

Presenters:

Applicant: Royce Patch

Architect: Ron Metzker

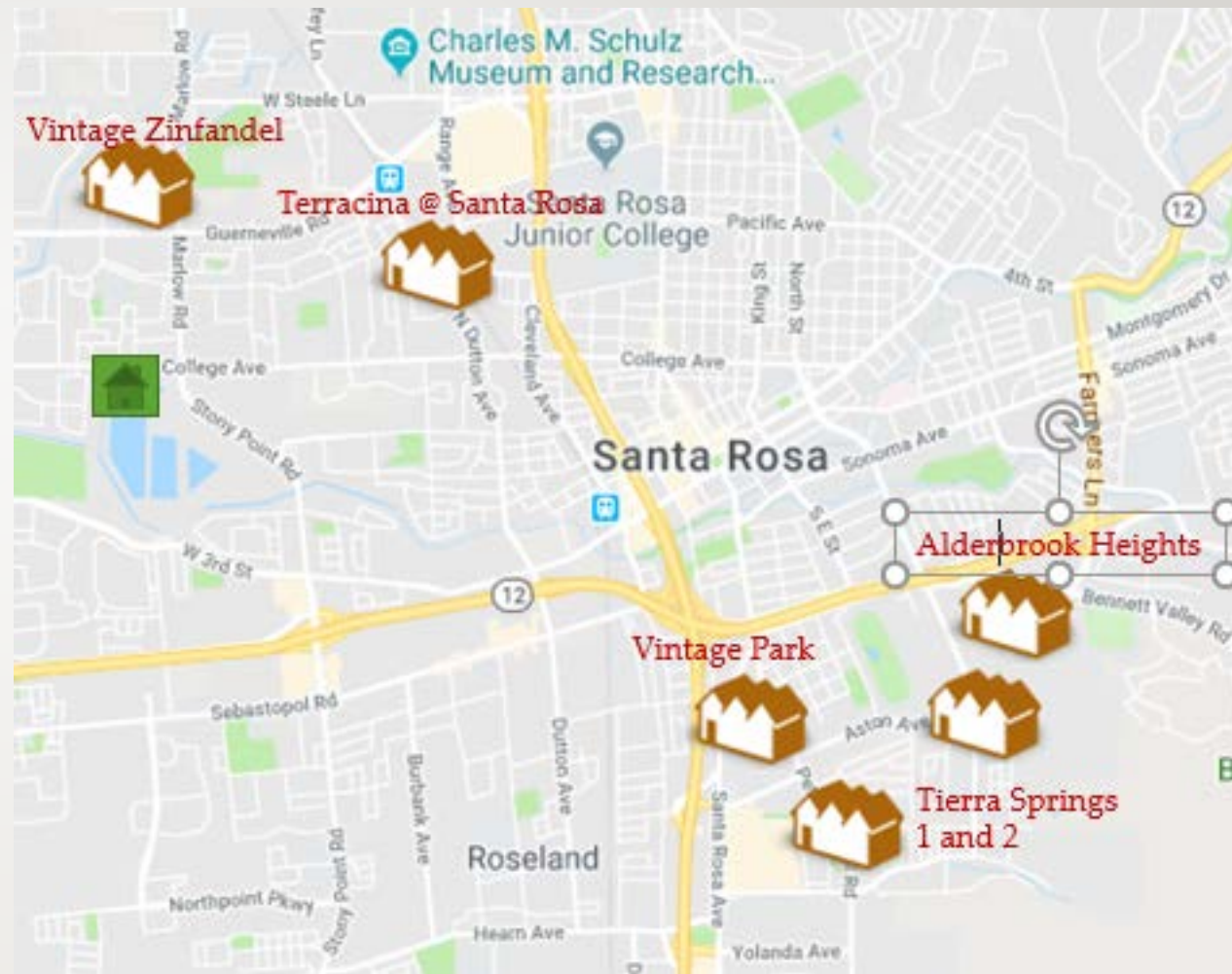
Landscape: Ric Hendricks

Engineer: Dennis Dalby





- Celebrating our 40th anniversary of creating outstanding rental communities.
- USA is a fully integrated company which includes Acquisition, Development, Financing, Construction, Ownership and Management of all our properties.
- Currently own and manage six communities in Santa Rosa and more than 90 communities throughout California.



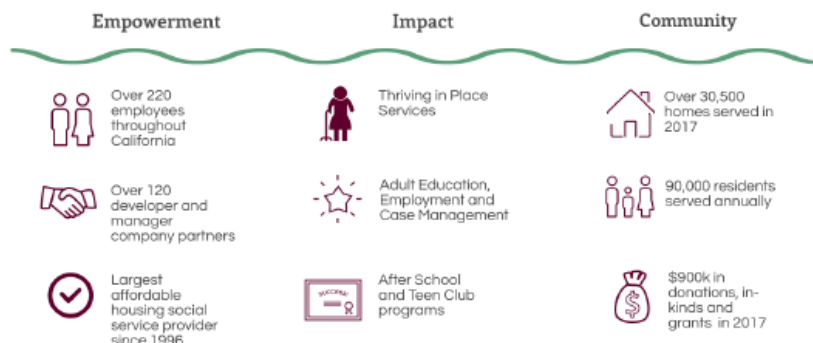
USA PROPERTIES FUND – Long Term Owner/Manager



Life Skills Training & Educational Programs, Inc.

Empowerment. Impact. Community. One STEP at a time.

The mission of LifeSTEPS is to provide effective educational and supportive services to maximize the strengths of individuals and build resilient communities.



STUDENT READING LEVELS



95% of all students participating in Summer Reading maintained or improved their reading level

95

95%

EVICITION PREVENTION



93% of residents resolving eviction prevention dollars remained housed one year later

93

93%

EMPLOYMENT



53% of residents who created a resume and completed case management obtained employment

53

53%

FINANCIAL LITERACY



42% of residents who created a budget increased their savings

42

42%

LifeSTEPS services empower people to be their best.

Case Management

At the heart of our services is case management. A Director of Social Services is located at each community we serve, building trusting relationships and providing caring, supportive services that make a difference.

Client Assistance

Emergencies happen. But, for families with very few resources, an emergency can mean the difference between living in an apartment or on the street. LifeSTEPS' Client Assistance Program provides short-term financial assistance to people in need. Assistance can range from help with rent, utilities, vehicle repairs, groceries and other basic needs. To receive financial assistance, clients are required to enter LifeSTEPS' financial education course.

Educational Classes

New skills and abilities are required to change a life. LifeSTEPS provides a full spectrum of proprietary and non-proprietary learning opportunities for clients at every property. Subject matter can include Job Search Skills, Health & Wellness, and Financial Literacy.

After School Programs

Over 100 of our communities have the LifeSTEPS After School Program. Influenced by the 40 Developmental Assets and focused on improving academic and leadership abilities, a large majority of the students enrolled in the program improve performance by one letter grade! The After School Program is for children 5-18 years of age.

Senior Services

It's heartbreaking when an elder is placed into a nursing facility prematurely. Our services for seniors are designed to provide support that allows our elders to live independently for as long as possible.

Mediation

Unresolved disputes between neighbors can leave a property manager with no alternative but to evict both parties. LifeSTEPS has developed a highly effective mediation model that provides residents with a way to air and resolve their differences while maintaining their housing.

Social & Community Participation

In addition to social services, the Director develops appropriate learning and social activities at each community. By fostering social activities, LifeSTEPS and supportive property management staff help communities build a network of support among the residents. When neighbors know each other, they are able to turn to each other when they need help.

Volunteer Programs

Our volunteer program not only results in more help for residents, but also allows resident volunteers to develop skills, experience and confidence that can be used in finding employment opportunities and advancement.

"Six months ago, I thought my life was over and I felt alone. I never knew there was an organization like LifeSTEPS that cared so much about people. I am thankful for LifeSTEPS. I know I'm not alone. I know I can make it."

—Patti, LifeSTEPS client

Client Assistance: A Hand-Up, Not a Hand-Out

When a resident needs short-term financial assistance, it is *not* a hand-out.

Upon receiving financial help, residents agree to enter an intensive 3-6 month financial education course that teaches them financial management skills that last a lifetime. They also enter into 6 months of case management to help them meet their goals.

They learn how to budget, create a realistic spending plan, understand credit, learn to manage debt, and much more.

The goal is to manage what they have, avoid future emergencies and become self-sufficient.

LIFESTEPS RESIDENT SUPPORT SERVICES

CREATING OPPORTUNITIES TO FULFILL DREAMS



The JB Brown Fund, a partnership between USA Properties Fund, Inc. and LifeSTEPS, has assisted hundreds of residents achieve the dream of a college education, deal with financial challenges, participate in sports or even purchase a life-changing pair of glasses or a new set of tires. All thanks to a donation from supporters like you.

The JB Brown Fund is about a helping hand, not a handout. The partnership between USA Properties Fund and LifeSTEPS, a grassroots organization, is about empowering residents to pursue their dreams, whether it's attending college and earning a degree or playing youth sports.

JB BROWN FUND
Creating Opportunities To Fulfill Dreams



**We are building more than apartment communities,
we are establishing friendships and neighborhoods.**

Geoff Brown, USA Properties Fund President

**HOW TO
DONATE**



jbbrownfund.org



916.865.3988

THE JB BROWN FUND

By the numbers

\$1.2 MILLION RAISED

Through 2019, we've raised over \$1.5 million, with every dollar going to our residents!



300+ SCHOLARSHIPS

We've provided over 300 scholarships to help residents pursue their education, whether at a community college, university, or vocational school.

720+ YOUTH SPORTS SCHOLARSHIPS

Kids need healthy activities, and participating in youth sports helps develop critical leadership and teambuilding skills. These activities can also be expensive, and the JB Brown Fund is here to help.



500+ ASSISTANCE GRANTS

When a family is in crisis, or a senior needs assistance to remain part of the community, the JB Brown Fund can help. Along with financial assistance, we provide financial literacy training to help people better plan for the future.

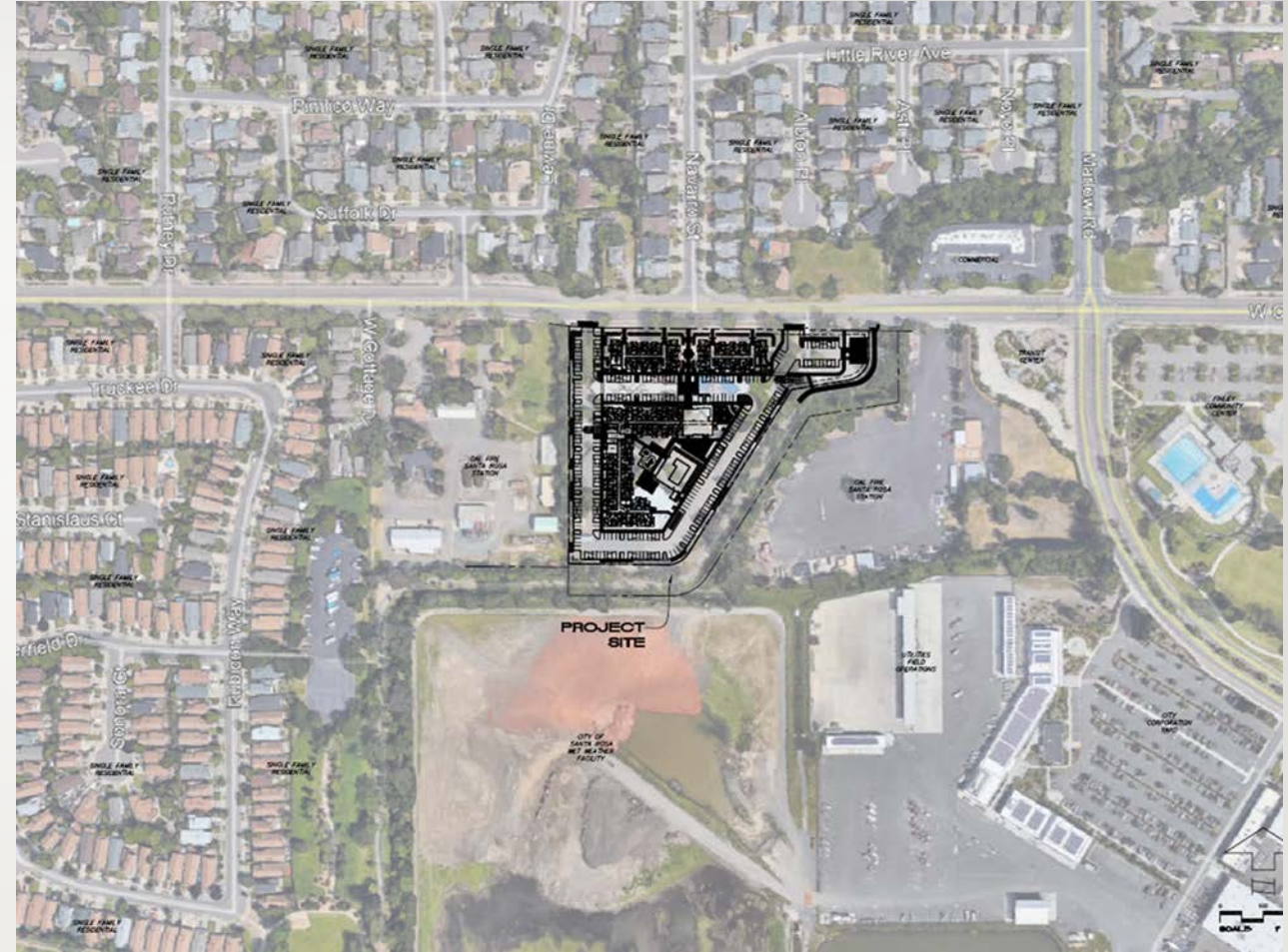
IT WAS ABLE TO OPEN A PATHWAY TO THE
REST OF OUR LIVES.

DESMOND
JB BROWN SCHOLAR
2019 SACRAMENTO STATE GRADUATE

Hear stories at
www.jbbrownfund.org

J B BROWN FUND – GIVING BACK TO OUR COMMUNITIES

- Redevelopment of the former Sonoma County Water Agency offices
- Existing Zoning: R-3-30 Multifamily Residential (30 units/acre)
- Proposal: 164 mixed income apartment community on 5.79 buildable acres (29 units/acre)
- Housing designed for all family types and abilities with incomes ranging from Very Low to Moderate Income levels.



COLLEGE CREEK APARTMENTS OVERVIEW

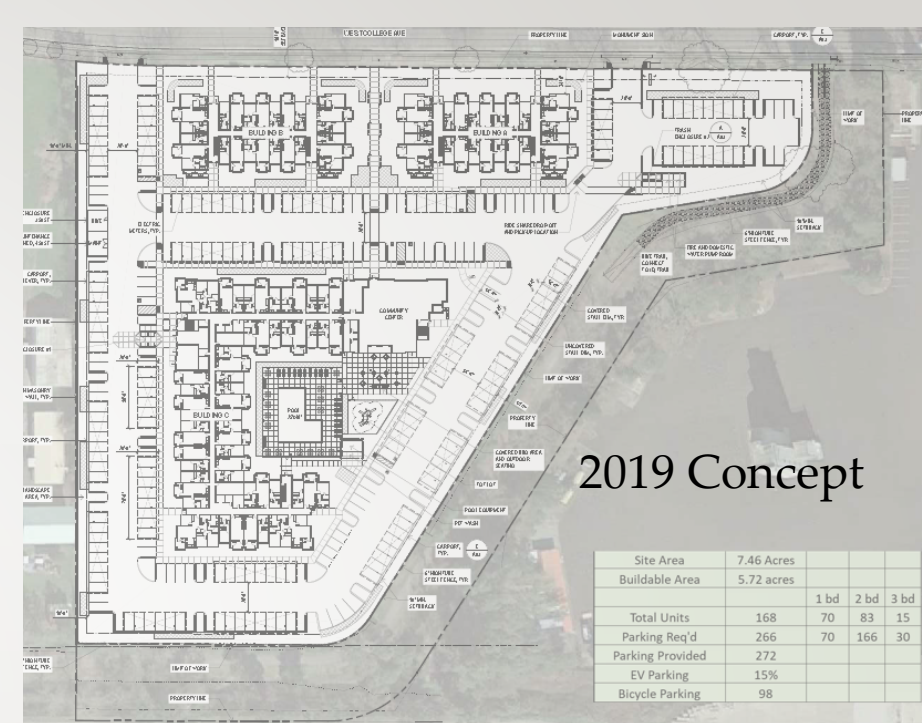
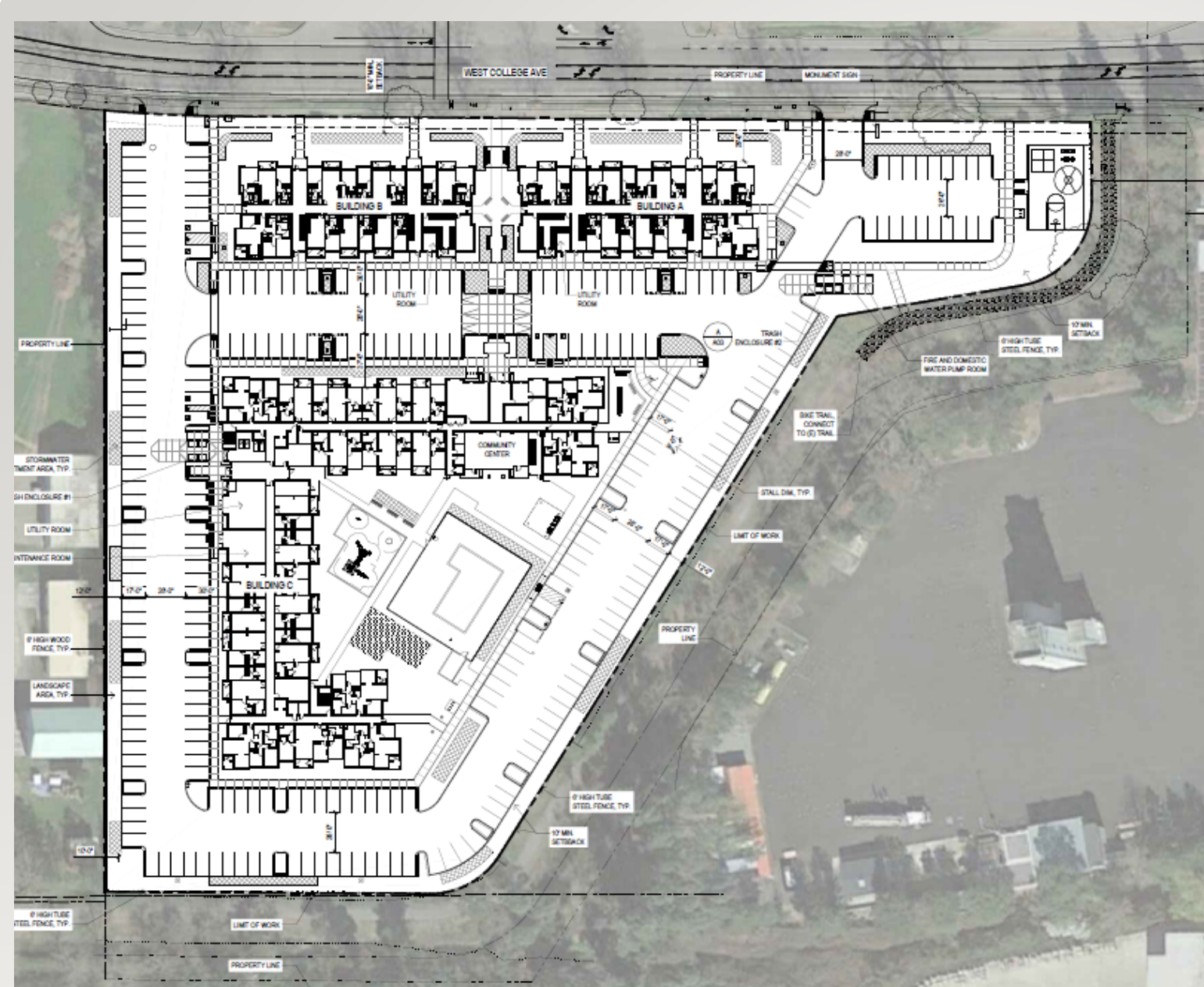
USA and the Design Team have responded to feedback from the Design Review Board, City Staff, and the community by incorporating design and circulation revisions. Key changes reflected include:

- Design
 - Opened-up the central courtyard with enhanced recreation areas including pool location, flexible multi-age play areas, open turf area, and a sport court.
 - Modified the parapet designs with enhanced architectural treatments.
 - Revised the color scheme using accent colors at key locations and building entries.
 - Enhanced pedestrian entries along West College with trellis features.
 - Revised the unit mix to serve a broader range of household types resulting in fewer overall units.
- Circulation
 - Will add a rectangular rapid-beacon crosswalk at Navarro Street.
 - Will re-stripe West College Ave from Stony Point to Putney with a center left-turn lane
 - Incorporated direct access for residents from the community to the creek trail.
 - Rearranged parking plan to create more open space but maintained original parking count.
 - Added additional secure bike locations with a bicycle garage in each building.
 - Will coordinate with Sonoma County Water Agency to complete construction of the Agency's creek maintenance road with direct access from West College which will serve the general public and the Agency.

SUMMARY OF REVISIONS TO PROJECT



College Creek Apartments



Development Site 5.79 acres
 Total # of Units 164
 Density/Acre 29

Unit Mix

1 Bedroom/1 Bath	64
2 Bedroom/2 Bath	58
3 Bedroom/2 Bath	42

SITE PLAN



MASSING MODEL



2019 Concept



PERSPECTIVE RENDERING



WEST COLLEGE RENDERING



WEST ELEVATION
1/16" = 1'-0" 2



EAST ELEVATION
1/16" = 1'-0" 4

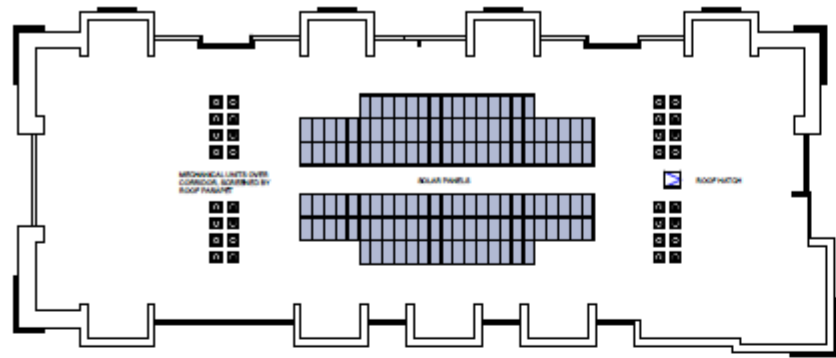


NORTH ELEVATION
1/16" = 1'-0" 1



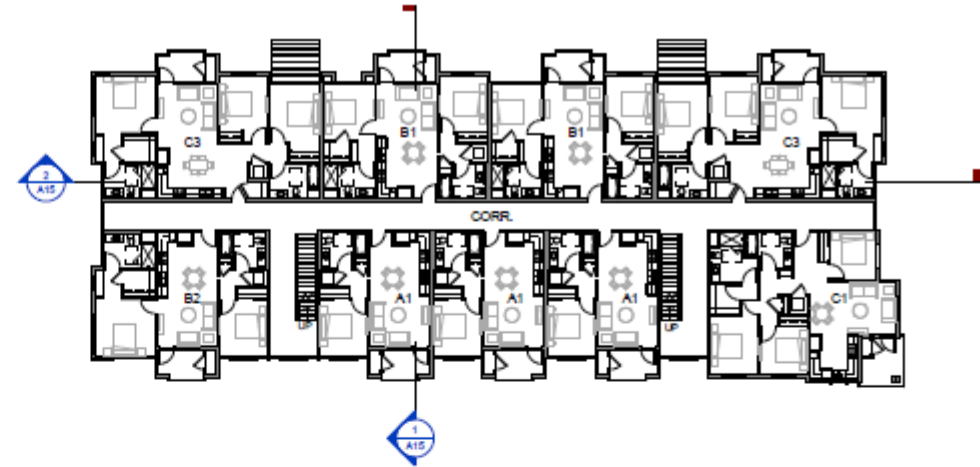
SOUTH ELEVATION
1/16" = 1'-0" 3

3-STORY ELEVATIONS



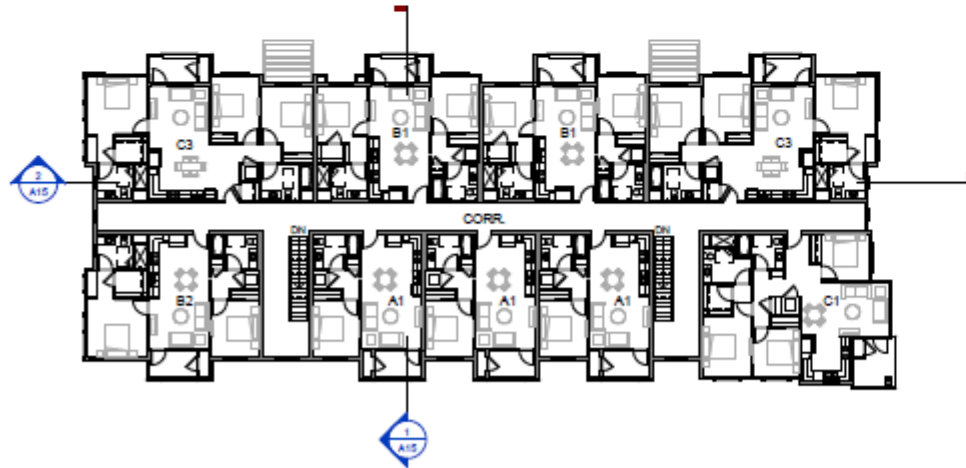
ROOF PLAN BLDG A/B
1/16" = 1'-0"

4



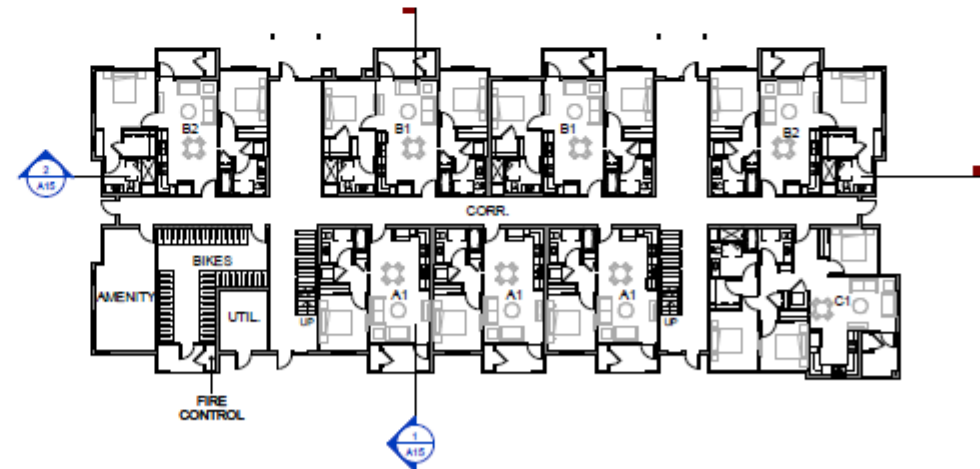
SECOND FLOOR PLAN
1/16" = 1'-0"

2



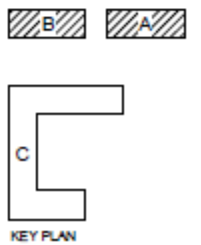
THIRD FLOOR PLAN
1/16" = 1'-0"

3



FIRST FLOOR PLAN
1/16" = 1'-0"

1

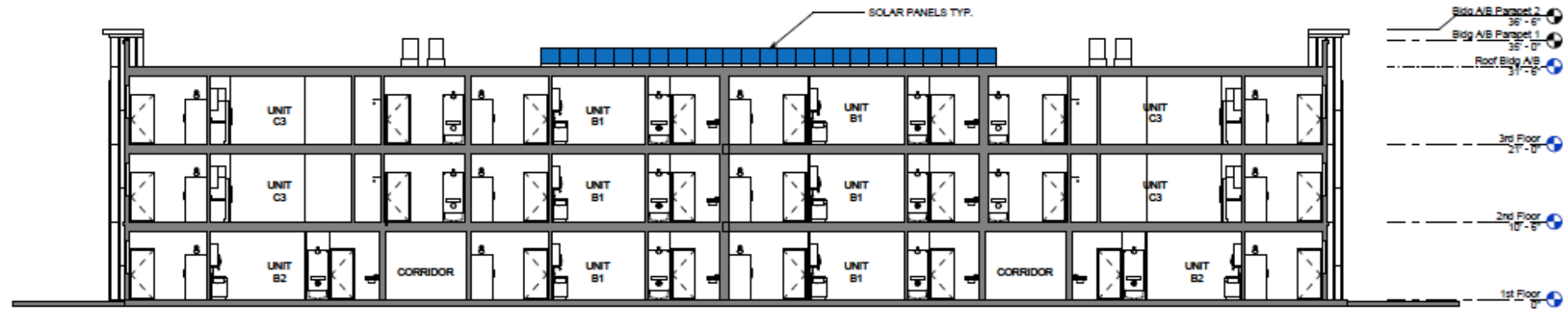


BUILDING A & B – FLOOR & ROOF PLANS



BUILDINGS A/B - SECTION 1
1/8" = 1'-0"

1



BUILDING A/B - SECTION 2
1/8" = 1'-0"

2

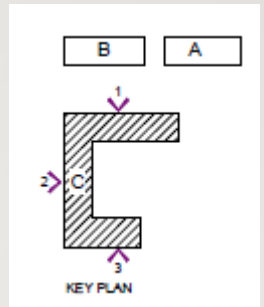
3-STORY SECTIONS



BUILDING C RENDERING



SOUTH ELEVATION
1/16" = 1'-0" 3



BUILDING C - ELEVATIONS



EAST ELEVATION
1/16" = 1'-0"

1



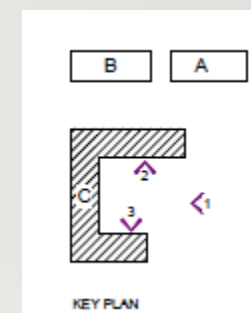
COURTYARD SOUTH ELEVATION
1/16" = 1'-0"

3



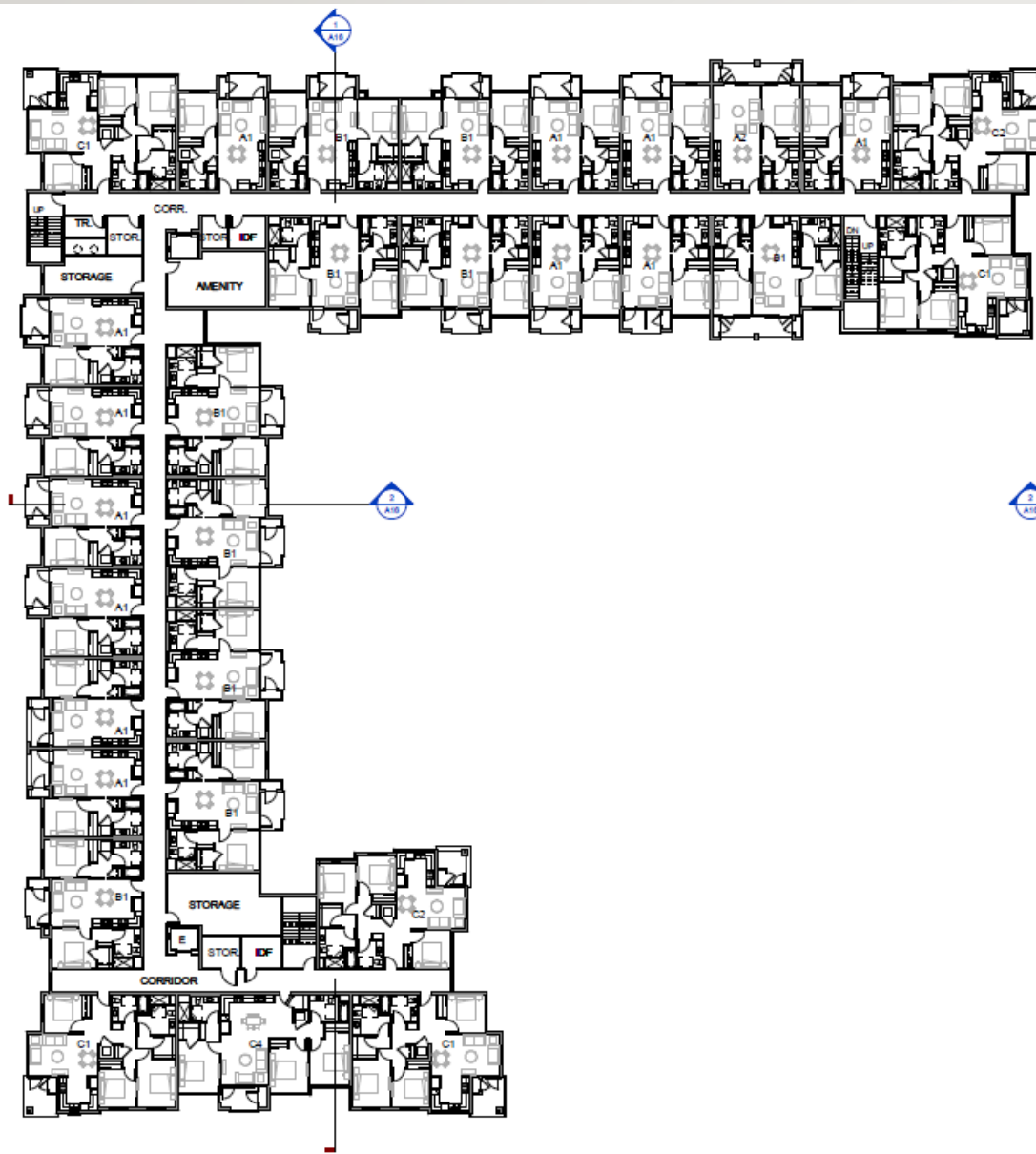
COURTYARD NORTH ELEVATION
1/16" = 1'-0"

2

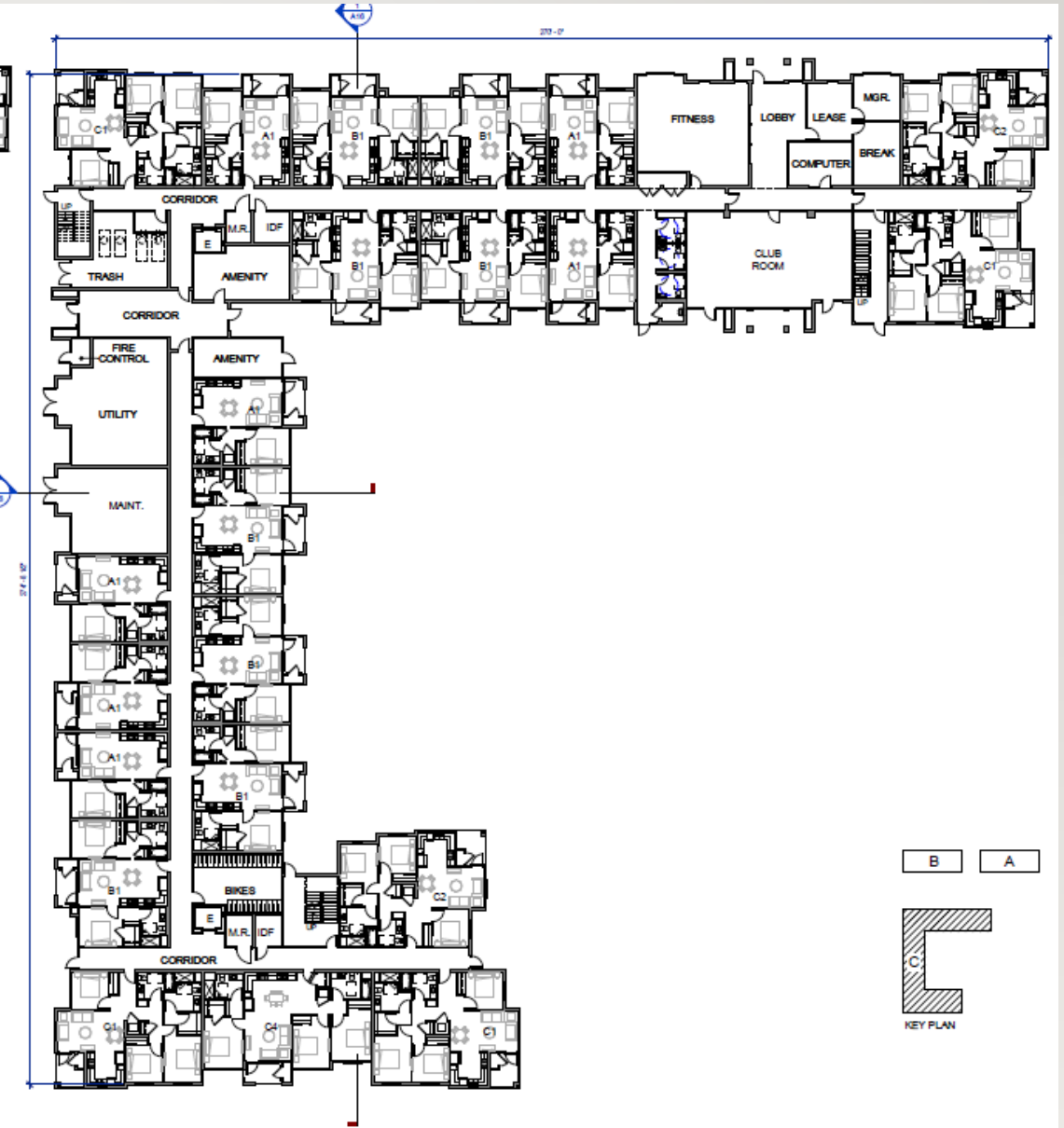


KEY PLAN

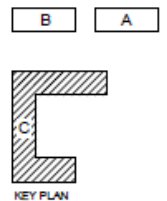
BUILDING C-COURTYARD ELEVATIONS



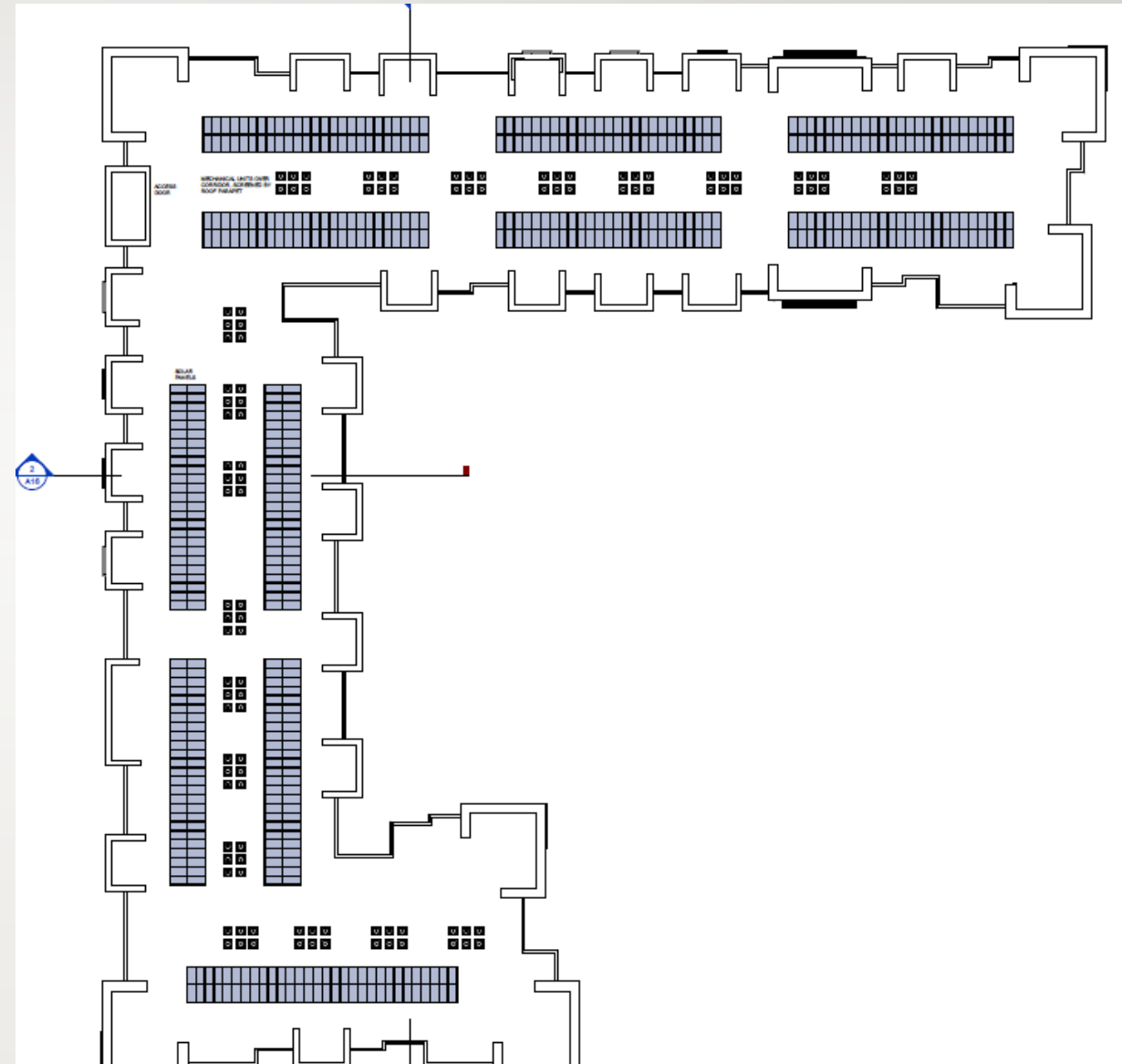
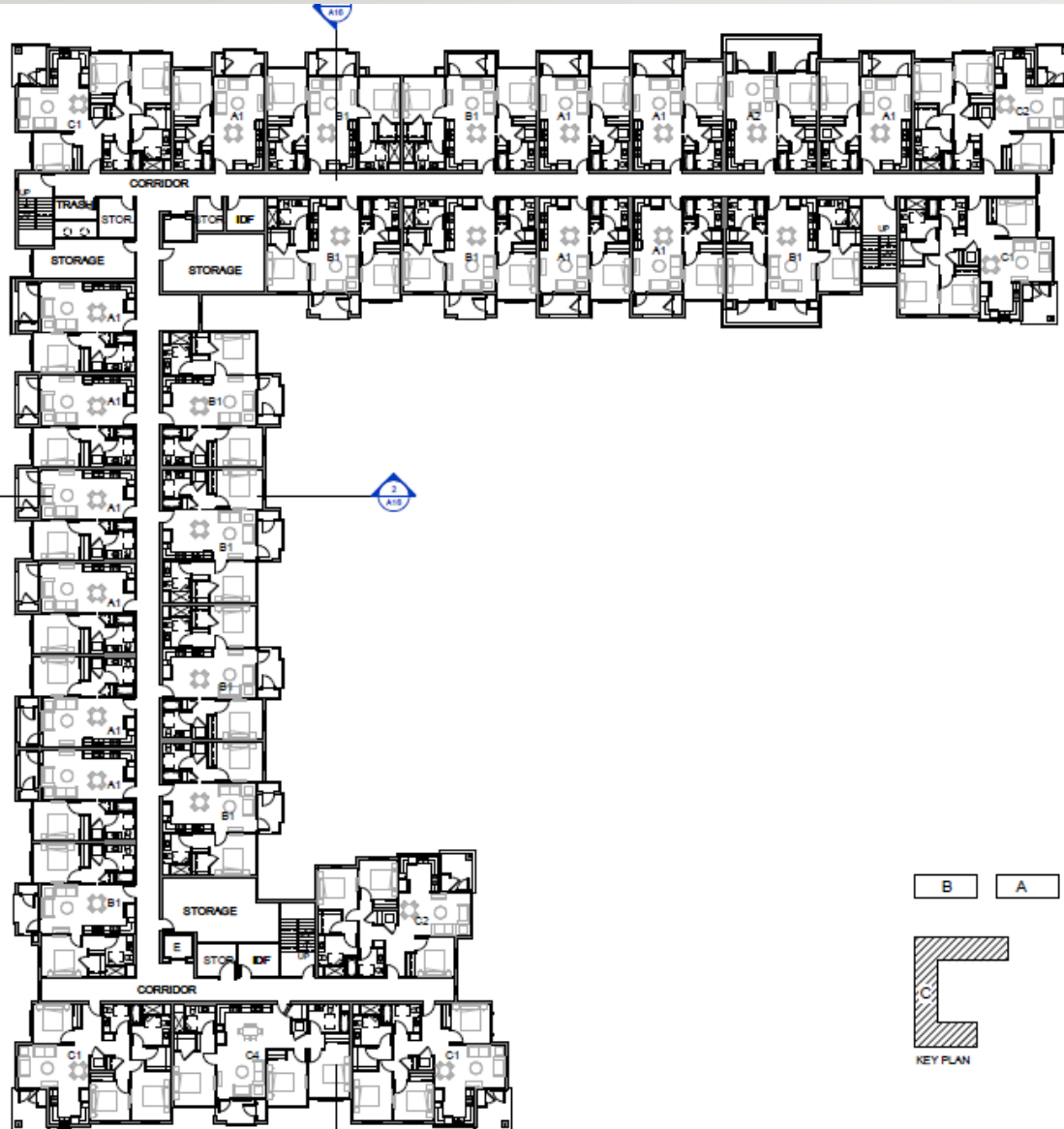
SECOND FLOOR PLAN | 2
1/16" = 1'-0"



FIRST FLOOR PLAN | 1
1/16" = 1'-0"



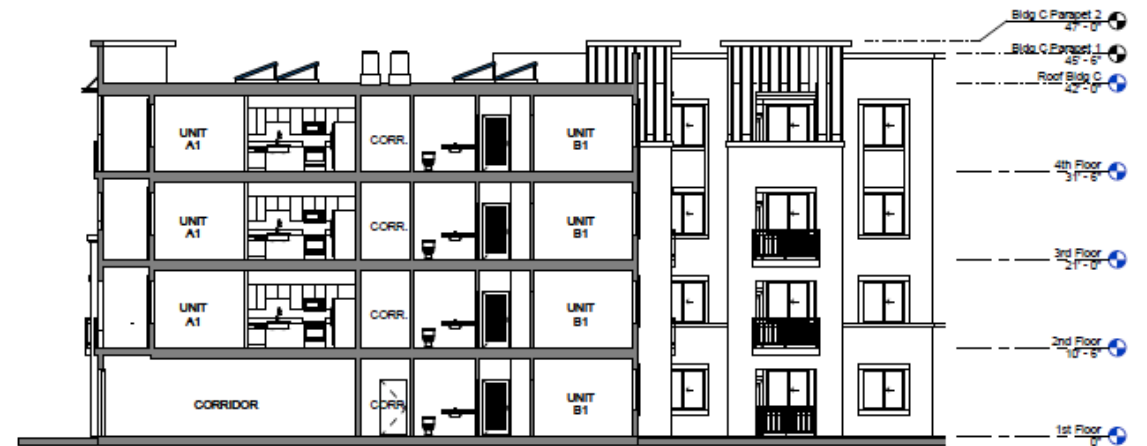
BUILDING C – 1ST & 2ND FLOOR PLAN



BUILDING C-3RD & 4TH FLOOR PLAN AND ROOF PLAN

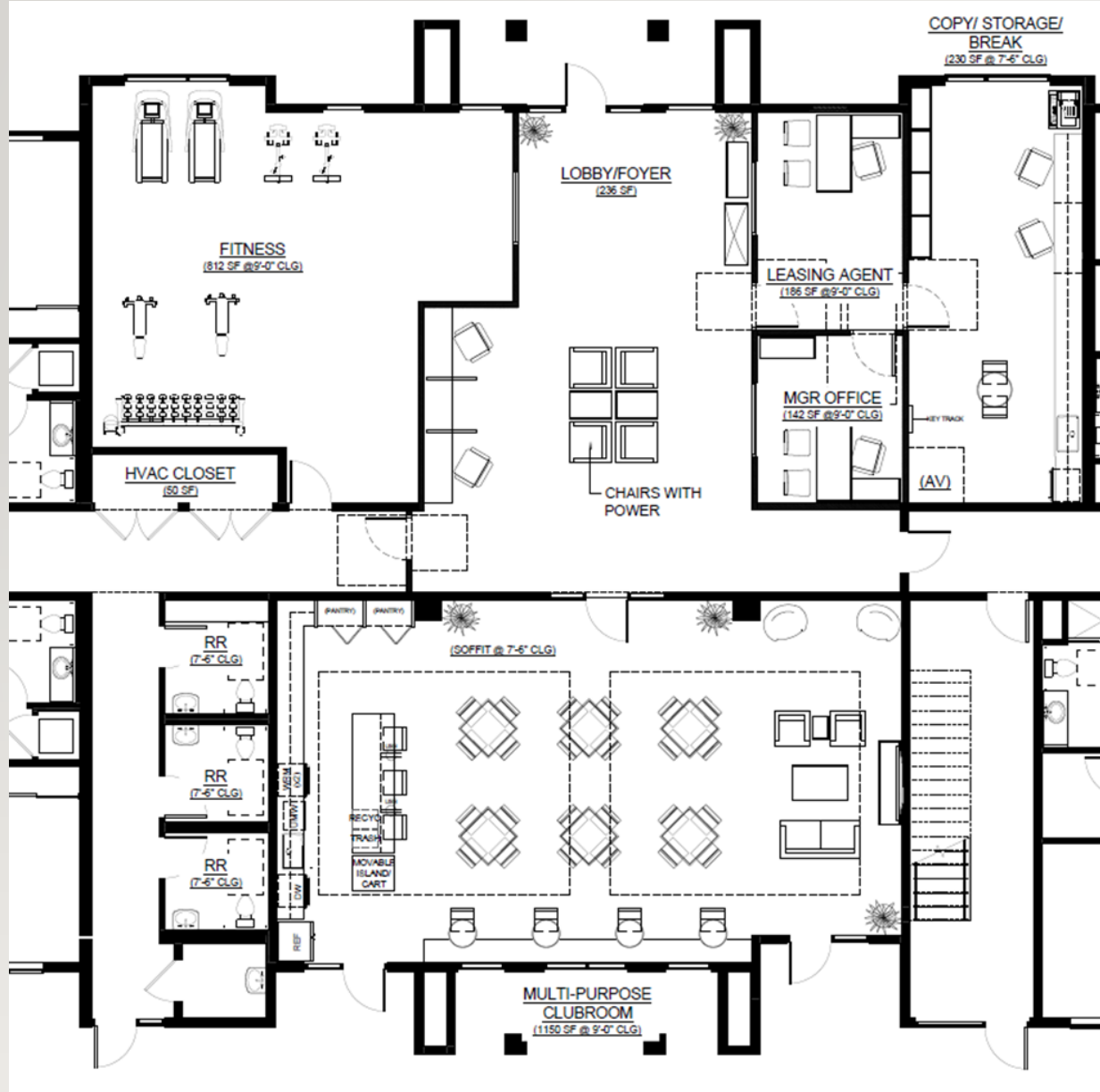


BUILDING C SECTION 1
1/8" = 1'-0"



BUILDING C SECTION 2
1/8" = 1'-0"

BUILDING C SECTIONS



- 2700 SF Clubhouse
- Management Offices
- Clubroom w/ Kitchen
- Computer Stations
- WiFi throughout
- Fitness Center
- Secure Bike Garages in each Building



INTERIOR AMENITIES

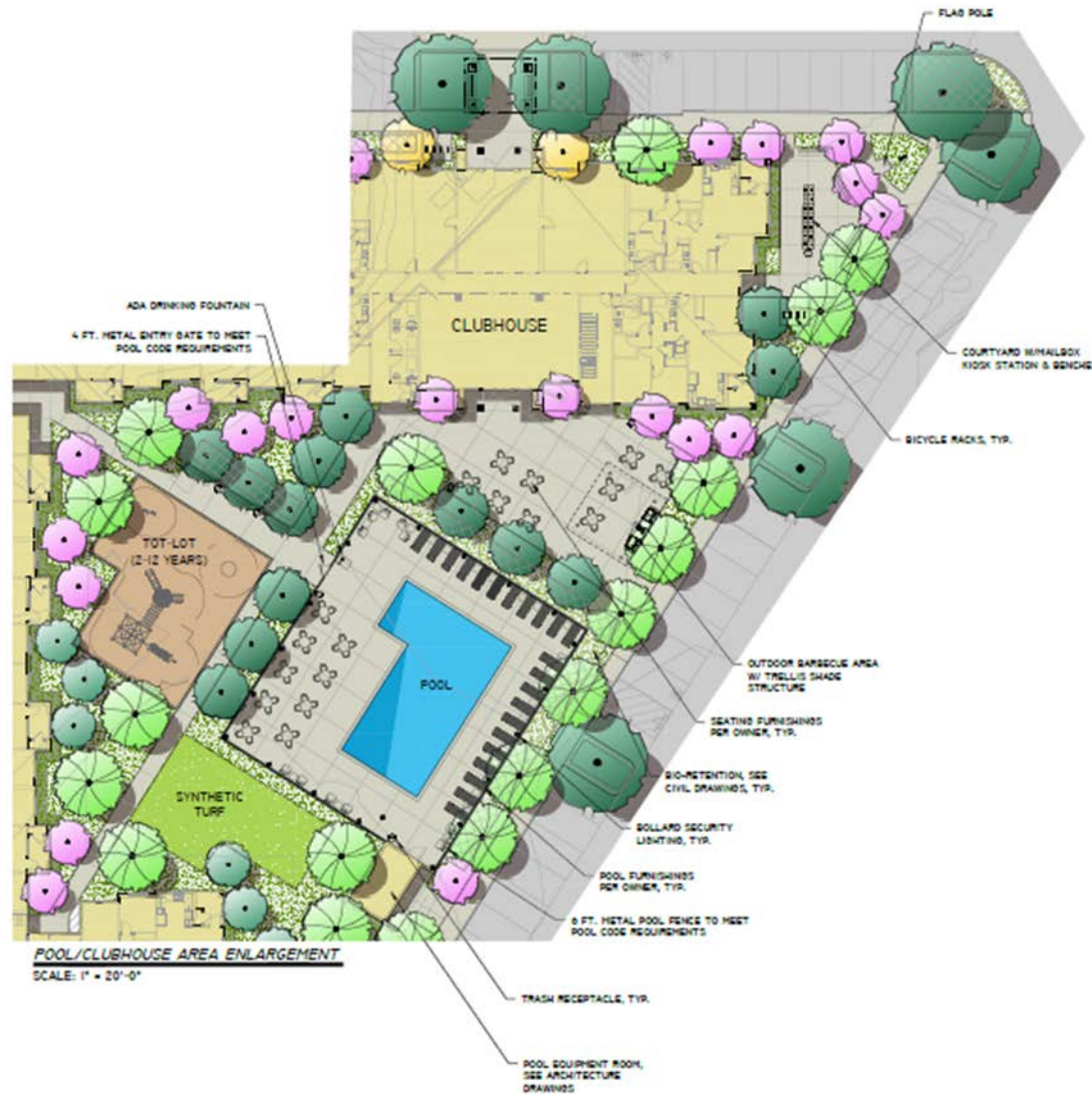


2019 Concept

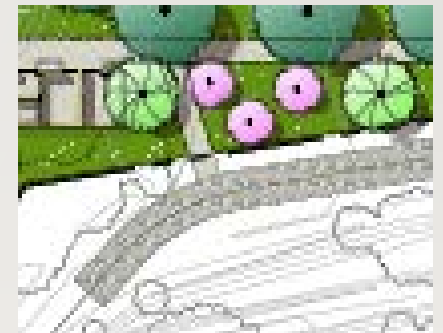
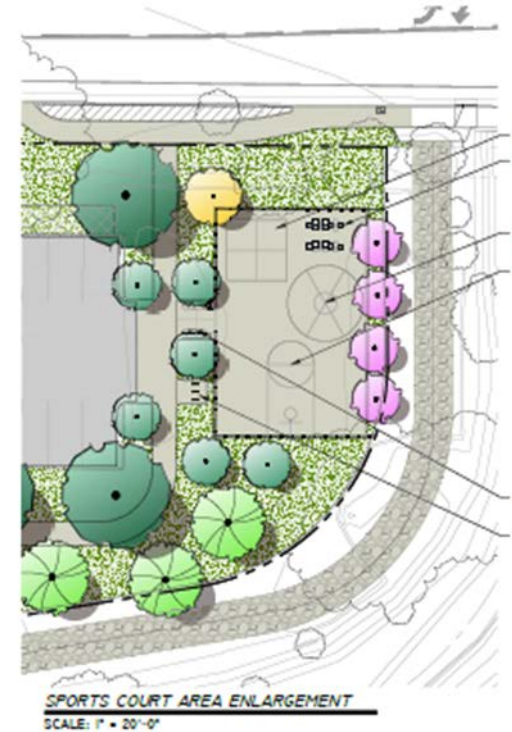


4 TOT-LOT PLAY EQUIPMENT COLORS TO BE DETERMINED
SCALE: N.T.S.

ILLUSTRATIVE SITE PLAN



- Swimming Pool
- Outdoor BBQ area w/ Tables
- Children's Play Area
- Open Turf Area
- Sport Court
- Direct access to Creek Trail



OUTDOOR AMENITIES

- **Entitlements Cleared:** **Fall 2020**
- **Construction Drawings** **Nov 2020-Apr 2021**
- **Permit Plan Check** **Apr 2021 – Sept 2021**
- **Land Closing** **Oct 2021**
- **Start of Construction** **Oct 2021**
- **Est. Market Entry** **Jan 2022**



PROJECT TIMELINE

College Creek Apartments



2150 W COLLEGE AVENUE

Thank you

- **Landscape Technical and Details**
- **Civil Plans**
- **Additional Architecture**
 - **Unit Plans**
 - **Materials & Color Board**
- **Project Statistics**

ADDITIONAL SLIDES



Landscape Technical Plans and Details



3 SITE AMENITIES IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL SITE AMENITIES MAY VARY.
SCALE: N.T.S.



AGES: 2-12 YEARS OLD

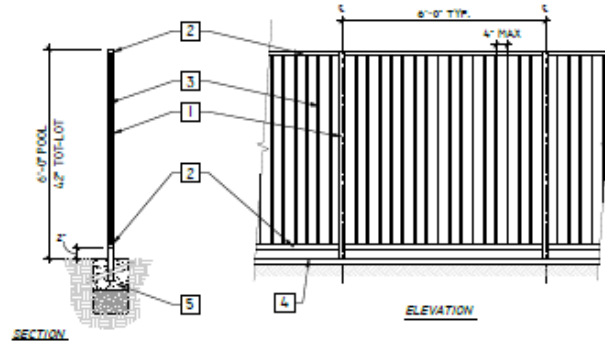
4 TOT-LOT PLAY EQUIPMENT COLORS TO BE DETERMINED
SCALE: N.T.S.



AGES: 2-5 YEARS OLD

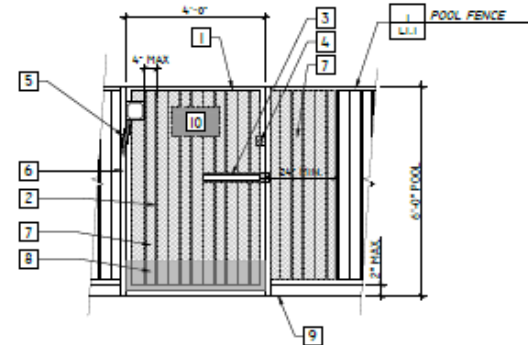


AGES: 2-5 YEARS OLD



NOTES:
1. WHERE USED AS POOL ENCLOSURE FENCE, CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT FENCE PER CURRENT A.D.A. STANDARDS, LOCAL POOL AND HEALTH CODES.

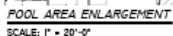
1 POOL/PERIMETER FENCE DETAIL
SCALE: 1/2" = 1'-0"



1. SQ. TUBULAR STEEL GATE POSTS, FRAME AND MIDDLE RAIL
2. SQ. TUBULAR STEEL PICKET 4' O.C. (MAX.)
3. EMERGENCY EGRESS MECHANISM WITH ADA ACCESSIBLE HANDLES
4. DEAD BOLT WHEN POOL IS CLOSED MASTER KEY TO BE PROVIDED BY OWNER
5. SELF CLOSING ANTI-SLAM MECHANISM WITH METAL STOPS ON FRONT SIDE
6. HEAVY DUTY METAL HINGES, PER GATE
7. METAL MESH MIN 24" FAST EMERGENCY EGRESS MECHANISM ON OUTSIDE OF FENCE
8. 10" SOLID BOTTOM KICK PLATE ON OUTSIDE OF FENCE
9. FINISH SURFACE/GRADE
10. POOL SIGNAGE

2 POOL GATE
SCALE: 1/2" = 1'-0"

LANDSCAPE DETAILS



DESIGN REVIEW
LANDSCAPE PLANTING PLAN
COLLEGE CREEK APARTMENTS
2150 W. COLLEGE AVE, SANTA ROSA, CALIFORNIA
USA PROPERTIES FUND, INC.

* CITY OF SANTA ROSA LID PLANT LIST & GASMAA RECOMMENDED BIORSTENTION PLANT

IRRIGATION CONCEPT STATEMENT

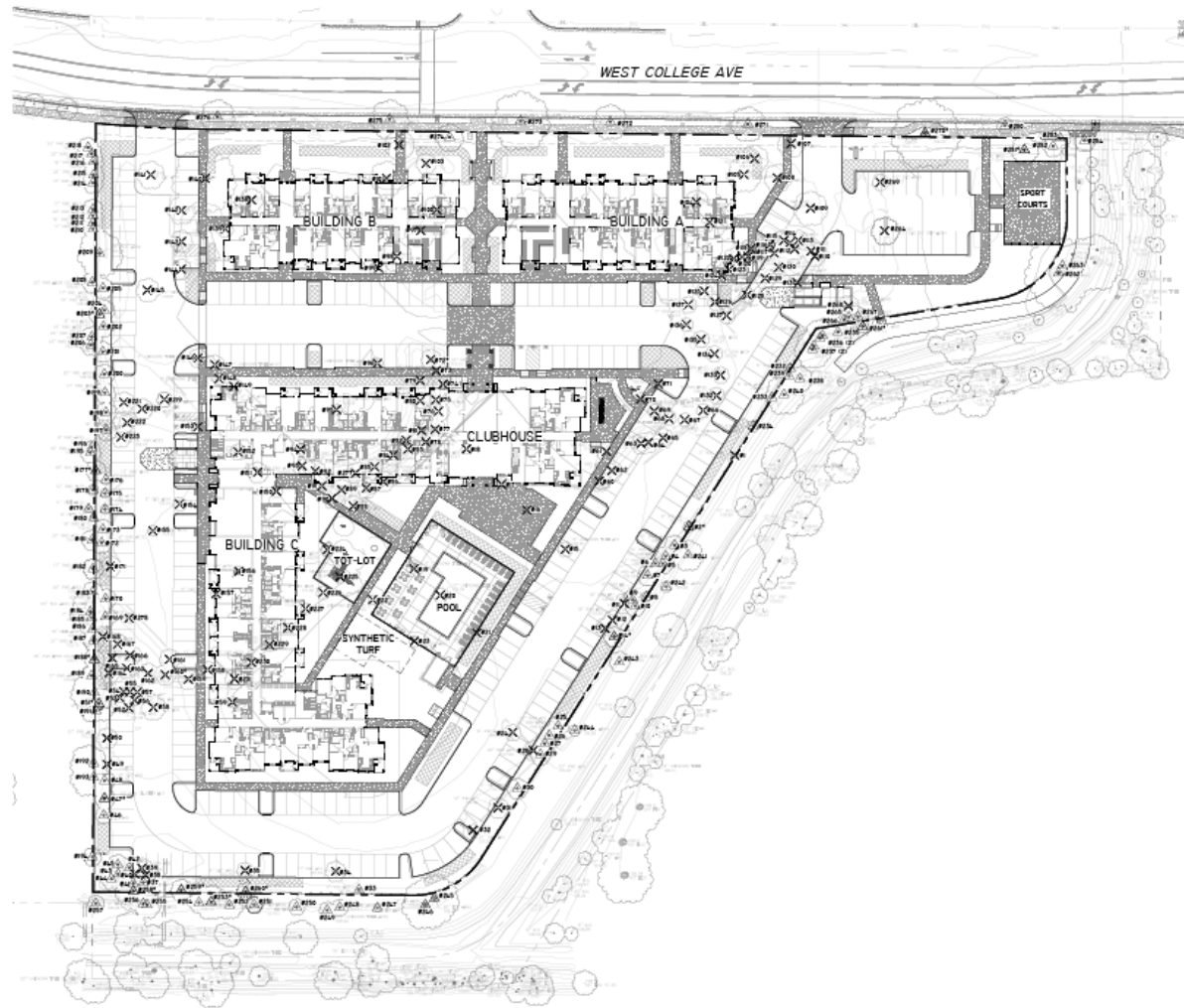
WE WILL DESIGN THE IRRIGATION SYSTEM TO UTILIZE THE LATEST TECHNOLOGY FOR ACHIEVING MAXIMUM WATER USE EFFICIENCY IN APPLICATION AND WATER MANAGEMENT. SYSTEM COMPONENTS WILL INCLUDE A WEATHER BASED SPRIIT IRRIGATION CONTROLLER, ISOLATION VALVES ON THE MAIN LINE, SUBMERSERS FOR TREES WHICH WILL BE ON SEPARATE ZONES FROM THE REST OF THE LANDSCAPE, AND LOW FLOW DEEP IRRIGATION.

THE PLANTING PLAN INFLUENCES THE IRRIGATION PLAN BY PROVIDING PLANTING AREAS WITH DISTINCT HYDROZONES. HYDROZONES ARE GROUPINGS OF PLANTS WITH SIMILAR WATER REQUIREMENTS. THIS GREATLY AIDS IN THE EFFICIENT USE OF LANDSCAPE WATER. THE PLANTING PLAN ALSO TAKES INTO CONSIDERATION SOLAR EXPOSURE AND ASPECT, ADJACENT LANDSCAPE FEATURES AND BUILDINGS, SOIL TYPES AND MICROCLIMATES, ALL OF WHICH FACTOR INTO THE DESIGN OF HIGHLY EFFICIENT IRRIGATION SYSTEMS.



DATE: 7/29/2020
SHEET NUMBER: L2.0 OF 5
PROJECT NUMBER: 19-053.01

LANDSCAPE PLANTING PLAN



PRELIMINARY TREE MITIGATION LEGEND

- #101 TREES TO REMAIN - REFER TO ARBORIST REPORT
- #102 TREES TO BE REMOVED - REFER TO ARBORIST REPORT

PRELIMINARY TREE MITIGATION

NUMBER OF TREES TO BE REMOVED TO (ON-SITE) INCLUDING 14 HERITAGE*/ 2,084.3 TOTAL DBH
 NUMBER OF TREES TO BE REMOVED: 154 (ON-SITE/ANNEKST) INCLUDING 5 HERITAGE*/ 2,048 TOTAL DBH
 NUMBER OF NEW TREES TO BE PLANTED: 232 (ON-SITE)
 48 - 15' OAL TREES = 138 DBH
 100 - 24" BOX TREES = 1440 DBH
 35 - 36" BOX TREES = 482 DBH
 232 TOTAL TREES = 2,048 TOTAL DBH REPLACEMENT VALUE



INTEGRA
 PLANNING+
 LANDSCAPE
 ARCHITECTURE

DESIGN REVIEW
 TREE MITIGATION PLAN
COLLEGE CREEK APARTMENTS
 2150 W. COLLEGE AVE, SANTA ROSA, CALIFORNIA
 USA PROPERTIES FUND, INC.



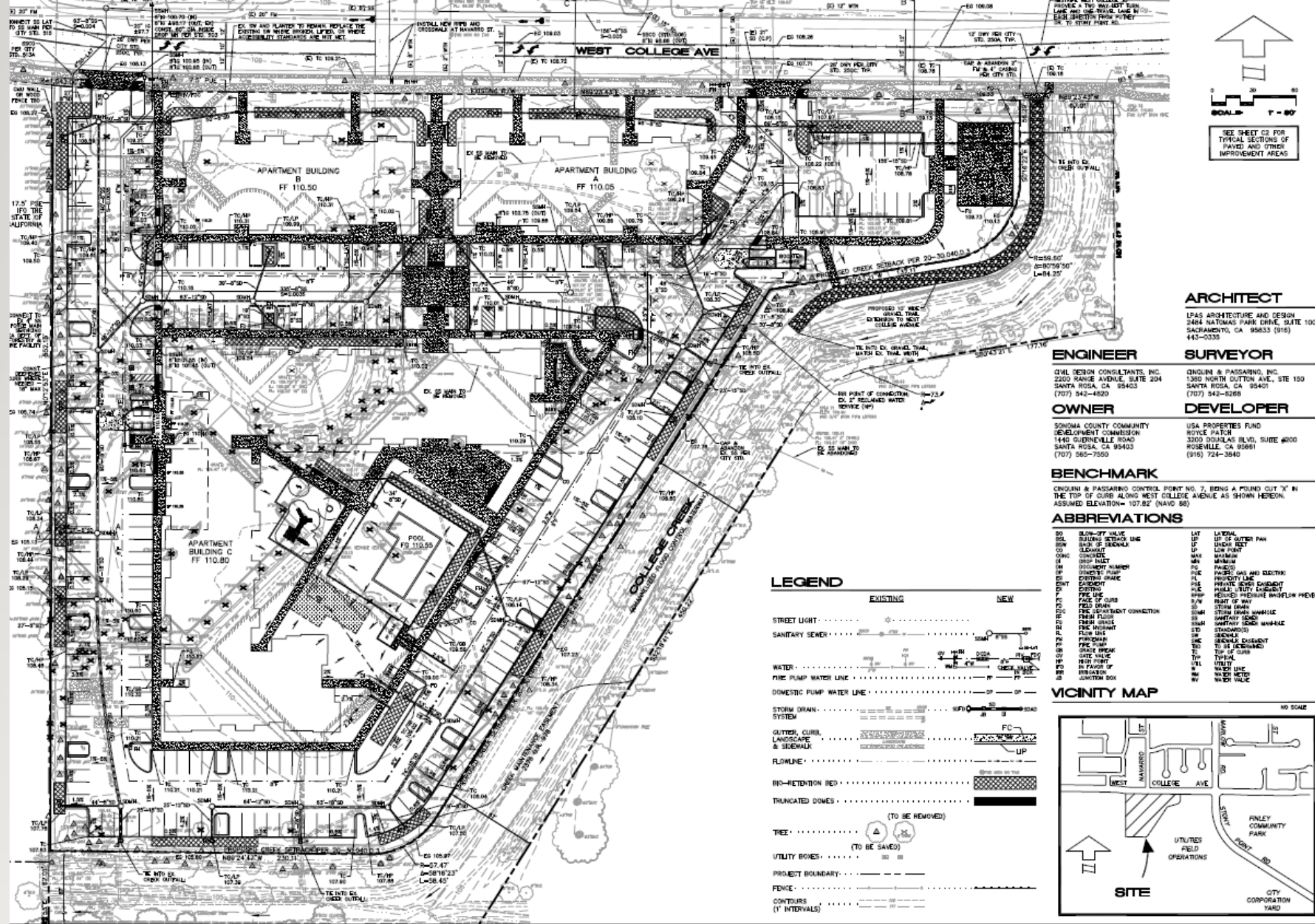
GRAPHIC SCALE
 0 10 20
 1" = 10' (HORIZONTAL)
 1" = 20' (VERTICAL)

DATE: 7/29/2020
 SHEET: L2.1 OF 5
 PROJECT: 19-053.01

TREE REMOVAL PLAN



Civil – Preliminary Grading & Utilities



ARCHITECT

LPAS ARCHITECTURE AND DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833 (916)
443-0335

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

OWNER

SONOMA COUNTY COMMUNITY
DEVELOPMENT COMMISSION
1440 GUERNEVILLE ROAD
SANTA ROSA, CA 95403
(707) 565-7550

SURVEYOR

QUININ & PASSARINO, INC.
1380 NORTH DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-5266

DEVELOPER

USA PROPERTIES FUND
ROYCE PATCH
3200 DOUGLAS BLVD, SUITE #200
ROSEVILLE, CA 95661
(916) 724-3840

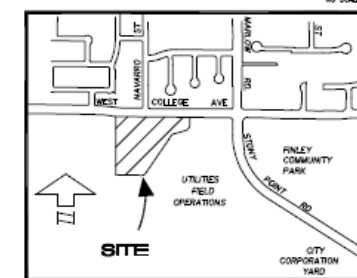
BENCHMARK

CINQUINI & PASSARINO CONTROL POINT NO. 7, BEING A POUND CUT "X"
THE TOP OF CURB ALONG WEST COLLEGE AVENUE AS SHOWN HEREON.
ASSUMED ELEVATION= 107.82' (NAVD 88)

ABBREVIATIONS

20	BLIND-OFF NAIL	LAT	LATERAL
21	BUILDING SETBACK LINE	UP	UP OF GUTTER PAN
22	BUR	UP	UPCHART FEET
23	CLEARANCE	LOW	WALLING
24	CLIMB	MIN	MINIMUM
25	CROSS INLET	MIN	MINIMUM
26	CROSSING MANHOLE	MIN	MINIMUM
27	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
28	CURB-TOE FLUMP	PA	PROXIMITY LINE
29	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
30	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
31	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
32	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
33	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
34	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
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46	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
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51	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
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53	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
54	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
55	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
56	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
57	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
58	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
59	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
60	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
61	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
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66	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
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68	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
69	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
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71	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
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76	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
77	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
78	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
79	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
80	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
81	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
82	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
83	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
84	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
85	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
86	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
87	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
88	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
89	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
90	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
91	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
92	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
93	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
94	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
95	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
96	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
97	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
98	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
99	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER
100	CURB-TOE FLUMP	PA	PAVED SIDE AND GUTTER

VICINITY MAP



CIVIL PLAN

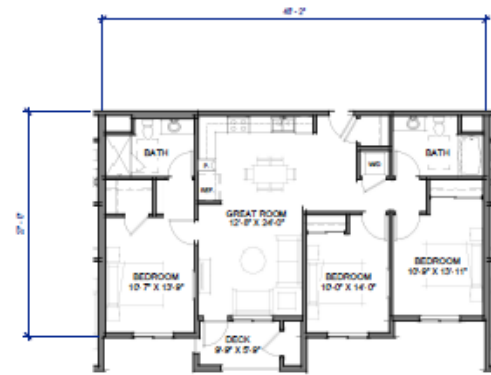


Architecture:

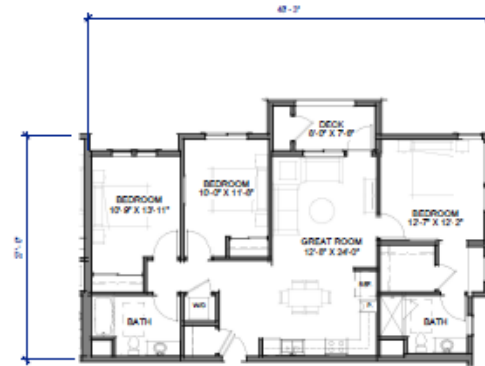
Unit Plans

Color Board

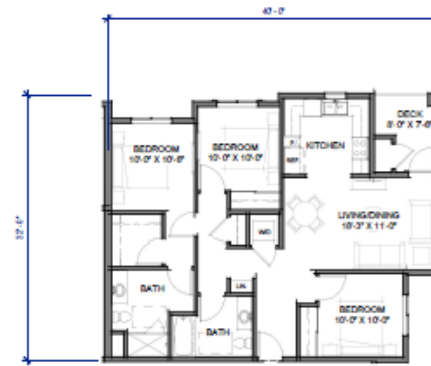
Project Statistics



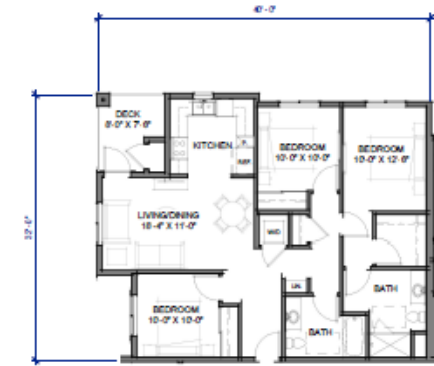
1,197 S.F. UNIT PLAN C4
1/8" = 1'-0" C4



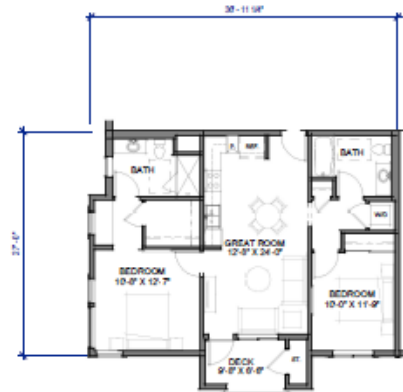
1,240 S.F. UNIT PLAN C3
1/8" = 1'-0" C3



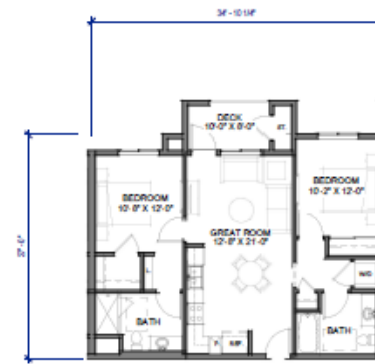
1,123 S.F. UNIT PLAN C2
1/8" = 1'-0" C2



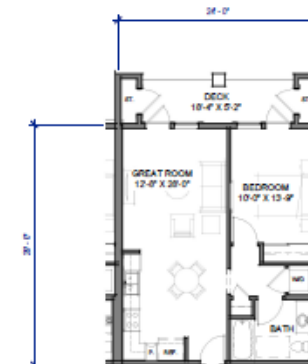
1,141 S.F. UNIT PLAN C1
1/8" = 1'-0" C1



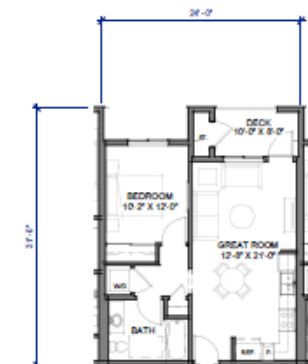
963 S.F. UNIT PLAN B2
1/8" = 1'-0" B2



897 S.F. UNIT PLAN B1
1/8" = 1'-0" B1



696 S.F. UNIT PLAN B2
1/8" = 1'-0" A2



622 S.F. UNIT PLAN A1
1/8" = 1'-0" A1

UNIT PLANS: 1-, 2-, & 3-BEDROOM UNITS



STUCCO FINISH



BODY 1 + TRIM



BODY 2



BODY 3



ACCENT



CANOPIES + RAILINGS



2019 Concept



HARDIE PANEL VERTICAL SIDING BOARD AND BATTEN



COVERED CANOPIES



3X1 TUBE STEEL RAILING

COLOR AND MATERIALS

Development Site	5.79 acres
Total # of Units	164
Density/Acre	29
Unit Mix	
1 Bedroom/1 Bath	64
2 Bedroom/2 Bath	58
3 Bedroom/2 Bath	42
Parking Information	
Total Parking Provided	272
Avg Parking/Unit	1.66
Bicycle Parking	117

Total Buildings	3				
		1 bd	2 bd	3 bd	Total
Bldg 1	3 story	9	10	7	26
Bldg 2	3 story	9	10	7	26
Bldg 3	4 story	46	38	28	112
Total Units					164

Proposed Affordability	# Units
30% AMI	2
40% AMI	4
50% AMI	72
60% AMI	49
80% AMI	35
Mgmt Units	2
	164

PROJECT STATISTICS