOGIES OFFICE/INDUSTRIAL
BUILDING (APN 143-021-079)**

WHEREAS, the applicant, Anthony Caltaldo for Ware Malcomb Architect, filed Planning Application No. PLSR16-0003 for Site Plan and Architectural Review for a new Industrial/Office building, in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, Planning Applications No. PLSR16-0003 was processed in the time and manner prescribed by State and local law;

WHEREAS, on April 13, 2017, the Planning Commission reviewed Planning Application No. PLSR16-0003 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and,

WHEREAS, at the April 13, 2017, 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. PLSR16-0003.

**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. PLSR16-0003, makes the following factors, to wit:

A. That the developments general appearance is compatible with existing development and enhances the surrounding neighborhood.

Criteria Satisfied. This development is the first new industrial building in the PDA and sets a very high standard on architectural design and placement of the building on this former parking lot. The development is compatible with surrounding development and preserves much of the existing landscaping on the site to give the project a mature appearance.

B. That the development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the façade facing the street; and/or the line and pitch of the roof.

Criteria Satisfied. The new building has a very attractive glass enclosed entry that enhances the appearance of the building from State Farm Drive. There are breaks in the building façade for large windows facing the street and adjacent properties. The roof line

of the entry is elevated above the remainder of the roof of the building adding interest to the appearance of the building from the street.

- C. *That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.*

Criteria Satisfied. Vehicular access to the property is from existing driveways on properties to the south and north of the property. This results in no driveways along the frontage of the property. There is pedestrian access to the building from State Farm Drive and bicycle access from the street via the two existing driveways.

Section 3. Environmental Clearance. In accordance with the California Environmental Quality Act (CEQA), an EIR was prepared for the PDA. The KG Technologies project is located within the PDA, an analysis was prepared to evaluate the consistency of the proposed project with the PDA EIR. As demonstrated in the analysis, the proposed KG Technologies project is consistent with the PDA Plan analyzed in the PDA EIR

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLSR16-0003 subject to the Conditions of Approval attached as Exhibit A.

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 13th day of April, 2017 by the City of Rohnert Park Planning Commission by the following vote:

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

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

Susan Haydon, Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

Exhibit A

ADOPTED PER PLANNING COMMISSION Resolution No. 2017-11

Conditions of Approval

Site Plan and Architectural Review: KG Technologies

The conditions below shall apply to the KG Technologies project located at 6028 State Farm Drive (PLSR16-0003).

Planning

1. The Site Plan and Architectural Review approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued and construction is commenced and diligently pursued toward completion and the use is initiated, or an extension is requested and approved.
2. The facility shall comply with any and all applicable provisions of the Rohnert Park Municipal Code and any state or federal agency.
3. Any landscaping damaged during construction shall be replaced.
4. Prior to installation of any signs, the applicant shall apply for Sign Review approval.
5. The inverted U bicycle stand shall be provided for bicycle parking.
6. Prior to issuance of a building permit, all fees related to the Site Plan and Architectural Review approval process and implementation shall be paid.

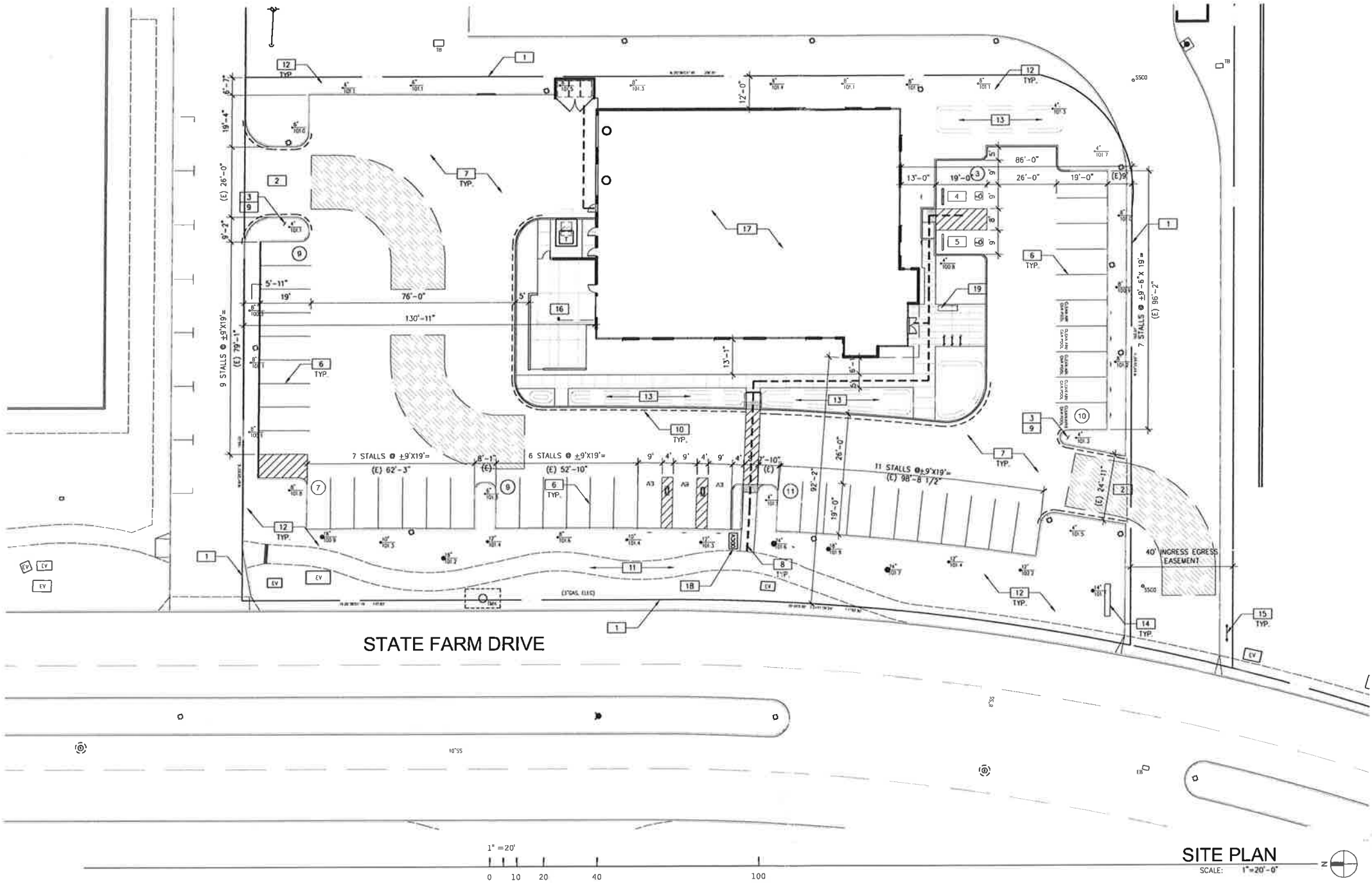
Engineering

7. Any portions of the meandering pathway in front of the property that are broken will need to be replaced. Any portions not up to current accessibility standards will need to be replaced.
8. Post-construction storm water BMPs shall be installed in conformance with the City of Santa Rosa Storm water calculator.
(<http://srcity.org/departments/utilities/stormwatercreeks/swpermit/Pages/swLIDt echManual.aspx>). Show post-construction BMPs on grading plan submittal.
9. New sewer, water, and storm drain connections to the City's mains are required. Prior to beginning working within the City's right of way, the applicant shall obtain an encroachment permit.

10. A grading permit is required for this project, please show City infrastructure connections on the grading plans. Also show any onsite easements and a preliminary title report.
11. If an easement in favor of the City over the meandering pathway in front of property does not exist, applicant shall prepare the required documents in order to grant an easement for public access.
12. All onsite irrigation lines shall follow City Standards for recycled water installation. Although recycled water is not available in the area currently, irrigation lines should be plumbed for future recycled water connection.
13. A soils report will be required as part of the grading permit.

Public Safety

14. This project will require additional deferred permits for fire sprinkler system, fire alarm system and hood and duct fixed extinguishing system. The permit applications and permit fees must be submitted to the City of Rohnert Park Fire Division before any construction is started on any of these systems.
15. Provide a set of permanently labelled keys to access interior of business, including utility shut off, to be placed in Fire Department lock box. Provide lock box (es) as required.
16. Fire extinguishers shall be installed per the Fire Code.
17. Fire lanes / marking shall be reviewed during Fire Department construction inspections.
18. Provide illuminated exit signs at all exits
19. Addresses must be clearly visible from the street frontage.
20. All phases of construction shall comply with California Fire Code, Chapter 33, "Fire Safety During Construction and Demolition" and NFPA 241.
21. Fire protection water supply must be activated prior to delivery of combustible materials. Contact Public Safety for clearance memo.



SITE LEGEND

- | | | | |
|--|---|--|---|
| | EXISTING POLE MOUNTED LIKE TO BE RE-LAMPED WITH LED FIXTURE. | | EXISTING TREE TO REMAIN, SEE SHEET L-1 FOR SPECIES. X" IS TRUCK SIZE. Y.Y IS CANOPY DIAMETER. |
| | WALLPACK LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS | | (E) FIRE HYDRANT |
| | TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS) | | DOUBLE DETECTOR CHECK VALVE |
| | TRASH ENCLOSURE WITH RECYCLE BIN, SEE DETAIL 9/A6.0. | | ELECTRIC VEHICLE PARKING SPACES, SEE 3/A6.0 FOR SIGNAGE. |
| | FIRE LANE (HATCHED) | | FUEL-EFFICIENT VEHICLES AND VAN POOL / CAR POOL DESIGNATED PARKING SPACES, SEE 7/A6.0 FOR PAVEMENT MARKING. |
| | PARKING STALL COUNT TOTAL | | (E) TELEPHONE MANHOLE |
| | 12'X14' GRADE LEVEL TRUCK DOOR | | (E) ELECTRIC VAULT OR PULLBOX |
| | BIKE RACK SEE DETAIL 13/A6.0 | | (E) TELEPHONE PULLBOX |

SITE PLAN NOTES

- | | |
|---|--|
| 1 (E) PROPERTY LINE. (— — — —) | 15 EXISTING MONUMENT SIGN RELOCATION. |
| 2 EXISTING CURB CUT TO REMAIN. | 16 NEW OUTDOOR PATIO AREA WITH FENCING. |
| 3 ACCESSIBLE ENTRY SIGNAGE, SEE 15/A6.0 | 17 PROPOSED BUILDING, SEE A2.1. |
| 4 ACCESSIBLE PARKING STALL WITH SIGNAGE. | 18 PROPOSED FIRE SERVICE DOUBLE DETECTOR CHECK VALVE PER CITY STANDARDS. |
| 5 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE. | 19 NEW BENCH. |
| 6 NEW PAINTED PARKING STRIPING PER CITY STANDARDS. | |
| 7 NEW SLURRY SEAL OVER EXISTING ASPHALT PAVING. | |
| 8 ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE. SEE CIVIL DRAWINGS. (— — — —) | |
| 9 FIRE LANE ENTRY SIGNAGE, SEE 12/A6.0 | |
| 10 FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED, SEE 14/A6.0 | |
| 11 EXISTING SIDEWALK. | |
| 12 LANDSCAPE AND IRRIGATION AREA, SEE LANDSCAPE PLAN FOR PLANTING. | |
| 13 WATER TREATMENT AREA, SEE LANDSCAPE PLAN FOR PLANTING. | |
| 14 POURED IN PLACE CONCRETE MONUMENT SIGN WITH GROUND MOUNTED ILLUMINATION (UNDER SEPARATE PERMIT). | |

EXHIBIT A

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
4683 chabot dr suite 300
pittsburg, california 94566
P 925.244.9620
F 925.244.9621

/K g/®
KG Technologies, Inc.

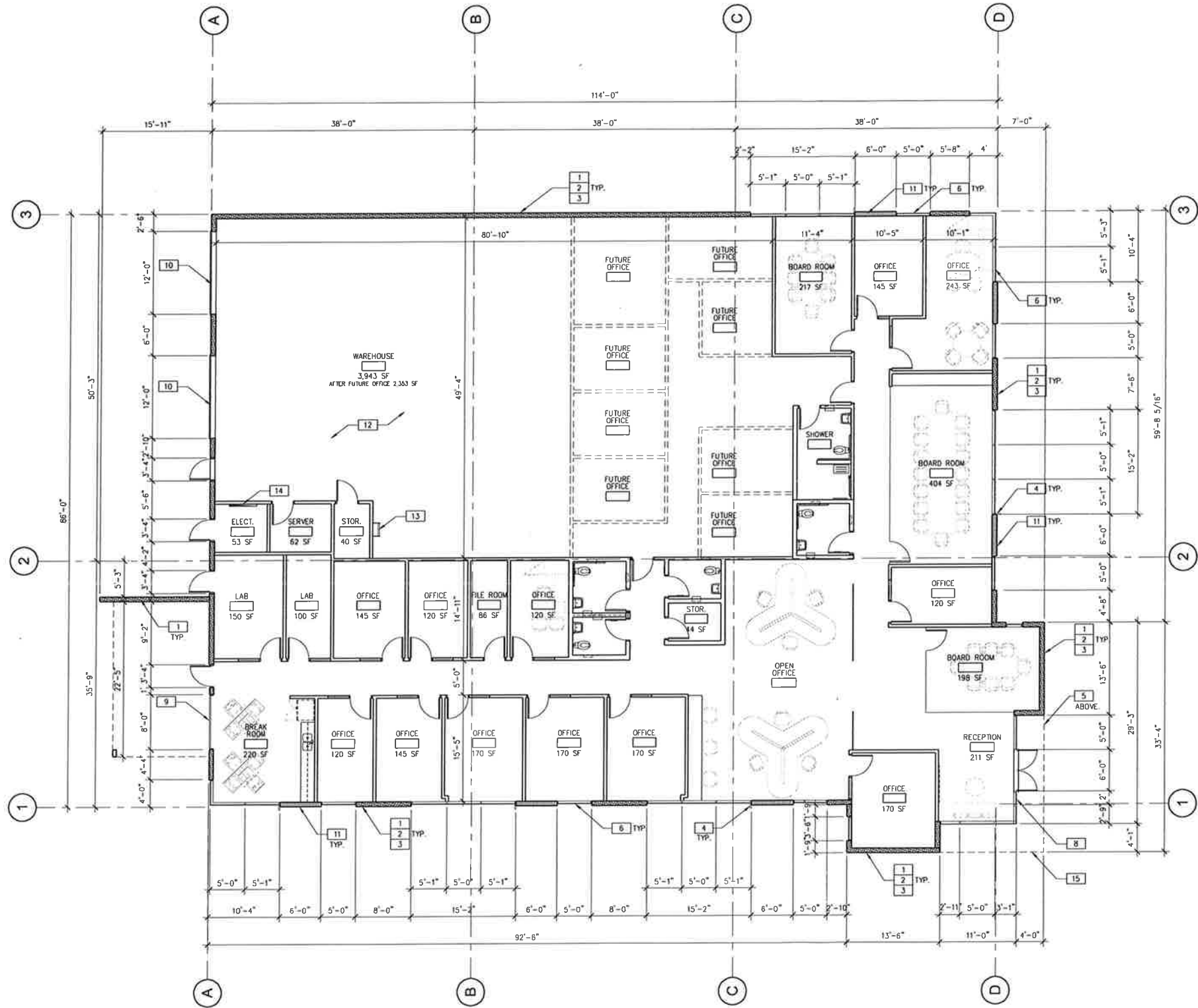
6020 STATE FARM DRIVE
ROHNERT PARK, CALIFORNIA

SITE PLAN	
DATE	REMARKS
12-15-2016	SITE PLAN & ARCH. REVIEW
2-28-2017	SITE PLAN & ARCH. REVISION
PA / PM:	AC / RT
DRAWN BY:	cadd
JOB NO.:	SNR16-0096-00

SHEET
A1.1

Max 27 Feb 2017

\\wmc-arch.com\wmc\SNR\16\0036\00\Architectural\Cad\SD\0086_A2.dwg



1/8"=1'-0"
0 4' 8' 16' 32'

FLOOR PLAN
SCALE: 1/8"=1'-0"

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

FLOOR PLAN NOTES

- 1 SMOOTH FINISH STUCCO WITH REVEALS AS SHOWN, COLOR: SHERWIN WILLIAMS, SHELL WHITE, SW 8917, 264-C1
- 2 SMOOTH FINISH STUCCO WITH REVEALS AS SHOWN, COLOR: SHERWIN WILLIAMS, HONORABLE BLUE, SW 6811, 179-C7
- 3 SMOOTH FINISH STUCCO WITH REVEALS AS SHOWN, COLOR: SHERWIN WILLIAMS, BACKDROP, SW 7025, 241-C5
- 4 ALUMINUM MULLION COVER CAP
- 5 BACKLIT BUILDING SIGN (UNDER SEPARATE PERMIT)
- 6 ALUMINUM STOREFRONT SYSTEM REAR GLAZED WITH VERTICAL BUTT GLAZED JOINT 1" THICK LOW-E INSULATED GLASS, VISION GLAZING.
- 7
- 8 ALUMINUM STOREFRONT SYSTEM CENTER GLAZED 1" THICK LOW-E INSULATED GLASS, VISION GLAZING.
- 9 8' X 9' VERTICAL LIFT OVERHEAD DOOR WITH GLASS INFILL PANNELS.
- 10 12' X 12' VERTICAL LIFT OVERHEAD DOOR.
- 11 MAPES-R+ RABBIT EDGE PANELS, FINISH: CLEAR ANODIZED
- 12 CONCRETE SLAB.
- 13 ROOF ACCESS LADDER.
- 14 ELECTRICAL SWITCHGEAR/EQUIPMENT.
- 15 CANOPY LINE ABOVE.

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
4683 chabot dr. suite 300
pleasanton, california 94586
P 925.244.9620
F 925.244.9621

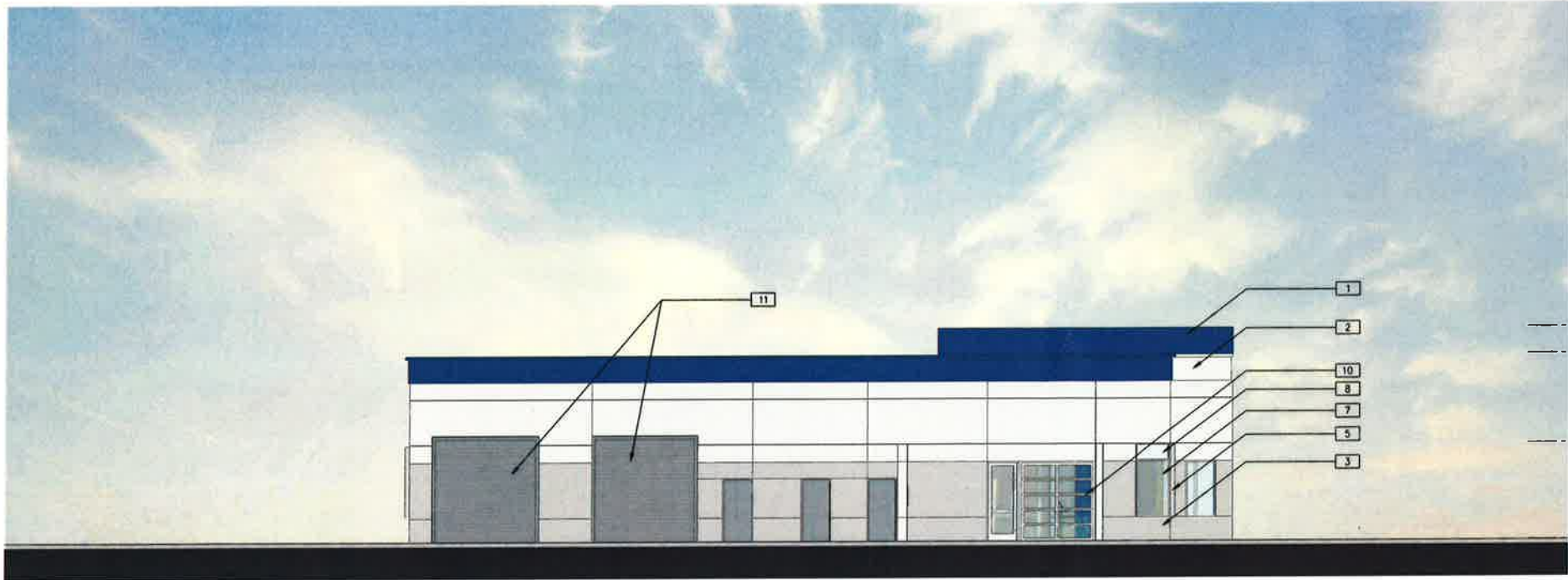
/K G/
KG Technologies, Inc.
6020 STATE FARM DRIVE
ROHNERT PARK, CALIFORNIA

FLOOR PLAN	
DATE	REMARKS
12-15-2016	SITE PLAN & ARCH. REVIEW
2-28-2017	SITE PLAN & ARCH. REVISION

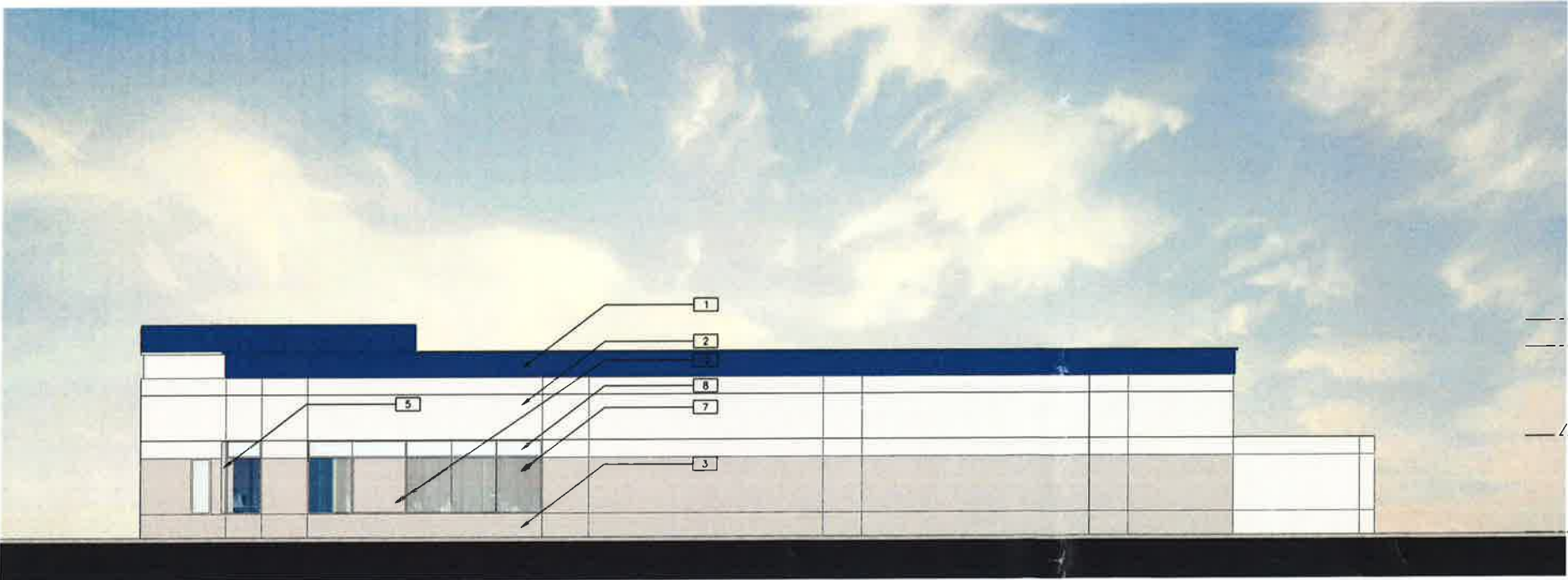
PA / PM:	AC / RT
DRAWN BY:	cadd
JOB NO.:	SNR16-0096-00

SHEET
A2.1

EXHIBIT B



NORTH ELEVATION 1



EAST ELEVATION 2

ELEVATION NOTES

- 1 SMOOTH FINISH STUCCO WITH REVEALS AS SHOWN, COLOR: SHERWIN WILLIAMS, HONORABLE BLUE, SW 6811, 179-C7
- 2 SMOOTH FINISH STUCCO WITH REVEALS AS SHOWN, COLOR: SHERWIN WILLIAMS, SHELL WHITE, SW 8917, 264-C1
- 3 SMOOTH FINISH STUCCO WITH REVEALS AS SHOWN, COLOR: SHERWIN WILLIAMS, GRAY CLOUDS, SW 7658, 238-C3
- 4 SMOOTH FINISH STUCCO WITH REVEALS AS SHOWN, COLOR: SHERWIN WILLIAMS, STAMPED CONCRETE, SW 7655, 239-C7
- 5 ALUMINUM MULLION COVER CAP (VERTICAL x6, HORIZONTAL x3)
- 6 BACKLIT BUILDING SIGN (UNDER SEPARATE PERMIT)
- 7 ALUMINUM STOREFRONT SYSTEM REAR GLAZED WITH VERTICAL BUTT GLAZED JOINT 1" THICK LOW-E INSULATED GLASS, VISION GLAZING.
- 8 ALUMINUM STOREFRONT SYSTEM REAR GLAZED WITH VERTICAL BUTT GLAZED JOINT 1" THICK LOW-E INSULATED GLASS, SPANDREL GLAZING.
- 9 ALUMINUM STOREFRONT SYSTEM CENTER GLAZED 1" THICK LOW-E INSULATED GLASS, VISION GLAZING.
- 10 6' X 9' VERTICAL LIFT OVERHEAD DOOR WITH GLASS INFILL PANNELS.
- 11 12' X 12' VERTICAL LIFT OVERHEAD DOOR
- 12 MAPES-R+ RABBET EDGE PANELS, FINISH: CLEAR ANODIZED

- * ALL ALUMINUM FRAMING SYSTEMS TO BE: CLEAR ANODIZED
- * ALL VISION GLAZING TO BE: SOLARBAN 60 (2) Clear + Clear U FACTOR = 0.28 AND SHGC = 0.39 GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT
- * ALL SPANDREL GLAZING TO BE: BACK PAINTED WITH OPACI-COAT-3009 COLORS: #0-0020 Snow White

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
4683 chabot dr suite 300
pleasanton, california 94588
p 925.244.9620
f 925.244.9621

KG
KG Technologies, Inc.
6020 STATE FARM DRIVE
ROHNERT PARK, CALIFORNIA

EXTERIOR ELEVATIONS	
DATE	REMARKS
12-15-2016	SITE PLAN & ARCH. REVIEW
2-28-2017	SITE PLAN & ARCH. REVISION

PA / PM:	AC / RT
DRAWN BY:	CADD
JOB NO.:	SHR16-0096-00

SHEET
A4.1

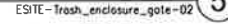
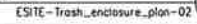
EXHIBIT C



Thu, 23 Feb 2017

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE CHECKED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

EXHIBIT D

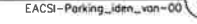
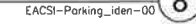


architecture
planning
interiors
graphics
civil engineering

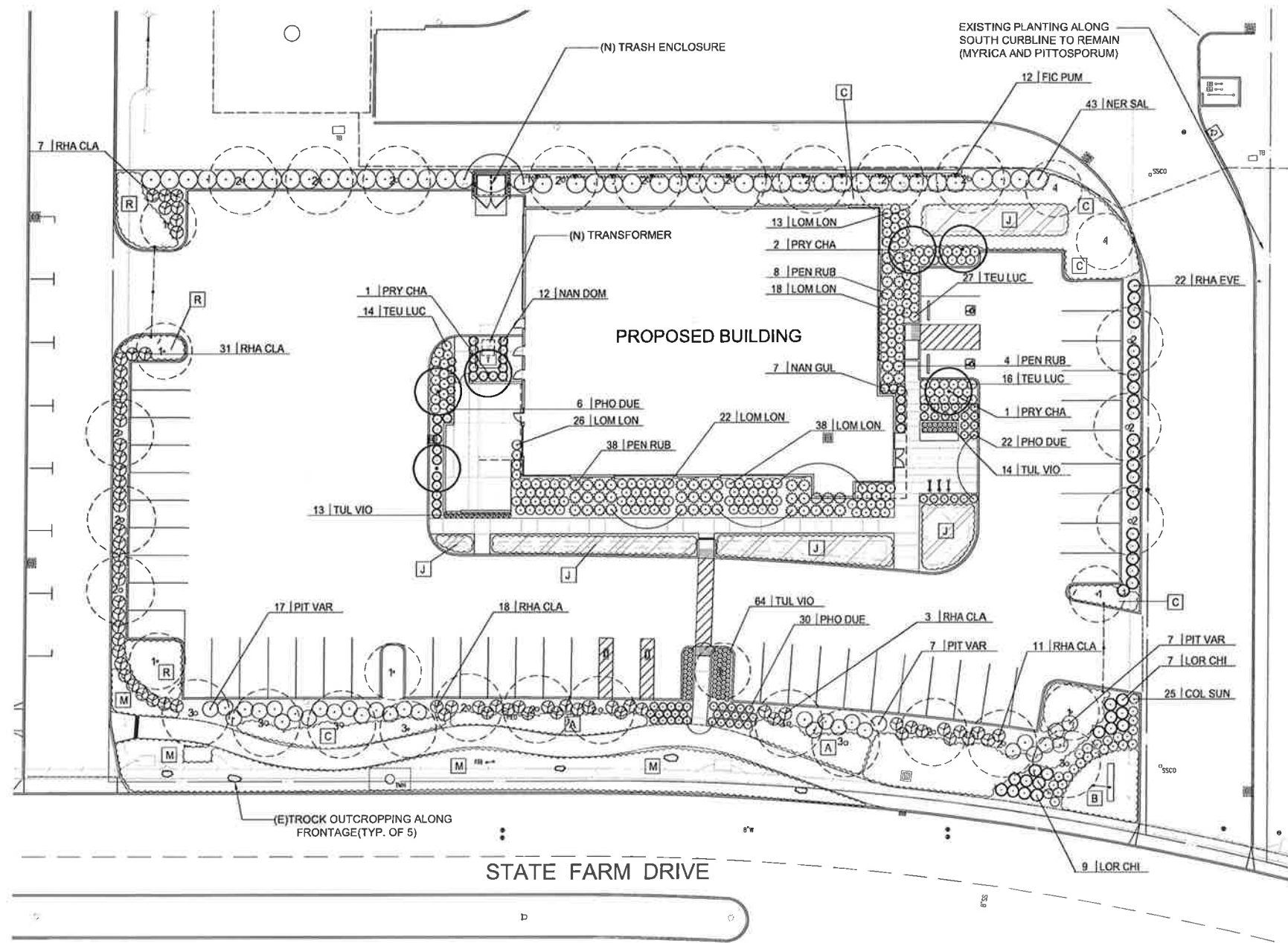
4683 chabot dr., suite 300
pleasanton, california 94586
p 925 244 9620
f 925 244 9621



KG Technologies, Inc.
6020 STATE FARM DRIVE
ROHNERT PARK, CALIFORNIA

A6.0

A6.0



PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREE:				
PYR CHA	PYRUS 'CHANTICLEER'	CHANTICLEER PEAR	24" BOX	MED
SHRUBS:				
COL SUN	COLEONEMA PULCHRUM 'SUNSET GOLD'	BREATH-OF-HEAVEN	5 GA	MED
LOR CHI	LOROPETALUM CHINENSIS 'BURGUNDY'	LOROPETALUM	5 GA	MED
NAN DOM	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GA	MED
NER SAL	NERIUM OLEANDER 'PETITE SALMON'	DWARF OLEANDER	5 GA	LOW
PEN RUB	PENNISETUM SETACEUM 'RUBRUM'	FOUNTAIN GRASS	5 GA	LOW
PIT VAR	PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GA	LOW
RHA EVE	RHAMNUS 'EVE CASE'	COFFEEBERRY	5 GA	LOW
GRASSES AND PERENNIALS:				
LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GA	MED
PHO DUE	PHORMIUM 'DIET'	NEW ZEALAND FLAX	1 GA	LOW
TUL VIO	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GA	LOW
VINE:				
FIC PUM	FICUS PUMILA	CREeping FIG	5 GA	MED
GROUND COVER:				
A	ARCTOSTAPHYLOS 'POINT REYES'	MANZANITA	1 GA @ 36" O.C.	LOW
B	ROSA 'RED CARPET'	RED CARPET ROSE	2 GA @ 24" O.C.	MED
C	COPROSMA 'KIRKII'	CREeping COPROSMA	1 GA @ 36" O.C.	LOW
J	JUNCUS PATENS 'OCCIDENTAL BLUE'	BLUE RUSH	1 GA @ 24" O.C.	LOW
M	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GA @ 48" O.C.	LOW
R	ROSMARINUS 'PROSTRATA'	DWARF ROSEMARY	1 GA @ 36" O.C.	LOW

EXISTING TREES TO REMAIN:

Symbol	Description	Quantity
1	PISTACIA CHINENSIS (CHINESE PISTACHE TREE):	9 TOTAL
2	PLATANUS ACERIFOLIA (LONDON PLANE TREE):	20 TOTAL
3	PINUS CANARIENSIS (CANARY ISLAND PINE TREE):	7 TOTAL

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET_o): 42

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	17315	6412.981745	166993.5
MEDIUM WATER USE	0.5	DRIP	0.81	0.6172839	1051	648.7653789	16893.9
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	162	99.9999918	2604.0
TOTALS:					18528	7162	
SPECIAL LANDSCAPE AREAS:							
REC. AREA				1	0	0	0
WATER FEATURE 1				1	0	0	0
WATER FEATURE 2				1	0	0	0
TOTALS:					0	0	
ETWU TOTAL:							186,491
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):							217,111

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	7,162
TOTAL LANDSCAPE AREA	18,528
AVERAGE ETAF	0.39

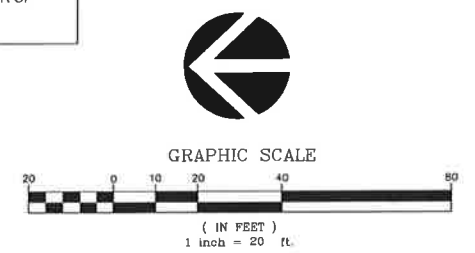
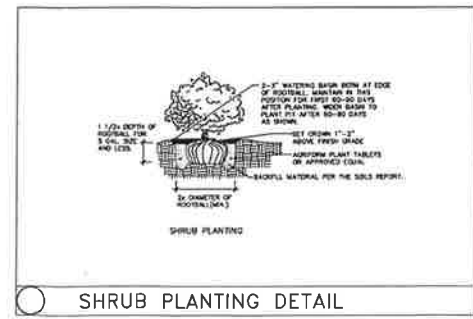
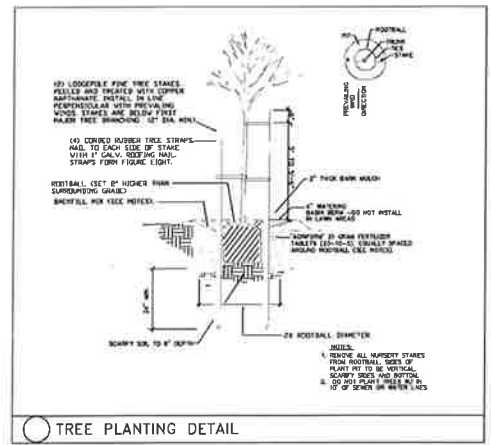
NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	7,162
TOTAL LANDSCAPE AREA	18,528
SITEWIDE ETAF	0.39

GENERAL NOTES:

- ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIREBARK MULCH DRESSING.



REVISIONS

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2383



KG TECHNOLOGIES OFFICE
6020 STATE FARM
ROHNERT PARK, CALIFORNIA

PRELIMINARY
LANDSCAPE
PLAN

DESIGNED: RS	DRAWN: RS
CHECKED: JOB NO.	
DATE: 12-14-16	
SCALE: NOTED	

SHEET
L-1
OF 1 SHEETS



KEY NOTES

- | | | | |
|--|---|---|---|
| 1 PAINTED SMOOTH FINISH STUCCO WITH REVEALS AS SHOWN, COLOR: SHELL WHITE | 3 PAINTED SMOOTH FINISH STUCCO WITH REVEALS AS SHOWN, COLOR: GRAY CLOUDS | 5 MULLION CLIP SOLAR FIN | 7 STACKED ALUMINIUM STOREFRONT WALL FRAMING SYSTEM, CLEAR ANODIZED FINISH; WITH CLEAR GLAZING |
| 2 HARD TROWELD PAINTED STUCCO, COLOR: HONORABLE BLUE | 4 PAINTED SMOOTH FINISH STUCCO WITH REVEALS AS SHOWN, COLOR: STAMPED CONCRETE | 6 ALUMINIUM STOREFRONT FRAMING SYSTEM, CLEAR ANODIZED FINISH; WITH CLEAR GLAZING WITH BUTT JOINT VERTICALS, SPANDREL GLAZING AT TOP PANEL | |

SCHEME 1

Perspective View

KG Technologies Office
RONHERT PARK, CA



This conceptual design is based upon a preliminary review of submitted requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

WARE MALCOMB

SNR16-0096-00
02.23.2017

SHEET
1

EXHIBIT G



SCHEME 1

Perspective Views

KG Technologies Office
RONHERT PARK, CA



This conceptual design is based upon a preliminary review of preliminary requirements and an unperfected and preliminary conceptual site and building information, and is intended merely to assist in exploring how the project might be developed.

WARE MALCOMB

SNR16-0096-00
02.23.2017

SHEET
2

EXHIBIT G



SCHEME 1

Patio Views

KG Technologies Office
RONHERT PARK, CA

WARE MALCOMB

SNR16-0096-00
02.23.2017

SHEET
3

EXHIBIT G

This conceptual design is based upon a preliminary review of conditions requirements and an unvetted and possibly incomplete site and/or building information, and is intended merely to assist in exploring how a project might be developed.

