

## **AGENDA TRANSMITTAL**

**MEETING DATE:** February 26, 2019

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**PLANNING COMMISSION AGENDA ITEM:** PUBLIC HEARING: Request to Establish the Heritage Shopping Center Special Sign Overlay District at the Northwest Corner of Highway 12 and Sunset Avenue and to Approve a Pylon Sign at the Heritage Park Shopping Center.

Resolution PC19-\_\_\_; A Resolution of the Planning Commission of the City of Suisun City Recommending the City Council Adopt an Ordinance of the City Council of the City of Suisun City Approving a Special Sign Overlay District at the Northwest Corner of Highway 12 and Sunset Avenue (APNs 0173-010-380; 390, 400, 410, 420, and 430).

Resolution PC19-\_\_\_; A Resolution of the Planning Commission of the City of Suisun City Recommending the City Council Approve a 60-Foot-Tall Pylon Sign at the Heritage Park Shopping Center (APNs 0173-010-430).

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**BACKGROUND:** On September 3, 2013, the City Council amended the City's Zoning Code to include Special Sign Overlay District regulations that allow the establishment of up to five Special Sign Overlay Districts along Highway 12.

Pacific Neon (Applicant) has submitted an application to establish a Special Sign Overlay District along Highway 12. Additionally, the Applicant has requested approval of a 60-foot-tall pylon sign.

Around the same time the pylon sign across the street was being constructed, Heritage Park Shopping Center was asked to remove their sign because it was on top of a sewer line that needed fixing. The removal of the sign prompted a quick response to build a new sign.

Under the City's regulations, these are two distinct approvals and this project review considers these actions concurrently. While the Planning Commission may recommend approval and the City Council may approve the design of the pylon sign, such approval would not take effect until after the Heritage Park Shopping Center Special Sign Overlay District is approved and in effect.

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**STAFF REPORT:**

Heritage Park Special Sign Overlay District

The Applicant has requested the establishment of a Special Sign Overlay District (SSOD) for the Heritage Park Shopping Center. The application encompasses 15+ acres including APNs (0173-010-380; 390, 400, 410, 420, and 430). Attachment 1 identifies the proposed boundaries of the Heritage Park Shopping Center SSOD.

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**PREPARED BY:**

John Kearns, Senior Planner

**REVIEWED/APPROVED BY:**

Tim McNamara, Development Services Director

The City's Zoning Code establishes that such approval of a SSOD is granted through adoption of an ordinance by the City Council. Once established, future signage within the SSOD is reviewed subject to the provisions of the Zoning Code regarding Special Sign Overlay Districts.

Key provisions of the City's SSOD regulations include:

- Each SSOD may have only one highway-oriented sign within the district.
- The highway oriented sign may advertise businesses located on a different parcel than the sign (referred to as off-premise advertising), but may not advertise businesses located outside of the SSOD boundaries.
- Up to five SSODs may be designated within the Highway 12 corridor. However, no highway-oriented SSOD sign may be constructed within 100 feet of any existing highway-oriented SSOD sign in an adjacent SSOD.
- Generally, the highway-oriented SSOD sign permitted by the establishment of the SSOD shall not exceed 60 feet.
- Highway-oriented SSOD signs shall be context-sensitive to its location, complementary to the materials and design of buildings in proximity to the sign, and landscaped to enhance the aesthetics of the sign.
- Illumination shall be shielded to prevent light from being directed toward roads, to prevent glare, and to prevent impairment of driver vision. Illumination shall not interfere official traffic signs, devices, signals, or pavement markings.
- If the SSOD is located within a named business center, the name of the business center shall be included on the highway-oriented SSOD sign.
- An application for a highway-oriented SSOD sign permit shall include a proposed signage reduction plan.

If approved, the boundaries of the Heritage Park SSOD would be established. Once an SSOD is established, the regulations within the Zoning Code related to SSOD's are applied to the review of individual sign applications. In this case, the City is considering approval of the Heritage Park SSOD and the design of a 60-foot-tall pylon sign concurrently.

#### Heritage Park Pylon Sign

As noted above, the Applicant is seeking concurrent approval of a 60-foot-tall pylon sign that would be allowed if the Heritage Park SSOD is established. If the proposed pylon sign is approved by the City Council, such approval would not take effect until the Heritage Park SSOD is approved and in effect.

The review of a highway-oriented sign within a SSOD is reviewed for consistency with the above noted standards and may include site plan review and design review of the proposed sign and its location. Specific design elements and features of the proposed highway-oriented sign include:

- The sign, including its decorative elements, shall not exceed 60' in height;
- The maximum width of the sign shall be 18'.
- The total number of panels shall be 12 per side. 1 Sign panel shall be 5'6" x 14', 3 Sign panels shall be 3' x 14' and 8 panels shall be 2' x 6'10";
- All of the signage panels on the sign shall be internally illuminated;

- The sign may be designed to accommodate internal cellular or other communications antennas and equipment. No exterior cellular or other communications antennas will be allowed; and
- No electronic message boards or digital signage of any type shall be permitted.

The Heritage Park pylon sign's background is muted in color (aluminum). The center identification and tenant names will be individual illuminated channel letters. The illumination of the letters will be similar to typical channel letters mounted on buildings. The channel letters have translucent acrylic faces that are illuminated internally with LED or a similar light source. The brightness and intensity depends on the color of acrylic faces. Some of the colors are more translucent than others and will transmit more light. For example, white faces would transmit more light than dark blue faces.

The proposed Heritage Park Center Highway-Oriented Sign is consistent with City standards as follows:

1. Each SSOD may have only one highway-oriented sign within the district.
  - a. The proposed sign will replace the existing highway oriented sign and will be the sole highway oriented sign within the Heritage Park SSOD.
2. The highway oriented sign may advertise businesses located on a different parcel than the sign (referred to as off-premise advertising), but may not advertise businesses located outside of the SSOD boundaries.
  - a. The proposed sign will be monitored for compliance with allowed advertising.
3. Up to five SSODs may be designated within the Highway 12 corridor. However, no highway-oriented SSOD sign may be constructed within 100 feet of any existing highway-oriented SSOD sign in an adjacent SSOD.
  - a. There are no other SSOD's or SSOD highway-oriented signs within 100 feet of the proposed Heritage Park sign.
4. Generally, the highway-oriented SSOD sign permitted by the establishment of the SSOD shall not exceed 60 feet.
  - a. The proposed sign is 60 feet in height and therefore complies with this standard.
5. Highway-oriented SSOD signs shall be context-sensitive to its location, complementary to the materials and design of buildings in proximity to the sign, and landscaped to enhance the aesthetics of the sign.
  - a. The design of the sign utilizes materials consistent with the Heritage Park Shopping Center and will enhance the character and appearance of the existing shopping center by replacing a dilapidated sign providing a more modern and functional sign.
6. Illumination shall be shielded to prevent light from being directed toward roads, to prevent glare, and to prevent impairment of driver vision. Illumination shall not interfere official traffic signs, devices, signals, or pavement markings.
  - a. The internal illumination of the sign and the placement of the sign would assure that not impact to driver safety would result from sign installation.
7. If the SSOD is located within a named business center, the name of the business center shall be included on the highway-oriented SSOD sign.

- a. The sign design includes the business center name.
8. An application for a highway-oriented SSOD sign permit shall include a proposed signage reduction plan.
  - a. The Applicants will remove the existing, aging monument sign and will remove temporary signage. The SSOD regulations generally apply to new construction and the City does not seek removal of existing signage from existing businesses.

#### ALUC Review

Prior to consideration of the Heritage Park SSOD, the proposal must be reviewed by the Solano County Airport Land Use Commission (ALUC) to consider the project's consistency with the newly adopted Travis Airport Land Use Compatibility Plan. Following ALUC action, the Council will consider establishment of the requested Special Sign Overlay District and architectural review of the proposed pylon sign. City Council review is tentatively scheduled for March.

#### CEQA Review

Establishment of the Heritage Park SSOD and approval of the design of the Sunset Center highway-oriented sign are both projects under the California Environmental Quality Act and, therefore, the Planning Commission must consider the potential impacts these projects could have on the environment.

The Heritage Park SSOD would not result in any new building square footage and therefore would have no effect on conditions such as traffic, air quality, noise and other impacts typically associated with urbanization. Current regulations allow a sign up to 60 feet in height and, subject to a use permit, allow a sign up to 75 feet in height. Therefore, allowing signage up to 60 feet in height will not be out of character with the Highway 12 corridor and will not result in significant visual impacts.

The proposed Heritage Park highway-oriented sign has been designed to fit with the architectural character of the surrounding shopping center, relies upon internal illumination that will avoid impacts of glare and will replace an aging and unattractive existing sign.

Based upon the above evaluation there is no evidence that approval of the Heritage Park SSOD or approval of the Heritage Park highway-oriented sign has the potential to result in significant effects on the environment. The proposed project is exempt under Section 15303 New Construction and Conversion of Small Structures and 15311, Accessory Structures of the California Code of Regulations. The project proposes an accessory structure (sign) to the existing commercial development (shopping center and adjacent pad buildings). Additionally, the approval of the Heritage Park SSOD and the associated highway-oriented sign would not result in any new urban development and no significant impacts on the aesthetics of the project or its surrounding environment.

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**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission **Adopt Resolution** PC19-\_\_\_; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Establish the Heritage Park Special Sign Overlay District at the Northwest Corner of Highway 12 and Sunset Avenue (APNs 0173-010-380; 390, 400, 410, 420, and 430).



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Staff further recommends that the Planning Commission Adopt Resolution PC19-\_\_\_; A Resolution of the Planning Commission of the City of Suisun City Recommending the City Council Approve a 60-foot-tall Pylon Sign at the Heritage Park Shopping Center (APN 0173-010-430).

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**ATTACHMENTS:**

1. Resolution PC19-\_\_\_; A Resolution of the Planning Commission of the City of Suisun City Recommending the City Council Establish the Heritage Park Special Sign Overlay District at the Northwest Corner of Highway 12 and Sunset Avenue (APNs 0173-010-380; 390, 400, 410, 420, and 430).
2. Resolution PC19-\_\_\_; A Resolution of the Planning Commission of the City of Suisun City Recommending the City Council Approve a 60-Foot-Tall Pylon Sign at the Heritage Park Shopping Center (APN 0173-010-430).
3. Application materials.

## **RESOLUTION NO. PC19-**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY APPROVING A SPECIAL SIGN OVERLAY DISTRICT AT THE NORTHWEST CORNER OF HIGHWAY 12 AND SUNSET AVENUE (APNS 0173-010-380; 390, 400, 410, 420, AND 430).**

**WHEREAS**, the Planning Commission at its regular meeting on February 26, 2019 did review application RZ18/19-004 for a Special Sign Overlay District at the Northwest Corner of Highway 12 and Sunset Avenue (APNs 0173-010-380; 390, 400, 410, 420, and 430).

**WHEREAS**, the public hearing notice was published in the Daily Republic on February 16, 2019; and

**WHEREAS**, a report by the City Staff was presented and made a part of the recommendations of said meeting; and

**WHEREAS**, this project has been considered regarding all applicable city regulations and ordinances; and

**WHEREAS**, there is no evidence that approval of the Heritage Park SSOD or approval of the Heritage Park highway-oriented sign has the potential to result in significant effects on the environment. The proposed project is exempt under Section 15303 New Construction and Conversion of Small Structures and 15311, Accessory Structures of the California Code of Regulations. The project proposes an accessory structure (sign) to the existing commercial development (shopping center and adjacent pad buildings). Additionally, the approval of the Heritage Park SSOD and the associated highway-oriented sign would not result in any new urban development and no significant impacts on the aesthetics of the project or its surrounding environment; and

**WHEREAS**, the proposed Special Sign Overlay District is attached as Exhibit A and the proposed ordinance as Exhibit B; and

**WHEREAS**, based on evidence presented to the Planning Commission by City Staff and the applicant, the following Findings are hereby made:

1. That the project is categorically exempt from the California Environmental Quality Act, there is no evidence that approval of the Heritage Park SSOD or approval of the Heritage Park Highway-Oriented Sign has the potential to result in significant effects on the environment. The proposed project is exempt under Section 15303 New Construction and Conversion of Small Structures and 15311, Accessory Structures of the California Code of Regulations. The project proposes an accessory structure (sign) to the existing commercial development (shopping center and adjacent pad buildings). Additionally, the approval of the Heritage Park SSOD and the associated highway-oriented sign would not result in any new urban development and no significant impacts on the aesthetics of the project or its surrounding environment.

2. That the Special Sign Overlay District has been considered through a Rezoning process as required by the Suisun City Zoning Ordinance.
3. That the special sign overlay district, will not conflict with the Goals, Objectives, and Policies of the General Plan.
4. That the special sign overlay district, will not have significant noise, traffic, or parking impacts on the neighborhood.
5. That the special sign overlay district, will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such district, nor detrimental to properties or improvements in the vicinity, nor to the general welfare of the City.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Planning Commission of the City of Suisun City does hereby adopt Resolution PC19 - \_\_ ; A Resolution of the Planning Commission of the City of Suisun City Recommending the City Council Adopt an Ordinance of the City Council of the City of Suisun City Approving a Special Sign Overlay District at the Northwest Corner of Highway 12 and Sunset Avenue (APNs 0173-010-380; 390, 400, 410, 420, and 430).

The forgoing motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ and carried by the following vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTAIN:	Commissioners:

**WITNESS** my hand and the seal of said City this 26<sup>th</sup> day of February 2019.

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Joann Martinez  
Commission Secretary





## **Exhibit A**

# Heritage Park Sign District

*The City of Suisun makes no representations about the suitability of the information provided for any purpose. All information and related graphics are provided "as is" without warranty of any kind.*

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**WHEREAS**, the Chapter 18.44.040 (Ord. No. 743, § 3, 3-21-2017; Ord. No. 748, § 4, 5-15-2018) of the Suisun City Municipal Code allows for Special Sign Overlay Districts to be established; and

**WHEREAS**, notice of the City Council’s public hearing to consider the application was published in the *Daily Republic* on or before February 16, 2019, consistent with State Law and the Suisun City Code; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY** as follows:

**SECTION 2.** This Ordinance shall be effective 30 days following its adoption by the City Council. A summary of this Ordinance shall, within fifteen (15) days after passage, be published in accordance with Section 36933 of the Government Code of the State of California with the names of the City Councilmembers voting for and against it.

**PASSED, APPROVED, AND ADOPTED** as an Ordinance at a regular meeting of the City

Council of the City of Suisun City, California, on this \_\_\_\_ day of \_\_\_\_ 2019.

\_\_\_\_\_  
Lori Wilson  
Mayor

**CERTIFICATION**

I, Linda Hobson, City Clerk of the City of Suisun City, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council on \_\_\_\_, 2019 and passed, approved, and adopted by the City Council of the City of Suisun City at a regular meeting held on the \_\_\_\_ day of \_\_\_\_ 2019 by the following vote:

**AYES:** Councilmembers:  
**NOES:** Councilmembers:  
**ABSENT:** Councilmembers:  
**ABSTAIN:** Councilmembers:

**WITNESS** my hand and the seal of said City this \_\_\_\_ day of \_\_\_\_ 2019.

\_\_\_\_\_  
Linda Hobson, CMC  
City Clerk



## **RESOLUTION NO. PC 19-**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY RECOMMENDING THE CITY COUNCIL APPROVE A 60-FOOT-TALL PYLON SIGN AT THE HERITAGE PARK SHOPPING CENTER (APNS 0173-010-430).**

**WHEREAS**, the Planning Commission at its regular meeting on February 26, 2019 did review application AR18/19-002 for a 60' pylon sign at the Northwest corner of Highway 12 and Sunset Avenue; and

**WHEREAS**, the public hearing notice was published in the Daily Republic on February 16, 2019; and

**WHEREAS**, a report by the City Staff was presented and made a part of the recommendations of said meeting; and

**WHEREAS**, this project has been considered regarding all applicable city regulations and ordinances; and

**WHEREAS**, there is no evidence that approval of the Heritage Park SSOD or approval of the Heritage Park Highway-Oriented sign has the potential to result in significant effects on the environment. The proposed project is exempt under Section 15303 New Construction and Conversion of Small Structures and 15311, Accessory Structures of the California Code of Regulations. The project proposes an accessory structure (sign) to the existing commercial development (shopping center and adjacent pad buildings). Additionally, the approval of the Heritage Park SSOD and the associated highway-oriented sign would not result in any new urban development and no significant impacts on the aesthetics of the project or its surrounding environment; and

**WHEREAS**, the construction of the proposed sign is to be located consistent with Exhibit A; and

**WHEREAS**, the construction and design of the proposed sign is to be consistent with Exhibit B and is to follow the following criteria:

- a) The sign, including its decorative elements, shall not exceed 60' in height;
- b) The maximum width of the sign shall be 18'.
- c) The total number of panels shall be 12 per side. 1 Sign panel shall be 5'6" x 14', 3 Sign panels shall be 3' x 14' and 8 panels shall be 2' x 6'10";
- d) All of the signage panels on the sign shall be internally illuminated; The sign may be designed to accommodate internal cellular or other communications antennas and equipment.
- e) No exterior cellular or other communications antennas will be allowed; and
- f) No electronic message boards or digital signage of any type shall be permitted.

**WHEREAS**, the applicant agrees to keep the Special Sign Overlay District free of illegal temporary signage at all times and make every effort to reduce the prospective signage in the district; and

**WHEREAS**, approval of said Highway-Oriented SSOD Sign will not take effect until the a SSOD has been established and has taken effect by law; and

**WHEREAS**, based on evidence presented to the Planning Commission by City Staff and the applicant, the following Findings are hereby made:

1. That the project is categorically exempt from the California Environmental Quality Act, there is no evidence that approval of the Heritage Park SSOD or approval of the Heritage Park Highway-Oriented sign has the potential to result in significant effects on the environment. The proposed project is exempt under Section 15303 New Construction and Conversion of Small Structures and 15311, Accessory Structures of the California Code of Regulations. The project proposes an accessory structure (sign) to the existing commercial development (shopping center and adjacent pad buildings). Additionally, the approval of the Heritage Park SSOD and the associated highway-oriented sign would not result in any new urban development and no significant impacts on the aesthetics of the project or its surrounding environment.
2. That the Highway-Oriented SSOD Sign has been considered through an Architectural Review process as required by the Suisun City Zoning Ordinance.
3. That the Highway-Oriented SSOD Sign, will not conflict with the Goals, Objectives, and Policies of the General Plan.
4. That the Highway-Oriented SSOD Sign, will not have significant noise, traffic, or parking impacts on the neighborhood.
5. That the Highway-Oriented SSOD Sign, will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such district, nor detrimental to properties or improvements in the vicinity, nor to the general welfare of the City.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Planning Commission of the City of Suisun City does hereby adopt Resolution PC19- ; A Resolution of the Planning Commission of the City of Suisun City Recommending the City Council Approve a 60-Foot-Tall Pylon Sign at the Heritage Park Shopping Center (APNs 0173-010-430).

The foregoing motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ and carried by the following vote:

AYES:                      Commissioners:



NOES: Commissioners:  
ABSENT: Commissioners:  
ABSTAIN: Commissioners:

**WITNESS** my hand and the seal of said City this 26<sup>th</sup> day of February 2019.

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Joann Martinez  
Commission Secretary



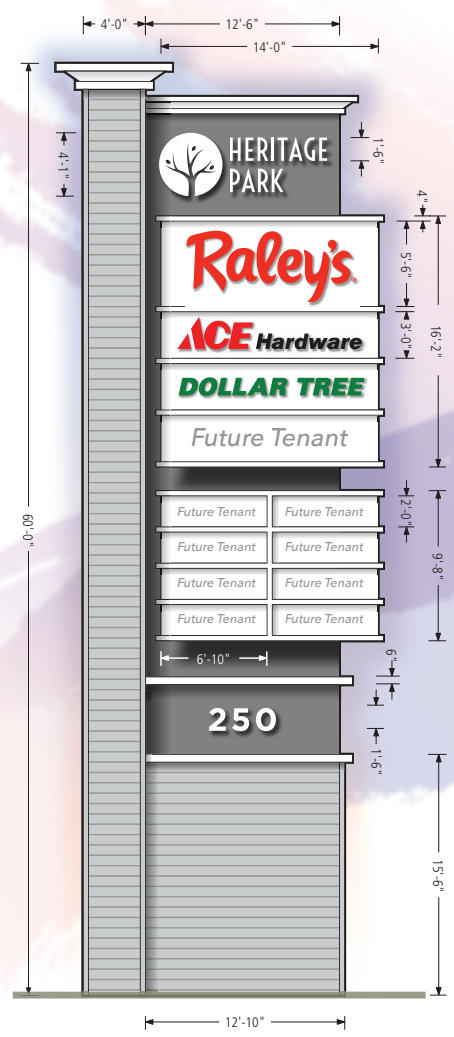
## Exhibit A

### Heritage Park Proposed Sign Site

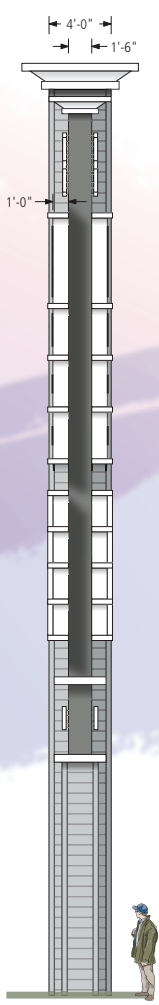
*The City of Suisun makes no representations about the suitability of the information provided for any purpose. All information and related graphics are provided "as is" without warranty of any kind.*



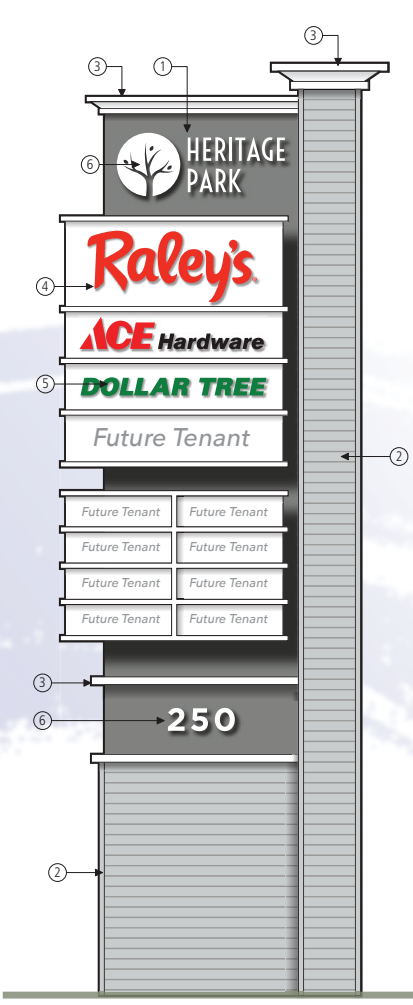
Freestanding Sign | D/F Shared Tenant Pylon Sign



**A** D/F Multi-Tenant Pylon Sign (Side 1)  
Scale 1/8" = 1'-0"



**A** End View (Street Side)  
Scale 1/8" = 1'-0"



**A** D/F Multi-Tenant Pylon Sign (Side 2)  
Scale 1/8" = 1'-0"

Material Schedule

- 1 Recessed Fin Background  
Fin to be fabricated aluminum construction with texcote finish. Faces and returns to be painted to match Sherwin Williams SW 7067 Cityscape.
- 2 Pole Cover and Base  
Fabricated frame structure to be skinned with James Hardie Hardie Plank cement fiber board siding with corner rails painted to match Sherwin Williams SW 7662 Evening Shadow.
- 3 Cornices and Tenant Panel Dividers  
Fabricated aluminum construction with light texcote (sand) finish. All exposed surfaces to be painted White.
- 4 Tenant Cabinet / Panel Faces  
Cabinet to be fabricated aluminum construction. Tenant faces to be routed out aluminum (for tenant graphics) with a light texcote (sand) finish. Tenant panel faces and returns to be painted White. Cabinet to be internally illuminated with H.O. fluorescent lamps as req'd.
- 5 Tenant Panel Graphics  
All graphics to be push-thru clear acrylic with 3M White Diffuser film applied to face. 3M colored vinyl film to be applied over diffuser as per tenant's color specifications. Raley's logo to be 3M 3630-143 Red vinyl film overlay to match PMS 485C.
- 6 Shopping Center Identity / Address  
Shopping center graphics to be fabricated aluminum, reverse pan channel halo illuminated construction. Faces and returns to be painted White, satin finish. Backs to be clear Lexan with White diffuser film. Letters to be internally illuminated with White L.E.D. modules. Letter sign cabinets and graphic rule to be pegged off of recessed fin background surface with 1-1/2" tube spacer standoffs.



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Sacramento, California 95815  
Tel 916.927.0527  
Fax 916.927.2414  
[www.pacificneon.com](http://www.pacificneon.com)

Project No: **17-0093-05**

Account Executive: **Ralph Cundiff**

Project:  
**Heritage Park  
Shopping Center**

Address:  
**250 Sunset Ave.  
Suisun City, CA**

Drawn By: **William Dickson**  
Date: **3.30.17**  
Revision: **11.26.18  
11.30.18  
12.18.18  
1.15.19**

Customer Approval:

U.L. Listed  
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label. The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits  
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2017  
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

Sheet No. **12**

## **Exhibit C**

### **Heritage Park Sign District**

#### **A. Purpose**

The City has adopted this Specific Sign District in accordance with the provisions of the Sign Ordinance in order to:

1. Update the existing regulations regarding Highway Oriented Signs for a portion of the northwest corner of Sunset Avenue and Highway 12 (the “District”).
2. Through the construction of more modern multi-tenant freeway visible signage, enhance the economic vitality of the businesses within the District and encourage the development of vacant parcels and renovation of existing business properties within the District.
3. Provide a framework for focusing signage on a single-pylon leading to an enhanced appearance for the entire business community within the District.

#### **B. Applicability**

This Special Sign District applies to signage within the boundaries of the District, as defined by the Sign Ordinance. Except as specifically set forth herein, all other and all existing provisions of the Sign Ordinance shall remain in effect within the District.

#### **C. District Boundaries**

District: The boundaries of the District are as shown as Exhibit A of the Heritage Park SSOD ordinance.

#### **D. Description and Location of Pylon Sign**

Pylon: A freestanding freeway-oriented structure up to 60 feet tall in substantial conformity with the illustration attached to the Heritage Park Highway-Oriented SSOD sign Resolution as Exhibit B which shall be erected in the approximate location shown as Exhibit A of the Heritage Park Highway-Oriented SSOD sign Resolution. In addition to its decorative elements, the Pylon shall contain 6 sign panels and 6 logo panels on each side.

#### **E. Approvals**

1. **Relation to Sign Ordinance.** Any person desiring to erect or place a sign on the Pylon shall comply with all provisions of the Sign Ordinance, unless specifically modified herein.
2. **Types of Businesses Generally Allowed on Pylon.** Businesses located within the District whose primary objective at their business location is retail sales, lodging or recreation shall be allowed to install signage on the Pylon. Such uses shall include:
  - (a) Hotels and motels;

- (b) Commercial recreation;
- (c) Restaurants (quick service and sit down dining);
- (d) New auto, truck and recreational vehicle sales;
- (e) Convenience stores
- (f) Furniture and antique sales;
- (g) Full Service Banking Institutions with retail/storefront;
- (h) Grocery stores;
- (i) Discount retail stores;
- (j) Appliance stores;
- (k) Gasoline and service stations; and
- (l) Such similar uses as may be determined as consistent therewith by the Development Services Director, or designee, on a case by case basis.

**3. Sign Permit Required.** A Sign Permit as provided in §18.44.040 of the Suisun City Municipal Code shall be required for any Pylon sign face change (including new businesses). Decorative panels to the satisfaction of the Development Services Director shall be required for panels that do not advertise business as provided in Paragraph 2 above.

## **F. Specifications Applicable to the Pylon and Pylon Sign Panels**

**1. Pylon Specifications.** The following rules and regulations shall apply to the Pylon:

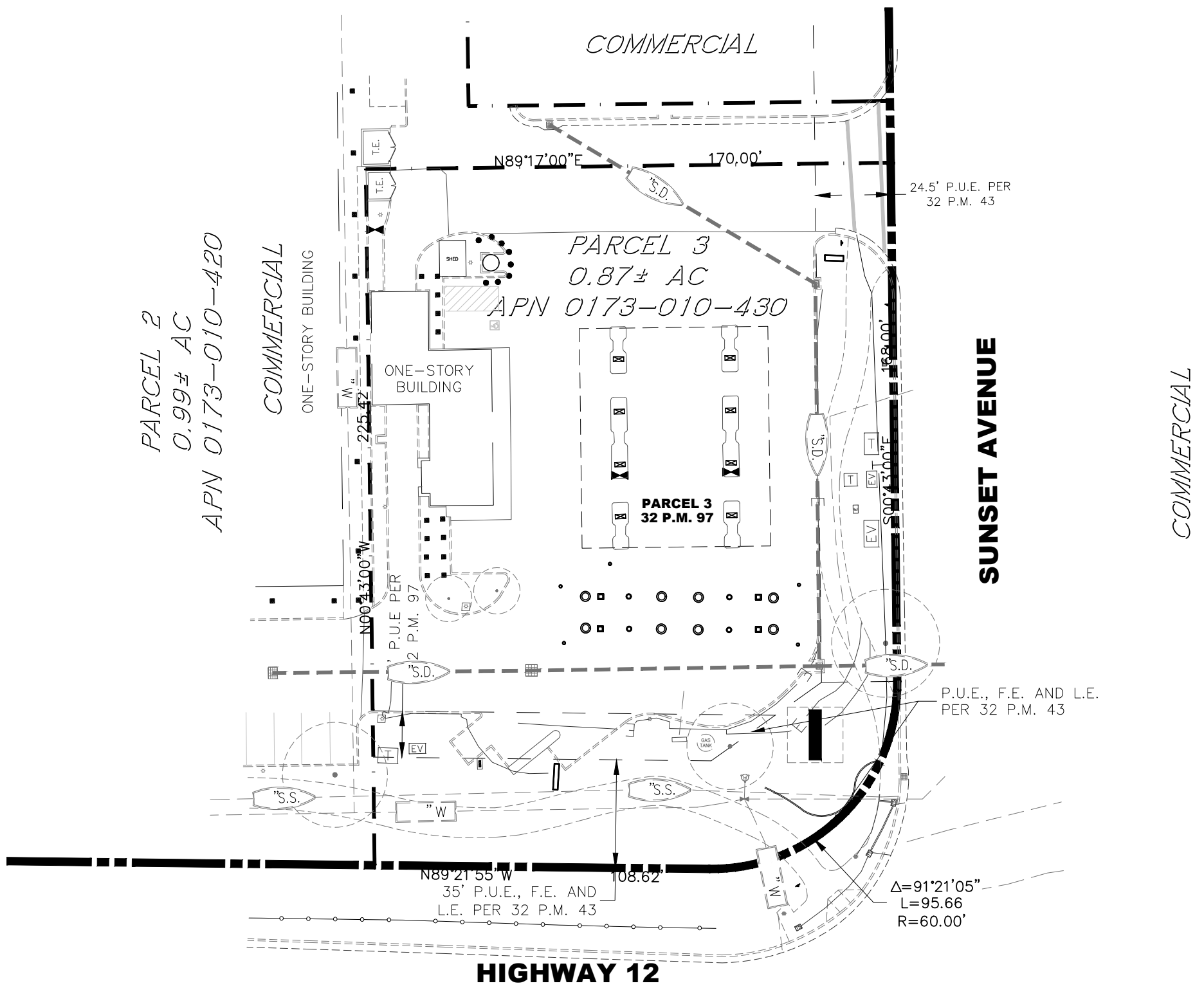
- a) The sign, including its decorative elements, shall not exceed 60' in height;
- b) The maximum width of the sign shall be 18'.
- c) The total number of panels shall be 12 per side. 1 Sign panel shall be 5'6" x 14', 3 Sign panels shall be 3' x 14' and 8 panels shall be 2' x 6'10";
- d) All of the signage panels on the sign shall be internally illuminated;
- e) The sign may be designed to accommodate internal cellular or other communications antennas and equipment.
- f) No exterior cellular or other communications antennas will be allowed; and
- g) No electronic message boards or digital signage of any type shall be permitted.

**2. Pylon Sign Panels.** The following rules and regulations shall apply to the signs on the Pylon:

- 1. No business signage or advertising shall be allowed on the Pylon except utilizing the 12 two-sided sign panels.
- 2. No sign panel may contain the signage of more than one business;
- 3. No business may use more than one sign panel for its business;
- 4. Within 60 days of any sign panel becoming vacant, the owner of the Pylon sign shall install a decorative panel or such other sign as may be approved by the Development Services Director, or designee, rather than leave such sign panel blank.

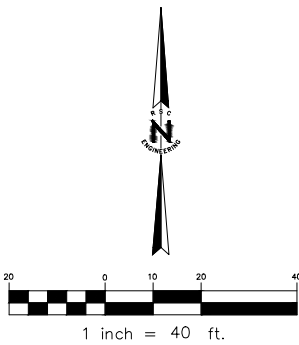
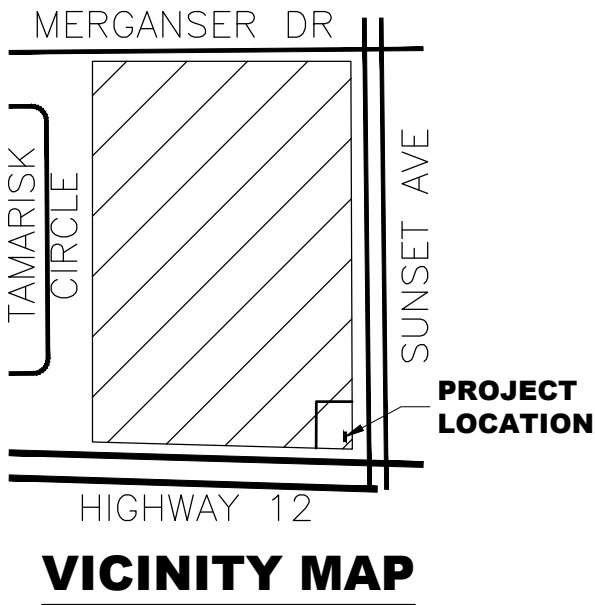
## **G. Administration and General Provisions**

1. **Review of Final Designs.** The Development Services Director shall review and approve the final specifications for the Pylon and the sign panels thereon so as to ensure consistent design themes and are otherwise consistent with Exhibit B.
2. **Other Requirements May Still Apply.** Nothing in this Special Sign District ordinance eliminates the need for obtaining any other approval or entitlement required by provisions of City Code or the requirements of any City department, or any local, State or Federal agency.
3. **Responsibility for Administration.** The Development Services Director, or designee, shall be responsible for administering the provisions of this Special Sign District. This shall include the responsibility and authority to interpret any section of this document.



**SHEET INDEX:**

1. COVER SHEET
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3. SITE PLAN
4. DEMOLITION PLAN
5. GRADING PLAN
6. LANDSCAPE COVER SHEET
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**NOTE:**

SIGN DISTRICT TO INCLUDE PARCELS 1, 2, 3, 4, 5 AND 6 OF THAT PARCEL MAP OF HERITAGE CENTER, FILED JULY 29, 1988, IN BOOK 32 OF PARCEL MAPS, PAGE 96, SOLANO COUNTY RECORDS.

**COVER SHEET**  
**HERITAGE PARK SHOPPING CENTER**  
**MONUMENT SIGN**  
**200 SUNSET AVENUE**  
**SUISUN CITY, CA**

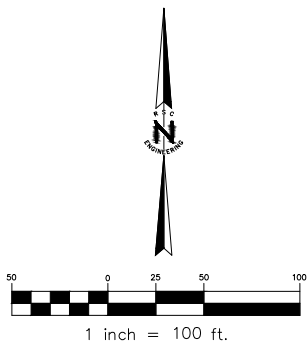
**SHEET 1 OF 18**

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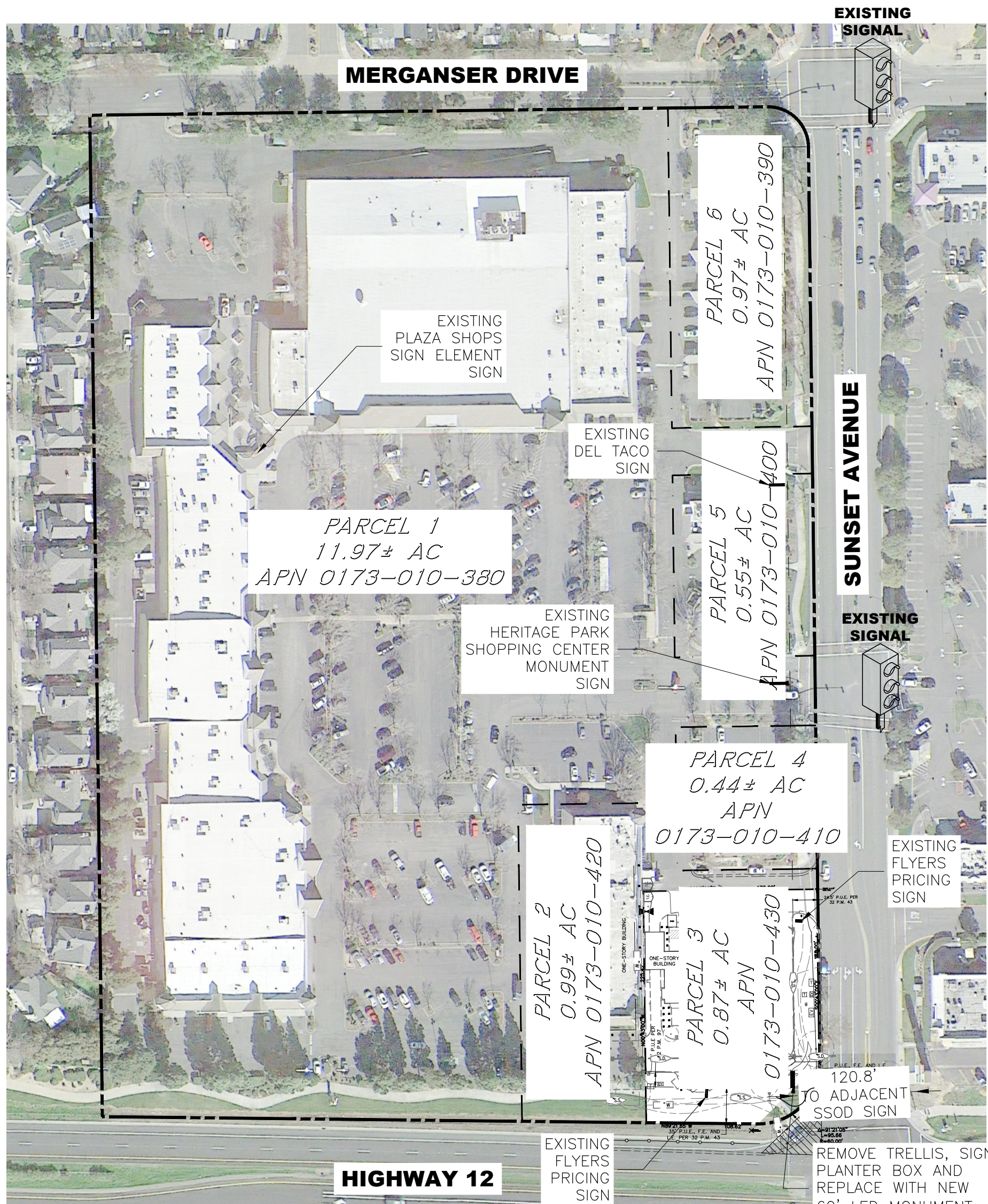
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2250 Douglas Blvd. Suite 150  
Roseville, CA 95661  
Ph: 916.788.2884 Fax: 916.788.4408





**PROJECT  
LOCATION**

**VICINITY MAP**



**LEGEND:**

--- SIGN DISTRICT BOUNDARY

**NOTE:**

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- REFER TO LANDSCAPE AND IRRIGATION PLANS FOR PROPOSED PLANTING AND IRRIGATION

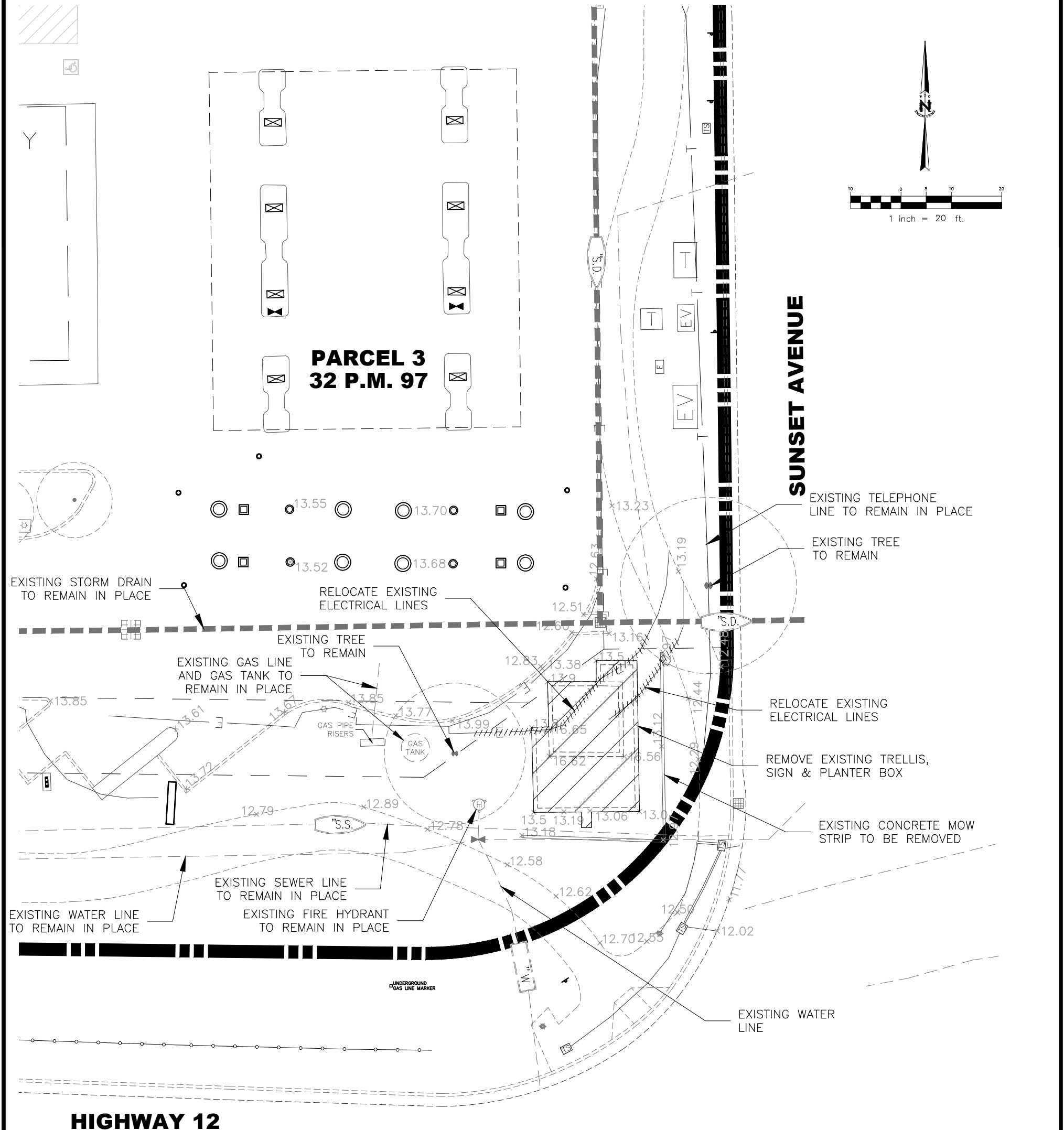
**SIGN DISTRICT AND  
SITE INVENTORY PLAN  
HERITAGE PARK SHOPPING CENTER  
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SHEET 2 OF 18**


















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LEGEND								
	SUPPORT COLUMN		FUEL STORAGE ACCESS COVER		EV	ELECTRIC VAULT	L.E.	LANDSCAPE EASEMENT
	CANOPY SUPPORT COLUMN		FUEL STORAGE ACCESS COVER			LIGHT	P.M.	PARCEL MAP (BOOK/PAGE)
	DRAIN INLET		FIRE HYDRANT			SIGN	P.U.E.	PUBLIC UTILITY EASEMENT
	SEWER CLEANOUT		BACKFLOW PREVENTER		•	STEEL BOLLARD	T.E.	TRASH ENCLOSURE
	SEWER MANHOLE		WATER VALVE			TRAFFIC SIGNAL		CONCRETE
	ELECTRIC BOX		ADA ACCESSIBLE PARKING SPACE		TS	TRAFFIC SIGNAL BOX		CHAIN LINK FENCE
T	TRANSFORMER		F.E.	FENCE EASEMENT				


NOTE:

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- REFER TO LANDSCAPE PLANS FOR REMOVAL OF EXISTING LANDSCAPING

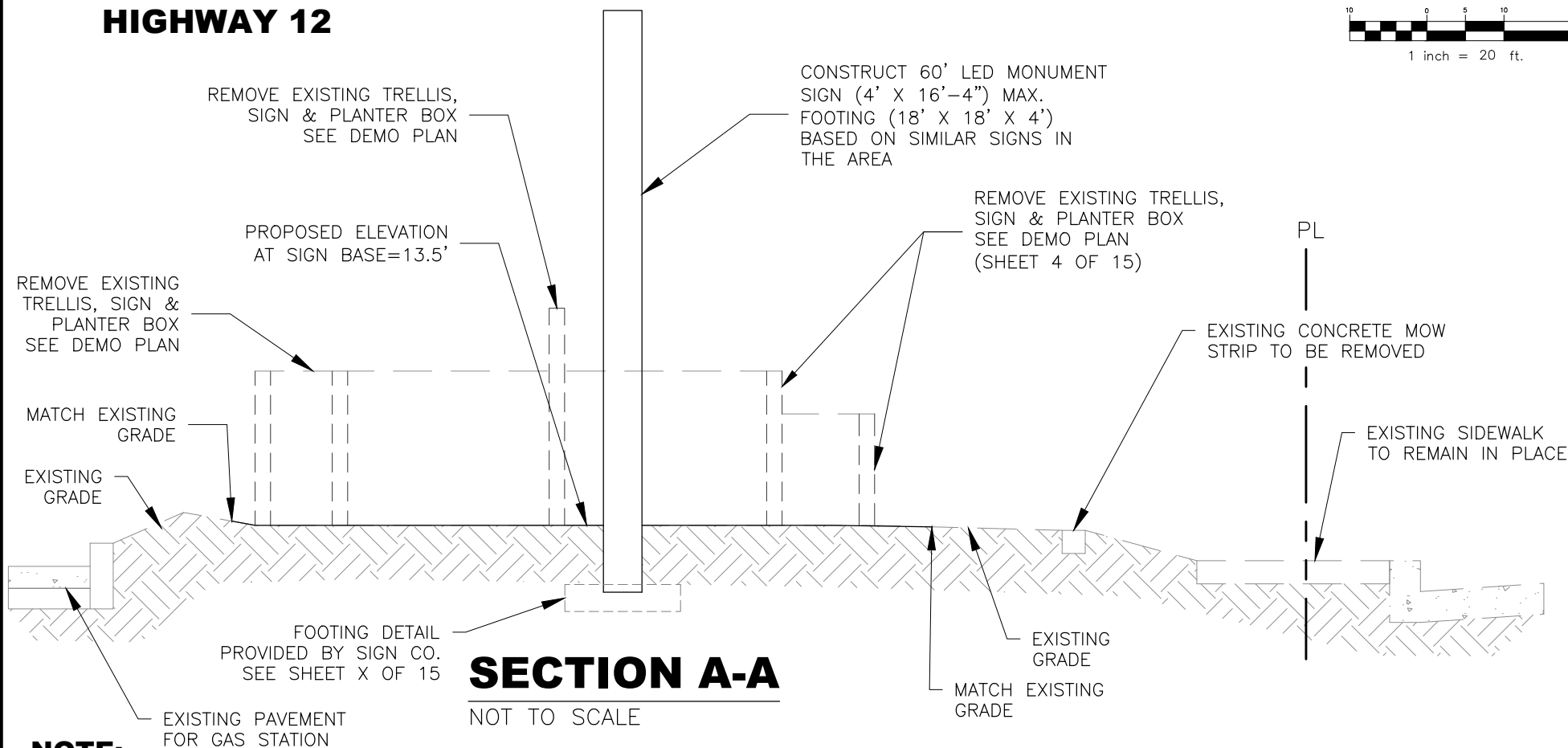
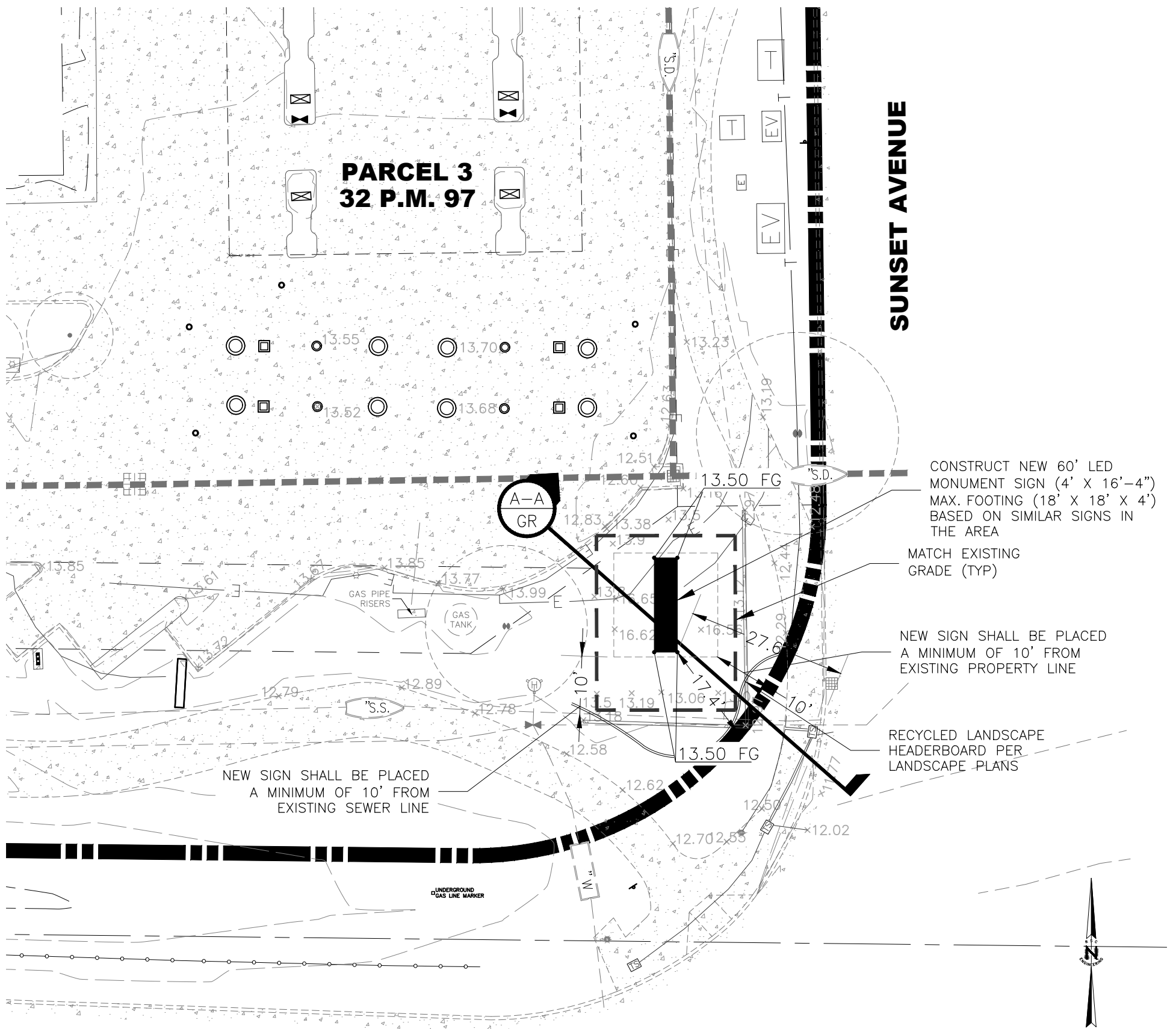
DEMOLITION PLAN  
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SHEET 4 OF 18

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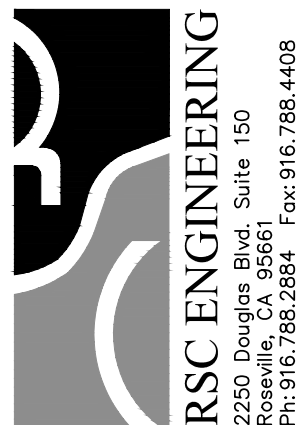
**NOTE:**

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- SEE DEMOLITION PLAN, SHEET 4 OF 15
- FOOTING DETAIL PER SIGN COMPANY, SEE SHEET X OF 15
- REFER TO LANDSCAPE AND IRRIGATION PLANS FOR PROPOSED PLANTING AND IRRIGATION

**GRADING PLAN**  
**HERITAGE PARK SHOPPING CENTER**  
**MONUMENT SIGN**  
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**SHEET 5 OF 18**

Scale: 1"=40' Date: JANUARY 16, 2019 Job Number: 218-001  
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HERITAGE PARK MONUMENT SIGN

200 SUNSET AVENUE  
SUISUN CITY, CALIFORNIA

Landscape Development Plans

PLANTING NOTES

1.

Installing Contractor shall verify quantities and areas to be planted prior to start of job. Notify Landscape Architect of any discrepancies prior to starting work.
2.

All planting areas shall be completely free of trash, debris, rocks, and construction materials larger than 2", and shall be brought to finish grade before planting begins. Finish grade shall be 2" below surface of walks, curbs, and paved areas in planting areas where bark is to be installed. Grades shall be flush at catch basins. Surfaces shall be sloped with regard to drainage requirements so that water does not puddle or stand.
3.

If additional soil is required, it shall be approved loam as similar to the existing soil as possible, free of debris and noxious weeds. Prior to placing additional soil, disc or scarify the sub-grade to a depth of at least 8" to permit bonding to the sub-grade. Spread and rototill a one inch layer of new soil, then proceed to place remaining soil and establish finish grade.
4.

Landscape contractor must conduct a soils test to determine amendment quantities. For bid purposes, assume the following soil preparation for all planting areas: Apply nitrified wood product amendment at a minimum rate of 6 cubic yards per 1000 sq. ft. and commercial fertilizer (16-16-16 NPK or equal) at a rate of 30 lbs. per 1000 sq.ft. for shrub and ground cover areas, 20 lbs. per 1000 sq.ft. for lawn areas. Rototill to a depth of 6" to 10". Compact and settle all areas by application of heavy irrigation to a minimum depth of 12".
5.

Recycled plastic header shall be installed between all lawn and shrub/ground cover areas. Install per plans and details provided.
6.

All plants shall be top quality nursery stock, free of disease and insect pests. Plants shall be normal size for container, vigorous, and true to name and variety. Plant holes shall be the same depth as the root ball, and three times the width for shrubs and four times the width for trees, see details.
7.

Backfill for the plant holes shall be existing soil which has been previously amended. Apply Osmocote Controlled Release Formula fertilizer (18-6-12, 4 month formula) per manufacturer's recommendations.
8.

When planted, crown of plant shall be 1-1/2" above finish grade. Prepare a water basin by forming a soil ring at least 3" high and as wide around the outer edge of the new plant hole. Water thoroughly to eliminate air pockets.
9.

Upon completion of planting all containerized material, rake all shrub and ground cover areas to smooth grade, leaving watering basins intact. Prior to placement of bark mulch, all shrub and ground cover areas shall be treated with a pre-emergent herbicide (Ronstar or equal) per manufacturer's directions. Contractor to verify with manufacturer that pre-emergent will not adversely affect plant health.
10.

Place a 3" layer of 'Walk-On' fir bark mulch, or approved equal, in all shrub and ground cover areas. Shredded redwood 'Gorilla Hair' is not acceptable.
11.

Ground cover plants shall be planted in straight rows and evenly triangularly spaced at intervals noted in plant legend. Plant each rooted plant with its proportionate amount of rooting soil in a manner that will insure minimum disturbance of the root system.
12.

For trees that require staking, use two 3" diameter treated lodgepole stakes set at minimum of 12" into undisturbed subgrade below the root ball. Place ties and stakes only to the level which will hold the tree upright; proper height is 6" above the point where the tree will snap to an upright position by itself if the top is pulled to one side as if wind loaded and then released. Ties shall be cinch-tie flexible vinyl (or equal) nailed to stake with galvanized nails, see details.
13.

Sod lawns: After soil preparation, carefully smooth all surfaces and roll to expose depressions and irregularities. Regrade as necessary. Lay first strip of sod slabs along a straight line. Butt joints tightly, do not overlap edges. For remaining strips, stagger joints much as laying bricks. Use a sharp knife to cut sod to fit curves, edges, sprinkler heads, etc. When a conveniently large area has been sodded, water lightly to prevent drying. After laying all sod, roll lightly to eliminate irregularities and to form good contact between sod and soil. Water thoroughly; soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.
14.

Contractor shall furnish all labor, material, equipment, and services required to maintain the landscape in an attractive condition as specified herein for a period of 60 days after final acceptance by Owner. Maintenance Period shall commence after all planting and related work has been completed in accordance with Plans and Notes. A prime requirement is that all lawn areas shall show an even, healthy stand of grass which shall have been mown at least twice. Any materials found to be dead, missing, or in poor condition during the Maintenance Period shall be replaced within 10 days of written notification by the Owner. Contractor shall not be held responsible for damage arising from acts of God, vandalism, theft, or negligence by Owner during the Maintenance Period.

IRRIGATION NOTES

1.

Installing Contractor shall verify all dimensions and areas prior to start of job. Intent is for full coverage of planting. Notify Landscape Architect of any discrepancies prior to trenching.
2.

Plan is diagrammatic and not intended to show exact locations of piping and valves. Install valves and piping in landscape areas wherever possible. Install valves near curbs and sidewalks whenever possible. Sprinkler head spacings are shown accurately and shall be installed as indicated by the center of the symbol. Contractor is responsible for pipe sizing the irrigation system correctly.
3.

All materials shall be new and in perfect condition. No deviations from the specifications will be allowed without prior written approval of Landscape Architect.
4.

Mainline shall be SCH 40 PVC or CL315 at a minimum depth of 18" below finish grade. Lateral lines shall be SCH 40 PVC at a minimum depth of 12" below grade. Use only the solvent supplied and recommended by the pipe manufacturer to make plastic pipe joints. Allow 15 minutes set-up curing time before moving or handling, and 24 hour curing time before water is placed in PVC pipe. Center load pipe with a small amount of backfill to prevent arching and whipping under pressure.
5.

Where more than one pipe is installed in a trench, place pipe side by side at a minimum of 2" apart. Where soil conditions are rocky, place a 4" layer of fine material on bottom of trench prior to installation of pipe.
6.

All valves shall be installed in Carson poly-plastic valve boxes with flush covers, or approved equal. Remote control valves shall be installed in Carson 1419 12" depth standard rectangular valve boxes; Drip zone remote control valves with filters and PRVs shall be installed in Carson 1220 12" depth jumbo rectangular valve boxes; Ball valves shall be installed in Carson 0011 10" diameter round valve boxes. Top of valve boxes shall be 1" above finish grade.
7.

Install pop-up shrub heads and lawn spray heads 2" from curbs and walks.
8.

At valves, both wires shall be brought into valve box and shall have an excess loop of 24" before being spliced into the solenoid pigtail using Pentite connectors.
9.

After valves have been installed, test all mainlines for leaks at full line pressure for a period of 2 hours with couplings exposed and pipe sections center loaded. Before testing, fill line with water for at least 24 hours. Provisions shall be made for thoroughly bleeding the line of air and debris. Correct all defects and retest.
10.

All excavations shall be backfilled with fine material to 4" above crown of pipe and tamped; then fill with earth and tamp. All trenches shall be left flush with adjoining grade and in a firm unyielding condition. Any subsequent settling shall be corrected by the Contractor.
11.

Install systems without spray nozzles, drip emitters or rotor heads. Flush and operate each valve system at full pressure until all debris is removed. Install spray nozzles, drip emitters and rotor heads.
12.

Test to determine that all sprinklers function according to manufacturer's data and give full coverage according to intent of drawing. Replace and adjust as necessary. Additional heads shall be provided by the Contractor to cover areas shown to be deficient by test.
13.

Contractor shall set initial program for the controller. Contractor shall provide Owner with the instruction manual and demonstrate its operation to the Owner.
14.

Contractor shall guarantee all parts and labor for one year with exception of damage caused by vandalism, theft, adverse natural conditions, or anything beyond the control of the Contractor.

GENERAL NOTES

1.

Landscape areas not covered with live material shall be covered with a 3" 'Walk-On' fir bark mulch layer.
2.

Adjust location of plant material to avoid interference with building numbers and addresses at mature height.
3.

Provide a minimum three foot clearance around all fire protection equipment and associated landscape apparatus.
4.

Landscaping shall be placed and pruned as to retain the required clearance for ladder access to windows around the building and to not interfere at maturity with 13'-6" emergency vehicle access clearance.
5.

Turf slopes cannot exceed 4:1.
6.

Maintain a minimum distance of 18" between edge of lawn and trunk of tree(s).
7.

Landscape contractor shall provide protection for all concrete surfaces when installing landscape materials. Staining of concrete from dirt, tire marks and damaged curbs will not be permitted. All damaged surfaces shall be cleaned or replaced.
8.

Landscape contractor shall coordinate and install the sleeving and stubbing for irrigation crossing parking lots and paved areas.
9.

Landscape contractor shall grade all landscape areas 2% min. to drain to the street. Landscape contractor is responsible to provide positive drainage away from all buildings. All planters and planter islands should be crowned to prevent standing water.
10.

Root barriers are required in all locations where trees are placed closer than 48" from curbs, sidewalks, concrete or asphalt refer to detail for specification and installation.
11.

Quantities found in the plant legend are for contractor convenience. In the event that the quantities in the legend differ from those found on the plans, the quantities found on the plans will take precedence.
12.

Contractor to hand dig only under existing tree canopies, no mechanical excavation will be allowed, do not cut any roots 2" or larger in diameter, if it is necessary to prune roots 2" in diameter or larger, contractor shall hire the services of a licensed arborist to supervise and direct the work, follow all recommendations of the arborist.

DRAWING INDEX

- L-0.1

- COVER SHEET
- L-1.1

- IRRIGATION PLAN
- L-2.1

- PLANTING PLAN
- L-2.2

- EXISTING PLANTING PLAN
- L-3.1

- IRRIGATION DETAILS
- L-3.2

- PLANTING DETAILS AND  
WATER CALCULATIONS

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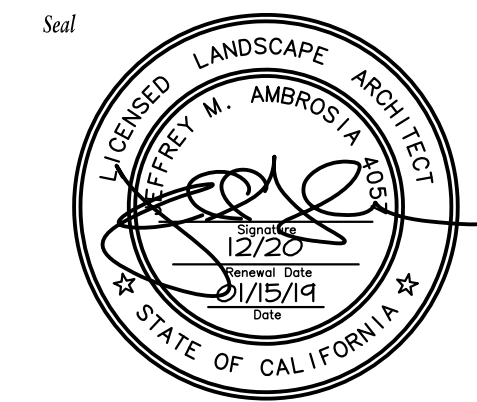


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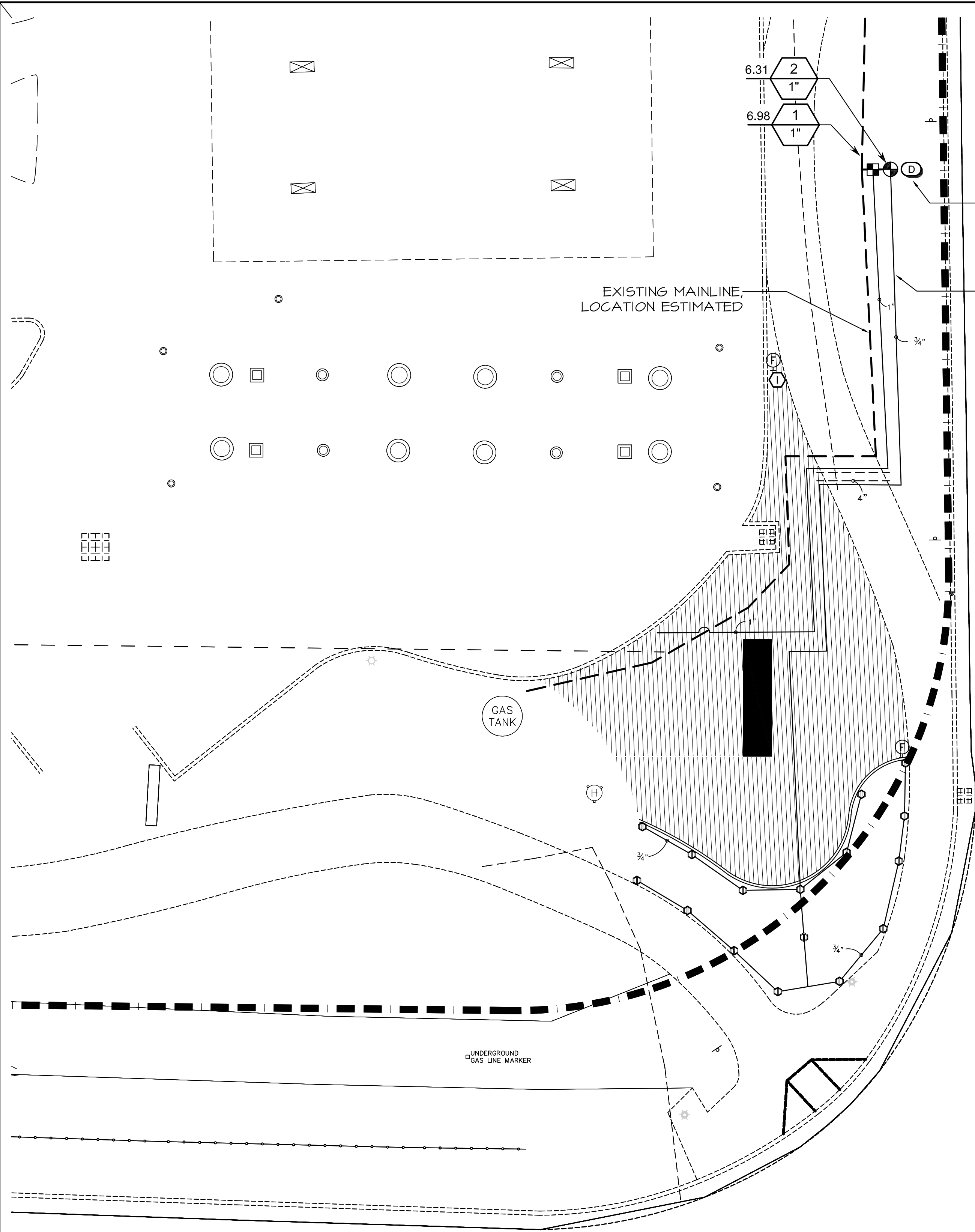
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Scale:			L-0.1
Date:	15 JAN 19		
File Name:	HP-CV	6 of 18 sheets	





USE THE TSM DOUBLER TO  
CONNECT THE EXISTING  
IRRIGATION CONTROL WIRES TO  
THE NEW DRIP VALVE

CONNECT NEW LATERALS AND  
TO EXISTING SPRAY VALVE

NOTE: SAWCUT EXISTING  
CONCRETE FOR IRRIGATION  
TRENCHES AND SLEEVES;  
REPAIR TO ORIGINAL  
CONDITION.

SUNSET AVE.

HIGHWAY 12

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Hunter MP8005R PROS-06-PRS40-CV Turf Rotator, 6.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray ( arc 90-210), 360=Lime Green and Gray ( arc 360)	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 Filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.
	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet
	Hunter ECO-ID ECO-ID: 1/2" FPT connection with 12-60 PSI operating pressure. Specify with Hunter SJ swing joint.

Area to Receive Dripline Netafim TLCV-06-18 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. 17mm.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Existing Remote Control Valve
	TSM Doubler Follow manufacturer's instructions for installation.
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
	Valve Callout: Valve Number, Valve Flow, Valve Size

VALVE SCHEDULE

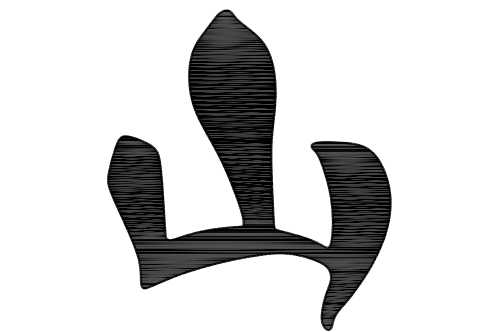
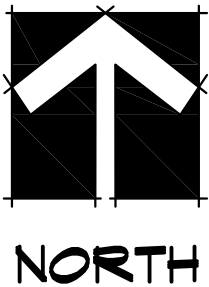
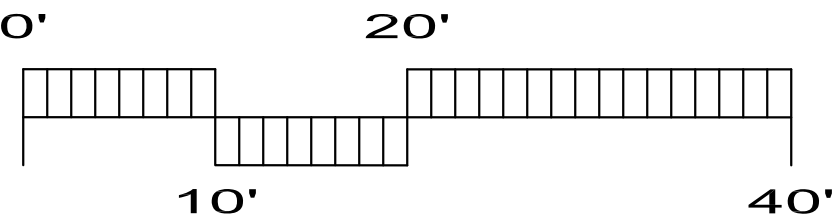
NUMBER	MODEL	SIZE	TYPE	GPM
1	Hunter ICZ-101-25	1"	Area for Dripline	6.98
2	Existing Remote Control Valve	1"	Turf Rotary	6.31

NOTES

Remove existing irrigation heads, rotors, and laterals.

Irrigation design is based on a maximum demand of 8 GPM with a minimum operating pressure of 55 PSI. Irrigation design was conducted before the exact pressure was determined. Landscape Contractor shall test and verify pressure and flow prior to starting job and notify Landscape Architect immediately if water and pressure flows do not meet these minimum requirements. If available pressure does not meet the minimum operating pressure of 55 PSI, Landscape Contractor shall contact Landscape Architect for irrigation redesign.

Irrigation plan is diagrammatic; install valves and irrigation lines in planters whenever possible.



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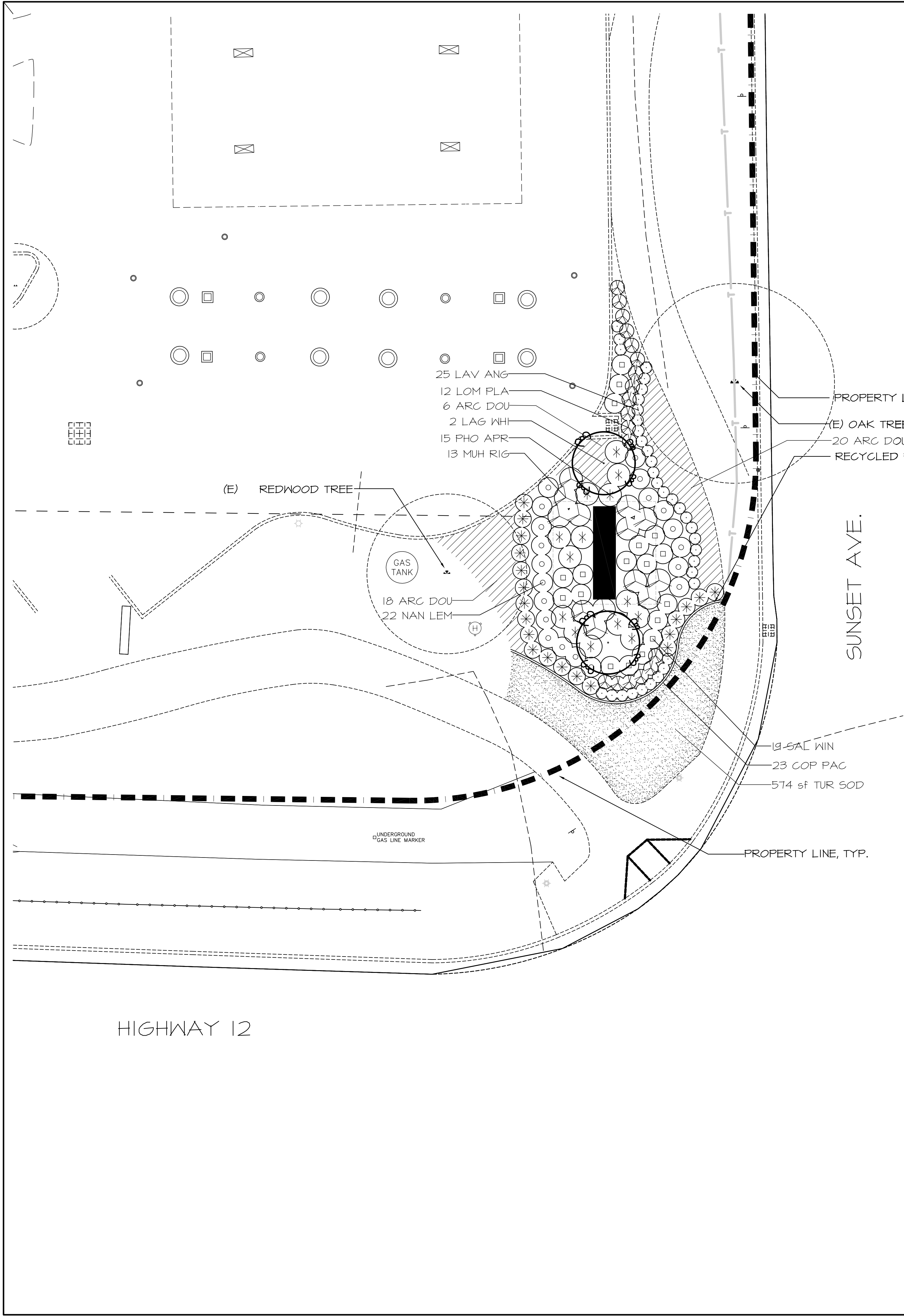
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Sheet Title  
IRRIGATION PLAN



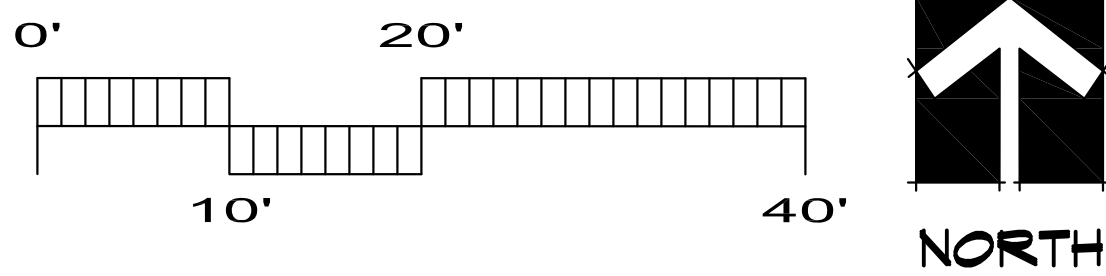
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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	
	LAG WHI	2	Lagerstroemia x Whit II 'Dynamite' / Dynamite Grape Myrtle	15 gal	L	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	
	COP PAC	20	Coprosma repens 'Pacific Sunrise' / Pacific Sunrise Mirror Plant	5 gal	M	
	LAV ANG	34	Lavandula angustifolia / English Lavender	1 gal	L	
	LOM PLA	18	Lomandra longifolia 'Platinum Beauty' / Mat Rush	1 gal	L	
	MUH RIG	13	Muhlenbergia rigens / Deer Grass	5 gal	L	
	NAN LEM	20	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina	1 gal	L	
	PHO APR	14	Phormium tenax 'Apricot Queen' / New Zealand Flax	5 gal	L	
	SAL WIN	18	Salvia clevelandii 'Winifred Gillman' / Cleveland Sage	5 gal	L	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS
	ARC DOU	44	Arctostaphylos x 'John Dourley' / John Dourley Manzanita	1 gal	36" o.c.	L
SOD	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS
	TUR SOD	574 sf	Turf Sod Bolero Plus TM / Available From Delta Blue Grass Co.	sod		H





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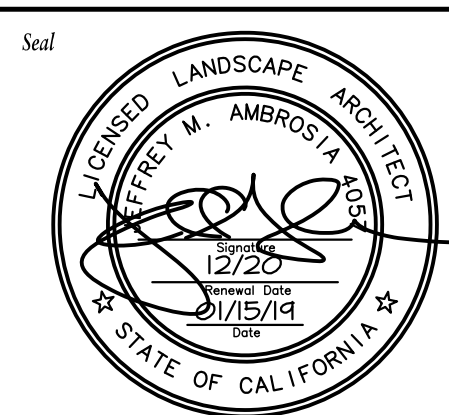
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PLANTING PLAN



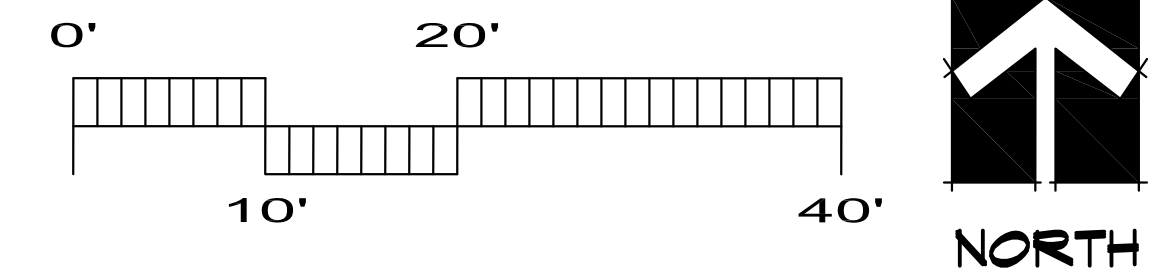
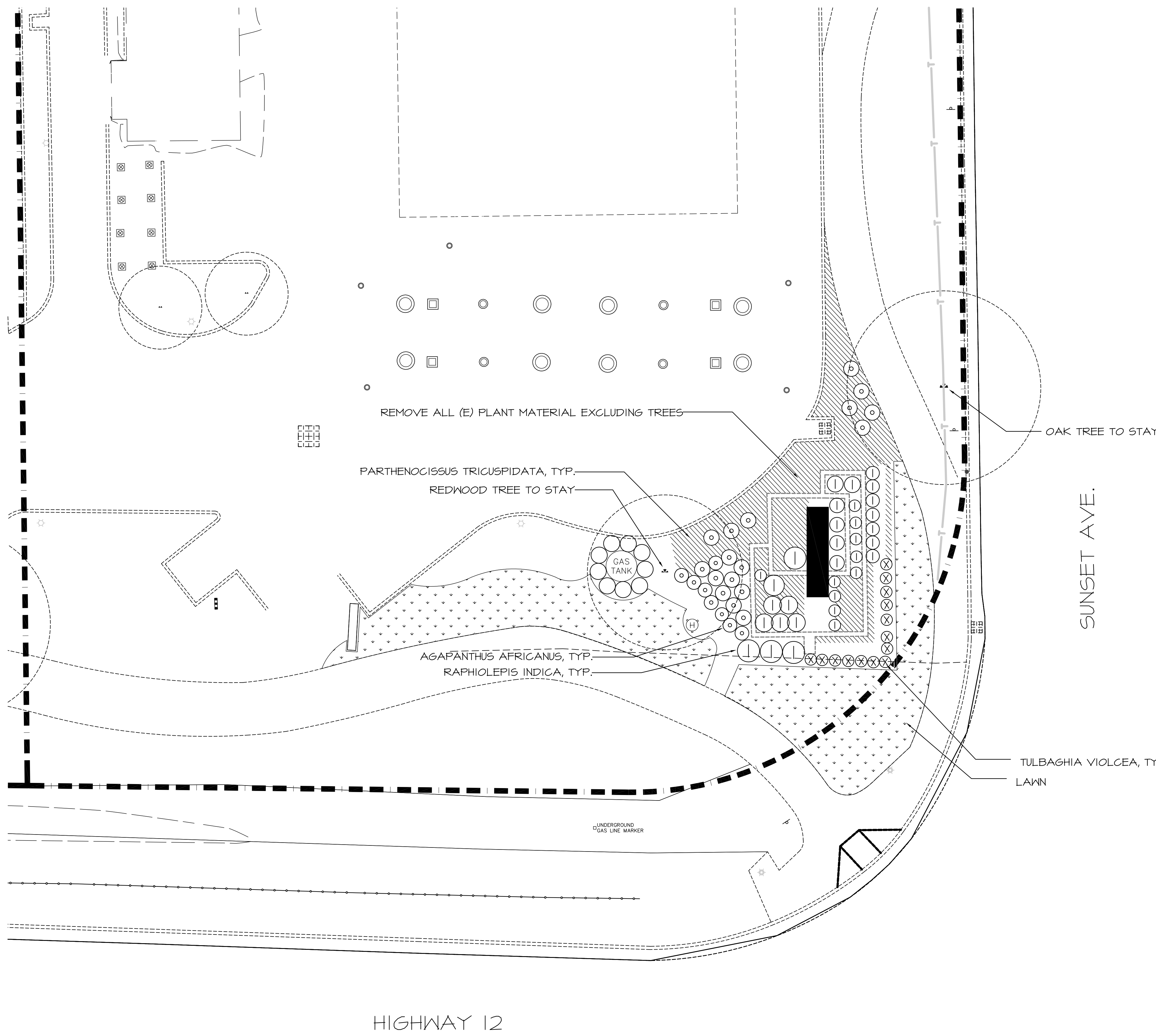
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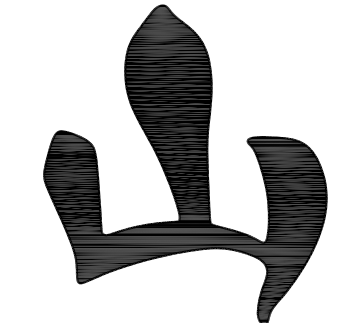
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8 of 18 sheets

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Sheet Title  
**EXISTING  
PLANTING PLAN**

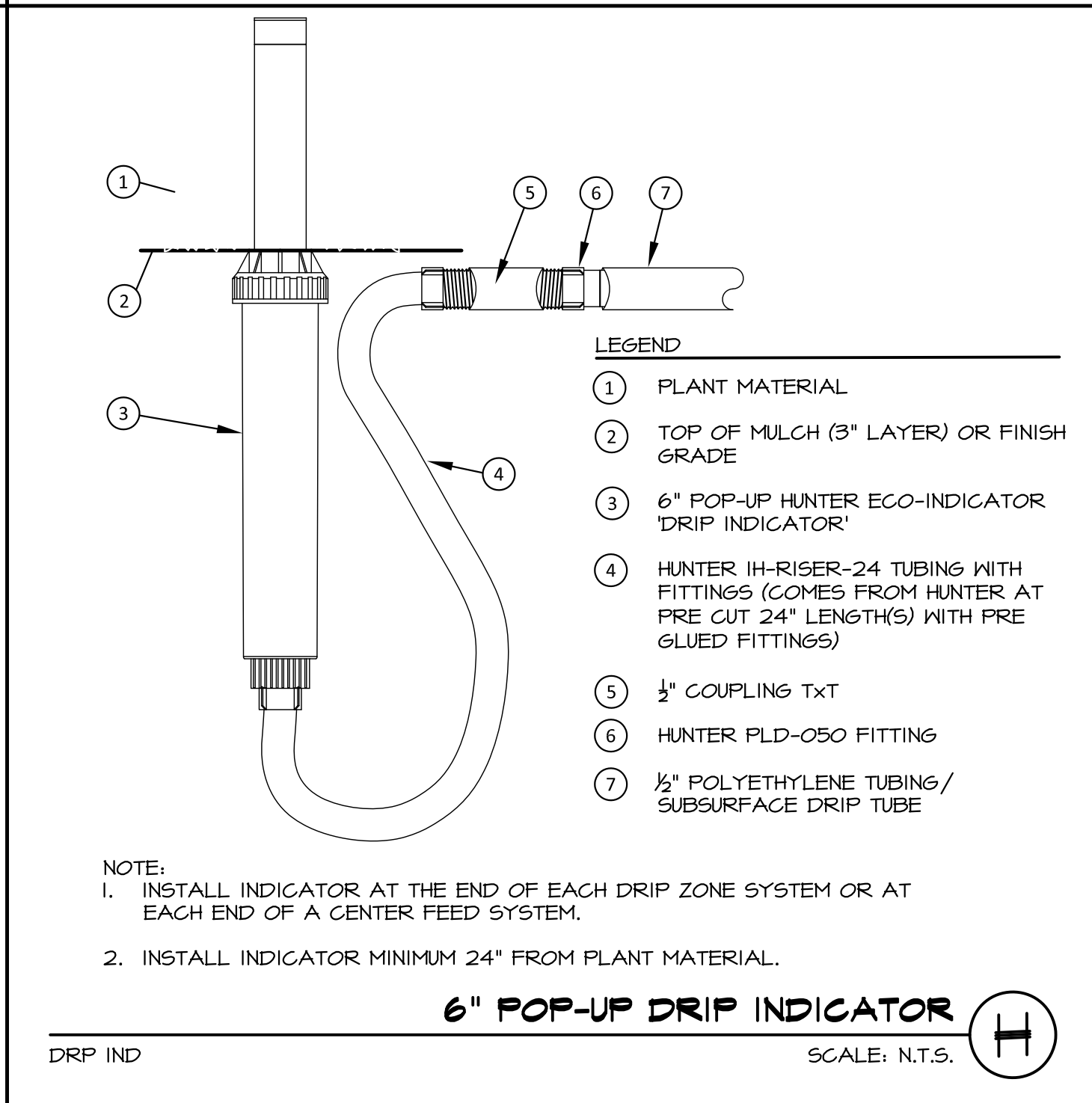
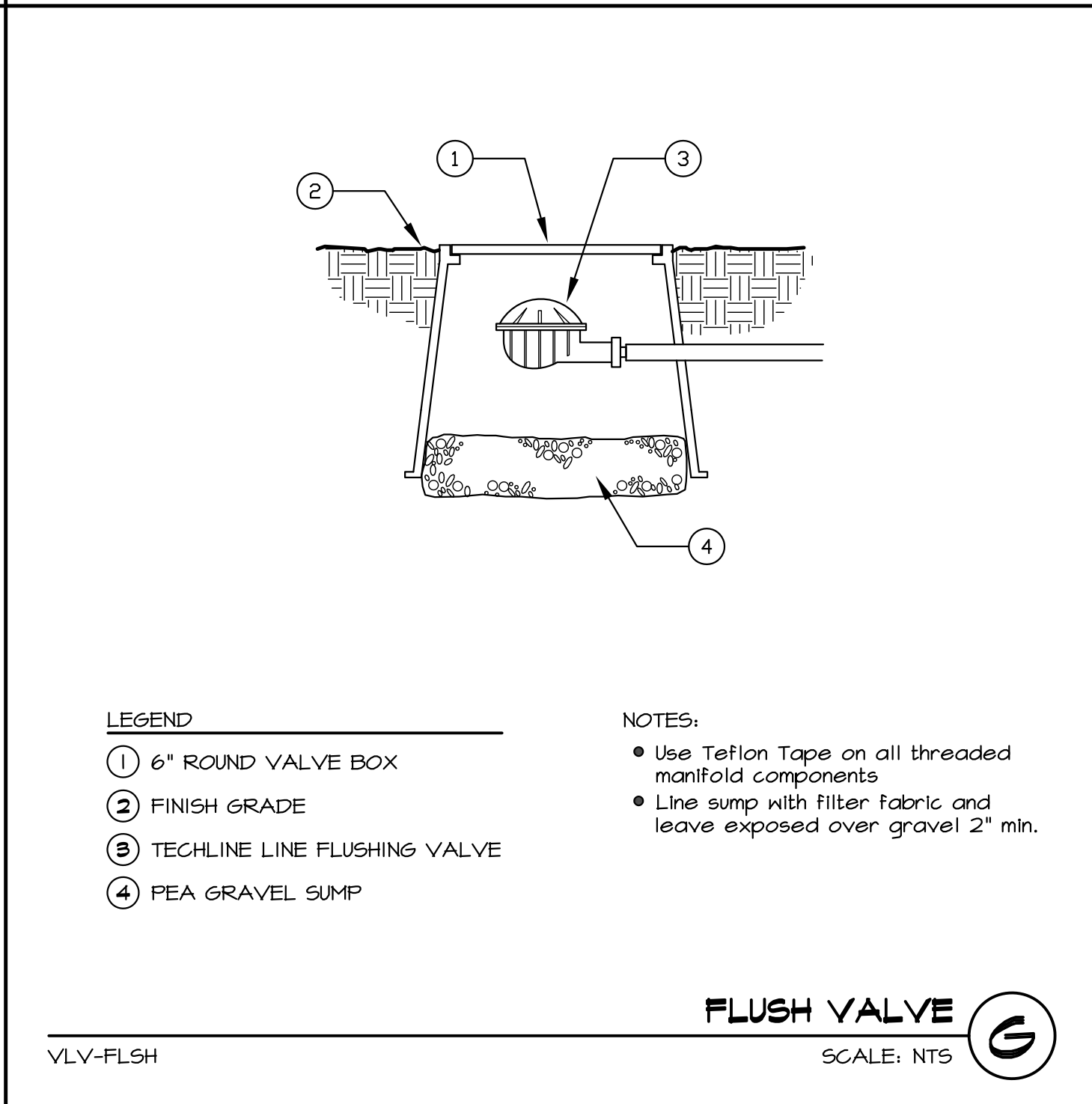
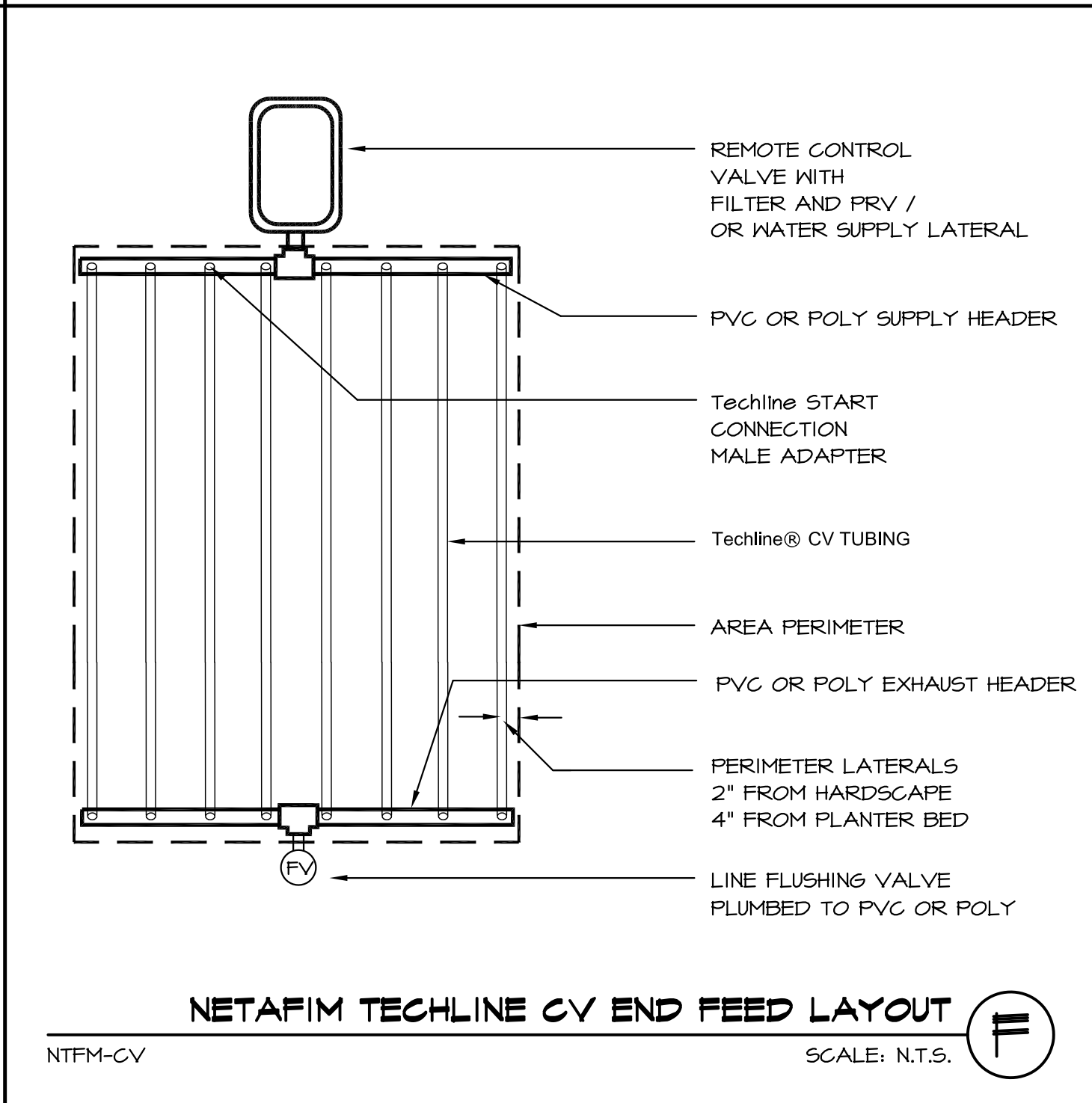
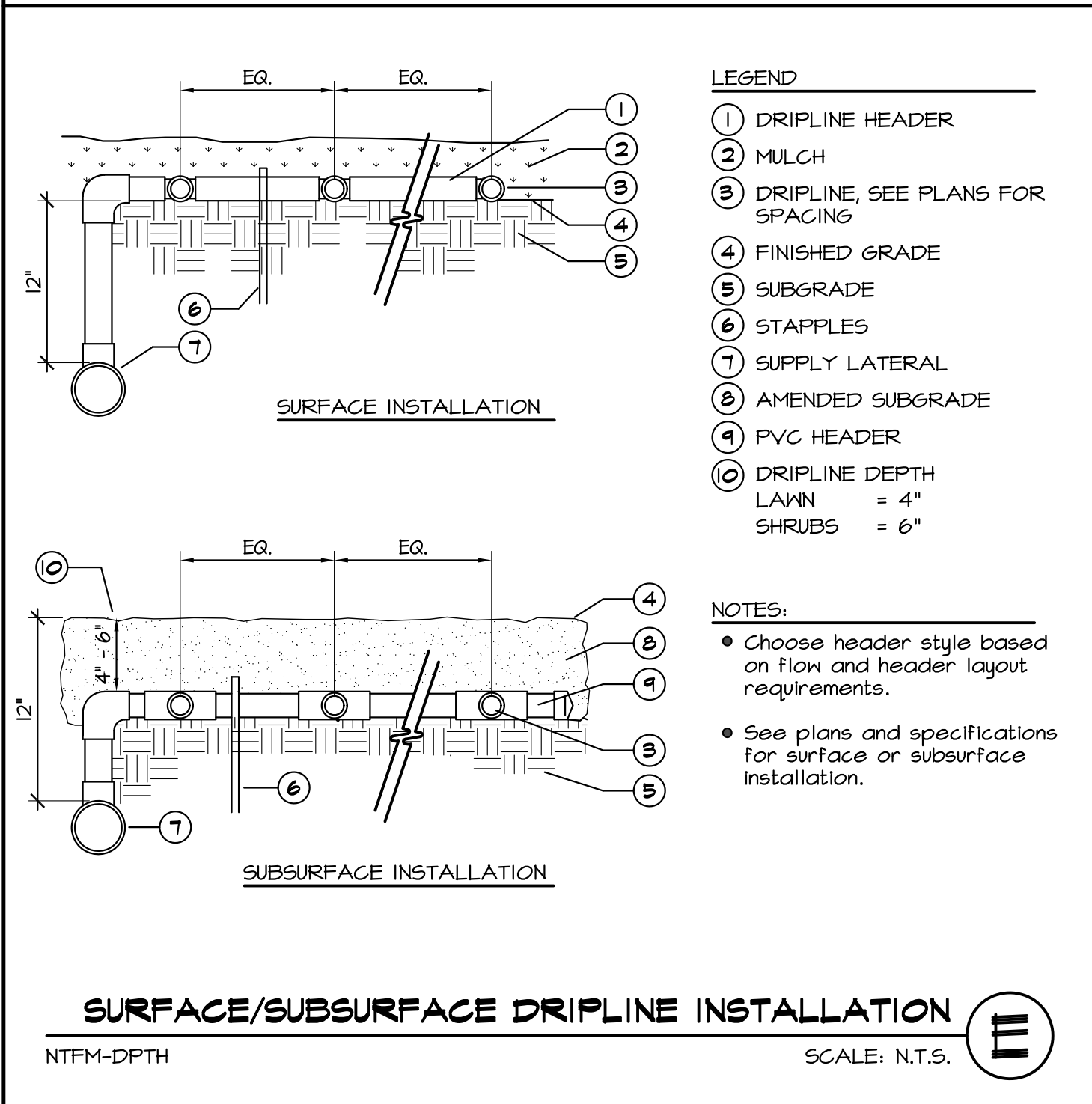
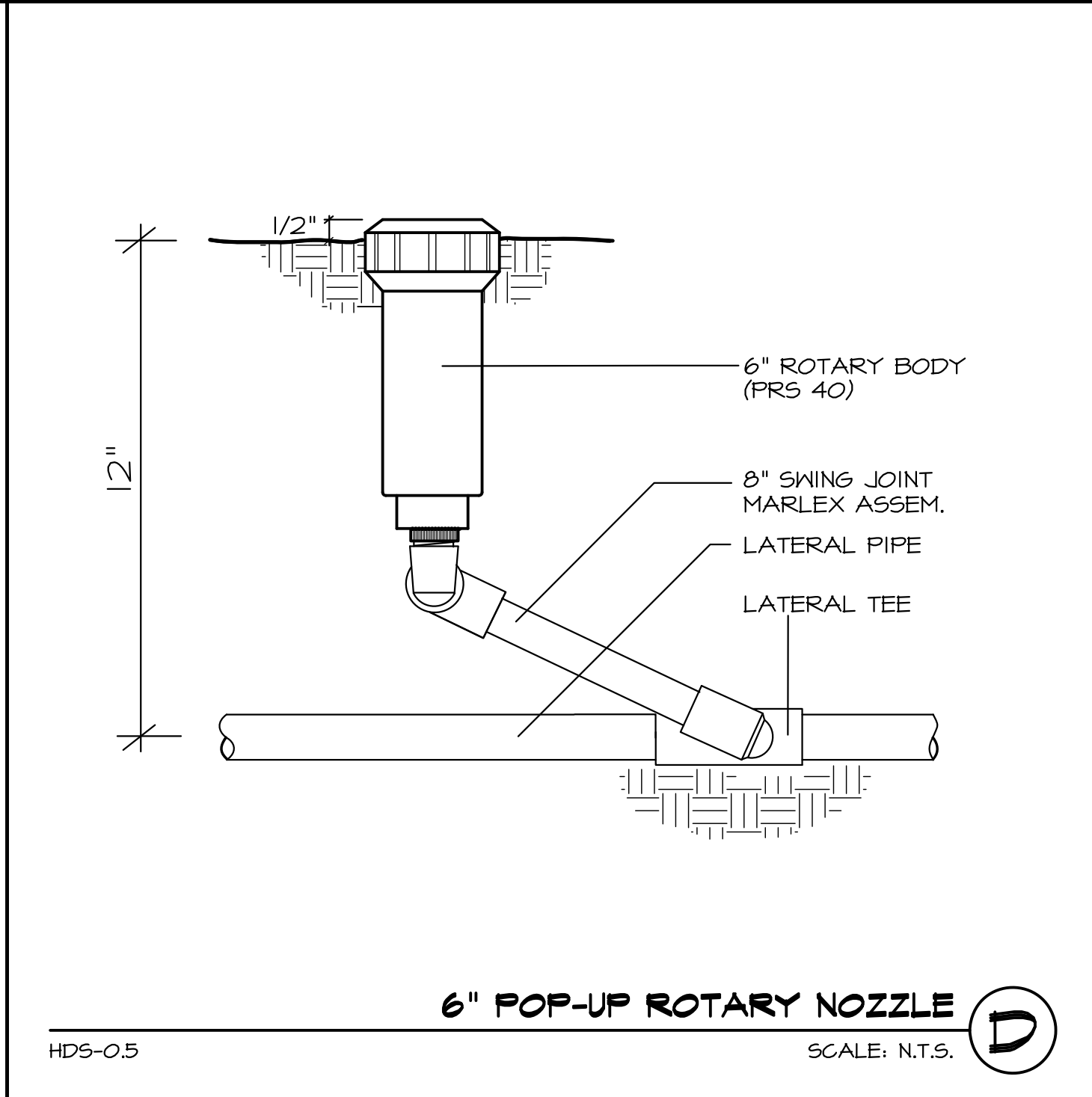
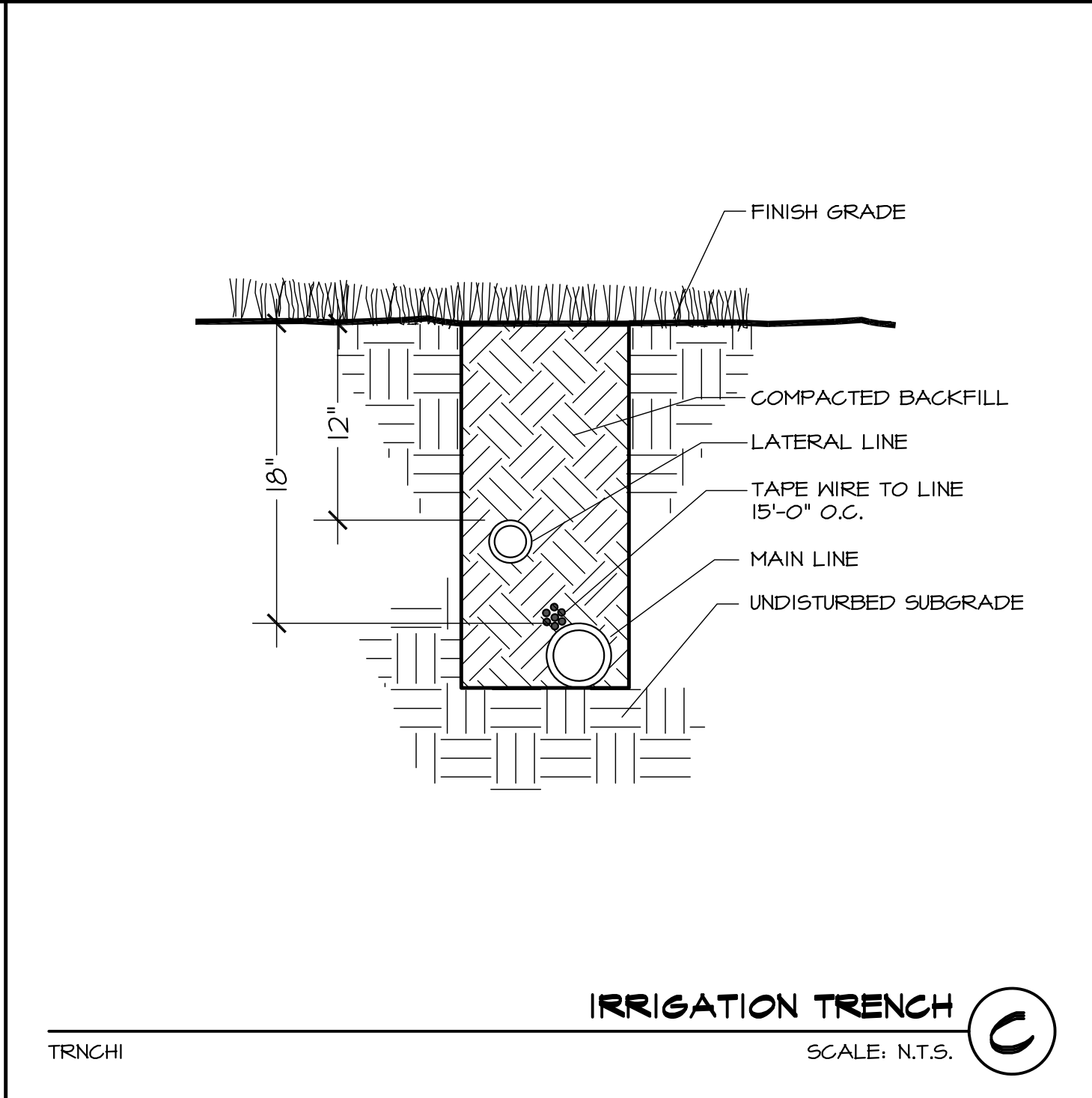
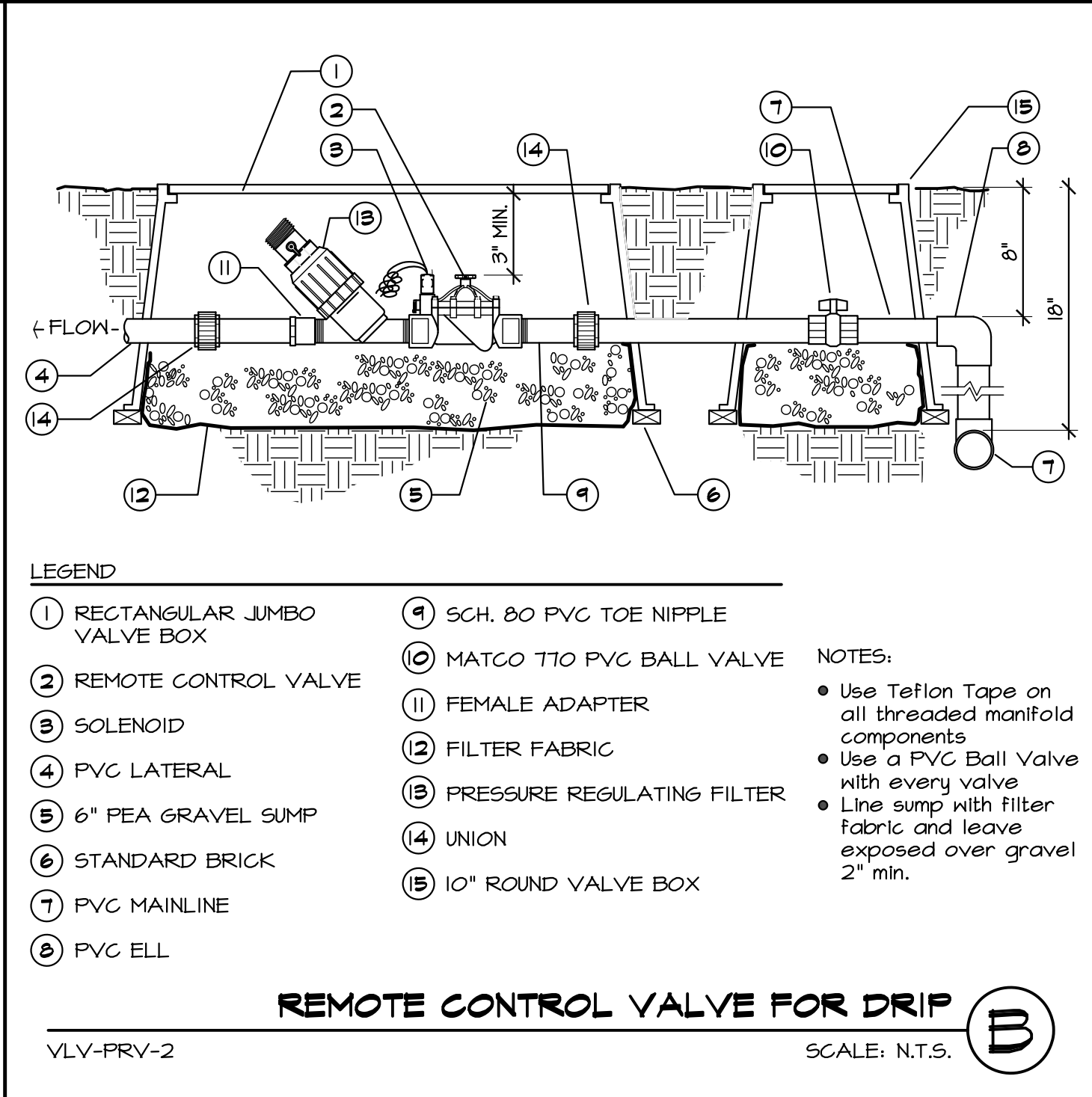
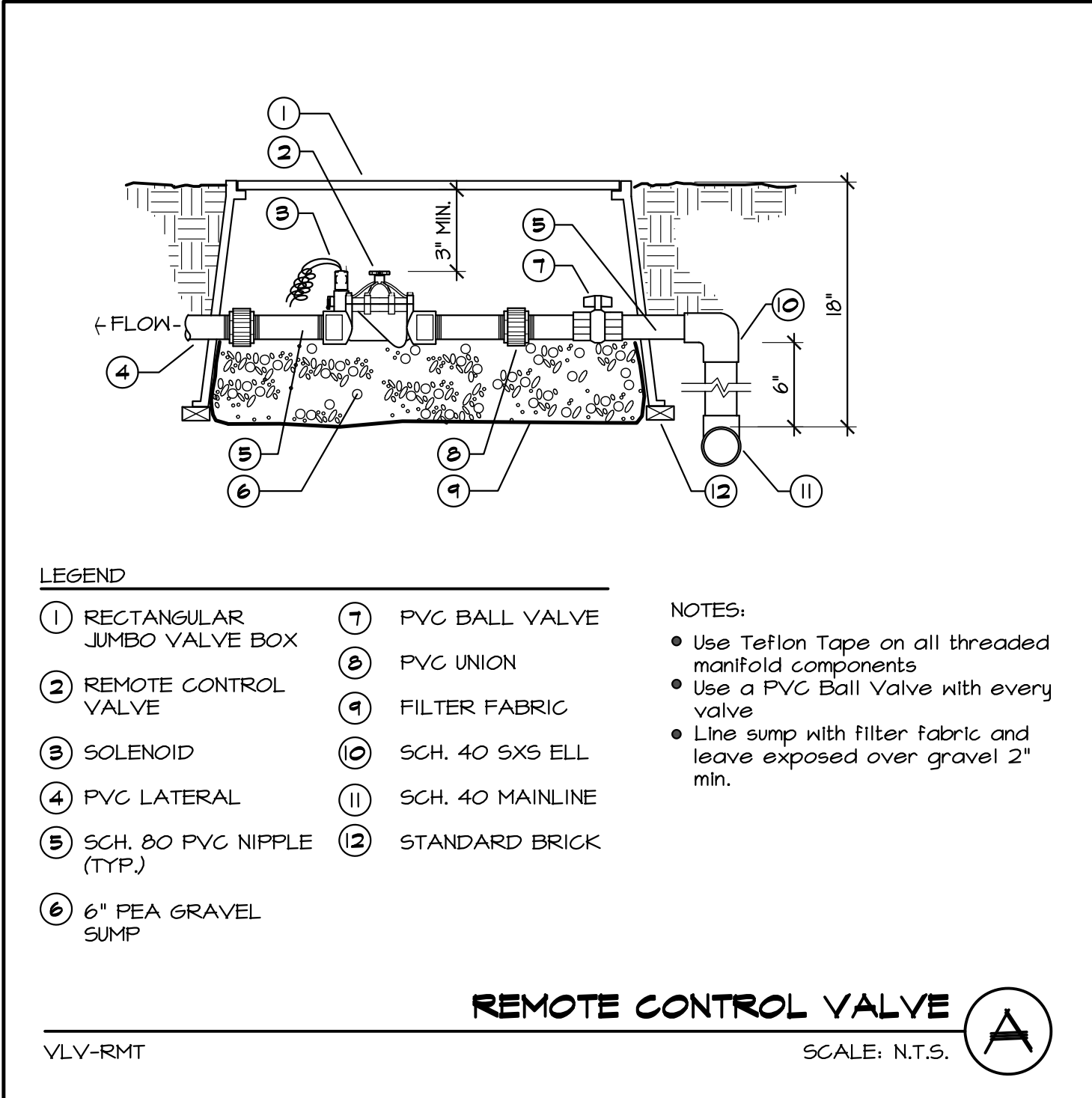


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Project Mgr.: JMA	Sheet No.: L 2.2
Drawn By: CJM	
Scale: 1"=10'	
Date: 15 JAN 19	
File Name: HP-PL-EXIST	9 of 18 sheets

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## Sleeving Schedule

ALL PIPE SLEEVES TO BE SCHEDULE 40 PVC.  
ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12 INCHES BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS FOLLOWS:

PIPE OR WIRE SIZE	REQUIRED SLEEVE
3/4", 1" PIPE	1-2" PVC SLEEVE
1-1/4", 1-1/2", 2", 2-1/2" PIPE	1-4" PVC SLEEVE
3", 4" PIPE	1-6" PVC SLEEVE
6" PIPE	1-8" PVC SLEEVE
1-25 CONTROL WIRES	1-2" PVC SLEEVE
26-55 CONTROL WIRES	2-2" PVC SLEEVES

## Pipe Sizing Schedule

PIPE SIZE	CL 200 (GPM)	CL 315 (GPM)	SCH 40 (GPM)
3/4"	6-10	7-8	5-8
1 INCH	11-16	9-14	9-13
1-1/4"	17-26	15-24	14-23
1-1/2"	21-35	25-33	24-32
2 INCHES	36-55	34-49	33-53
2-1/2"	56-83	50-74	54-74
3 INCHES	84-125	75-109	75-116
4 INCHES	126-200	110-180	117-200
6 INCHES	200-425	190-375	200-450

- ALL LATERAL PIPE LARGER THAN 1/2" TO BE MINIMUM CLASS 200.
- ALL MAINLINE PIPE 3/4" - 1 1/2" SHALL BE SCH 40.
- ALL MAINLINE PIPE 2" - 4" SHALL BE CLASS 315.
- ALL MAINLINE PIPE 6" AND GREATER SHALL BE CLASS 200.



**YAMASAKI**  
LANDSCAPE ARCHITECTURE

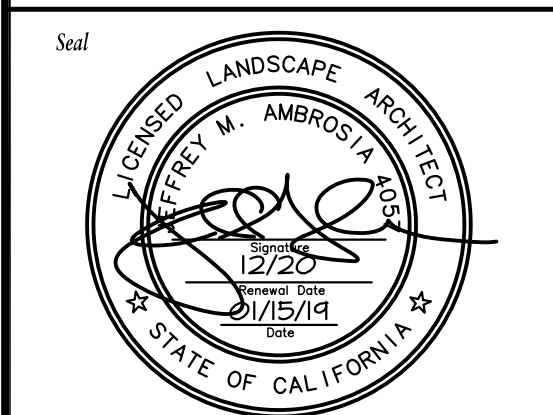
JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET  
AUBURN, CALIFORNIA 95603  
(530) 885-0040  
FAX (530) 885-0042  
www.yamasaki-la.com

# HERITAGE PARK MONUMENT SIGN LANDSCAPE DEVELOPMENT PLANS 200 SUNSET AVENUE SUISUN CITY, CALIFORNIA

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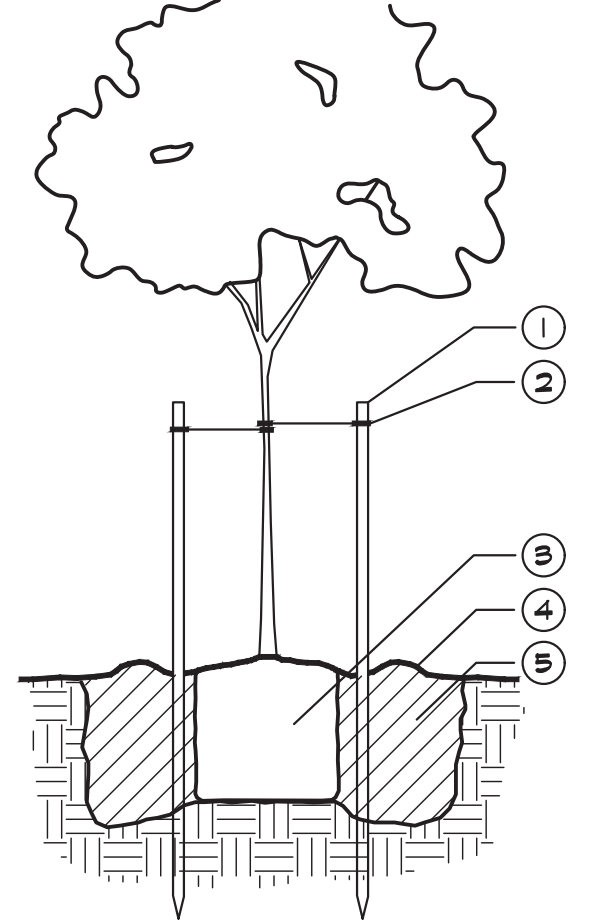
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No.	Date	Revision
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Project Mgr.: JMA	Sheet No.:
Drawn By: CJM	
Scale: SEE DRAWING	L 3.1
Date: 15 JAN 19	
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LEGEND

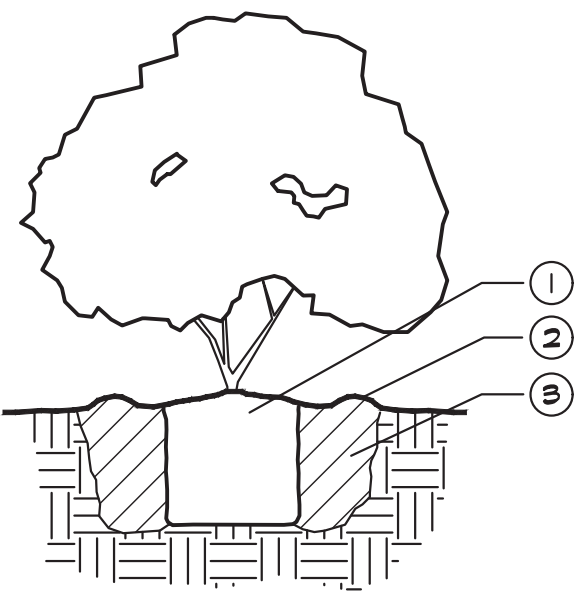
- 1 TREE STAKE
- 2 TREE TIE
- 3 ROOTBALL
- 4 SOIL RING
- 5 AMENDED BACKFILL

NOTES:

- WIDTH OF HOLE SHALL BE 3 TIMES THE WIDTH OF THE ROOTBALL
- DEPTH OF THE HOLE SHALL BE HEIGHT OF THE ROOTBALL WITH 1 1/2" OF TOP OF ROOTBALL HIGHER THAN SURROUNDING FINISH GRADE
- CUT TREE STAKES WITHIN 2" OF TIES
- WATER BACKFILL HEAVILY TO REDUCE AIR POCKETS
- REMOVE NURSERY STAKE PRIOR TO THE END OF THE MAINTENANCE PERIOD
- MAINTAIN A MINIMUM DISTANCE OF 10" BETWEEN EDGE OF LAWN AND TRUNK OF TREE(S)

**TREE PLANTING AND STAKING**

PLT-TREEI SCALE: N.T.S.



LEGEND

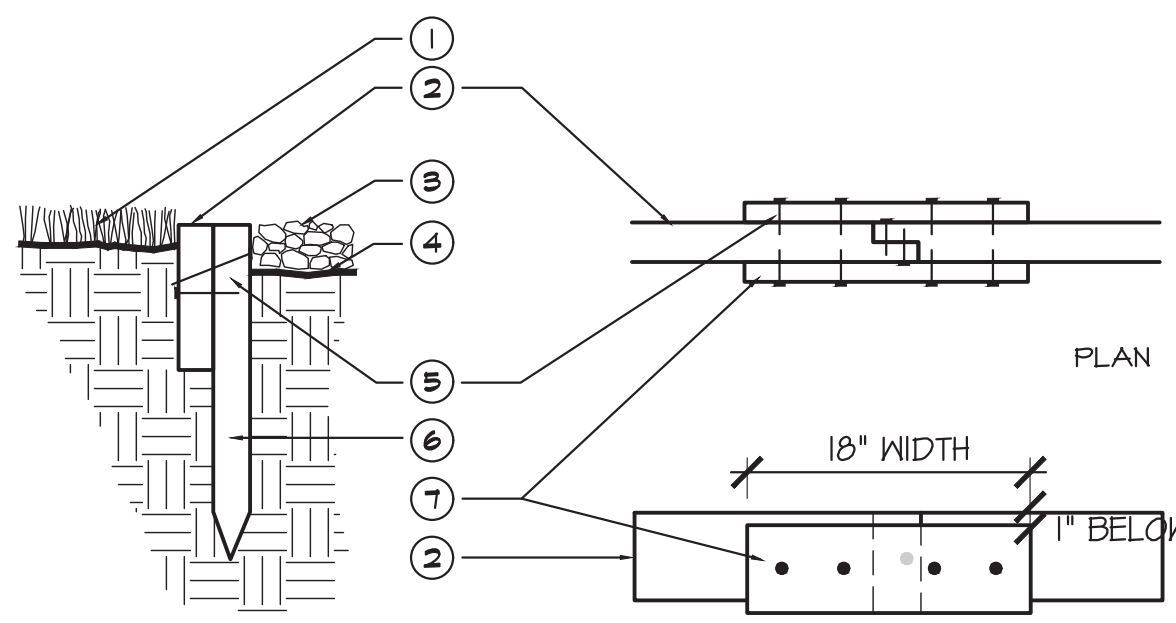
- 1 ROOTBALL
- 2 SOIL RING
- 3 AMENDED BACKFILL

NOTES:

- WIDTH OF HOLE SHALL BE 3 TIMES THE WIDTH OF THE ROOTBALL
- DEPTH OF THE HOLE SHALL BE DEPTH OF THE ROOTBALL WITH 1 1/2" OF TOP OF ROOTBALL HIGHER THAN SURROUNDING FINISH GRADE
- WATER BACKFILL HEAVILY TO REDUCE AIR POCKETS

**SHRUB PLANTING**

PLT-SHRBI SCALE: N.T.S.

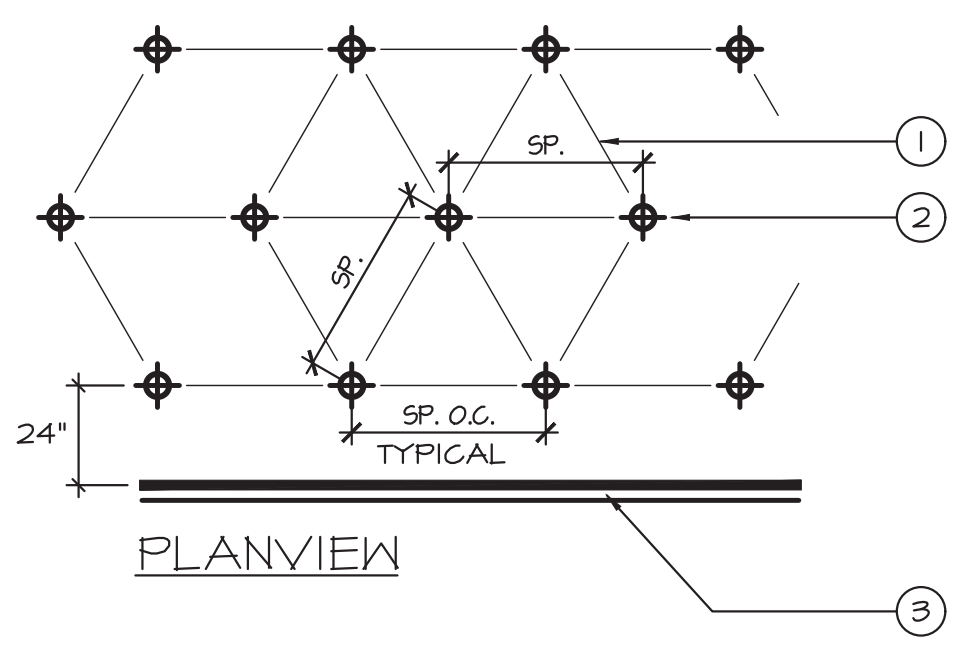


LEGEND

- 1 LAWN
- 2 RECYCLED PLASTIC HEADER BOARD 2"x4"
- 3 BARK MULCH LAYER
- 4 FINISH GRADE
- 5 TOE NAIL
- 6 1"x2"x12" REDWOOD STAKE
- 7 1"x4"x10" RECYCLED PLASTIC BOARD

**RECYCLED PLASTIC HEADER BOARD**

HDR-PL SCALE: N.T.S.




LEGEND

- 1 GROUNDCOVER SPACING: SEE PLANTING PLAN LEGEND.
- 2 GROUNDCOVER CENTERS.
- 3 WALL, WALK OR EDGE OF GROUNDCOVER PLANTING.

**GROUNDCOVER PLANTING**

PLT-GRDCVR SCALE: N.T.S.



Irrigation Division  
Irrigation Audit Services (CLIA)  
LEED Certified Landscape Design  
AB1881 Compliance Documentation

**PROJECT INFORMATION**

Project Name: Heritage Park Shopping Center Date: 11/26/2018

Project Contact:

Applicant: Yamasaki Landscape Architecture  
1223 High Street, Auburn, CA 95603  
(530) 885-0040

Contact: Jeff Ambrosia

Owner: Michelle Simmons  
ProEquity Asset Management Corporation  
(916) 877-7878

Project Address: 200 Sunset Ave.  
Suisun City, CA

Project Type: New Public Project

Local Water Purveyor: City of Suisun City

Water Supply: Potable Water

Total Landscape Area: 2,142 s.f.

Maximum Applied Water Allowance: 27,012 gallons


Estimated Total Water Use: 26,377 gallons

Document Check List:

- ☒ Project Information
- ☒ Water Efficient Landscape Worksheet
- ☐ Soil Management Report
- ☒ Landscape Design Plan
- ☒ Irrigation Design Plan
- ☐ Grading Design Plan

Applicant Signature: \_\_\_\_\_ Date: 11/26/2018


"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."



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Irrigation Audit Services (CLIA)  
LEED Certified Landscape Design  
AB1881 Compliance Documentation

**Water Efficient Landscape Worksheet**  
**Section A: Hydrozone Information Sheet**

Hydro-zone	Zone or Valve #	Irrigation Method	Area (Sq.Ft.)	% of Landscape Area
L	1	Drip	1,639	77%
H	2	Rotor	503	23%
	3			0%
	4			0%
	5			0%
	6			0%
	7			0%
	8			0%
	9			0%
	10			0%
	11			0%
	12			0%
	13			0%
	14			0%
	15			0%
	16			0%
	17			0%
	18			0%
	19			0%
	20			0%
	21			0%
	22			0%
	23			0%
	24			0%
	25			0%
	26			0%
Total Bubbler Area			0	0%
Bubbler Area is deducted from Drip Area			2,142	100%



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**Water Efficient Landscape Worksheet**  
**Section B: Water Budget Calculation**

Project ETo City: Suisun City

MAWA = (ETo) (0.62) [(0.45 x LA) + (0.55 x SLA)]

Insert: 45.2 Where: MAWA = Maximum Applied Water Allowance (gallons per year)  
ETo = Reference Evapotranspiration (inches per year)  
0.45= ET Adjustment Factor (ETAF)(AB 1881 Dec 1, 2015)  
LA = Landscape Area includes Special Landscape Area (Sq.Ft.)  
0.62 = Conversion Factor (to gallons per Sq.Ft.)  
SLA = Special Landscape Area (Sq.Ft.)  
0.55= The additional ET Adjustment Factor for SLA (1.0-0.45=0.55)

MAWA = 45.2 (0.62) [(0.45x 2,142) + (0.55x 0)]

Maximum Applied Water Allowance: 27,012 Gal. / Yr


**Effective Precipitation (Eppt)**

If considering Effective Precipitation, use 25% of Annual precipitation.

MAWA = (ETo - Eppt) (0.62) [(0.45 x LA) + (0.55 x SLA)]  
Annual Prec: 0 (x 0.25)  
Eppt: 0

MAWA 45.2 - 0 (0.62) [(0.45 x 2,142) + (0.55 x 0)]

Maximum Applied Water Allowance: 27,012 Gal. / Yr



Irrigation Division  
Irrigation Audit Services (CLIA)  
LEED Certified Landscape Design  
AB1881 Compliance Documentation

**Water Efficient Landscape Worksheet**  
**Section B: Water Budget Calculation**

**Estimated Total Water Use (ETWU)**


Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	IE	ETAF (PF/IE)	Area (HA) (Sq.Ft.)	ETAF x Area	Estimated Total Water Use
1	Low (L)	0.2	0.81	0.25	1,639	405	11,341
2	High (H)	0.8	0.75	1.07	503	537	15,036
3				0.00		0	0
4				0.00		0	0
5				0.00		0	0
6				0.00		0	0
7				0.00		0	0
8				0.00		0	0
9				0.00		0	0
10				0.00		0	0
11				0.00		0	0
12				0.00		0	0
13				0.00		0	0
14				0.00		0	0
15				0.00		0	0
16				0.00		0	0
Total					2,142	941	
					SUM		26,377

Special Landscape Areas

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	IE	ETAF (PF/IE)	Area (HA) (Sq.Ft.)	ETAF x Area	Estimated Total Water Use
				0.00		0	0
				0.00		0	0
				0.00		0	0
				0.00		0	0
				0.00		0	0
Total SLA				SUM	0	0	0

Project Eto 45.2  
Regular Landscape ETWU 26,377  
Average ETAF 0.44  
SLA ETWU 0  
Sitewide ETAF 0.44  
Estimated Total Water Use 26,377

Max Applied Water Allowance 27,012

  
**YAMASAKI**  
LANDSCAPE ARCHITECTURE


JEFF AMBROSIA, ASLA C4057

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[www.yamasaki-la.com](http://www.yamasaki-la.com)

HERITAGE PARK MONUMENT SIGN  
LANDSCAPE DEVELOPMENT PLANS  
200 SUNSET AVENUE  
SUISUN CITY, CALIFORNIA

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Sheet Title  
**PLANTING DETAILS & WATER CALCULATIONS**

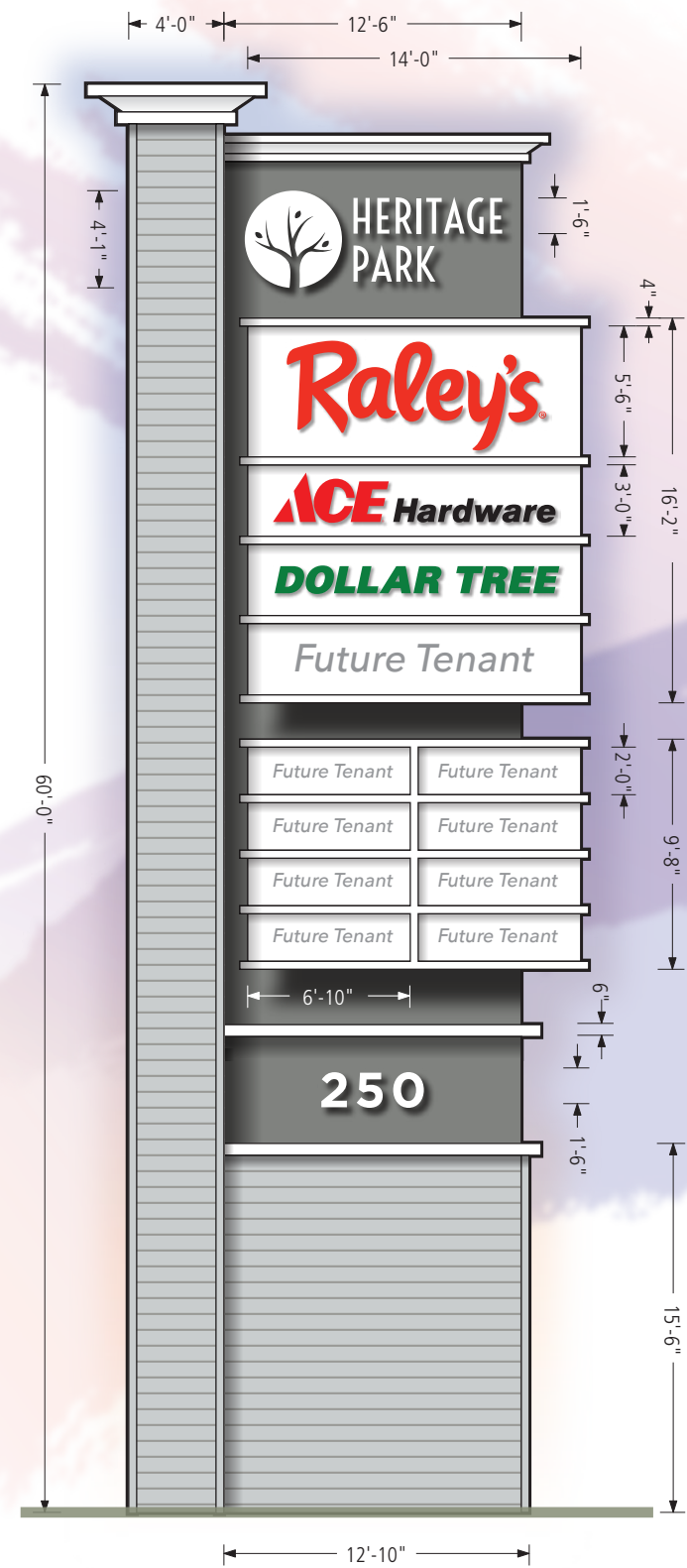
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No. 1 Date 12/20/18 Revision  
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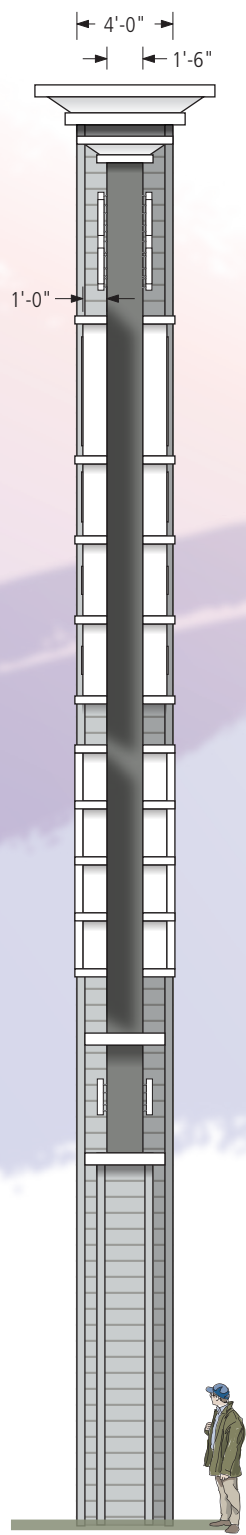
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Date: 15 JAN 19  
File Name: HP-PLDT 11 of 18 sheets



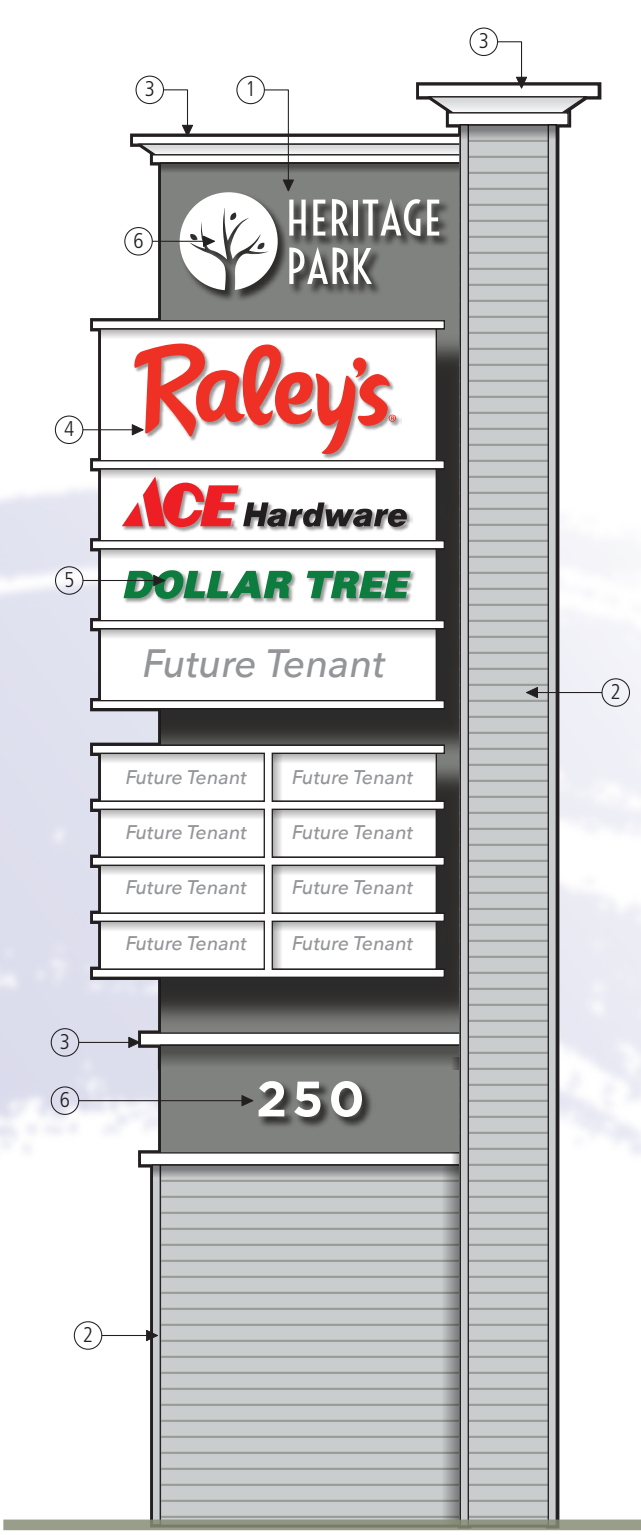
Freestanding Sign | D/F Shared Tenant Pylon Sign



**A** D/F Multi-Tenant Pylon Sign (Side 1)  
Scale 1/8" = 1'-0"



**A** End View (Street Side)  
Scale 1/8" = 1'-0"



**A** D/F Multi-Tenant Pylon Sign (Side 2)  
Scale 1/8" = 1'-0"

Material Schedule

- 1 Recessed Fin Background  
Fin to be fabricated aluminum construction with texcote finish. Faces and returns to be painted to match Sherwin Williams SW 7067 Cityscape.
- 2 Pole Cover and Base  
Fabricated frame structure to be skinned with James Hardie Hardie Plank cement fiber board siding with corner rails painted to match Sherwin Williams SW 7662 Evening Shadow.
- 3 Cornices and Tenant Panel Dividers  
Fabricated aluminum construction with light texcote (sand) finish. All exposed surfaces to be painted White.
- 4 Tenant Cabinet / Panel Faces  
Cabinet to be fabricated aluminum construction. Tenant faces to be routed out aluminum (for tenant graphics) with a light texcote (sand) finish. Tenant panel faces and returns to be painted White. Cabinet to be internally illuminated with H.O. fluorescent lamps as req'd.
- 5 Tenant Panel Graphics  
All graphics to be push-thru clear acrylic with 3M White Diffuser film applied to face. 3M colored vinyl film to be applied over diffuser as per tenant's color specifications. Raley's logo to be 3M 3630-143 Red vinyl film overlay to match PMS 485C.
- 6 Shopping Center Identity / Address  
Shopping center graphics to be fabricated aluminum, reverse pan channel halo illuminated construction. Faces and returns to be painted White, satin finish. Backs to be clear Lexan with White diffuser film. Letters to be internally illuminated with White L.E.D. modules. Letter sign cabinets and graphic rule to be pegged off of recessed fin background surface with 1-1/2" tube spacer standoffs.



2939 Academy Way  
Sacramento, California 95815  
Tel 916.927.0527  
Fax 916. 927.2414  
[www.pacificneon.com](http://www.pacificneon.com)

Project No: **17-0093-05**  
Account Executive: **Ralph Cundiff**

Project:  
**Heritage Park Shopping Center**  
Address:  
250 Sunset Ave.  
Suisun City, CA

Drawn By: **William Dickson**  
Date: **3.30.17**  
Revision: **11.26.18**  
**11.30.18**  
**12.18.18**  
**1.15.19**

Customer Approval:

U.L. Listed  
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits  
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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Freestanding Sign | Photo Renderings



D/F Multi-Tenant Pylon Sign - East Elevation



D/F Multi-Tenant Pylon Sign - West Elevation



ESTABLISHED 1946

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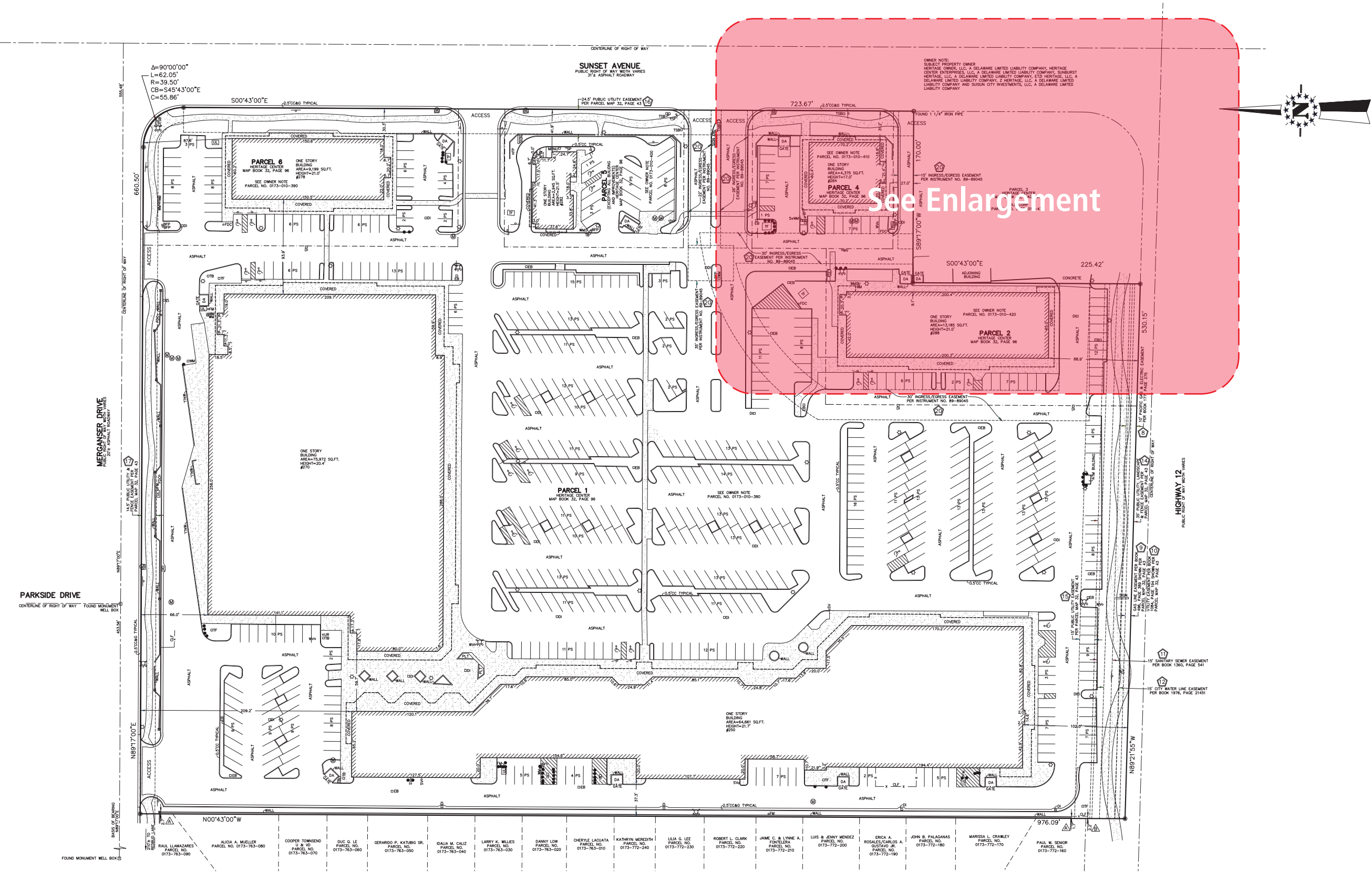
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Site Plan | Overview



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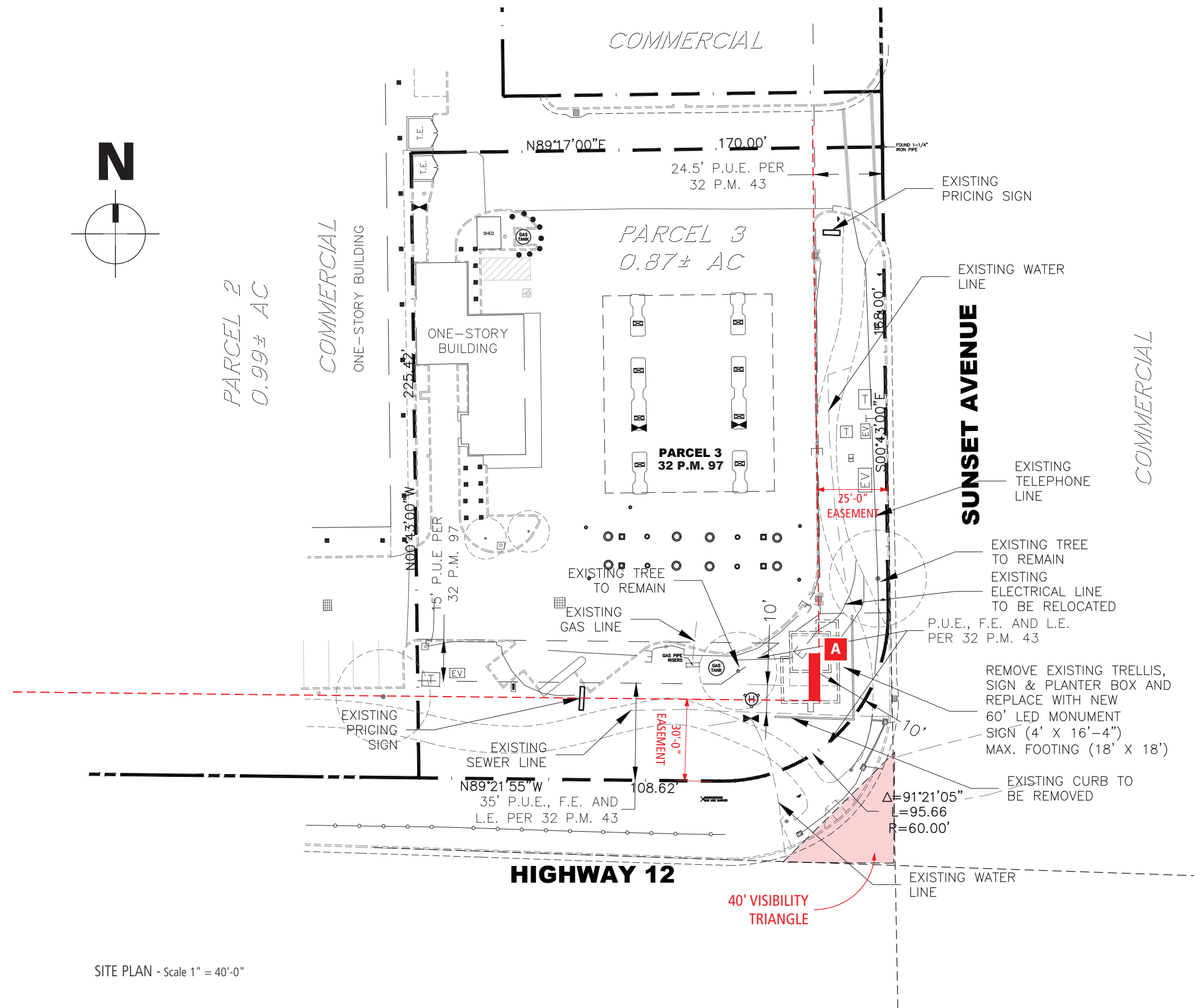
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Site Plan | Enlargement of Corner



SITE PLAN - Scale 1" = 40'-0"



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Fax 916.927.2414  
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Account Executive: **Ralph Cundiff**

Project:  
**Heritage Park Shopping Center**

Address:  
250 Sunset Ave.  
Suisun City, CA

Drawn By: **William Dickson**  
Date: **3.30.17**  
Revision: **11.26.18**

Customer Approval:

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1 Plaza Shops Sign - 8'-0" h x 14'-0" w O.A.



2 Shopping Center Entry Sign (Sunset Ave.) - 13'-6" h x 12'-6" w O.A.



3 Flyers Price Point Sign (Sunset Ave.) - 5'-5" h x 8'-1" w



4 Del Taco Sign (Sunset Ave.) - 3'-0" h x 8'-0" w



ESTABLISHED 1946

PACIFIC  
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Sacramento, California 95815  
  
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[www.pacificneon.com](http://www.pacificneon.com)

Project No: 17-0093-05  
  
Account Executive: Ralph Cundiff

Project:  
**Heritage Park Shopping Center**

Address:  
250 Sunset Ave.  
Suisun City, CA

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Date: 3.30.17  
Revision: 11.26.18  
1.15.19

Customer Approval:

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5 Flyers Price Point Sign (Hwy12) - 5'-5" h x 8'-1" w



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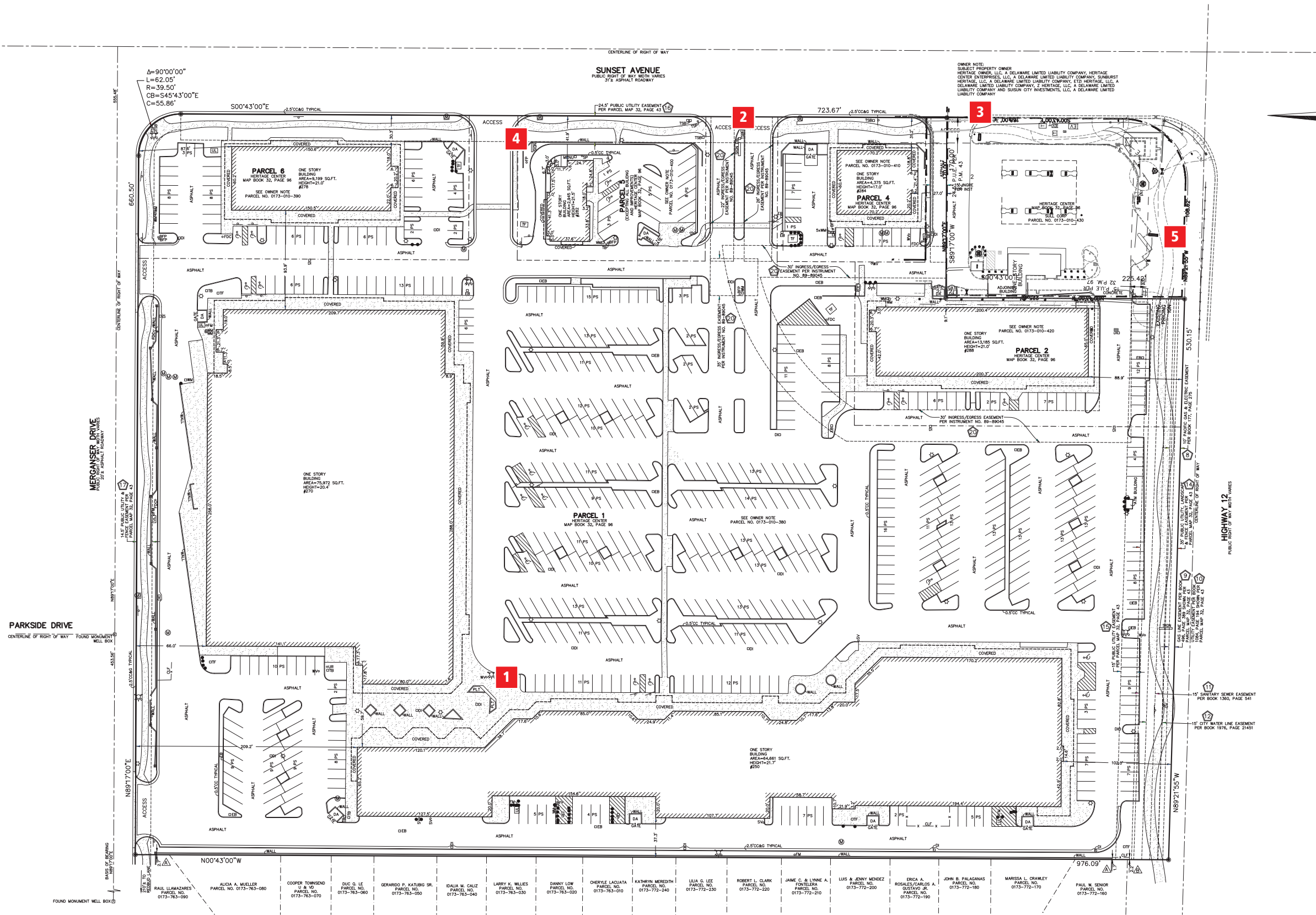
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Site Plan | Existing Sign Locations



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Suisun City, CA**

Drawn By: **William Dickson**  
Date: **3.30.17**  
Revision: **11.26.18  
1.15.19**

Customer Approval:

U.L. Listed  
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits  
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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California Title 24 Compliant





D/F Multi-Tenant Pylon Sign - East Elevation



ESTABLISHED 1946

**PACIFIC  
NEON**

2939 Academy Way  
Sacramento, California 95815  
Tel 916.927.0527  
Fax 916. 927.2414  
[www.pacificneon.com](http://www.pacificneon.com)

Project No: **17-0093-06**  
Account Executive: **Ralph Cundiff**

Project:  
**Heritage Park Shopping Center**

Address:  
250 Sunset Ave.  
Suisun City, CA

Drawn By: **William Dickson**  
Date: **3.30.17**  
Revision: 11.26.18  
11.30.18  
12.18.18  
1.15.19  
2.8.19

Customer Approval:

**U.L. Listed**  
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Address:  
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Suisun City, CA

Drawn By: William Dickson  
Date: 3.30.17  
Revision: 11.26.18  
11.30.18  
12.18.18  
1.15.1  
2.8.19

Customer Approval:

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