



AGENDA

November 12, 2020

PLANNING COMMISSION MEETING

6:30 p.m.

311 Vernon Street
Roseville, California
www.roseville.ca.us

Commissioners may teleconference pursuant to Executive Order N-29-20.

Members of the public may view the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. Meetings are also video streamed live and are available on the City's website and YouTube channel.

Members of the public may offer public comment by the following means:

Dial in Phone Number: 916-774-5353

Email: publiccomment@roseville.ca.us

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. Minutes of October 22, 2020

5.2. WRSP PCL F-11B – Cyrene at Fiddymment DRRS, 3000 N Hayden Pw, File # PL20-0184

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to modify development standards and establish unit designs for 152 single-family homes in the Cyrene at Fiddymment Ranch subdivision (Parcel F-11B of the West Roseville Specific Plan). The homes will consist of four (4) two-story plan types ranging in size from 1,368 to 1,589 square feet.

Applicant: Justin Pasternak, JMP Design LLC

Property Owner: Clifton Taylor, JEN California 15 LLC

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to twenty-five (25) conditions of approval.

5.3. INFILL PCL 240 – Ismaili Education and Worship Center, 1836 Sierra Gardens Dr, Suite 100, File # PL20-0217

REQUEST

The project includes a request for a Conditional Use Permit Modification to modify an existing CUP (File #PL17-0367) which would adjust the hours of operation and allow interior alterations to the assembly and classroom uses in the building.

Applicant: Jeff Reilly, Comstock Johnson Architects

Property Owner: STG Sierra Garden, LLC

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact for the Conditional Use Permit Modification and approve the Conditional Use Permit Modification subject

to eight (8) conditions of approval.

5.4. NIPA PCL 44 & 45 Foothills Commerce Center Additional Outdoor Storage, 1050 Winding Creek Rd, File # PL20-0163

REQUEST

The applicant requests a Conditional Use Permit Modification and Design Review Permit Modification to convert a portion of an existing parking lot into an outdoor storage yard. The project includes adding gravel, fences, gates & light poles to create the 20,339 square-foot yard. No hazardous materials will be stored in the proposed yard.

Applicant: Rocelyn Bajao, Borges Architectural Group
Property Owner: FCC Roseville II CD LLC

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact for the Conditional Use Permit Modification and approve the Conditional Use Permit Modification subject to four (4) conditions of approval.
- B. Adopt the two (2) findings of fact for the Design Review Permit Modification and approve the Design Review Permit Modification subject to three (3) conditions of approval.

5.5. CVSP PCL C-23 & C-24 - Winding Creek DRRS, 1381 Lower Bank Rd, File # PL20-0187

REQUEST

The applicant requests a Design Review for Residential Subdivision to modify development standards and establish architectural design for 120 single-family homes in the Winding Creek South subdivision (villages C-23 and C-24) within the Creekview Specific Plan.

Applicant: Michael Allen, D.R. Horton
Owner: Anthem United Creekview Developments, LIM

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-five (25) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. SVSP PCL DF-20 Tentative Subdivision Map and Development Agreement Amendment, 1601 Vista Grande Bl, File # PL20-0098

REQUEST

The applicant requests approval of a Small Lot Tentative Subdivision Map to create 103 single-family residential lots and five landscape lots on SVSP PCL DF-20, as well as the First Amendment of the Development Agreement by and between the City of Roseville and DF Properties, Inc. relative to the Sierra Vista Specific Plan to modify development standards and affordable housing

provisions.

Applicant: Vance Jones, MacKay & Somps

Owner: Jeff Ronten, DF Properties

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to seventy-two (72) conditions of approval.
- B. Recommend the City Council approve the Development Agreement Amendment.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. 2021 Housing Element, 311 Vernon St, File # PL20-0178 – Informational Item

REQUEST

This is an informational item. Staff requests that the Planning Commission receive an informational presentation regarding the Housing Element update. No action is required by Planning Commission.

Applicant/Owner: City of Roseville

RECOMMENDATION

The Planning Division is recommending the Planning Commission hear staff's informational presentation. No action is required.

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of October 22, 2020
Contact: Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 11/12/2020
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of October 22, 2020



DRAFT MINUTES

October 22, 2020

PLANNING COMMISSION MEETING

6:30 p.m.

311 Vernon Street

Roseville, California

www.roseville.ca.us

Commissioners teleconferenced pursuant to Executive Order N-29-20.

Members of the public viewed the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. The meeting was video streamed live and was available on the City's website and YouTube channel.

Members of the public were able to offer public comment by phone or email.

1. CALL TO ORDER

Chair Brashears called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Caporusso, Jensen, Librea, Martin, Prior, Brashears

Absent: Krafka

3. PLEDGE OF ALLEGIANCE

Chair Brashears led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Brashears opened the Public Comment period. Hearing none, Chair Brashears closed the Public Comment period.

5. CONSENT CALENDAR

Motion by Commissioner Caporusso, seconded by Commissioner Prior, to approve the Consent Calendar.

5.1. Minutes of October 8, 2020

The Motion passed.

Roll call vote:

Ayes: Jensen, Librea, Martin, Caporusso, Prior, Brashears

Noes: None

6. REQUESTS/PRESENTATIONS

6.1. SVSP PCL WB-22 & 23 – Radiance at Solaire DRRS, 4701 Solaire Dr., File # PL20-0175

Request: The applicant requests approval of a Design Review for Residential Subdivision to establish unit designs for 103 single-family homes in the Radiance at Solaire subdivision (SVSP Parcels WB-22 and 23).

Associate Planner, Shelby Vockel, presented the staff report.

Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Karina Guerrieri, Tri Pointe Homes, Inc., stated she had received a copy of the staff report and was in agreement with staff's recommendation.

Chair Brashears opened the public comment period. Hearing none, Chair Brashears closed the public comment period.

Chair Brashears closed the public hearing.

Commissioner Discussion: None

Motion by Commissioner Martin, seconded by Commission Caporusso, to:

A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to 26 (twenty-six) conditions of approval.

The motion passed.

Roll call vote:

Ayes: Librea, Prior, Jensen, Caporusso, Martin, Brashears

Noes: None

6.2. SVSP PCL FD-20A – Illumination at Solaire DRRS, 1701 Westbrook Bl., File # PL20-0176

Request: The applicant requests approval of a Design Review for Residential Subdivision to modify development standards and establish unit designs for 110 single-family homes in the Illumination at Solaire subdivision (SVSP Parcel FD-20A)

Associate Planner, Shelby Vockel, presented the staff report.

Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Karina Guerrieri, Tri Pointe Homes, Inc., stated she had received a copy of the staff report and was in agreement with staff's recommendation.

Chair Brashears opened the public comment period. Hearing none, Chair Brashears closed the public comment period.

Chair Brashears closed the public hearing.

Commissioner Discussion: None

Motion by Commissioner Martin, seconded by Commission Caporusso, to:

A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-six (26) conditions of approval.

The motion passed.

Roll call vote:

Ayes: Martin, Caporusso, Librea, Prior, Jensen, Brashears

Noes: None

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- There will be a November 12, 2020 Planning Commission meeting. At this meeting, staff will update Commissioners on the Housing Elements and the steps staff has taken so far.
- There will be a December 10, 2020 Planning Commission meeting.
- The Johnson Ranch Storage Conditional Use Permit, Tree Permit and Lot Line Adjustment has been appealed and will be heard at the November 4, 2020 City Council meeting. Members of the public will be allowed to attend in person.
- The Belvedere Hotel project has been appealed and will be heard at the November 18, 2020 City Council meeting.

Commissioner Reports

- Since the County has moved into the Orange phase, will Board and Commission meetings still be held virtually? Board and Commission meetings will be held virtually for the remainder of 2020.

8. ADJOURNMENT

Motion by Commissioner Caporusso, seconded by Commissioner Prior, to adjourn the meeting. The Motion Passed unanimously at 6:57 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: WRSP PCL F-11B – Cyrene at Fiddymont DRRS, 3000 N Hayden Pw, File #
PL20-0184

Contact: Kinarik Shallow, kshallow@roseville.ca.us, 916-746-1309

Meeting Date: 11/12/2020

Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Approved TSM

Exhibit A Modified Development Standards

Exhibit B Pre-plot and Setbacks

Exhibit C Unit Elevations & Floor Plans

Exhibit D Colors & Materials

Exhibit E Prelim Landscape Plan

ITEM 5.2: **Design Review Permit for Residential Subdivision – 3000 N Hayden Parkway – WRSP PCL F-11B – Cyrene at Fiddymment DRRS – File #PL20-0184**

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to modify development standards and establish unit designs for 152 single-family homes in the Cyrene at Fiddymment Ranch subdivision (Parcel F-11B of the West Roseville Specific Plan). The homes will consist of four (4) two-story plan types ranging in size from 1,368 to 1,589 square feet.

Applicant – Justin Pasternak, JMP Design LLC
Property Owner – Clifton Taylor, JEN California 15 LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to twenty-five (25) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located on parcel F-11B within the Fiddymment Ranch area of the West Roseville Specific Plan (WRSP). The site is triangular in shape and is bounded by roadways on all three sides, with Pruett Drive to the east, Holt Parkway to the south, and North Hayden Parkway to the west (see Figure 1). The site has a land use designation of Medium Density Residential at a density of 9.4 units per acre (MDR-9.4) and a zoning designation of Small Lot Residential with modified WRSP Development Standards (RS/DS).

On April 23, 2015, the Planning Commission approved a Tentative Subdivision Map (file #PL14-0625) to allow the creation of 586 medium density single-family lots on Parcels F-6C, F-8B and F-11B. The subject property, Parcel F-11B, was allocated 152 of the MDR units. A copy of the approved Tentative Subdivision Map for Parcel F-11B is included as Attachment 1. A Design Review for Residential Subdivision (DRRS) was approved concurrent with the Tentative Subdivision Map that allowed for modified RS/DS standards with smaller lot sizes (2,450 square feet for an interior lot and 3,020 square feet for a corner lot), reduced

Figure 1: Project Location



setbacks, and reduced usable rear yard space in order to achieve the required MDR density. The objective of the DRRS approval was to allow the establishment of the small lot tentative subdivision map, set the anticipated level of architectural quality, and to approve the modified RS/DS standards. A condition of approval was added to the project stating that a new DRRS would be required prior to issuance of building permits for construction of the homes to revisit the proposed architecture and make adjustments based on current market conditions.

The current project request is for a DRRS to evaluate the unit designs for 152 single-family homes on parcel F-11B. The request includes modified development standards to reduce the minimum interior side yard setback from 4 feet to 3.25 feet and to reduce the minimum rear yard setback from 5 feet to 4.5 feet.

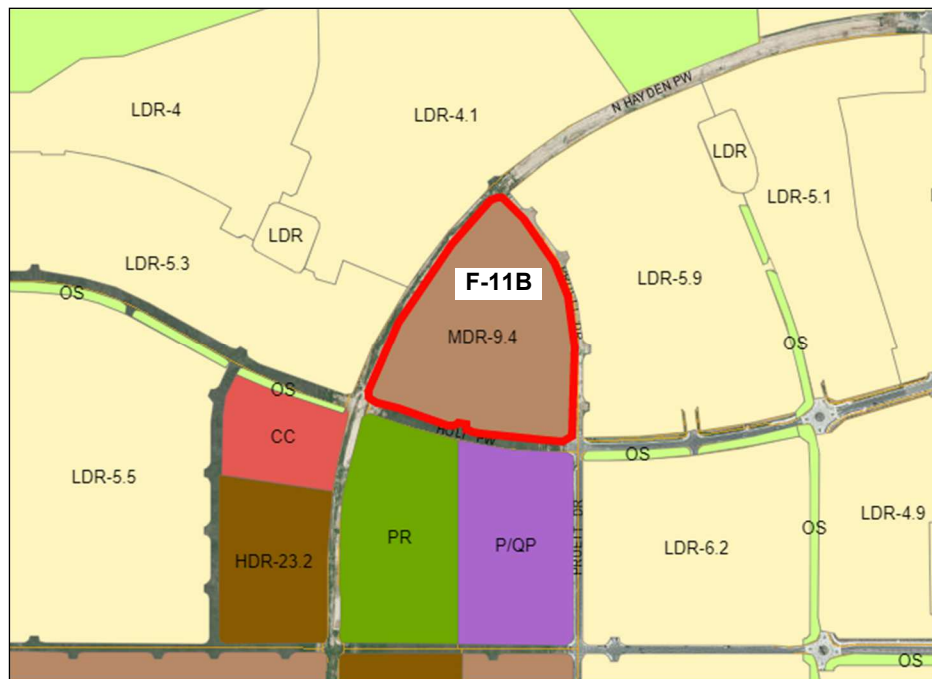
SITE INFORMATION

Location: 3000 N. Hayden Parkway, WRSP Parcel F-11B

Total Size: 17.90 acres

Topography and Setting: The project site has been rough graded into a relatively flat condition in preparation for development of the subdivision. The site is triangular in shape and has street frontage on all three sides. Surrounding land uses include a low density residential parcel to the east that is currently under construction, a future single-family residential subdivision to the west, and an elementary school site and park parcel to the south (see Figure 2 below).

Figure 2: Land Use Map



EVALUATION AND FINDINGS

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher). Compact residential development products are more dense and urban in nature than is typical of the suburban setting, and Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other applicable design standards.

Pursuant to Zoning Ordinance Section 19.78.060(I), the required Findings for a Design Review Permit for a Residential Subdivision are as follows:

- 1. The residential design, including the height, bulk, size and arrangement of buildings is harmonious with other buildings in the vicinity.***
- 2. The residential design is consistent with applicable design guidelines.***

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the West Roseville Specific Plan (WRSP). The applicant is proposing to modify the development standards that would apply to the homes in the F-11B subdivision. The proposed standards are included as Exhibit A, and include a reduced interior side yard setback from 4 feet to 3.25 feet, and a reduced rear yard setback from 5 feet to 4.5 feet. Exhibit B identifies the setbacks for each individual lot within the subdivision. Exhibits C and D include conceptual elevations showing architectural treatment, floor plans, and color schemes.

Plan Types: The project includes four plan types, all of which are two-story, ranging in size from 1,368 square feet to 1,589 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. All plans consist of ground-floor living area with all bedrooms upstairs, with the exception of Plan 2, which also provides one bedroom on the ground floor. Plans 1 and 2 include a covered entry and Plans 3 and 4 included a covered porch, and all plans include a covered patio area at the rear. Each plan includes a two-car garage and at least an 18-foot-long driveway to provide adequate space for vehicles to park within the driveway. This meets the Zoning Ordinance parking requirement of two spaces per dwelling unit. The proposed plans are consistent with the intent of the original DRRS approval, which anticipated a “front-loaded” housing type, with a standard two-car garage and front door facing the street.

Table 1: Plan Types and Dimensions

Plan	Square Footage	Bedrooms
Plan 1	1,368	3
Plan 2	1,406	3
Plan 3	1,482	3
Plan 4	1,589	4

Streetscape: An example of the streetscape is shown in Figure 3. The homes are designed with a mix of craftsman and modern farmhouse features, including gable roofs with deep overhanging eaves, exposed rafter tails and braces, and multi-paned windows with a wide trim. Building projections and varying roof lines are used to provide visual interest in the streetscape. Consistent with the Community Design Guidelines, architectural treatment will be applied to all elevations of the buildings, and all windows, doors, and other wall openings will be trimmed. Enhanced window treatments such as decorative shutters will be applied to all public-facing elevations, which include the lots adjacent to the roadways and all street-facing elevations on corner lots. The garages will feature panelized windows to add further detail to the façade.

Figure 3: Sample Streetscape



Color and Materials: Each of the plan types have three color schemes consisting of white and gray tones. Board and batten siding and brick veneer is applied creatively to the elevations, which add texture and color variation to the façade. The unit designs include a range of decorative embellishments (i.e., shutters, corbels, and trellises) and exterior finishes (i.e., stucco, wood, and brick), creating a diverse streetscape that provides visual interest.

Landscape: The landscape plans are included as Exhibit E. The proposed landscape will include a mix of groundcovers, shrubs of varying heights, and shade and accent trees for the front yard. The selected landscape will provide a mix of colors and textures which will complement the streetscape. The landscape plan is consistent with the WRSP Landscape Guidelines and is conditioned to comply with the City's Water Efficient Landscape Ordinance (WELo).

Development Standards: The proposed modifications to the RS/DS development standards include a reduction in the interior side yard setback from 4 feet to 3.25 feet and a reduction in the rear yard setback from 5 feet to 4.5 feet, in order to maximize the 43-foot-wide by 57-foot-long lots and provide for a front-loaded housing type. As identified in Exhibit B, a majority of the lots will include private side yard easements between the homes to provide greater usable space adjacent to the rear patios, to benefit the lots with the smaller setbacks. These easements will be recorded as part of the final map for the subdivision. The project will maintain the minimum usable open space requirement of 100 square feet and will provide a private fenced yard area around the easements. The massing and varying wall planes of the building design reduce the visual impact of the reduced setbacks, and a majority of the lots will exceed the requested side and rear yard setbacks.

CONCLUSION

Staff has reviewed the development plans for the F-11B subdivision and found them to be consistent with the applicable standards and guidelines. In addition, the proposed size and overall design of the project is consistent with the intent of the prior DRRS approval and is compatible with existing housing products located in the vicinity of the project. As discussed above and with the following conditions, staff supports approval of the proposed project.

ENVIRONMENTAL DETERMINATION

The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which states:

Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160–15170). The project is consistent with the adopted specific plan. A Final Environmental Impact Report was certified for the WRSP on February 4, 2004 (SCH # 2002082057). City staff determined that the adopted infrastructure and financing plans are sufficient to support the Project, making any additional studies unnecessary, and that no material alterations have occurred on the site or in the vicinity which would require additional discussions or analysis. Furthermore, the current proposed action is a Design Review of the proposed home plans. Mitigation adopted as part of the prior environmental documents has been reviewed to determine if any measures apply to this Design Review; there is no applicable mitigation.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been

incorporated into the project, as appropriate. A notice of the public hearing was published on October 30, 2020 and distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received on the project.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact as listed in the staff report and approve the **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 3000 N. HAYDEN PARKWAY – WRSP PCL F-11B – CYRENE AT FIDDYMENT DRRS – FILE # PL20-0184** subject to twenty-five (25) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION (FILE # PL20-0184)

1. The development standards, unit designs and landscape plans for **WRSP PCL F-11B – Cyrene at Fiddymment** are approved as shown in Exhibits A—E, except as modified by these conditions of approval. (Planning)
2. This Design Review Permit approval shall be effectuated within a period of two (2) years from **November 12, 2020** and if not effectuated shall expire on **November 12, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **November 12, 2023**.
3. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan EIR (SCH #2002082057, February 4, 2004), and shall include all applicable mitigation measures as notes on the plans. (All Departments)
4. To provide variation along the streetscape, no two identical unit designs shall be located adjacent to one another. (Planning)
5. Lots with street-facing rear and side elevations (as identified on Exhibit B) shall be constructed with enhanced architectural details, consistent with Exhibit C. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

6. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - c) The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
7. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
8. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing

Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

9. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
10. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
11. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
12. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
13. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
14. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

15. All electric metering shall be directly outside accessible. (Electric)
16. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

17. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
18. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
19. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
20. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

21. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
22. Fences and walls shall be consistent with the locations and treatments specified in the West Roseville Specific Plan Design Guidelines. (Planning)
23. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
24. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)
25. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV". The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Electric)

ATTACHMENTS

1. Approved Tentative Subdivision Map (File #PL14-0625)

EXHIBITS

- A. Modified RS/DS Development Standards
- B. Pre-Plot and Setback Exhibit
- C. Unit Elevations and Floor Plans
- D. Colors and Materials
- E. Preliminary Landscape Plan

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

PC ATTACHMENT 1 TENTATIVE SUBDIVISION MAP

FIDDYMENT RANCH PHASE 3

VILLAGES F-6C, F-8B & F-11B

CITY OF ROSEVILLE, CALIFORNIA
MARCH 23, 2015

PROPOSED
VILAGE
F-10A

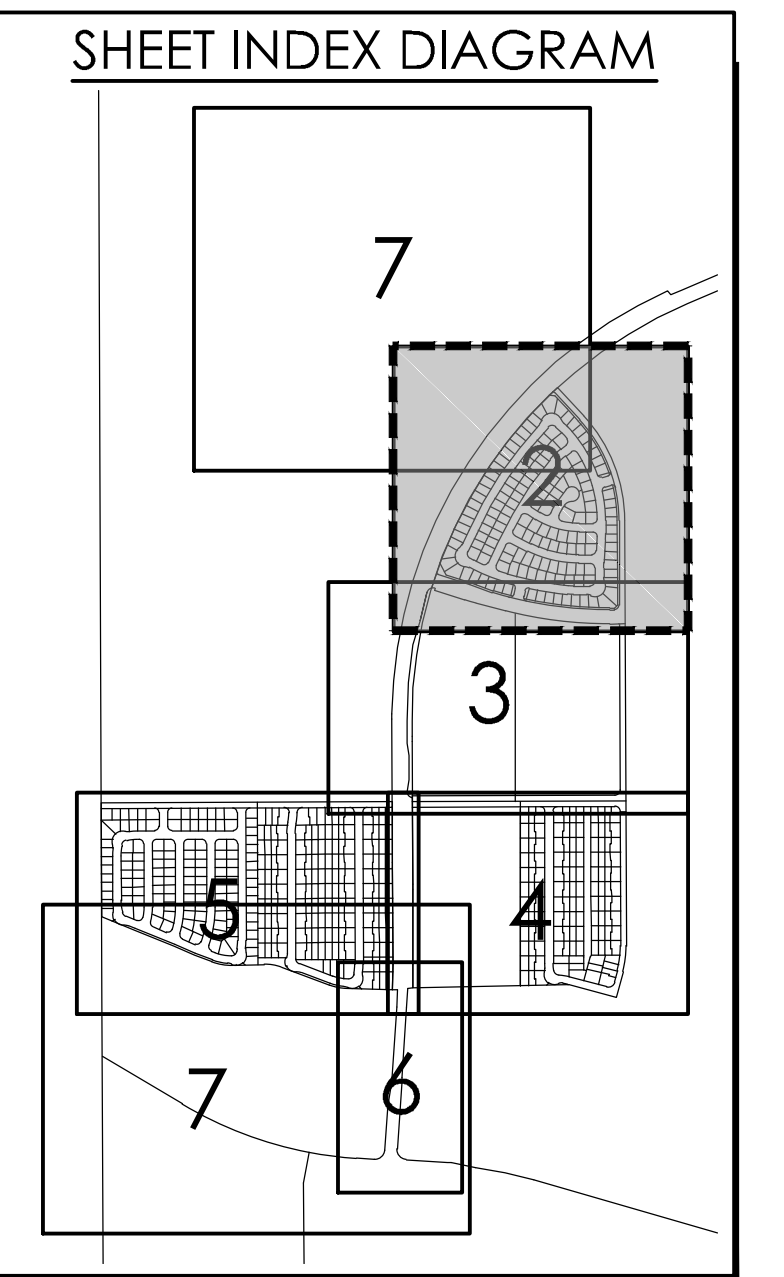
792-010-002
ATC REALTY ONE
LLC

792-010-033
ATC REALTY
ONE LLC

PROPOSED
VILAGE
F-11A

PROPOSED
VILAGE
F-10B

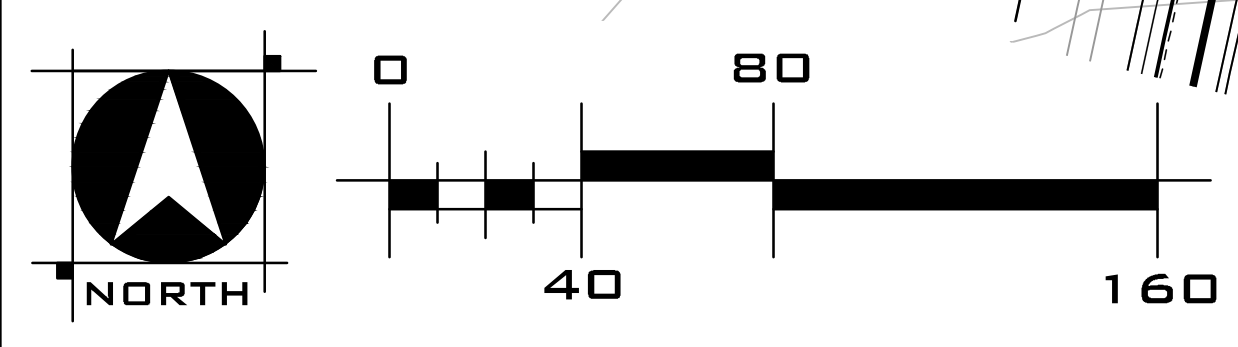
VILLAGE F-11B
(152) 43'x57' (TYP.) LOTS
17.49 ± AC. (G)
15.07 ± AC. (N)



LEGEND

+++++	MASONRY SOUNDWALL
—○—○—○—○—○—○—	POST & CABLE FENCE

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St. Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767



F-51
PARK

HOLT PARKWAY

SEE SHEET 3

RS/DS DEVELOPMENT STANDARDS FOR WRSP PARCEL F-11B

	Existing RS/DS (PL14-0625)	Proposed RS/DS (PL20-0184)
Lot Size (minimum)		
Area, Interior Lot	2,450 sq. ft.	2,450 sq. ft.
Area, Corner Lot	3,020 sq. ft.	3,020 sq. ft.
Width, Interior	43 ft.	43 ft.
Width, Corner	53 ft.	53 ft.
Permitted Density (maximum per lot)		
Residential Density	1 dwelling unit	1 dwelling unit
Setbacks (minimum)		
Front	12½ ft. to living space and sidewall of garage; 18 ft. minimum driveway depth with roll-up garage	12½ ft. to living space and sidewall of garage; 18 ft. minimum driveway depth with roll-up garage
Sides	4 ft. interior; 12.5 ft. street side corner	3.25 ft. interior; 12.5 ft. street side corner
Rear	5 ft. ^(A) minimum with minimum useable open space of 100 sq. ft.	4.5 ft.^(A) minimum with minimum useable open space of 100 sq. ft.
Coverage (maximum)		
Site Coverage	None	None
Height (maximum)		
Height Limit	35 ft.	35 ft.

(A) The rear elevation of the home shall be staggered back from the ~~5-foot~~ **4.5 foot** minimum to create a patio measuring a minimum 10' x 10' or 100 sq. ft. to create a private fenced yard space.

PRE-PLOT EXHIBIT FOR
FIDDYMENT RANCH PHASE 3 - VILLAGE F-11B
CURVE DEVELOPMENT

ROSEVILLE

CALIFORNIA

AUGUST 2020

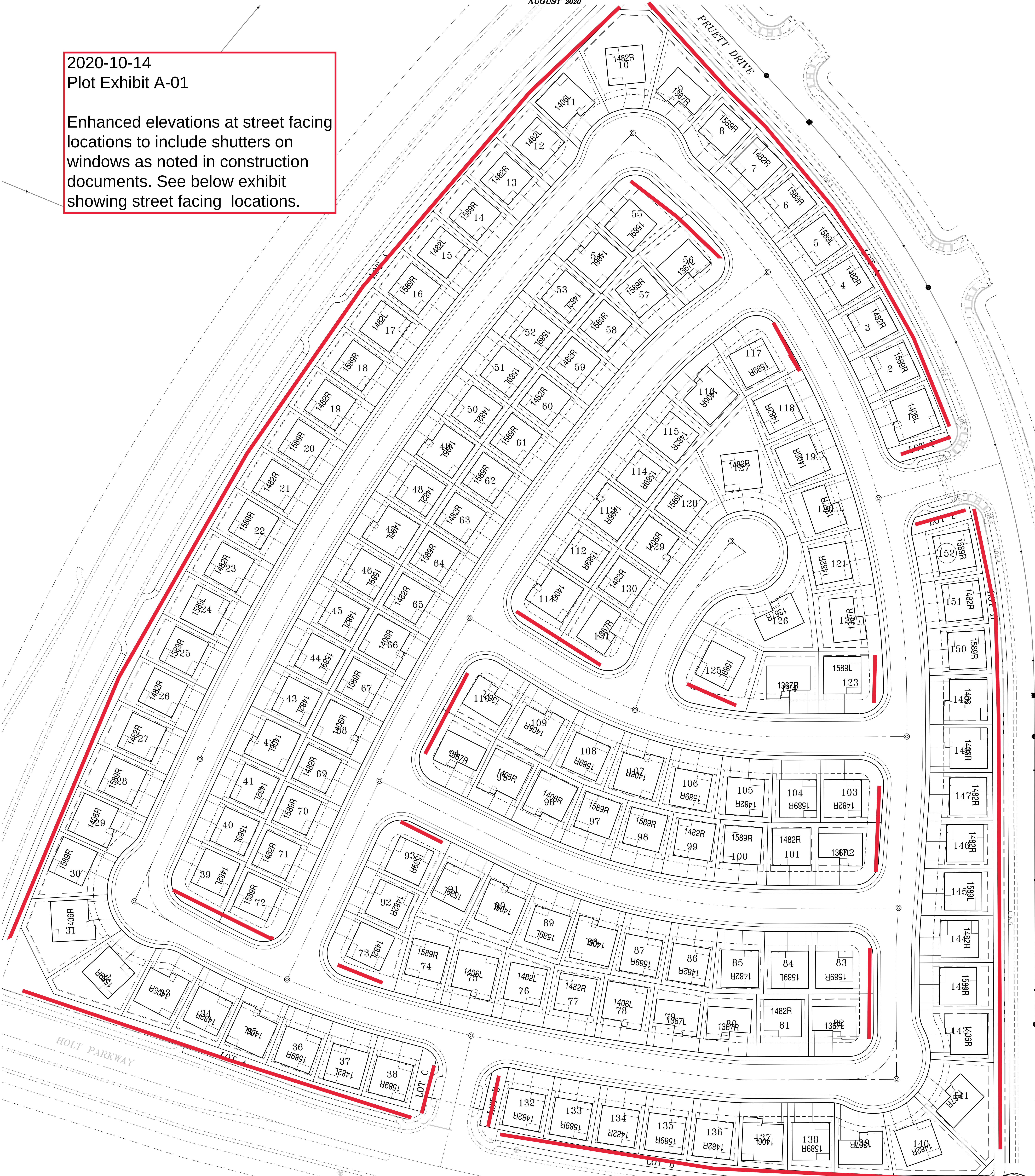
PC EXHIBIT B

30' 15' 0' 30'
SCALE: 1" = 30'



2020-10-14
Plot Exhibit A-01

Enhanced elevations at street facing locations to include shutters on windows as noted in construction documents. See below exhibit showing street facing locations.



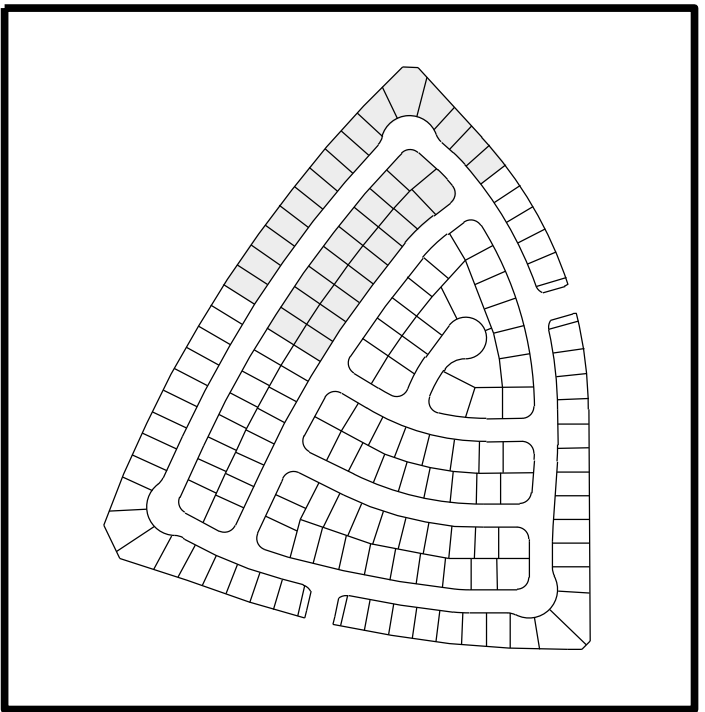
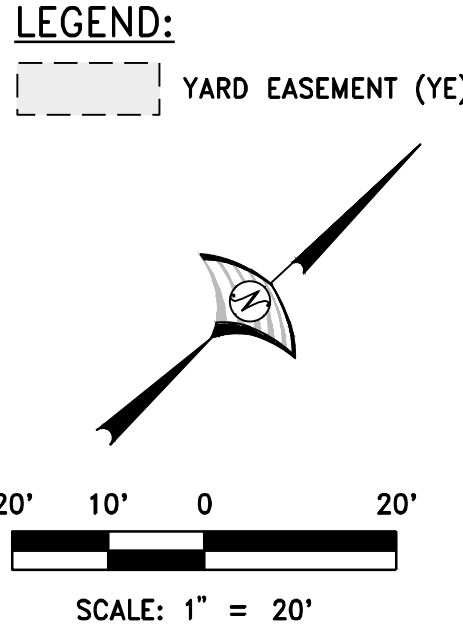
SETBACK EXHIBIT

FIDDYMENT RANCH F-11B

CURVE DEVELOPMENT

ROSEVILLE, CALIFORNIA

OCTOBER 2020



SHEET INDEX



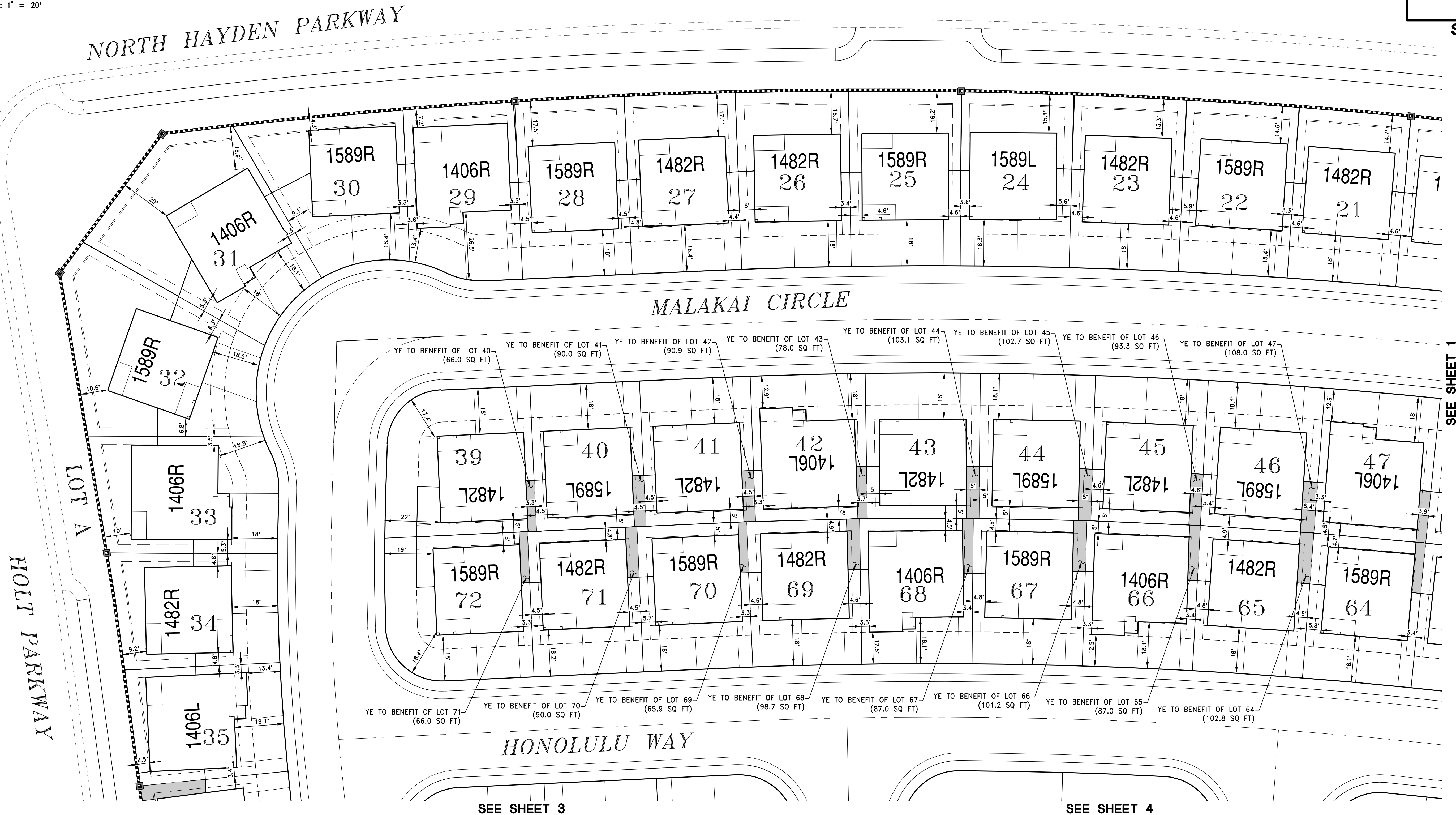
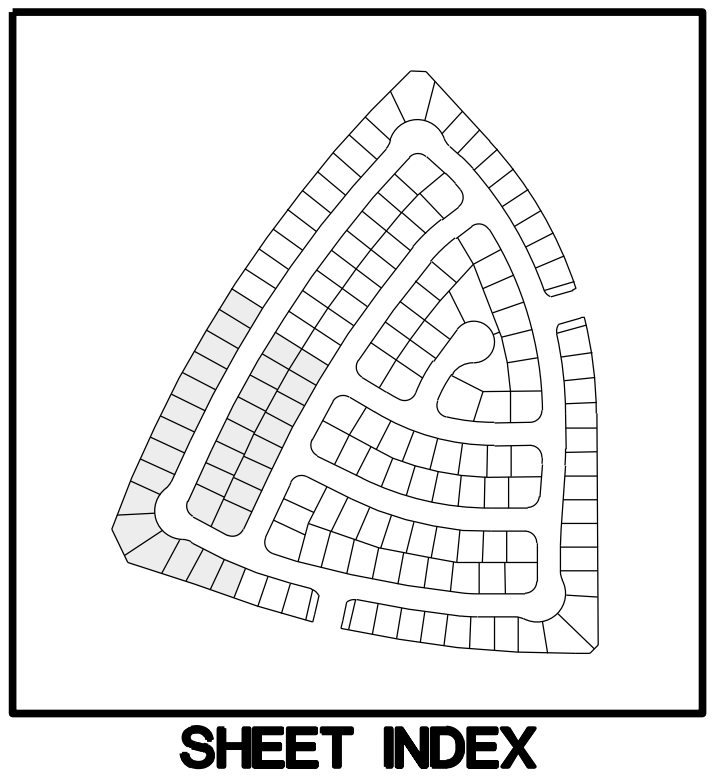
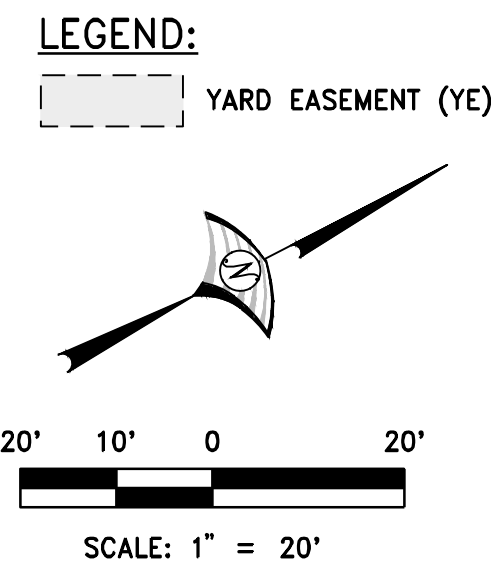
SETBACK EXHIBIT

FIDDYMENT RANCH F-11B

CURVE DEVELOPMENT

ROSEVILLE, CALIFORNIA

OCTOBER 2020



SETBACK EXHIBIT

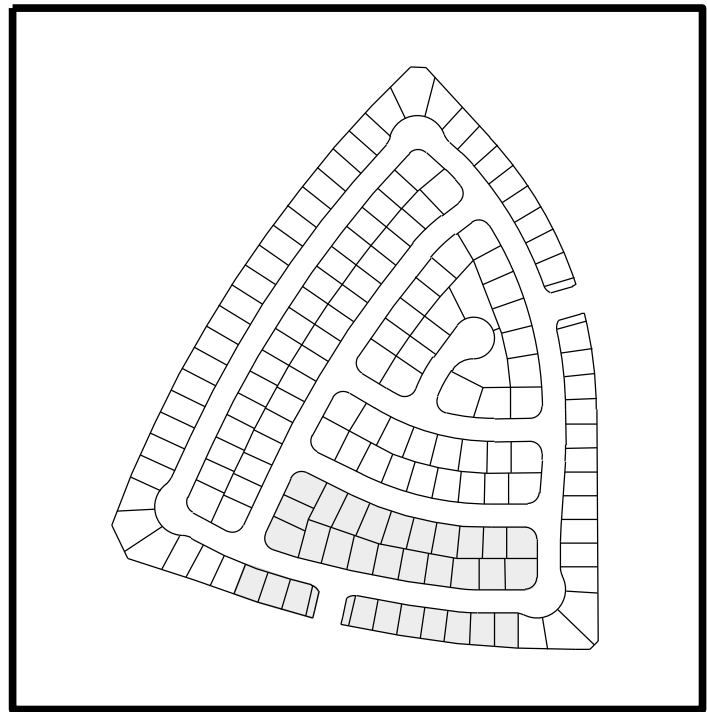
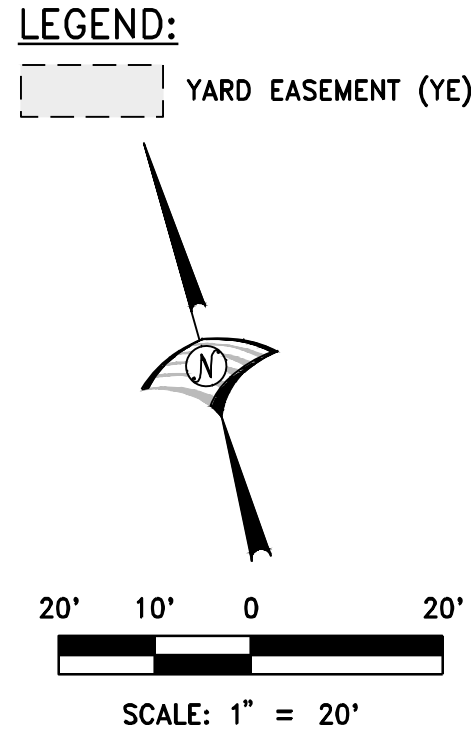
FIDDYMENT RANCH F-11B

CURVE DEVELOPMENT

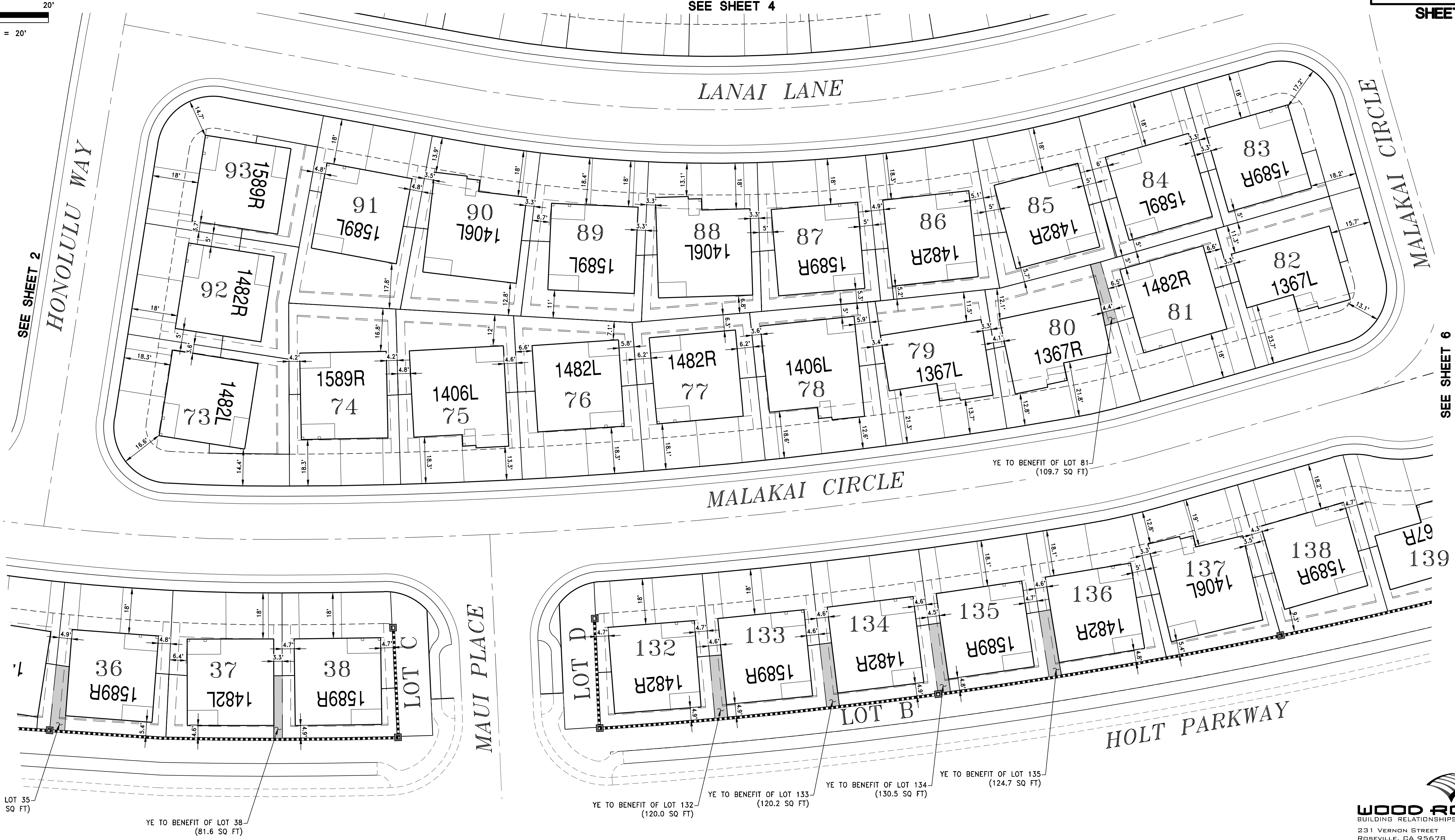
ROSEVILLE, CALIFORNIA

OCTOBER 2020

SEE SHEET 4



SHEET INDEX



LEGEND:
YARD EASEMENT (YE)

SCALE: 1" = 20'

SETBACK EXHIBIT

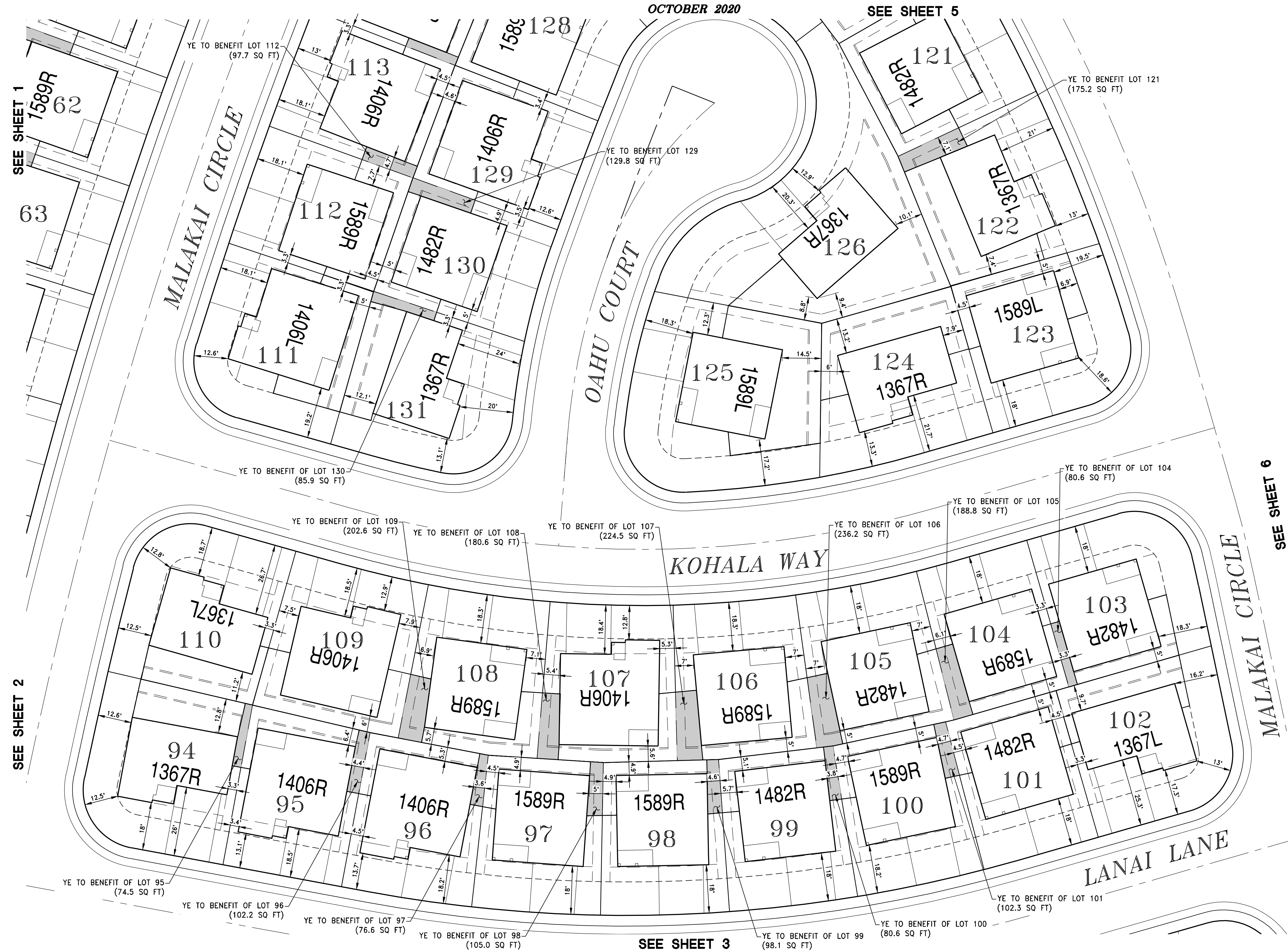
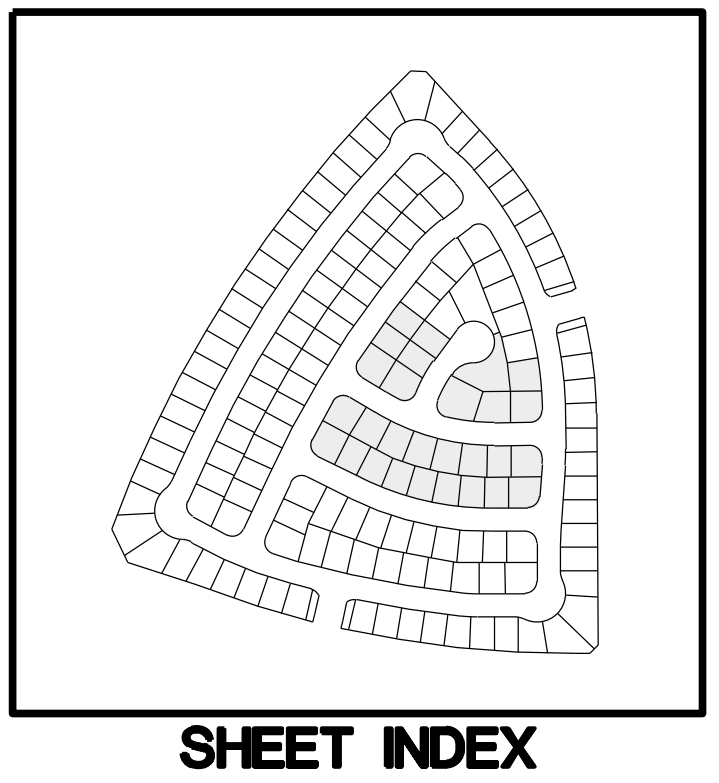
FIDDYMENT RANCH F-11B

CURVE DEVELOPMENT

ROSEVILLE, CALIFORNIA

OCTOBER 2020

SEE SHEET 5



SETBACK EXHIBIT

FIDDYMENT RANCH F-11B

CURVE DEVELOPMENT

ROSEVILLE, CALIFORNIA

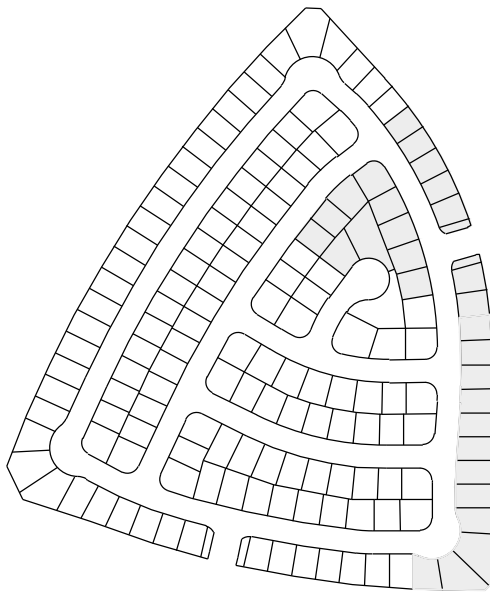
OCTOBER 2020

LEGEND:

YARD EASEMENT (YE)



SCALE: 1" = 20'



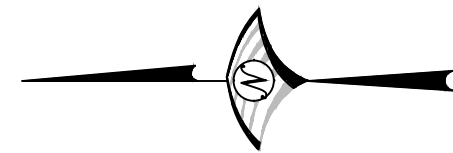
SHEET INDEX



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
231 VERNON STREET TEL 916.341.7760
ROSEVILLE, CA 95678 FAX 916.341.7767

LEGEND:

YARD EASEMENT (YE)



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

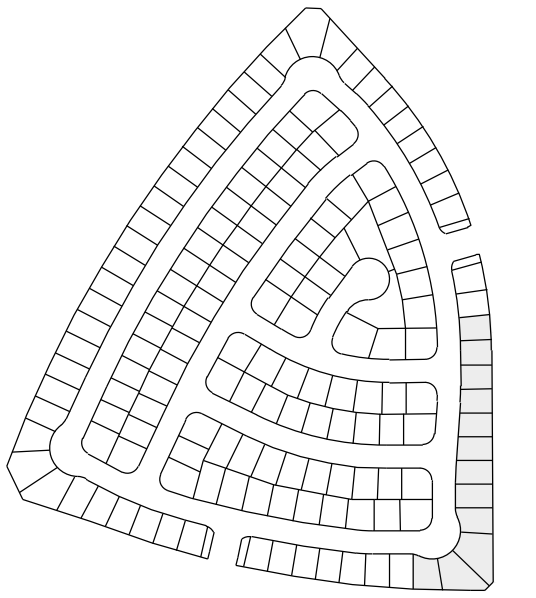
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FIDDYMENT RANCH F-11B

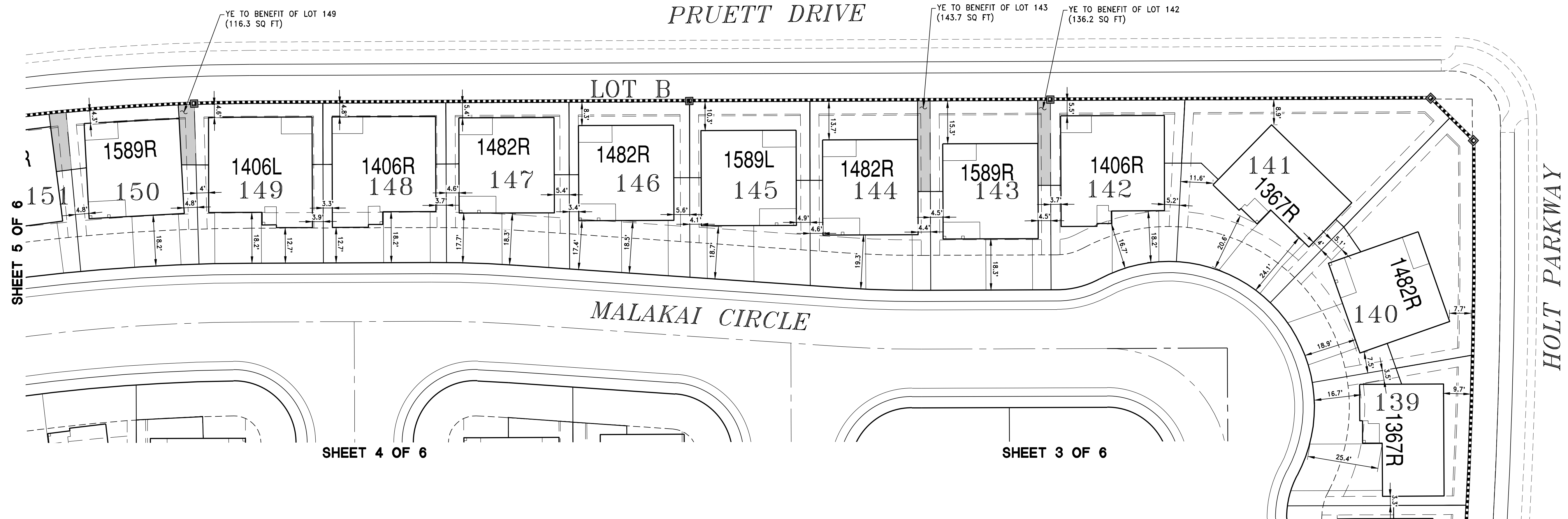
CURVE DEVELOPMENT

ROSEVILLE, CALIFORNIA

OCTOBER 2020



SHEET INDEX



CYRENE AT FIDDYMENT

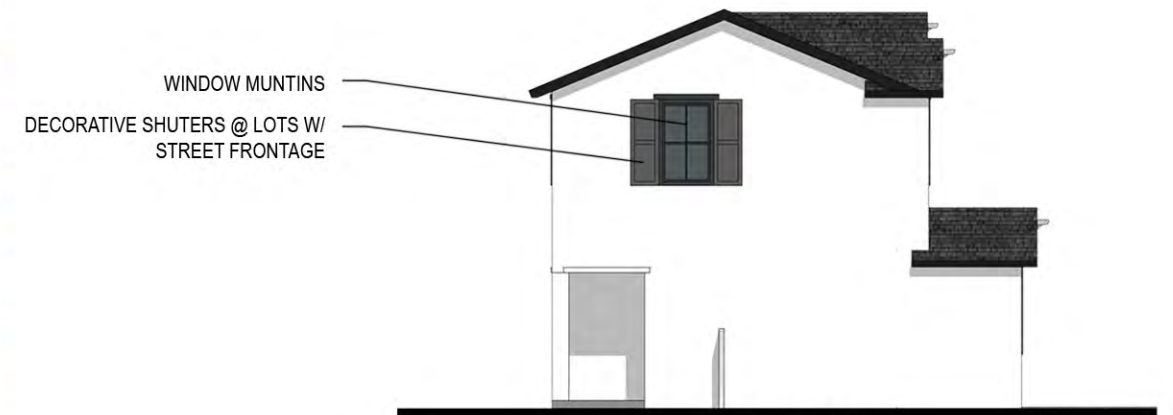
ROSEVILLE, CALIFORNIA

7.28.2020

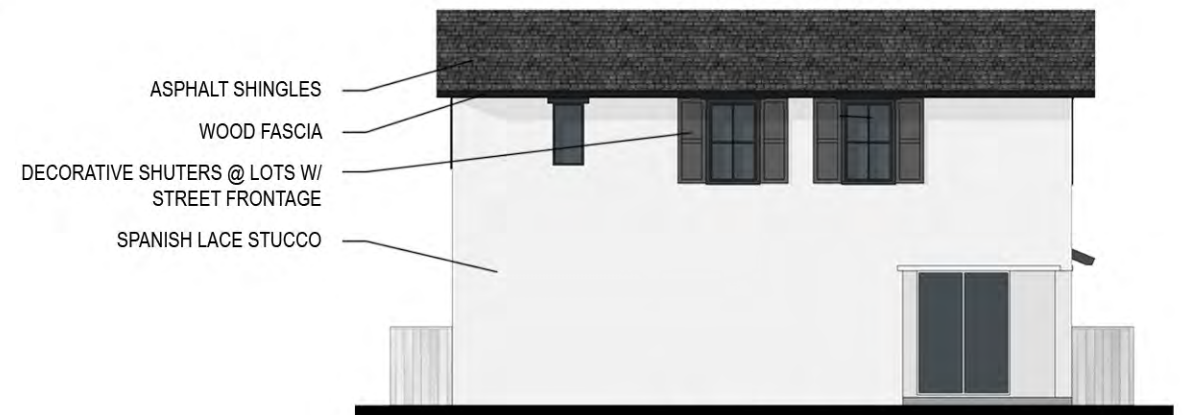
curve
DEVELOPMENT



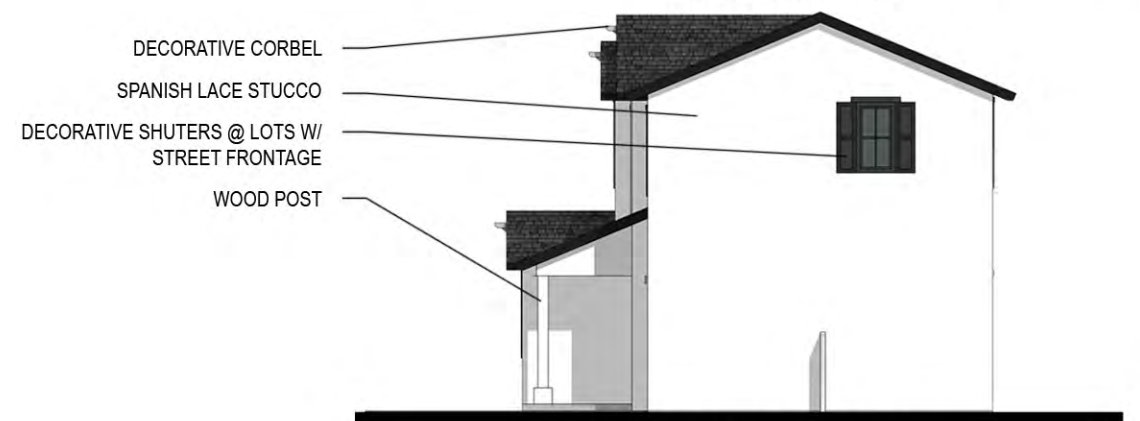
FRONT ELEVATION



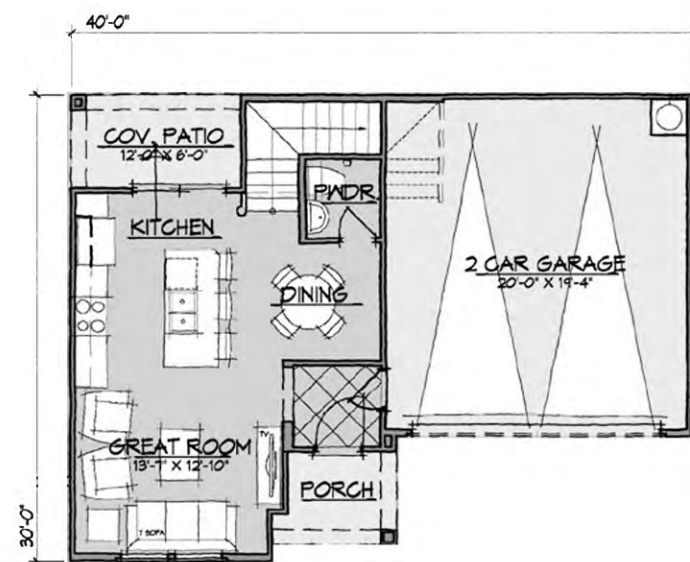
RIGHT ELEVATION



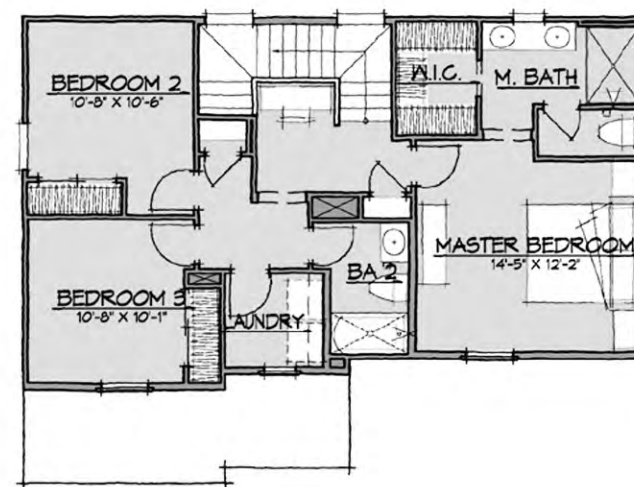
REAR ELEVATION



LEFT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

CURVE DEVELOPMENT

7.28.2020

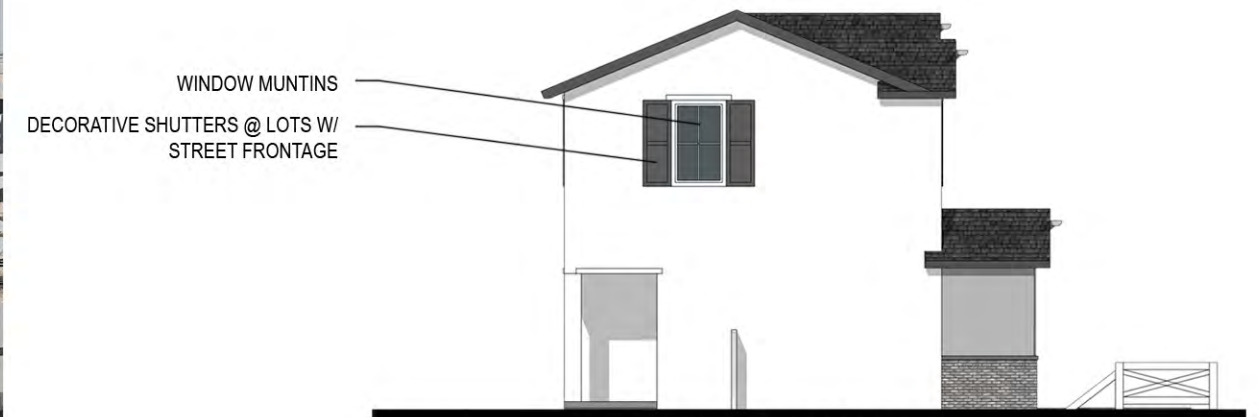
PLAN 1 A - 1368 S.F.

CYRENE AT FIDDYMMENT RANCH

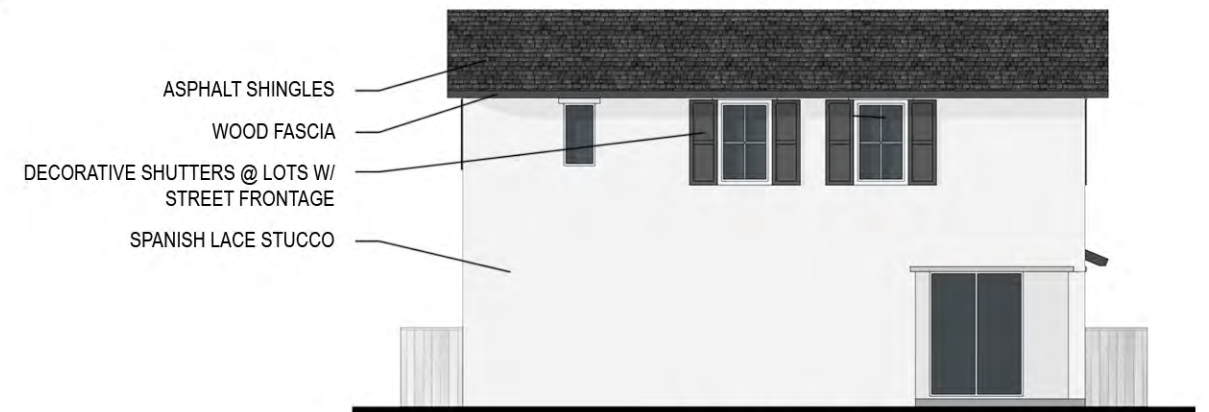
curve
DEVELOPMENT



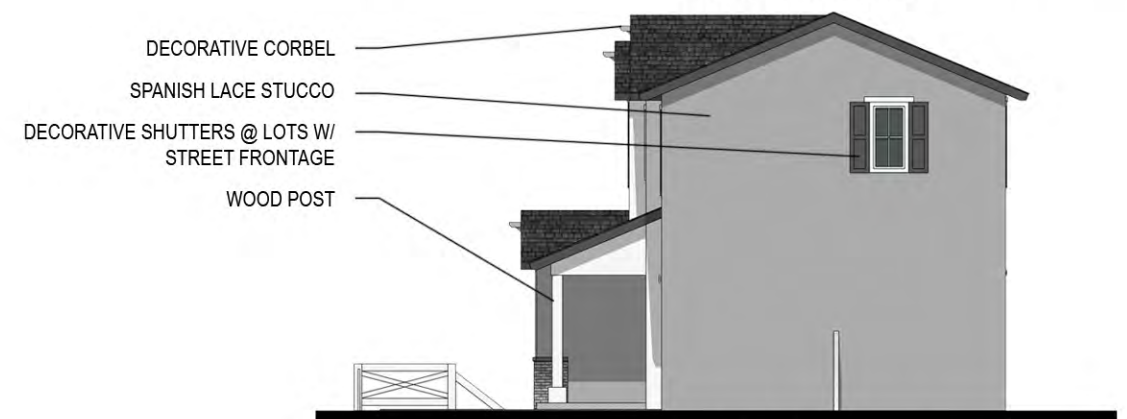
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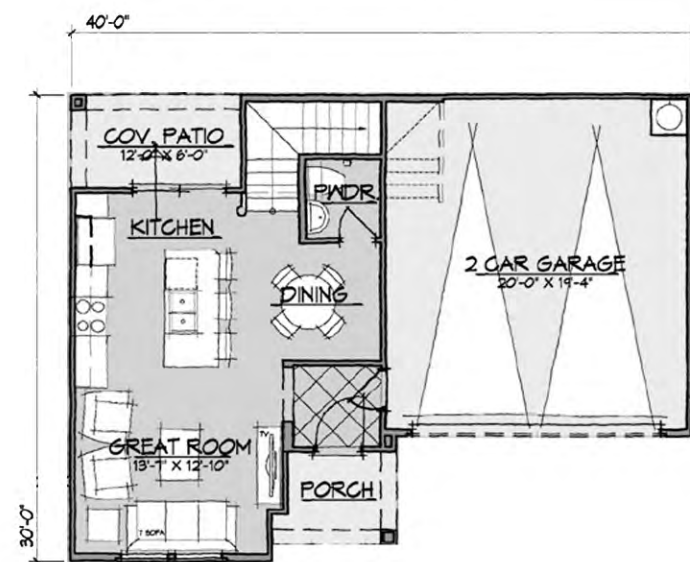
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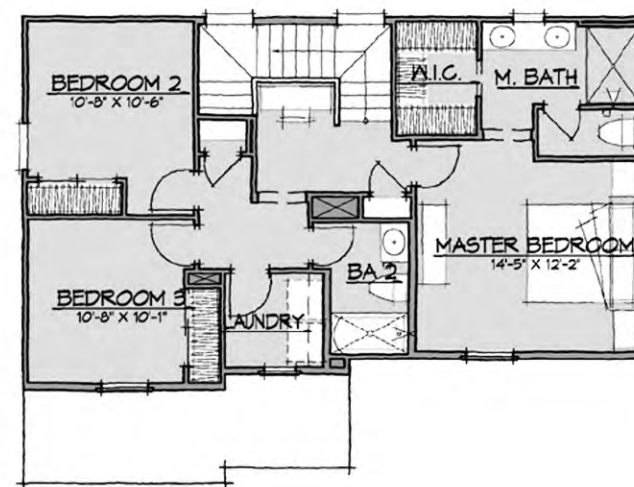
REAR ELEVATION



LEFT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

CURVE DEVELOPMENT

7.28.2020

PLAN 1 B - 1368 S.F.
CYRENE AT FIDDYMMENT RANCH

curve
DEVELOPMENT



FRONT ELEVATION



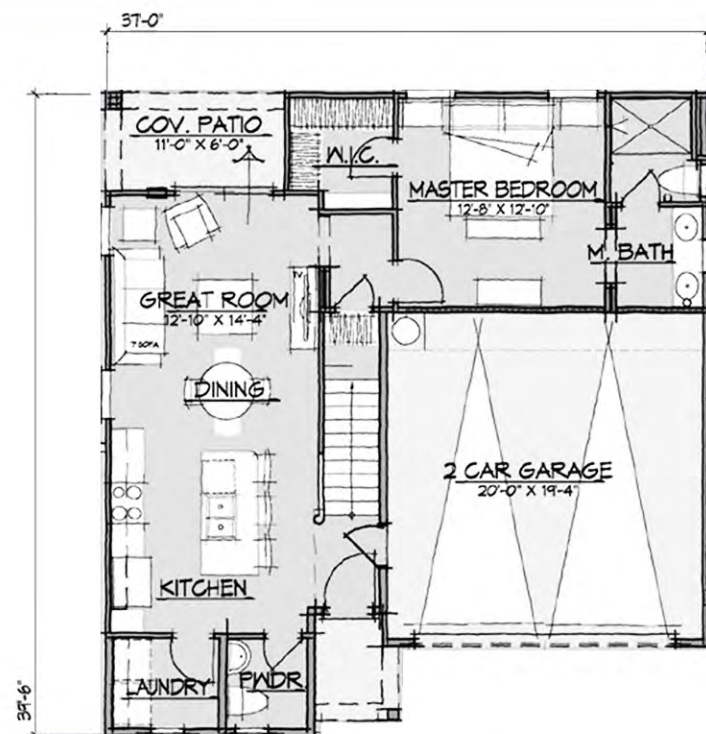
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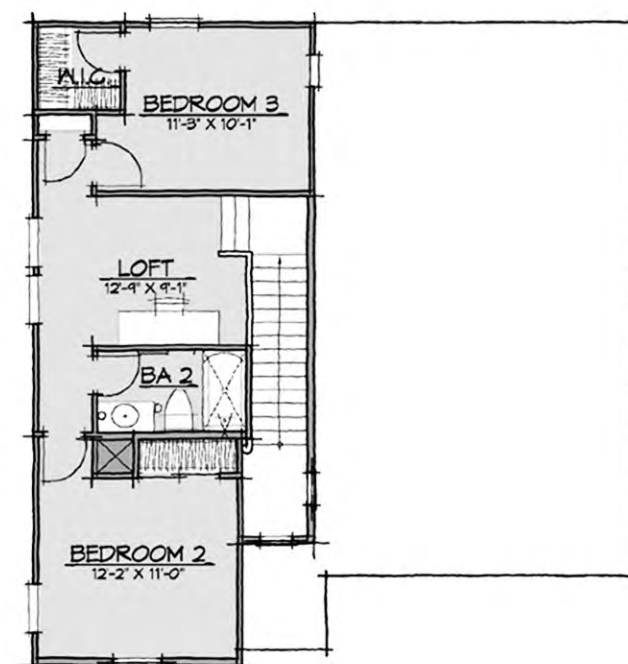
REAR ELEVATION



LEFT ELEVATION



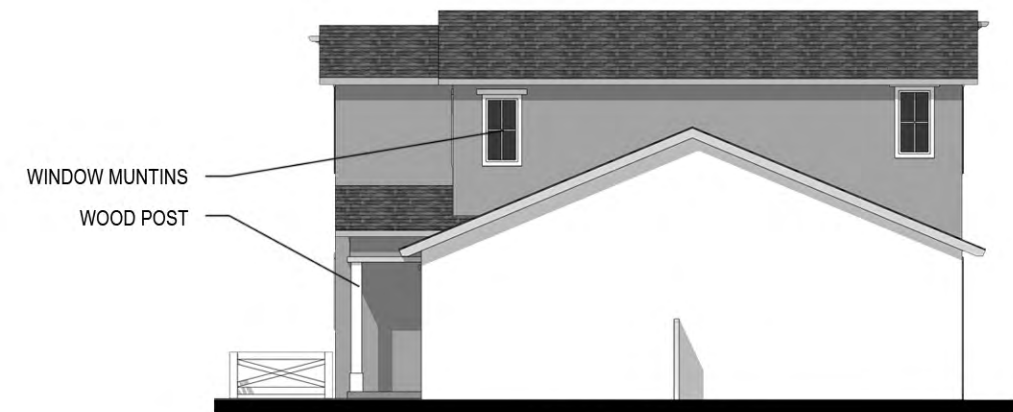
LOWER FLOOR PLAN



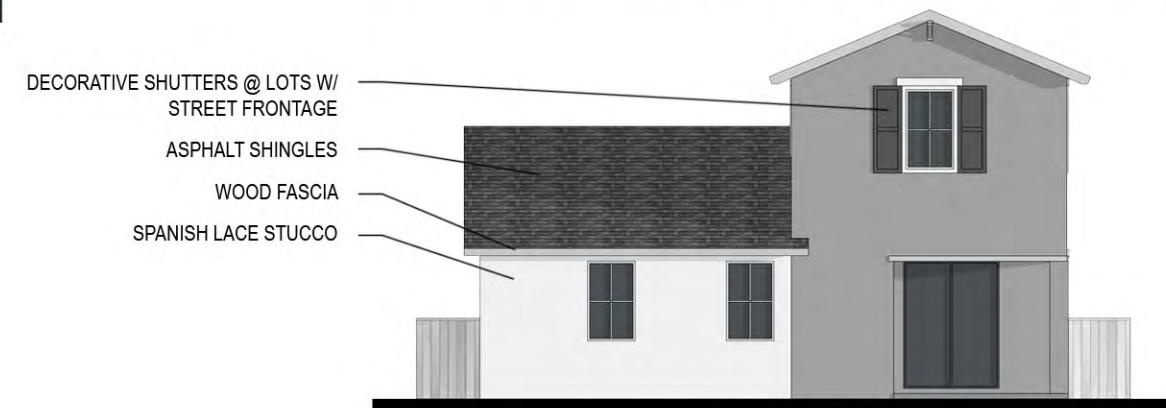
UPPER FLOOR PLAN



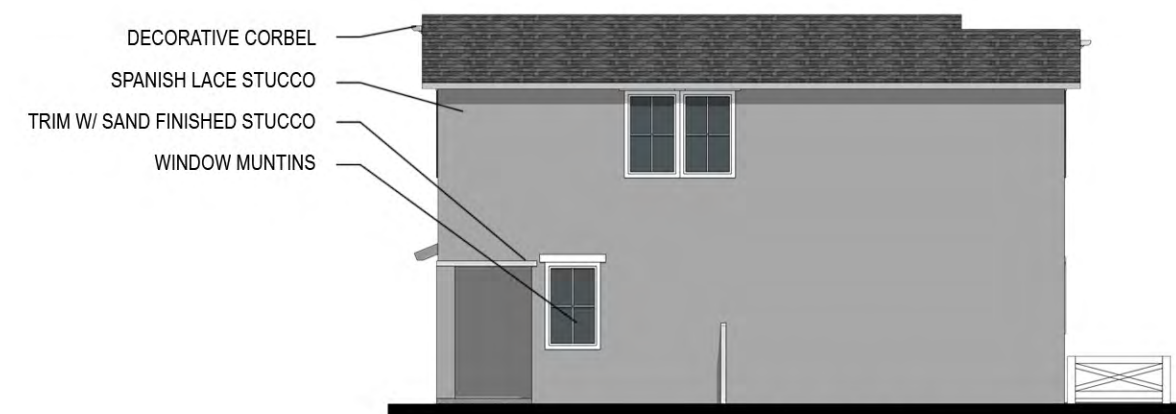
FRONT ELEVATION



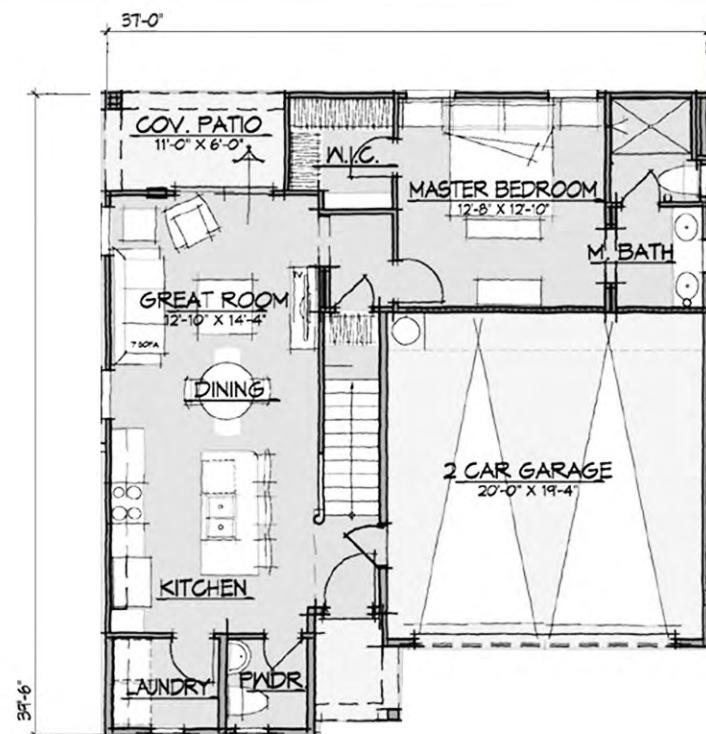
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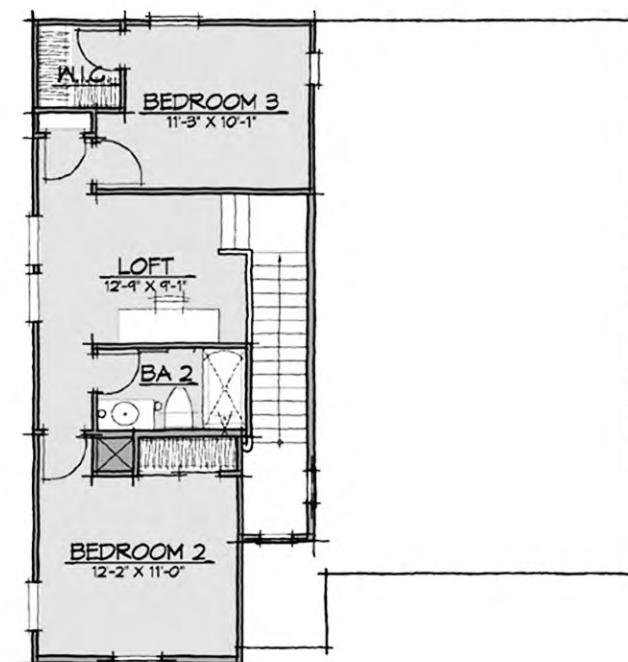
REAR ELEVATION



LEFT ELEVATION



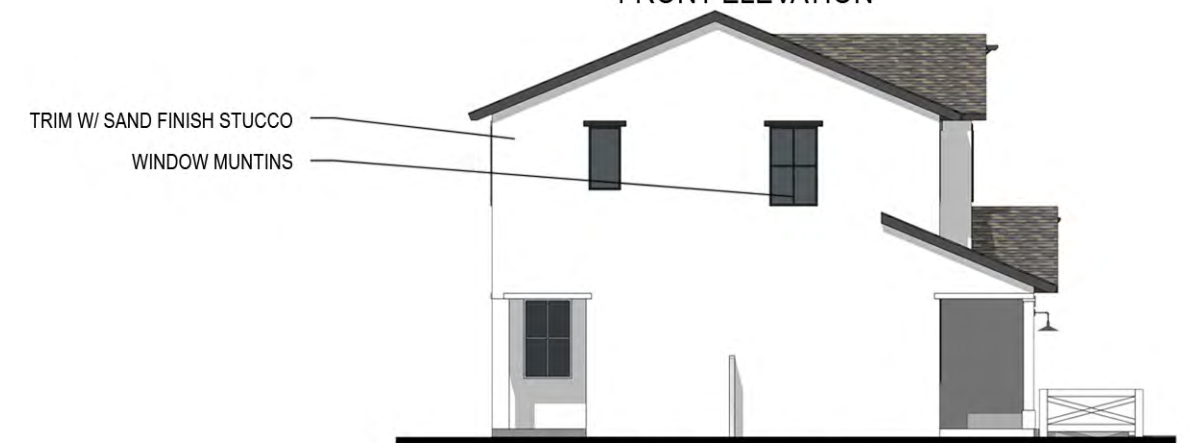
LOWER FLOOR PLAN



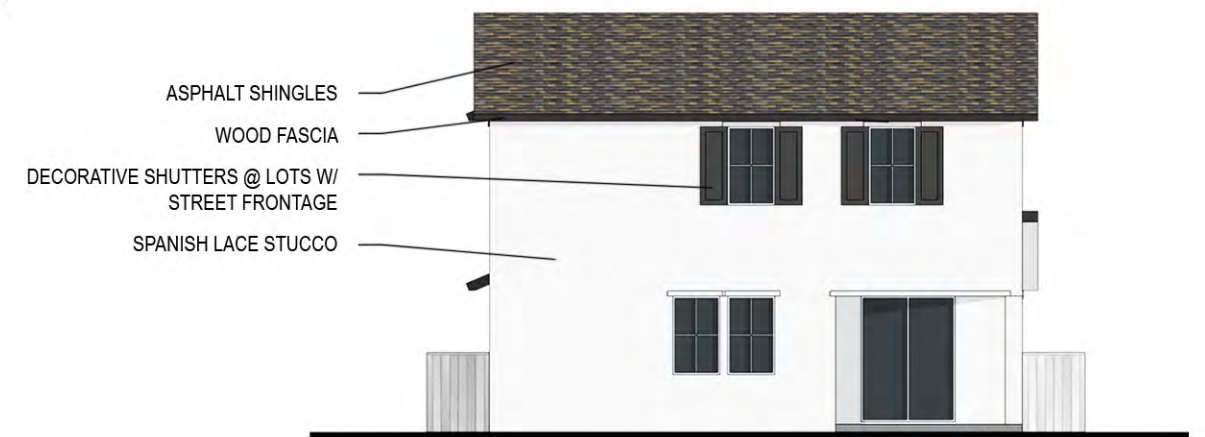
UPPER FLOOR PLAN



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN



LEFT ELEVATION

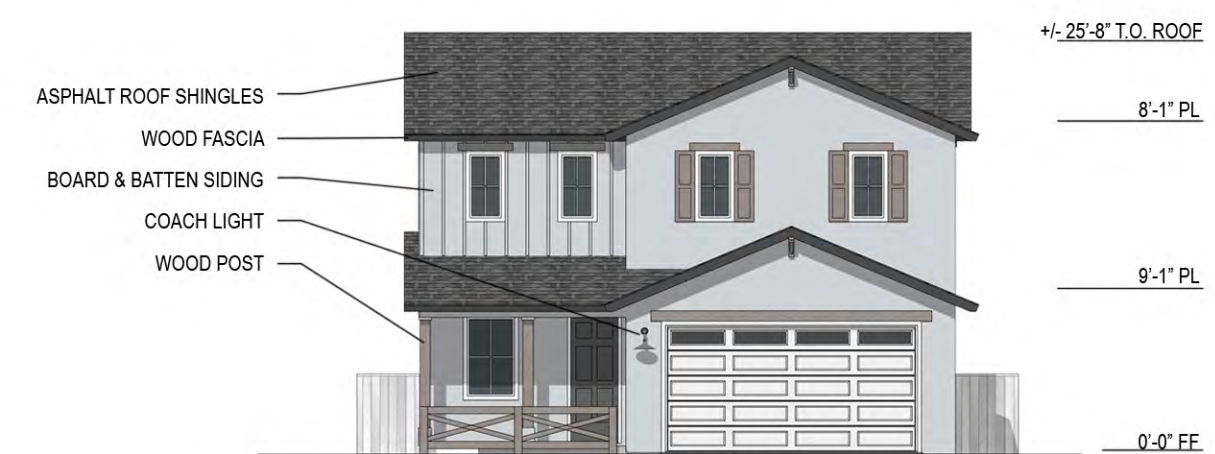
CURVE DEVELOPMENT

7.28.2020

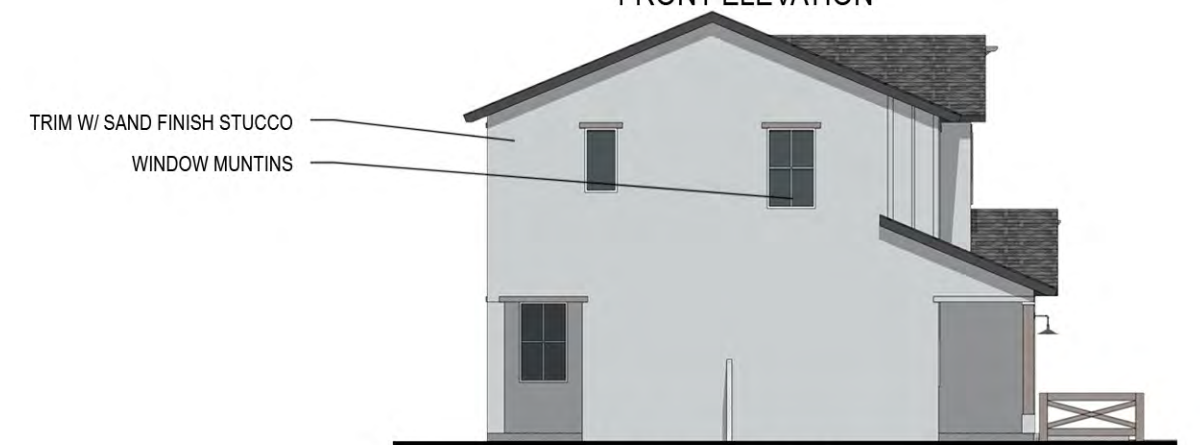
PLAN 3 A - 1482 S.F.

CYRENE AT FIDDYMMENT RANCH

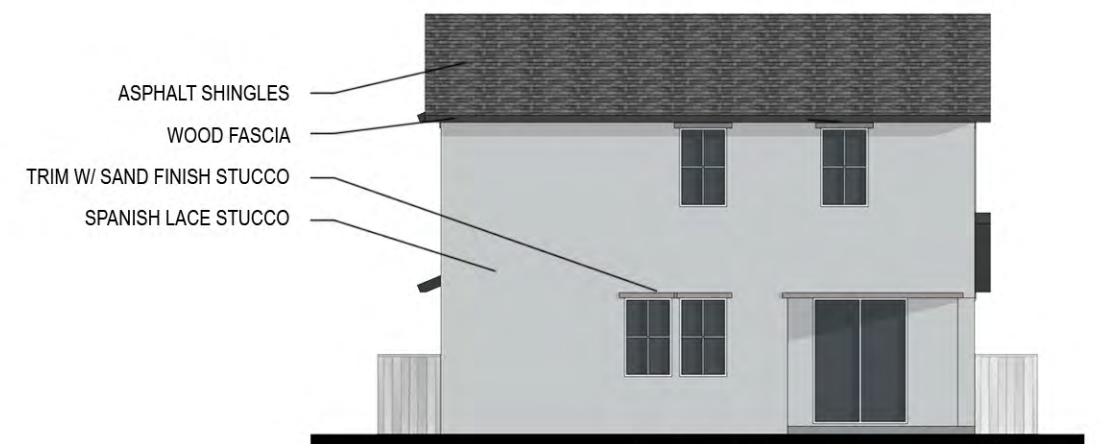
curve
DEVELOPMENT



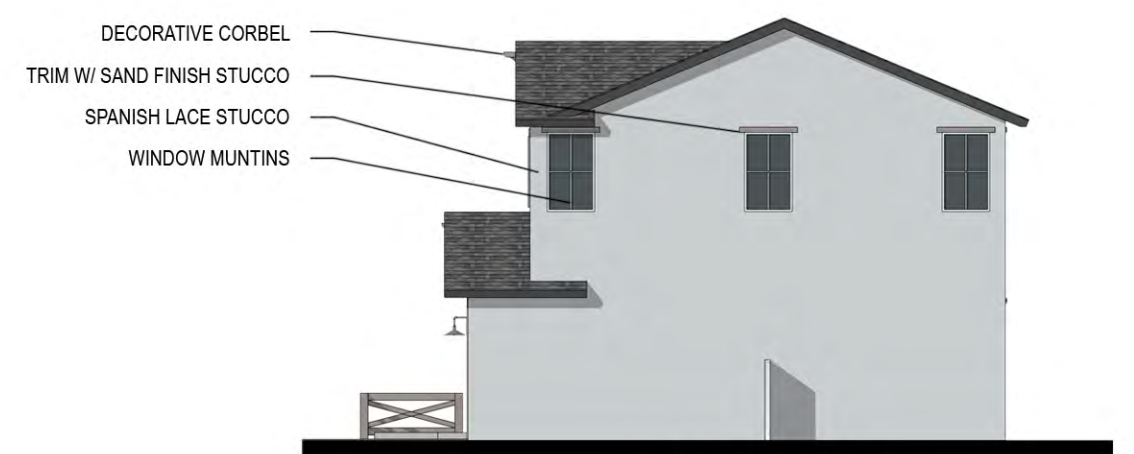
FRONT ELEVATION



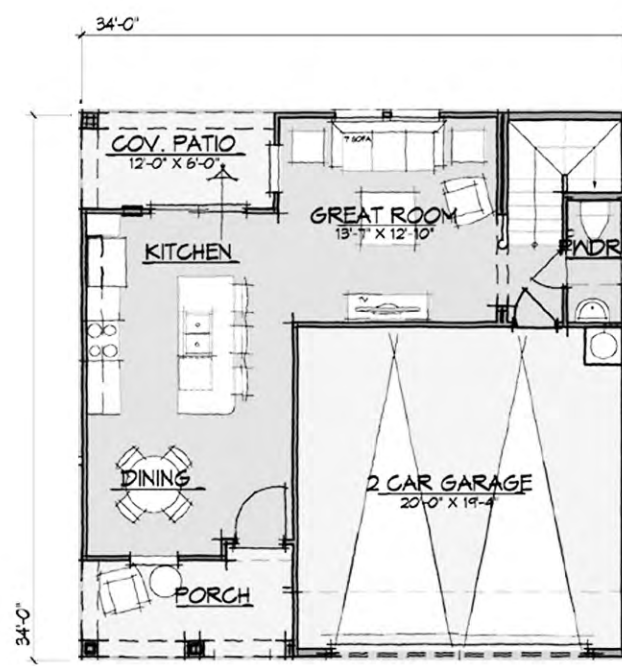
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



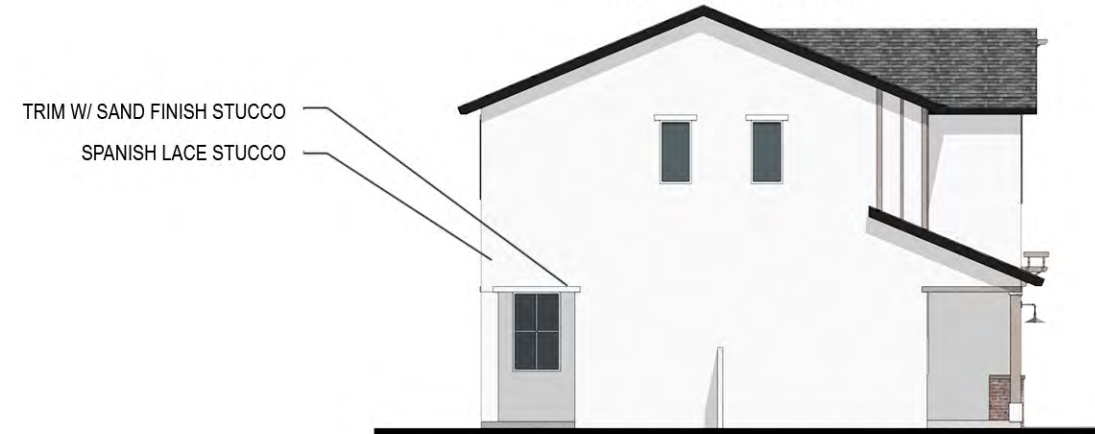
LOWER FLOOR PLAN



UPPER FLOOR PLAN



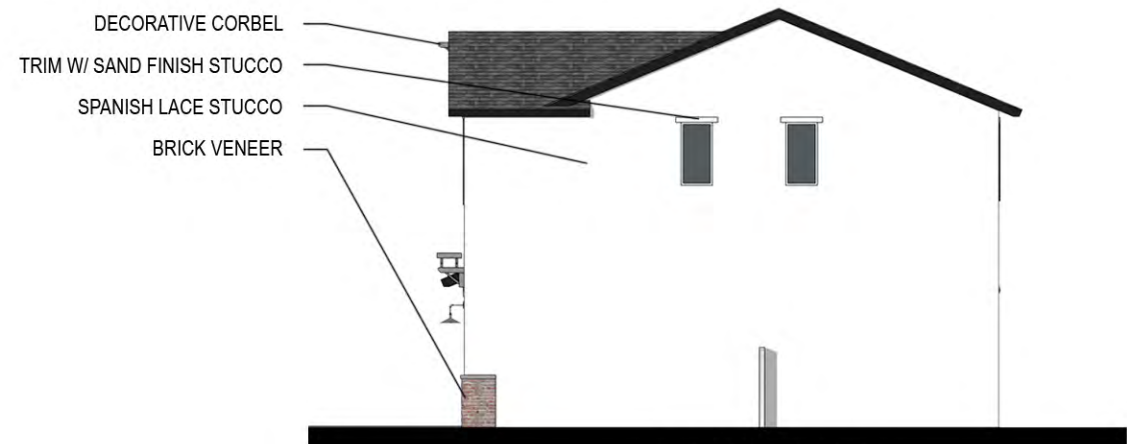
FRONT ELEVATION



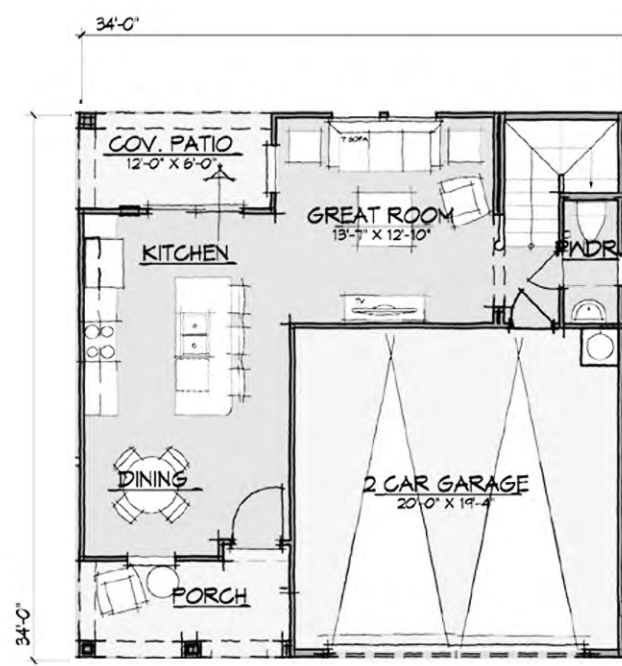
RIGHT ELEVATION



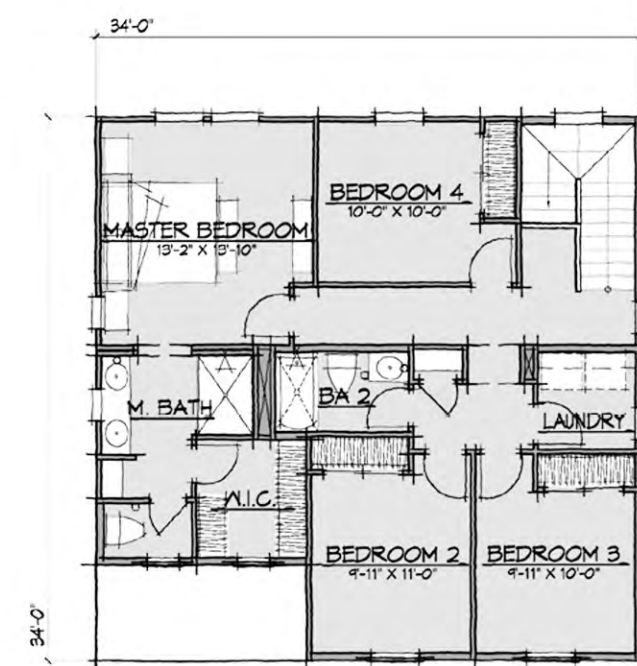
REAR ELEVATION



LEFT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN



- ASPHALT ROOF SHINGLES
- WOOD FASCIA
- DECORATIVE SHUTTERS
- COACH LIGHT
- WOOD POST



FRONT ELEVATION

- TRIM W/ SAND FINISH STUCCO
- SPANISH LACE STUCCO



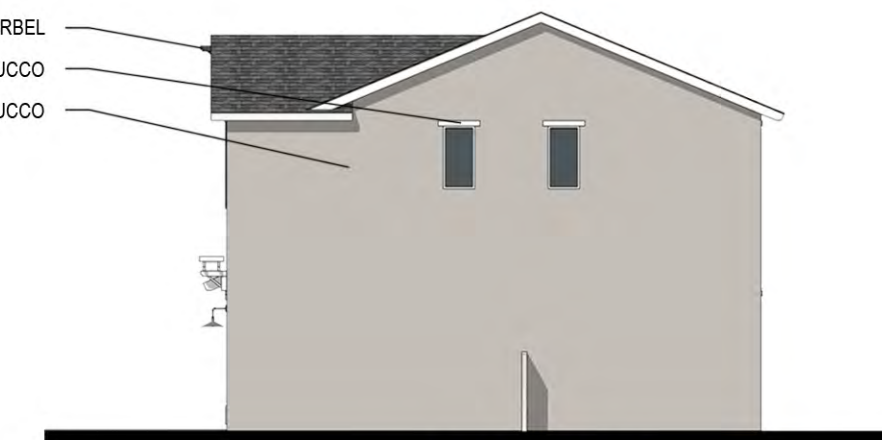
RIGHT ELEVATION

- ASPHALT SHINGLES
- WOOD FASCIA
- TRIM W/ SAND FINISH STUCCO
- SPANISH LACE STUCCO



REAR ELEVATION

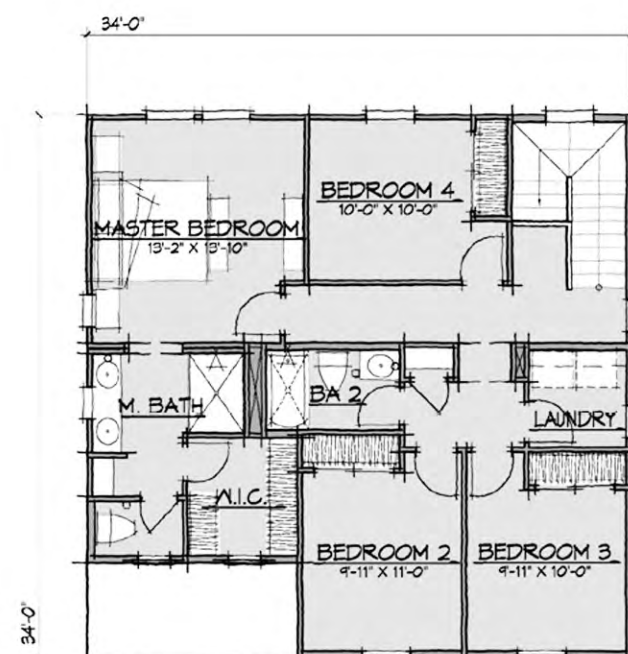
- DECORATIVE CORBEL
- TRIM W/ SAND FINISH STUCCO
- SPANISH LACE STUCCO



LEFT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

CURVE DEVELOPMENT

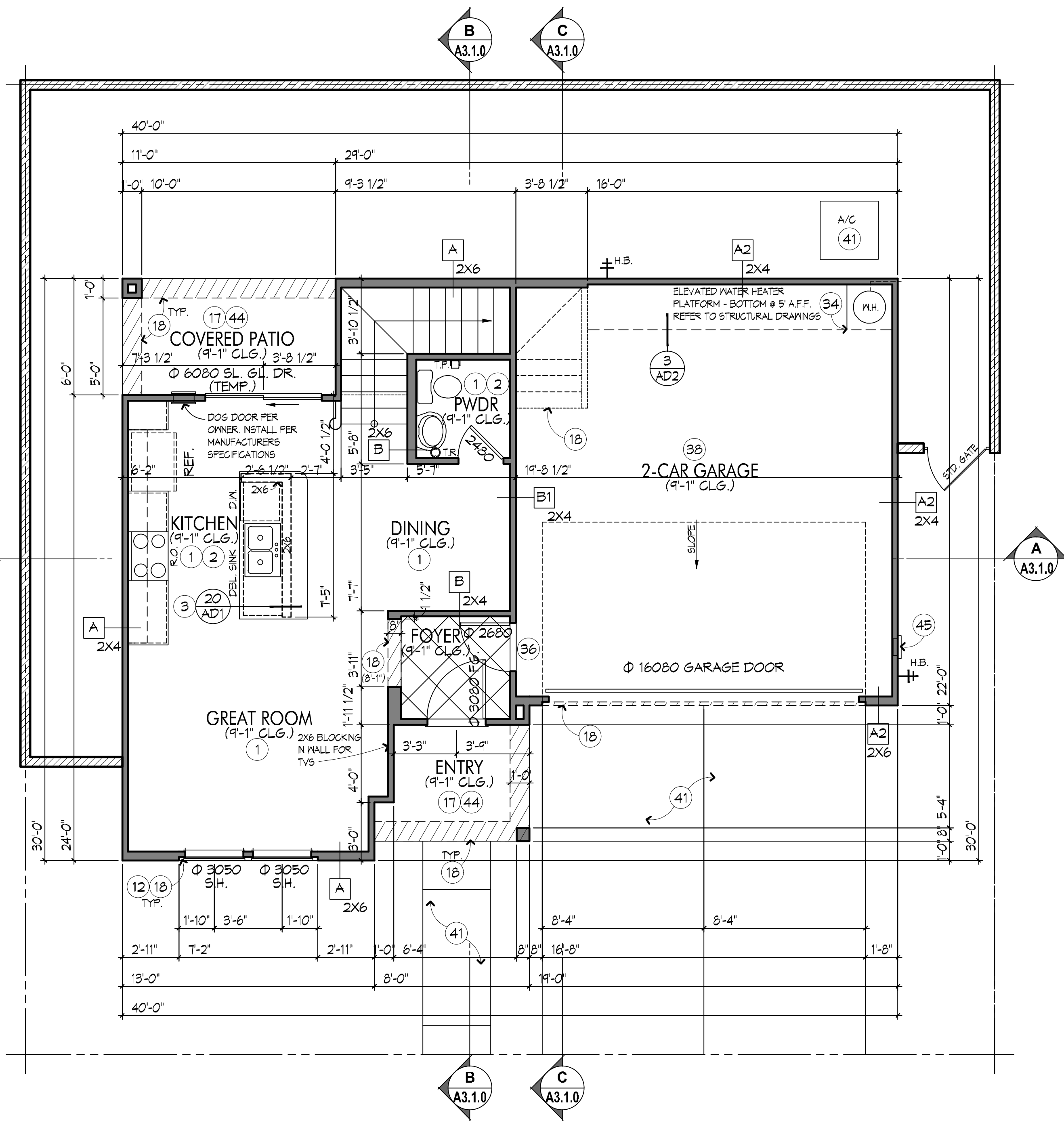
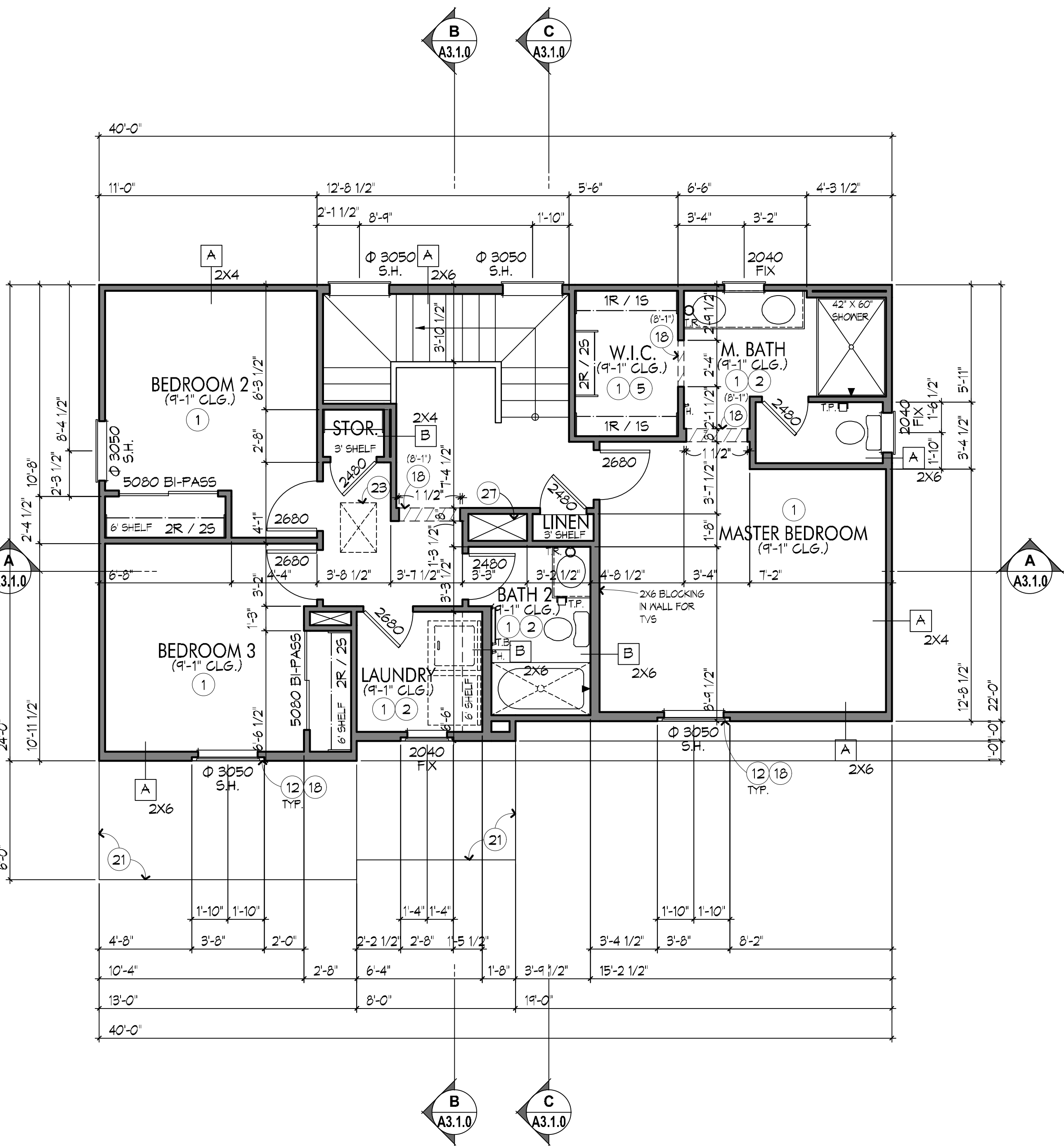
7.28.2020

PLAN 4 B - 1589 S.F.

CYRENE AT FIDDYMMENT RANCH

curve
DEVELOPMENT

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05/21/2020 16:26:26
05/27/2020 15:49:43
05/27/2020 15:51:03
05/28/2020 09:32:31
05/29/2020 11:58:05
06/16/2020 14:28:29
06/16/2020 14:28:49
07/14/2020 13:59:21



GENERAL NOTES

- REFER TO ARCHITECTURAL NOTES AND BUILDER'S SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION.
- REFER TO GD SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT).
- ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS' BUILDING/SAFETY DEPARTMENT. READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
- DIMENSIONS OF FLOOR PLAN(S) AND INTERIOR ELEVATIONS ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
- PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.

KEYED NOTES

- COORDINATE FINISH FLOOR MATERIAL AND LIMIT OF FINISH W/ OWNER.
- COORDINATE CABINETRY/ SHELVING/ HARDWARE WITH BUILDER. SEE SPECIFICATIONS AND DETAILS/ INTERIOR ELEVATIONS ON SHEET A4.1.0.
- ISLAND / PENINSULA: CONTRACTOR TO COORDINATE 2X FPLY WALL HEIGHT AND MATERIAL WITH BUILDER. PROVIDE ELECTRICAL CONDUIT IN FLOOR SLAB AS REQUIRED. COORDINATE WITH ALL TRADES.
- COORDINATE CLOSET ROD AND/OR SHELF(S) WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM UNING.
- EXTERIOR ARCHITECTURAL FEATURE. REFER TO ELEVATIONS and/or FLOOR PLANS FOR ADDL INFO. PROVIDE (2) LAYERS BUILDING PAPER AND A BITUMINOUS MEMBRANE AT ALL FLAT SURFACES. PROVIDE SLOPE FOR DRAINAGE.
- EXTERIOR GYPSUM SOFFIT BOARD AT CEILING. REFER TO ARCHITECTURAL NOTES FOR ADDL INFO.
- LINE OF SOFFIT/ CEILING TRANSITION. REFER TO INTERIOR ELEVATIONS and/or EXTERIOR ELEVATIONS FOR ADDL INFO.
- LINE OF FIRST FLOOR BELOW.
- ATTIC SCUTTLE. REFER TO ARCHITECTURAL NOTES.
- A/C CHASE.
- WATER HEATER ON -18" HIGH PLATFORM WITH T & P R.V. FULL-SIZE DRAINAGE TO EXTERIOR MIN. 6" ABOVE GRADE. REFER TO ARCHITECTURAL NOTES.
- PROVIDE 1 3/4" SOLID CORE WOOD DOOR AND FRAME, SELF-CLOSING, SELF-LATCHING WITH SMOKE CONTROL SWEEPS AND SEALS AT THIS LOCATION.
- 1" LAYER 1/2" GYPSUM BOARD AT GARAGE CEILING. (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE GARAGE CEILING WHEN FLOOR FRAMING IS ABOVE.
- EXTERIOR FLATWORK. REFER TO ARCHITECTURAL NOTES.
- CONC. SLAB. SLOPE 1/8" PER FOOT AWAY FROM BUILDING. REFER TO STRUCTURAL DRAWINGS.
- UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.

WALL SCHEDULE

- PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL NET AREAS (IRC 102.3). NOT PERMITTED AT SHOWERS AND OTHER AREAS OF HIGH HUMIDITY.

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.

- A**
- EXTERIOR FINISH/ E.I.F.S. PER SPECIFICATIONS. EXTERIOR FACE REFER TO ELEVATIONS FOR ADDL FINISH APPLICATIONS.
 - 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DNGS.
 - INSULATION @ ALL STUD SPACES PER AN SHEETS - CHAPTER 11 ENERGY EFFICIENCY.
 - 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- A2**
- SAME AS 'A', EXCEPT:
 - NO INSULATION @ WALL.
- B**
- 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DNGS.
- B1**
- 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
 - SAME AS 'B', EXCEPT:
 - INSULATION @ ALL STUD SPACES PER AN SHEETS - CHAPTER 11 ENERGY EFFICIENCY.



Linderoth Associates
ARCHITECTS
8135 E Indian Bend Road, Suite 103
Scottsdale, Arizona 85250
P480.941.0840 F480.941.1041

PRELIMINARY
NOT FOR CONSTRUCTION

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JOB NUMBER: 20-003C

Project Mgr: marcim

ISSUE DATE:

06-24-2020 Initial Submittal

MARK	DATE	COMMENT
△		
△		
△		
△		
△		

Curve
DEVELOPMENT
6263 N SCOTTSDALE ROAD
SUITE 216
SCOTTSDALE, ARIZONA 85250
480.568.8720

PLAN - 1367
FIDDYMENT
RANCH
CITY OF COSVILLE, CALIFORNIA

FLOOR PLAN

1/4" = 1'-0"

A1.1.0

03/04/2020 11:05:28

03/13/2020 10:17:04

05/06/2020 16:43:04

05/06/2020 16:44:37

05/20/2020 13:57:58

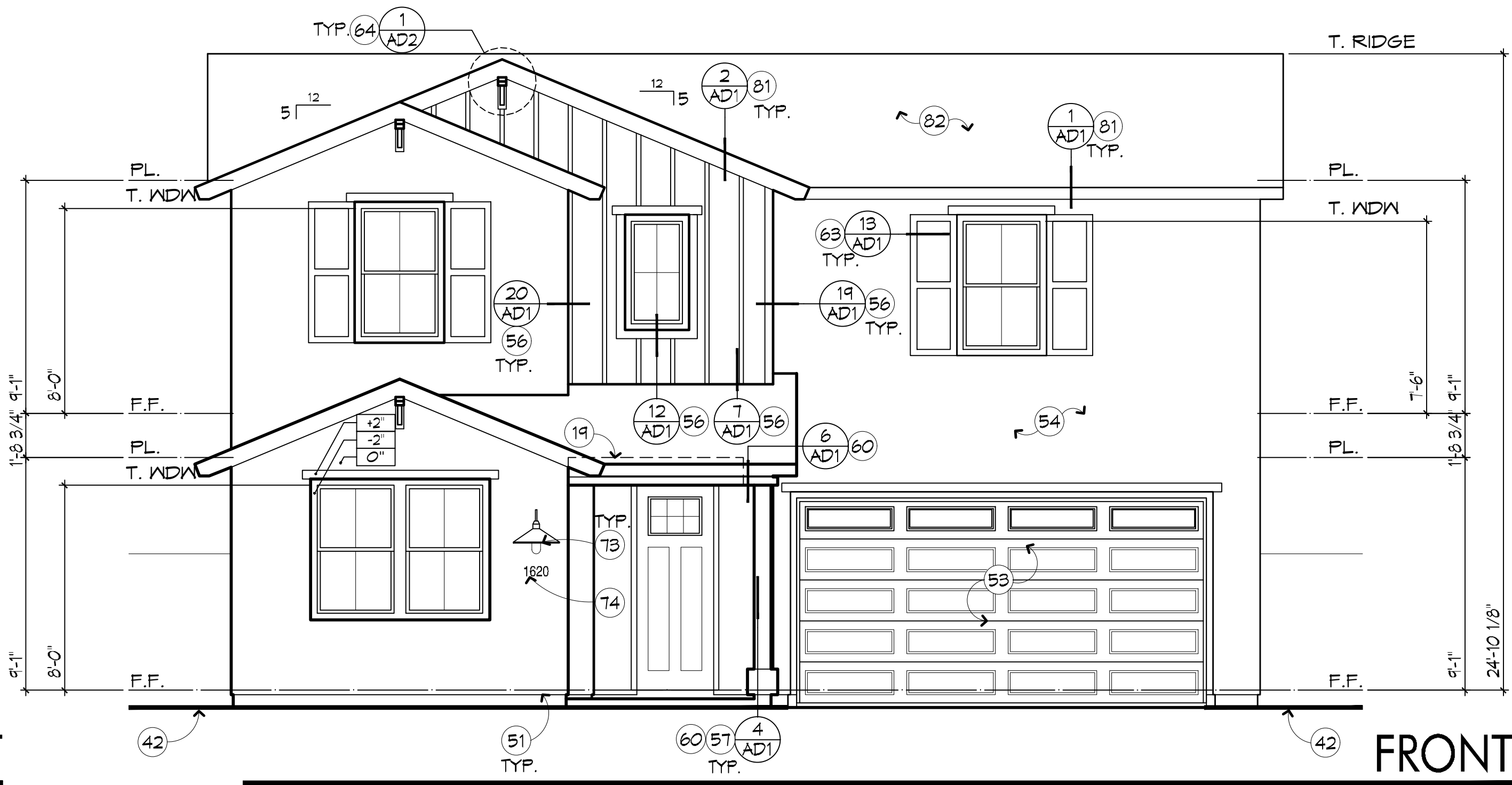
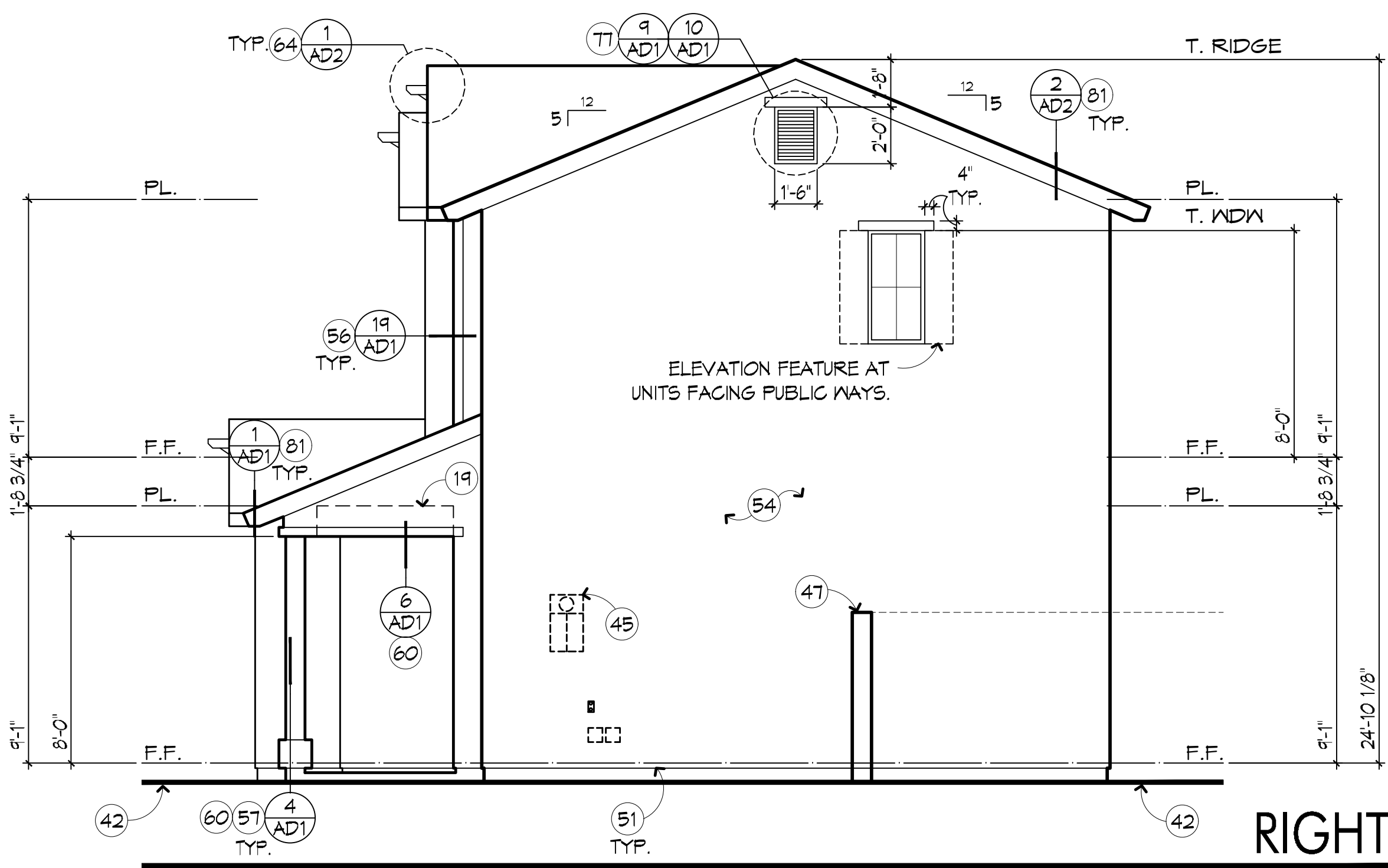
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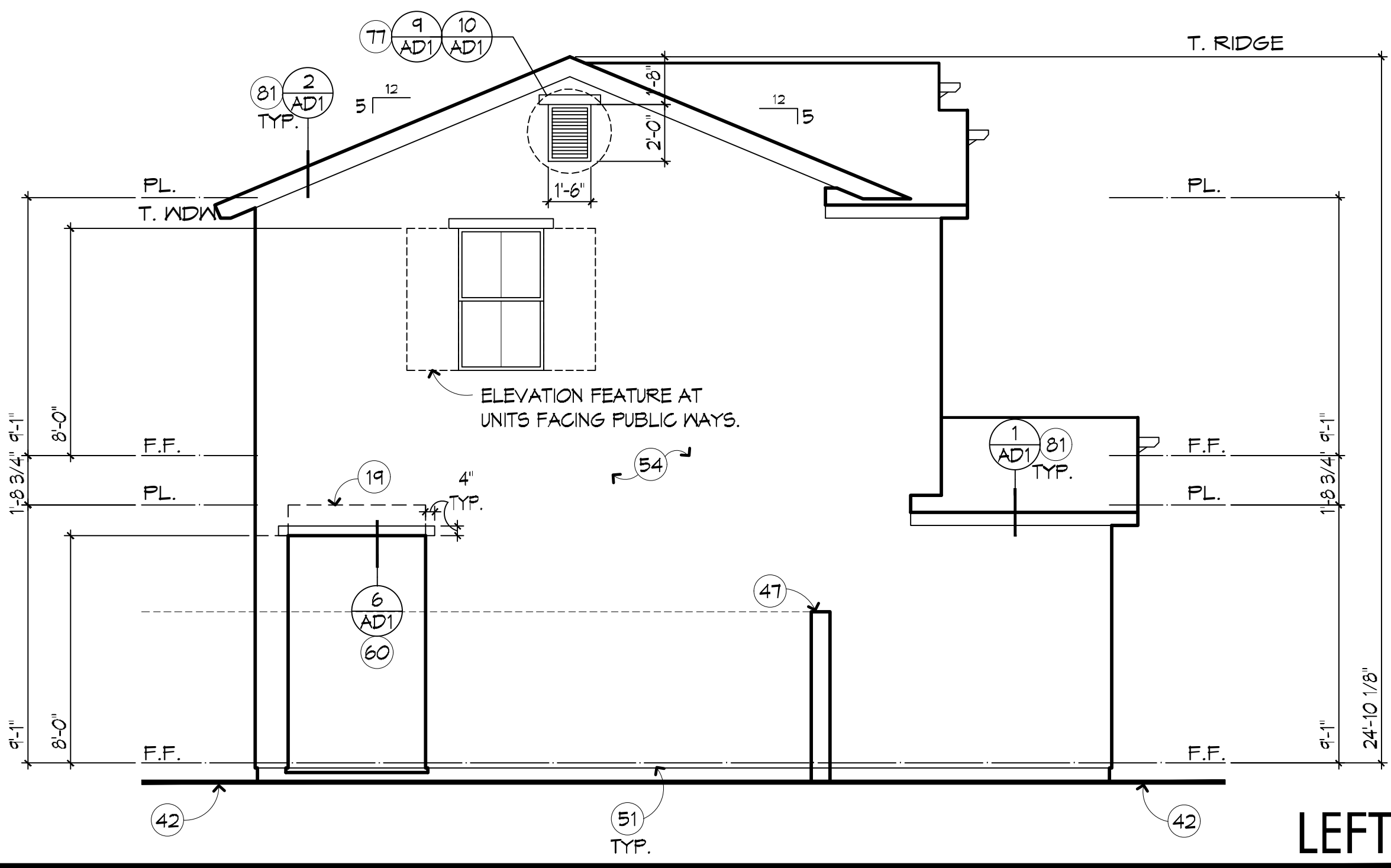
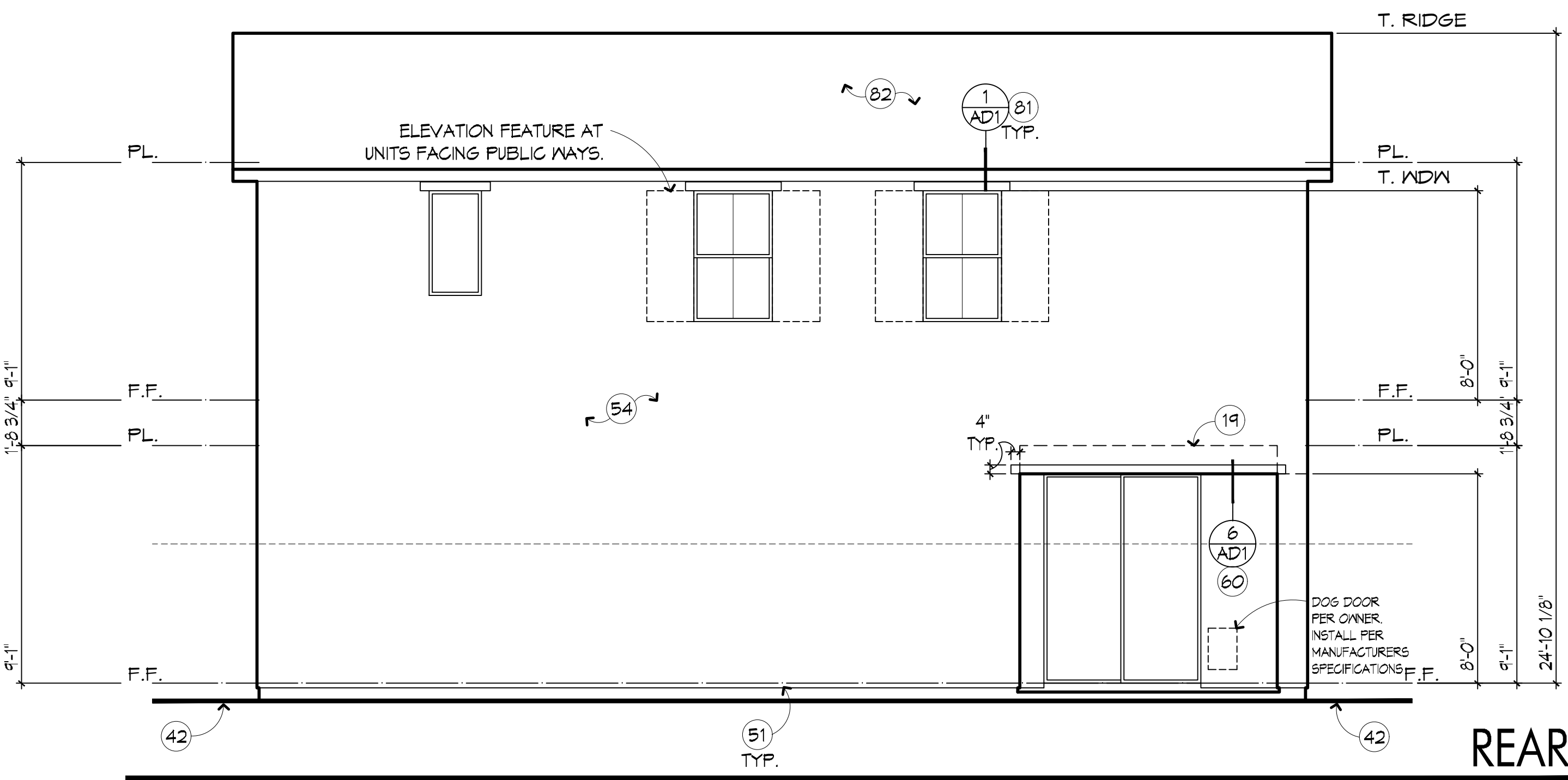
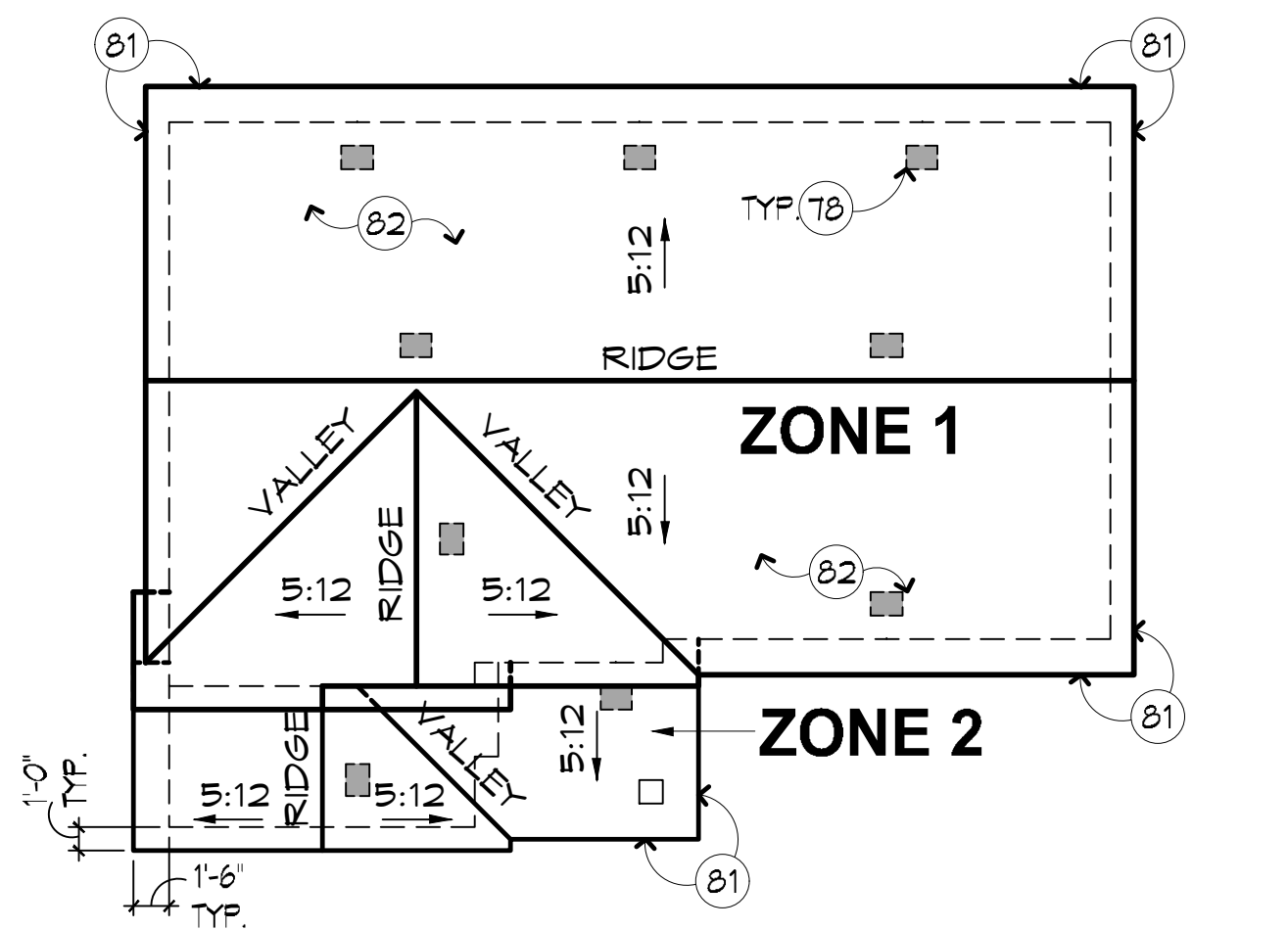
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07/14/2020 13:59:40



- ### GENERAL NOTES
- REFER TO ARCHITECTURAL NOTES AND BUILDER'S SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION.
 - REFER TO 6D SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT).
 - ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS' BUILDING/SAFETY DEPARTMENT. READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
 - FINISH DIMENSIONS AND OFFSET REFERENCES SHOWN ARE MEASURED TO FACE OF FINISH UNLESS REFERRED TO GENERAL DETAILS (6D) SHEETS FOR STANDARD DOOR / WINDOW HEADER HEIGHTS AND ADDITIONAL INFORMATION.
- ### KEYED NOTES
- LINE OF CEILING BEYOND.
 - FINISH GRADE. SLOPE MIN. 5% AWAY FROM BUILDING.
 - UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
 - SITE WALL. (FINISH TO MATCH RESIDENCE)
 - METAL WEEP SCREED.
 - OVERHEAD SECTIONAL GARAGE DOOR. REFER TO FLOOR PLAN FOR ADDITIONAL INFO.
 - EXTERIOR INSULATION FINISH SYSTEM. REFER TO ARCHITECTURAL NOTES.
 - VERTICAL BOARD AND BATT SIDING / TRIM. FINISH PER SPECIFICATION.
 - PRE-MANUFACTURED STONE/BRICK FINISH. REFER TO ARCHITECTURAL NOTES.
 - E.I.F.S. OVER 2x WOOD FRAME and/or FOAM SURROUND PROJECTION. SLOPE FOR DRAINAGE.
 - SHUTTERS.
 - CORBELS / BRACKETS.
 - LIGHT FIXTURE.
 - STREET ADDRESS PLAQUE.
 - DECORATIVE ATTIC VENT WITH STUCCO POP-OUT.
 - ATTIC VENT. REFER TO ATTIC VENT CALCULATIONS FOR SIZE AND TYPE.
 - FASCIA/ BARGE.
 - HIGH SLOPE ROOF SYSTEM. REFER TO ARCHITECTURAL NOTES.

ROOF VENT CALCULATIONS					
ZONE 1			ELEVATION "A"		
VENTED AREA: 914.00 SQ. FT.			1/300 RULE		
REQUIRED:			175.49 MIN., 219.36 MAX. HIGH SQ. IN.		
438.72 SQ. IN. OVERALL, 219.36 LOW SQ. IN.					
VENT	TYPE	AREA	QTY.	TOTAL	
OHAGIN LOW	LOW	72.00 ea	4	288.00	
OHAGIN HIGH	HIGH	72.00 ea	3	216.00	
			216.00 HIGH SQ. IN.		
			288.00 LOW SQ. IN.		
VENTING PROVIDED:			504.00 SQ. IN.		
ROOF VENT CALCULATIONS					
ZONE 2			ELEVATION "A"		
VENTED AREA: 126.00 SQ. FT.			1/150 RULE		
REQUIRED:			120.96 SQ. IN.		
VENT	TYPE	AREA	QTY.	TOTAL	
OHAGIN HIGH	HIGH	72.00 ea	2	144.00	
			- HIGH SQ. IN.		
			- LOW SQ. IN.		
VENTING PROVIDED:			144.00 SQ. IN.		



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JOB NUMBER: 20-003C
Project Mgr: marc m
ISSUE DATE:
06-24-2020 Initial Submittal

MARK	DATE	COMMENT
△		
△		
△		
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△		

Curve
DEVELOPMENT
6263 N SCOTTSDALE ROAD
SUITE 216
SCOTTSDALE, ARIZONA 85250
480.568.8720

PLAN - 1367
FIDDYMENT
RANCH
CITY OF COSVILLE, CALIFORNIA

EXTERIOR
ELEVATIONS &
ROOF PLAN A

1/4" = 1'-0"

A2.1.0

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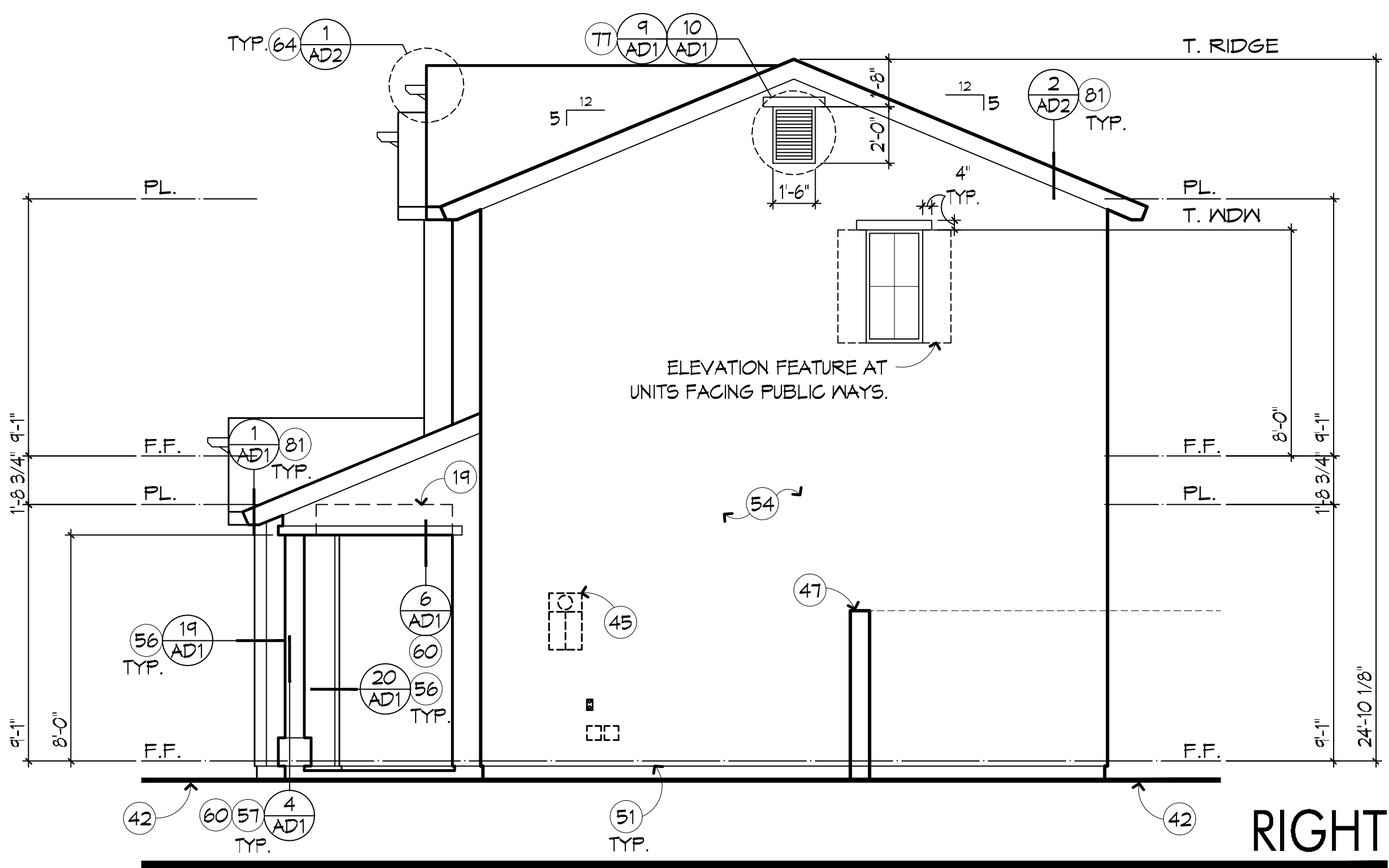
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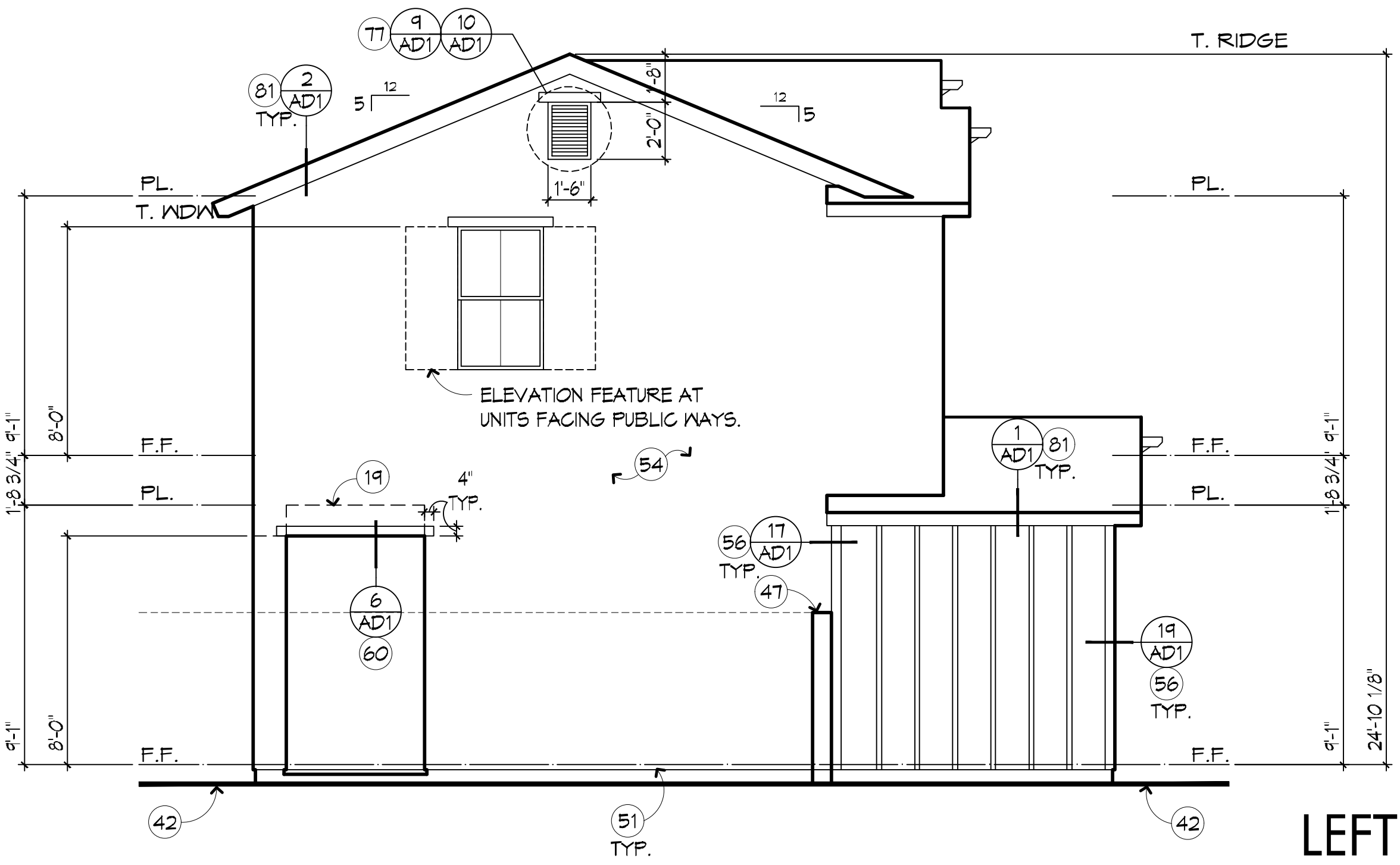
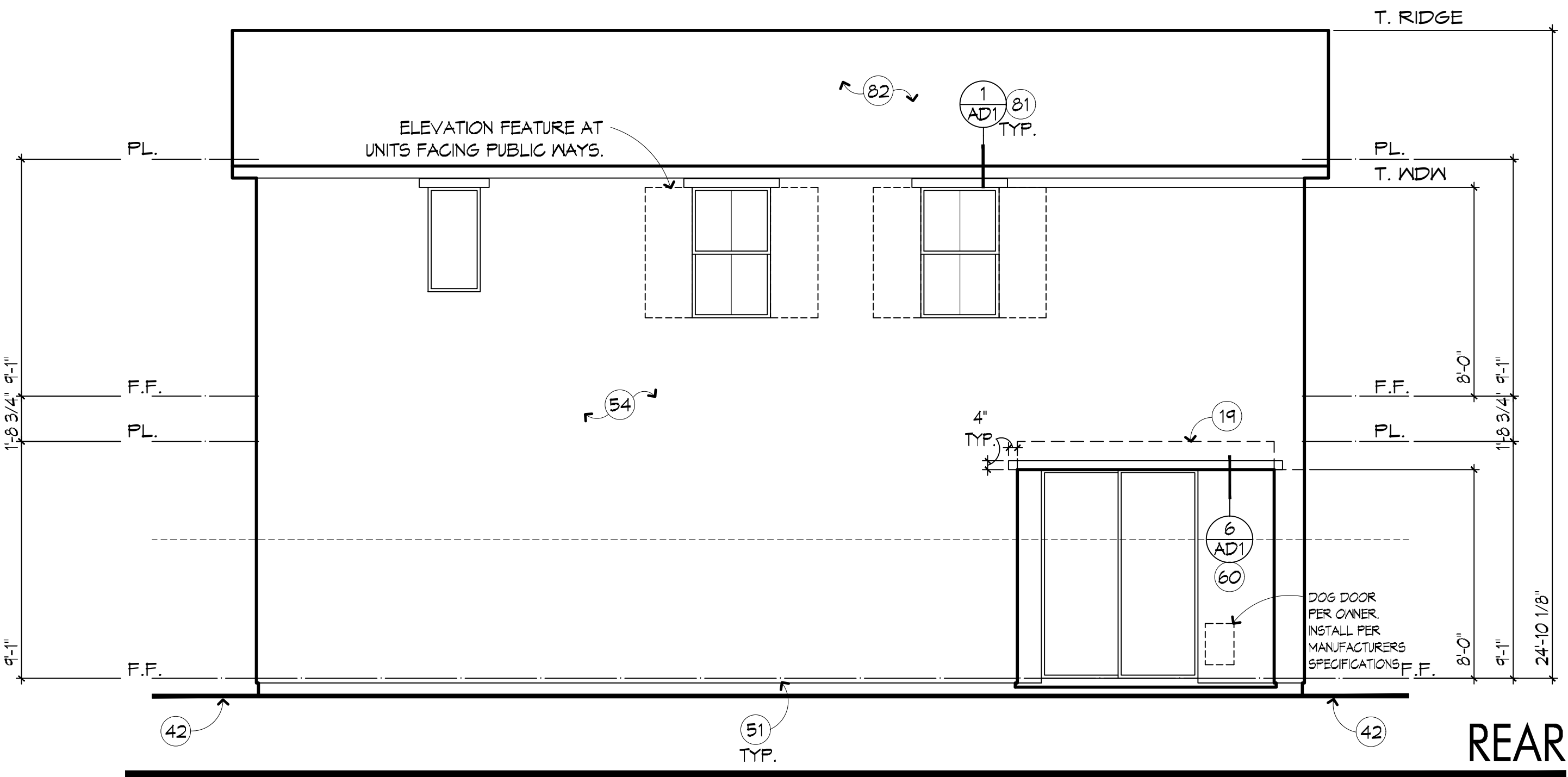
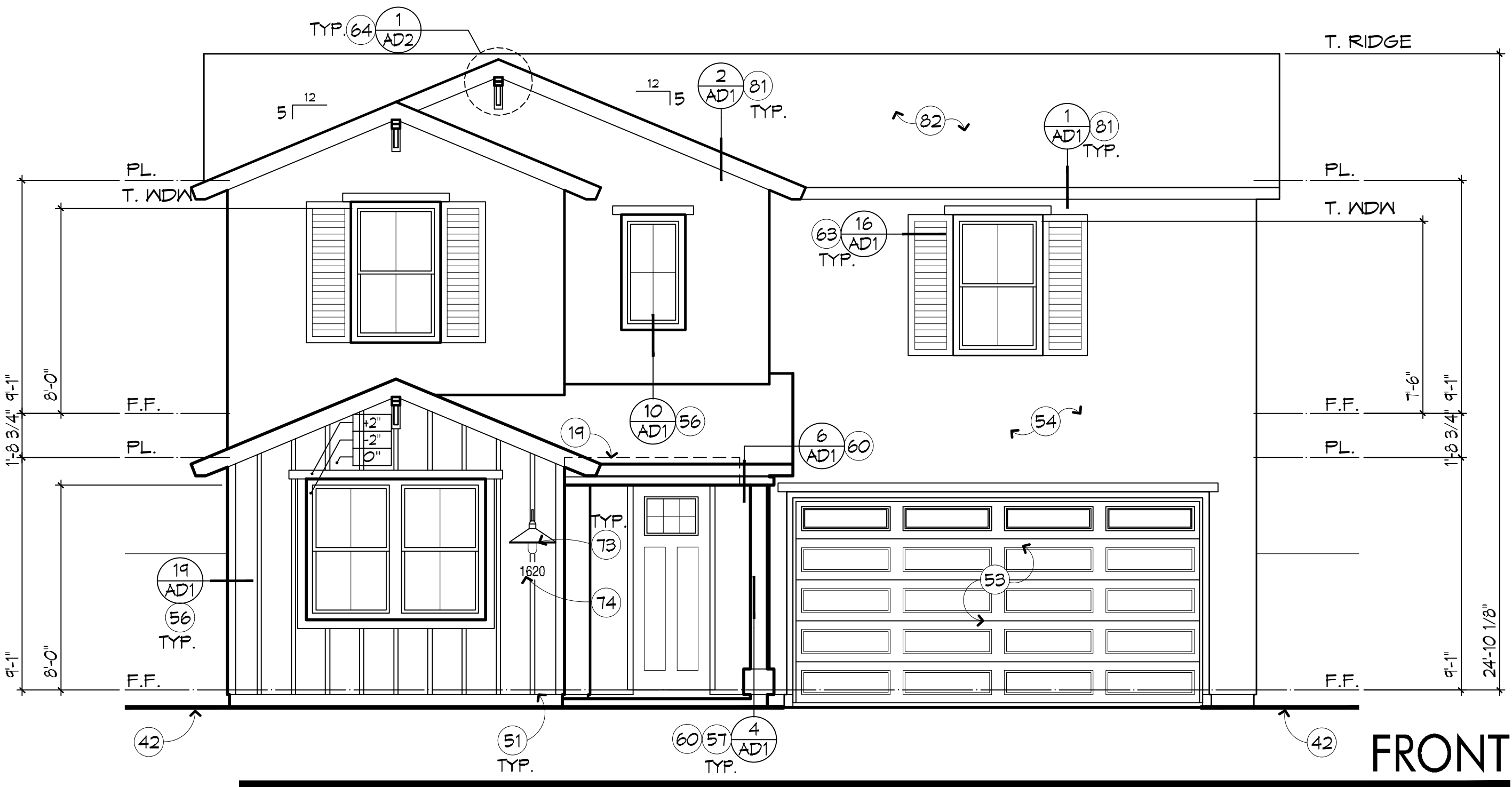
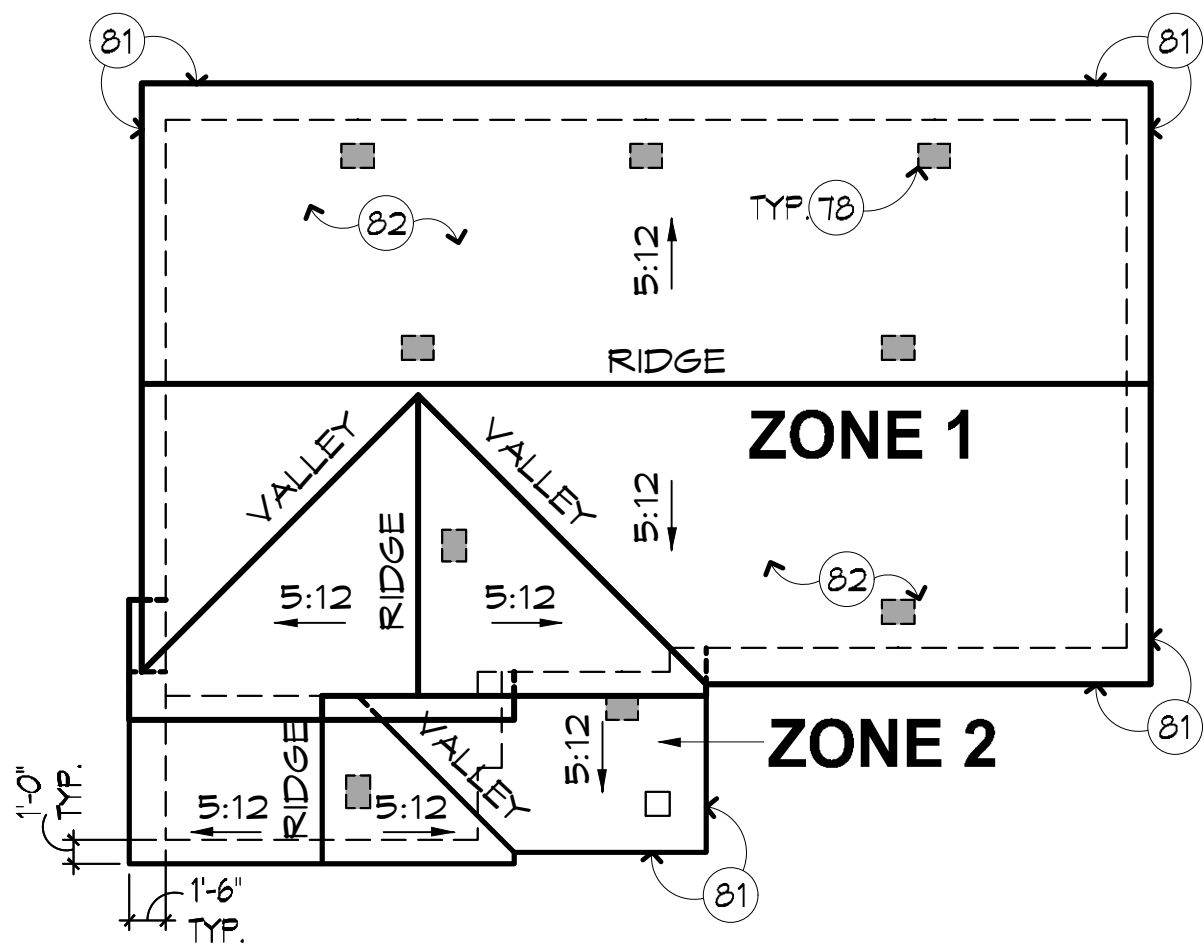
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ROOF VENT CALCULATIONS					
ZONE 1			ELEVATION "B"		
VENTED AREA: 914.00 SQ. FT.			1/300 RULE		
REQUIRED: 175.49 MIN., 219.36 MAX. HIGH SQ. IN.					
438.72 SQ. IN. OVERALL, 219.36 LOW SQ. IN.					
VENT	TYPE	AREA	QTY.	TOTAL	
OHAGIN LOW	LOW	72.00 ea	4	288.00	
OHAGIN HIGH	HIGH	72.00 ea	3	216.00	
			216.00 HIGH SQ. IN.		
			288.00 LOW SQ. IN.		
VENTING PROVIDED:			504.00 SQ. IN.		

ROOF VENT CALCULATIONS					
ZONE 2			ELEVATION "B"		
VENTED AREA: 126.00 SQ. FT.			1/150 RULE		
REQUIRED:			120.96 SQ. IN.		
VENT	TYPE	AREA	QTY.	TOTAL	
OHAGIN HIGH	HIGH	72.00 ea	2	144.00	
			- HIGH SQ. IN.		
			- LOW SQ. IN.		
VENTING PROVIDED:			144.00 SQ. IN.		



GENERAL NOTES

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- FINISH DIMENSIONS AND OFFSET REFERENCES SHOWN ARE MEASURED TO FACE OF FINISH UNO. REFER TO GENERAL DETAILS (6D) SHEETS FOR STANDARD DOOR / WINDOW HEADER HEIGHTS AND ADDITIONAL INFORMATION.

KEYED NOTES

- LINE OF CEILING BEYOND.
- FINISH GRADE. SLOPE MIN. 5% AWAY FROM BUILDING.
- UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
- SITE WALL. (FINISH TO MATCH RESIDENCE)
- METAL WEEP SCREED.
- OVERHEAD SECTIONAL GARAGE DOOR. REFER TO FLOOR PLAN FOR ADDITIONAL INFO.
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- STREET ADDRESS PLAQUE.
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- ATTIC VENT. REFER TO ATTIC VENT CALCULATIONS FOR SIZE AND TYPE.
- FASCIA/ BARGE.
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Project Mgr: marc m

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Curve
DEVELOPMENT

6263 N SCOTTSDALE ROAD
SUITE 216
SCOTTSDALE, ARIZONA 85250
480.568.8720

PLAN - 1367
FIDDYMENT
RANCH
CITY OF COSVILLE, CALIFORNIA

EXTERIOR
ELEVATIONS &
ROOF PLAN B

1/4" = 1'-0"

A2.2.0

1. REFER TO ARCHITECTURAL NOTES AND BUILDER'S SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION.
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4. DIMENSIONS OR FLOOR PLAN(S) AND INTERIOR ELEVATIONS ARE SHOWN ON FACE OF STUDY TYPES UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
6. PROVIDE INSULATION AT ALL MALL AND CEILING LOCATIONS UNLESS OTHERWISE NOTED FROM THE FOLLOWING CONDITIONED SPACES TO MALL SCHEDULE AND ARCHITECTURAL NOTES FOR MINIMUM MALL AND CEILING INSULATION REQUIREMENTS.



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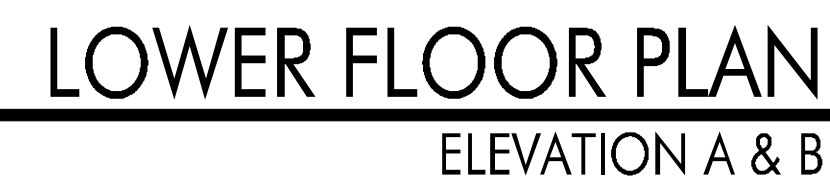
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curve
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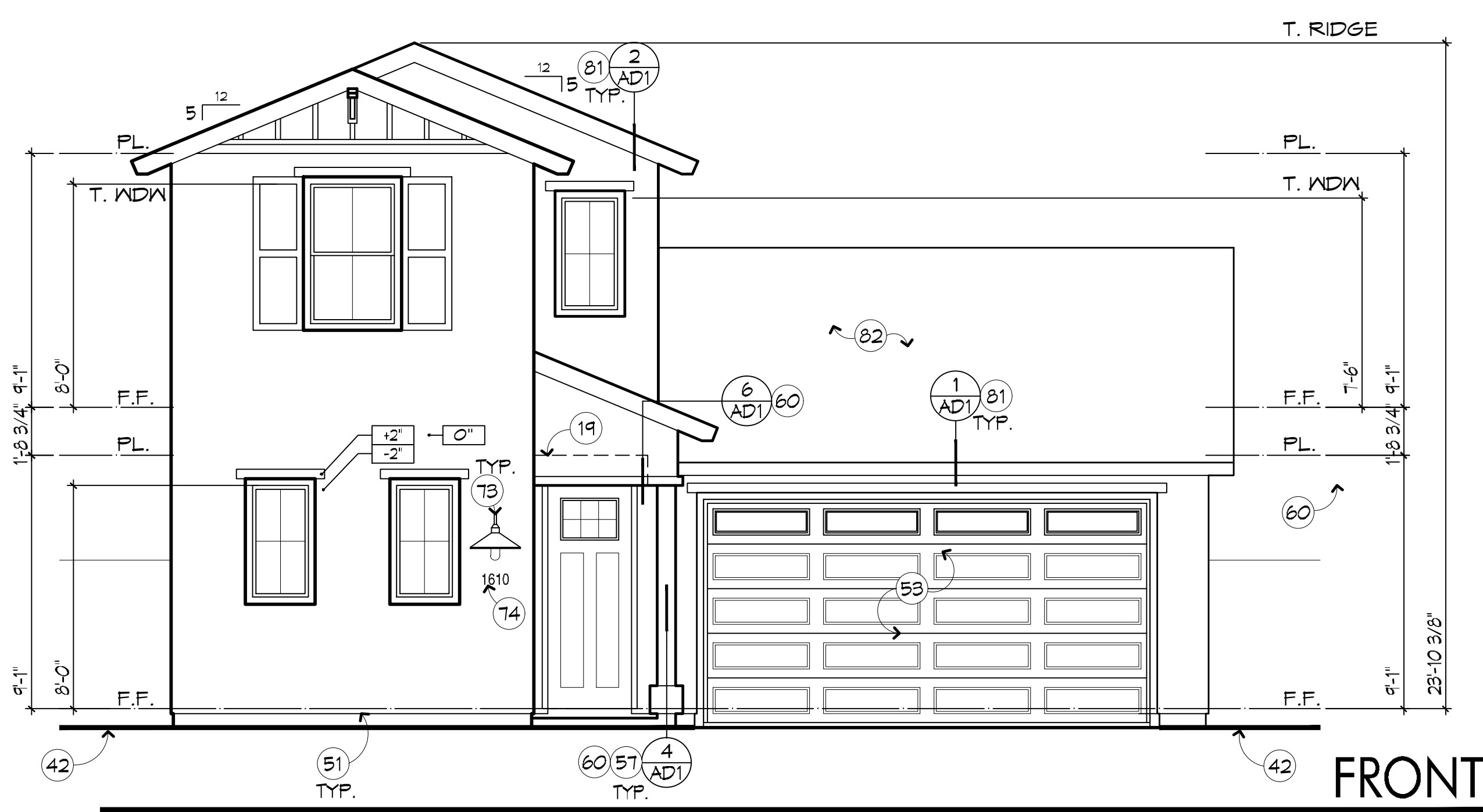
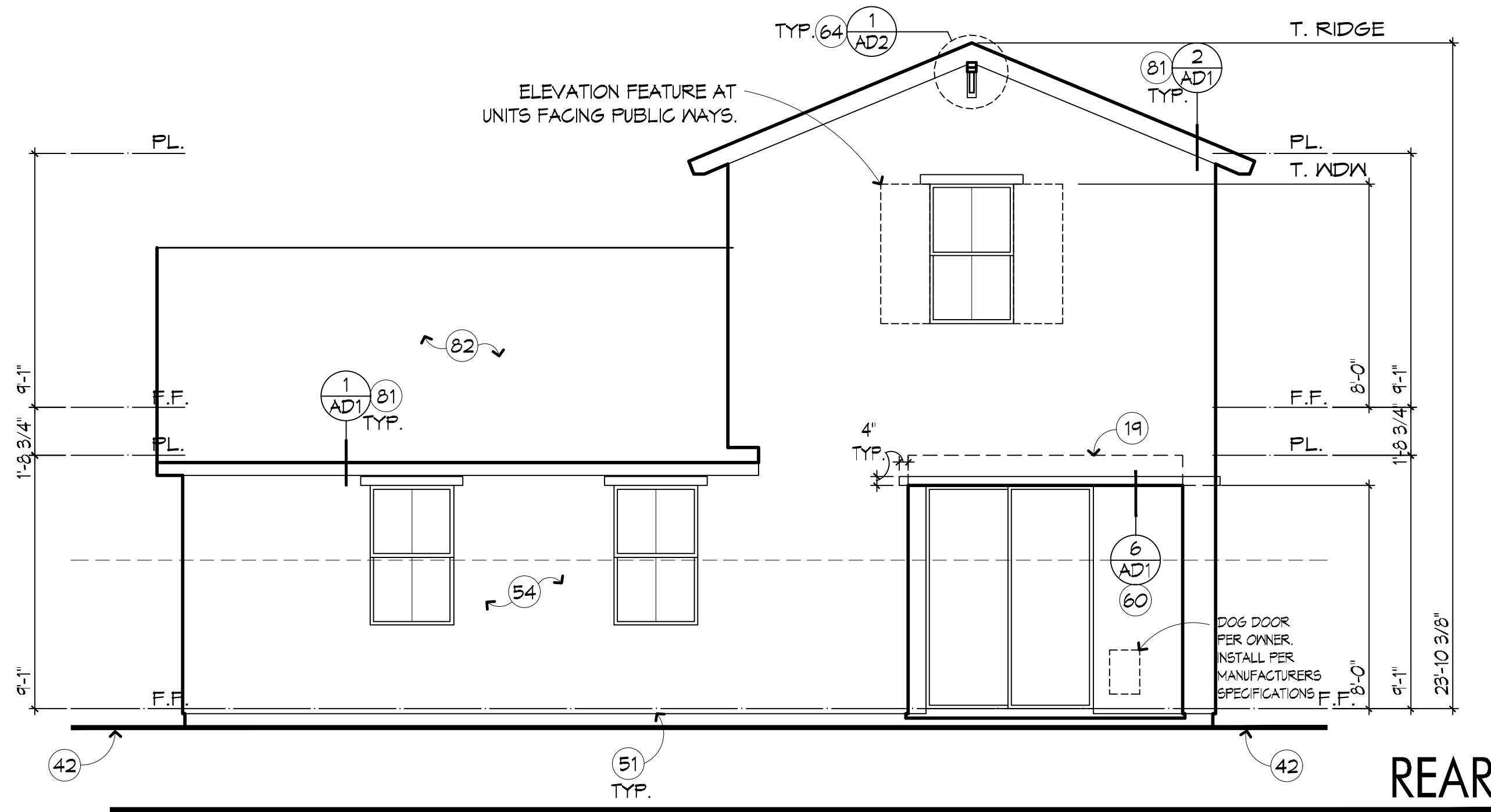
6763 N SCOTTSDALE ROAD
SUITE 216
SCOTTSDALE, ARIZONA 85250
480.568.8720

PLAN - 1406
FIDDYMENT
RANCH
CITY OF COSEVILLE, CALIFORNIA

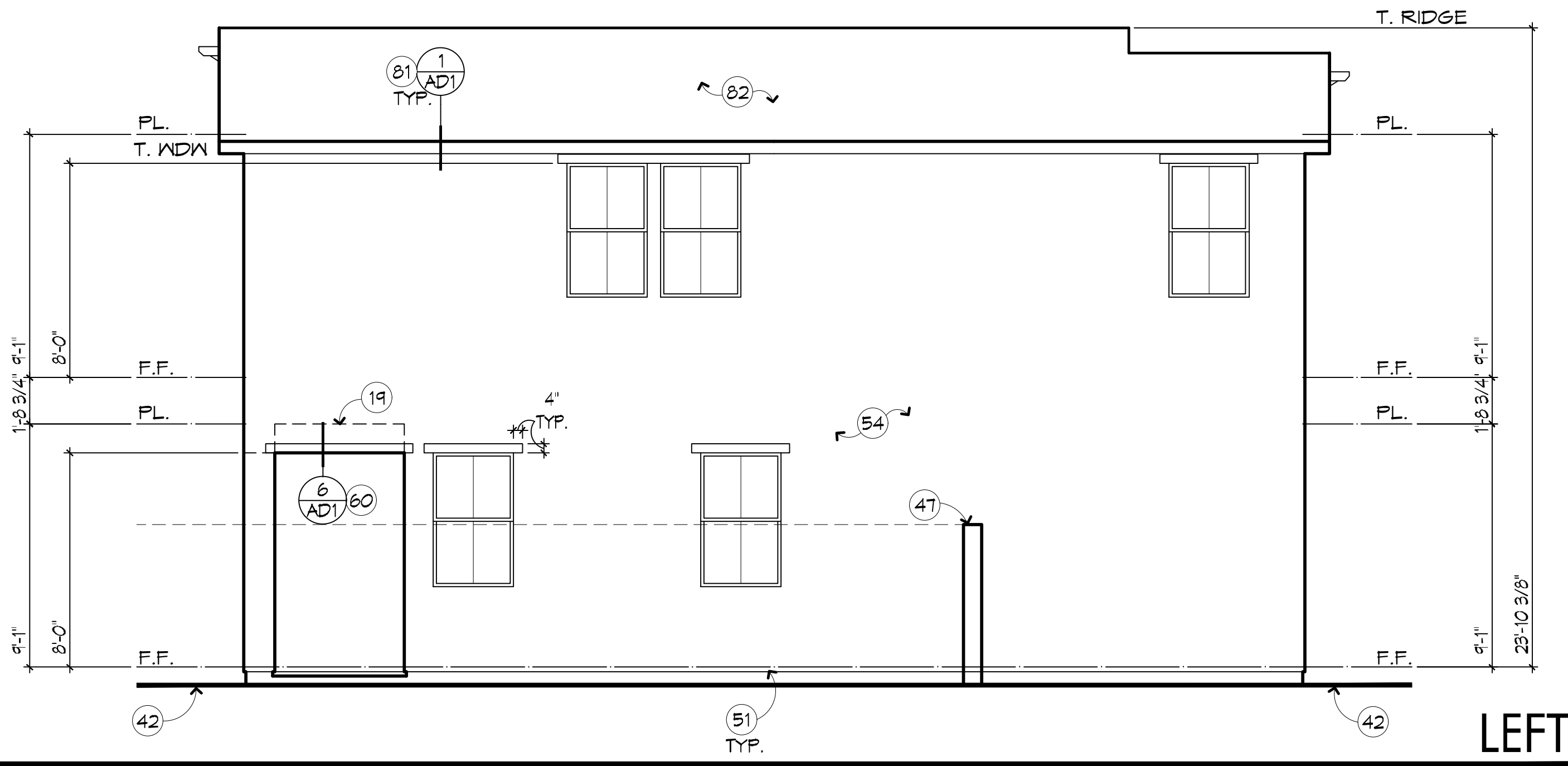
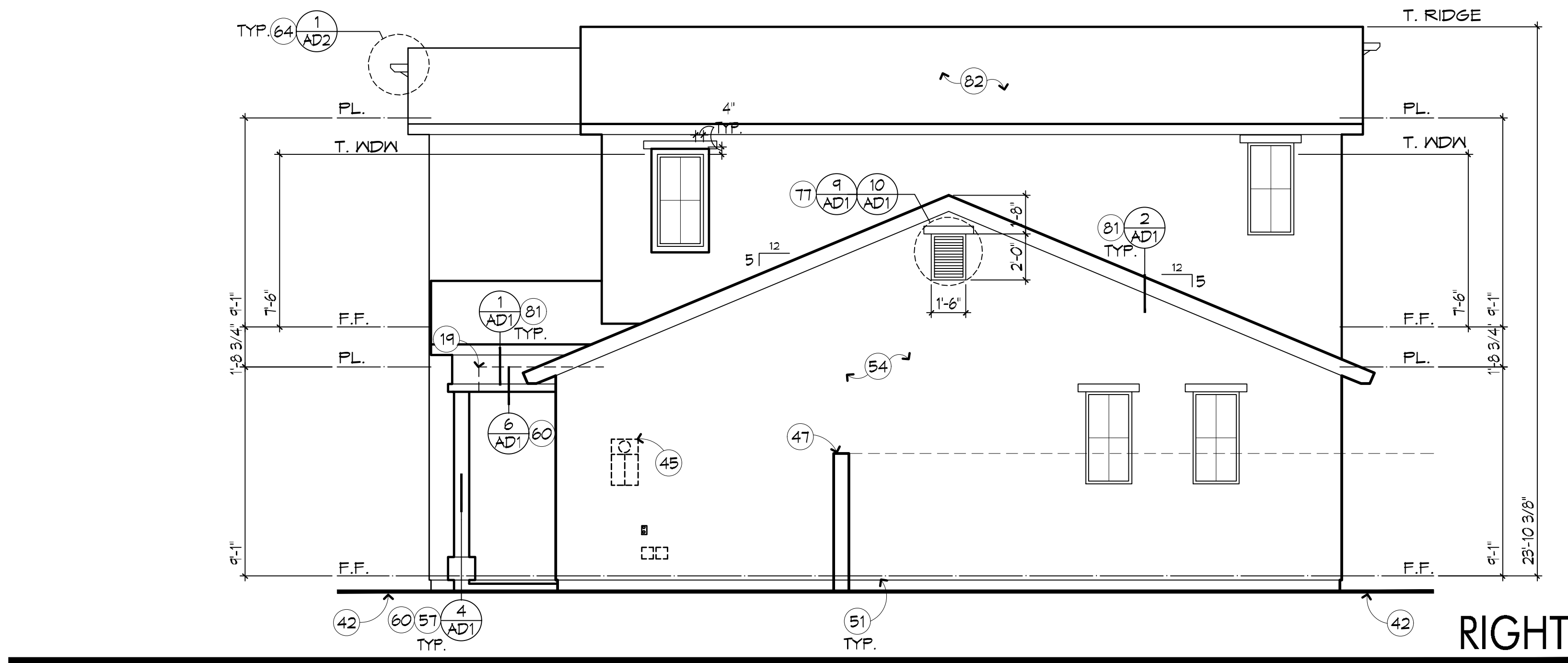
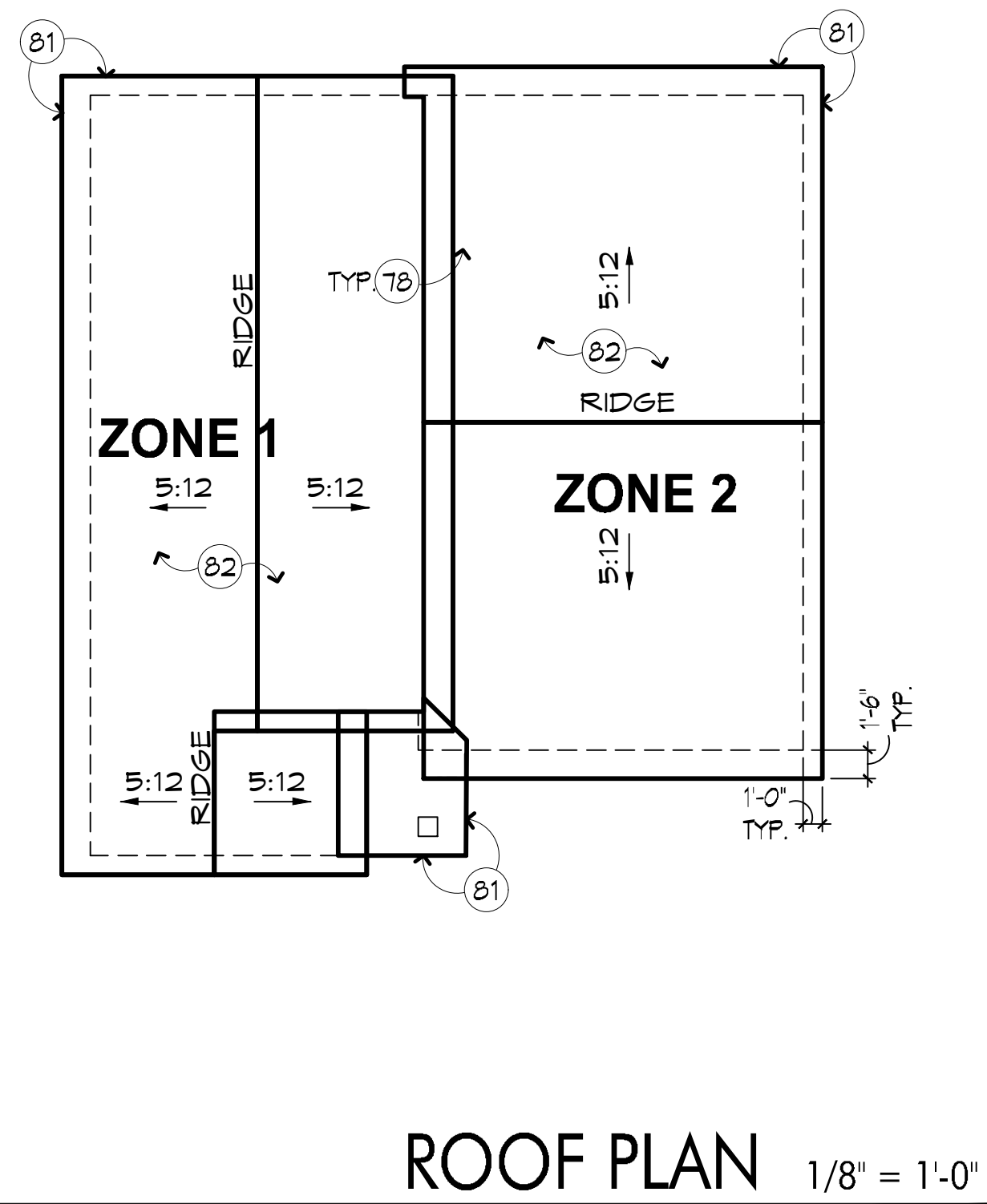
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06/30/2020 16:08:06
07/14/2020 14:01:31



ROOF VENT CALCULATIONS				
ZONE 1		ELEVATION "A"		
VENTED AREA: 993.67 SQ. FT.		1/300 RULE		
REQUIRED: 190.78 MIN, 238.48 MAX, HIGH SQ. IN.				
416.96 SQ. IN. OVERALL, 238.48 LOW SQ. IN.				
VENT	TYPE	AREA	QTY.	TOTAL
O'HASIN LOW	LOW	12.00 ea	4	288.00
O'HASIN HIGH	HIGH	12.00 ea	3	216.00
		216.00 HIGH SQ. IN.		
		288.00 LOW SQ. IN.		
VENTING PROVIDED:		504.00 SQ. IN.		
ROOF VENT CALCULATIONS				
ZONE 2		ELEVATION "A"		
VENTED AREA: 162.33 SQ. FT.		1/150 RULE		
REQUIRED:		155.84 SQ. IN.		
VENT	TYPE	AREA	QTY.	TOTAL
O'HASIN HIGH	HIGH	12.00 ea	3	216.00
		- HIGH SQ. IN.		
		- LOW SQ. IN.		
VENTING PROVIDED:		216.00 SQ. IN.		



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 - METAL WEEP SCREED.
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 - EXTERIOR INSULATION FINISH SYSTEM. REFER TO ARCHITECTURAL NOTES.
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 - CORBELS / BRACKETS.
 - LIGHT FIXTURE.
 - STREET ADDRESS PLAQUE.
 - DECORATIVE ATTIC VENT WITH STUCCO POP-OUT.
 - ATTIC VENT. REFER TO ATTIC VENT CALCULATIONS FOR SIZE AND TYPE.
 - FASCIA/ BARGE.
 - HIGH SLOPE ROOF SYSTEM. REFER TO ARCHITECTURAL NOTES.



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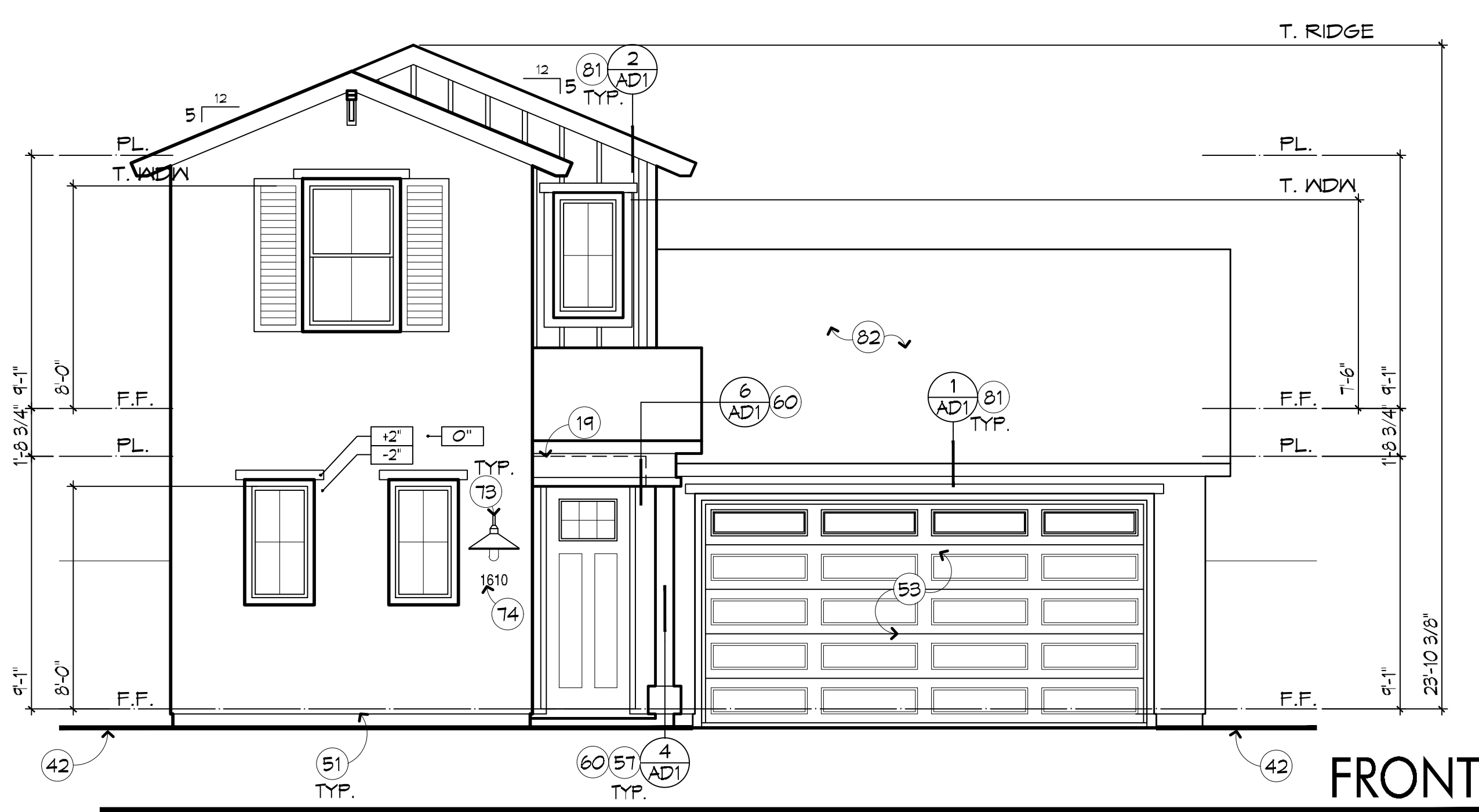
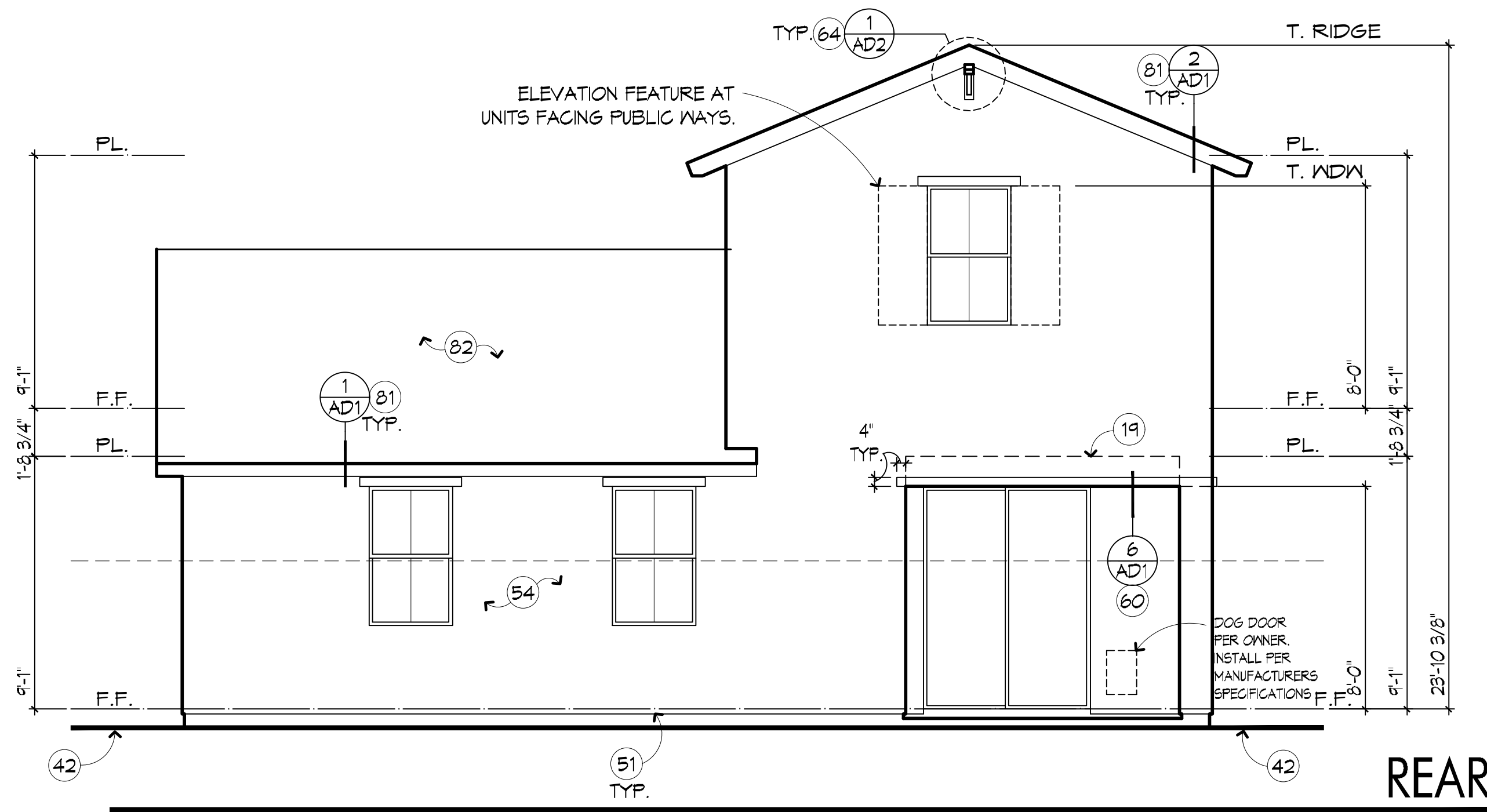
curve
DEVELOPMENT
6263 N SCOTTSDALE ROAD
SUITE 216
SCOTTSDALE, ARIZONA 85250
480.568.8720

PLAN -1406
FIDDYMENT
RANCH
CITY OF COSVILLE, CALIFORNIA

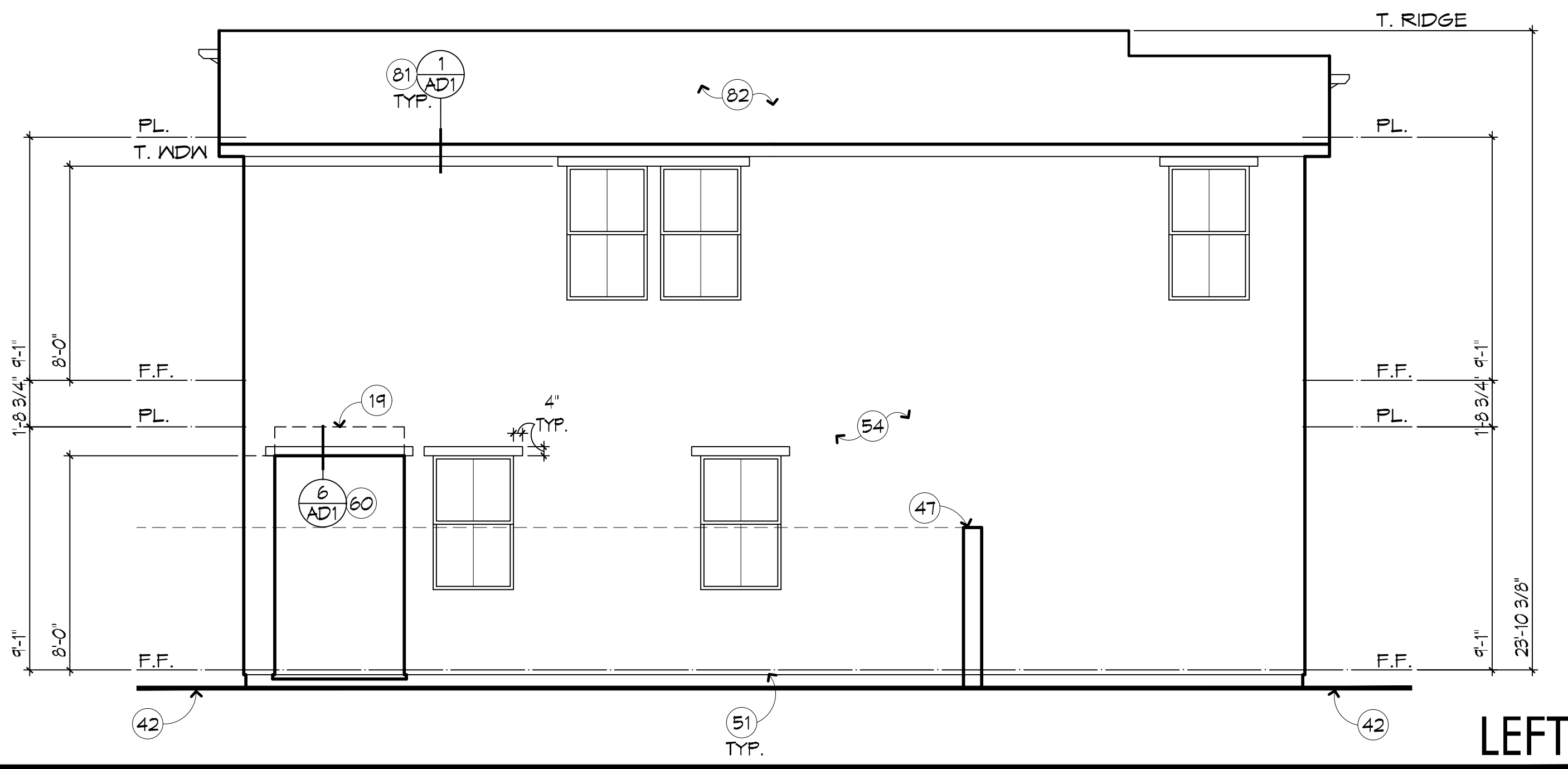
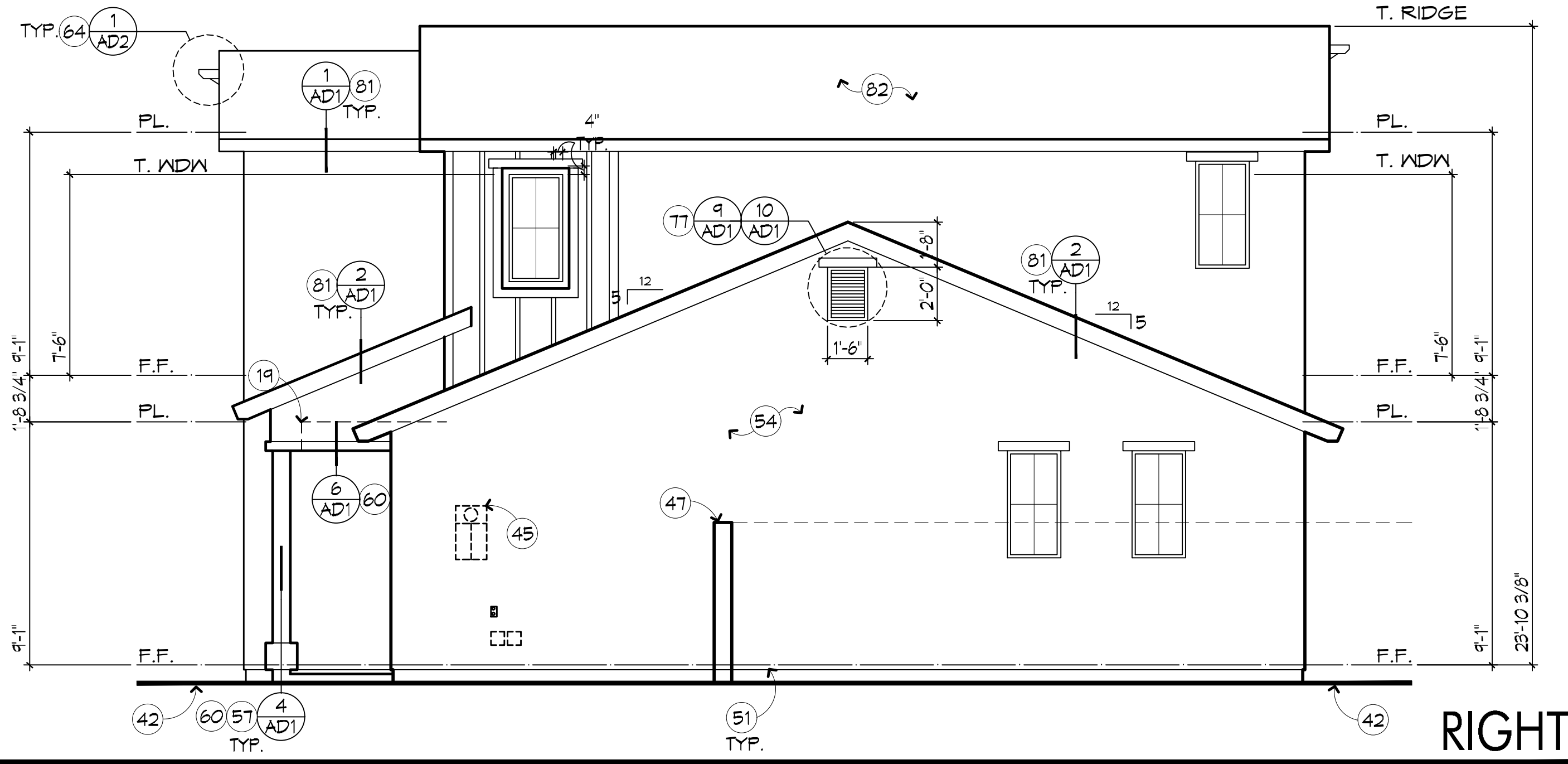
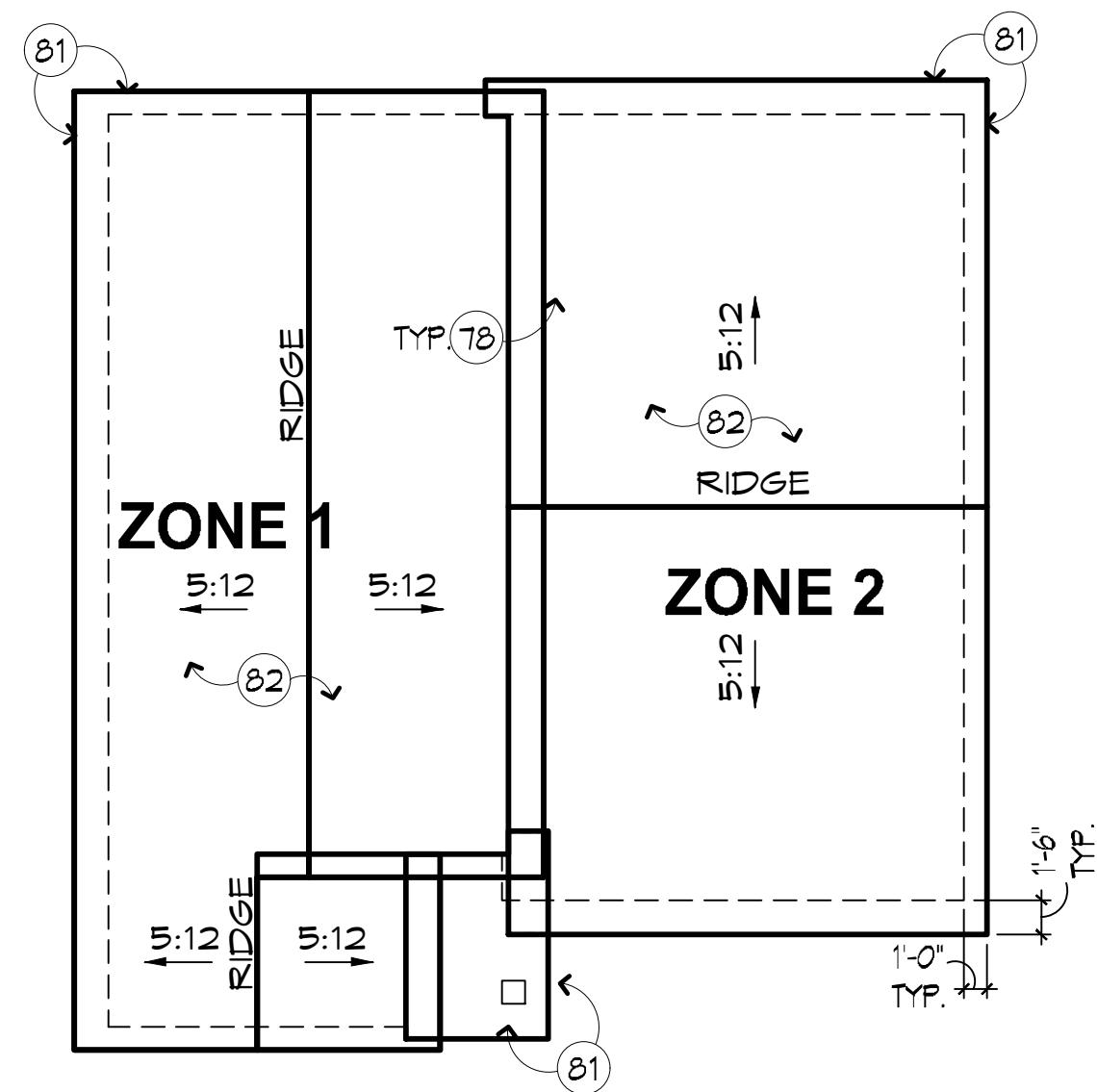
EXTERIOR
ELEVATIONS &
ROOF PLAN A

1/4" = 1'-0"
A2.1.0

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07/14/2020 14:01:38



ROOF VENT CALCULATIONS				
ZONE 1		ELEVATION 'B'		
VENTED AREA: 993.67 SQ. FT.		1/300 RULE		
REQUIRED: 190.78 MIN, 238.48 MAX, HIGH SQ. IN.				
416.96 SQ. IN. OVERALL, 238.48 LOW SQ. IN.				
VENT	TYPE	AREA	QTY.	TOTAL
O'HASIN LOW	LOW	T2.00 ea	4	288.00
O'HASIN HIGH	HIGH	T2.00 ea	3	216.00
		216.00 HIGH SQ. IN.		
		288.00 LOW SQ. IN.		
VENTING PROVIDED:		504.00 SQ. IN.		
ROOF VENT CALCULATIONS				
ZONE 2		ELEVATION 'B'		
VENTED AREA: 162.33 SQ. FT.		1/150 RULE		
REQUIRED: 155.84 SQ. IN.				
VENT	TYPE	AREA	QTY.	TOTAL
O'HASIN HIGH	HIGH	T2.00 ea	3	216.00
		- HIGH SQ. IN.		
		- LOW SQ. IN.		
VENTING PROVIDED:		216.00 SQ. IN.		



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 - EXTERIOR INSULATION FINISH SYSTEM. REFER TO ARCHITECTURAL NOTES.
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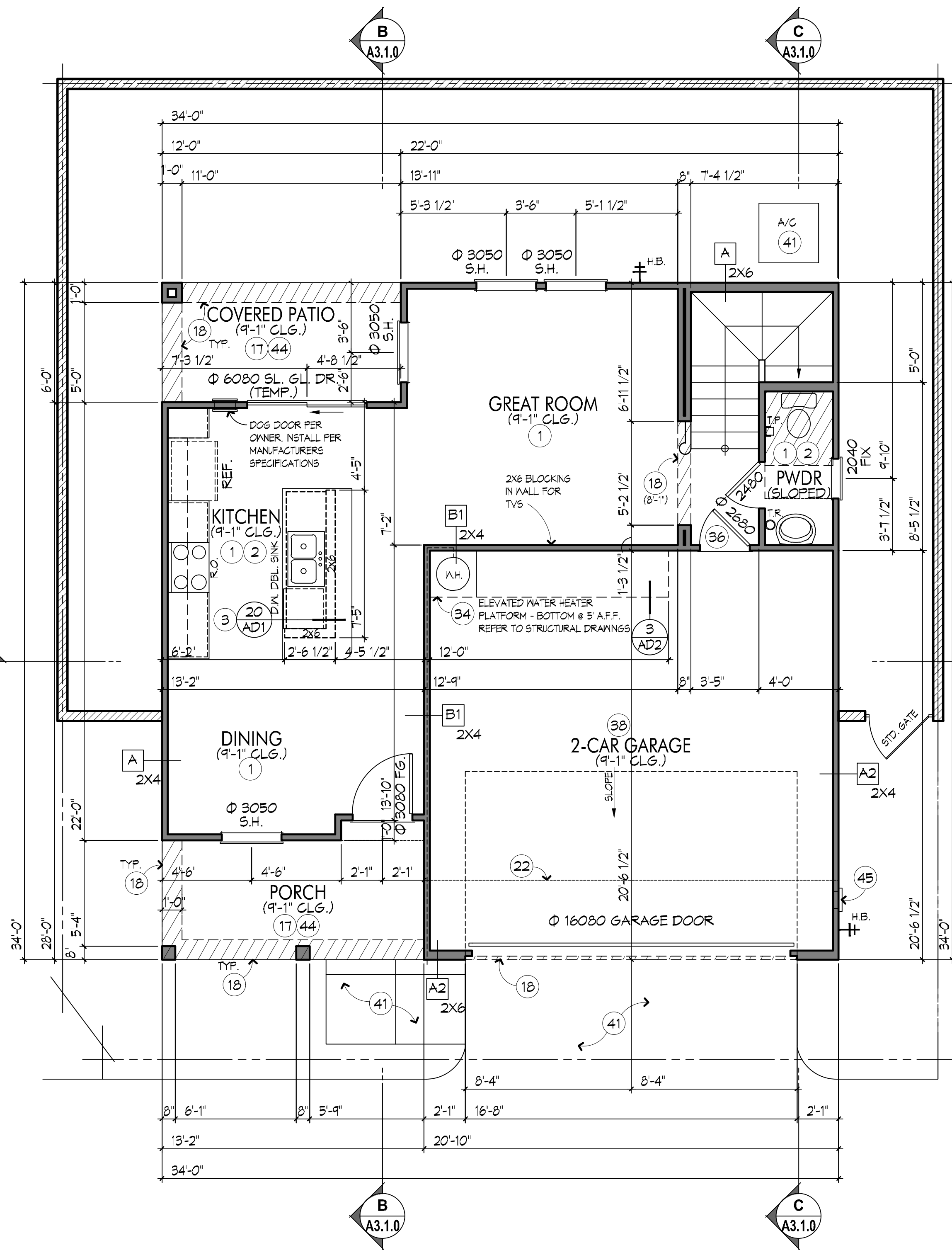
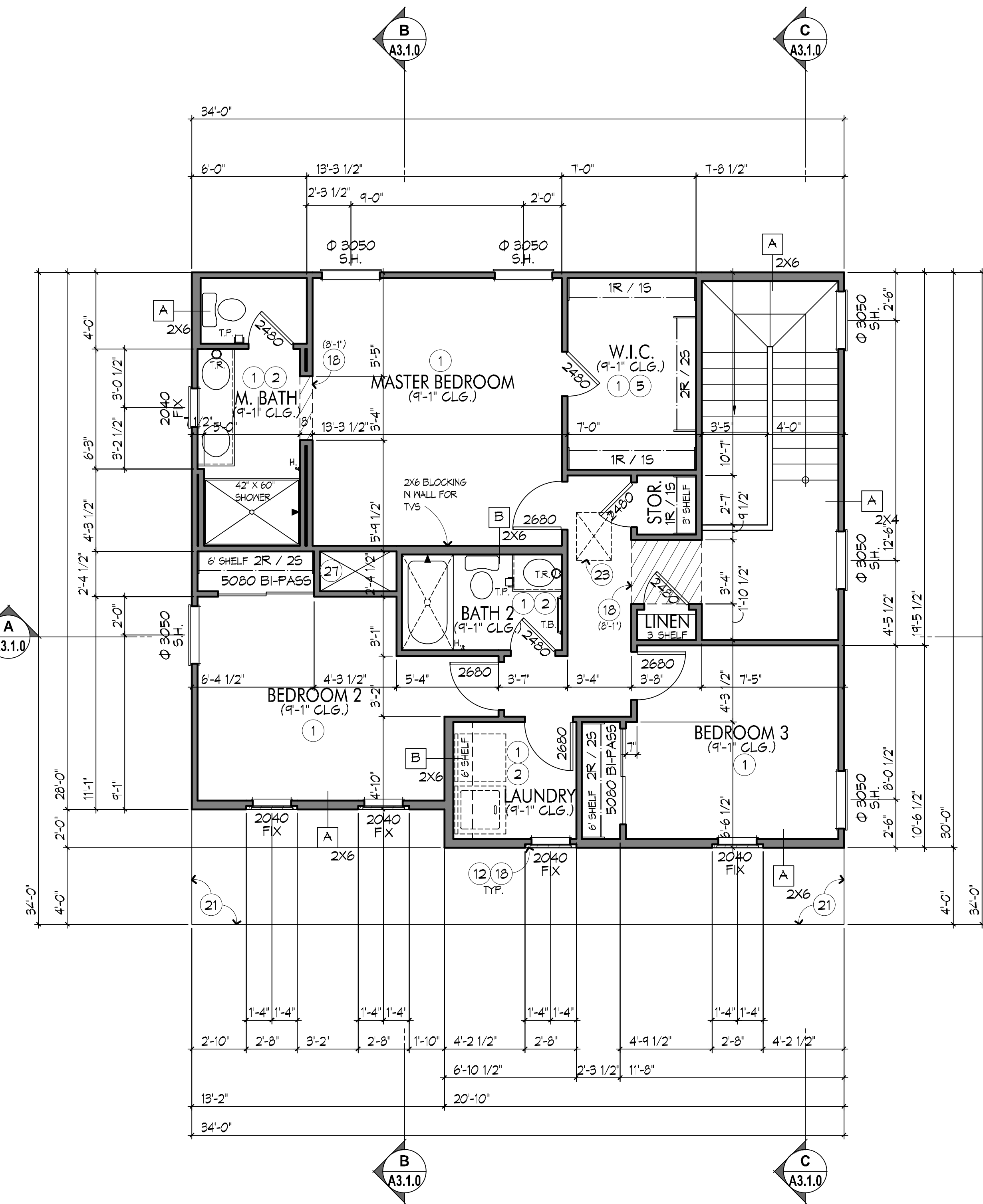
curve DEVELOPMENT
6263 N SCOTTSDALE ROAD
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480.568.8720

PLAN -1406
FIDDYMENT RANCH
CITY OF COSVILLE, CALIFORNIA

EXTERIOR ELEVATIONS & ROOF PLAN B

1/4" = 1'-0"
A2.1.1

05/21/2020 07:07:31
05/20/2020 09:21:58
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05/21/2020 09:24:58
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05/21/2020 16:24:37
05/28/2020 09:32:38
05/28/2020 11:01:46
07/14/2020 13:57:40



GENERAL NOTES

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8. DIMENSIONS OF FLOOR PLAN(S) AND INTERIOR ELEVATIONS ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
10. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.

KEYED NOTES

1. COORDINATE FINISH FLOOR MATERIAL AND LIMIT OF FINISH W/ OWNER.
2. COORDINATE CABINETRY, SHELVEING/ HARDWARE WITH BUILDER. SEE SPECIFICATIONS AND DETAILS/ INTERIOR ELEVATIONS ON SHEET A4.1.0.
3. ISLAND / PENINSULA: CONTRACTOR TO COORDINATE 2X PONY WALL HEIGHT AND MATERIAL WITH BUILDER. PROVIDE ELECTRICAL CONDUIT IN FLOOR SLAB AS REQUIRED. COORDINATE WITH ALL TRADES.
5. COORDINATE CLOSET ROD AND/OR SHELVE(S) WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM UNING.
12. EXTERIOR ARCHITECTURAL FEATURE. REFER TO ELEVATIONS and/or FLOOR PLANS FOR ADDL. INFO. PROVIDE (2) LAYERS BUILDING PAPER AND A BITUMINOUS MEMBRANE AT ALL FLAT SURFACES. PROVIDE SLOPE FOR DRAINAGE.
17. EXTERIOR GYPSUM SOFFIT BOARD AT CEILING. REFER TO ARCHITECTURAL NOTES FOR ADDL. INFO.
18. LINE OF SOFFIT/ CEILING TRANSITION. REFER TO INTERIOR ELEVATIONS and/or EXTERIOR ELEVATIONS FOR ADDL. INFO.
21. LINE OF FIRST FLOOR BELOW.
22. LINE OF STRUCTURE ABOVE.
23. ATTIC SCUTTLE. REFER TO ARCHITECTURAL NOTES.
27. A/C CHASE.
34. WATER HEATER ON +18" HIGH PLATFORM WITH T. & P.R.V. FULL-SIZE DRAIN LINE TO EXTERIOR MIN. 6" ABOVE GRADE. REFER TO ARCHITECTURAL NOTES.
36. PROVIDE 1 3/4" SOLID CORE WOOD DOOR AND FRAME, SELF-CLOSING, SELF-LATCHING, WITH SMOKE CONTROL SWEEPS AND SEALS AT THIS LOCATION.
38. (1) LAYER 1/2" GYPSUM BOARD AT GARAGE CEILING. (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE GARAGE CEILING WHEN FLOOR FRAMING IS ABOVE.
41. EXTERIOR FLATWORK. REFER TO ARCHITECTURAL NOTES.
44. CONC. SLAB, SLOPE 1/8" PER FOOT AWAY FROM BUILDING. REFER TO STRUCTURAL DRAWINGS.
45. UTILITY SERVICE. LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.

WALL SCHEDULE

- PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (IRC 102.3). NOT PERMITTED AT SHOWERS AND OTHER AREAS OF HIGH HUMIDITY.
- NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.
- A • EXTERIOR FINISH/ E.I.F.S. PER SPECIFICATIONS. EXTERIOR FACE. REFER TO ELEVATIONS FOR ADDL. FINISH APPLICATIONS.
- 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DNGS.
- INSULATION @ ALL STUD SPACES PER AN SHEETS - CHAPTER 11 ENERGY EFFICIENCY.
- 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- A2 SAME AS "A", EXCEPT:
- NO INSULATION @ WALL.
- B • 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DNGS.
- 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- B1 SAME AS "B", EXCEPT:
- INSULATION @ ALL STUD SPACES PER AN SHEETS - CHAPTER 11 ENERGY EFFICIENCY.



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Scottsdale, Arizona 85250
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JOB NUMBER: 20-003C
Project Mgr: marcim
ISSUE DATE:
06-24-2020 Initial Submittal

MARK	DATE	COMMENT
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△		
△		
△		
△		

Curve
DEVELOPMENT
6263 N SCOTTSDALE ROAD
SUITE 216
SCOTTSDALE, ARIZONA 85250
480.568.8720

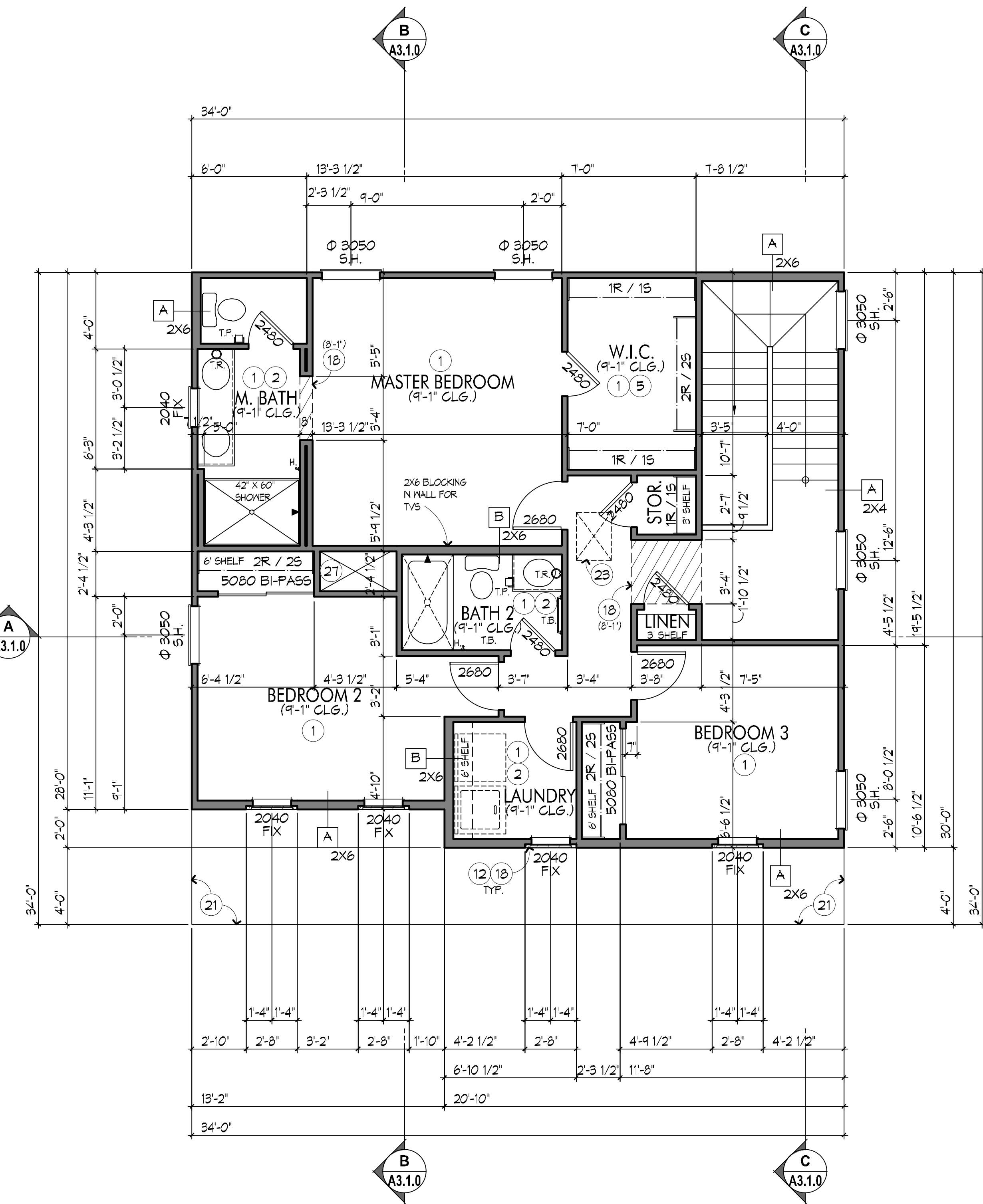
PLAN - 1482
FIDDYMENT
RANCH
CITY OF COESVILLE, CALIFORNIA

FLOOR PLAN
ELEVATION A & B

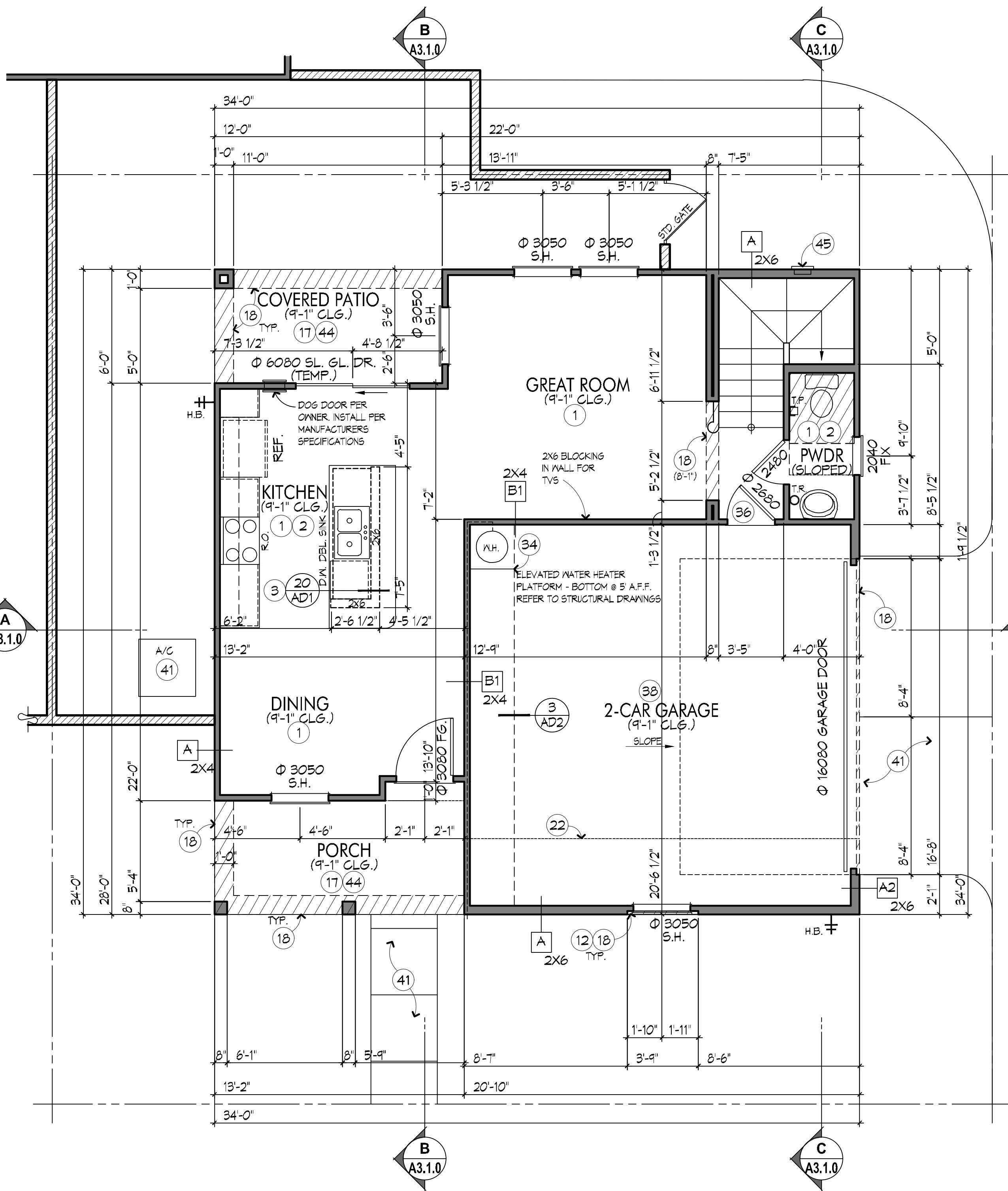
1/4" = 1'-0"

A1.1.0

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05/21/2020 16:25:30
05/28/2020 09:32:06
07/14/2020 13:57:54



UPPER FLOOR PLAN
ELEVATION C & D



LOWER FLOOR PLAN
ELEVATION C & D

GENERAL NOTES

1. REFER TO ARCHITECTURAL NOTES AND BUILDER'S SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION.
2. REFER TO GD SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT).
6. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS' BUILDING/SAFETY DEPARTMENT. READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
8. DIMENSIONS OF FLOOR PLAN(S) AND INTERIOR ELEVATIONS ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
10. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.

KEYED NOTES

1. COORDINATE FINISH FLOOR MATERIAL AND LIMIT OF FINISH W/ OWNER.
2. COORDINATE CABINETRY/ SHELVEING/ HARDWARE WITH BUILDER. SEE SPECIFICATIONS AND DETAILS/ INTERIOR ELEVATIONS ON SHEET A4.1.0.
3. ISLAND / PENINSULA. CONTRACTOR TO COORDINATE 2X FONY WALL HEIGHT AND MATERIAL WITH BUILDER. PROVIDE ELECTRICAL CONDUIT IN FLOOR SLAB AS REQUIRED. COORDINATE WITH ALL TRADES.
5. COORDINATE CLOSET ROD AND/OR SHELVE(S) WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM UNLESS NOTED.
12. EXTERIOR ARCHITECTURAL FEATURE. REFER TO ELEVATIONS AND/OR FLOOR PLANS FOR ADDL. INFO. PROVIDE (2) LAYERS BUILDING PAPER AND A BITUMINOUS MEMBRANE AT ALL FLAT SURFACES. PROVIDE SLOPE FOR DRAINAGE.
17. EXTERIOR GYPSUM SOFFIT BOARD AT CEILING. REFER TO ARCHITECTURAL NOTES FOR ADDL. INFO.
18. LINE OF SOFFIT/ CEILING TRANSITION. REFER TO INTERIOR ELEVATIONS and/or EXTERIOR ELEVATIONS FOR ADDL. INFO.
21. LINE OF FIRST FLOOR BELOW.
22. LINE OF STRUCTURE ABOVE.
23. ATTIC SCUTTLE. REFER TO ARCHITECTURAL NOTES.
27. A/C CHASE.
34. WATER HEATER ON +18" HIGH PLATFORM WITH T. & P.R.V. FULL-SIZE DRAIN LINE TO EXTERIOR MIN. 6" ABOVE GRADE. REFER TO ARCHITECTURAL NOTES.
36. PROVIDE 1 3/4" SOLID CORE WOOD DOOR AND FRAME. SELF-CLOSING. SELF-LATCHING WITH SMOKE CONTROL SWEEPS AND SEALS AT THIS LOCATION.
38. (1) LAYER 1/2" GYPSUM BOARD AT GARAGE CEILING. (1) LAYER 5/8" TYPE "X" GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE GARAGE CEILING WHEN FLOOR FRAMING IS ABOVE.
41. EXTERIOR FLATWORK. REFER TO ARCHITECTURAL NOTES.
44. CONC. SLAB. SLOPE 1/8" PER FOOT AWAY FROM BUILDING. REFER TO STRUCTURAL DRAWINGS.
45. UTILITY SERVICE. LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.

WALL SCHEDULE

- PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (IRC 102.3). NOT PERMITTED AT SHOWERS AND OTHER AREAS OF HIGH HUMIDITY.

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.

- A
- EXTERIOR FINISH/ E.I.F.S. PER SPECIFICATIONS. EXTERIOR FACE. REFER TO ELEVATIONS FOR ADDL. FINISH APPLICATIONS.
 - 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DNGS.
 - INSULATION @ ALL STUD SPACES PER AN SHEETS - CHAPTER 11 ENERGY EFFICIENCY.
 - 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- A2
- SAME AS "A", EXCEPT:
 - NO INSULATION @ WALL
- B
- 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DNGS.
 - 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- B1
- SAME AS "B", EXCEPT:
 - INSULATION @ ALL STUD SPACES PER AN SHEETS - CHAPTER 11 ENERGY EFFICIENCY.



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JOB NUMBER: 20-003C

Project Mgr: marcim

ISSUE DATE:

06-24-2020 Initial Submittal

MARK	DATE	COMMENT
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△		

curve
DEVELOPMENT

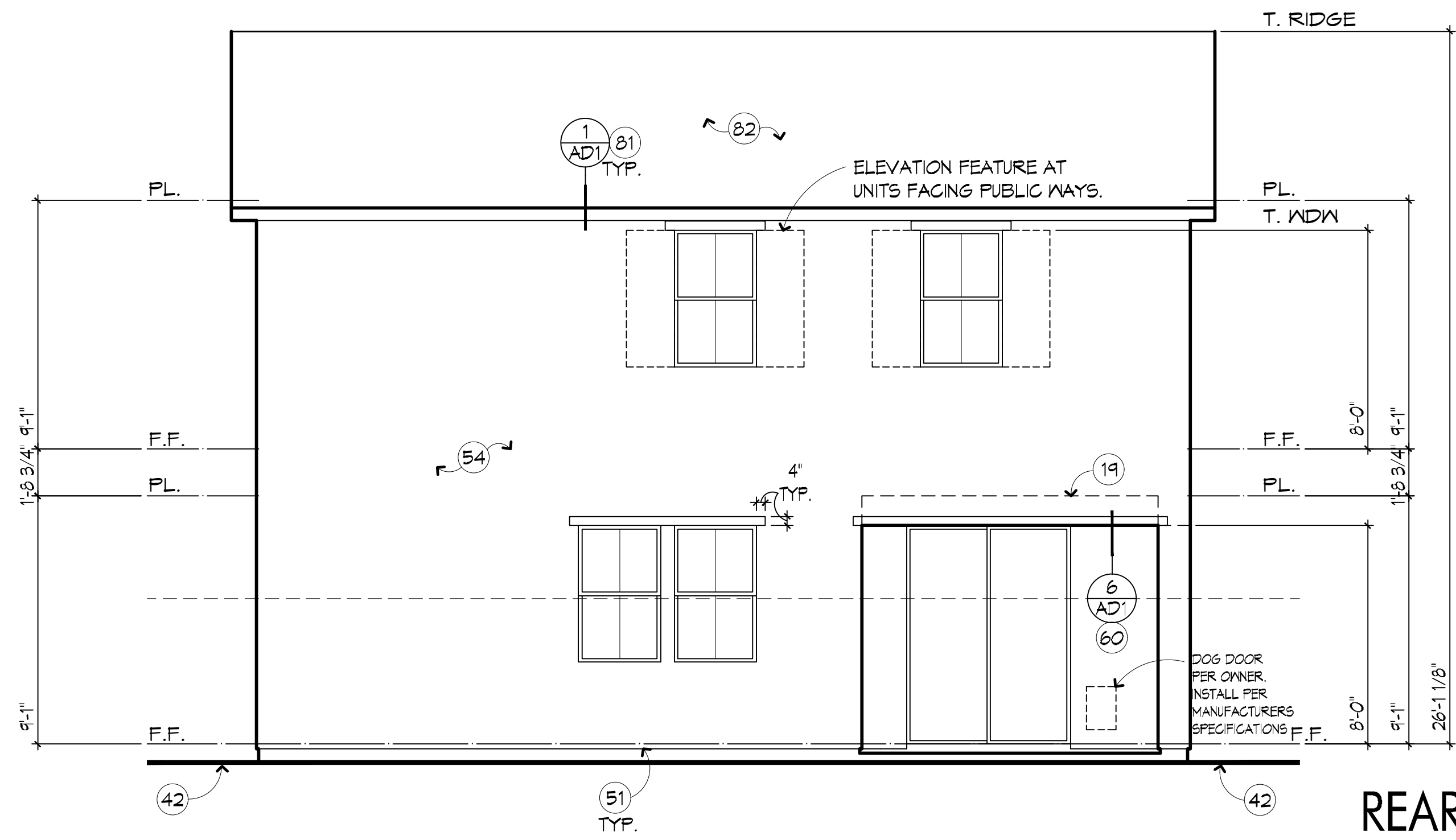
6263 N SCOTTSDALE ROAD
SUITE 216
SCOTTSDALE, ARIZONA 85250
480.568.8720

PLAN - 1482
FIDDYMENT
RANCH
CITY OF COSEVILLE, CALIFORNIA

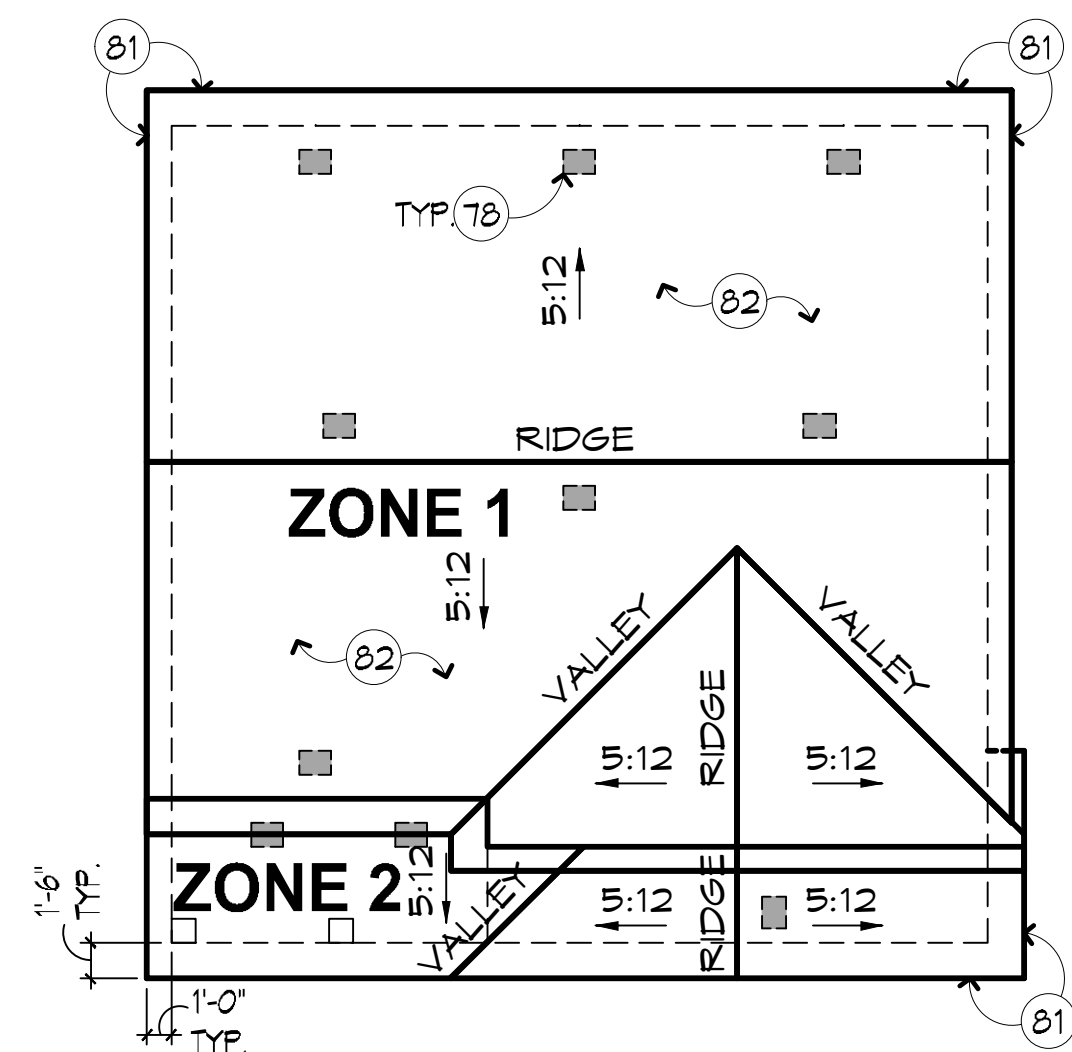
FLOOR PLAN
ELEVATION C & D

1/4" = 1'-0"

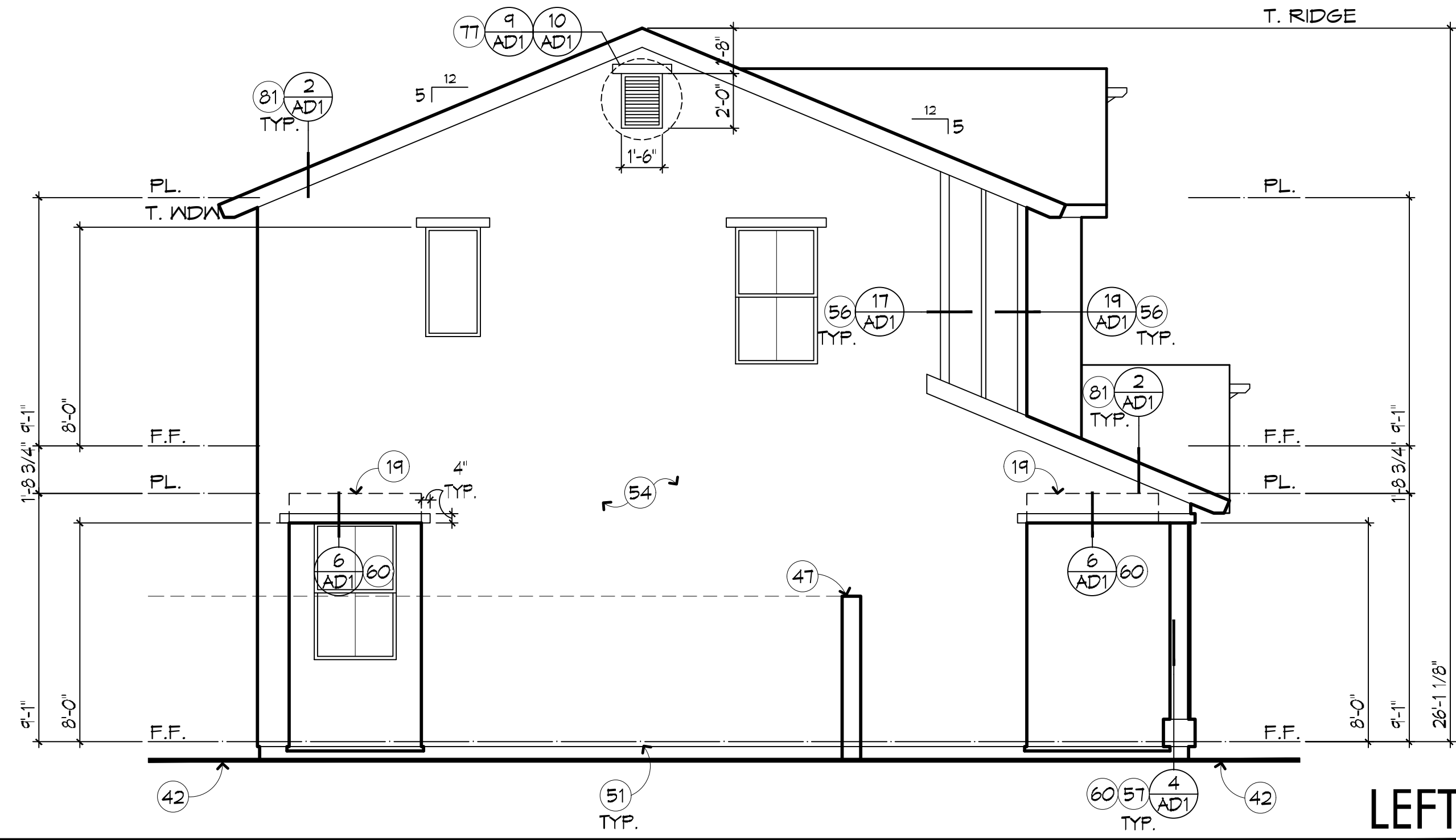
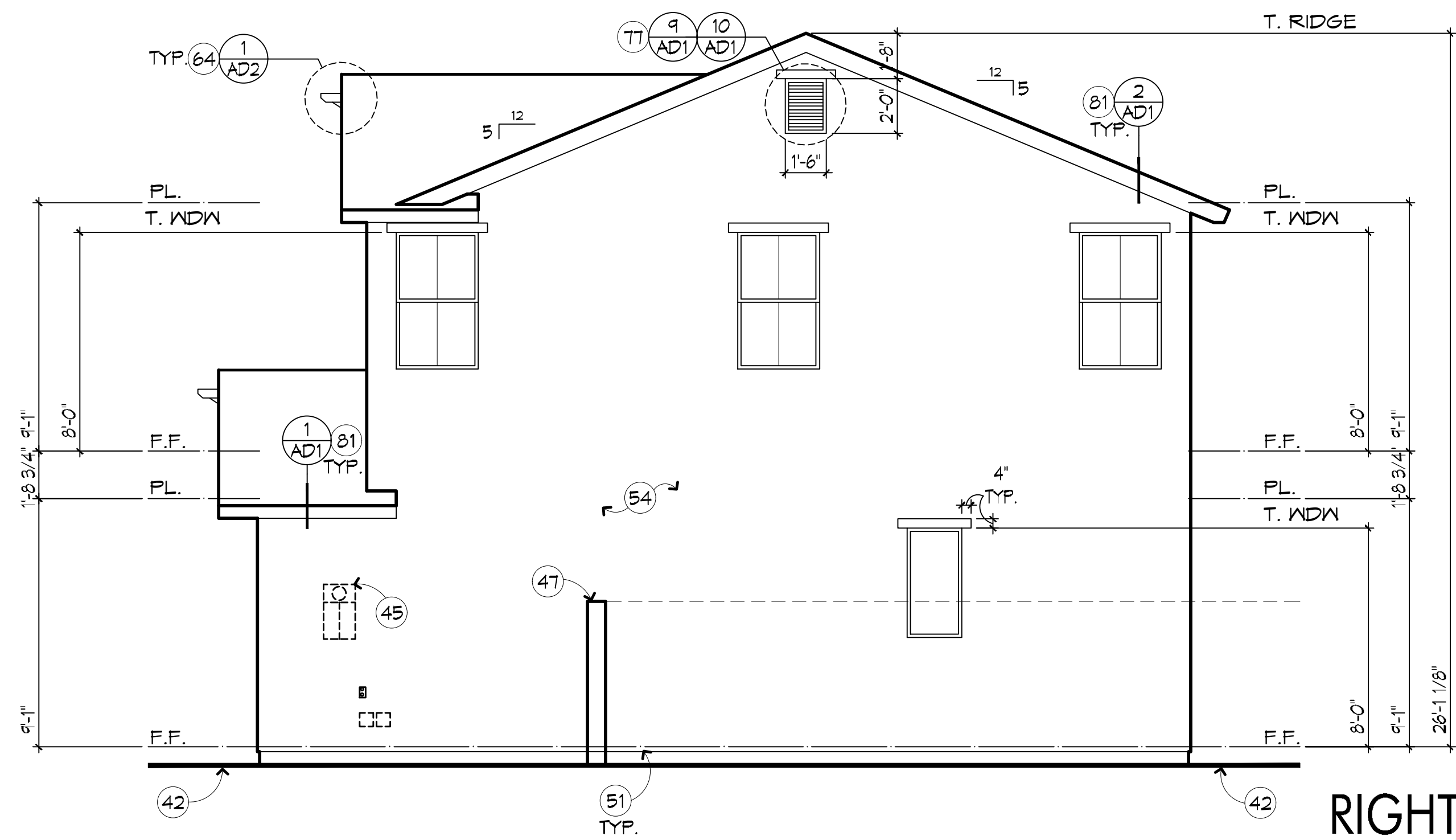
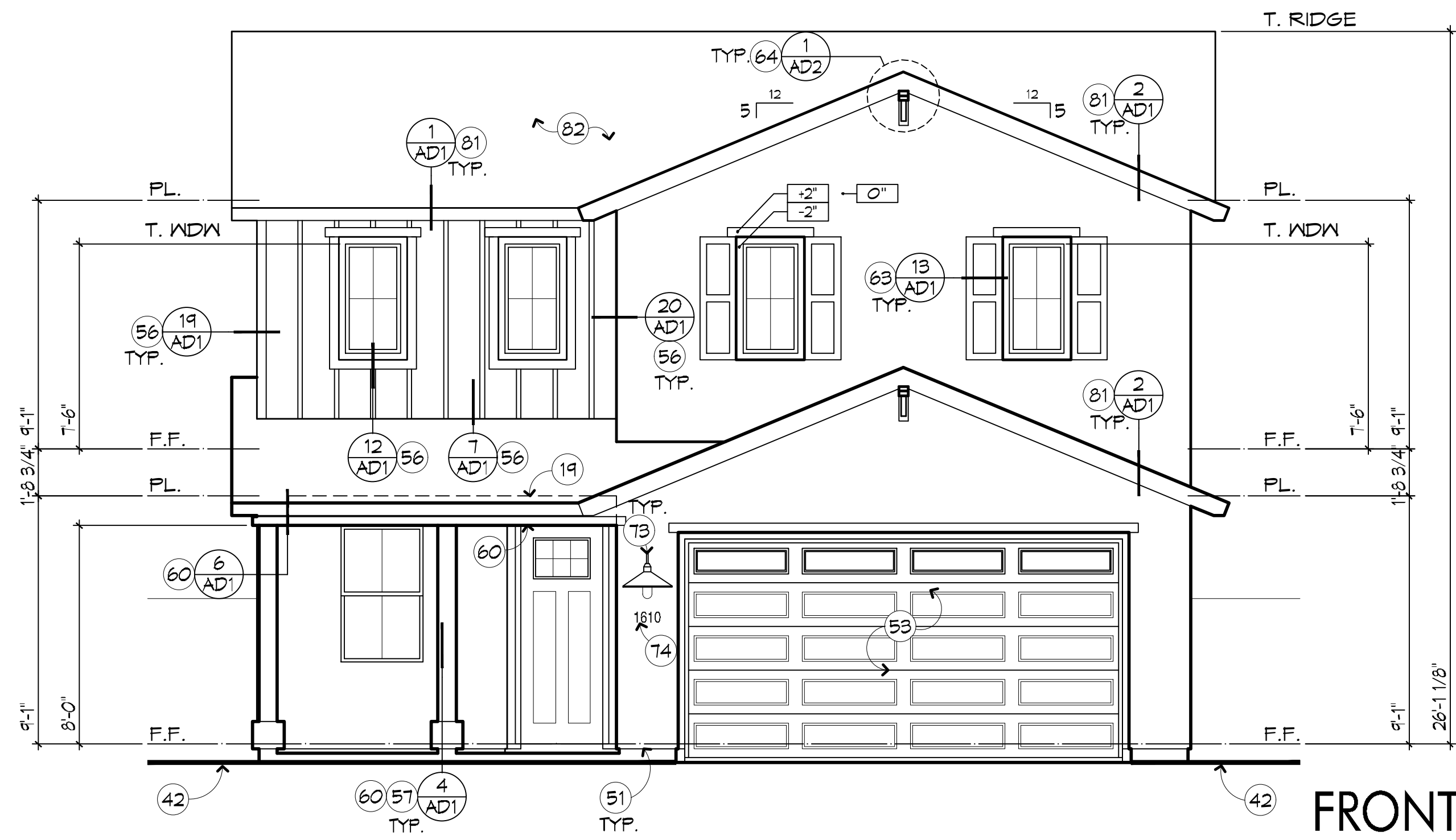
A1.1.1



ROOF VENT CALCULATIONS				
ZONE 1			ELEVATION "A"	
VENTED AREA: 993.61 SQ. FT.			1/300 RULE	
REQUIRED: 140.78 MIN., 238.48 MAX. HIGH SQ. IN.				
476.96 SQ. IN. OVERALL, 238.48 LOW SQ. IN.				
VENT	TYPE	AREA	QTY.	TOTAL
O/HIGH LOW	LOW	72.00 ea	4	288.00
O/HIGH HIGH	HIGH	72.00 ea	3	216.00
			216.00 HIGH SQ. IN.	
			288.00 LOW SQ. IN.	
VENTING PROVIDED:			504.00 SQ. IN.	
ROOF VENT CALCULATIONS				
ZONE 2			ELEVATION "A"	
VENTED AREA: 162.33 SQ. FT.			1/150 RULE	
REQUIRED:			155.84 SQ. IN.	
VENT	TYPE	AREA	QTY.	TOTAL
O/HIGH HIGH	HIGH	72.00 ea	3	216.00
			- HIGH SQ. IN.	
			- LOW SQ. IN.	
VENTING PROVIDED:			216.00 SQ. IN.	



ROOF PLAN 1/8" = 1'-0"



GENERAL NOTES

1. REFER TO ARCHITECTURAL NOTES AND BUILDER'S SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION.
2. REFER TO GD SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT).
3. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTION'S BUILDING/SAFETY DEPARTMENT. READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
4. FINISH DIMENSIONS AND OFFSET REFERENCES SHOWN ARE TO BE REFERRED TO AS FINISH UNLESS NOTED TO GENERAL DETAILS. GD SHEETS FOR STANDARD DOOR / WINDOW HEADER HEIGHTS AND ADDITIONAL INFORMATION.

KEYED NOTES

- (19) LINE OF CEILING BEYOND.
- (42) FINISH GRADE. SLOPE MIN. 5% AWAY FROM BUILDING.
- (48) UTILITY SERVICE; LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEEN PROVIDED.
- (47) SITE WALL. (FINISH TO MATCH RESIDENCE)
- (51) METAL KEEP SCREED.
- (53) OVERHEAD SECTIONAL GARAGE DOOR. REFER TO FLOOR PLAN FOR ADDITIONAL INFO.
- (54) EXTERIOR INSULATION FINISH SYSTEM. REFER TO ARCHITECTURAL NOTES.
- (56) VERTICAL, BOARD AND BATT SIDING / TRIM. FINISH PER SPECIFICATION.
- (51) PRE-MANUFACTURED STONE/BRICK FINISH. REFER TO ARCHITECTURAL NOTES.
- (60) E.I.F.S. OVER 2x WOOD FRAME and/or FOAM SURROUND PROJECTION. SLOPE FOR DRAINAGE.
- (63) SHUTTERS.
- (64) CORBELS / BRACKETS.
- (78) LIGHT FIXTURE.
- (74) STREET ADDRESS PLAQUE.
- (77) DECORATIVE ATTIC VENT WITH STUCCO POP-OUT.
- (78) ATTIC VENT. REFER TO ATTIC VENT CALCULATIONS FOR SIZE AND TYPE.
- (81) FASCIA/ BARGE.
- (82) HIGH SLOPE ROOF SYSTEM. REFER TO ARCHITECTURAL NOTES.

MARK	DATE	COMMENT
1	_____	_____
2	_____	_____
3	_____	_____
4	_____	_____
5	_____	_____

curve
DEVELOPMENT

6263 N SCOTTSDALE ROAD
SUITE 216
SCOTTSDALE, ARIZONA 85250
480.568.8770

PLAN -1482
FIDDYMENT
RANCH
CITY OF COSEVILLE, CALIFORNIA

EXTERIOR
ELEVATIONS &
ROOF PLAN A

$$1/4'' = 1'-0''$$

A2.1.0



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JOB NUMBER: 20-003C

Project Mgr: marcm

ISSUE DATE:

06-24-2020	Initial Submittal
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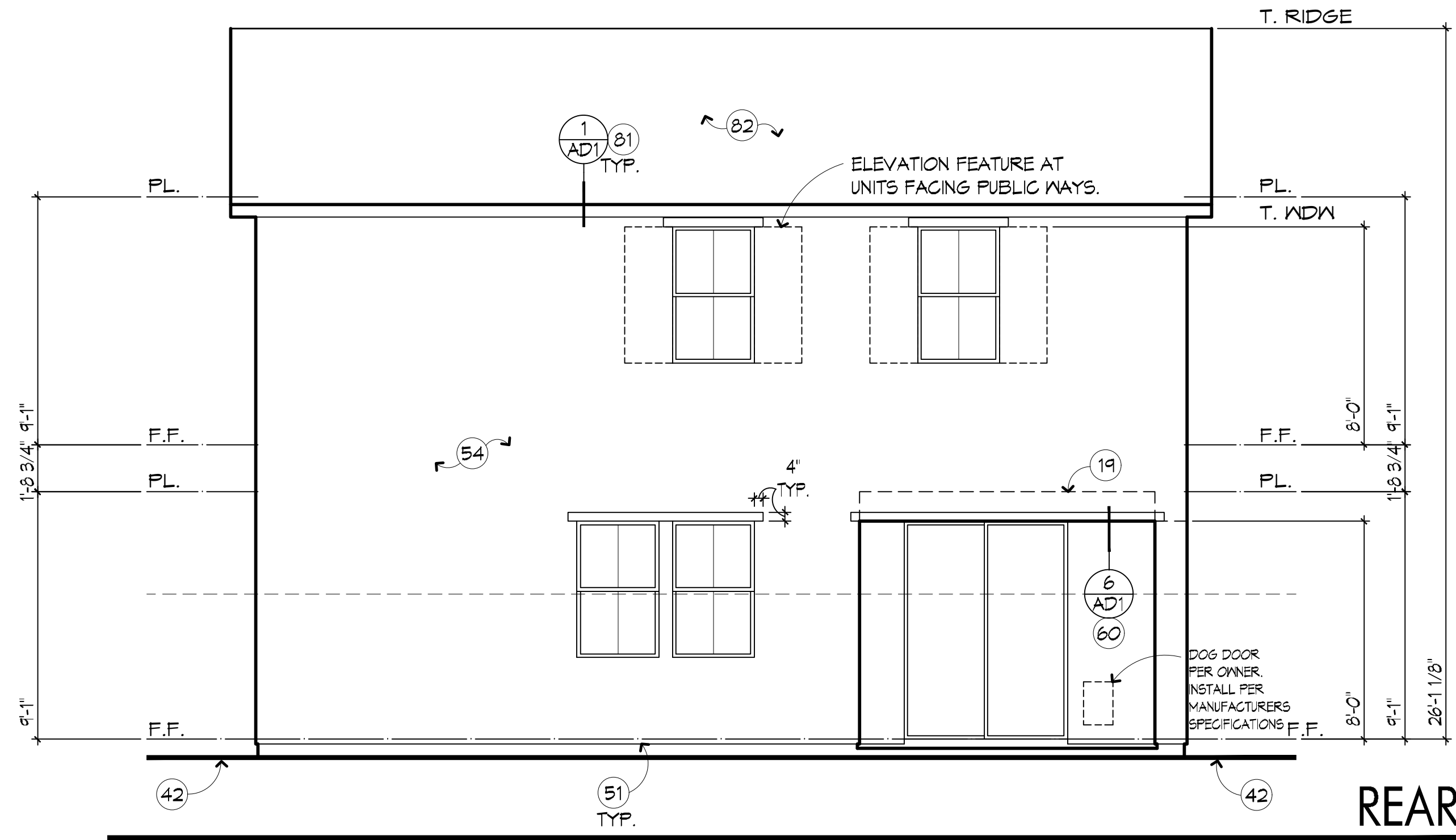
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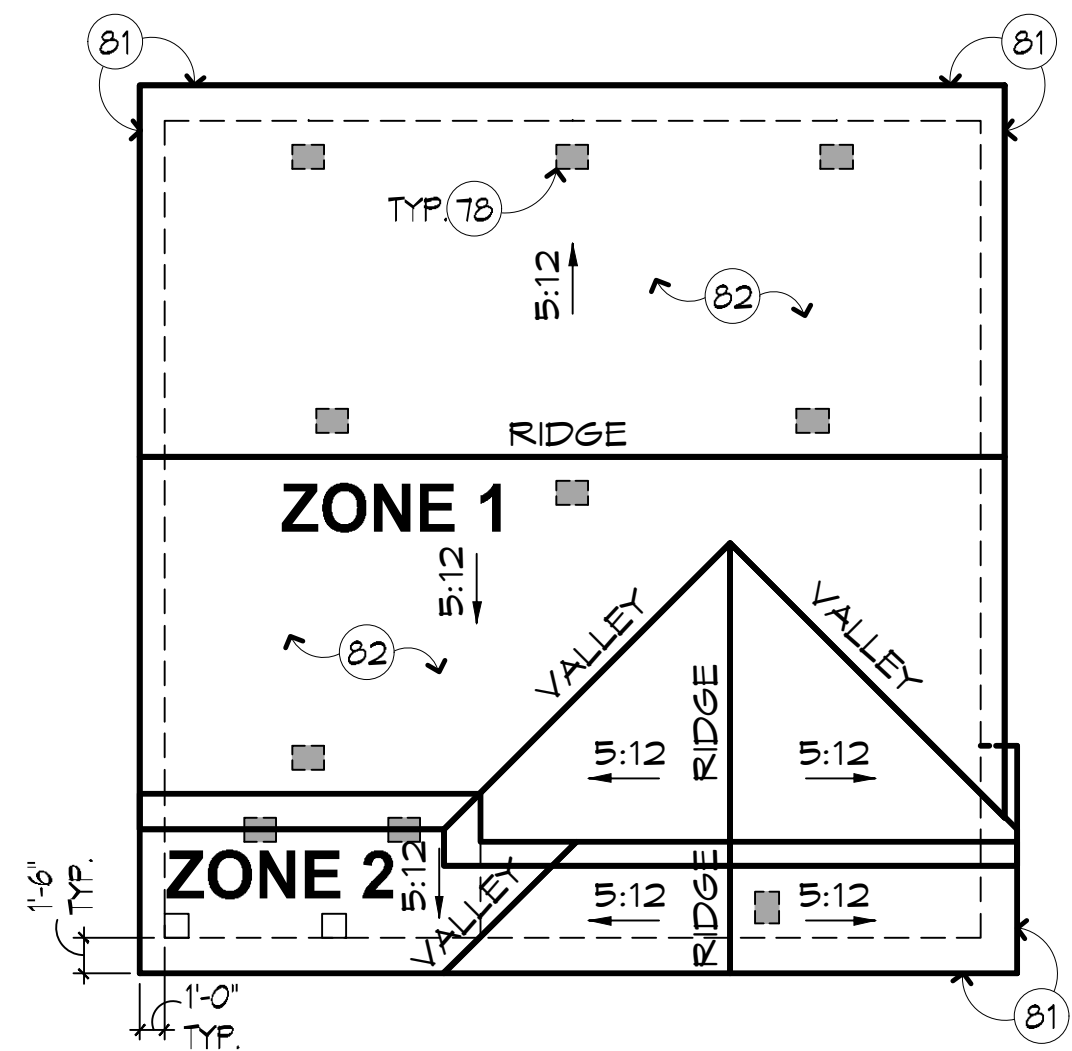
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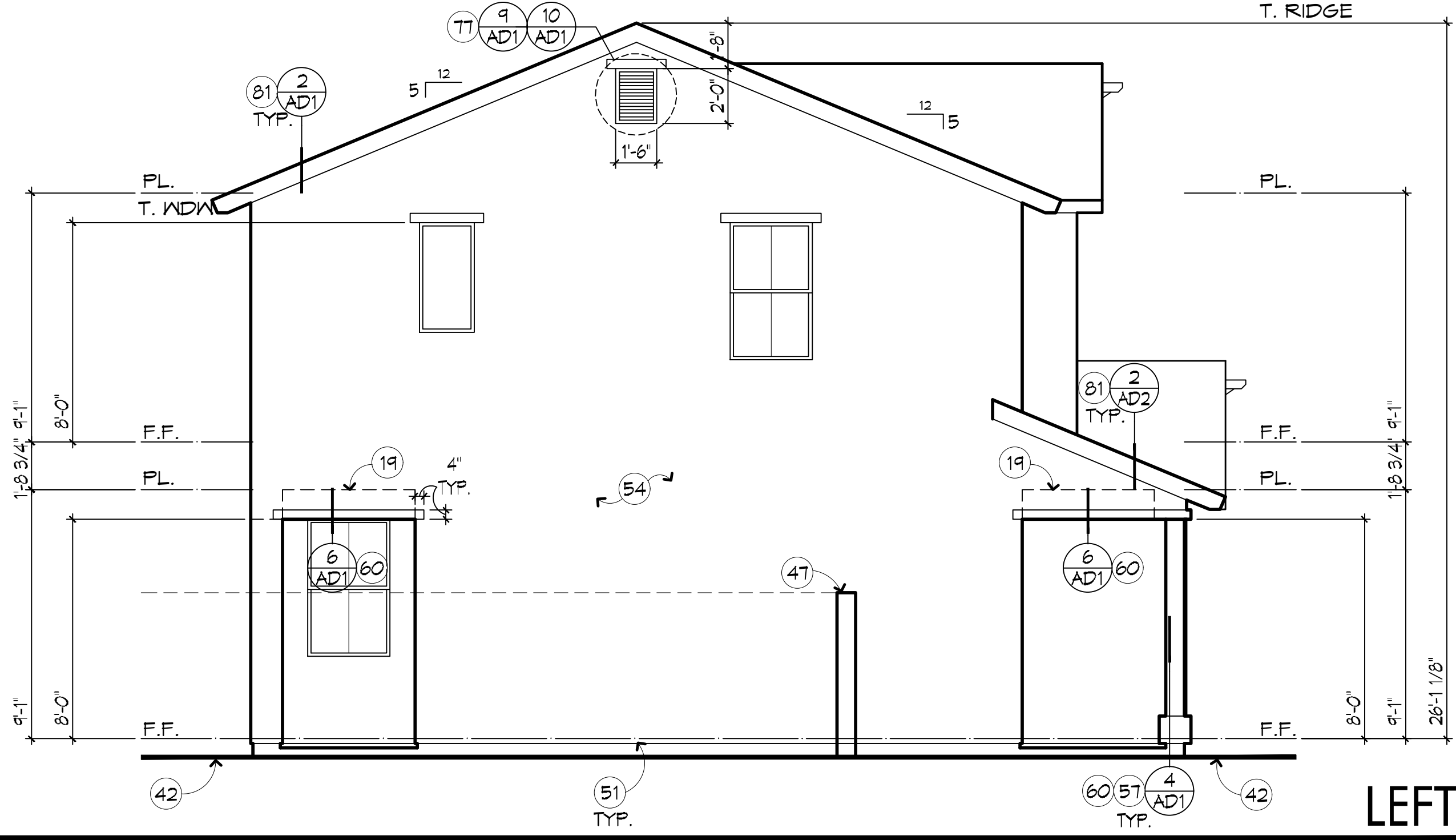
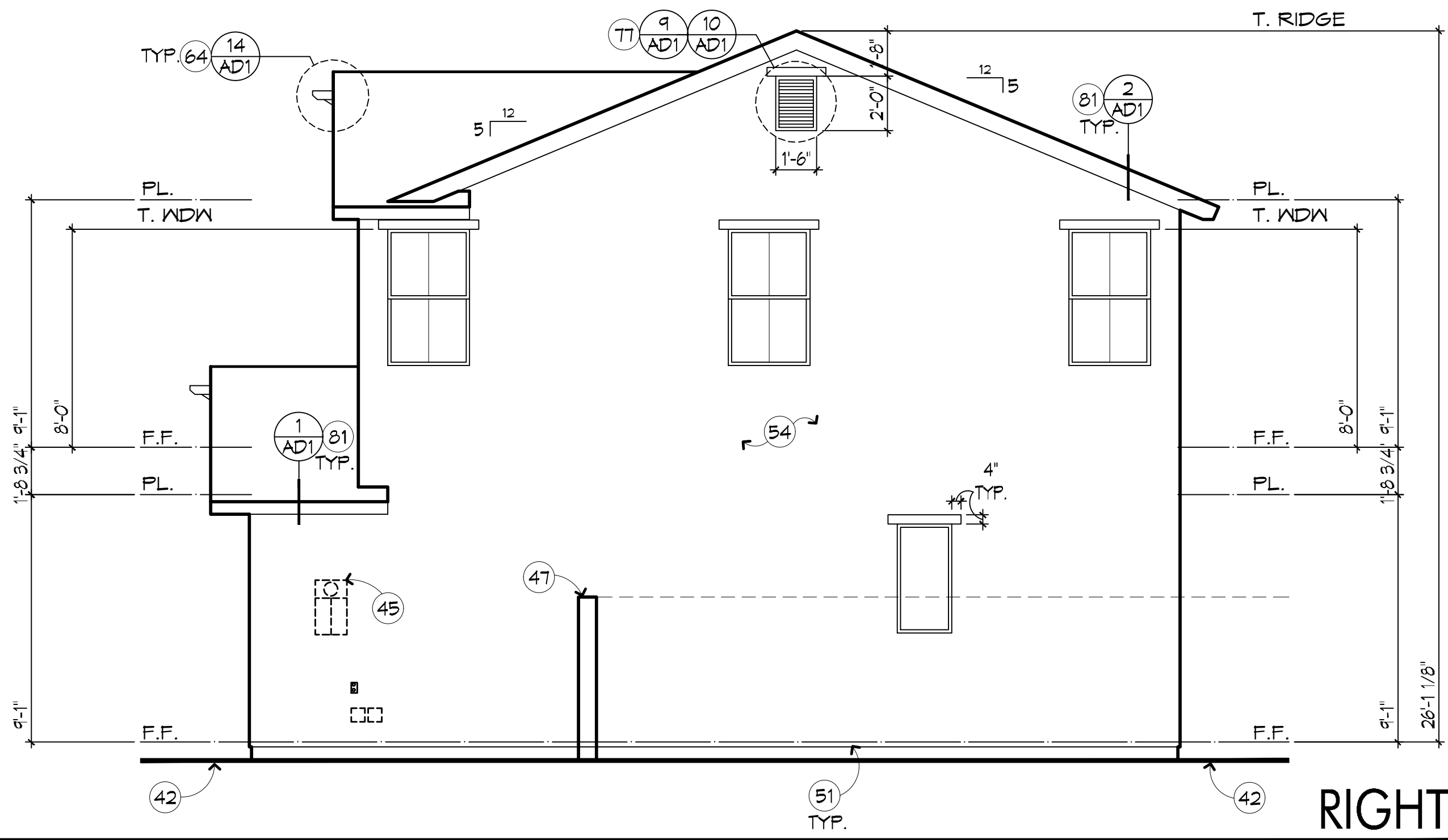
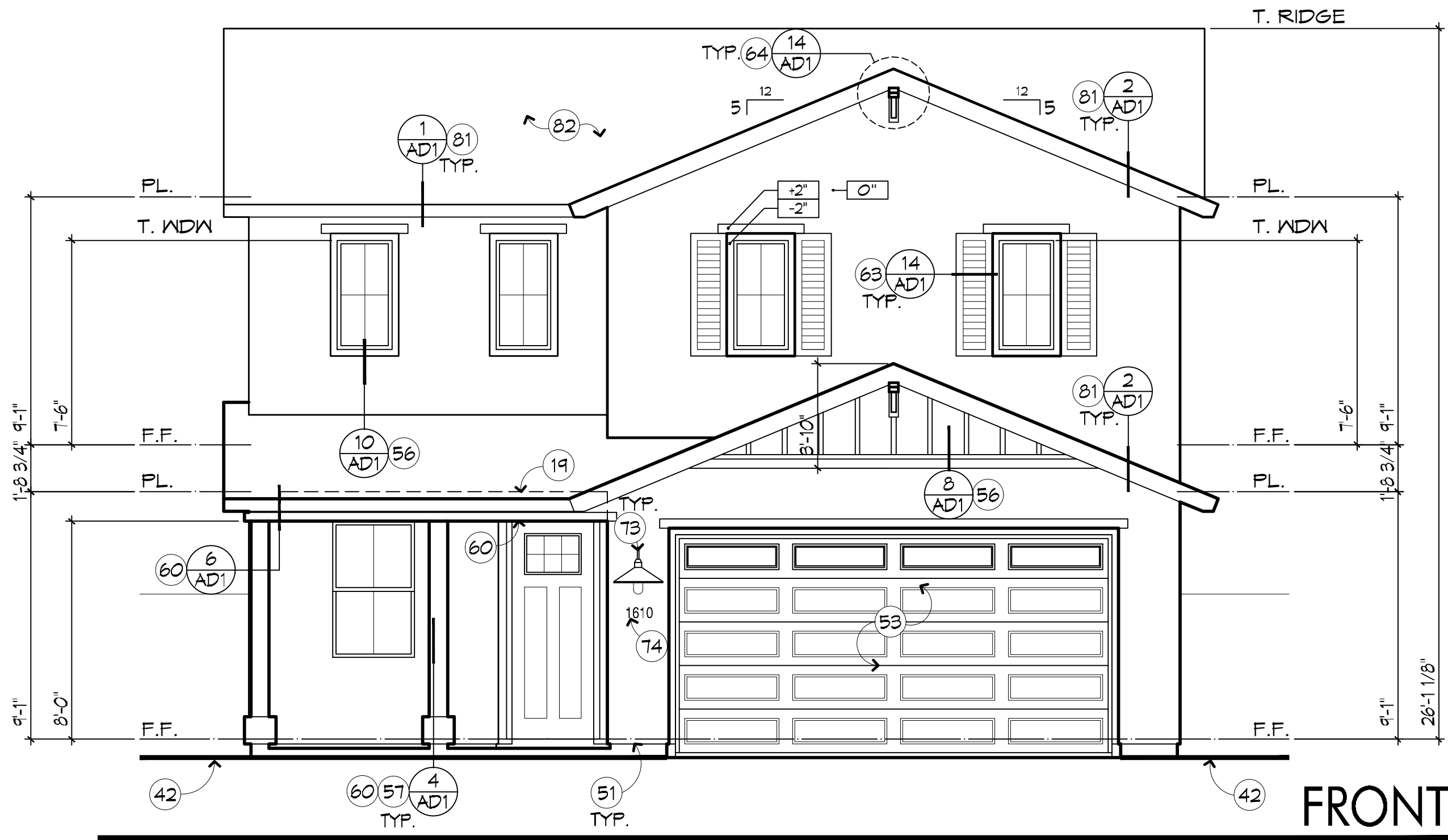


ROOF VENT CALCULATIONS				
ZONE 1		ELEVATION 'B'		
VENTED AREA: 993.67 SQ. FT.		1/300 RULE		
REQUIRED: 190.78 MIN., 238.48 MAX. HIGH SQ. IN.				
476.96 SQ. IN. OVERALL, 238.48 LOW SQ. IN.				
VENT	TYPE	AREA	QTY.	TOTAL
O'HASIN LOW	LOW	12.00 ea	4	288.00
O'HASIN HIGH	HIGH	12.00 ea	3	216.00
		216.00 HIGH SQ. IN.		
		288.00 LOW SQ. IN.		
VENTING PROVIDED:		504.00 SQ. IN.		

ROOF VENT CALCULATIONS				
ZONE 2		ELEVATION 'B'		
VENTED AREA: 162.33 SQ. FT.		1/150 RULE		
REQUIRED: 155.84 SQ. IN.				
VENT	TYPE	AREA	QTY.	TOTAL
O'HASIN HIGH	HIGH	12.00 ea	3	216.00
		- HIGH SQ. IN.		
		- LOW SQ. IN.		
VENTING PROVIDED:		216.00 SQ. IN.		



ROOF PLAN 1/8" = 1'-0"



GENERAL NOTES

- REFER TO ARCHITECTURAL NOTES AND BUILDER'S SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION.
- REFER TO 6D SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT).
- ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS' BUILDING/SAFETY DEPARTMENT. READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
- FINISH DIMENSIONS AND OFFSET REFERENCES SHOWN ARE MEASURED TO FACE OF FINISH UNLESS NOTED OTHERWISE. REFER TO GENERAL DETAILS (6D) SHEETS FOR STANDARD DOOR / WINDOW HEADER HEIGHTS AND ADDITIONAL INFORMATION.

KEYED NOTES

- LINE OF CEILING BEYOND.
- FINISH GRADE. SLOPE MIN. 5% AWAY FROM BUILDING.
- UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
- SITE WALL. (FINISH TO MATCH RESIDENCE)
- METAL WEEP SCREED.
- OVERHEAD SECTIONAL GARAGE DOOR. REFER TO FLOOR PLAN FOR ADDITIONAL INFO.
- EXTERIOR INSULATION FINISH SYSTEM. REFER TO ARCHITECTURAL NOTES.
- VERTICAL BOARD AND BATT SIDING / TRIM. FINISH PER SPECIFICATION.
- PRE-MANUFACTURED STONE/BRICK FINISH. REFER TO ARCHITECTURAL NOTES.
- E.I.F.S. OVER 2x WOOD FRAME and/or FOAM SURROUND PROJECTION. SLOPE FOR DRAINAGE.
- SHUTTERS.
- CORBELS / BRACKETS.
- LIGHT FIXTURE.
- STREET ADDRESS PLAQUE.
- DECORATIVE ATTIC VENT WITH STUCCO POP-OUT.
- ATTIC VENT. REFER TO ATTIC VENT CALCULATIONS FOR SIZE AND TYPE.
- FASCIA/ BARGE.
- HIGH SLOPE ROOF SYSTEM. REFER TO ARCHITECTURAL NOTES.



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Project Mgr: marcm
ISSUE DATE:
06-24-2020 Initial Submittal

MARK	DATE	COMMENT
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△		
△		
△		

Curve
DEVELOPMENT
6263 N SCOTTSDALE ROAD
SUITE 216
SCOTTSDALE, ARIZONA 85250
480.568.8720

PLAN -1482
FIDDYMENT
RANCH
CITY OF COSVILLE, CALIFORNIA

EXTERIOR
ELEVATIONS &
ROOF PLAN B

1/4" = 1'-0"

A2.1.1

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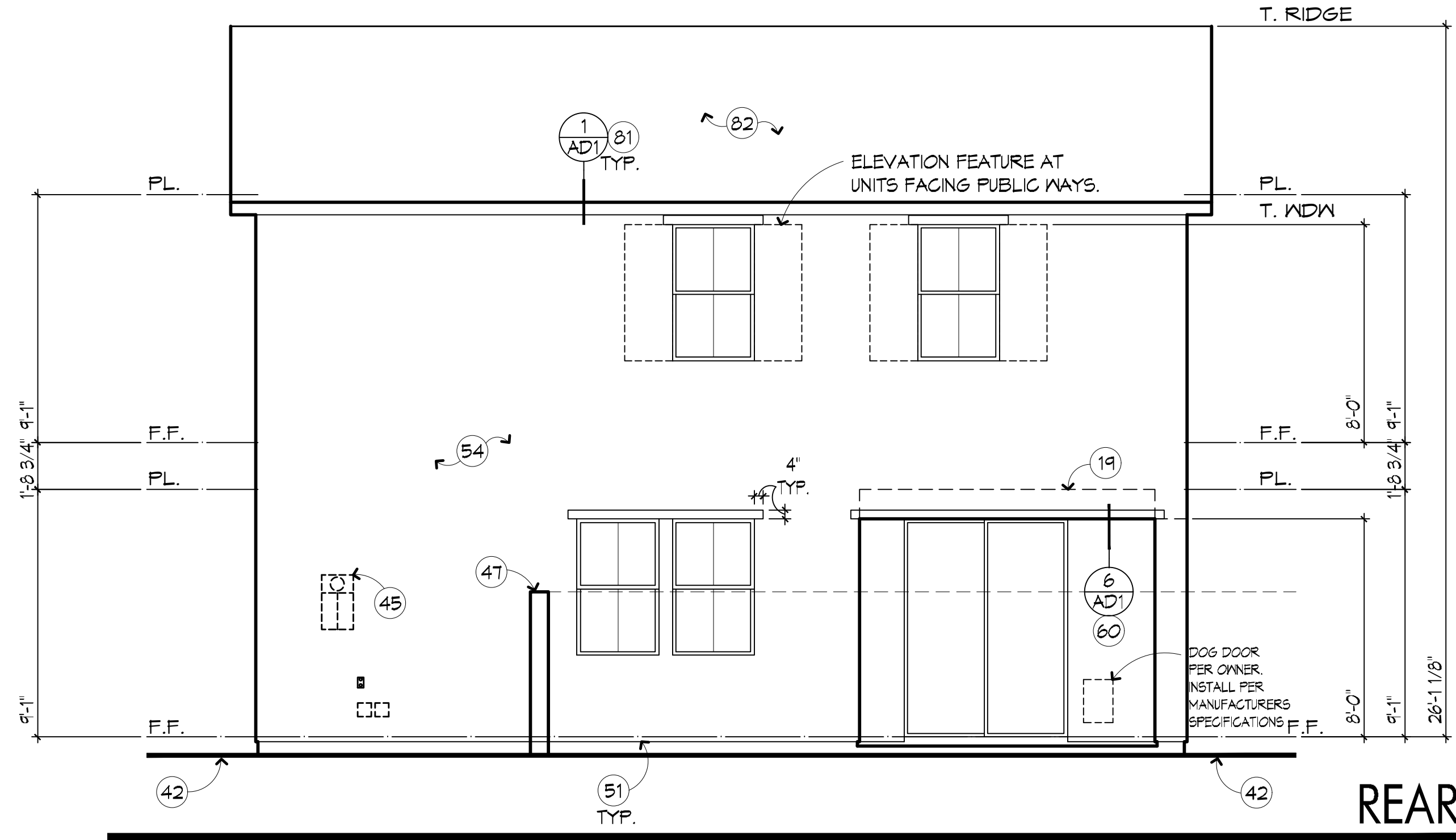
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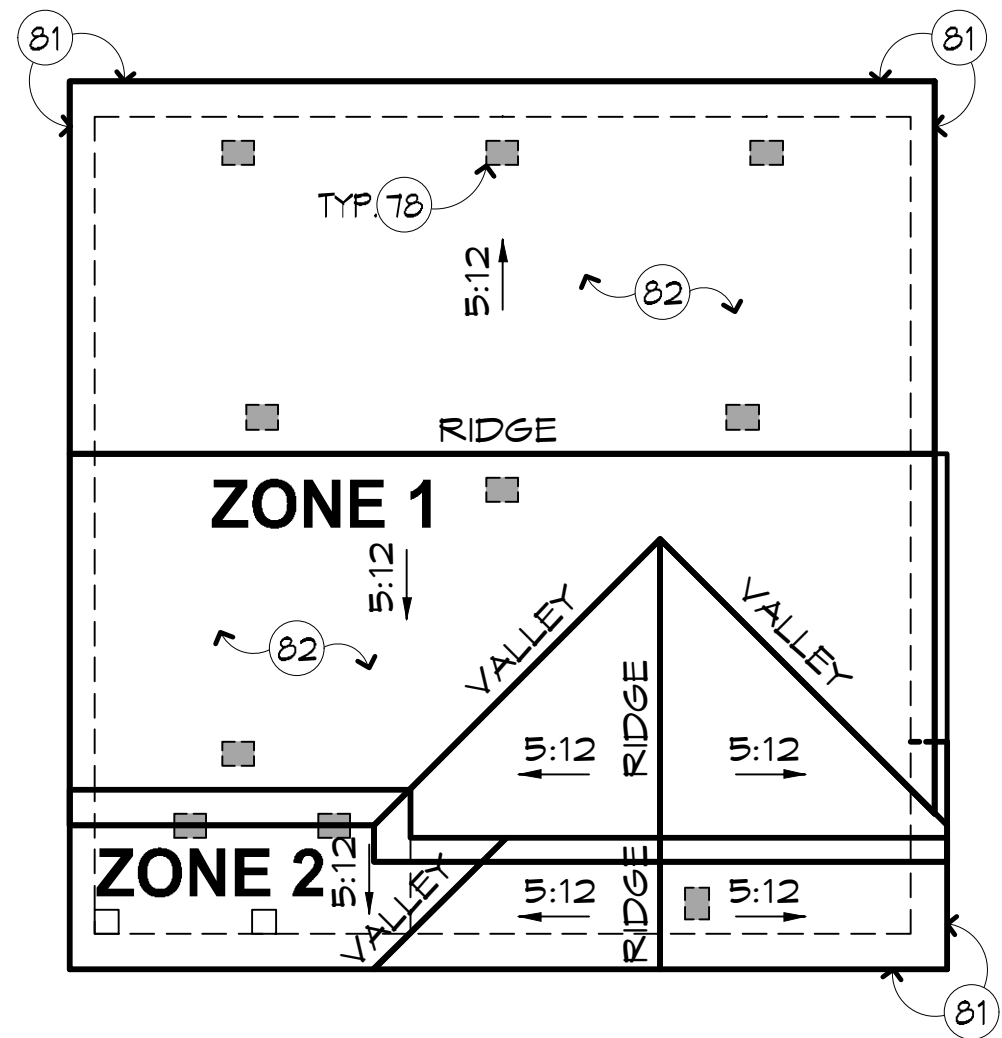
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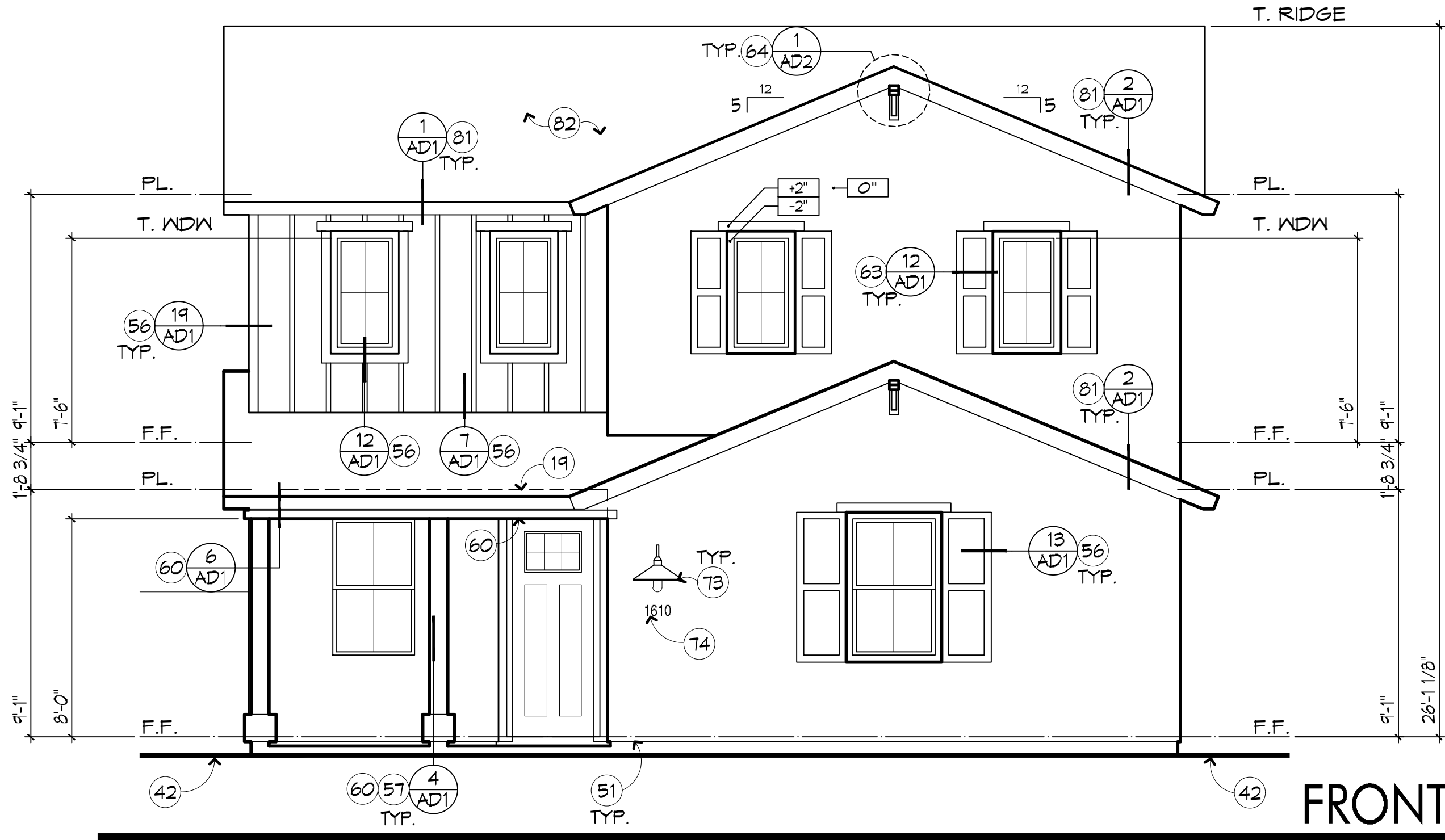
REAR

ROOF VENT CALCULATIONS					
ZONE 1			ELEVATION 'C'		
VENTED AREA: 993.67 SQ. FT.			1/300 RULE		
REQUIRED: 190.78 MIN., 238.48 MAX. HIGH SQ. IN.					
416.96 SQ. IN. OVERALL, 238.48 LOW SQ. IN.					
VENT	TYPE	AREA	QTY.	TOTAL	
O'HASIN LOW	LOW	12.00 ea	4	288.00	
O'HASIN HIGH	HIGH	12.00 ea	3	216.00	
			216.00 HIGH SQ. IN.		
			288.00 LOW SQ. IN.		
VENTING PROVIDED:			504.00 SQ. IN.		

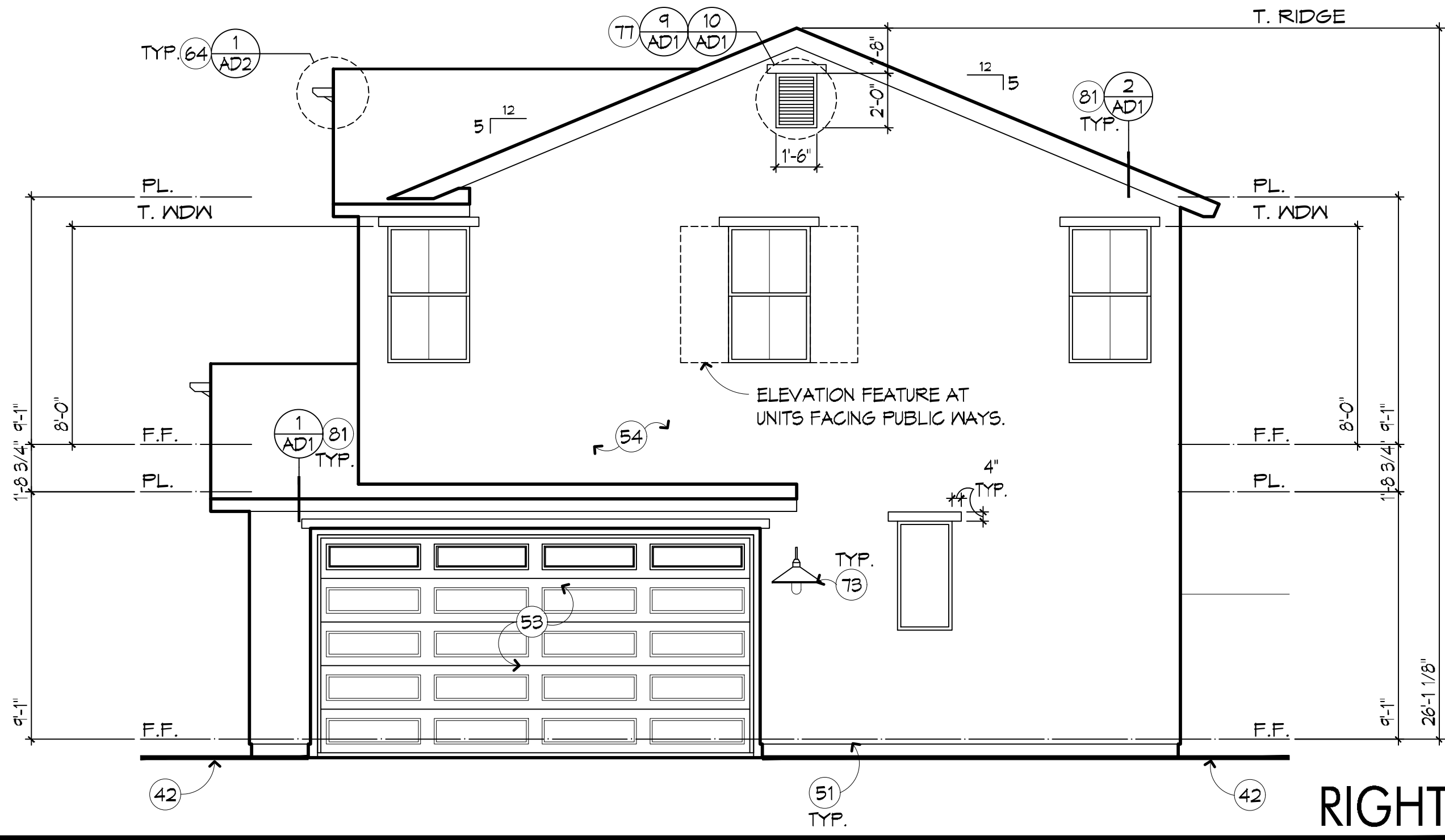
ROOF VENT CALCULATIONS					
ZONE 2			ELEVATION 'C'		
VENTED AREA: 162.93 SQ. FT.			1/150 RULE		
REQUIRED:			155.84 SQ. IN.		
VENT	TYPE	AREA	QTY.	TOTAL	
O'HASIN HIGH	HIGH	12.00 ea	3	216.00	
			- HIGH SQ. IN.		
			- LOW SQ. IN.		
VENTING PROVIDED:			216.00 SQ. IN.		



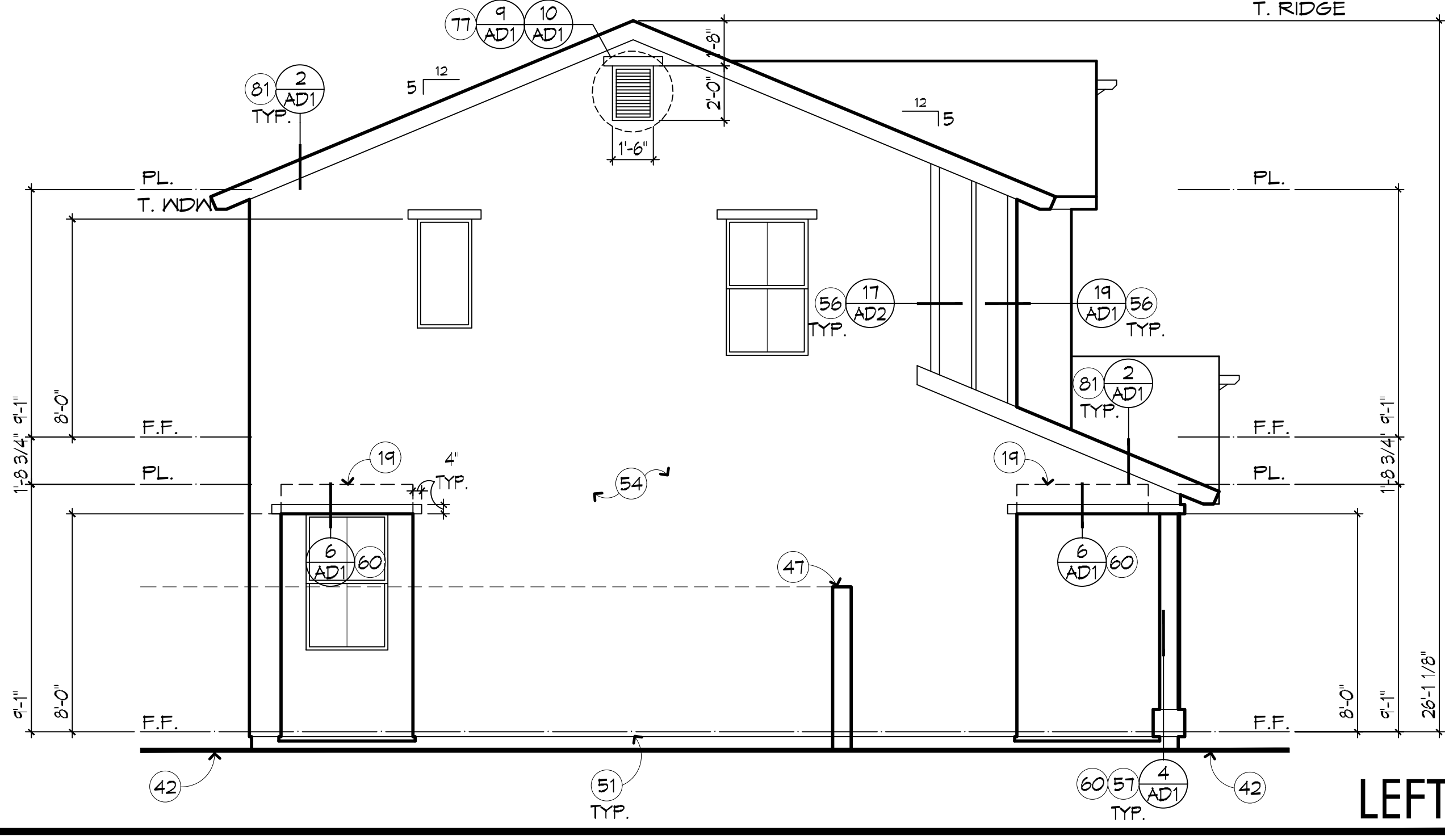
ROOF PLAN 1/8" = 1'-0"



FRONT



RIGHT



LEFT

GENERAL NOTES

1. REFER TO ARCHITECTURAL NOTES AND BUILDER'S SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION.
2. REFER TO 6D SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT).
6. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS' BUILDING/SAFETY DEPARTMENT. READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
4. FINISH DIMENSIONS AND OFFSET REFERENCES SHOWN ARE MEASURED TO FACE OF FINISH U.N.O. REFER TO GENERAL DETAILS (6D) SHEETS FOR STANDARD DOOR / WINDOW HEADER HEIGHTS AND ADDITIONAL INFORMATION.

KEYED NOTES

- (19) LINE OF CEILING BEYOND.
- (42) FINISH GRADE. SLOPE MIN. 5% AWAY FROM BUILDING.
- (45) UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
- (47) SITE WALL. (FINISH TO MATCH RESIDENCE)
- (51) METAL WEEP SCREED.
- (53) OVERHEAD SECTIONAL GARAGE DOOR. REFER TO FLOOR PLAN FOR ADDITIONAL INFO.
- (54) EXTERIOR INSULATION FINISH SYSTEM. REFER TO ARCHITECTURAL NOTES.
- (56) VERTICAL BOARD AND BATT SIDING / TRIM. FINISH PER SPECIFICATION.
- (57) PRE-MANUFACTURED STONE/BRICK FINISH. REFER TO ARCHITECTURAL NOTES.
- (60) E.I.F.S. OVER 2x WOOD FRAME and/or FOAM SURROUND PROJECTION. SLOPE FOR DRAINAGE.
- (63) SHUTTERS.
- (64) CORBELS / BRACKETS.
- (73) LIGHT FIXTURE.
- (74) STREET ADDRESS PLAQUE.
- (77) DECORATIVE ATTIC VENT WITH STUCCO POP-OUT.
- (78) ATTIC VENT. REFER TO ATTIC VENT CALCULATIONS FOR SIZE AND TYPE.
- (81) FASCIA/ BARGE.
- (82) HIGH SLOPE ROOF SYSTEM. REFER TO ARCHITECTURAL NOTES.



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JOB NUMBER: 20-003C

Project Mgr: marc

ISSUE DATE:

06-24-2020 Initial Submittal

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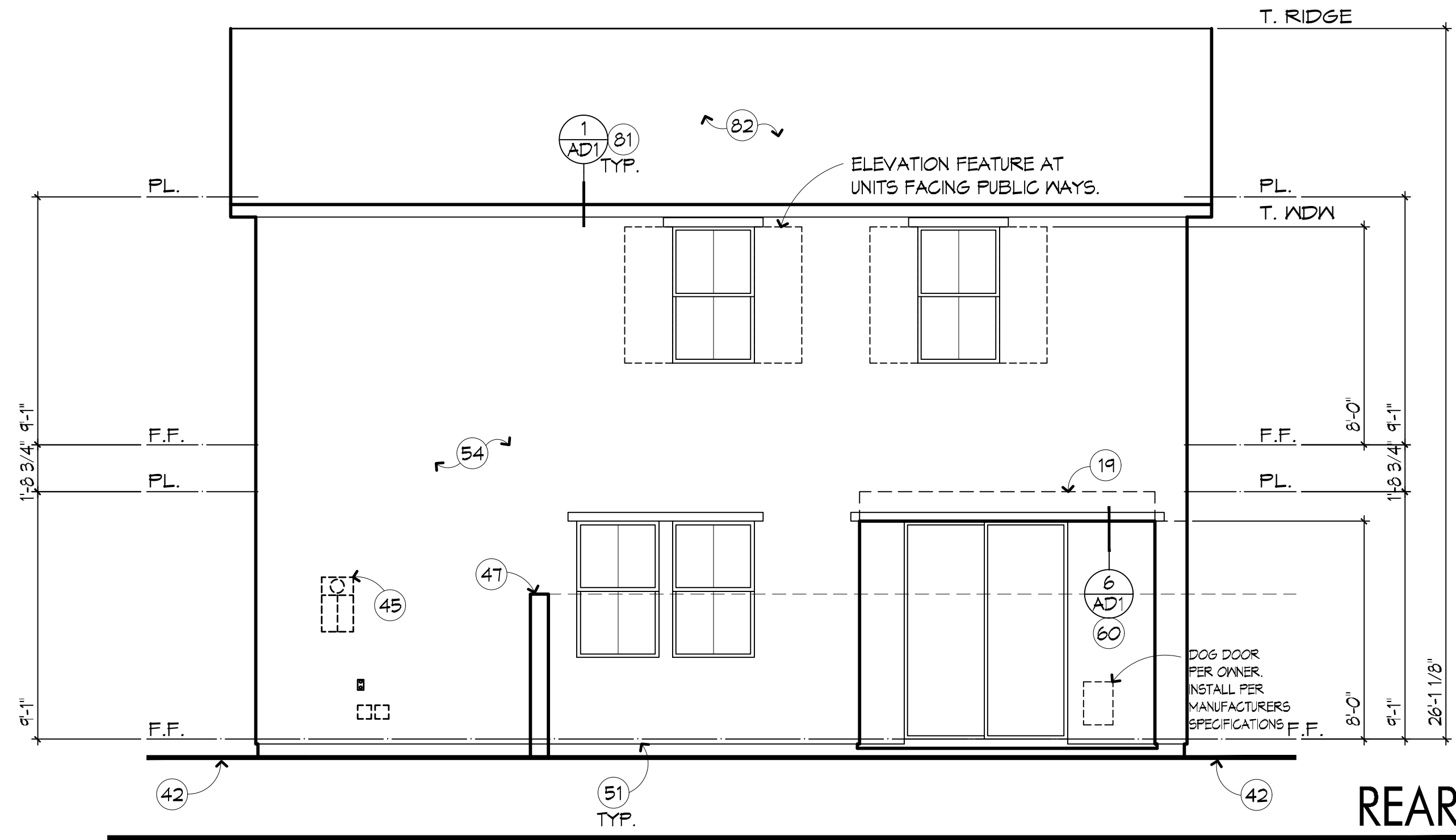
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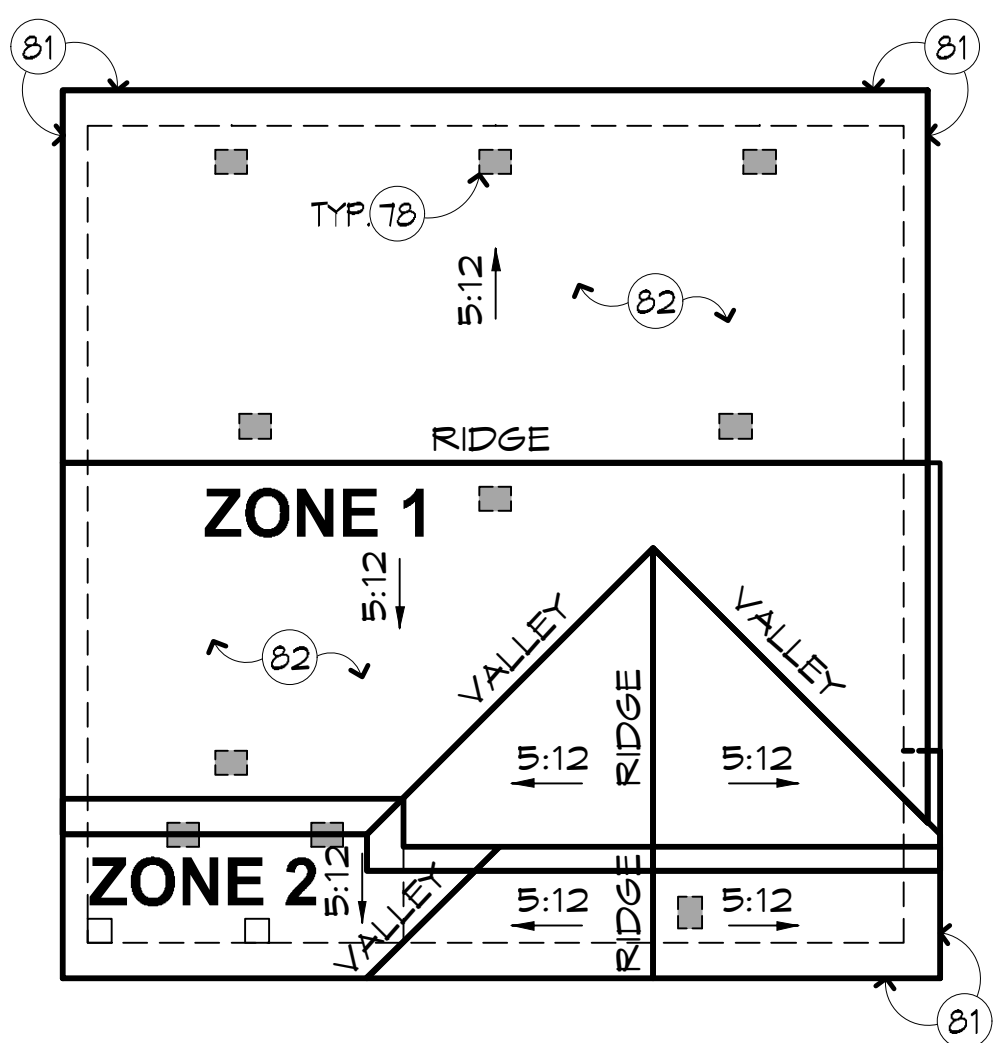
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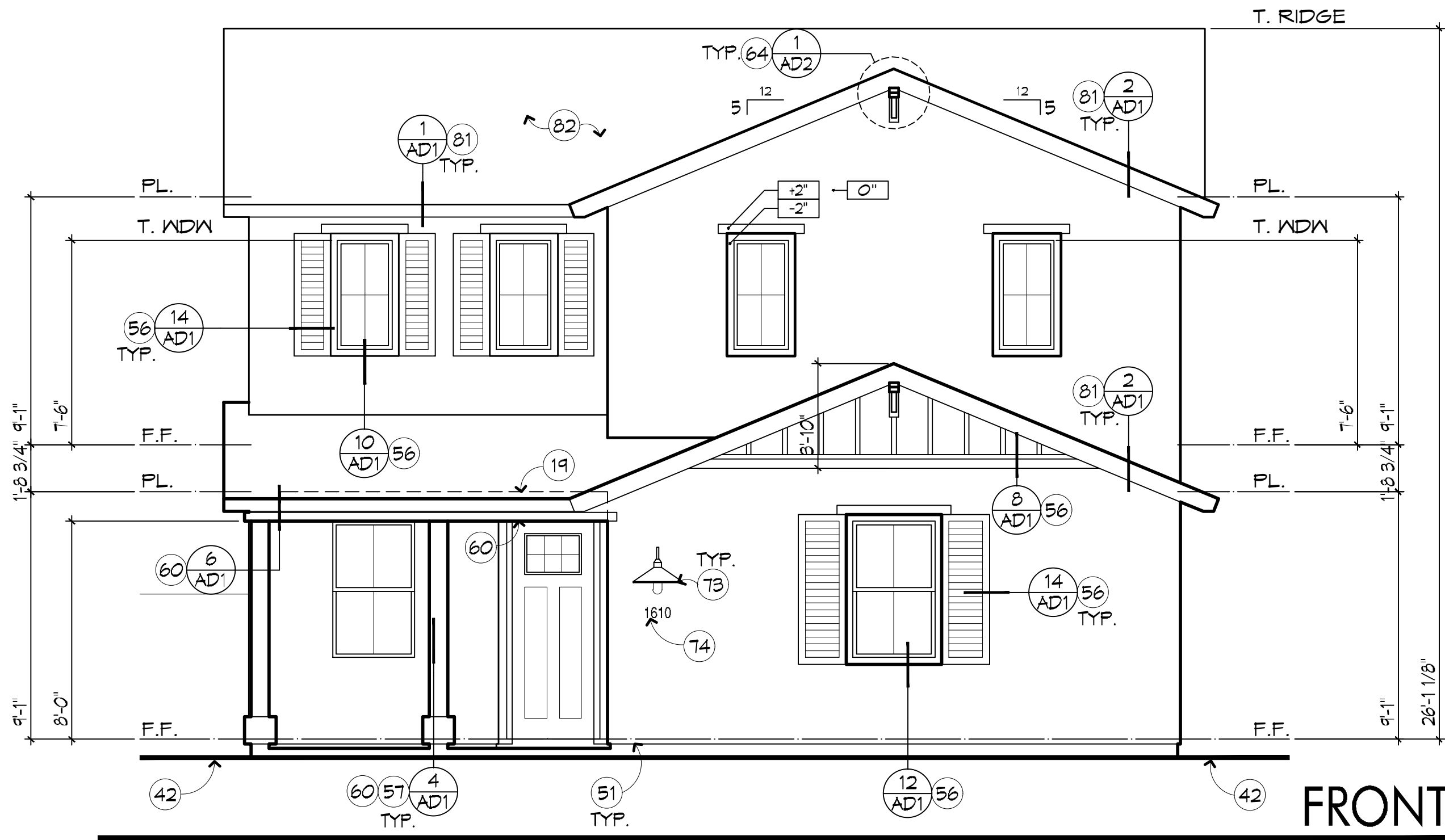
REAR

ROOF VENT CALCULATIONS				
ZONE 1			ELEVATION 'C'	
VENTED AREA: 993.67 SQ. FT.			1/300 RULE	
REQUIRED: 190.78 MIN., 238.48 MAX. HIGH SQ. IN.				
476.96 SQ. IN. OVERALL, 238.48 LOW SQ. IN.				
VENT	TYPE	AREA	QTY.	TOTAL
O'HASIN LOW	LOW	12.00 ea	4	288.00
O'HASIN HIGH	HIGH	12.00 ea	3	216.00
			216.00 HIGH SQ. IN.	
			288.00 LOW SQ. IN.	
VENTING PROVIDED:			504.00 SQ. IN.	

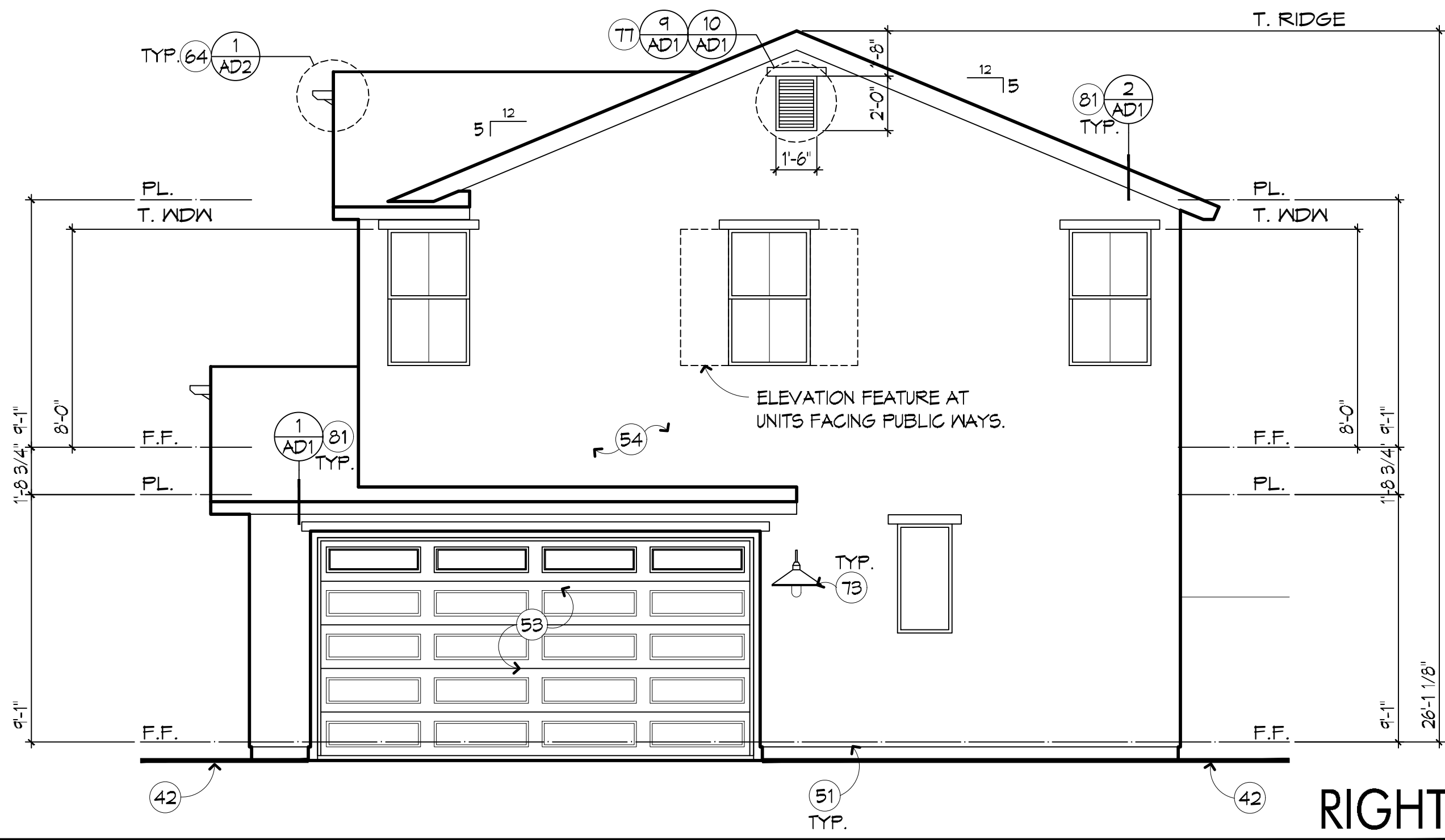
ROOF VENT CALCULATIONS				
ZONE 2			ELEVATION 'C'	
VENTED AREA: 162.33 SQ. FT.			1/150 RULE	
REQUIRED:			155.84 SQ. IN.	
VENT	TYPE	AREA	QTY.	TOTAL
O'HASIN HIGH	HIGH	12.00 ea	3	216.00
			- HIGH SQ. IN.	
			- LOW SQ. IN.	
VENTING PROVIDED:			216.00 SQ. IN.	



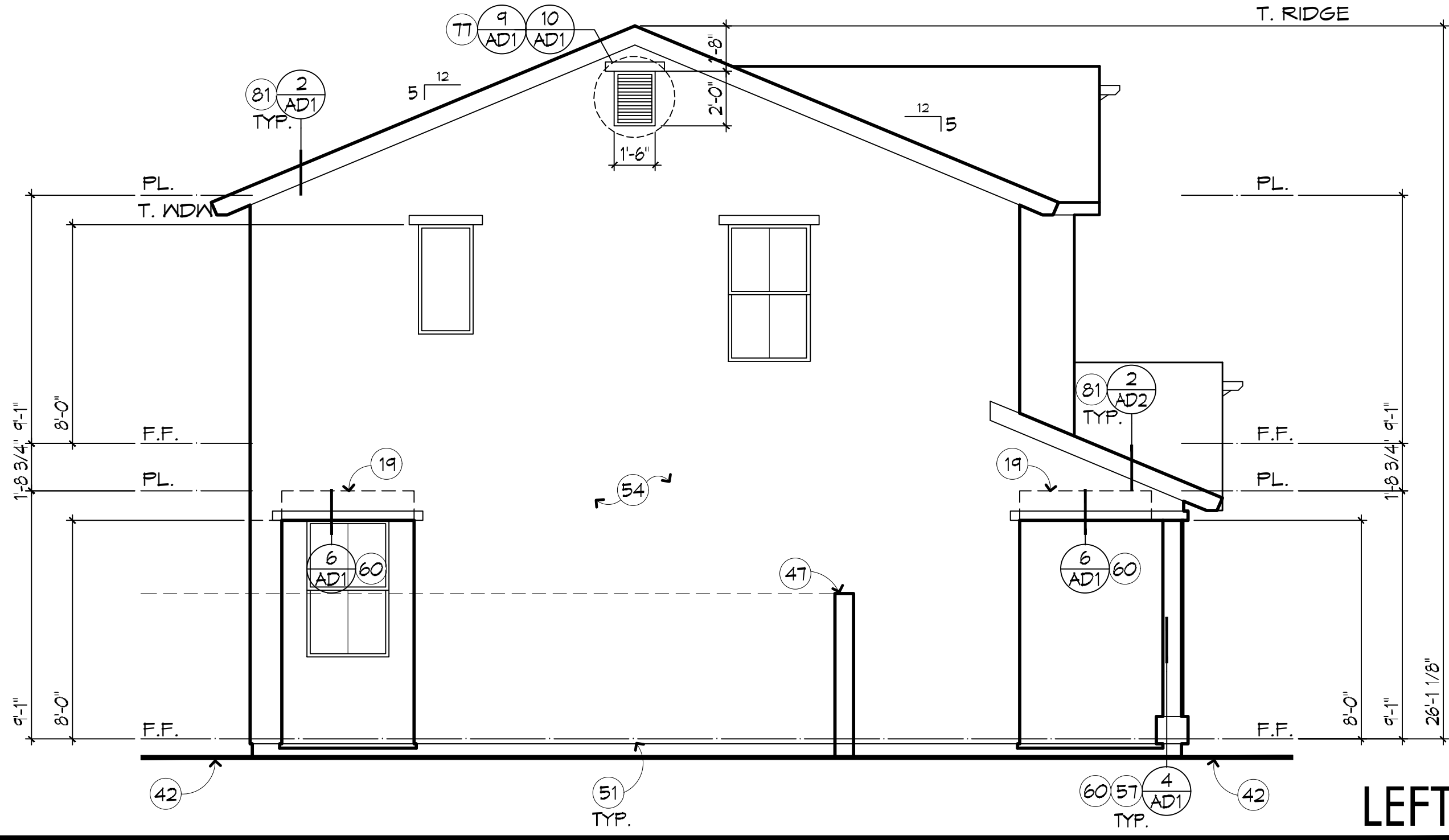
ROOF PLAN 1/8" = 1'-0"



FRONT



RIGHT



LEFT

GENERAL NOTES

1. REFER TO ARCHITECTURAL NOTES AND BUILDER'S SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION.
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KEYED NOTES

- (19) LINE OF CEILING BEYOND.
- (42) FINISH GRADE. SLOPE MIN. 5% AWAY FROM BUILDING.
- (45) UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
- (47) SITE WALL. (FINISH TO MATCH RESIDENCE)
- (51) METAL WEEP SCREED.
- (53) OVERHEAD SECTIONAL GARAGE DOOR. REFER TO FLOOR PLAN FOR ADDITIONAL INFO.
- (54) EXTERIOR INSULATION FINISH SYSTEM. REFER TO ARCHITECTURAL NOTES.
- (56) VERTICAL BOARD AND BATT SIDING / TRIM. FINISH PER SPECIFICATION.
- (57) PRE-MANUFACTURED STONE/BRICK FINISH. REFER TO ARCHITECTURAL NOTES.
- (60) E.I.F.S. OVER 2x WOOD FRAME and/or FOAM SURROUND PROJECTION. SLOPE FOR DRAINAGE.
- (64) CORBELS / BRACKETS.
- (73) LIGHT FIXTURE.
- (74) STREET ADDRESS PLAQUE.
- (77) DECORATIVE ATTIC VENT WITH STUCCO POP-OUT.
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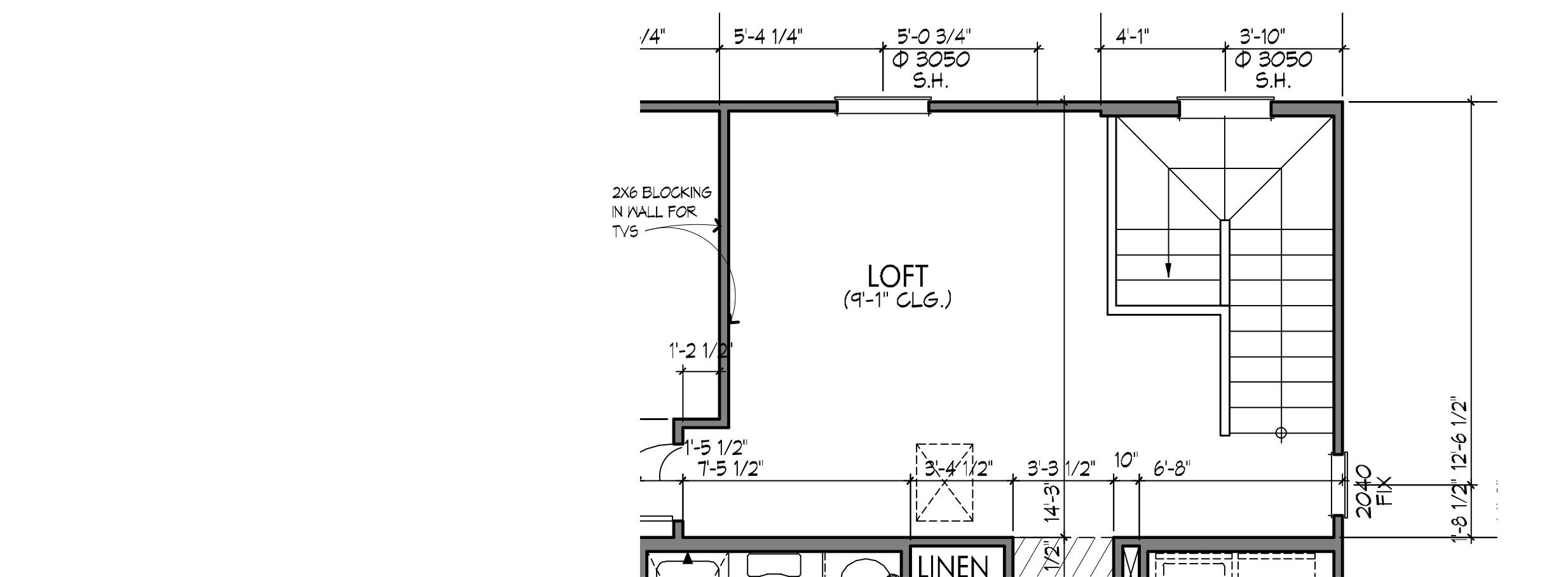
JOB NUMBER: 20-003C

Project Mgr: marc

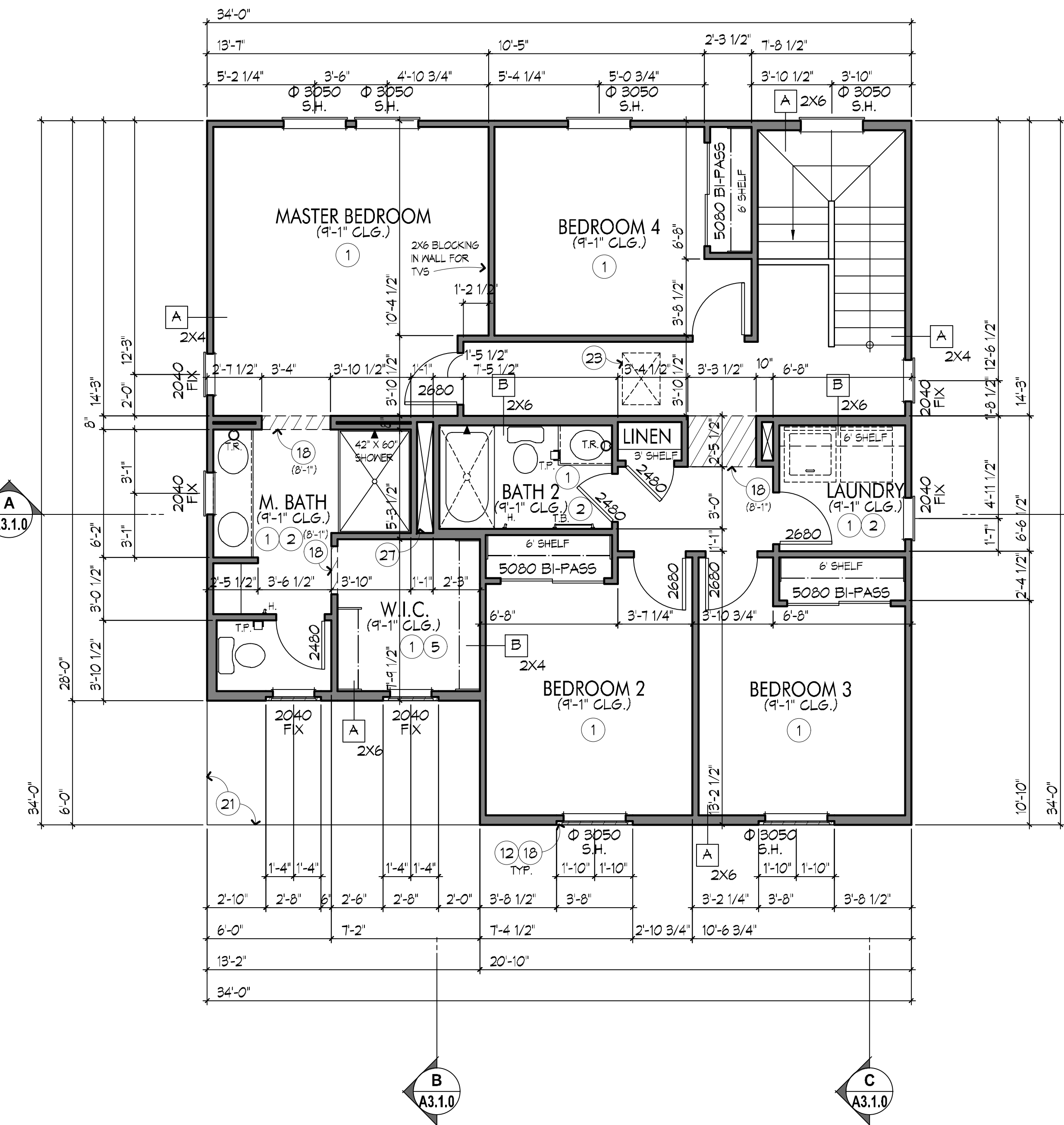
ISSUE DATE:

06-24-2020 Initial Submittal

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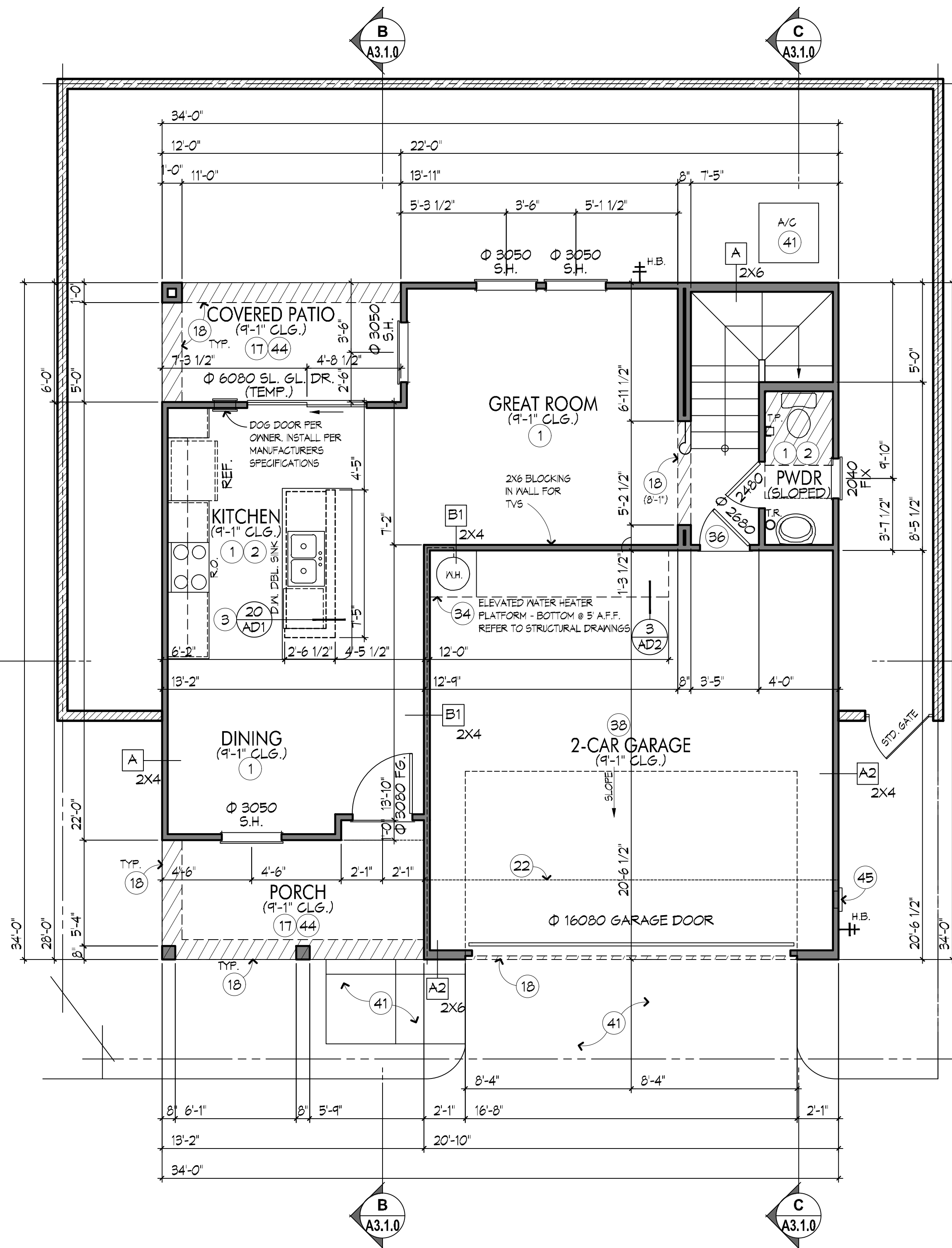


OPT. LOFT ILO BEDROOM 4



UPPER FLOOR PLAN

ELEVATION A & B



LOWER FLOOR PLAN

ELEVATION A & B

GENERAL NOTES

1. REFER TO ARCHITECTURAL NOTES AND BUILDER'S SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION.
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8. DIMENSIONS OF FLOOR PLAN(S) AND INTERIOR ELEVATIONS ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
10. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.

KEYED NOTES

- (1) COORDINATE FINISH FLOOR MATERIAL AND LIMIT OF FINISH W/ OWNER.
- (2) COORDINATE CABINETRY, SHELVING/ HARDWARE WITH BUILDER. SEE SPECIFICATIONS AND DETAILS/ INTERIOR ELEVATIONS ON SHEET A4.1.0.
- (3) ISLAND / PENINSULA. CONTRACTOR TO COORDINATE 2X PONY WALL HEIGHT AND MATERIAL WITH BUILDER. PROVIDE ELECTRICAL CONDUIT IN FLOOR SLAB AS REQUIRED. COORDINATE WITH ALL TRADES.
- (5) COORDINATE CLOSET ROD AND/OR SHELF(S) WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM UNLESS NOTED.
- (12) EXTERIOR ARCHITECTURAL FEATURE. REFER TO ELEVATIONS AND/OR FLOOR PLANS FOR ADD'L INFO. PROVIDE (2) LAYERS BUILDING PAPER AND A BITUMINOUS MEMBRANE AT ALL FLAT SURFACES. PROVIDE SLOPE FOR DRAINAGE.
- (17) EXTERIOR GYPSUM SOFFIT BOARD AT CEILING. REFER TO ARCHITECTURAL NOTES FOR ADD'L INFO.
- (18) LINE OF SOFFIT/ CEILING TRANSITION. REFER TO INTERIOR ELEVATIONS and/or EXTERIOR ELEVATIONS FOR ADD'L INFO.
- (21) LINE OF FIRST FLOOR BELOW.
- (22) LINE OF STRUCTURE ABOVE.
- (23) ATTIC SCUTTLE. REFER TO ARCHITECTURAL NOTES.
- (27) A/C CHASE.
- (34) WATER HEATER ON +18" HIGH PLATFORM WITH T. & P.R.V. FULL-SIZE DRAIN LINE TO EXTERIOR MIN. 6" ABOVE GRADE. REFER TO ARCHITECTURAL NOTES.
- (36) PROVIDE 1 3/4" SOLID CORE WOOD DOOR AND FRAME. SELF-CLOSING. SELF-LATCHING. WITH SMOKE CONTROL SWEEPS AND SEALS AT THIS LOCATION.
- (38) (1) LAYER 1/2" GYPSUM BOARD AT GARAGE CEILING. (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE GARAGE CEILING WHEN FLOOR FRAMING IS ABOVE.
- (41) EXTERIOR FLATWORK. REFER TO ARCHITECTURAL NOTES.
- (44) CONC. SLAB. SLOPE 1/8" PER FOOT AWAY FROM BUILDING. REFER TO STRUCTURAL DRAWINGS.
- (45) UTILITY SERVICE. LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.

WALL SCHEDULE

- * PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (IRC 102.3). NOT PERMITTED AT SHOWERS AND OTHER AREAS OF HIGH HUMIDITY.

- NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.
- A • EXTERIOR FINISH/ E.I.F.S. PER SPECIFICATIONS. EXTERIOR FACE. REFER TO ELEVATIONS FOR ADD'L FINISH APPLICATIONS.
- 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DNGS.
- INSULATION @ ALL STUD SPACES PER AN SHEETS - CHAPTER 11 ENERGY EFFICIENCY.
- 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- A2 SAME AS 'A', EXCEPT:
- NO INSULATION @ WALL.
- B • 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DNGS.
- 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- B1 SAME AS 'B', EXCEPT:
- INSULATION @ ALL STUD SPACES PER AN SHEETS - CHAPTER 11 ENERGY EFFICIENCY.



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JOB NUMBER: 20-003C

Project Mgr: marcim

ISSUE DATE:

06-24-2020 Initial Submittal

MARK	DATE	COMMENT
△		
△		
△		
△		
△		

Curve
DEVELOPMENT
6263 N SCOTTSDALE ROAD
SUITE 216
SCOTTSDALE, ARIZONA 85250
480.568.8720

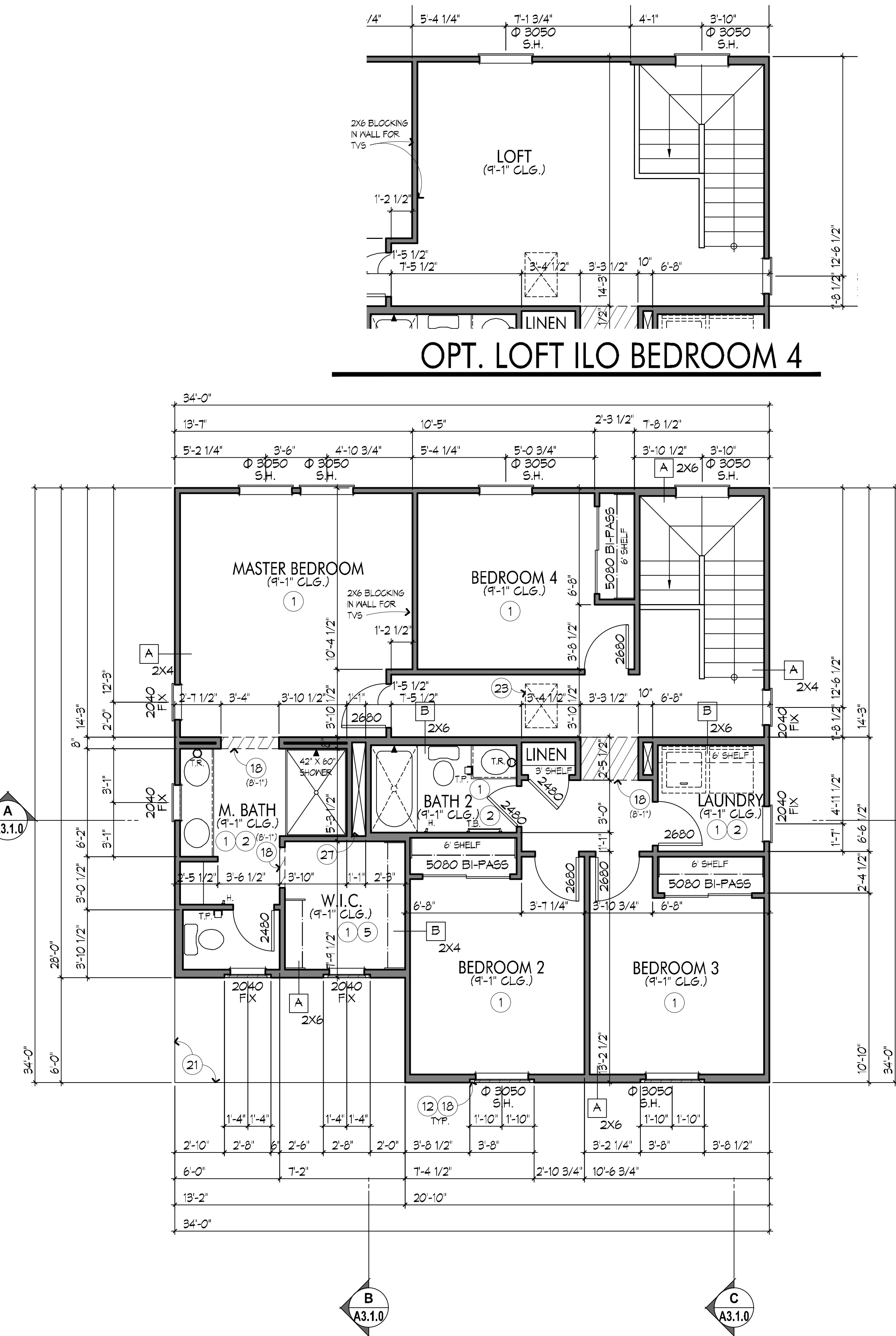
PLAN - 1589
FIDDYMENT
RANCH
CITY OF COSVILLE, CALIFORNIA

FLOOR PLAN
ELEVATION A & B

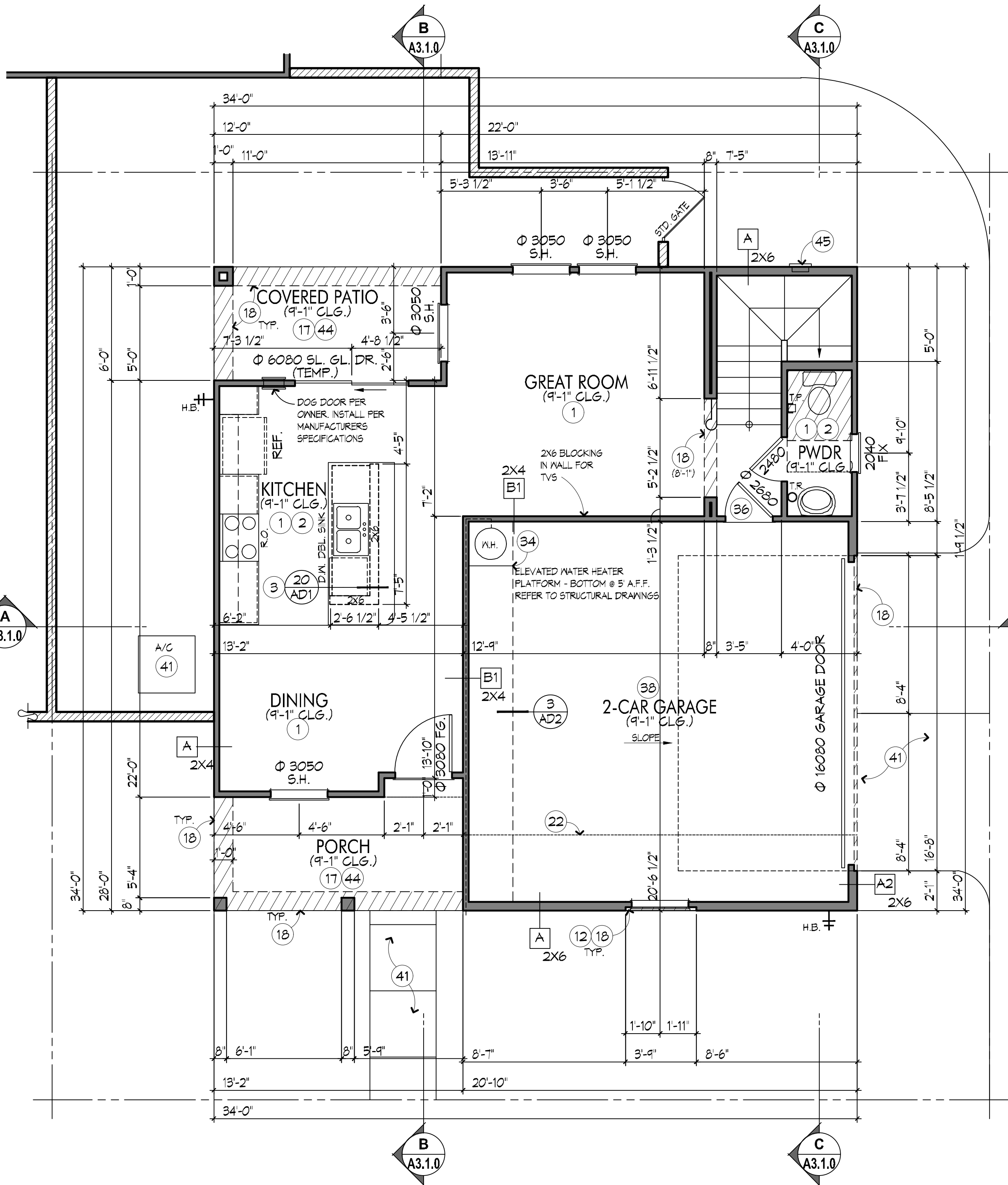
1/4" = 1'-0"

A1.1.0

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05/28/2020 08:32:14
07/14/2020 14:00:32



UPPER FLOOR PLAN
ELEVATION C & D



LOWER FLOOR PLAN
ELEVATION C & D

GENERAL NOTES

1. REFER TO ARCHITECTURAL NOTES AND BUILDER'S SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION.
2. REFER TO 6D SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT).
6. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS' BUILDING/SAFETY DEPARTMENT. READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
8. DIMENSIONS OF FLOOR PLAN(S) AND INTERIOR ELEVATIONS ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
10. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.

KEYED NOTES

1. COORDINATE FINISH FLOOR MATERIAL AND LIMIT OF FINISH W/ OWNER.
2. COORDINATE CABINETRY, SHELVING/ HARDWARE WITH BUILDER. SEE SPECIFICATIONS AND DETAILS/ INTERIOR ELEVATIONS ON SHEET A4.1.0.
3. ISLAND / PENINSULA: CONTRACTOR TO COORDINATE 2X PONY WALL HEIGHT AND MATERIAL WITH BUILDER. PROVIDE ELECTRICAL CONDUIT IN FLOOR SLAB AS REQUIRED. COORDINATE WITH ALL TRADES.
5. COORDINATE CLOSET ROD AND/OR SHELF(S) WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM UNLESS NOTED.
12. EXTERIOR ARCHITECTURAL FEATURE. REFER TO ELEVATIONS AND/OR FLOOR PLANS FOR ADD'L INFO. PROVIDE (2) LAYERS BUILDING PAPER AND A BITUMINOUS MEMBRANE AT ALL FLAT SURFACES. PROVIDE SLOPE FOR DRAINAGE.
17. EXTERIOR GYPSUM SOFFIT BOARD AT CEILING. REFER TO ARCHITECTURAL NOTES FOR ADD'L INFO.
18. LINE OF SOFFIT/ CEILING TRANSITION. REFER TO INTERIOR ELEVATIONS and/or EXTERIOR ELEVATIONS FOR ADD'L INFO.
21. LINE OF FIRST FLOOR BELOW.
22. LINE OF STRUCTURE ABOVE.
23. ATTIC SCUTTLE. REFER TO ARCHITECTURAL NOTES.
27. A/C CHASE.
34. WATER HEATER ON +18" HIGH PLATFORM WITH T. & P.R.V. FULL-SIZE DRAIN LINE TO EXTERIOR MIN. 6" ABOVE GRADE. REFER TO ARCHITECTURAL NOTES.
36. PROVIDE 1 3/4" SOLID CORE WOOD DOOR AND FRAME. SELF-CLOSING. SELF-LATCHING WITH SMOKE CONTROL SNEEPS AND SEALS AT THIS LOCATION.
38. (1) LAYER 1/2" GYPSUM BOARD AT GARAGE CEILING. (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE GARAGE CEILING WHEN FLOOR FRAMING IS ABOVE.
41. EXTERIOR FLATWORK. REFER TO ARCHITECTURAL NOTES.
44. CONC. SLAB. SLOPE 1/8" PER FOOT AWAY FROM BUILDING. REFER TO STRUCTURAL DRAWINGS.
45. UTILITY SERVICE. LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.

WALL SCHEDULE

- * PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (IRC 102.3). NOT PERMITTED AT SHOWERS AND OTHER AREAS OF HIGH HUMIDITY.

- NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.
- A • EXTERIOR FINISH/ E.I.F.S. PER SPECIFICATIONS. EXTERIOR FACE. REFER TO ELEVATIONS FOR ADD'L FINISH APPLICATIONS.
- 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DNGS.
- INSULATION @ ALL STUD SPACES PER AN SHEETS - CHAPTER 11 ENERGY EFFICIENCY.
- 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- A2 SAME AS 'A', EXCEPT:
- NO INSULATION @ WALL.
- B • 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DNGS.
- 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- B1 SAME AS 'B', EXCEPT:
- INSULATION @ ALL STUD SPACES PER AN SHEETS - CHAPTER 11 ENERGY EFFICIENCY.



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JOB NUMBER: 20-003C
Project Mgr: marcim
ISSUE DATE:
06-24-2020 Initial Submittal

MARK	DATE	COMMENT
A		
A		
A		
A		
A		

curve
DEVELOPMENT
6263 N SCOTTSDALE ROAD
SUITE 216
SCOTTSDALE, ARIZONA 85250
480.568.8720

PLAN - 1589
FIDDYMENT
RANCH
CITY OF COSVILLE, CALIFORNIA

FLOOR PLAN
ELEVATION C & D

1/4" = 1'-0"

A1.1.1

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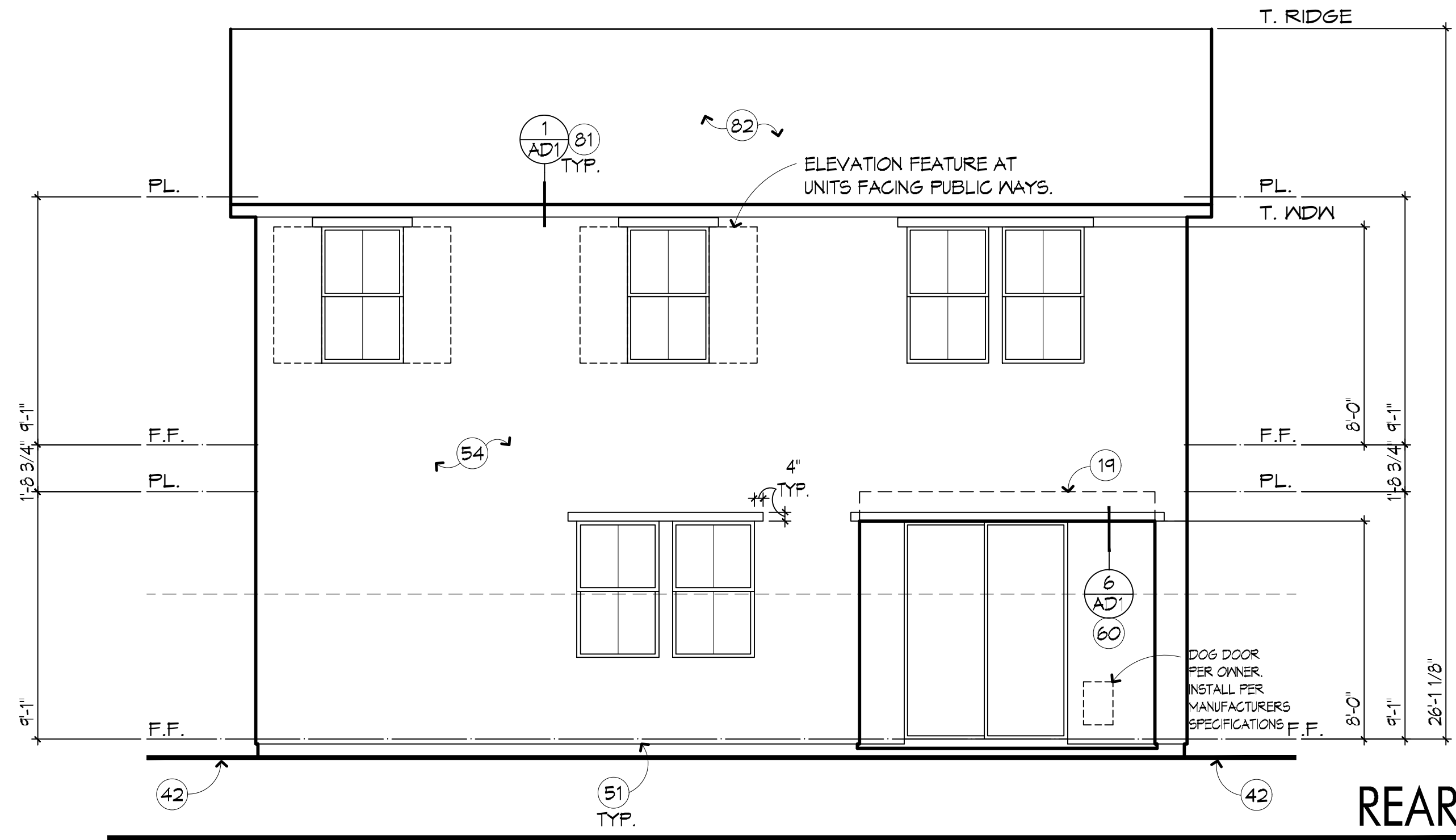
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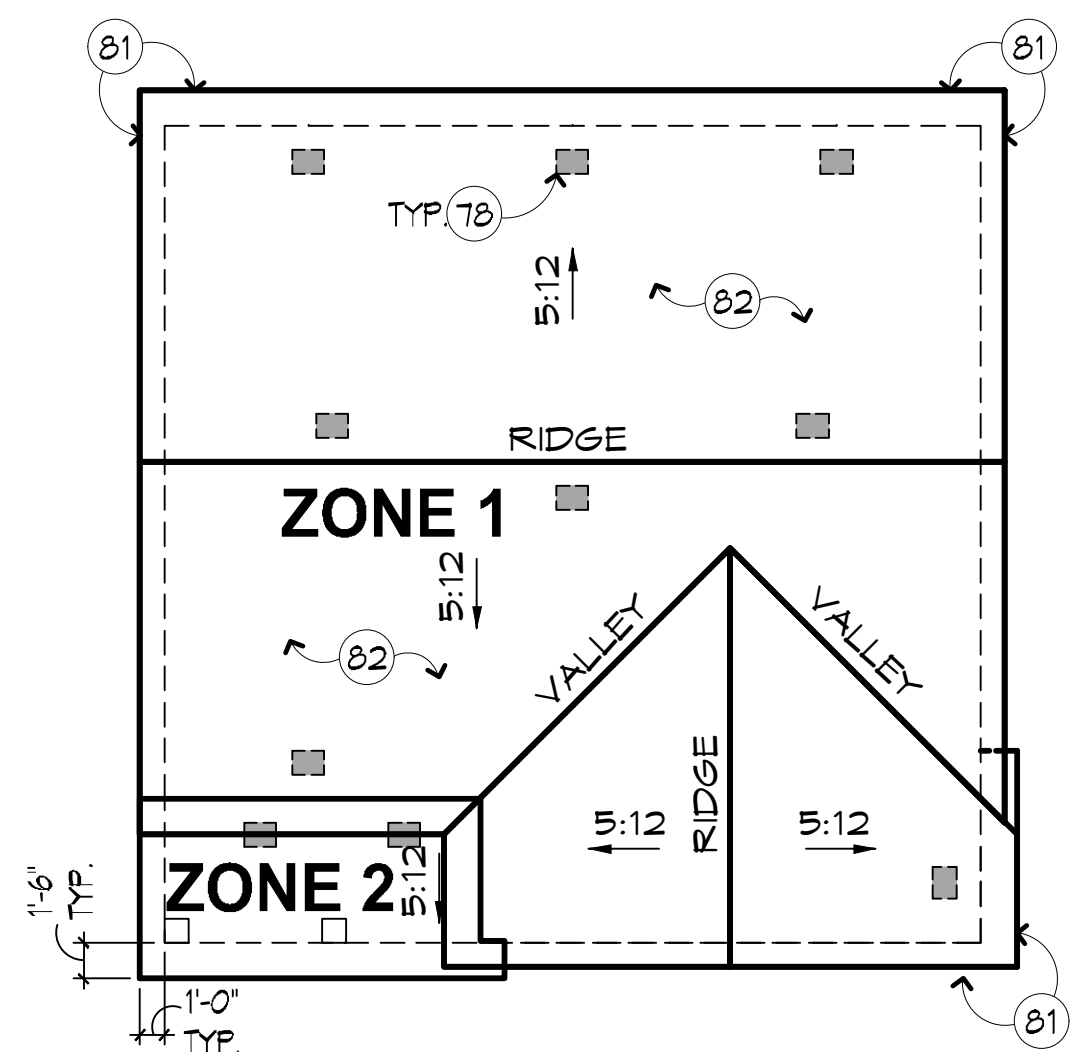
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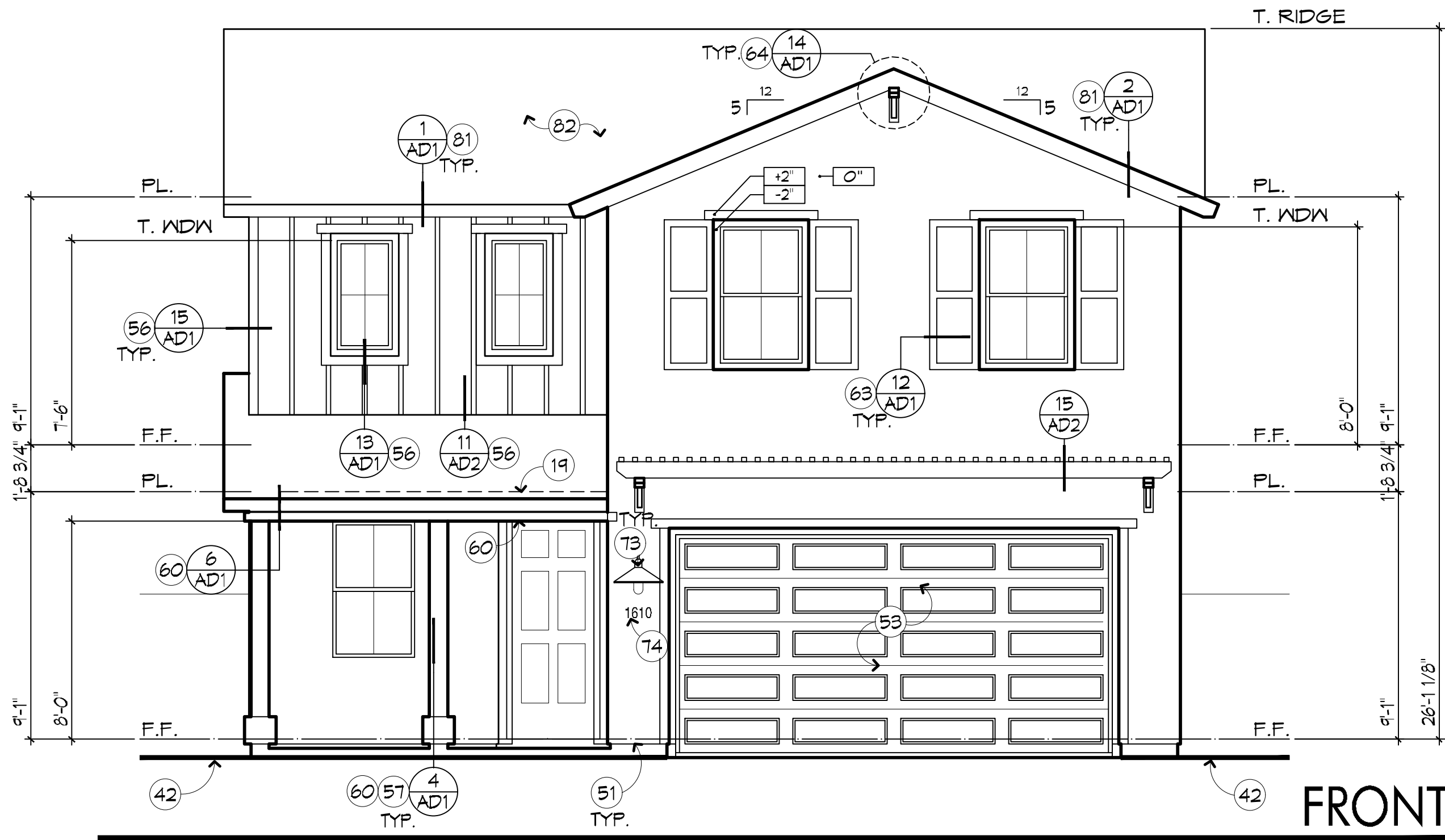
REAR

ROOF VENT CALCULATIONS					
ZONE 1			ELEVATION "A"		
VENTED AREA: 1071.00 SQ. FT.			1/300 RULE		
REQUIRED: 206.78 MIN., 258.48 MAX. HIGH SQ. IN.					
516.96 SQ. IN. OVERALL, 258.48 LOW SQ. IN.					
VENT	TYPE	AREA	QTY.	TOTAL	
O'HASIN LOW	LOW	T2.00 ea	5	360.00	
O'HASIN HIGH	HIGH	T2.00 ea	3	216.00	
			216.00 HIGH SQ. IN.		
			360.00 LOW SQ. IN.		
VENTING PROVIDED:			516.00 SQ. IN.		

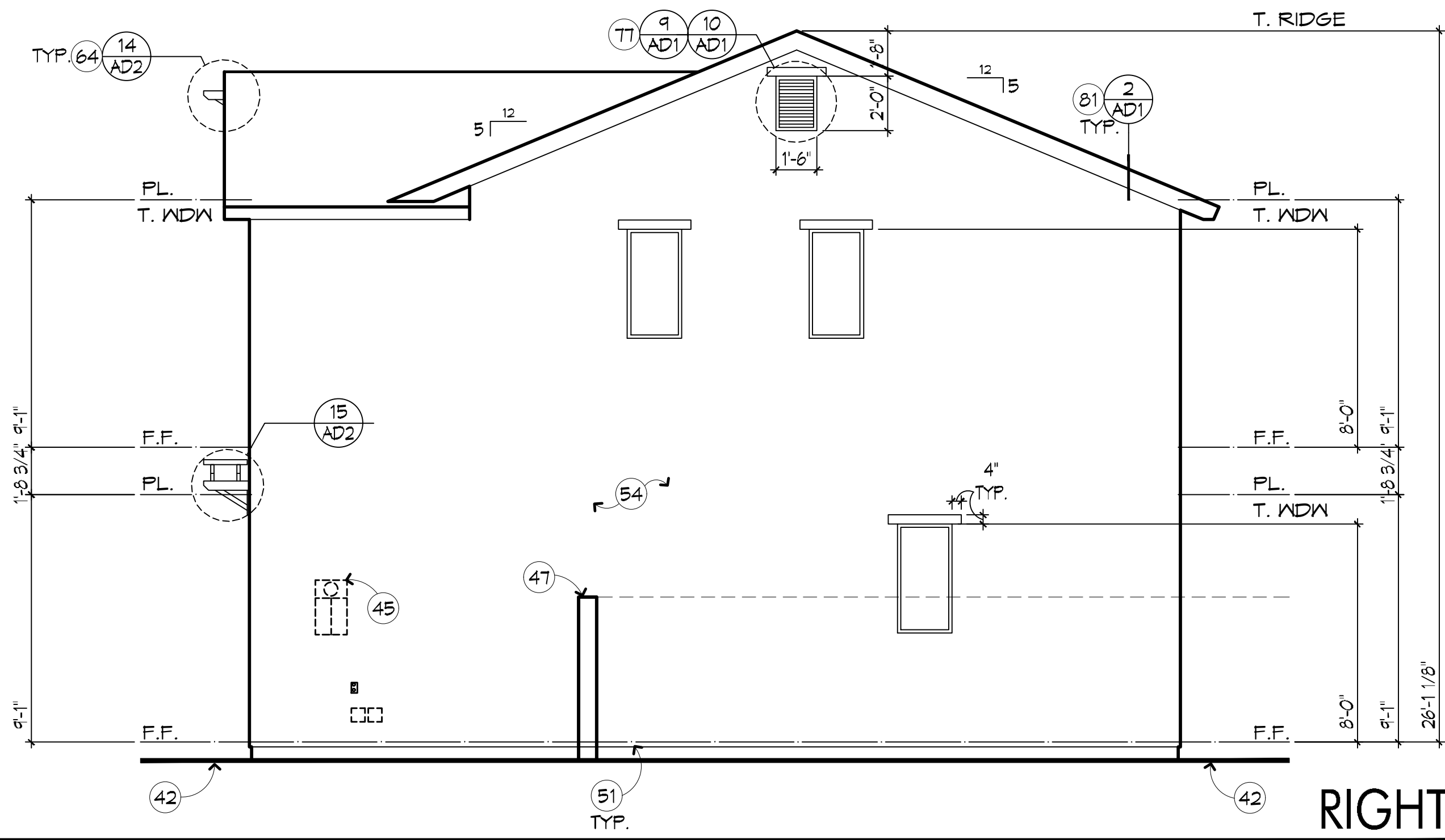
ROOF VENT CALCULATIONS					
ZONE 2			ELEVATION "A"		
VENTED AREA: 162.33 SQ. FT.			1/150 RULE		
REQUIRED:			155.84 SQ. IN.		
VENT	TYPE	AREA	QTY.	TOTAL	
O'HASIN HIGH	HIGH	T2.00 ea	3	216.00	
			- HIGH SQ. IN.		
			- LOW SQ. IN.		
VENTING PROVIDED:			216.00 SQ. IN.		



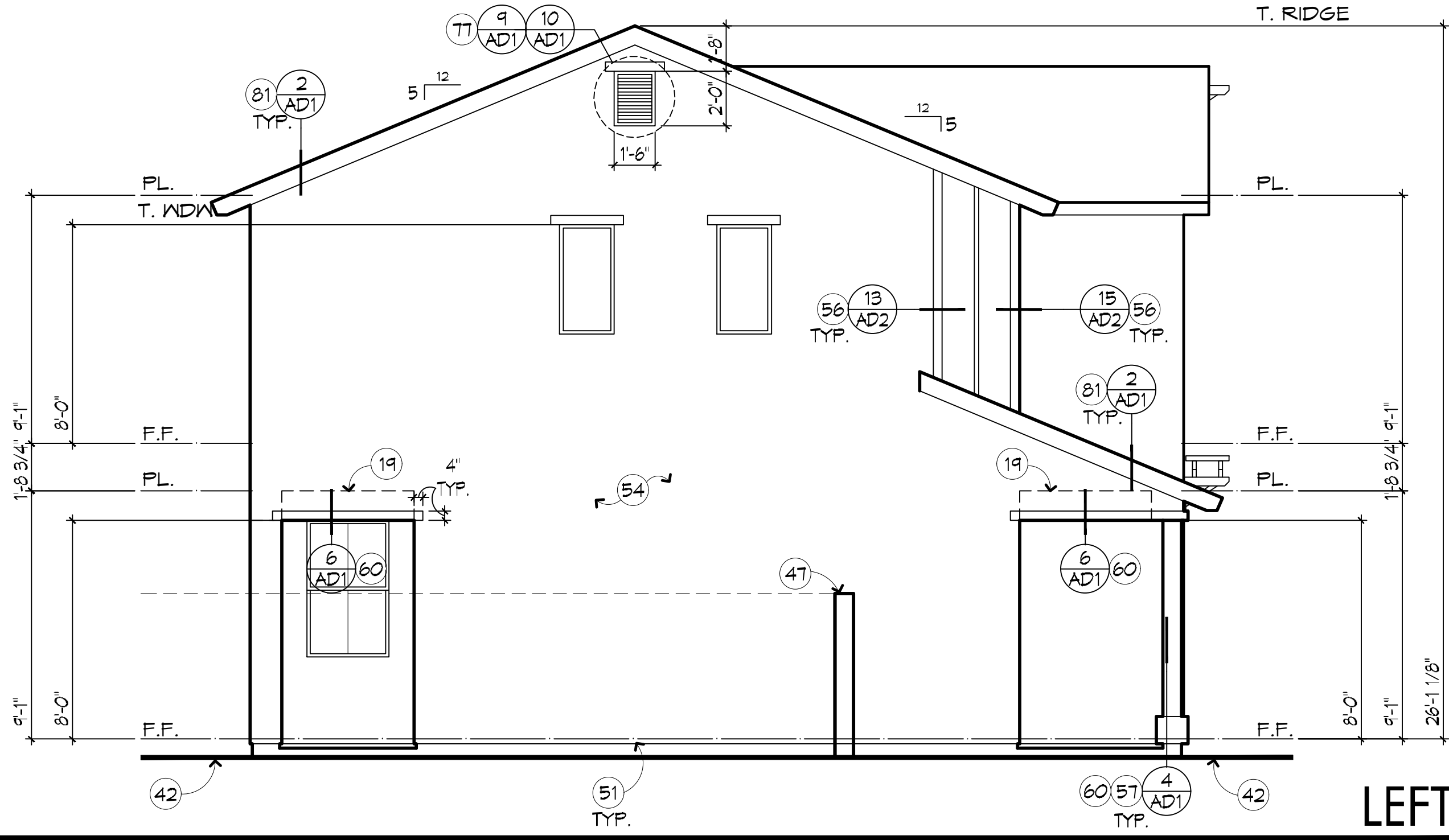
ROOF PLAN 1/8" = 1'-0"



FRONT



RIGHT



LEFT

GENERAL NOTES

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- SITE WALL. (FINISH TO MATCH RESIDENCE)
- METAL WEEP SCREED.
- OVERHEAD SECTIONAL GARAGE DOOR. REFER TO FLOOR PLAN FOR ADDITIONAL INFO.
- EXTERIOR INSULATION FINISH SYSTEM. REFER TO ARCHITECTURAL NOTES.
- VERTICAL BOARD AND BATT SIDING / TRIM. FINISH PER SPECIFICATION.
- PRE-MANUFACTURED STONE/BRICK FINISH. REFER TO ARCHITECTURAL NOTES.
- E.I.F.S. OVER 2x WOOD FRAME and/or FOAM SURROUND PROJECTION. SLOPE FOR DRAINAGE.
- SHUTTERS.
- CORBELS / BRACKETS.
- LIGHT FIXTURE.
- STREET ADDRESS PLAQUE.
- DECORATIVE ATTIC VENT WITH STUCCO POP-OUT.
- ATTIC VENT. REFER TO ATTIC VENT CALCULATIONS FOR SIZE AND TYPE.
- FASCIA/ BARGE.
- HIGH SLOPE ROOF SYSTEM. REFER TO ARCHITECTURAL NOTES.



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JOB NUMBER: 20-003C

Project Mgr: marcm

ISSUE DATE:

06-24-2020 Initial Submittal

MARK	DATE	COMMENT
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△		

curve
DEVELOPMENT
6263 N SCOTTSDALE ROAD
SUITE 216
SCOTTSDALE, ARIZONA 85250
480.568.8720

PLAN -1589
FIDDYMENT
RANCH
CITY OF COSVILLE, CALIFORNIA

EXTERIOR
ELEVATIONS &
ROOF PLAN A

1/4" = 1'-0"

A2.1.0

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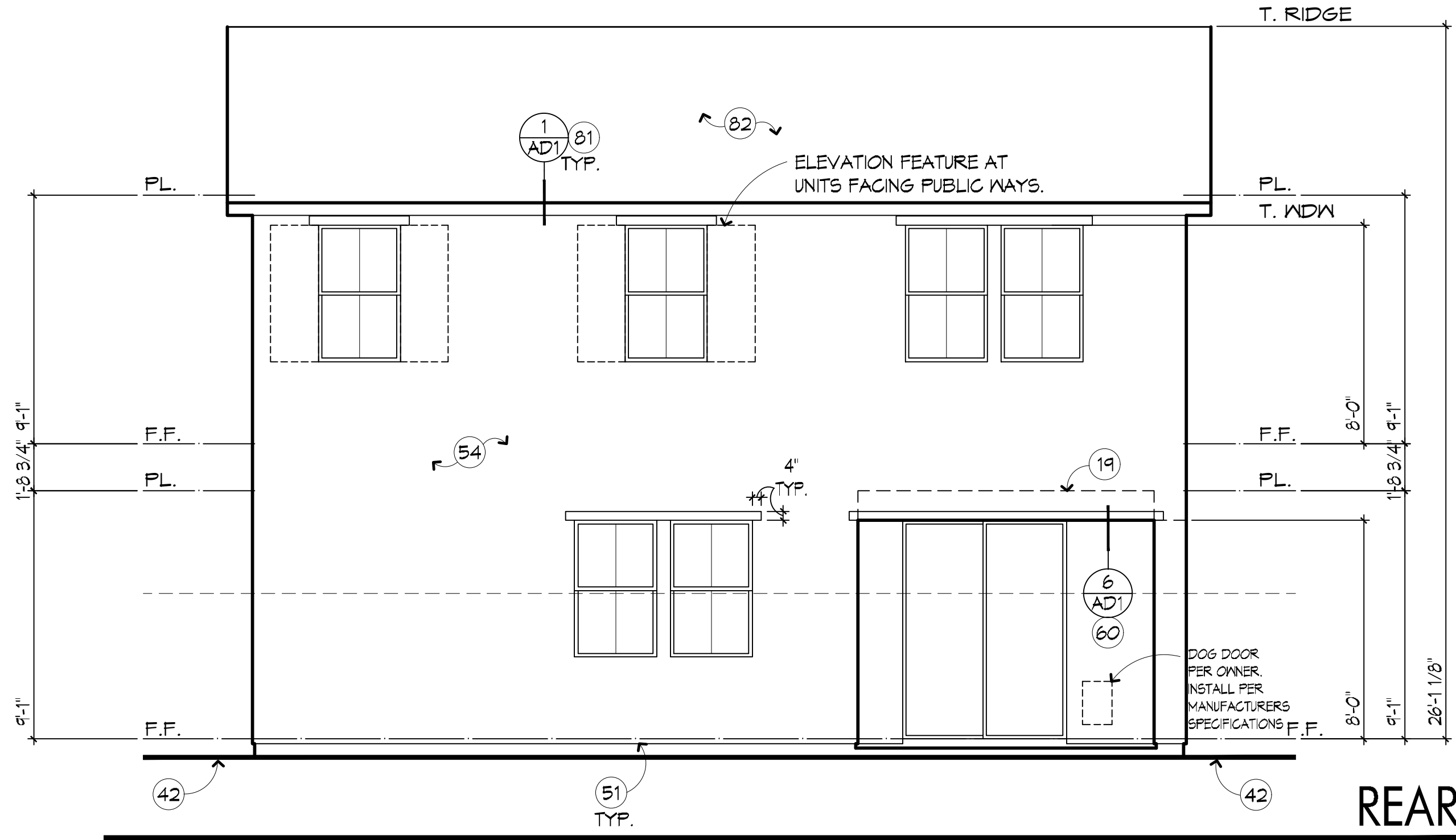
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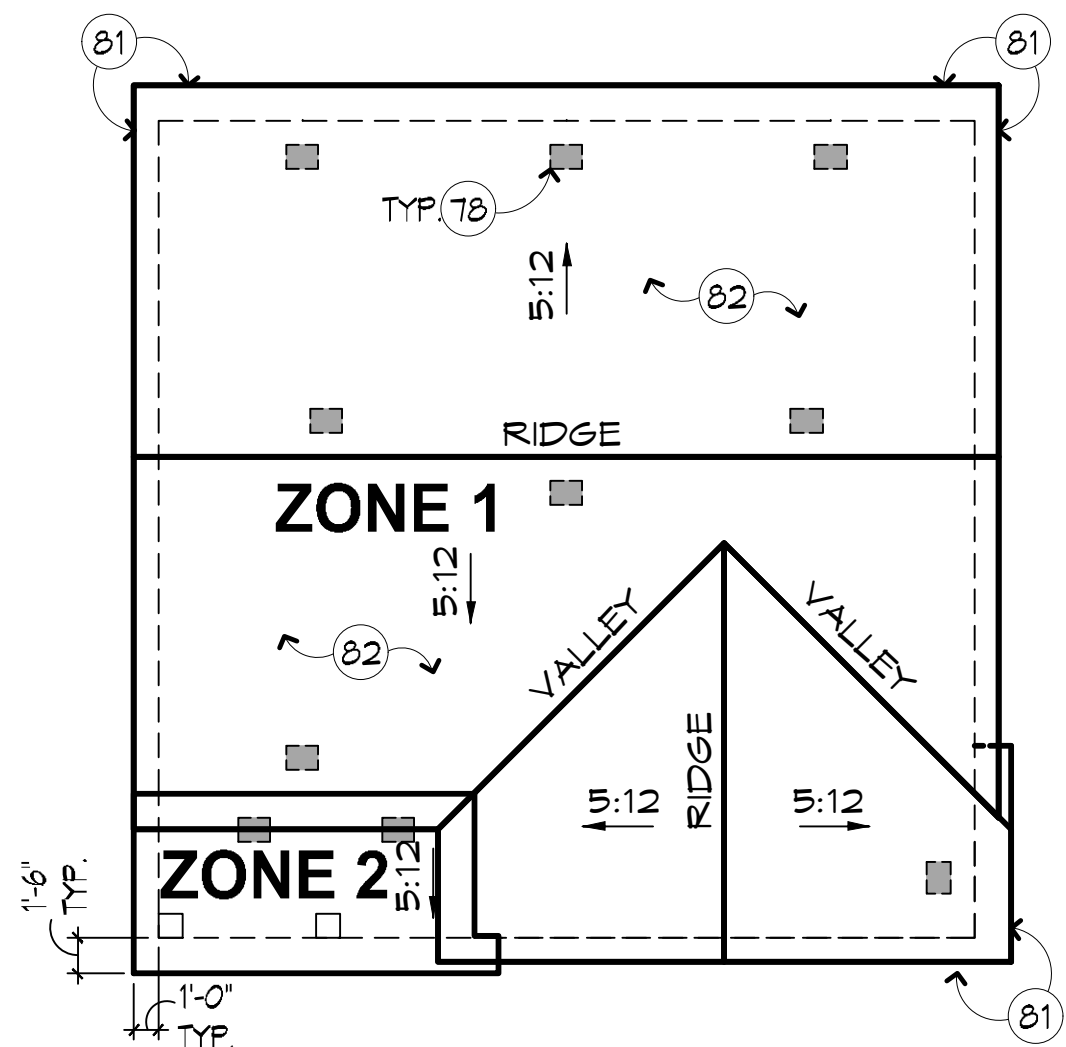
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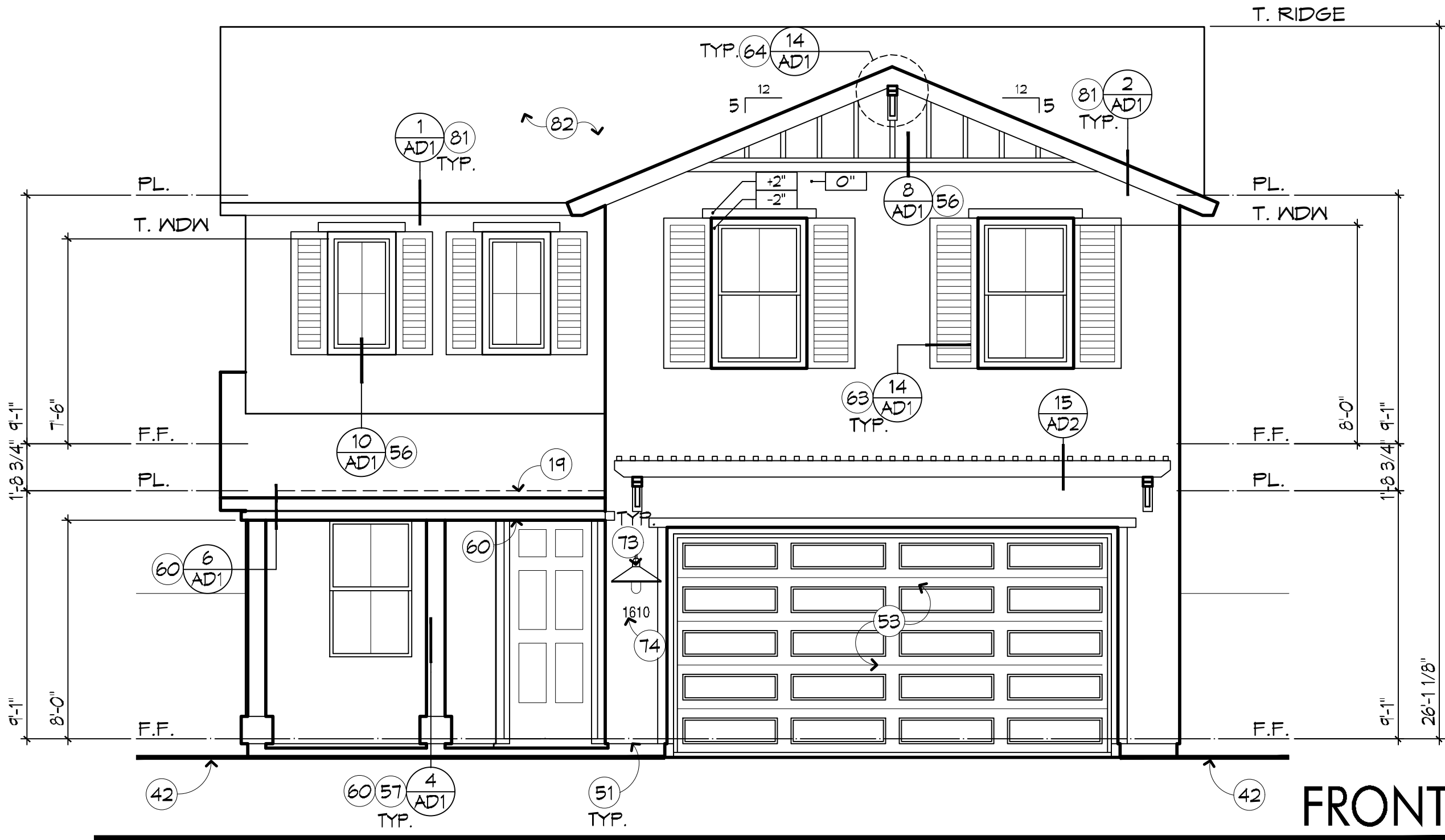


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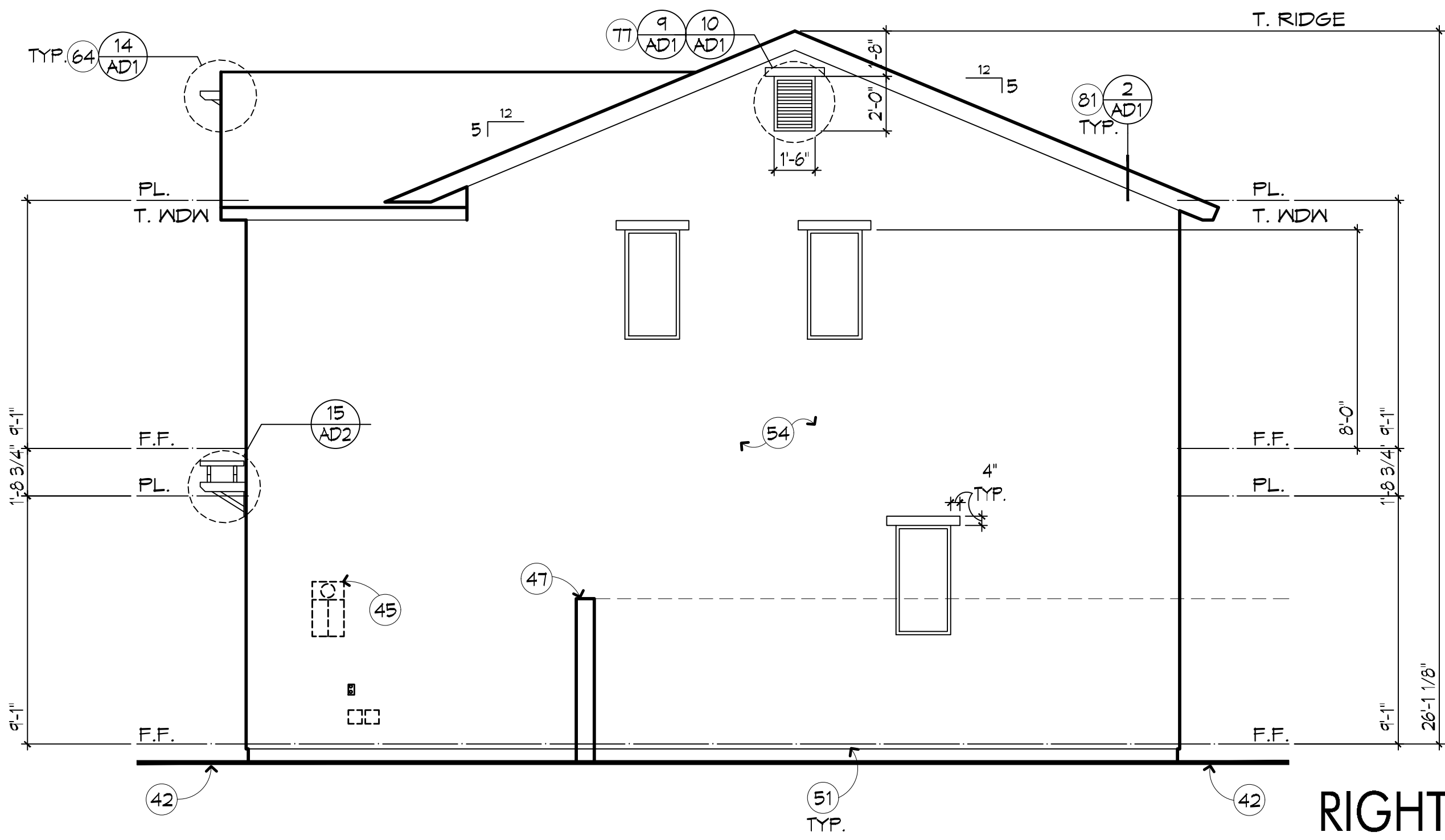
ROOF VENT CALCULATIONS				
ZONE 1		ELEVATION 'B'		
VENTED AREA: 1071.00 SQ. FT.		1/300 RULE		
REQUIRED: 206.78 MIN., 258.48 MAX. HIGH SQ. IN.				
516.96 SQ. IN. OVERALL, 258.48 LOW SQ. IN.				
VENT	TYPE	AREA	QTY.	TOTAL
O'HASIN LOW	LOW	T2.00 ea	5	360.00
O'HASIN HIGH	HIGH	T2.00 ea	3	216.00
		216.00 HIGH SQ. IN.		
		360.00 LOW SQ. IN.		
VENTING PROVIDED:		516.96 SQ. IN.		
ROOF VENT CALCULATIONS				
ZONE 2		ELEVATION 'B'		
VENTED AREA: 79.00 SQ. FT.		1/150 RULE		
REQUIRED:		75.84 SQ. IN.		
VENT	TYPE	AREA	QTY.	TOTAL
O'HASIN HIGH	HIGH	T2.00 ea	2	144.00
		- HIGH SQ. IN.		
		- LOW SQ. IN.		
VENTING PROVIDED:		144.00 SQ. IN.		



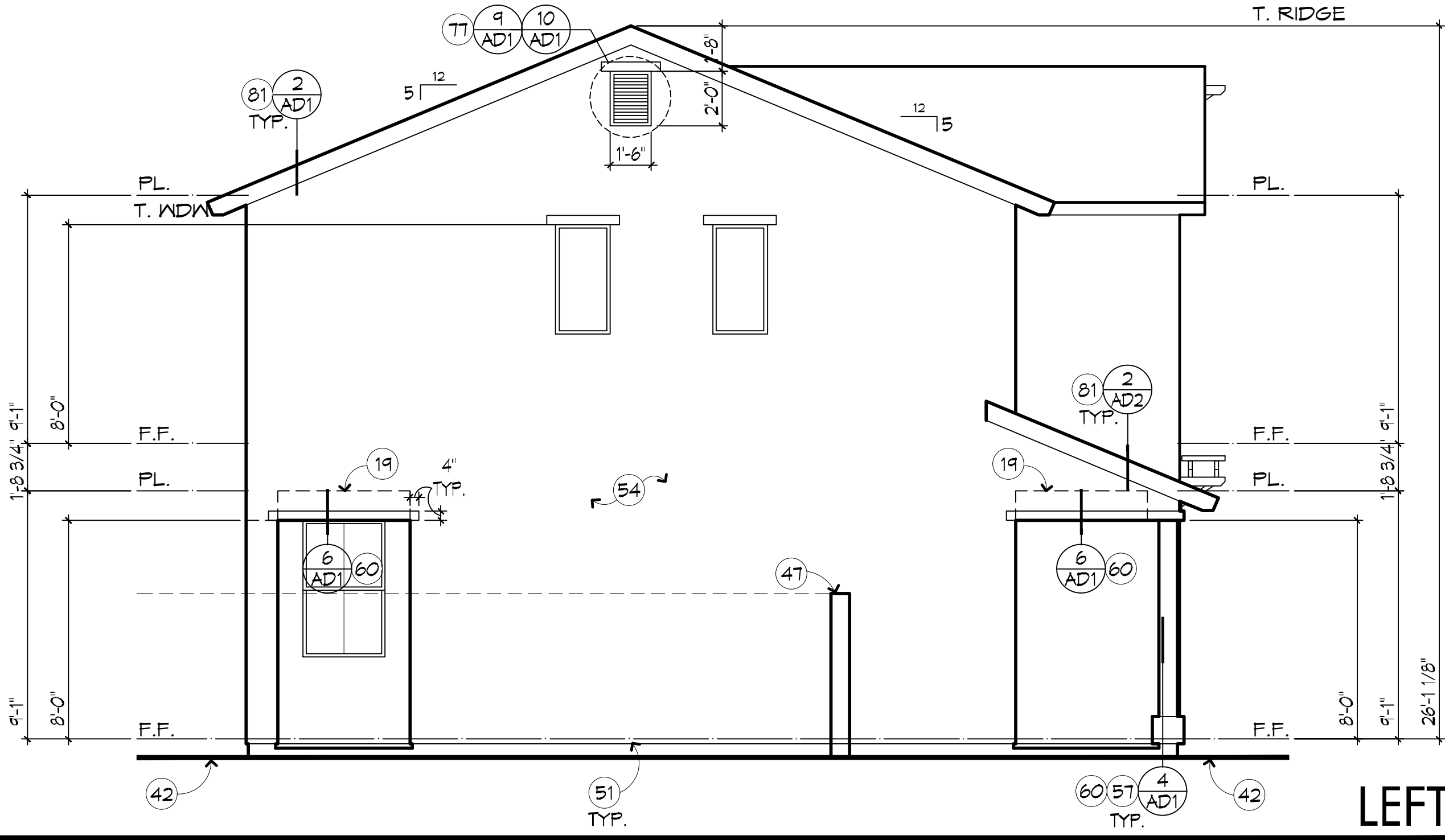
ROOF PLAN 1/8" = 1'-0"



FRONT



RIGHT



LEFT

GENERAL NOTES

- REFER TO ARCHITECTURAL NOTES AND BUILDER'S SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION.
- REFER TO 6D SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT).
- ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS' BUILDING/SAFETY DEPARTMENT. READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
- FINISH DIMENSIONS AND OFFSET REFERENCES SHOWN ARE MEASURED TO FACE OF FINISH U.N.O. REFER TO GENERAL DETAILS (6D) SHEETS FOR STANDARD DOOR / WINDOW HEADER HEIGHTS AND ADDITIONAL INFORMATION.

KEYED NOTES

- LINE OF CEILING BEYOND.
- FINISH GRADE. SLOPE MIN. 5% AWAY FROM BUILDING.
- UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
- SITE WALL. (FINISH TO MATCH RESIDENCE)
- METAL WEEP SCREED.
- OVERHEAD SECTIONAL GARAGE DOOR. REFER TO FLOOR PLAN FOR ADDITIONAL INFO.
- EXTERIOR INSULATION FINISH SYSTEM. REFER TO ARCHITECTURAL NOTES.
- VERTICAL BOARD AND BATT SIDING / TRIM. FINISH PER SPECIFICATION.
- PRE-MANUFACTURED STONE/BRICK FINISH. REFER TO ARCHITECTURAL NOTES.
- E.I.F.S. OVER 2x WOOD FRAME and/or FOAM SURROUND PROJECTION. SLOPE FOR DRAINAGE.
- SHUTTERS.
- CORBELS / BRACKETS.
- LIGHT FIXTURE.
- STREET ADDRESS PLAQUE.
- DECORATIVE ATTIC VENT WITH STUCCO POP-OUT.
- ATTIC VENT. REFER TO ATTIC VENT CALCULATIONS FOR SIZE AND TYPE.
- FASCIA/ BARGE.
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Curve
DEVELOPMENT
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SUITE 216
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480.568.8720

PLAN -1589
FIDDYMENT
RANCH
CITY OF COSVILLE, CALIFORNIA

EXTERIOR
ELEVATIONS &
ROOF PLAN B

1/4" = 1'-0"

A2.1.1

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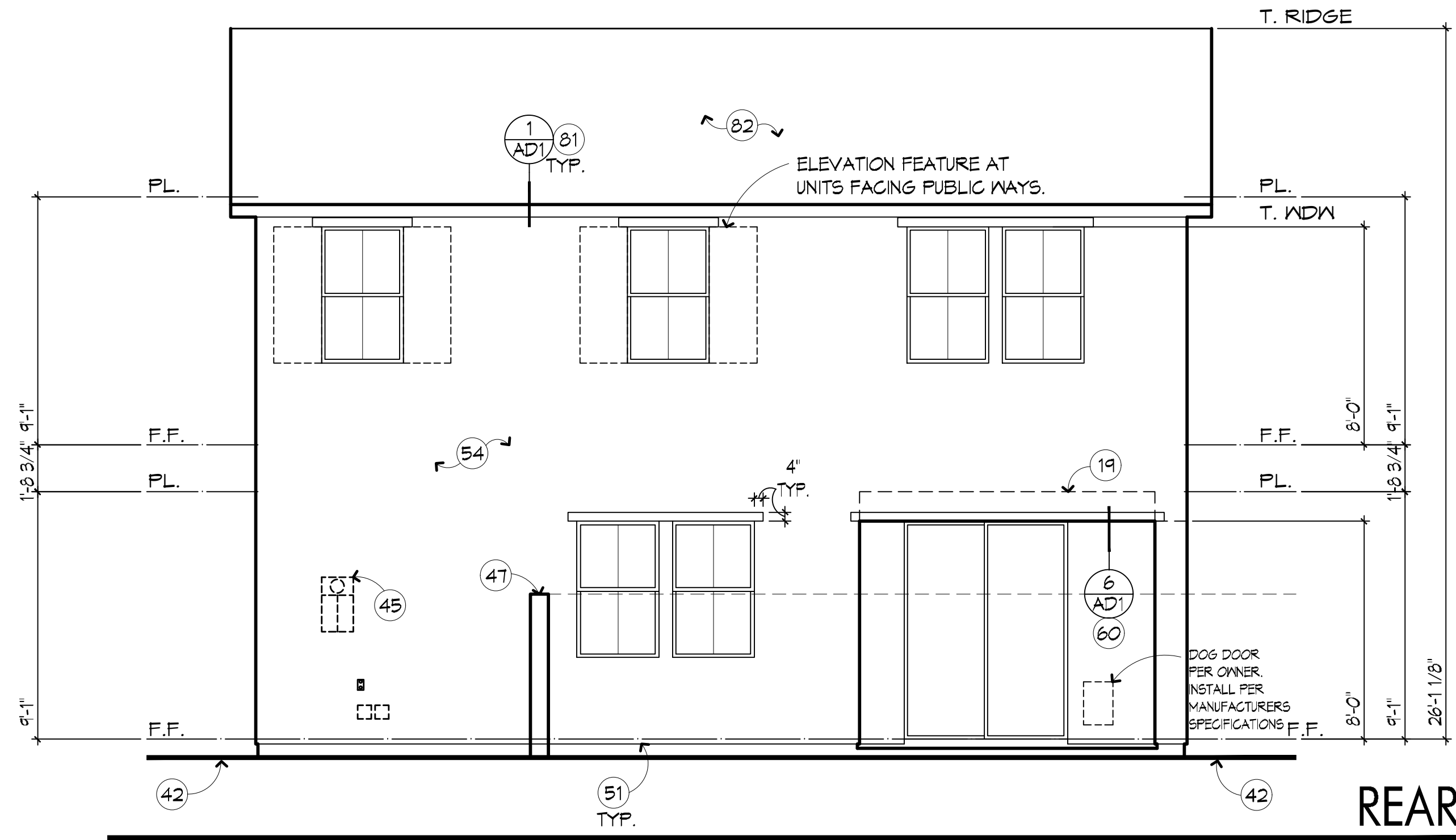
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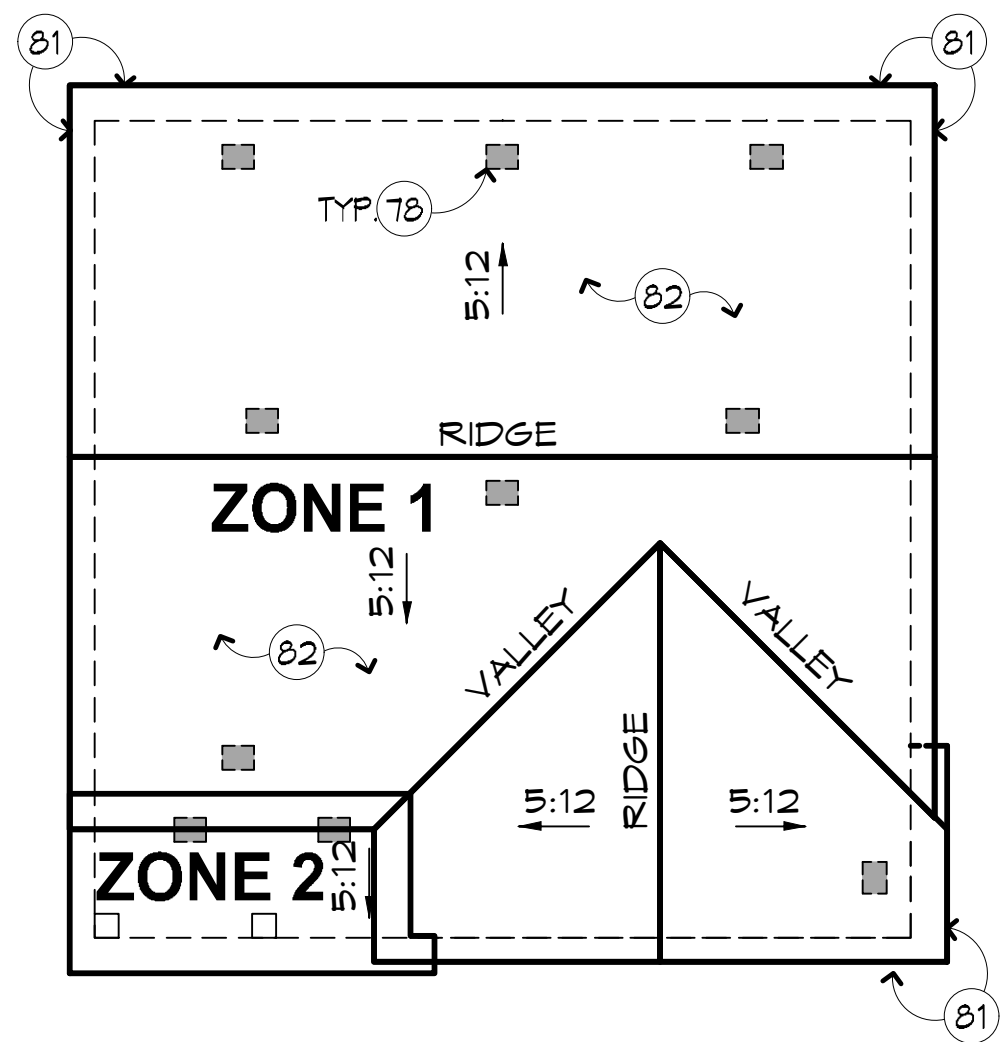
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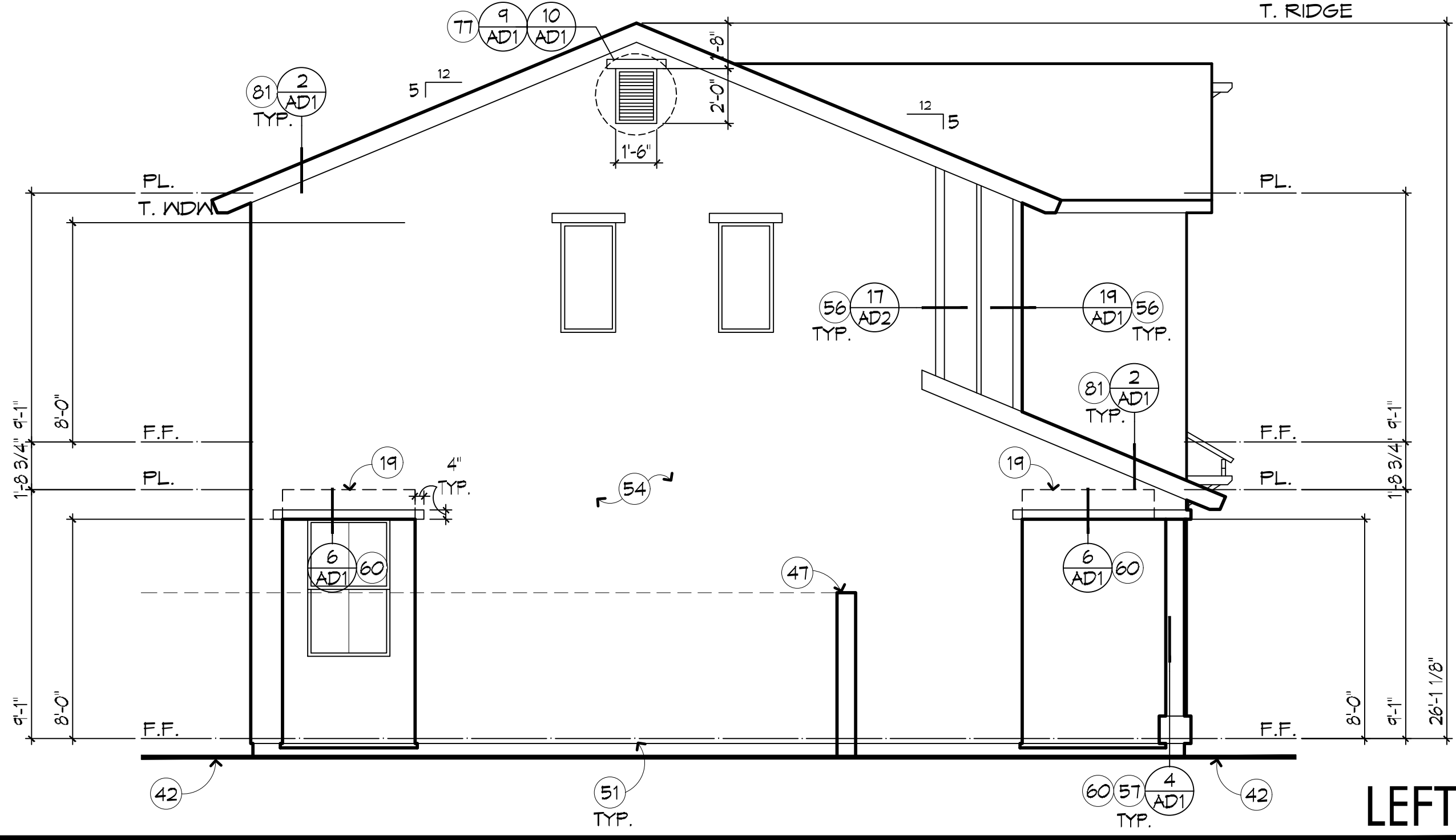
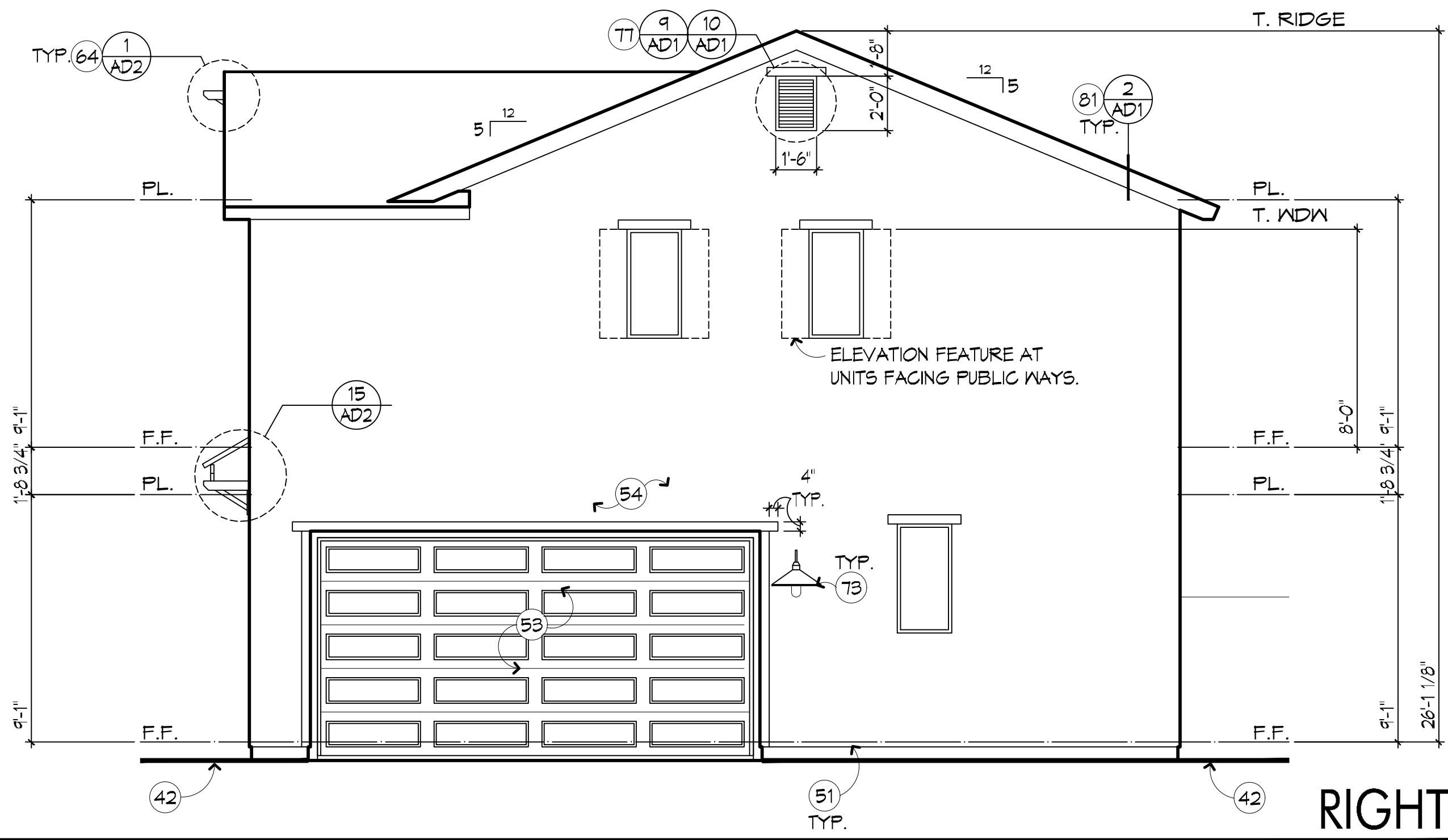
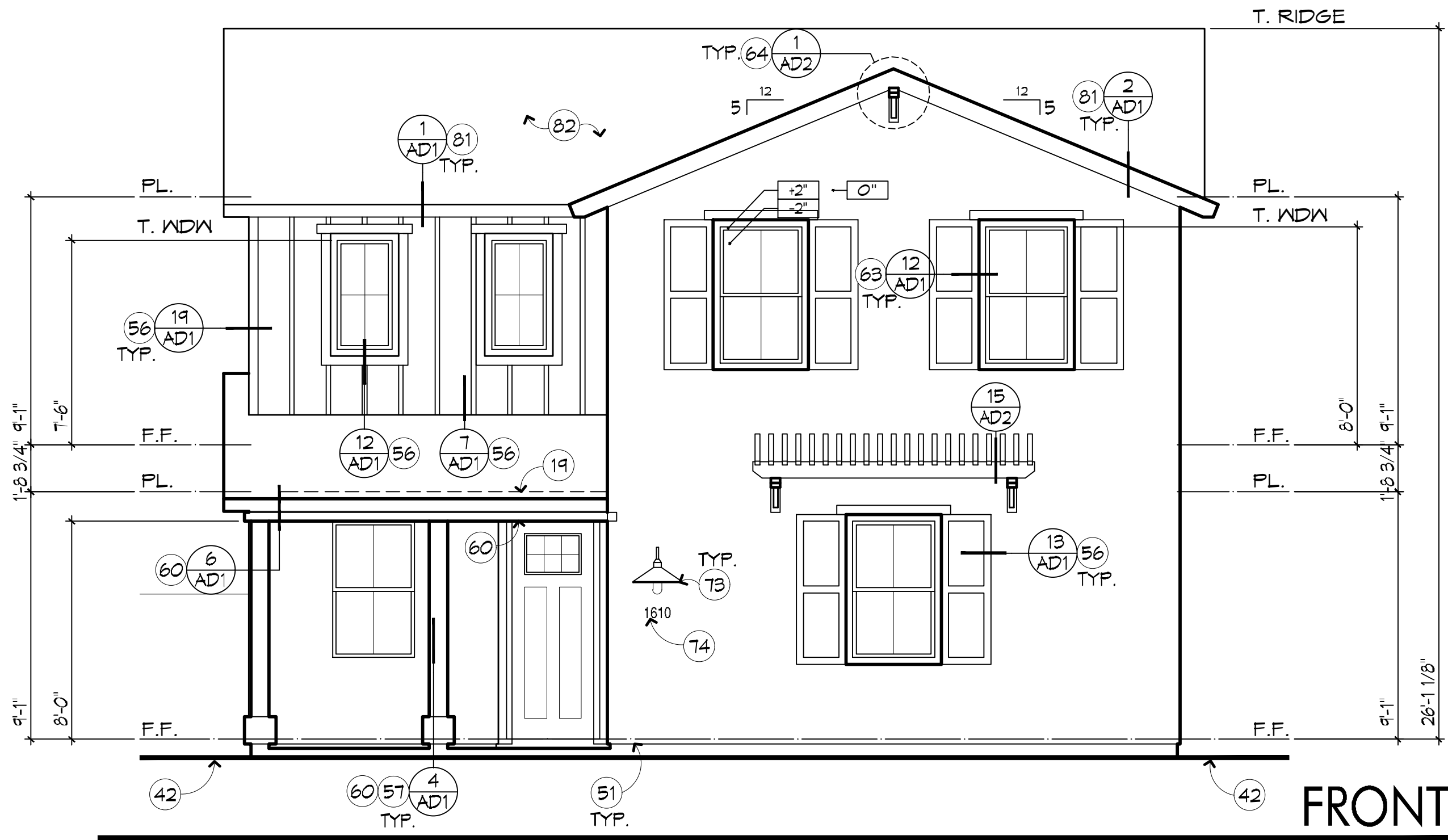


ROOF VENT CALCULATIONS				
ZONE 1		ELEVATION 'C'		
VENTED AREA: 1071.00 SQ. FT.		1/300 RULE		
REQUIRED: 206.78 MIN. 258.48 MAX. HIGH SQ. IN.				
516.96 SQ. IN. OVERALL 258.48 LOW SQ. IN.				
VENT	TYPE	AREA	QTY.	TOTAL
O'HASIN LOW	LOW	T2.00 ea	5	360.00
O'HASIN HIGH	HIGH	T2.00 ea	3	216.00
		2'6.00 HIGH SQ. IN.		
		360.00 LOW SQ. IN.		
VENTING PROVIDED:		5'6.00 SQ. IN.		

ROOF VENT CALCULATIONS				
ZONE 2		ELEVATION 'C'		
VENTED AREA: 79.00 SQ. FT.		1/150 RULE		
REQUIRED:		75.84 SQ. IN.		
VENT	TYPE	AREA	QTY.	TOTAL
O'HASIN HIGH	HIGH	T2.00 ea	2	144.00
		- HIGH SQ. IN.		
		- LOW SQ. IN.		
VENTING PROVIDED:		144.00 SQ. IN.		



ROOF PLAN 1/8" = 1'-0"



- ### GENERAL NOTES
- REFER TO ARCHITECTURAL NOTES FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION.
 - REFER TO 6D SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT).
 - ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS' BUILDING/SAFETY DEPARTMENT.
 - FINISH DIMENSIONS AND OFFSET REFERENCES SHOWN ARE MEASURED TO FACE OF FINISH U.N.O. REFER TO GENERAL DETAILS (6D) SHEETS FOR STANDARD DOOR / WINDOW HEADER HEIGHTS AND ADDITIONAL INFORMATION.
- ### KEYED NOTES
- FACE FRAME CABINET.
 - LINE OF CEILING BEYOND.
 - FINISH GRADE. SLOPE MIN. 5% AWAY FROM BUILDING.
 - UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
 - METAL WEEP SCREED.
 - OVERHEAD SECTIONAL GARAGE DOOR. REFER TO FLOOR PLAN FOR ADDITIONAL INFO.
 - EXTERIOR INSULATION FINISH SYSTEM. REFER TO ARCHITECTURAL NOTES.
 - VERTICAL BOARD AND BATT SIDING / TRIM. FINISH PER SPECIFICATION.
 - PRE-MANUFACTURED STONE/BRICK FINISH. REFER TO ARCHITECTURAL NOTES.
 - E.I.F.S. OVER 2x WOOD FRAME and/or FOAM SURROUND PROJECTION. SLOPE FOR DRAINAGE.
 - SHUTTERS.
 - CORBELS / BRACKETS.
 - LIGHT FIXTURE.
 - STREET ADDRESS PLAQUE.
 - ATTIC VENT. REFER TO ATTIC VENT CALCULATIONS FOR SIZE AND TYPE.
 - FASCIA/ BARGE.
 - HIGH SLOPE ROOF SYSTEM. REFER TO ARCHITECTURAL NOTES.

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JOB NUMBER: 20-003C
Project Mgr: marc
ISSUE DATE:
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Curve DEVELOPMENT
6263 N SCOTTSDALE ROAD
SUITE 216
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480.568.8720

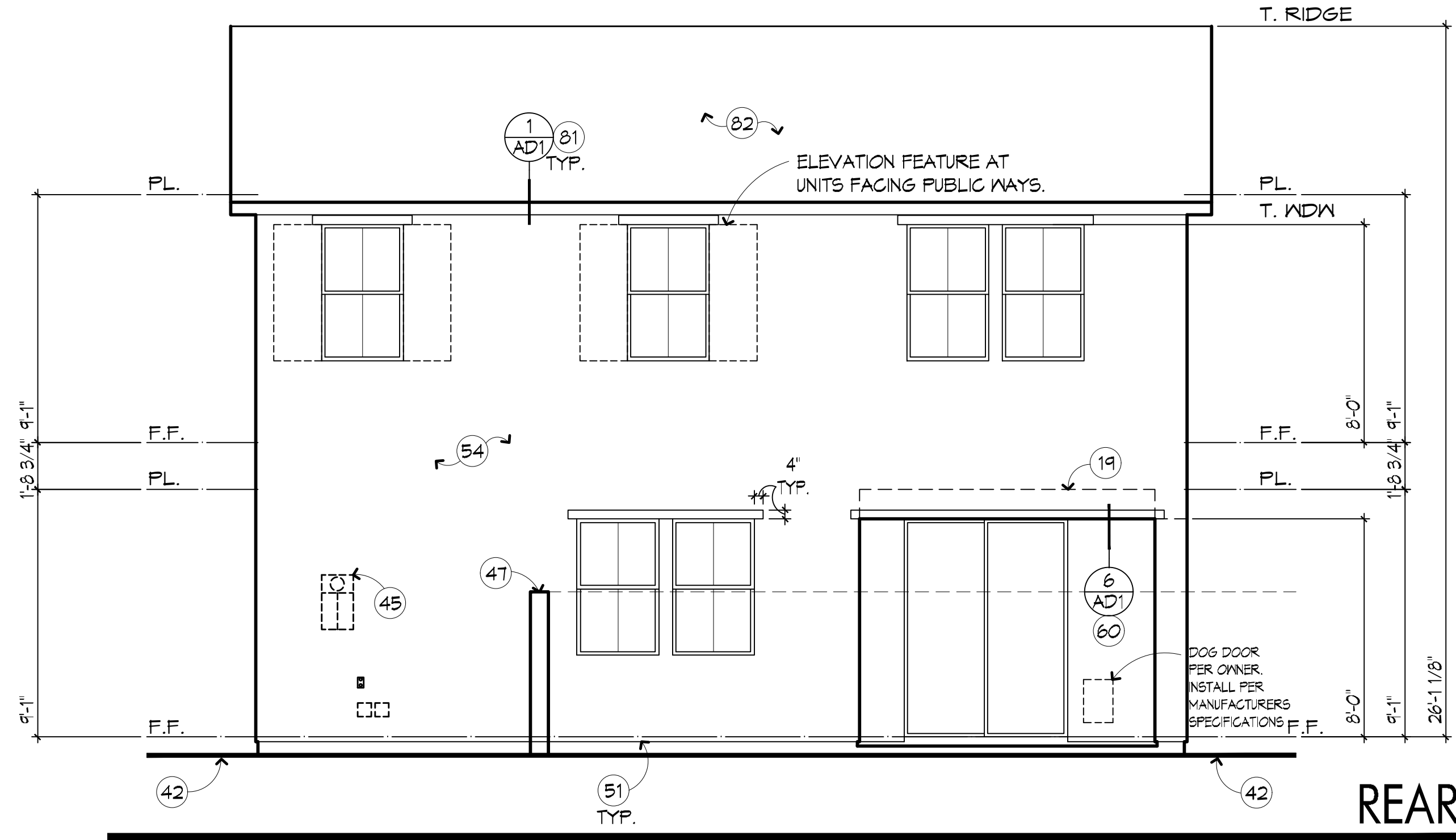
PLAN -1589 FIDDYMENT RANCH
CITY OF COSVILLE, CALIFORNIA

EXTERIOR ELEVATIONS & ROOF PLAN C

1/4" = 1'-0"

A2.1.2

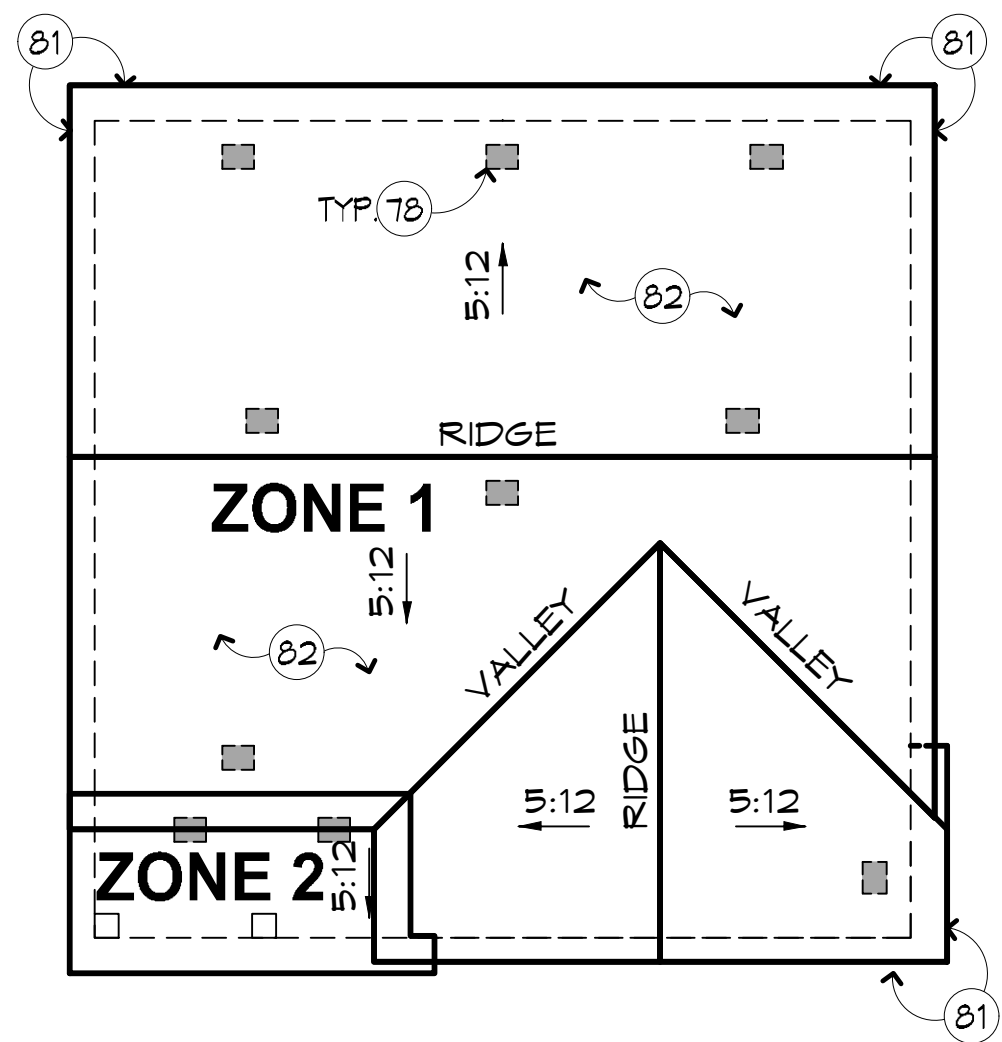
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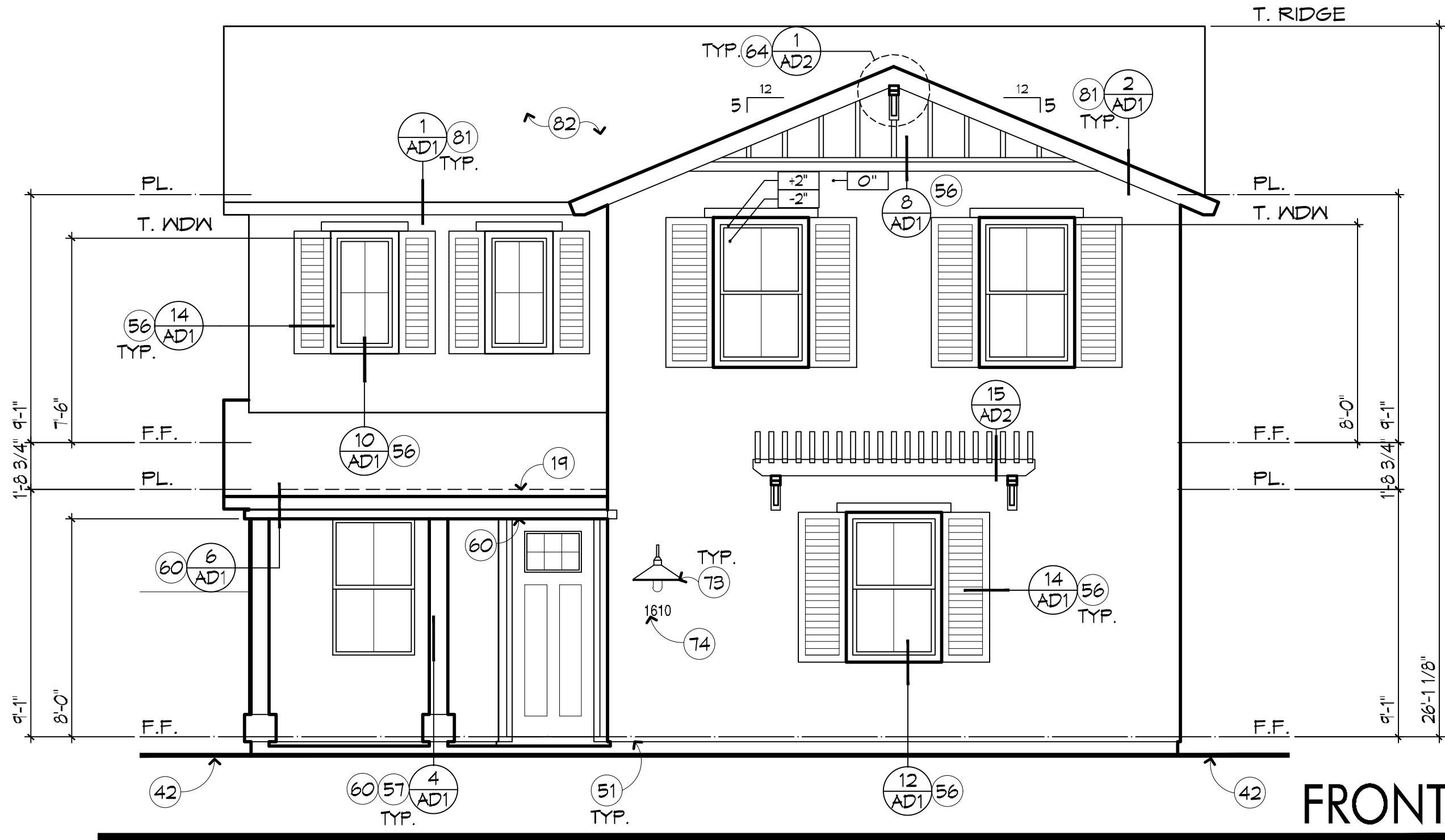
REAR

ROOF VENT CALCULATIONS				
ZONE 1		ELEVATION 'C'		
VENTED AREA: 1071.00 SQ. FT.		1/300 RULE		
REQUIRED: 206.78 MIN., 258.48 MAX. HIGH SQ. IN.				
516.96 SQ. IN. OVERALL, 258.48 LOW SQ. IN.				
VENT	TYPE	AREA	QTY.	TOTAL
O'HASHIN LOW	LOW	12.00 ea	5	360.00
O'HASHIN HIGH	HIGH	12.00 ea	3	216.00
		216.00 HIGH SQ. IN.		
		360.00 LOW SQ. IN.		
VENTING PROVIDED:		516.00 SQ. IN.		

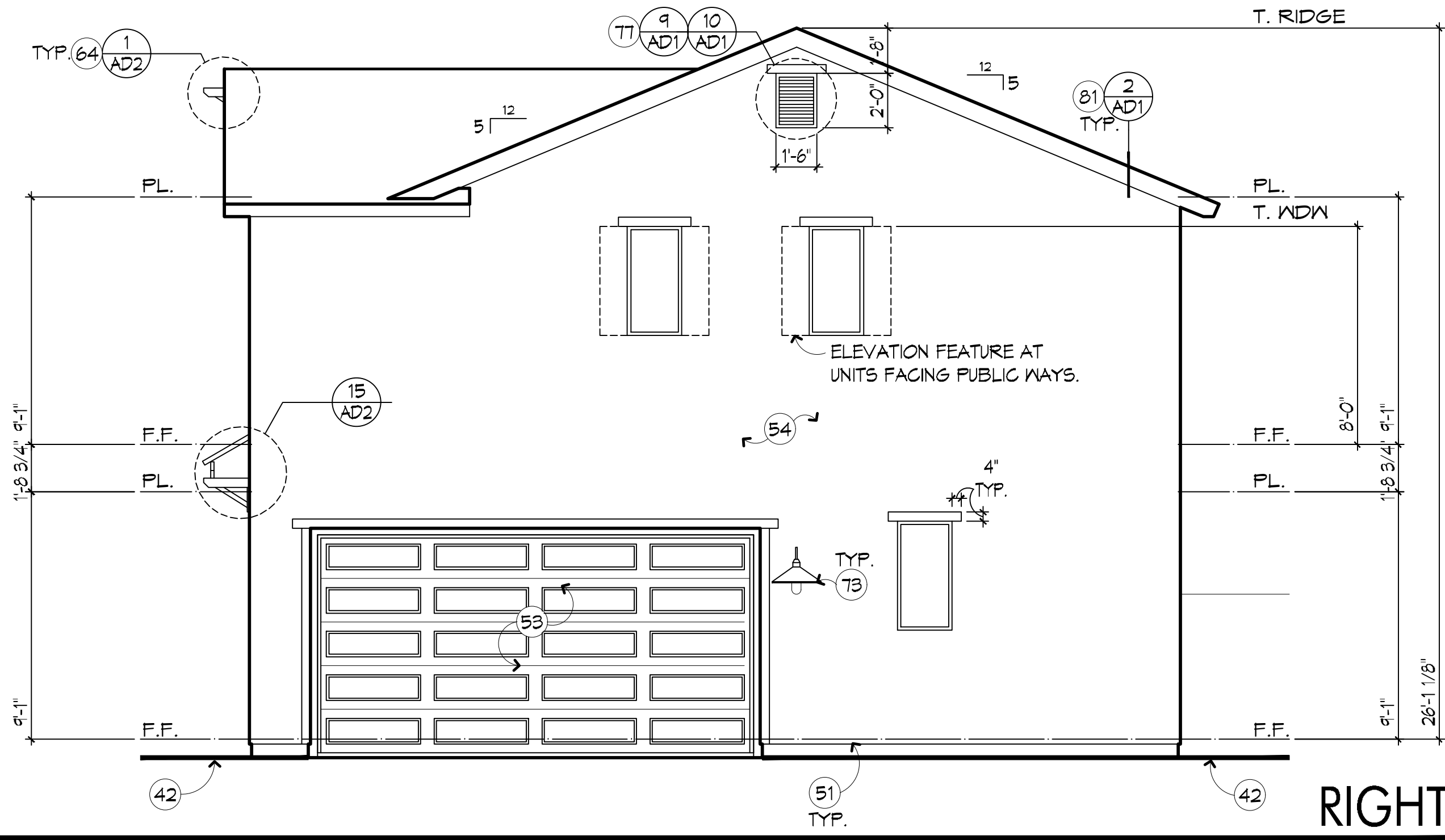
ROOF VENT CALCULATIONS				
ZONE 2		ELEVATION 'C'		
VENTED AREA: 79.00 SQ. FT.		1/150 RULE		
REQUIRED:		75.84 SQ. IN.		
VENT	TYPE	AREA	QTY.	TOTAL
O'HASHIN HIGH	HIGH	12.00 ea	2	144.00
		- HIGH SQ. IN.		
		- LOW SQ. IN.		
VENTING PROVIDED:		144.00 SQ. IN.		



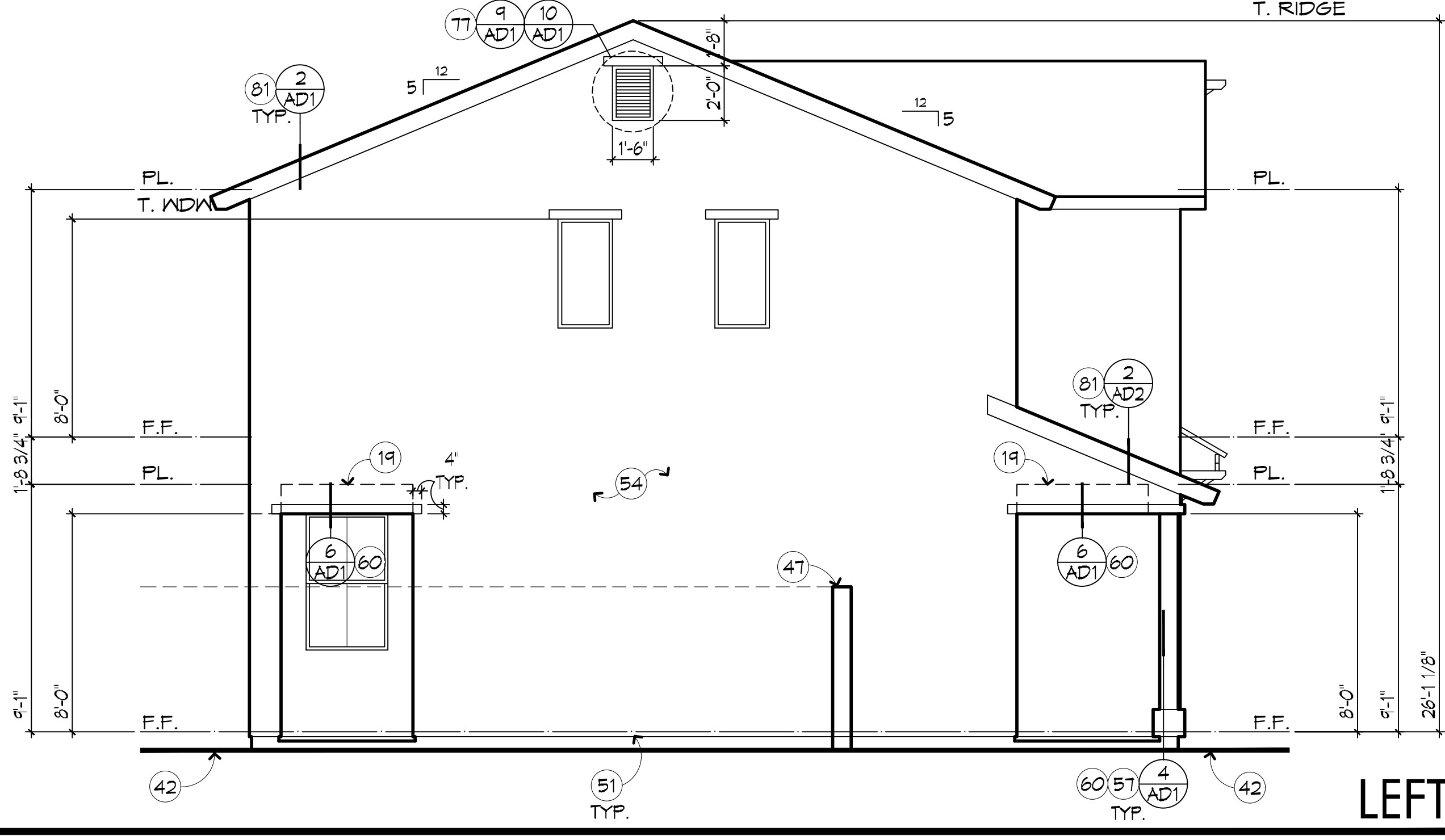
ROOF PLAN 1/8" = 1'-0"



FRONT



RIGHT



LEFT

GENERAL NOTES

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2. REFER TO 6D SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT).
6. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS' BUILDING/SAFETY DEPARTMENT. READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
9. FINISH DIMENSIONS AND OFFSET REFERENCES SHOWN ARE MEASURED TO FACE OF FINISH UNLESS REFERRED TO GENERAL DETAILS (6D) SHEETS FOR STANDARD DOOR / WINDOW HEADER HEIGHTS AND ADDITIONAL INFORMATION.

KEYED NOTES

- (19) LINE OF CEILING BEYOND.
- (42) FINISH GRADE. SLOPE MIN. 5% AWAY FROM BUILDING.
- (45) UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
- (47) SITE WALL. (FINISH TO MATCH RESIDENCE)
- (51) METAL WEEP SCREED.
- (53) OVERHEAD SECTIONAL GARAGE DOOR. REFER TO FLOOR PLAN FOR ADDITIONAL INFO.
- (54) EXTERIOR INSULATION FINISH SYSTEM. REFER TO ARCHITECTURAL NOTES.
- (56) VERTICAL BOARD AND BATT SIDING / TRIM. FINISH PER SPECIFICATION.
- (57) PRE-MANUFACTURED STONE/BRICK FINISH. REFER TO ARCHITECTURAL NOTES.
- (60) E.I.F.S. OVER 2x WOOD FRAME and/or FOAM SURROUND PROJECTION. SLOPE FOR DRAINAGE.
- (64) CORBELS / BRACKETS.
- (73) LIGHT FIXTURE.
- (74) STREET ADDRESS PLAQUE.
- (77) DECORATIVE ATTIC VENT WITH STUCCO POP-OUT.
- (78) ATTIC VENT. REFER TO ATTIC VENT CALCULATIONS FOR SIZE AND TYPE.
- (81) FASCIA/ BARGE.
- (82) HIGH SLOPE ROOF SYSTEM. REFER TO ARCHITECTURAL NOTES.



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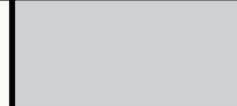
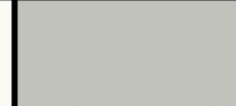
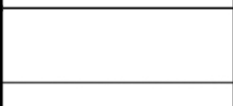
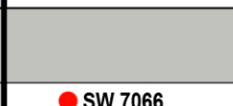
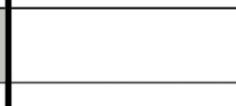
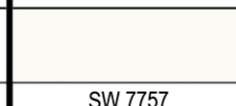
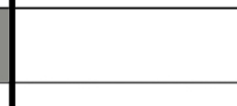
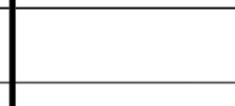
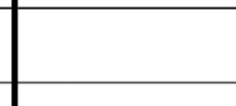
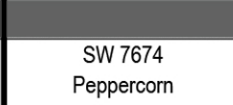
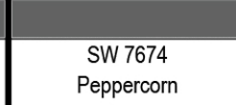
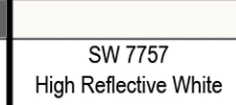
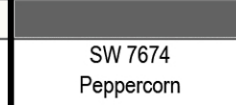
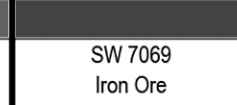
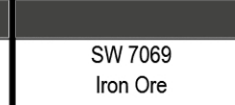
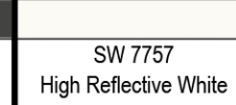
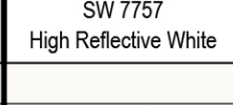
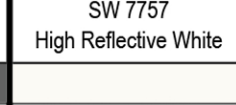
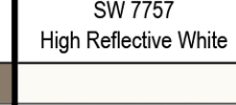
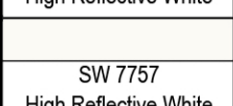
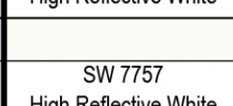
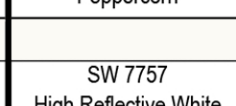
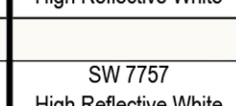
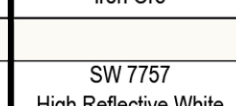
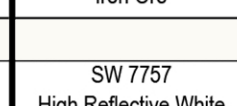
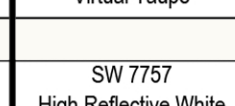
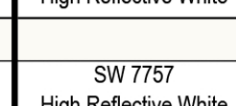
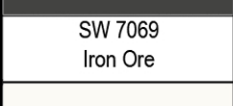
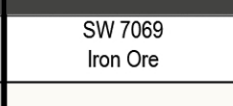
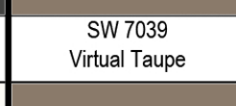
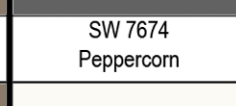
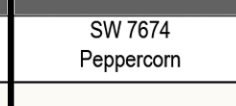
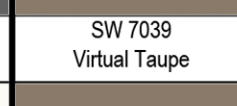
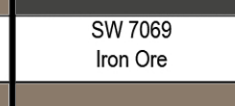
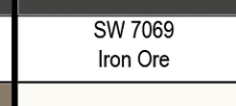
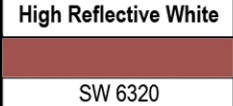
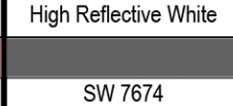
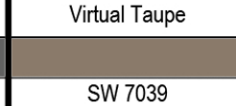
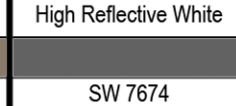
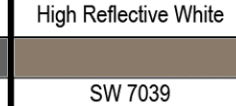
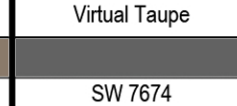
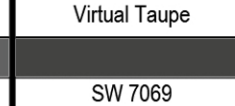
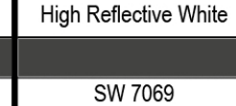
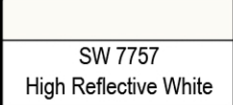
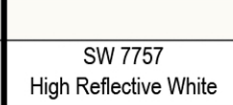
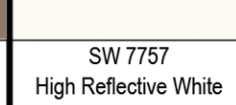
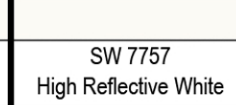
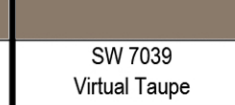
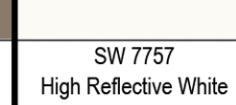
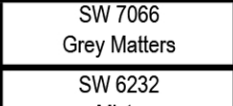
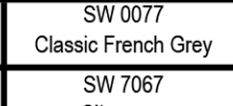
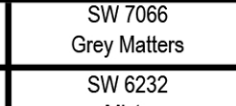
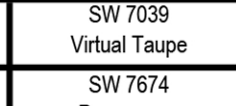
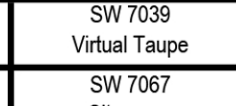
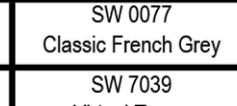
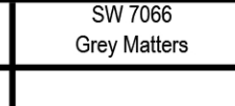
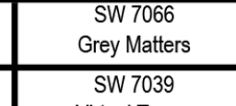
Curve
DEVELOPMENT
6263 N SCOTTSDALE ROAD
SUITE 216
SCOTTSDALE, ARIZONA 85250
480.568.8720

PLAN -1589
FIDDYMENT
RANCH
CITY OF COSVILLE, CALIFORNIA

EXTERIOR
ELEVATIONS &
ROOF PLAN D

1/4" = 1'-0"

A2.1.3

	Plan 1-A	Plan 1-B	Plan 2-A	Plan 2-B	Plan 3-A	Plan 3-B	Plan 4-A	Plan 4-B
Roof Shingles								
	Owens Corning Onyx Black	Owens Corning Peppermill Grey	Owens Corning Peppermill Grey	Owens Corning Estate Grey	Owens Corning Peppermill Grey	Owens Corning Estate Grey	Owens Corning Onyx Black	Owens Corning Peppermill Grey
Stucco Body (Main)								
	● SW 7757 High Reflective White	SW 7757 High Reflective White	● SW 7757 High Reflective White	● SW 0077 Classic French Grey	SW 7757 High Reflective White	● SW 6232 Misty	● SW 7757 High Reflective White	● SW 7066 Grey Matters
Stucco Body (Secondary)								
	N/A	● SW 7066 Grey Matters	N/A	SW 7757 High Reflective White	● SW 0077 Classic French Grey	N/A	N/A	N/A
Fascia								
	SW 6258 Tricorn Black	SW 7674 Peppercorn	SW 7674 Peppercorn	SW 7757 High Reflective White	SW 7674 Peppercorn	SW 7069 Iron Ore	SW 7069 Iron Ore	SW 7757 High Reflective White
Popouts/Recesses								
	SW 6258 Tricorn Black	SW 7757 High Reflective White	SW 7039 Virtual Taupe	SW 7757 High Reflective White	SW 7069 Iron Ore	SW 7039 Virtual Taupe	SW 7757 High Reflective White	SW 7757 High Reflective White
Trim/Siding/Corbels								
	SW 7757 High Reflective White	SW 7757 High Reflective White	SW 7674 Peppercorn	SW 7757 High Reflective White	SW 7069 Iron Ore	SW 7069 Iron Ore	SW 7039 Virtual Taupe	SW 7757 High Reflective White
Garage Door								
	SW 7757 High Reflective White	SW 7757 High Reflective White	SW 7757 High Reflective White	SW 7757 High Reflective White	SW 7757 High Reflective White	SW 7757 High Reflective White	SW 7757 High Reflective White	SW 7757 High Reflective White
Shutters								
	SW 7069 Iron Ore	SW 7069 Iron Ore	SW 7039 Virtual Taupe	SW 7674 Peppercorn	SW 7674 Peppercorn	SW 7039 Virtual Taupe	SW 7069 Iron Ore	SW 7069 Iron Ore
Trellis/Post								
	● SW 7757 High Reflective White	SW 7757 High Reflective White	SW 7039 Virtual Taupe	SW 7757 High Reflective White	SW 7757 High Reflective White	SW 7039 Virtual Taupe	SW 7039 Virtual Taupe	SW 7757 High Reflective White
Entry door								
	SW 6320 Bravado Red	SW 7674 Peppercorn	SW 7039 Virtual Taupe	SW 7674 Peppercorn	SW 7039 Virtual Taupe	SW 7674 Peppercorn	SW 7069 Iron Ore	SW 7069 Iron Ore
Brick Veneer								
		Brown Weathered Brick Veneer	Brown Weathered Brick Veneer				Burnt Red Weathered Brick Veneer	
Site Fence (If on lot)								
	SW 7757 High Reflective White	SW 7757 High Reflective White	SW 7039 Virtual Taupe	SW 7757 High Reflective White	SW 7757 High Reflective White	SW 7039 Virtual Taupe	SW 7039 Virtual Taupe	SW 7757 High Reflective White
ALTERNATE COLOR SCHEMES	● Alt-1	SW 7066 Grey Matters	SW 0077 Classic French Grey	SW 7066 Grey Matters	SW 7039 Virtual Taupe	SW 7039 Virtual Taupe	SW 0077 Classic French Grey	SW 7066 Grey Matters
	● Alt-2	SW 6232 Misty	SW 7067 Cityscape	SW 6232 Misty	SW 7674 Peppercorn	SW 7067 Cityscape	SW 7039 Virtual Taupe	SW 7039 Virtual Taupe

Universal
SERIES

Built for strength.
Built to last.

1ST UDT 1ST UNITED DOOR
TECHNOLOGIES

MODEL 625 (SB) SP/LP/FL

MODEL 325 BB - 725 (SB) BB

Model 625 SP with optional Sherwood Windows

Flush Panel w/woodgrain texture

The Model 625 is a thermally efficient steel front and steel backed "sandwich style" door. Formed with a unique sculpted raised panel the Model 625 is embossed with a natural wood grain texture. The core is CFC free Polystyrene insulation with a steel back skin for thermal efficiency. The Model 625 door will add great value and beauty to any home.

- ▲ 26 Gauge face/26 gauge back woodgrain textured steel
- ▲ sculpted panel design
- ▲ Short, Long panel or Flush available
- ▲ True 2" section thickness
- ▲ Tongue and groove section rail
- ▲ Doors pre-painted white, almond (sandstone or brown special order)
- ▲ 18" and 21" section heights
- ▲ Shadow groove on 21" sections
- ▲ Upgraded industry hardware packs available
- ▲ CFC free Polystyrene insulation with a 26 gauge steel back skin
- ▲ Limited Lifetime warranty
- ▲ Window options and decorative hardware available
- ▲ Calculated R-Value 9.0
- ▲ Full section height hinge internal strip

Color Options

Model 325 BB with optional Sherwood Windows and Decorative Hardware

Bead Panel

The Model 325/725 has a unique bead board raised panel, the Model 325/725 is embossed with a natural wood grain texture raised panel with recessed vertical grooves and a baked-on polyester finish. The Model 325/725 will give your home the appearance of having custom wood carriage house doors with the durability and longevity of steel and minimum maintenance.

- ▲ True 26 Gauge woodgrain textured steel
- ▲ Recessed vertical grooved panel design
- ▲ 2" section thickness
- ▲ Tongue and groove section rail
- ▲ Pre-painted white or brown (sandstone special order)
- ▲ 18" and 21" section heights
- ▲ No shadow groove
- ▲ Upgraded industry hardware packs available
- ▲ Optional rigid vinyl back skin (325)
- ▲ Limited Lifetime warranty
- ▲ Exclusive RITS™ "Reinforced Integral Truss System" Design (model 325 only)
- ▲ Window options and decorative hardware available
- ▲ Optional CFC free Polystyrene insulation
- ▲ Model 325 calculated R-Value 6.25
- ▲ Optional model 725 with 26 gauge steel back skin and calculated R-value 9.0 available

Color Options

www.universalgaragedoor.com

GARAGE DOOR

Owens Corning
ROOFING SHINGLES

OAKRIDGE® (/ROOFING/SHINGLES/OAKRIDGE) \$\$\$\$\$

110/130
MPH |
177/209
KMH

Limited
Lifetime

Architectural Shingle with Blended Color

Onyx Black

Peppermill Gray

Estate Gray

ROOFING

CURVE DEVELOPMENT

7.28.2020

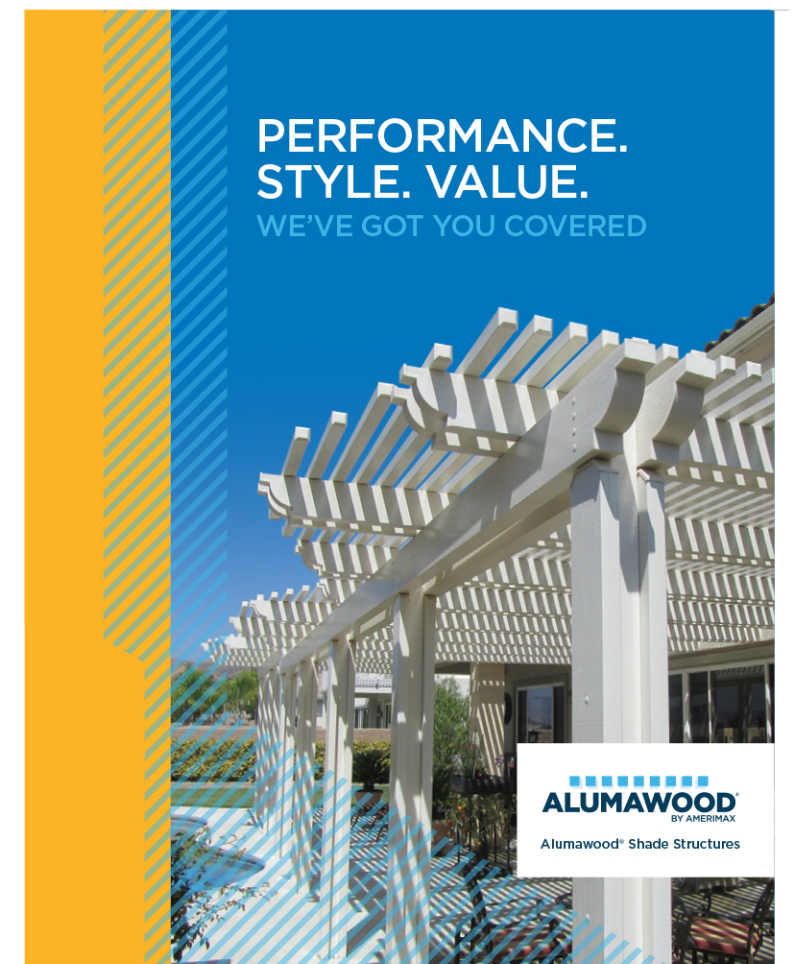
PRODUCT CUT SHEETS OR EQ.
CYRENE AT FIDDYMENT RANCH



Kenroy Home Rustic 1 Light
Lantern ,10 Inch Height, 10
Inch Width, 14 Inch Extension
with Black Finish



LIGHTING



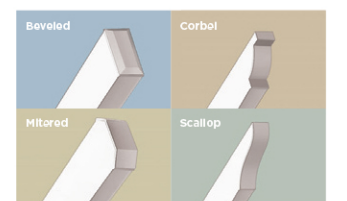
TRELLIS

If You Can Dream It, We Can Build It.

We understand that every home and homeowner has a unique style. Whether you're attaching a shaded area to your home, or building a freestanding private retreat, an Alumawood® shade structure has the design flexibility needed to make your vision a reality. Our shade structures give you:

- Heavy header-beam construction
- Richly textured wood finish
- Six popular designer colors
- Durable Aluma-Shield® paint system for long-term gloss retention
- Fasteners in matching colors
- Recessed lighting system option by LightStrip®
- Four style options for beam and rafter end cuts

Only Alumawood® shade structures give you the benefits homeowners want most.



	Alumawood®	Wood	Vinyl
Quality Construction	●	●	●
Aesthetics	●	●	●
"Real Wood" Texture	●	●	●
Custom Components	●	●	●
Structurally Engineered	●	●	●
Easy Maintenance	●	●	●
Termite/Insect Proof	●	●	●
Resists Warping and Cracking	●	●	●
Lightweight yet Durable	●	●	●
No Painting Needed	●	●	●
Resists Sun, Rain, Weather	●	●	●

ALUMAWOOD
BY AMERIMAX
Alumawood® Shade Structures



PLANT LEGEND PC EXHIBIT E

SYM.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WATER USAGE	HEIGHT	WIDTH
PRIMARY TREES							
	Acer rubrum 'Red Sunset'	Red Maple	26	1" Cal.	MED	60'x45'	
	Fraxinus Americana 'Autumn Purple'	American Ash	35	1" Cal.	MED	80'x80'	
	Pyrus calleryana 'Aristocrat'	Callery Pear	22	1" Cal.	MED	50'x35'	
	Platanus acerifolia 'Bloodgood'	Bloodgood London Plane Tree	29	1" Cal.	MED	100'x80'	
	Quercus shumardii	Shumard Oak	28	1" Cal.	MED	60'x60'	
	Quercus suber	Cork Oak	0	1" Cal.	LOW	70'x70'	
	Quercus virginiana	Southern Live Oak	0	1" Cal.	MED	80'x100'	
	Ulmus parvifolia 'True Green'	Chinese Elm	37	1" Cal.	MED	50'x40'	
	Zelkova serrata 'Village Green'	Japanese Zelkova	32	1" Cal.	MED	60'x50'	
ACCENT TREES							
	Arbutus marina	Marina Strawberry Tree	24	1" Cal.	MED	50'x40'	
	Cercis occidentalis	Western Redbud	101	1" Cal.	LOW	20'x20'	
	Fraxinus angustifolia 'Raywood'	Raywood Ash	35	1" Cal.	MED	50'x30'	
	Lagerstroemia indica x fauriei 'Tonto'	Tonto Crape Myrtle	80	2" Cal.	LOW	25'x25'	
	Magnolia stellata	Star Magnolia	53	1" Cal.	MED	10'x12'	
GRASSES/VINES							
	Aristolochia californica	California Pipevine	54	5 Gal.	LOW	20'x1'	
	Clematis ligusticifolia	Old-Man's Beard	33	5 Gal.	MED	30'x1'	
	Euonymus fortunei radicans	Wintercreeper	124	5 Gal.	MED	15'x2'	
	Ficus pumila	Climbing Fig	62	5 Gal.	MED	15'x2'	
	Deschampsia caespitosa	Tussock Grass	162	5 Gal.	LOW	3'x2'	
	Festuca californica	California Fescue	144	5 Gal.	MED	1'x2'	
	Muhlenbergia capillaris 'Regal Mist'	Muhly Grass	162	5 Gal.	LOW	4'x3'	
SHRUBS							
	Arbutus unedo 'Compacta'	Strawberry Tree	186	5 Gal.	LOW	10'x10'	
	Arctostaphylos densiflora 'Howard McMill'	Vine Hill manzanita	118	5 Gal.	MED	7'x10'	
	Carpenteria californica	Bush Anemone	182	5 Gal.	LOW	10'x10'	
	Cistus ladanifer	Gum Rockrose	163	5 Gal.	MED	5'x3'	
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	286	5 Gal.	LOW	15'x15'	
	Mahonia aquifolium	Oregon Grape	179	5 Gal.	MED	6'x5'	
	Rhamnus californica 'Eve Case'	Coffeeberry	223	5 Gal.	LOW	15'x15'	
	Ribes viburnifolium	Catline Currant	281	5 Gal.	LOW	3'x8'	
GROUND COVERS							
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	381	1 Gal.	MED	5±	
	Arctostaphylos 'Green Supreme'	Green Supreme Manzanita	84	1 Gal.	MED	4'	
	Cistus salviifolius	Salvia cistus	63	1 Gal.	LOW	2'	
	Fragaria chiloensis	Beach Strawberry	81	1 Gal.	MED	3'	
	Hypericum calycinum	Aaron's Beard	119	1 Gal.	MED	4'	
	Mahonia repens	Creeping Oregon Grape	127	1 Gal.	LOW	3'	
	Myoporum parvifolium	Creeping Myoporum	126	1 Gal.	LOW	3'	
	Myrtus communis 'Compacta'	Compact Myrtle	314	1 Gal.	LOW	4'	
	Salvia sonomensis	Creeping Sage	246	1 Gal.	LOW	3'	
MISCELLANEOUS							
	3/4" Decorative Bark Mulch to Match Master Development, 3" Depth in All Planting Areas (Typ)						
	Laminated 3/8" Redwood Bender Board or equal						

CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
 - ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
 - ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
 - ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
 - ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
 - THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
 - ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
 - FINAL LOT CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
 - ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.
- DESIGNED BY: PV/MD

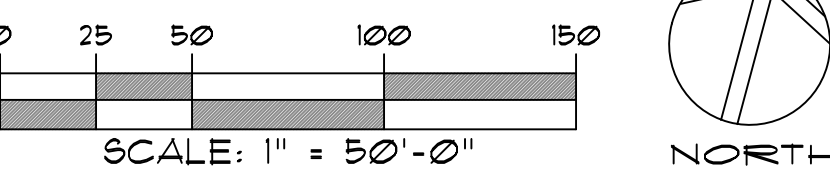
DRAWN BY: MD

CHECKED BY: MD

DATE: August 12, 2020

REVISIONS:
- Cyrene at Fiddymont Ranch

DRB Submittal



PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE IMPROVEMENTS
Cyrene at Fiddymont Ranch
Roseville, California

Preliminary Landscape Plan

L1.1

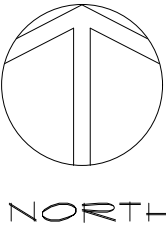
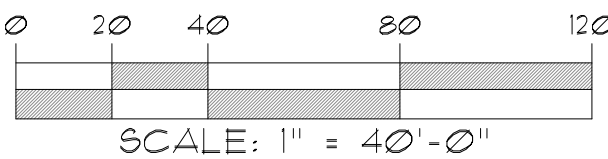


PLANT LEGEND

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	Quercus suber	Cork Oak	0	1" Cal.	LOW	70'x70'
	Quercus virginiana	Southern Live Oak	8	1" Cal. 2" Cal.	MED	80'x100'
	Ulmus parvifolia 'Tru Green'	Chinese Elm	37	1" Cal.	MED	50'x40'
	Zelkova serrata 'Village Green'	Japanese Zelkova	32	1" Cal.	MED	60'x50'
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	Ribes viburnifolium	Catlina Currant	281	5 Gal.	LOW	3'x8'
GROUND COVERS						
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	381	1 Gal.	MED	5'
	Arctostaphylos 'Green Supreme'	Green Supreme Manzanita	84	1 Gal.	MED	4'
	Cistus salviifolius	Salvia cistus	63	1 Gal.	LOW	2'
	Fragaria chiloensis	Beach Strawberry	81	1 Gal.	MED	3'
	Hypericum calycinum	Aaron's Beard	119	1 Gal.	MED	4'
	Mahonia repens	Creeping Oregon Grape	127	1 Gal.	LOW	3'
	Myoporum parvifolium	Creeping Myoporum	126	1 Gal.	LOW	3'
	Myrtus communis 'Compacta'	Compact Myrtle	314	1 Gal.	LOW	4'
	Salvia sonomensis	Creeping Sage	246	1 Gal.	LOW	3'
MISCELLANEOUS						
	3/4" Decorative Bark Mulch to Match Master Development, 3" Depth in All Planting Areas (Typ.)					
	Laminated 3/8" Redwood Bender Board or equal					

CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- FINAL LOT CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
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85251
office: 480-347-0590
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MATT DRAGER
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PRELIMINARY
NOT FOR
CONSTRUCTION

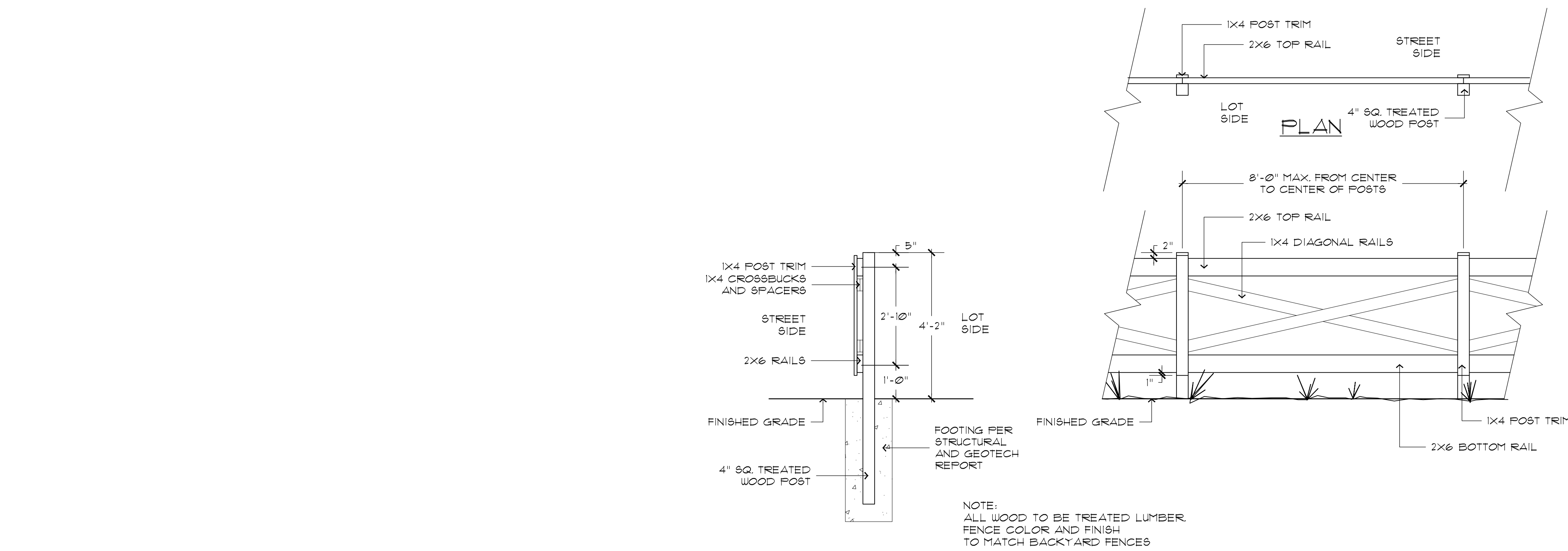
LANDSCAPE IMPROVEMENTS
Cyrene at Fiddymont Ranch
Roseville, California

Preliminary Landscape Plan

DESIGNED BY: PV/MD
DRAWN BY: MD
CHECKED BY: MD
DATE: August 12, 2020
REVISED:

Cyrene at Fiddymont Ranch
DRB Submittal

L1.2



SECTION ELEVATION

RAIL FENCE
SCALE: 1/2" = 1'-0"

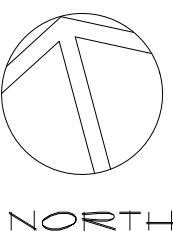
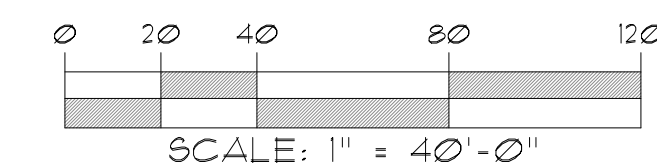


PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WATER USAGE	HEIGHT
PRIMARY TREES						
	Acer rubrum 'Red Sunset'	Red Maple	26	1" Cal.	MED	60'x45'
	Fraxinus Americana 'Autumn Purple'	American Ash	35	1" Cal.	MED	80'x20'
	Pyrus calleryana 'Aristocrat'	Gallery Pear	22	1" Cal.	MED	50'x35'
	Platanus acerifolia 'Bloodgood'	Bloodgood London Plane Tree	29	1" Cal.	MED	100'x80'
	Quercus shumardii	Shumard Oak	28	1" Cal.	MED	60'x60'
	Quercus suber	Cork Oak	0	1" Cal.	LOW	70'x70'
	Quercus virginiana	Southern Live Oak	8	1" Cal.	MED	80'x100'
	Ulmus parvifolia 'Trus Green'	Chinese Elm	37	1" Cal.	MED	50'x40'
	Zelkova serrata 'Village Green'	Japanese Zelkova	32	1" Cal.	MED	60'x50'
ACCENT TREES						
	Arbutus marina	Marina Strawberry Tree	24	1" Cal.	MED	50'x40'
	Cercis occidentalis	Western Redbud	101	1" Cal.	LOW	20'x20'
	Fraxinus angustifolia 'Raywood'	Raywood Ash	35	1" Cal.	MED	50'x30'
	Lagerstroemia indica x fauriei 'Tonto'	Tonto Grape Myrtle	80	2" Cal.	LOW	25'x25'
	Magnolia stellata	Star Magnolia	53	1" Cal.	MED	10'x12'
GRASSES/VINES						
	Aristolochia californica	California Pipevine	54	5 Gal.	LOW	20'x1'
	Clematis ligusticifolia	Old-Man's Beard	33	5 Gal.	MED	30'x1'
	Euonymus fortunei radicans	Wintercreeper	124	5 Gal.	MED	15'x2'
	Ficus pumila	Climbing Fig	62	5 Gal.	MED	15'x2'
	Deschampsia caespitosa	Tussock Grass	162	5 Gal.	LOW	3'x2'
	Festuca californica	California Fescue	144	5 Gal.	MED	1'x2'
	Muhlenbergia capillaris 'Regal Mist'	Muhly Grass	162	5 Gal.	LOW	4'x3'
SHRUBS						
	Arbutus unedo 'Compacta'	Strawberry Tree	186	5 Gal.	LOW	10'x10'
	Arctostaphylos densiflora 'Howard McMin'	Vine Hill manzanita	118	5 Gal.	MED	7'x10'
	Carpenteria californica	Bush Anemone	182	5 Gal.	LOW	10'x10'
	Cistus ladanifer	Gum Rockrose	163	5 Gal.	MED	5'x3'
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	286	5 Gal.	LOW	15'x15'
	Mahonia aquifolium	Oregon Grape	179	5 Gal.	MED	6'x5'
	Rhamnus californica 'Eve Case'	Coffeeberry	223	5 Gal.	LOW	15'x15'
	Ribes viburnifolium	Catlina Currant	281	5 Gal.	LOW	3'x8'
GROUND COVERS						
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	381	1 Gal.	MED	5'
	Arctostaphylos 'Green Supreme'	Green Supreme Manzanita	84	1 Gal.	MED	4'
	Salvia cistus	Salvia cistus	63	1 Gal.	LOW	2'
	Fragaria chiloensis	Beach Strawberry	81	1 Gal.	MED	3'
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	Myrtus communis 'Compacta'	Compact Myrtle	314	1 Gal.	LOW	4'
	Salvia sonomensis	Creeping Sage	246	1 Gal.	LOW	3'
MISCELLANEOUS						
3/4" Decorative Bark Mulch to Match Master Development, 3" Depth in All Planting Areas (Typ.)						
Laminated 3/8" Redwood Bender Board or equal						

MULCH
3/4" Decorative Bark Mulch to Match Master Development, 3" Depth in All Planting Areas (Typ.)
Laminated 3/8" Redwood Bender Board or equal

PERIMETER LANDSCAPE BY OTHERS



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PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE IMPROVEMENTS
Cyrene at Fiddymont Ranch
Roseville, California

Preliminary Landscape Plan

DESIGNED BY: PV/MD
DRAWN BY: MD
CHECKED BY: MD
DATE: August 12, 2020
REVISED:
Cyrene at Fiddymont Ranch
DRB Submittal

L1.3



PLANNING COMMISSION COMMUNICATION

Title: INFILL PCL 240 – Ismaili Education and Worship Center, 1836 Sierra Gardens Dr, Suite 100, File # PL20-0217
Contact: Sean Morales, smorales@roseville.ca.us, 916-774-5282

Meeting Date: 11/12/2020
Item #: 5.3.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Existing Parking

Exhibit A Plans

Exhibit B Operation Plan

**ITEM 5.3: **CONDITIONAL USE PERMIT MODIFICATION – 1836 SIERRA GARDENS DRIVE -
INFILL PCL 240 ISMAILI EDUCATION AND WORSHIP CENTER – FILE # PL20-0217****

REQUEST

The project includes a request for a Conditional Use Permit Modification to modify an existing CUP (File #PL17-0367) which would adjust the hours of operation and allow interior alterations to the assembly and classroom uses in the building.

Applicant – Jeff Reilly, Comstock Johnson Architects
Property Owner – STG SIERRA GARDEN LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact for the Conditional Use Permit Modification and approve the Conditional Use Permit Modification subject to eight (8) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project is located within the South Placer Business Park complex, between Sierra Gardens Drive and Lead Hill Boulevard within the City's Infill planning area. The complex is adjacent to the US Postal Service building to the west and Walmart to the east (see Figure 1). The complex includes six parcels that have a land use designation of Business Professional (BP) and a zoning designation of Planned Development (PD-16) for commercial, light industrial, and office uses. The South Placer Business Park was originally approved with a Use Permit by the Project Review Commission in 1989 (UP 89-24). The six parcels are currently developed with eight buildings occupied with a mix of office, medical, commercial and warehouse uses. All six parcels are owned and managed by one property owner and have a shared parking agreement.

The proposed project would be located in the building addressed 1836 Sierra Gardens Drive and would occupy approximately 6,000 square feet within the approximately 23,425 square foot building (see Figure 1). The remainder of the building is occupied by a dialysis clinic and vacant office area. On August 9, 2018, the Planning Commission approved a Conditional Use Permit (File # PL17-0367) for a community assembly use for the Tarbiya Institute. The applicant, Ismaili Education and Worship Center, is also a community assembly use and requests a Conditional Use Permit Modification to allow minor changes to the operational characteristics of the use and to make interior alterations to the site. The purpose of the Conditional Use Permit Modification is to evaluate the appropriateness of the use at the proposed location and minimize any potential conflicts between adjacent uses. Typically, the primary issue to address with community assembly uses is ensuring adequate parking is available to support the higher parking demand generated from the use.

Figure 1 - Project Location



EVALUATION

Section 19.78.060(J) of the City of Roseville Zoning Ordinance requires two findings of fact be made in order to approve a Modification for a Conditional Use Permit. The required findings are listed below in ***italicized bold*** print and are followed by an evaluation.

1. The proposed modification is substantially consistent with the intent of the original approval.

The original approval (File #PL17-0367) was a Conditional Use Permit for a community assembly use. The current proposal is also for a community assembly use. Furthermore, both the original and current request were for community assembly uses for Muslim institutions. For this reason, the hours of operation are similar for the two uses. Like the original approval for the Tarbiya Institute, the Ismaili Education and Worship Center will operate largely outside of typical business hours. The current request involves minor changes to the hours of operation (Exhibit B) but the hours of religious assembly remain before 8 am and after 5 pm on weekdays. The proposed use will not conflict with surrounding businesses. The other modification request is to create eight classrooms within the tenant space. The Tarbiya Institute also included an education component, but there were no formal classrooms. Staff finds that the proposed modification is substantially consistent with the intent of the original approval.

2. The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable specific plan.

The project site has a land use designation of Business Professional (BP). The site is located within the Infill area of the City and not within a Specific Plan area. The BP land use designation is typically intended to support office uses and other commercial uses supportive of offices. Although community assembly uses are not specifically listed as typical uses within the BP land use, they are considered a commercial use type and are typically located on parcels with a commercial land use designation. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of community assembly uses through the Conditional Use Permit process. Therefore, the proposed project is consistent with the General Plan.

As mentioned the project is located in the PD-16 zone district. The PD-16 zone designation does not provide development standards other than identifying the intent to allow for commercial, light industrial and office uses. A community assembly use is considered a commercial use. Where a PD zone has been silent on use, the land use has been used to determine the underlying or corresponding zoning district. For the proposed project, the corresponding zone is BP. Community assembly is a conditionally permitted use type within the BP zone district.

The proposed use will occupy an existing building and will not include exterior modification to the building. Therefore, there are no specific development standards outlined in the Zoning Ordinance, other than parking requirements, for the community assembly use. As mentioned, the project site is part of the South Placer Business Park, which has shared parking. Currently the complex has 1,096 parking spaces available. Based on the current mix of uses, the Zoning Ordinance requires 1,088 parking spaces, leaving 8 extra parking spaces available for shared use. The current tenant mix and parking requirement for the complex is provided in Attachment 1.

The Ismaili Education and Worship Center will occupy a 6,000 sf tenant space that will be created from a portion of the 8,000 sf tenant space created for the Tarbiya Institute. For community assembly uses, the Zoning Ordinance dictates the parking requirement be calculated based on the assembly area and any classrooms. Space dedicated to restrooms, office space, and other ancillary spaces are excluded from the parking calculation. The parking ratio for community assembly is one parking space per every 50 square feet of assembly use (1:50) and one space for every classroom. As shown in the proposed floor plan for the Ismaili Education and Worship Center (Exhibit A), the assembly space will be 2,105 square feet. Currently, the building (1836 Sierra Gardens Dr.) has 119 allocated parking spaces. With the proposed change in use, the parking requirement for the building will be adjusted as shown in **Table 1**.

Table 1 - Parking Requirement for 1836 Sierra Gardens Drive

Suite	Tenant	Square Feet	Use	Parking Ratio	Proposed Parking Required	PL17-0367 Parking Allocation
150	Davita Dialysis	9,060	medical	1:200	45	60
100	Assembly	2,105 +8 classrooms	assembly	1:50 + 1:class	42 + 8 = 50	42
80	Vacant	4,303 6,303	office	1:250	17 25	17
Total					120	119

As shown in the table above, after the proposed change in use of Suite 100, there will be a 1 space increase in the parking requirement for the site compared to the last calculation for the Tarbiya Institute. Although the Ismaili Worship and Education Center requires 8 additional parking spaces compared to the Tarbiya Institute, the parking requirement for dialysis clinics was reduced with the 2020 zoning ordinance update from 1/150 to 1/200 for low-traffic generating medical uses. Therefore, the overall parking requirement only increases by 1 space. As shown in Attachment 1, there is surplus parking within the overall South Placer Business Park to accommodate the increase in required parking. The center will now have 7 surplus parking spaces beyond what is required by the Zoning Ordinance. The proposed project therefore conforms with the Zoning Ordinance requirements.

The South Placer Business Park is occupied by a mix of commercial, office, and light industrial tenants. Typical hours of operation for such uses are Monday through Friday 8 am to 5 pm and often closed during the noon lunch hour. The Ismaili Education and Worship Center is a church (community assembly) use. The operations plan is provided in Exhibit B. The Ismaili Education and Worship Center will have church services Monday-Sunday from 3:30 am to 5:30 am and 7:00 pm to 9:00 pm. All events associated with the services will occur inside the tenant space. It is estimated that attendees of the services will generate the need for no more than 20 parking spaces in the morning and 40 parking spaces in the evening. As these service times occur outside of the typical hours of operation for other

tenants in the business park, and the number of parking spaces needed is less than those allocated to the use, no parking impacts are anticipated to adjacent businesses. In addition to church services, the Ismaili Education and Worship Center will also offer classes on Saturday and Sunday from 2 pm to 6 pm. These classes range in size and will have an anticipated parking demand of no more than 40 parking spaces. All activities associated with the classes will occur inside. Again, as these classes will be held outside of typical peak business hours and the class size is smaller than the allocated number of parking spaces for the tenant space, no parking impacts are anticipated to occur. Condition #3 has been added to require additional approval from the Planning Commission prior to an expansion of the use.

The project has been reviewed by the applicable City Departments. Conditions #5 through #7 have been added to require the center to obtain the proper fire permits to ensure the safety of attendees to the church. Condition #8 has been added by the City's Alternative Transportation Division to require the center to participate in the existing Sierra Garden LLC Transportation Systems Management (TSM) Plan, which encourages attendees to utilize alternative transportation methods (e.g. carpool, bus, and bike) to the site and assists in the coordination of the alternative transportation options. With these additional conditions, and based on the proposed operations, staff finds the proposed use will be compatible with and will not adversely impact adjacent uses.

CONCLUSION

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed project is consistent with the findings needed to approve the Conditional Use Permit Modification and meets the requirements of the General Plan and Zoning Ordinance; and therefore, the required findings to approve the entitlement can be made.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, which includes minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The project includes a minor modification to the conditionally permitted use of the property and is therefore exempt.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on October 30, 2020 and was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. No comments were received at the time of publication of this report.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact as listed in the staff report and approve the **CONDITIONAL USE PERMIT MODIFICATION – 1836 SERRA GARDENS DRIVE - INFILL PCL 240 ISMAILI EDUCATION AND WORSHIP CENTER – FILE # PL20-0217** subject to eight (8) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION (FILE # PL20-0217)

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **November 12, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **November 12, 2022**. (Planning)
2. The Conditional Use Permit shall be effectuated upon issuance of an occupancy permit by the Building Department. (Planning, Building)
3. The activities and services approved in conjunction with this Conditional Use Permit shall be as identified in **Exhibit A** and **Exhibit B**. No expansion of the use beyond what is outlined in these exhibits shall be permitted without prior approval from the Planning Commission. (Planning)
4. All activities must take place within the tenant space. (Planning)
5. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
6. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
7. The proposed change in use to a place of assembly may require the upgrade of the automatic fire alarm system depending on the final occupancy load calculated by the building official. The upgraded fire alarm system will have an impact on the entire building if there is not a two-hour fire barrier between tenants. All amendments, standards, policies and our fee scheduled can be found on the City's web site www.roseville.ca.us or contact Jason Rizzi, Senior Fire Inspector, at 916-774-5802 or jrizzi@roseville.ca.us with the Fire & Life Safety Division for information. (Fire)
8. The owner shall participate in the existing Sierra Garden LLC TSM Plan; consistent with the TSM Ordinance. (Alternative Transportation)

ATTACHMENT

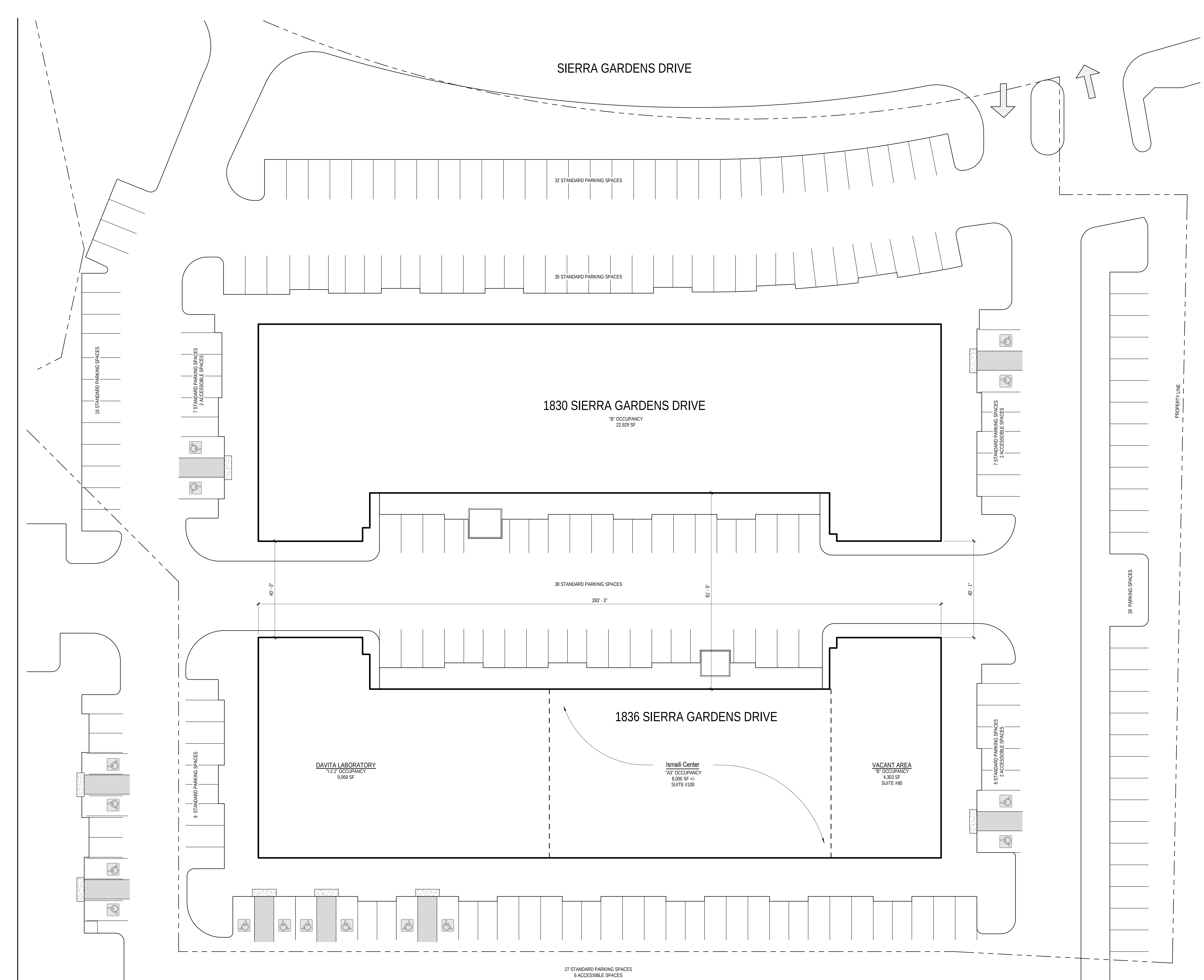
1. South Placer Business Park Parking Table

EXHIBIT

- A. Project Plans
- B. Operations Plan

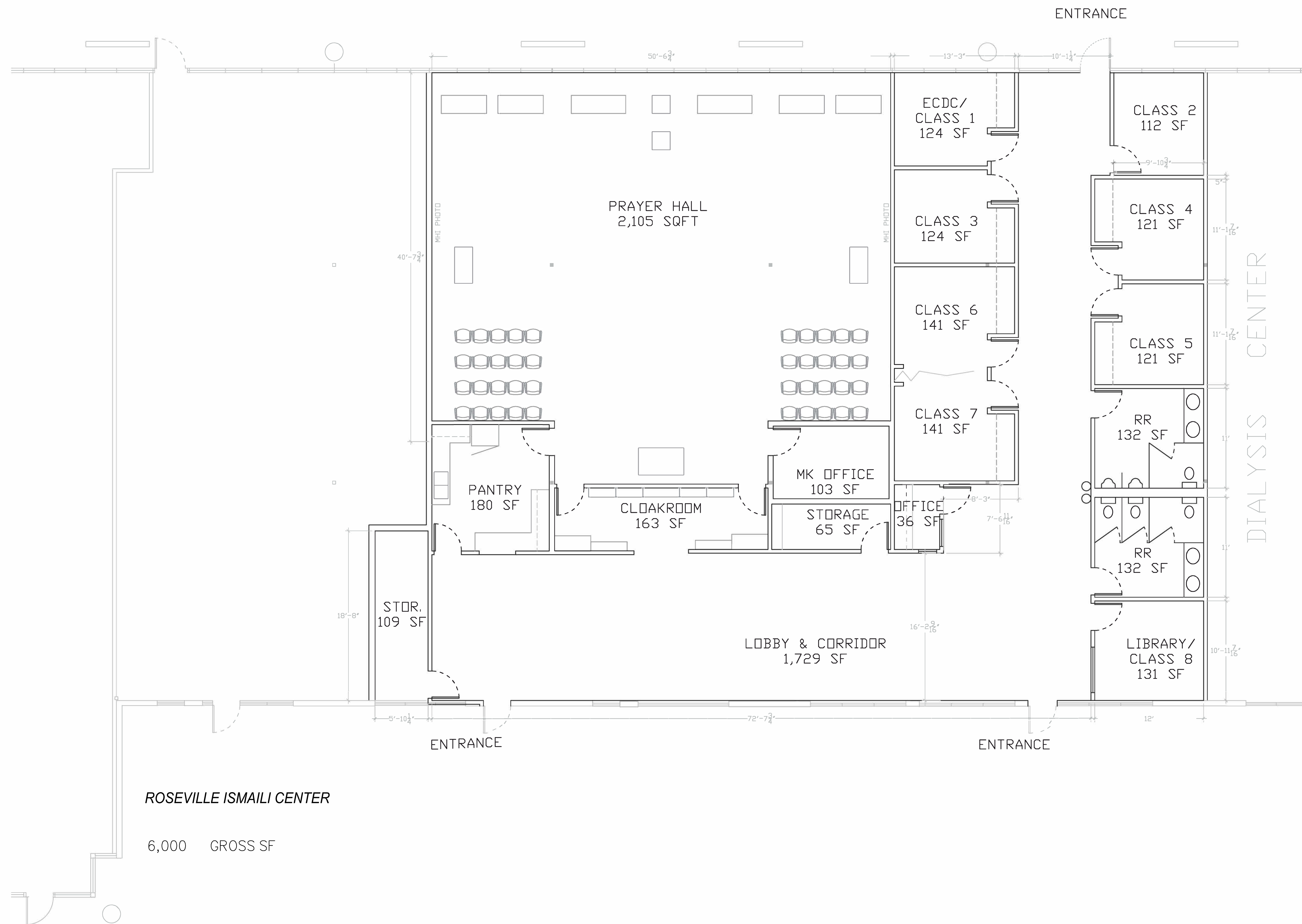
Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

Unit (s)	Tenant	Net Leasable	Use	Parking Req	# of Spaces Required	# of Actual Spaces
1376 Lead Hill						128
100	Vacant	11,939	Office	1/250	48	
150 - 180	Vacant	10,535	Office	1/250	42	
190	No Rep LLC dba Crossfit Determination	3,225	Office	1/250	13	
Site 190 Warehouse	No Rep LLC dba Crossfit Determination	3,255	Gym	1/150	22	
1380 Lead Hill						315
100	Dignity Health	8,000	Medical	1/150	53	
100B	Vacant	4,666	Office	1/250	19	
104	Vacant	1,833	Office	1/250	7	
106	Apex Office Centers, LLC	1,097	Office	1/250	4	
108	Independent Capital Management	1,103	Office	1/250	4	
110	Terri Sears, Kina A Johnson-Clark and Bonnie Blue	929	Office	1/250	4	
120	GHS Interactive Security	2,717	Office	1/250	11	
160	Sean Davis, Marriage and Family Therapist	1,330	Office	1/250	5	
165	Vacant	1,827	Office	1/250	7	
200	Quick Quack Carwash Management, LLC	4,897	Office	1/250	20	
201	Riverside Management & Financial Services, Inc.	3,838	Office	1/250	15	
205	Certified Business Service/Unlimited, Inc.	1,152	Office	1/250	5	
207	Vacant	4,332	Office	1/250	17	
210	Stratton Agency	2,108	Office	1/250	8	
211	Quick Quack Carwash Management, LLC	929	Office	1/250	4	
255	General Services Administration	2,997	Office	1/250	12	
245	Quick Quack Carwash Management, LLC	1,370	Office	1/250	5	
260	Vacant	2,843	Office	1/250	11	
1386 Lead Hill						172
100	First American Title Company	19,173	Office	1/250	77	
200	First American Title Insurance Company	6,636	Office	1/250	27	
300	Vacant	16,301	Office	1/250	65	
1390 Lead Hill						132
100	XO Communications Services, LLC	14,536	Office	1/250	58	
XO Warehouse	XO Communications Services, LLC	14,960	Office	1/250	60	
1830 Sierra Gardens						198
10	Turning Point Community Services	1,253	Office	1/250	5	
20	Turning Point Community Services	2,785	Office	1/250	11	
30	Joel Choe & Matt Lee - MRI	2,080	Medical	1/150	14	
40	Gary W. Prout, an individual and O & P Services	1,363	Office	1/250	5	
Site 40 Warehouse	Gary W. Prout, an individual and O & P Services	309	Warehouse	1/1000	1	
80	Visions of Peace	2,881	Office	1/250	12	
85	Vacant	1,837	Office	1/250	7	
Site 85 Warehouse	Vacant	1,840	Warehouse	1/1000	2	
90-100	Medical Vision Technology, Inc.	8,581	Medical	1/150	57	
1836 Sierra Gardens	Meridian Dialysis, LLC	9,060	Medical		60	
80	Tarbiya institute	2,105 assembly	Church	1/50	42	
100	Vacant	4,303	Office	1/250	17	
1840 Sierra Gardens						151
	Kaiser Medical	30,000	Medical	1/150	200	
1850 Sierra Gardens						
	Sola Salon	9,060	Salon	1/300	30	
		233,941			1088	1096
		Available Spaces: 10				



PARKING TABULATION		
PARKING ALLOCATION FOR THE CONDITIONAL USE PERMIT		
FUNCTION OF SPACE	AREA / PARKING RATIO	NUMBER OF PARKING SPACES REQUIRED
PLACE OF WORSHIP ASSEMBLY AREA SUITE #100	2,150 SF / 150 SF	43 SPACES
PLACE OF WORSHIP CLASSROOM	8 CLASSROOMS (1 SPACE PER CLASSROOM)	8 SPACES
REQUIRED SPACES	PROVIDED EXISTING SPACES	
51 SPACES	198 SPACES (INCLUDING 12 ACCESSIBLE SPACES)	

1 SITE PLAN
1/16" = 1'-0"



ROSEVILLE ISMAILI CENTER

6,000 GROSS SF

Exhibit B

Proposed Operations Plan

Project Description:

PROPOSED TENANT: His Highness Shia Imami Ismaili Council for Western USA
PROPERTY OWNER: STG Group, LLC
ADDRESS: 1836 Sierra Gardens, Suite 100
Roseville, CA 95661

Proposed Daily Hours (Monday-Sunday):

3:30 AM – 5:30 AM - Morning Meditation

Average Cars Expected: 20

7:00 PM – 9:00 PM – Evening Service

Average Cars Expected: 40

Proposed Weekend Hours (Saturday-Sunday):

2:00 PM – 6:00 PM – Religious Education

Average Cars Expected: 40

Ismaili Center General Business Hours:

Monday thru Friday – 10:00 AM-9:00 PM

Sundays – 10:00 AM – 3:00 PM



PLANNING COMMISSION COMMUNICATION

Title: NIPA PCL 44 & 45 Foothills Commerce Center Additional Outdoor Storage, 1050 Winding Creek Rd, File # PL20-0163
Contact: Sean Morales, smorales@roseville.ca.us, 916-774-5282

Meeting Date: 11/12/2020
Item #: 5.4.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Parking Table

Exhibit A Plans

ITEM 5.4: **CONDITIONAL USE PERMIT MODIFICATION AND DESIGN REVIEW PERMIT MODIFICATION – 1050 WINDING CREEK ROAD – NIPA PCL 44 & 45 – FOOTHILLS COMMERCE CENTER ADDITIONAL OUTDOOR STORAGE – FILE # PL20-0163**

REQUEST

The applicant requests a Conditional Use Permit Modification and Design Review Permit Modification to convert a portion of an existing parking lot into an outdoor storage yard. The project includes adding gravel, fences, gates & light poles to create the 20,339 square-foot yard. No hazardous materials will be stored in the proposed yard.

Applicant – Rocelyn Bajao, Borges Architectural Group
Property Owner – FCC ROSEVILLE II CD LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact for the Conditional Use Permit Modification and approve the Conditional Use Permit Modification subject to four (4) conditions of approval.
- B. Adopt the two (2) findings of fact for the Design Review Permit Modification and approve the Design Review Permit Modification subject to three (3) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The subject property is located a quarter mile north of Blue Oaks Boulevard and 750 feet west of Foothills Boulevard at 1050 Winding Creek Road in the North Industrial Planning Area of the City. Several high voltage overhead electric transmission lines traverse the east portion of the site as shown in Exhibit A. Union Pacific Railroad (UPRR) tracks are also located to the east of the site, in addition to a seasonal wetland feature at the southeast corner of the site. The seasonal wetland will not be impacted with this project.

On August 30, 2000 the Planning Commission approved a Design Review Permit and Subdivision Map allowing the construction of Phase I of the Foothills Commerce Center, and on August 16, 2001 the Design Committee approved the development of Phase II of the center. Both phases of the project have been constructed and are designed to function with reciprocal access, parking, drainage and utilities.

On March 8, 2007 (File #2006PL-234) the Planning Commission approved a Design Review Permit Modification and Conditional Use Permit to allow construction of two outdoor storage yards of 1,920 sf and 9,856 sf. The Zoning Ordinance requires approval of a Conditional Use Permit (CUP) for outdoor storage yards in the light industrial zone so that operational characteristics can be analyzed and restricted accordingly in order to minimize impacts to adjacent property owners.

The current request is for a Conditional Use Permit Modification and a Design Review Permit Modification to allow construction of an additional outdoor storage yard at the Foothills Commerce Center. The

applicant proposes to add the 20,661 sf storage yard where there is currently undeveloped land to the east of the existing parking lot. Eight parking spaces will be removed to create access to the yard and fencing will be constructed around the yard for screening and security.

Figure 1: Project Location



CONDITIONAL USE PERMIT MODIFICATION EVALUATION

Section 19.78.060(J) of the City of Roseville Zoning Ordinance requires two findings of fact be made in order to approve a Modification for the Conditional Use Permit. The required findings are listed below in ***italicized bold*** print and are followed by an evaluation.

1. The proposed modification is substantially consistent with the intent of the original approval.

The original approval for the Conditional Use Permit (File #2006PL-234) allowed outdoor storage in the Light Industrial zone district at the Foothills Commerce Center. The approved storage area totaled approximately 11,776 sf and is utilized for storage of materials and equipment. Condition #2 on the approved CUP states, "The storage yard shall be limited to 11,776 sf, as shown in Exhibit A." A modification is therefore required to add additional storage yard area to the site. The current request is for an additional 20,166 sf of outdoor storage yard to the north of the previously approved yard.

The applicant, who represents the property owner, requests the additional storage area in order to market the property to prospective light industrial tenants. The interior clear height of the buildings on the site is below industry standard and the owner is hoping to attract tenants by offering additional storage area outdoors. The proposed modification is consistent with the intent of the original approval because the original storage yard was found not to be detrimental to the health, safety, or welfare of persons residing or working in the area or be detrimental to public or private property or improvements and the additional storage area will continue to meet this finding. The existing storage on site allows for 500 sf of hazardous materials storage. The proposed storage yard will reduce impacts to surrounding properties by prohibiting hazardous materials storage. Additionally, the proposed storage yard will be screened from public view by fencing with metal mesh and landscaping. The location of the storage

yard on the site also reduces the impact to surrounding properties. The yard is approximately 175 ft from Industrial Avenue to the east with raised Union Pacific Railroad tracks separating them and over 250 ft from Winding Creek Road to the northwest. Staff finds the modification is substantially consistent with the intent of the original approval.

2. The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable specific plan.

The project site has a General Plan land use designation of Light Industrial (LI). The site is located within the North Industrial Plan Area of the City and not within a specific plan area. The LI land use designation is typically intended for office, industrial, and research and development uses that generate very limited noise, vibration, odor, dust, smoke, light, or other pollutants, and are either integrated or compatible with surrounding uses. The existing and proposed commercial and industrial uses are consistent with this land use designation. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of outdoor storage yards with the Conditional Use Permit process. As discussed below, the proposed use is consistent with the Zoning Ordinance; therefore, the proposed use is consistent with the General Plan.

Section 19.14.020 of the Zoning Ordinance allows Equipment and Materials Storage Yards in the Light Industrial zone with approval of a Conditional Use Permit. A CUP was approved for the adjacent 11,776 sf of storage yard on the property. Therefore, the applicant is requesting to modify this existing permit to allow an additional 20,661 sf of storage on the parcel. The existing storage yard has not been detrimental to its surroundings, therefore the proposed storage yard will have similar conditions put on the project in order to gain an equally positive result. Condition #3 limits the size of this storage yard to the proposed 20,661 sf shown in Exhibit A. This ensures that the applicant will need to apply for an additional modification to expand the storage use and the Planning Commission will have the opportunity to re-evaluate the storage on-site. Condition #4 requires that the height of the materials be limited to ten feet and that no hazardous materials be stored in the yard. This condition ensures that the 8-foot tall fence can adequately screen the materials and that no materials will have an impact on surrounding uses.

Based on the analysis contained in this staff report, and with the project conditions, the required findings can be made for the proposed Conditional Use Permit Modification.

DESIGN REVIEW PERMIT MODIFICATION EVALUATION

Section 19.78.060(J) of the City of Roseville Zoning Ordinance requires adoption of two (2) findings to approve a Design Review Permit Modification. The evaluation of the Design Review Permit Modification for the project has been based on the applicable development standards within the City's Zoning Ordinance, the North Industrial Plan Area (NIPA) guidelines, and the design standards of the City's Community Design Guidelines (CDG). Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the requirements and guidelines in each. The following discussion is provided as clarification on areas of interest. In order to approve a Design Review Permit Modification, the following two findings must be made:

1. The proposed modification is substantially consistent with the intent of the original approval.

On August 30, 2000 the Planning Commission approved a Design Review Permit and Subdivision Map allowing the construction of Phase I of the Foothills Commerce Center, and on August 16, 2001 the Design Committee approved the development of Phase II of the center. Both phases of the project have been designed to function with reciprocal access, parking, drainage and utilities. The proposed modification to the site does not affect access to the site or modify any of the buildings. The proposed storage yard is accessory to the uses within the buildings and is only a minor modification to the development.

2. *The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan and the applicable Community Design Guidelines.*

Site Design: The proposed storage yard will be constructed in an area that is currently undeveloped on the eastern portion of the site. The proposed changes will not alter the existing site access or building layouts. However, the proposed modifications will include the construction of landscape planters and the removal of eight parking spaces, described below. However, these changes will not significantly affect access, as the main route of travel from the primary entrance to the buildings will not be altered.

Parking: The applicant proposes to modify the site design to add the storage yard, which will require the removal of 8 parking spaces to create two entrances to the storage area. As shown in the overall parking table for the Foothills Commerce Center (Attachment 1), there will be a surplus of 54 parking spaces after the removal of eight spaces. This is based on the current uses of the buildings and may change over time as new tenants enter the center.

Landscaping: The applicant proposes to use existing shrubs on the eastern portion of the property to screen the storage area from the rest of the development. Where it is necessary to remove any screening shrubs to install the fence, replacement landscaping will be installed. Additionally, screening shrubs will be added on the northern edge of the storage yard to screen any views from Winding Creek Road and the future development to the north of the property. The percentage of parking lot shading will increase with the proposed project. Four of the existing spaces are currently unshaded. The applicant proposes to add finger planters on each side of the newly created entrances that will contain 15-gallon trees to create additional parking lot shading.

Storage Area: The applicant proposes to surface the entrance to the storage area with asphalt pavement. The storage area itself is proposed to be surfaced with gravel. Zoning ordinance section 19.26.040.2.D "Surfacing of Parking Areas" requires parking and circulation areas be surfaced with asphalt concrete or Portland cement concrete, or other approved all-weather, hard, non-eroding surface. In this case, because of the speculative nature of the proposed storage area, staff has allowed the applicant to move forward with a gravel surface. The exact use of the storage yard will not be known until the applicant finds a tenant for their adjacent vacant building. Staff added Condition #3 to the permit to require that any future portion of the storage yard that is required for circulation or parking must be paved. This requirement will be met with future improvement plan submittal.

CONCLUSION

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed project is consistent with the findings needed to approve the Conditional Use Permit Modification and Design Review Permit Modification and meets the requirements of the General Plan and Zoning Ordinance; and therefore, the required findings to approve the entitlements can be made.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15304, which includes minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. The project meets criterion: (a) Grading on land with a slope of less than 10 percent, except that grading shall not be exempt in any environmentally sensitive area. The project area is not environmentally sensitive and is therefore exempt.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on October 30, 2020 and was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. No comments were received at the time of publication of this report.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the **CONDITIONAL USE PERMIT MODIFICATION – 1050 WINDING CREEK ROAD - NIPA PCL 44 & 45 – FOOTHILLS COMMERCE CENTER ADDITIONAL OUTDOOR STORAGE – FILE # PL20-0163** subject to four (4) conditions of approval.
- B. Adopt the two (2) findings of fact for the **DESIGN REVIEW PERMIT MODIFICATION – 1050 WINDING CREEK ROAD - NIPA PCL 44 & 45 – FOOTHILLS COMMERCE CENTER ADDITIONAL OUTDOOR STORAGE – FILE # PL20-0163** subject to three (3) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION (FILE # PL20-0163)

1. This Conditional Use Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **November 12, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **November 12, 2022**. (Planning)
2. The Conditional Use Permit Modification shall be effectuated upon issuance of an occupancy permit by the Building Division. (Planning, Building)
3. The activities and services approved in conjunction with this Conditional Use Permit shall be as identified in **Exhibit A**. No expansion of the use beyond what is outlined in these exhibits shall be permitted without prior approval from the Planning Commission. (Planning)
4. Materials stored within the yard shall not exceed ten (10) feet in height. Furthermore, the storage of hazardous materials is not approved with this request, and will require approval of a subsequent CUPMOD.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION (FILE # PL20-0163)

1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **November 12, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **November 12, 2022**.
2. The project is approved as shown in **Exhibit A** and as conditioned or modified below. (Planning)
3. Any portion of the storage yard that is to be used for circulation or parking must be paved in compliance with zoning ordinance section 19.26.040.2.D. (Planning)

Attachment

1. Foothills Commerce Center Parking Table

EXHIBIT

A. Project Plans

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

Attachment 1

Foothills Commerce Center Parking

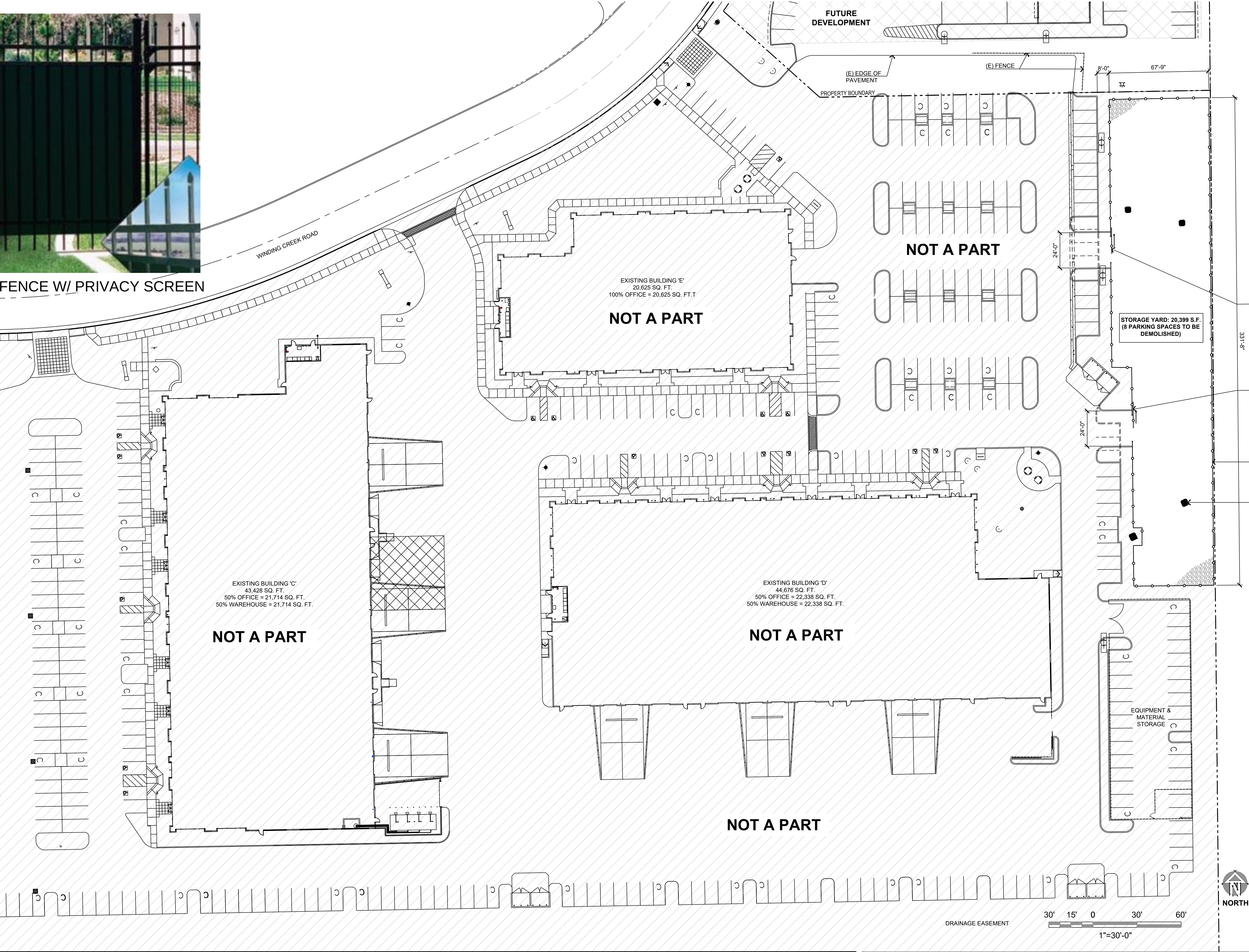
	Office Area (1/250)	Warehouse Area (1/1000)	
Bldg A	13,795	37,545	
Bldg B	10,281	30,876	
Bldg C	21,714	21,714	
Bldg D	22,338	22,338	
Bldg E	20,625	0	
Total Required Parking	355	112	467

Existing Parking Spaces	529
-------------------------	-----

Proposed Parking Spaces	521
-------------------------	-----

Surplus Spaces	54
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FENCE W/ PRIVACY SCREEN



PROJECT DATA

ZONING: M1 - INDUSTRIAL
APN: 017-250-057
OCCUPANCY: STORAGE
YARD AREA: 20,399 S.F.

PARKING CALCULATION

	RSF	RATIO	STALLS
BUILDING A	50,820	2.40	122
BUILDING B	41,105	2.40	99
TOTAL AB:	91,925	2.40	221
BUILDING C	43,428	2.71	118
BUILDING D	44,676	2.71	121
BUILDING E	20,625	2.71	56
TOTAL CDE:	108,729	2.71	295

DRAWING INDEX

- | | |
|-------|-------------------------------------|
| G-001 | COVER SHEET & PARTIAL SITE PLAN |
| C2.0 | PRELIMINARY GRADING & DRAINAGE PLAN |
| L-1 | PRELIMINARY LANDSCAPE PLAN |
| E-0.1 | SITE PHOTOMETRIC PLAN |

OWNER / CONSULTANTS INDEX

OWNER
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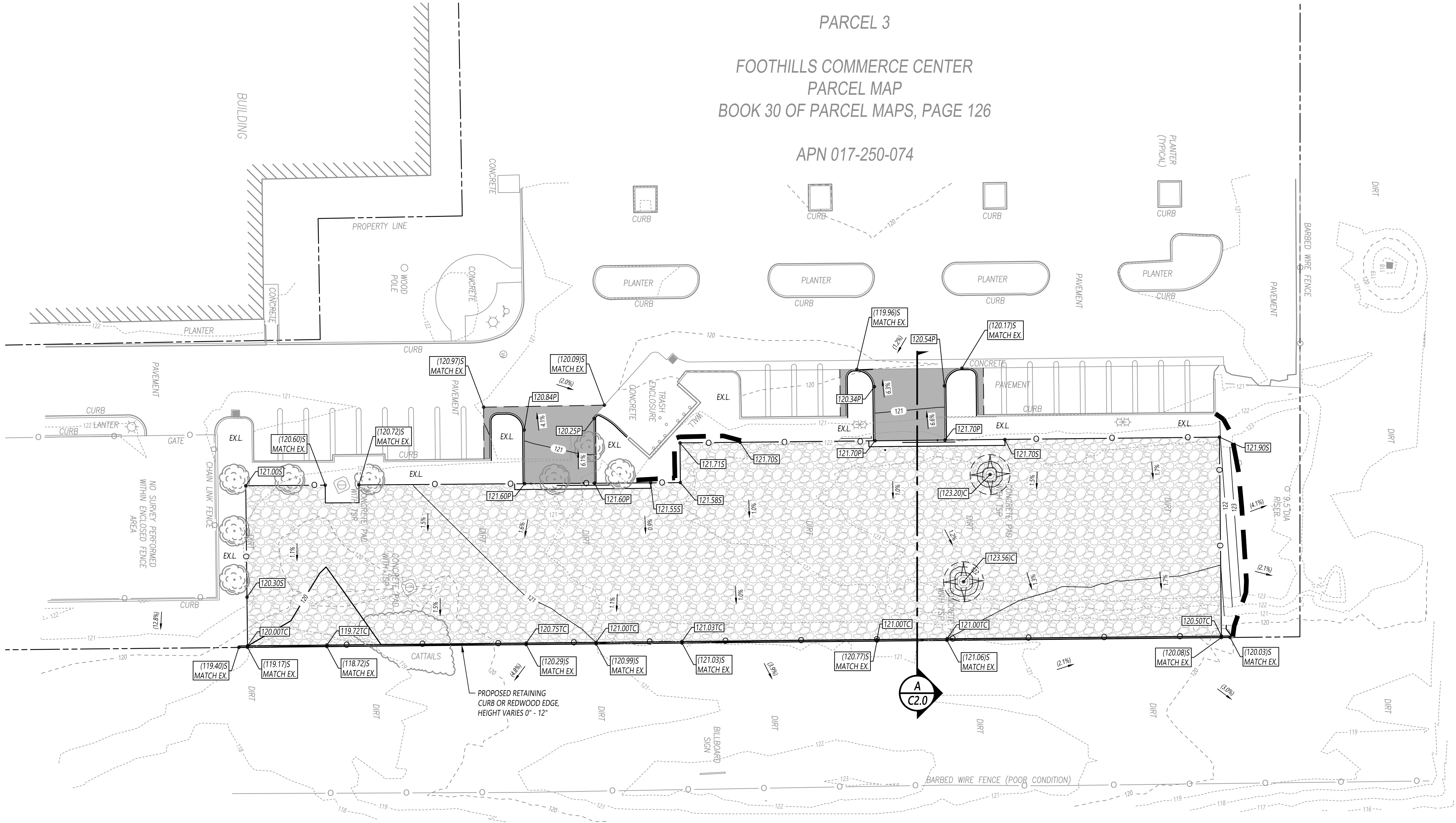
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norberg@norberg.net
(916) 996-8322

PARCEL 3
FOOTHILLS COMMERCE CENTER
PARCEL MAP
BOOK 30 OF PARCEL MAPS, PAGE 126

APN 017-250-074



GRADING LEGEND:

- EXISTING 1-FT CONTOUR
- EXISTING 5-FT CONTOUR
- PROPOSED 1-FT CONTOUR
- PROPOSED 5-FT CONTOUR
- EXISTING PROPERTY LINE
- EXISTING DRAIN INLET
- PAVEMENT ELEVATION
- GROUND ELEVATION
- TOP OF CURB ELEVATION
- PROPOSED GROUND SLOPE
- EXISTING GROUND SLOPE
- WORK LIMIT LINE
- EXISTING LANDSCAPE

ENGINEER'S PRELIMINARY OPINION OF EARTHWORK:

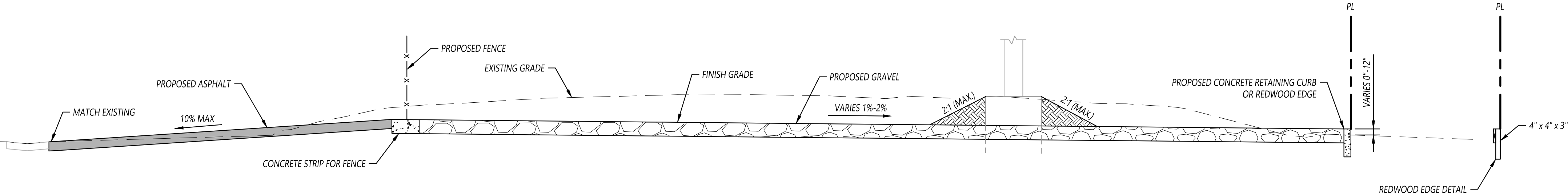
	CUT (CY)	FILL (CY)	NET (CY)
RAW GRADING	±668	±126	±542 (CUT)
ASSUMED PAVEMENT SUBGRADE EXCAVATION	±388		±388 (CUT)
ADJUSTED TOTAL	±1,056	±126	±930 (CUT/EXPORT)

NOTE: ENGINEERS ESTIMATE OF EARTHWORK ARE RAW VOLUMES AND IS BASED ON EXISTING GROUND SURFACE OF THE SITE AT THE TIME OF THE SURVEY. IT INCLUDES ESTIMATED EXCAVATION FOR NEW PAVEMENT AND GRAVEL. THE ESTIMATE DOES NOT INCLUDE REMEDIAL EARTHWORK (IF REQUIRED), TRENCH SPOILS, OR SHRINK OR SWELL FACTORS. IT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR TO VERIFY ALL EARTHWORK QUANTITIES PRIOR TO BID. PAVEMENT SUBGRADE ADJUSTMENTS ASSUME 6" GRAVEL AND 4" AC7" AB ASPHALT PAVING.

PAVING LEGEND:

- PROPOSED GRAVEL
- PROPOSED ASPHALT PAVEMENT

SECTION A
1" = 5'



PRELIMINARY GRADING AND DRAINAGE PLAN

FOOTHILLS COMMERCE CENTER
1050 WINDING CREEK ROAD, ROSEVILLE, CA

C2.0

DATE: 07/06/2020
SCALE: 1"=20'
DRAWN BY: HK

CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT

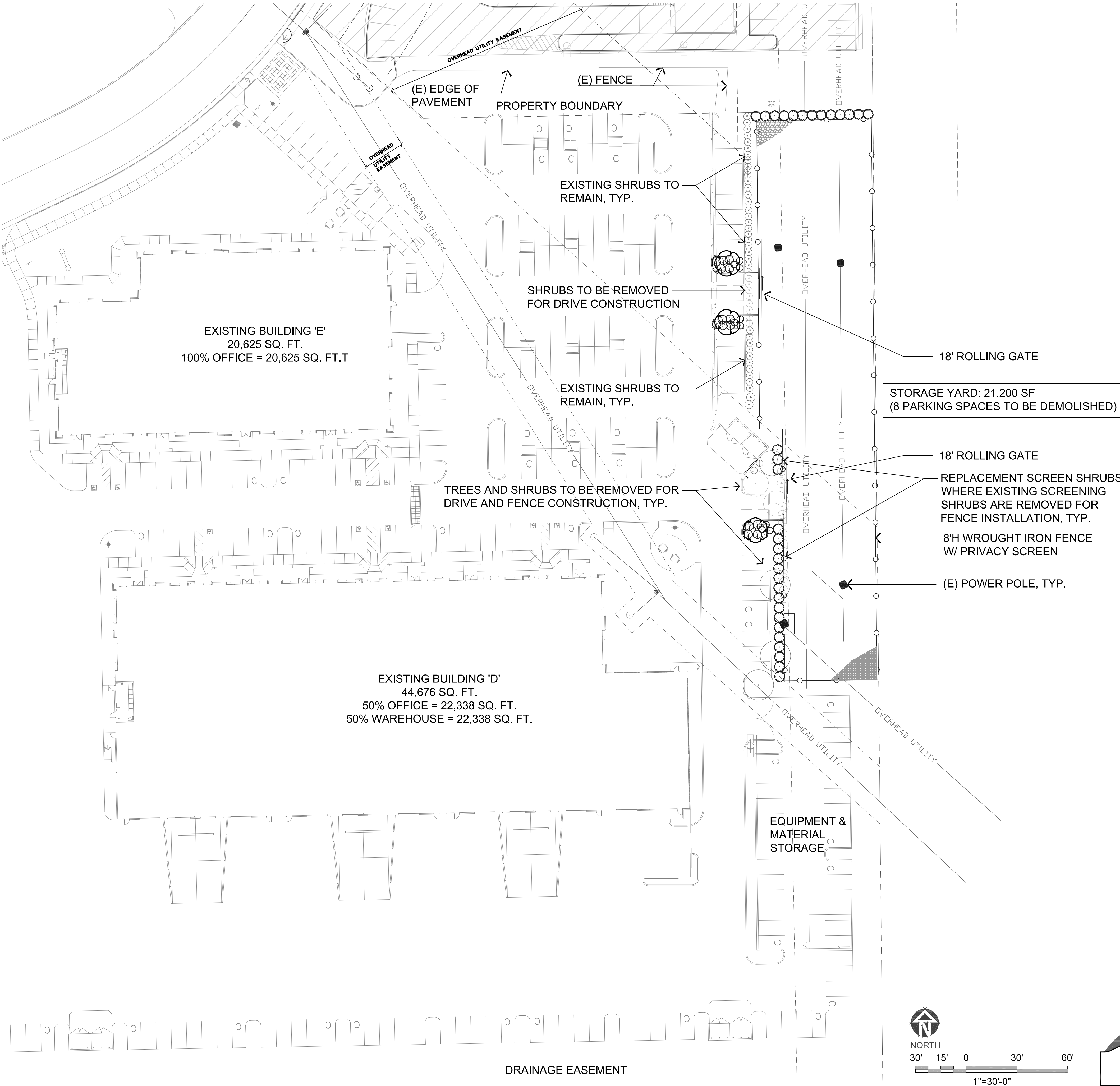
4180 DOUGLAS BLVD, SUITE 200
GRANITE BAY, CALIFORNIA 95746
T (916) 978-4001
WWW.CARTWRIGHTENGINEERS.COM

PRELIMINARY LANDSCAPE PLAN NOTES

1. PRELIMINARY LANDSCAPE DESIGN IS BASED ON THE PRELIMINARY SITE DESIGN. DURING THE CONSTRUCTION DRAWINGS PHASE, COORDINATION WITH CHANGES TO THE SITE PLAN FROM ARCHITECTURAL AND ENGINEERING IMPROVEMENTS, INCLUDING SITE UTILITIES, MAY CAUSE CHANGES TO THE LANDSCAPE AREAS AND REQUIRE CHANGES TO THIS PROPOSED DESIGN.
2. THIS PROJECT CONSISTS OF THREE NEW PARKING LOT FINGERS (ADJACENT TO NEW DRIVE ISLES TO ACCESS A STORAGE YARD) WITH A TOTAL OF 462 SQUARE FEET OF PLANTING AREA. PLANT MATERIAL FOR THIS MINOR LANDSCAPE ALTERATION IS SELECTED TO MATCH AND BLEND WITH EXISTING PLANT MATERIAL ON SITE.
3. LANDSCAPE CONSTRUCTION IRRIGATION AND PLANTING PLANS SHALL BE SUBMITTED AFTER APPROVAL OF THE PRELIMINARY LANDSCAPE PLAN.
4. CONSTRUCTION PLANS SHALL CALL FOR CONTRACTOR TO FIELD CHECK EXISTING IRRIGATION OPERATION AND MAKE NECESSARY REPAIRS AND ALTERATIONS FOR A FULLY AUTOMATED IRRIGATION SYSTEM IN PROJECT AREA.
5. CONTAMINATED SOIL WITHIN EXISTING PAVED AREAS SHALL BE REMOVED AND REPLACED WITH SUITABLE TOPSOIL FOR NEW PLANTING.
6. PLANTING BED SOIL SHALL BE AMENDED WITH ORGANIC MULCH AND FERTILIZER TO PROVIDE FOR PROPER PLANT GROWTH.
7. ALL SHRUB BEDS SHALL HAVE A THREE-INCH LAYER OF BARK MULCH DRESSING.
8. REFER TO THE ARCHITECTURAL PLANS FOR PAVING AND FENCING LAYOUTS.

PRELIMINARY PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	PLANTED SIZE
	LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE CORAL PINK	15 GAL	HT:7'-8"/SP:2'-3"
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	HT:7'-8"/SP:2'-3"
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	PLANTED SIZE
	NERIUM OLEANDER 'MRS. ROEDING'	OLEANDER	5 GAL	HT:14"/SP:14"
	RHAPHIOLEPIS INDICA 'PINK LADY'	PINK LADY HAWTHORNE	5 GAL	HT:14"/SP:14"
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	HT:4"/SP:6"



[illegible]



PLANNING COMMISSION COMMUNICATION

Title: CVSP PCL C-23 & C-24 - Winding Creek DRRS, 1381 Lower Bank Rd, File #
PL20-0187

Contact: Charity Gold, cgold@roseville.ca.us, 916-774-5247

Meeting Date: 11/12/2020
Item #: 5.5.

ATTACHMENTS:

Description

Staff Report

Exhibit A Architecture and Floorplans

Exhibit B Landscape Plans

Exhibit C Dev Standards

Exhibit D Enhancement Locations

ITEM 5.5: **Design Review For Residential Subdivision – 1381 Lower Bank Road – CVSP PCL C-23 & C-24 - Winding Creek DRRS – PL20-0187**

REQUEST

The applicant requests a Design Review for Residential Subdivision to modify development standards and establish architectural design for 120 single-family homes in the Winding Creek South subdivision (villages C-23 and C-24) within the Creekview Specific Plan.

Applicant – Michael Allen, D.R. Horton
Owner – Anthem United Creekview Developments, LIM

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-five (25) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located on the west side of Westbrook Boulevard north of Blue Oaks Boulevard, within the Creekview Specific Plan (CSP) on Parcels C-23 and C-24 (Figure 1). These parcels have a land use designation of Medium Density Residential (MDR) and a zoning designation of Small Lot Residential/Development Standards (RS/DS).

The CSP was approved by City Council on September 19, 2012, and established the land use designations and zoning for the specific plan area. With approval of the specific plan a Development Agreement was negotiated between the landowners and the City that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to development of the plan area over a 30 year period.

On February 28, 2013, the Planning Commission approved a Large Lot Tentative Subdivision Map to divide the site into 53 large lots consistent with the adopted land use plan (2007PL-059). On January 28, 2016, the Planning Commission approved a Specific Plan Amendment, Small Lot Tentative Subdivision Map, Design Review for Residential Subdivision (DRRS), and Tree Permit to allow development consistent with the approved large lot map and to transfer residential units between the specific plan large lots (PL14-0522). Minor acreage adjustments to the large lots and unit transfers within those lots were included with these approvals. On April 2, 2018 the Planning Manager approved an extension of the Tentative Subdivision Map, DRRS, and Tree Permit for six (6) years expiring on January 28, 2024. On October 10, 2019 the planning commission approved modifications to both the large lot tentative map and the small lot tentative map.

A condition of approval was added to the Small Lot Tentative Subdivision Map stating that approval of a Design Review Permit for a Residential Subdivision (DRRS) would be required prior to issuance of building permits for construction of homes within CSP MDR Villages.

The current project includes a DRRS to evaluate the unit design for 120 single-family units on CSP Parcels C-23 and C-24.

SITE INFORMATION

Location: 1381 Lower Bank Road

Total Size: 16.25 acres

Topography and Setting: The project site has been graded in preparation of site development. The site is within the Creekview Specific Plan area which is currently under development. The site is surrounded by residentially zoned properties to the north, high density zoned properties to the south, open space to the west, and Westbrook Boulevard to the east.

Figure 1: Project Location



EVALUATION

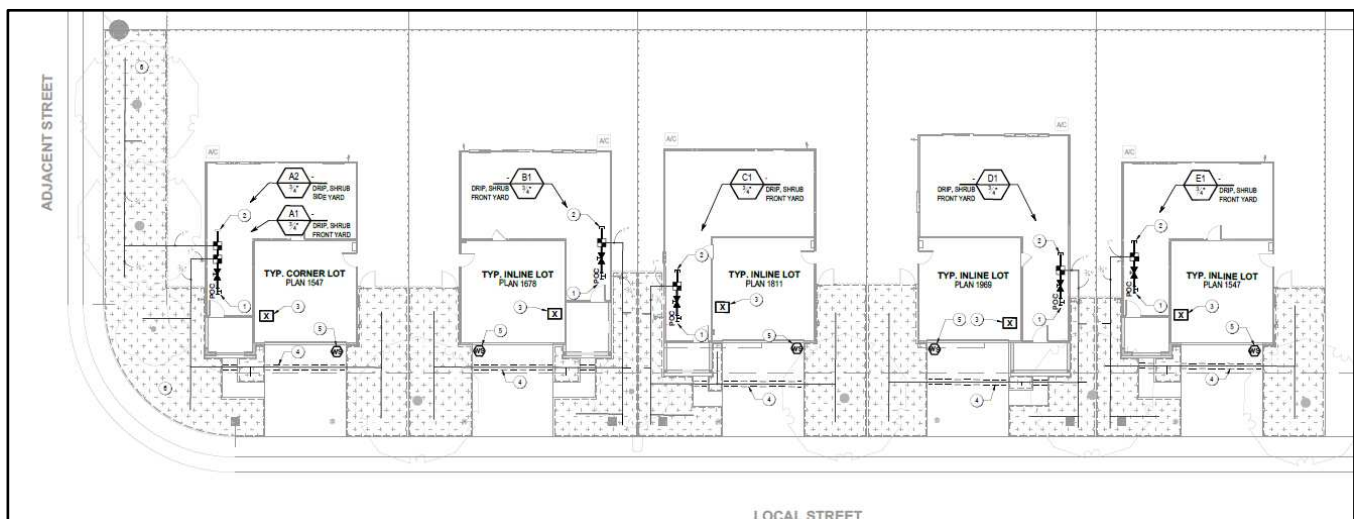
Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher). Compact residential development products are more dense and urban in nature than is typical of the suburban setting, and Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other

applicable design standards. Pursuant to Zoning Ordinance Section 19.78.060(I), the required Findings for a Design Review Permit for a Residential Subdivision are as follows:

- 1. The residential design, including the height, bulk, size, and arrangement of buildings is harmonious with other buildings in the vicinity.**
- 2. The residential design is consistent with applicable design guidelines.**

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the Creekview Specific Plan (CSP). As required by the CSP, the applicant has provided the proposed Architectural Plans, Landscape Plans, and Development Standards for the homes within the Winding Creek C-23 and C-24 subdivisions (Exhibits A-C). The development standards include a minimum lot size of 3,600 square feet for an interior lot and 4,250 square feet for a corner lot, which is consistent with the CSP RS/DS development standards and the recorded final map for Winding Creek C-23 & C-24. Additionally, the standards specify the locations of required architectural enhancements. The development standards are otherwise consistent with the Zoning Ordinance setback requirements. As shown on the site plans, these lots are adequate for development of the proposed units (Figure 2).

Figure 2: Typical Lot Layout and Landscaping



Plan Types: The project includes four two-story plan types ranging in size from 1,547 square feet to 1,968 square feet. The four plan types are shown in Table 1, below. Each unit includes a two-car garage with an 18-foot driveway.

Table 1: Proposed Floorplans

Plan	Square Footage	Bedrooms
Plan 1547	1,547 square feet	3 bedrooms
Plan 1678	1,678 square feet	4 bedrooms
Plan 1811	1,811 square feet	4 bedrooms
Plan 1969	1,969 square feet	4 bedrooms

Color and Materials: Each of the four floor plans will be offered in one of three styles, including Urban Spanish, Modern Farmhouse, and Contemporary Bungalow. Each of the architectural styles includes a color scheme consisting natural and neutral tones (Figure 3). The proposed materials and architectural details include stucco siding, posts with trim accents, front porches, gable roof forms, board-and-batten details, varied roof lines, tile vents, and decorative shutters. These materials and colors vary between the architectural styles. The proposed elevations with color schemes are included in the design booklet, which is included as Exhibit A.

Figure 3: Sample Elevations



Streetscape: Each of these architectural styles includes materials, massing, roof shapes and pitches, trim shapes and material, garage door style, and colors vary by style consistent with the theme of the style. The elevations include accent trim, window grids, and window trim. Enhanced elevations will be provided on the sides of lots where side or rear elevations face streets. The locations are shown in Exhibit D. Each plan includes a covered entry porch to break up the scale and mass of the homes along the street.

Landscape: The proposed landscaping includes a mix of groundcover, shrubs, and accent trees for the front yard. The plant selection will provide a mix colors and textures to enhance the streetscape. The landscaping is consistent with the CSP landscape guidelines and the City's Water Efficient Landscape Ordinance (WELO).

Development Standards: The project includes development standards that allow for reduced lot sizes consistent with the approved specific plan. The proposed lot sizes are consistent with other recently approved subdivisions and with the approved small lot subdivision map for CSP Parcels C-23 and C-24. Aside from the lot size reductions, the proposed development standards mirror the Zoning Ordinance standards for the RD/DS zone.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on October 30, 2020, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

The project is proposed in a developing area where design guidelines have been established. The proposed design is consistent with both the CSP Design Guidelines and City Design Guidelines. Staff supports approval of the proposed project as described in this staff report and as conditioned below.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which states:

Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160-15170). The project is consistent with the adopted specific plan. A Final Environmental Impact Report was certified for the CSP on September 19, 2012 (SCH #02008032017). The proposed action is a Design Review of the proposed home plans. Mitigation adopted as part of the prior environmental document has been reviewed to determine if any measures apply to this Design Review; there is no applicable mitigation.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the findings of fact as stated in the staff report and approve the **Design Review for Residential Subdivision –1381 Lower Bank Road – CVSP PCL C-23 & C-24 – Winding Creek DRRS– PL20-0187** subject to twenty-five (25) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUB FILE # PL20-0187

1. The development standards, unit designs and landscape plans for CVSP PCL C-23 & C-24 - Winding Creek are approved as described in Exhibits A, B, C, and D, except as modified by these conditions of approval. (Planning)
2. This Design Review Permit approval shall be effectuated within a period of two (2) years from **November 12, 2020** and if not effectuated shall expire on **November 12, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **November 12, 2023**. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Creekview Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. Lots with street-facing rear and side elevations shall be constructed with enhanced architectural details, consistent with Exhibit A. (Planning)
5. To provide variation along the streetscape, no two identical unit designs shall be located adjacent to one another. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

6. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - c. The landscape plan shall comply with the Landscape Guidelines for the Creekview Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
7. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
8. Building permit plans shall comply with all applicable code requirements (California Residential Code- CRC- Based on the International Residential Code, California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
9. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
10. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
11. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
12. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
13. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
14. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

15. All electric metering shall be directly outside accessible. (Electric)
16. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL

17. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
18. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
19. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
20. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
21. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
22. Fences and walls shall be consistent with the locations and treatments specified in the Creekview Specific Plan Design Guidelines. (Planning)
23. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
24. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)
25. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV". The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Electric)

Exhibits

- A. Architecture and Floorplans
- B. Landscape Plans
- C. Development Standards
- D. Enhancement Locations

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.



WINDING CREEK

ROSEVILLE, CA
AUGUST 10, 2020



PLAN 1811
URBAN SPANISH

PLAN 1969
MODERN FARMHOUSE

PLAN 1547
CONTEMPORARY BUNGALOW

PLAN 1678
MODERN FARMHOUSE

Winding Creek
Roseville, CA
August 10, 2020

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a D.R. Horton Company

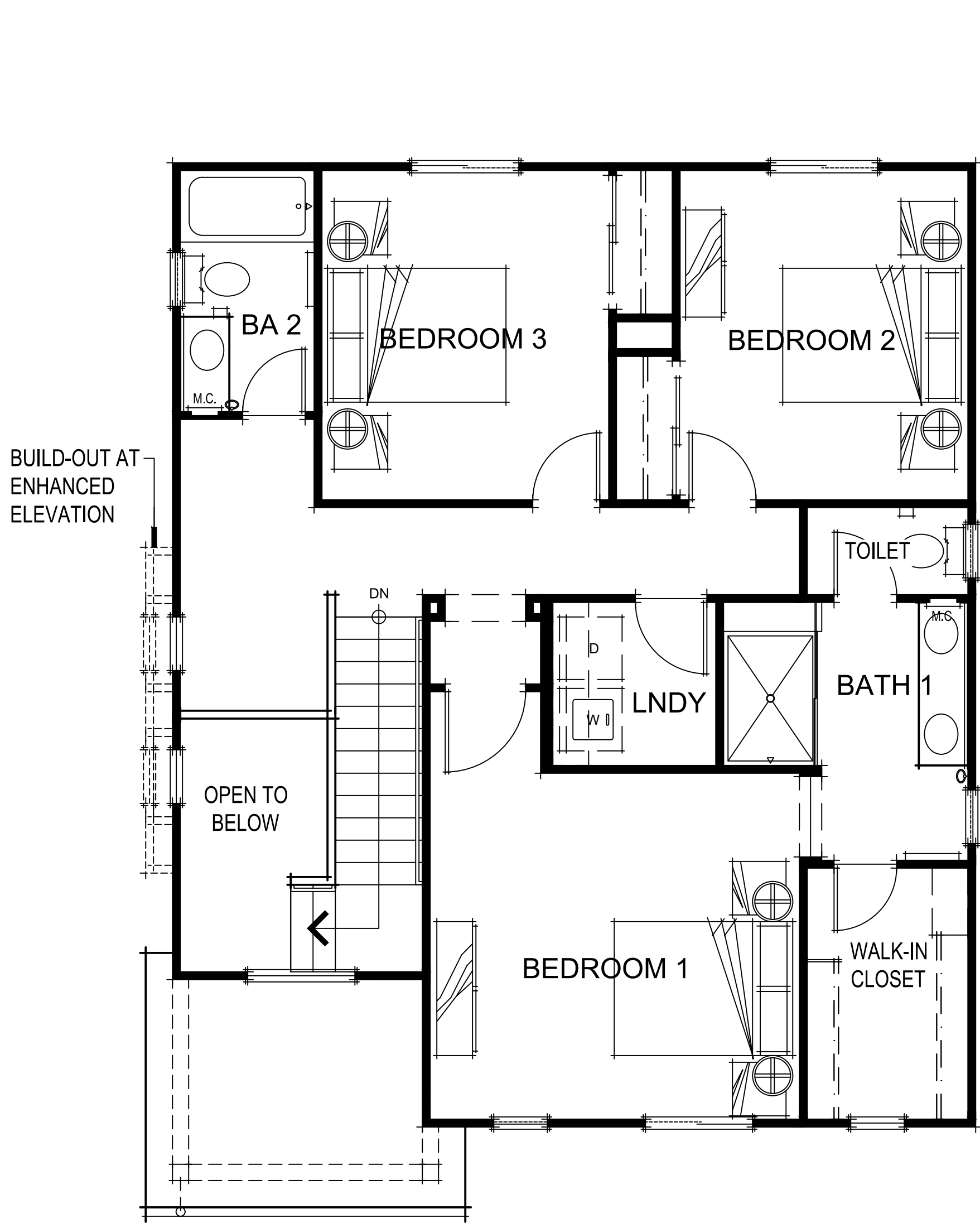
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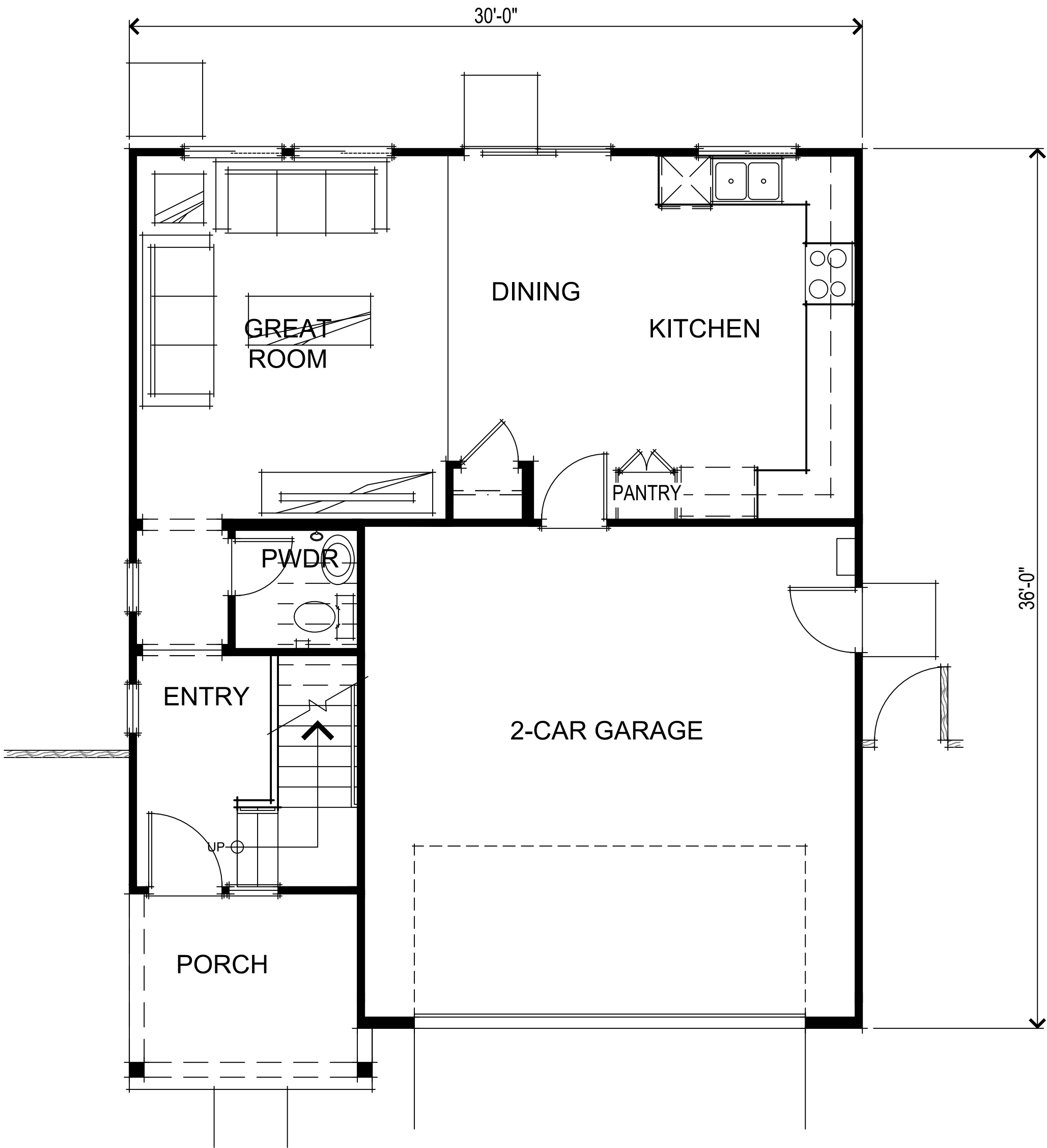
CONCEPTUAL STREETSCAPE
A000

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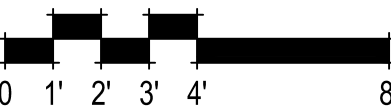


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	609 SQ. FT.
SECOND FLOOR	938 SQ. FT.
TOTAL LIVING	1547 SQ. FT.
2-CAR GARAGE	420 SQ. FT.



PLAN 1547 FLOOR PLANS
A001

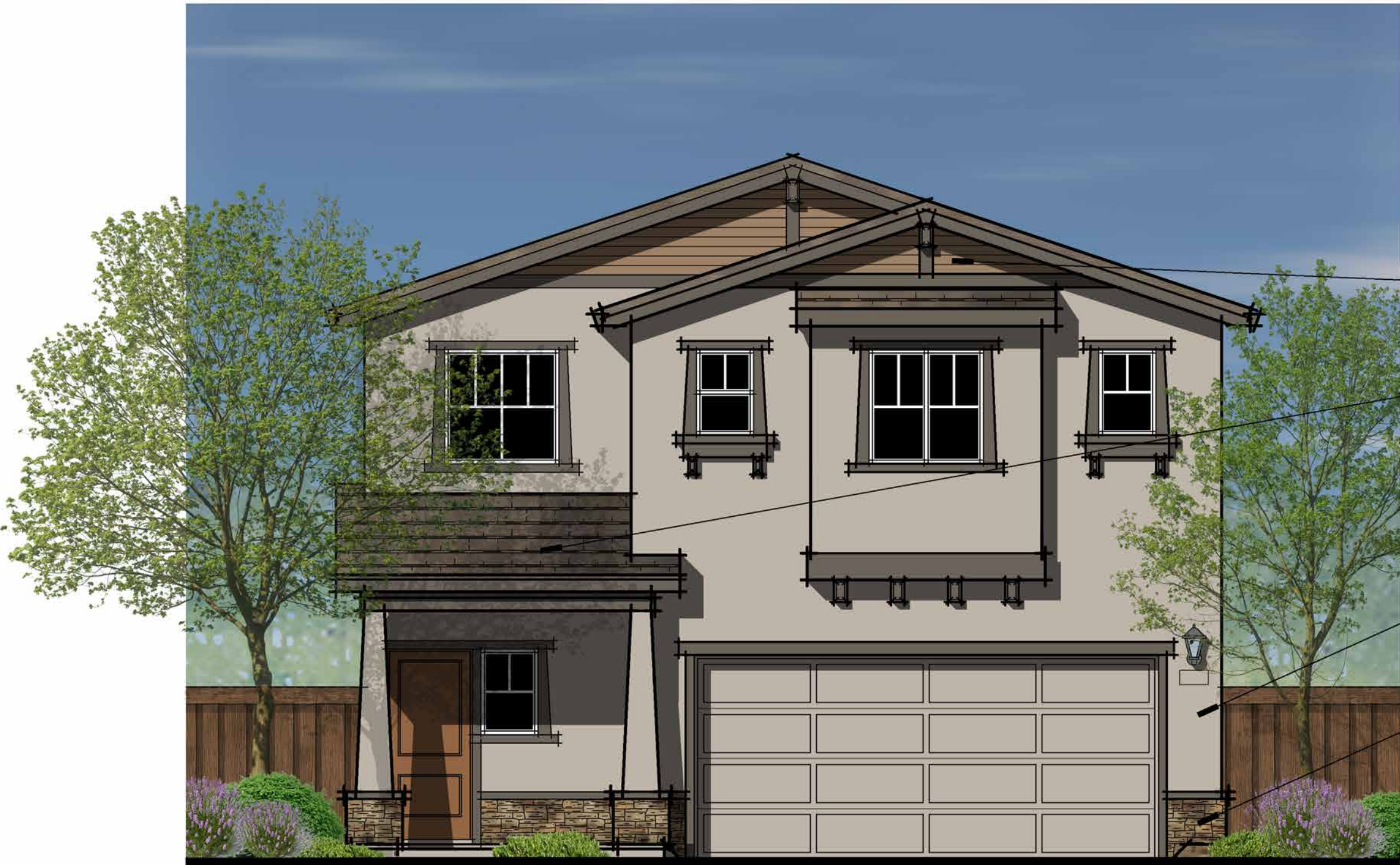
Winding Creek
Roseville, CA
August 10, 2020



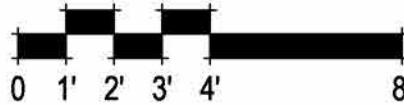
URBAN SPANISH FRONT ELEVATION



MODERN FARMHOUSE FRONT ELEVATION



CONTEMPORARY BUNGALOW FRONT ELEVATION



PLAN 1547 FRONT ELEVATIONS
A002

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August 10, 2020

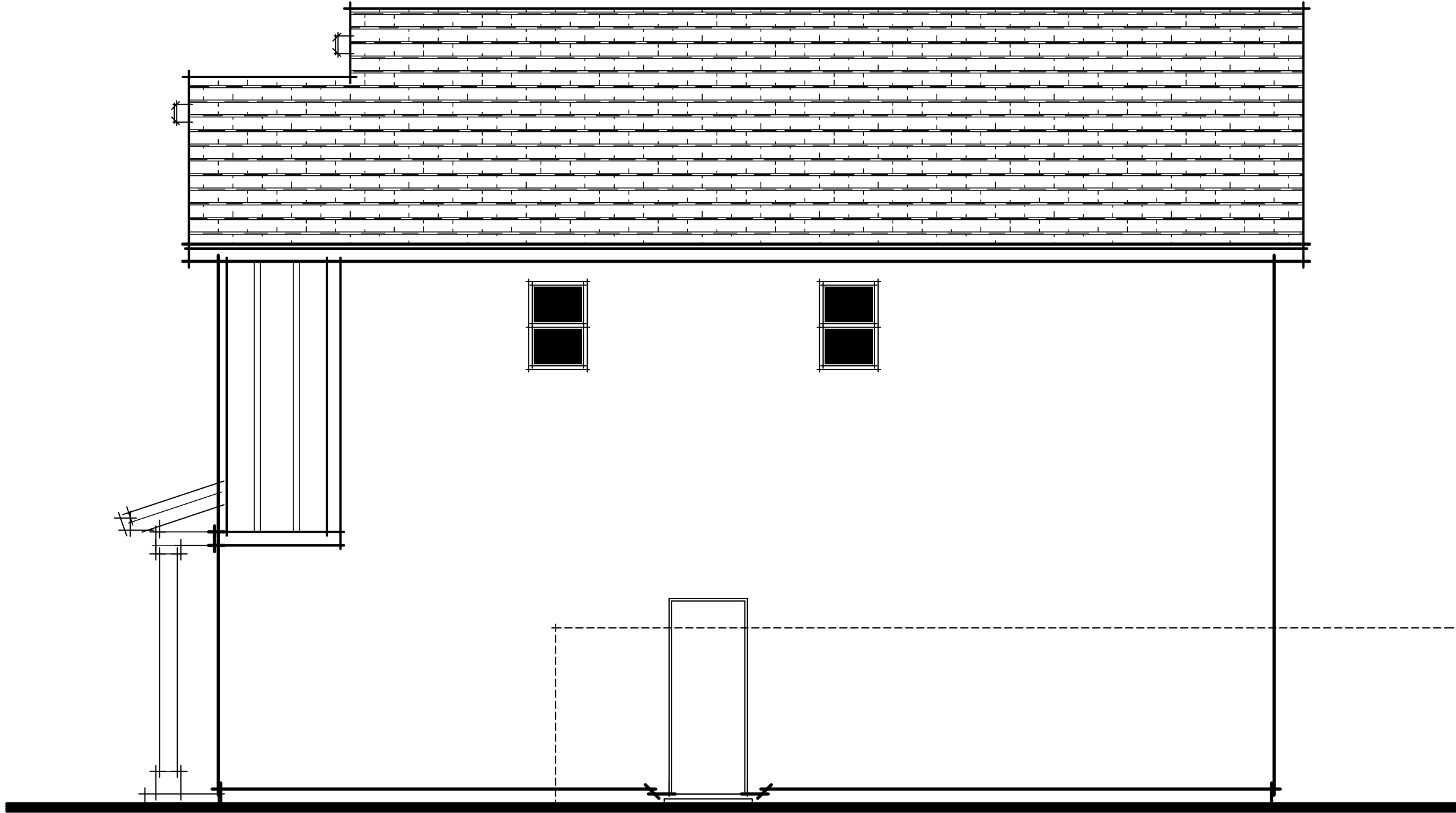
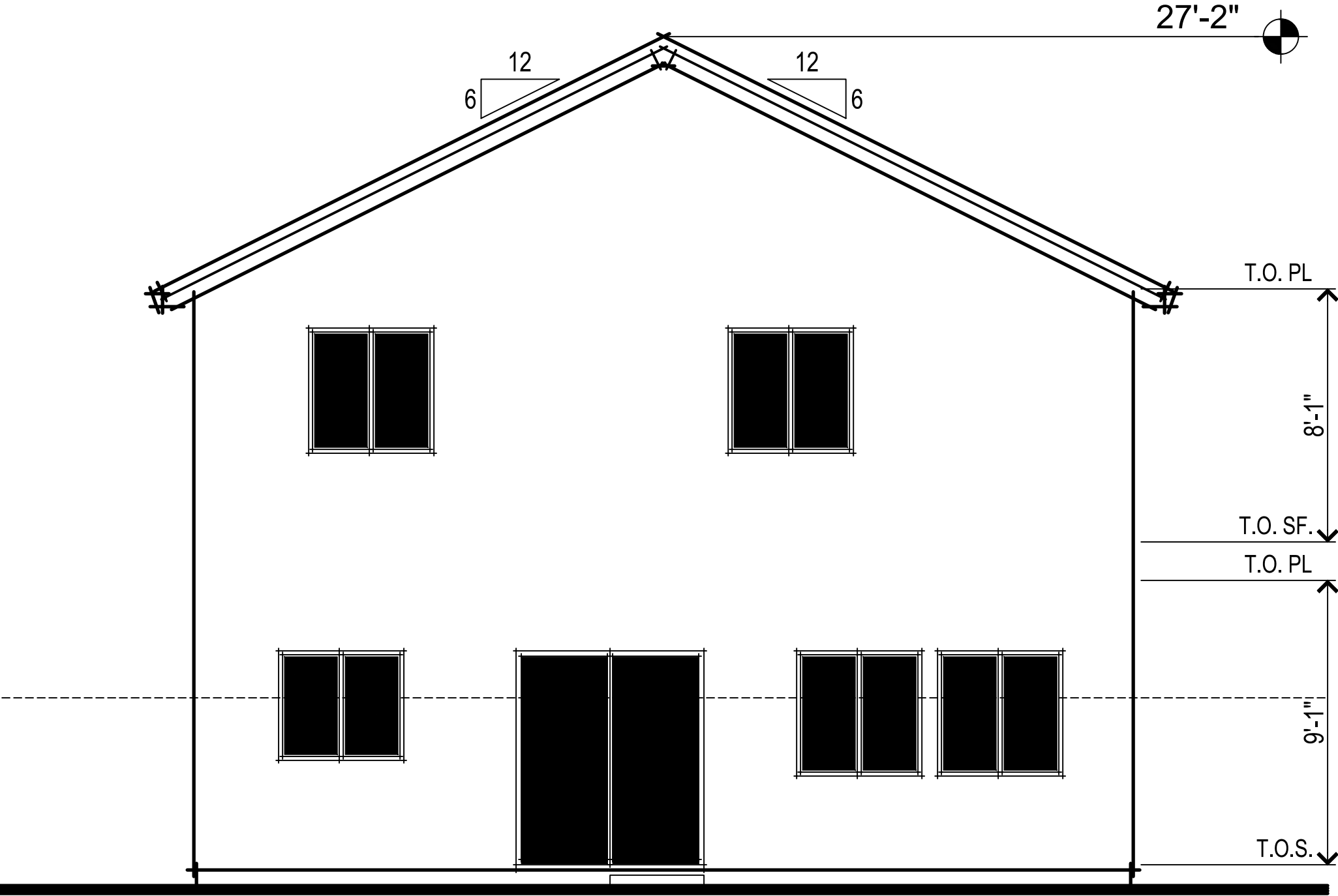
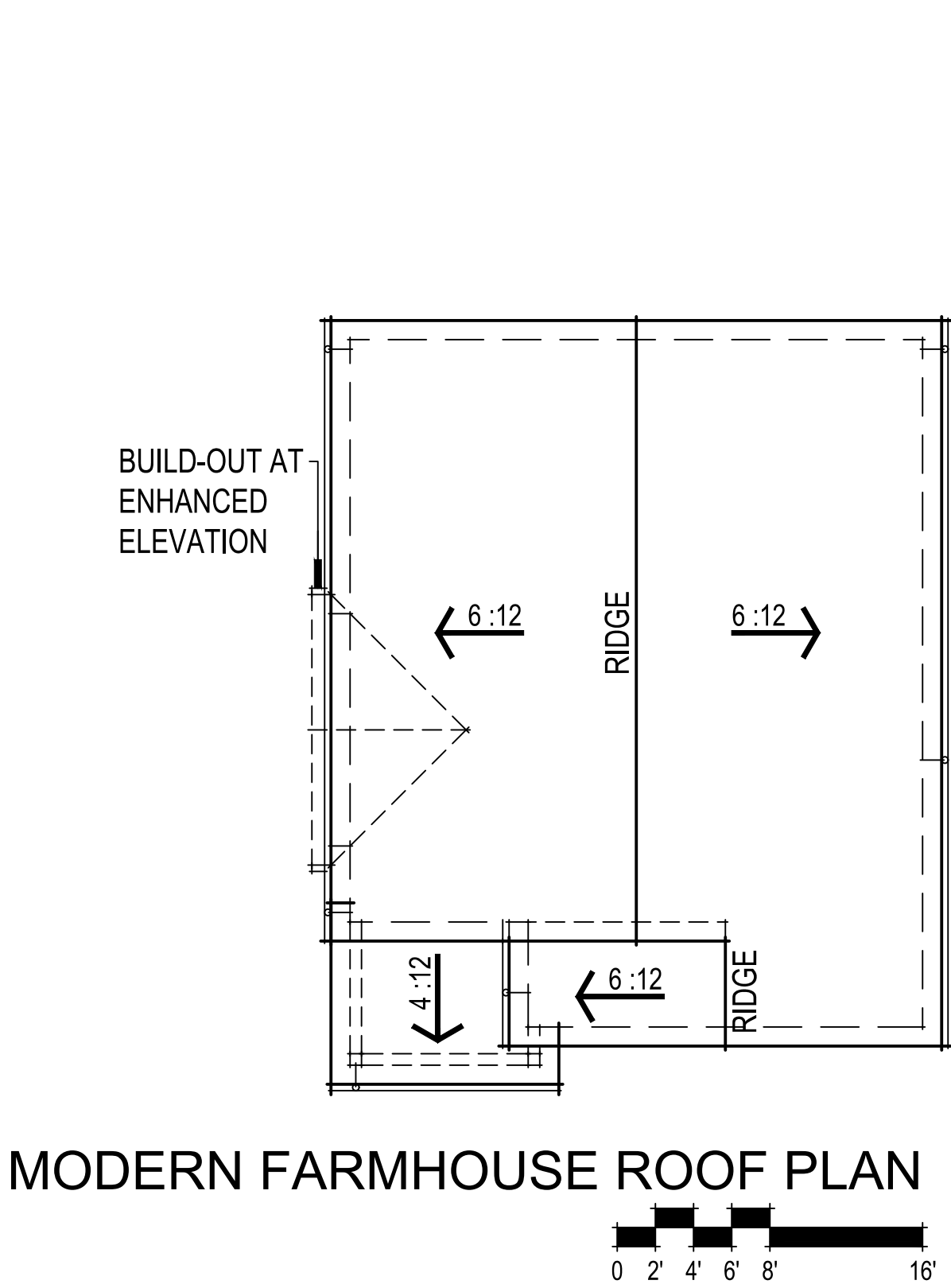
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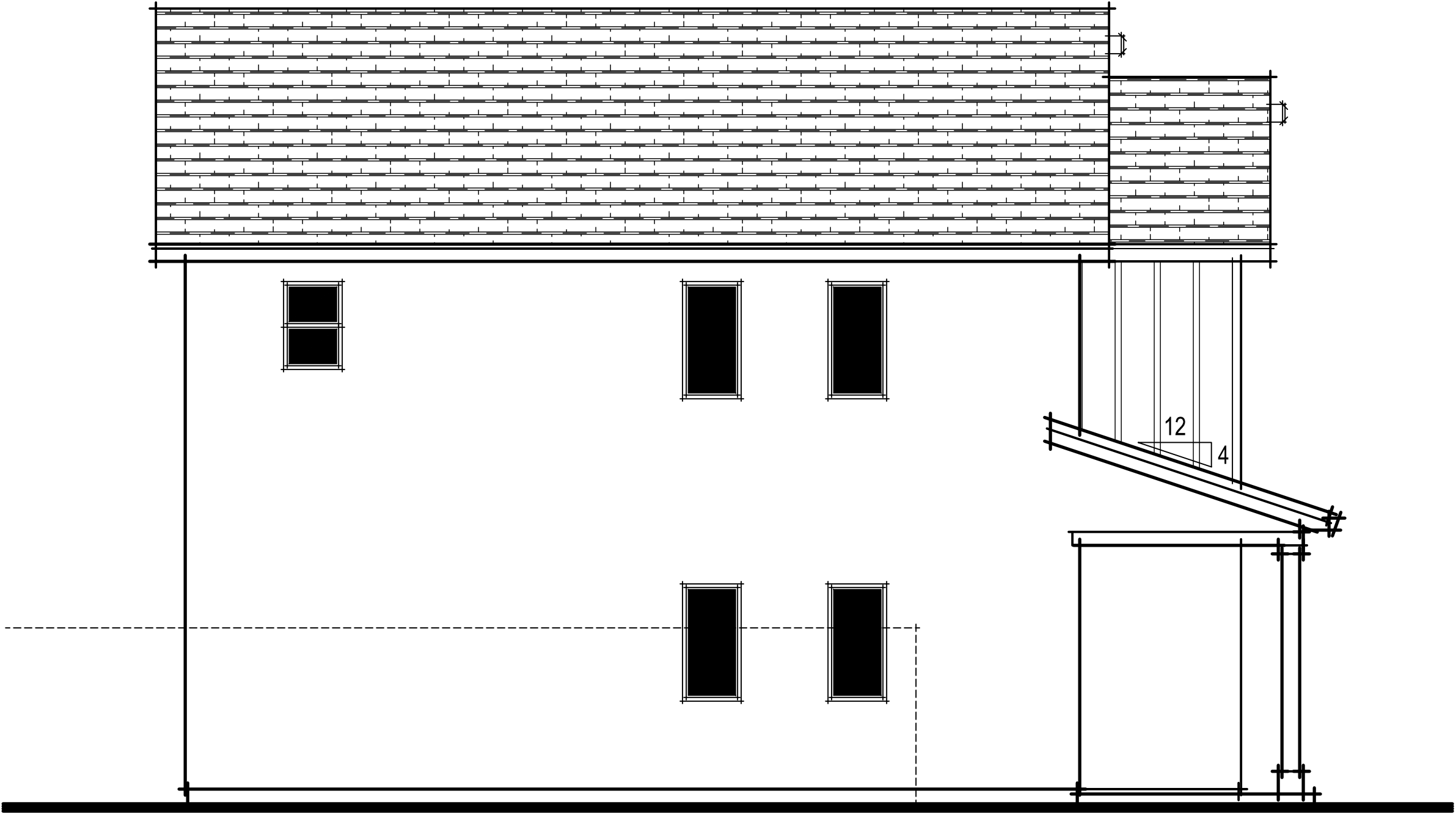
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MODERN FARMHOUSE RIGHT ELEVATION



MODERN FARMHOUSE LEFT ELEVATION



PLAN 1547 MODERN FARMHOUSE ELEVATIONS
A003

Winding Creek
Roseville, CA
August 10, 2020

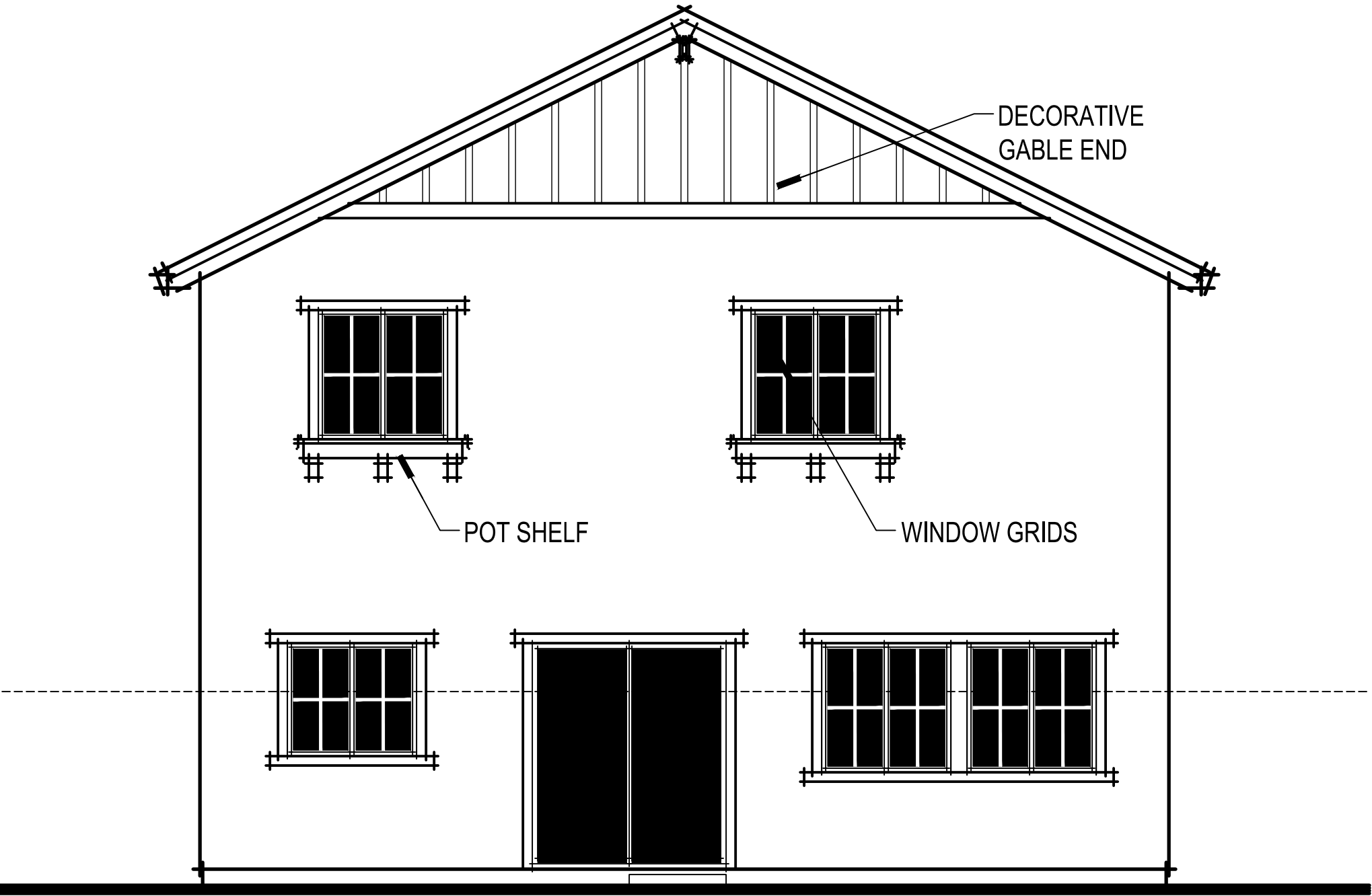
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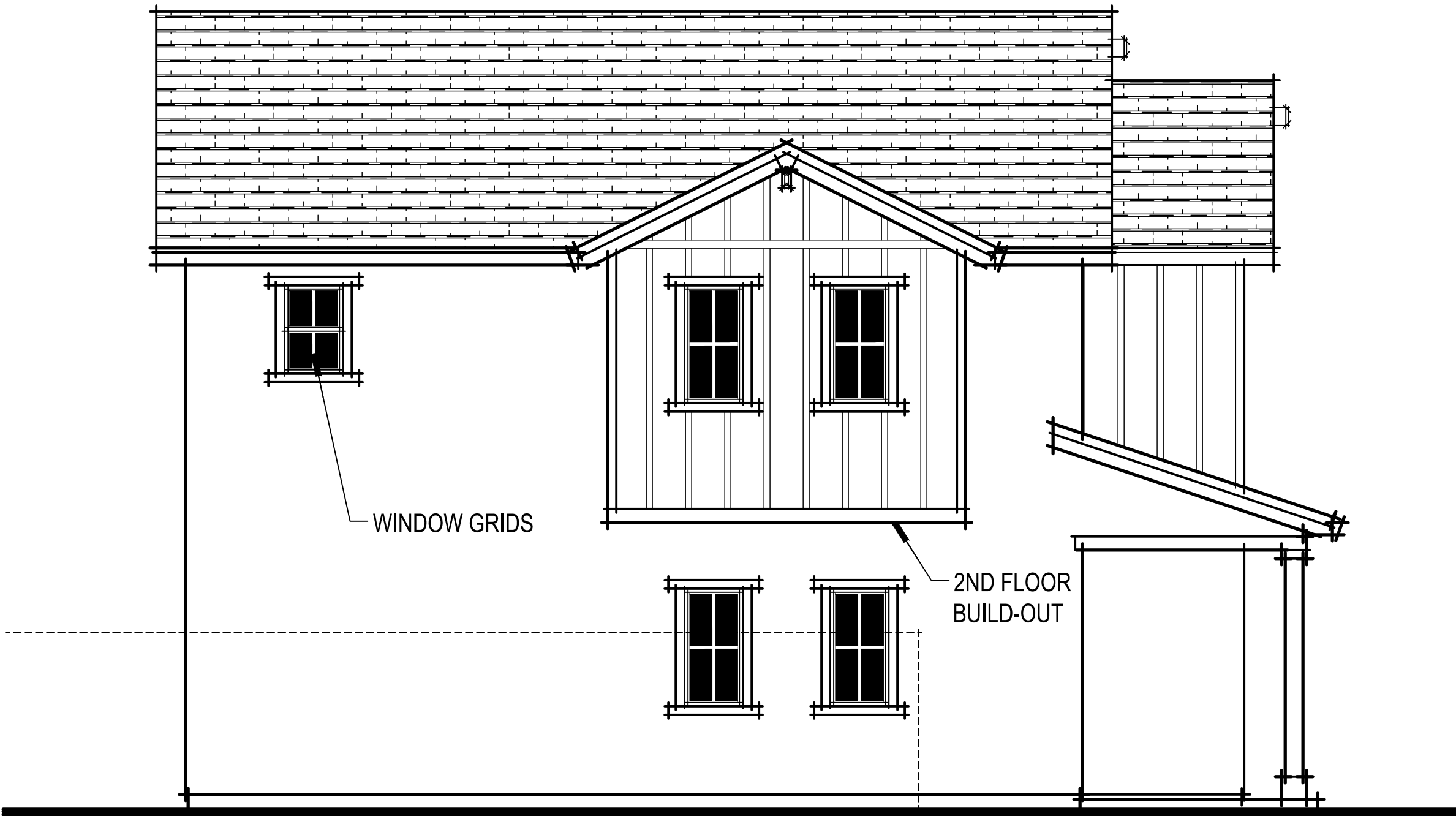
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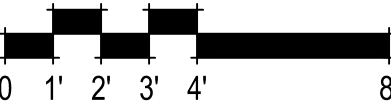
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MODERN FARMHOUSE ENHANCED REAR ELEVATION



MODERN FARMHOUSE ENHANCED LEFT ELEVATION



PLAN 1547 MODERN FARMHOUSE ENHANCED ELEVATIONS
A003.1

Winding Creek
Roseville, CA
August 10, 2020

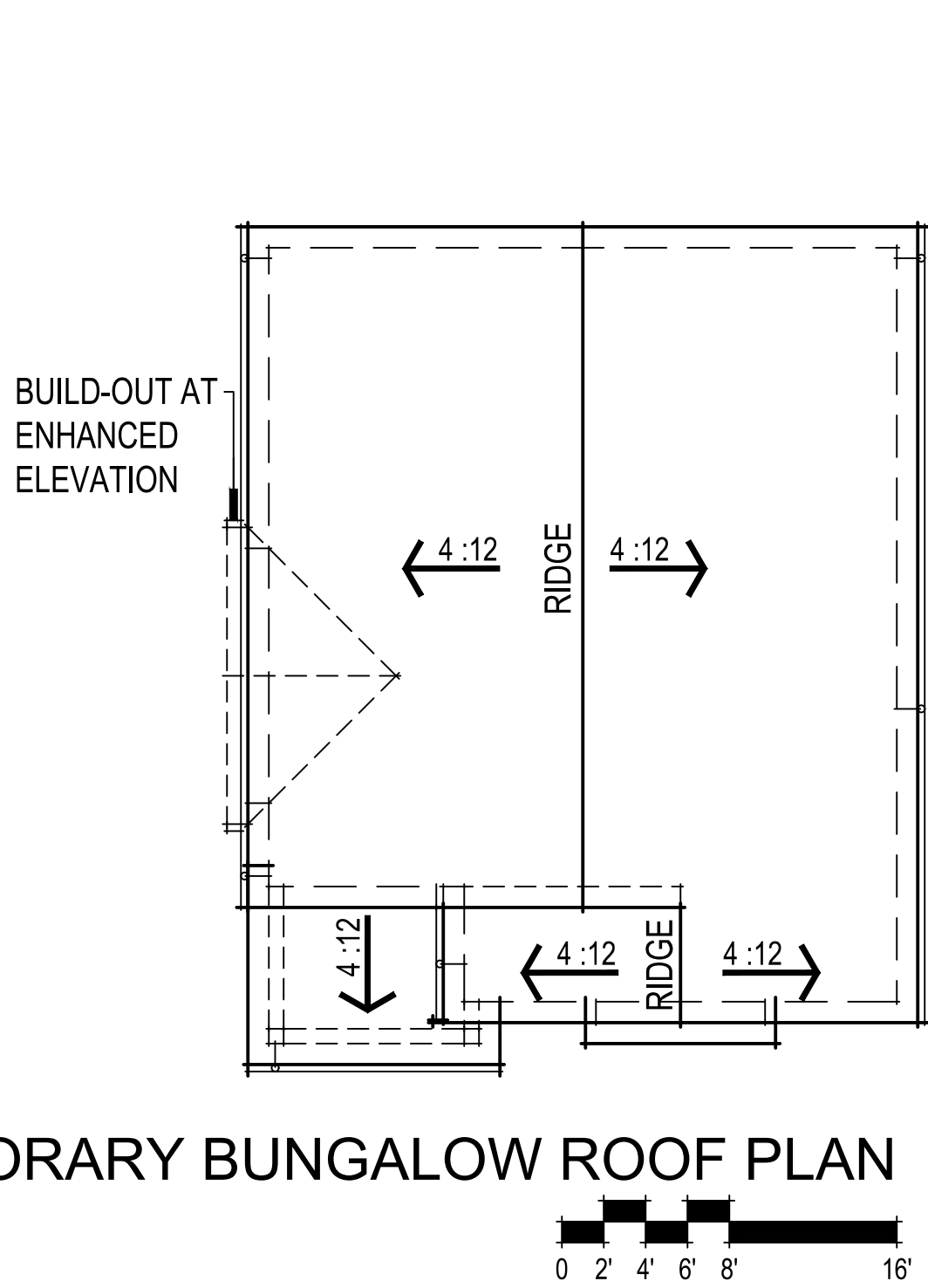
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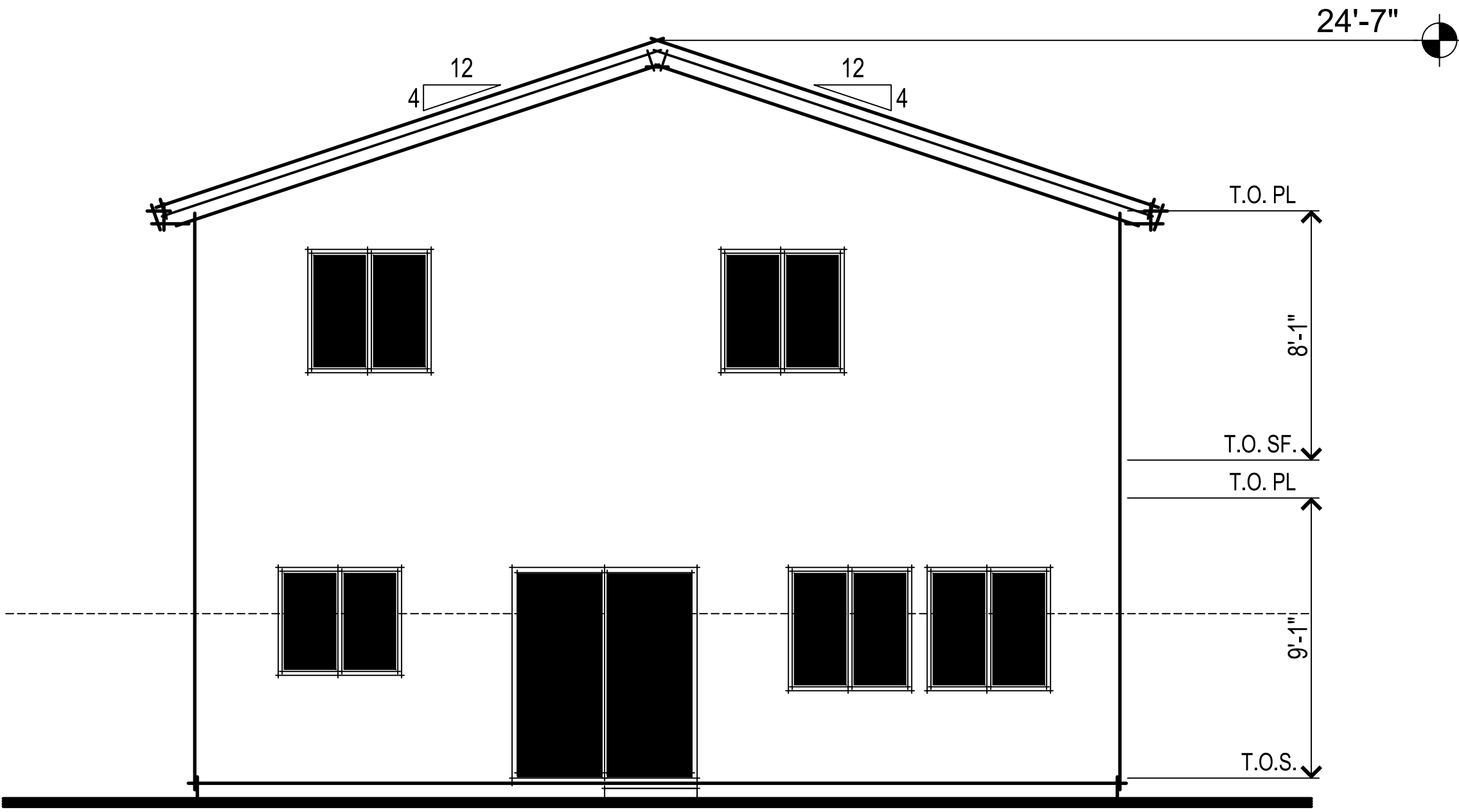
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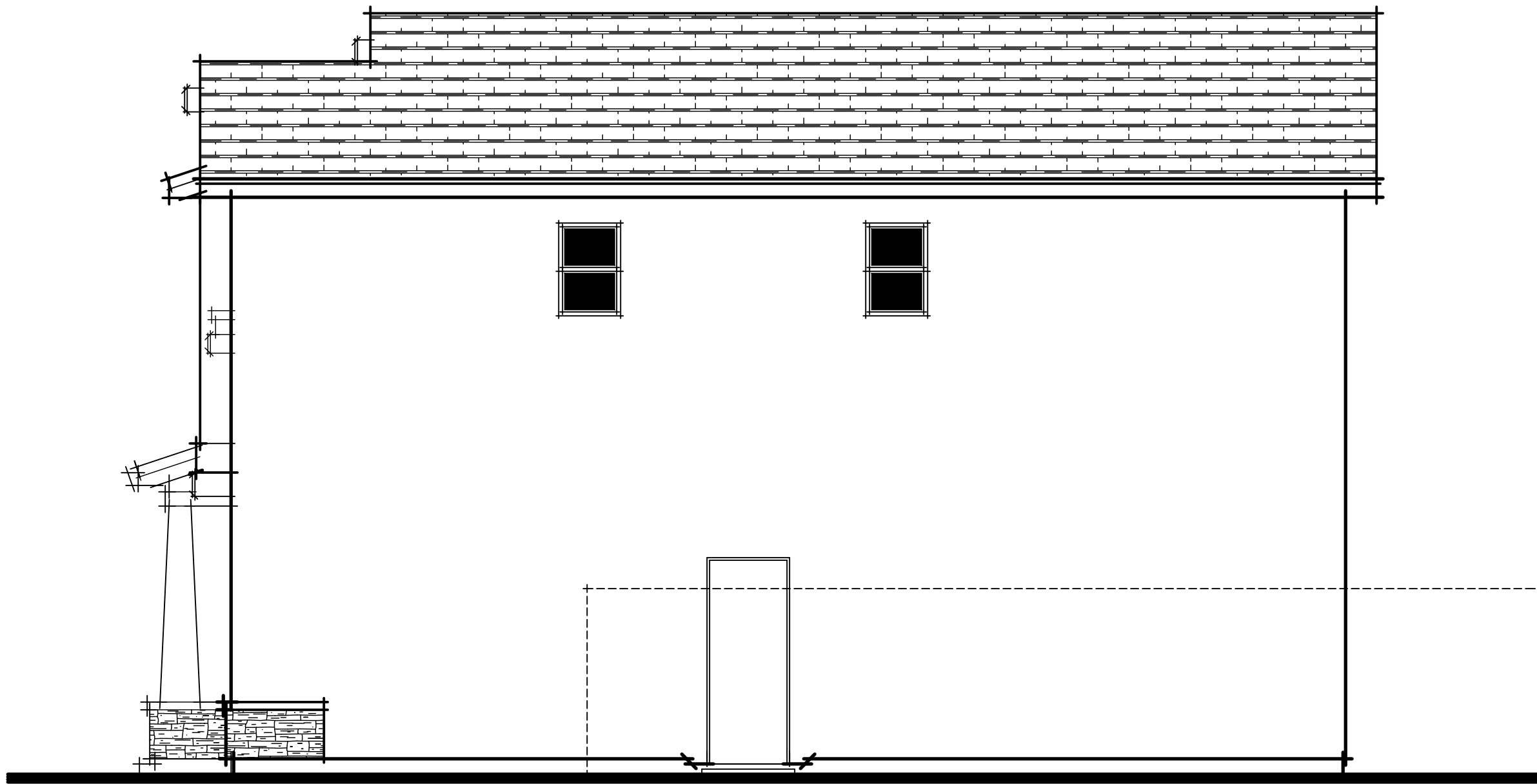
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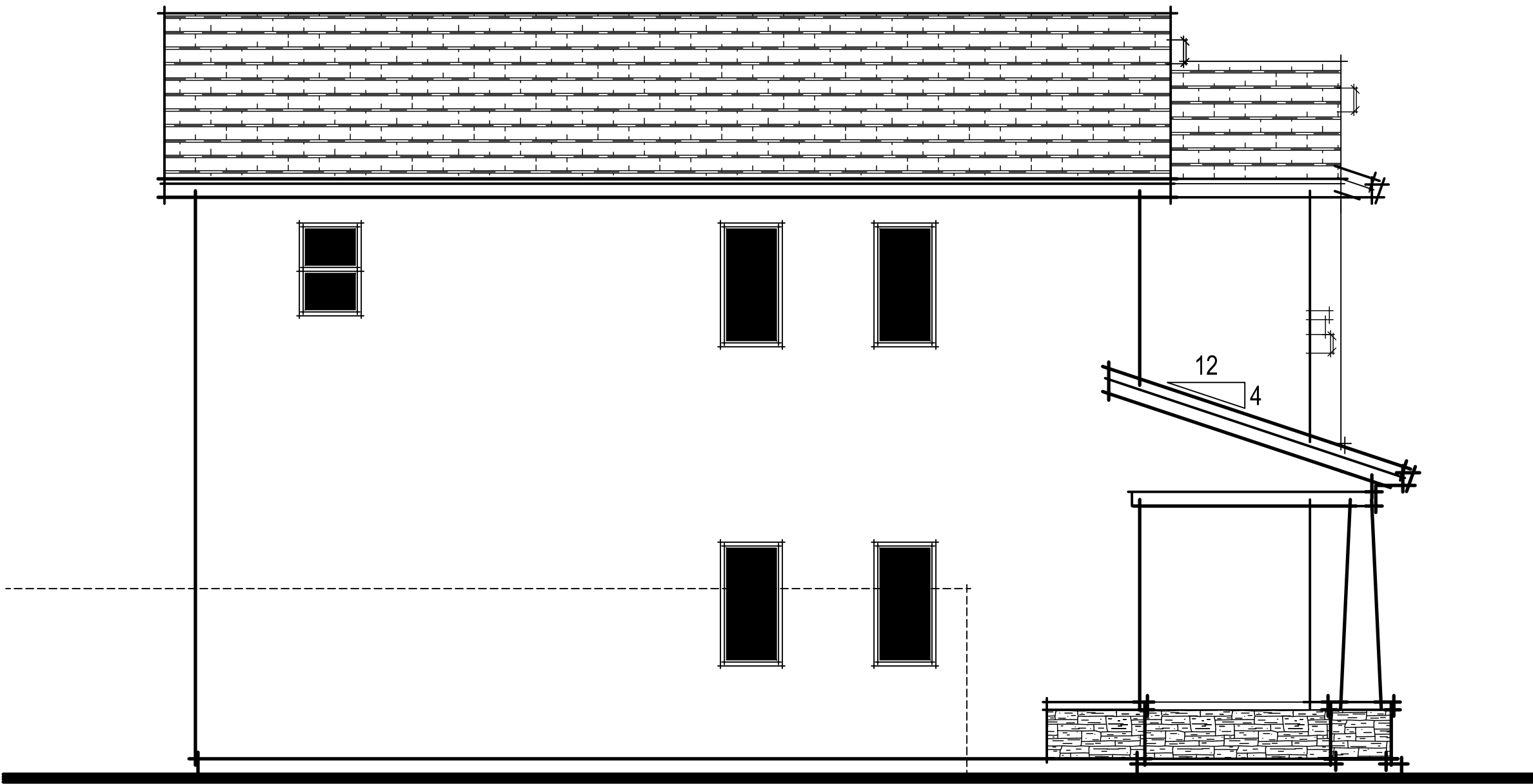
CONTEMPORARY BUNGALOW ROOF PLAN



CONTEMPORARY BUNGALOW REAR ELEVATION



CONTEMPORARY BUNGALOW RIGHT ELEVATION



CONTEMPORARY BUNGALOW LEFT ELEVATION

Winding Creek
Roseville, CA
August 10, 2020

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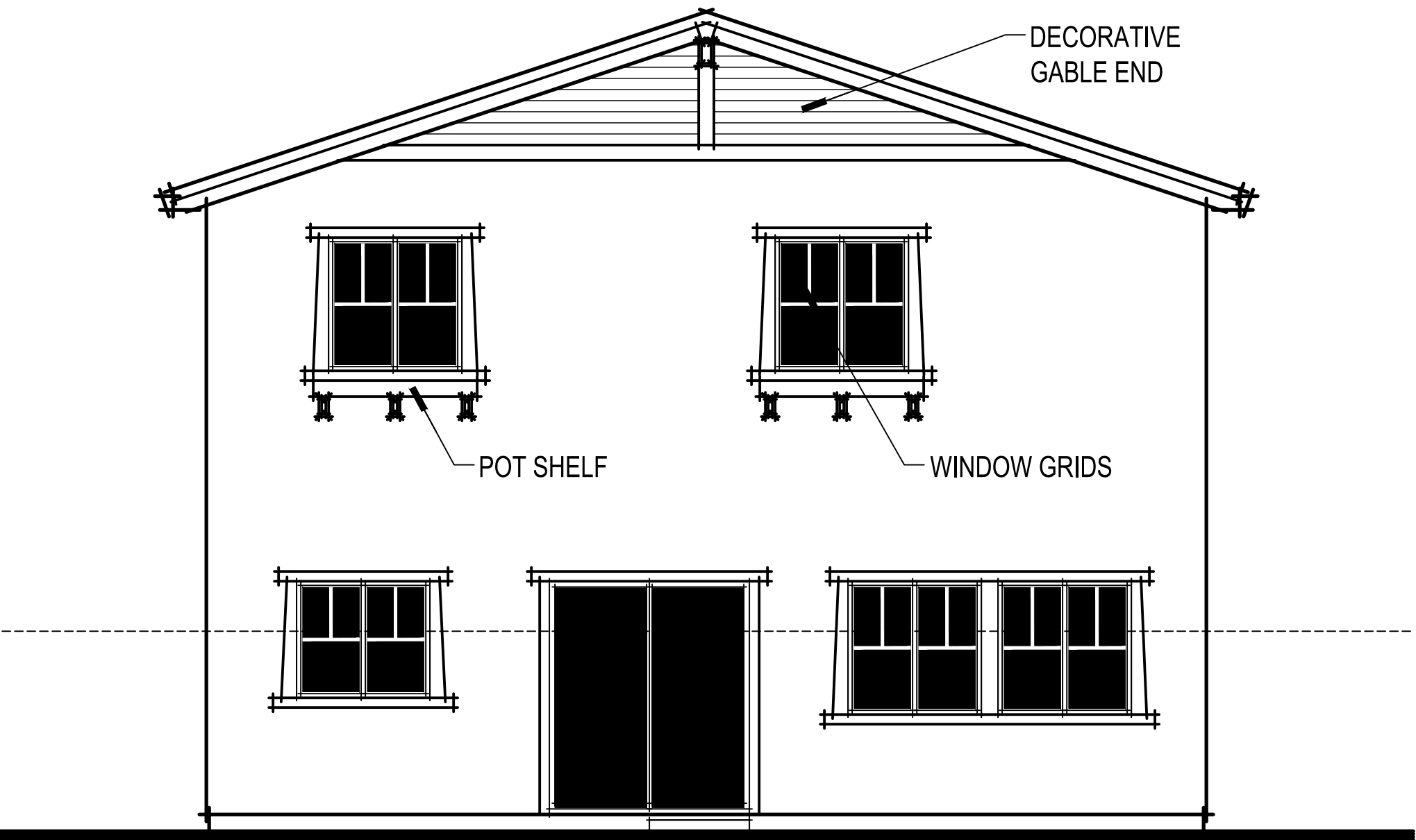
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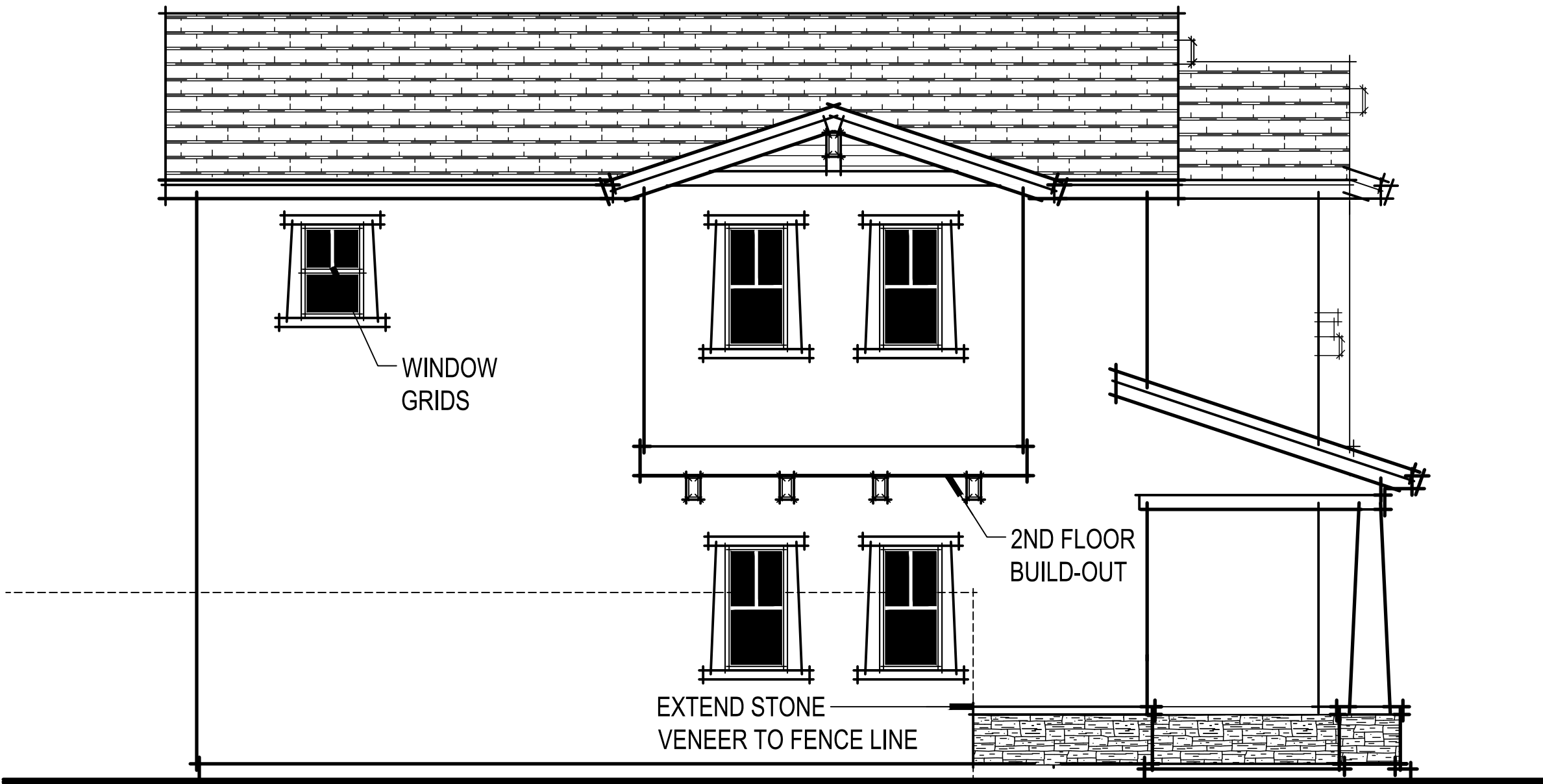
PLAN 1547 CONTEMPORARY BUNGALOW ELEVATIONS
A004

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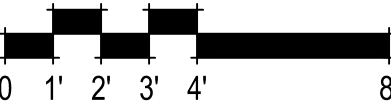




CONTEMPORARY BUNGALOW ENHANCED REAR ELEVATION

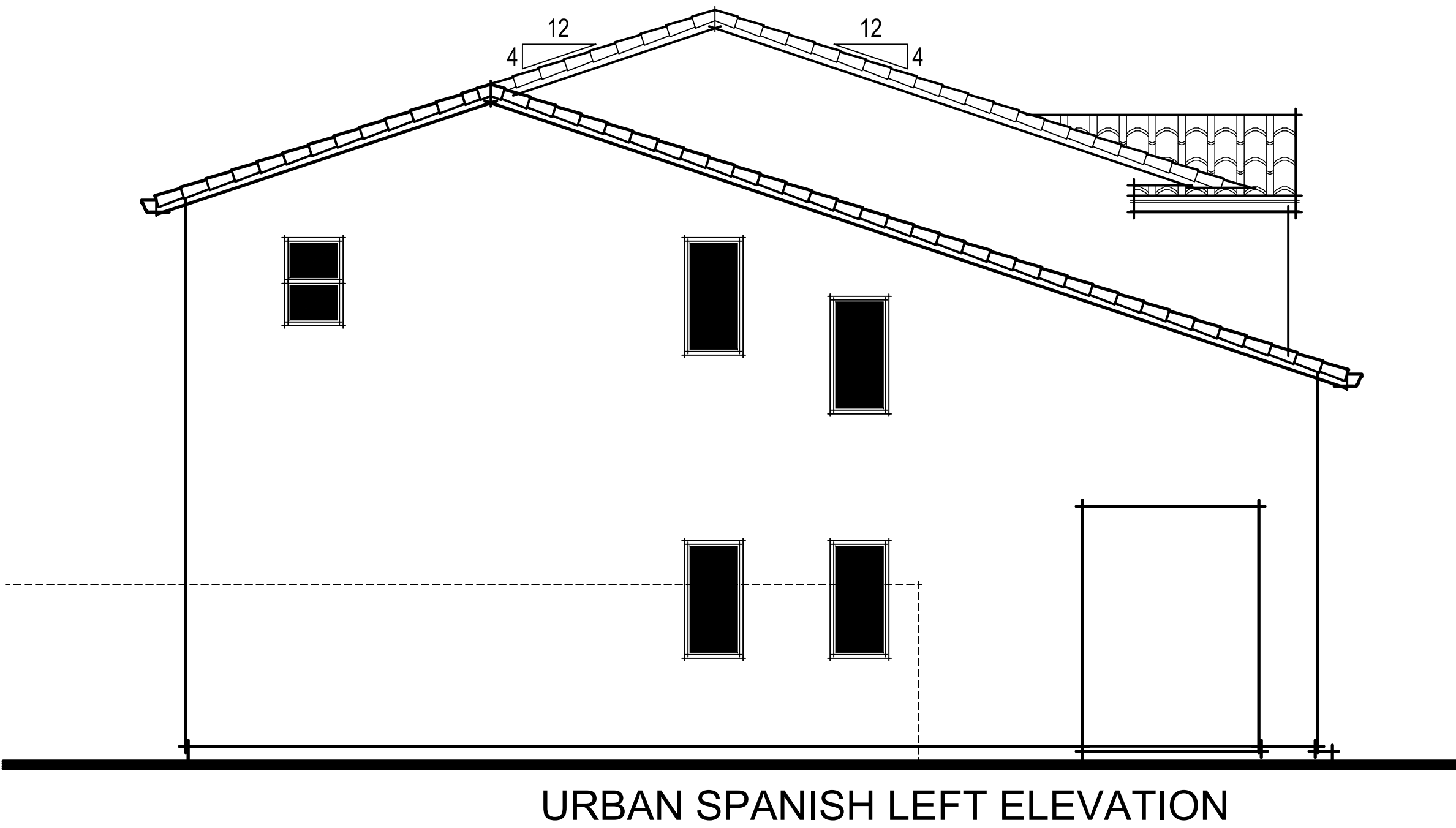
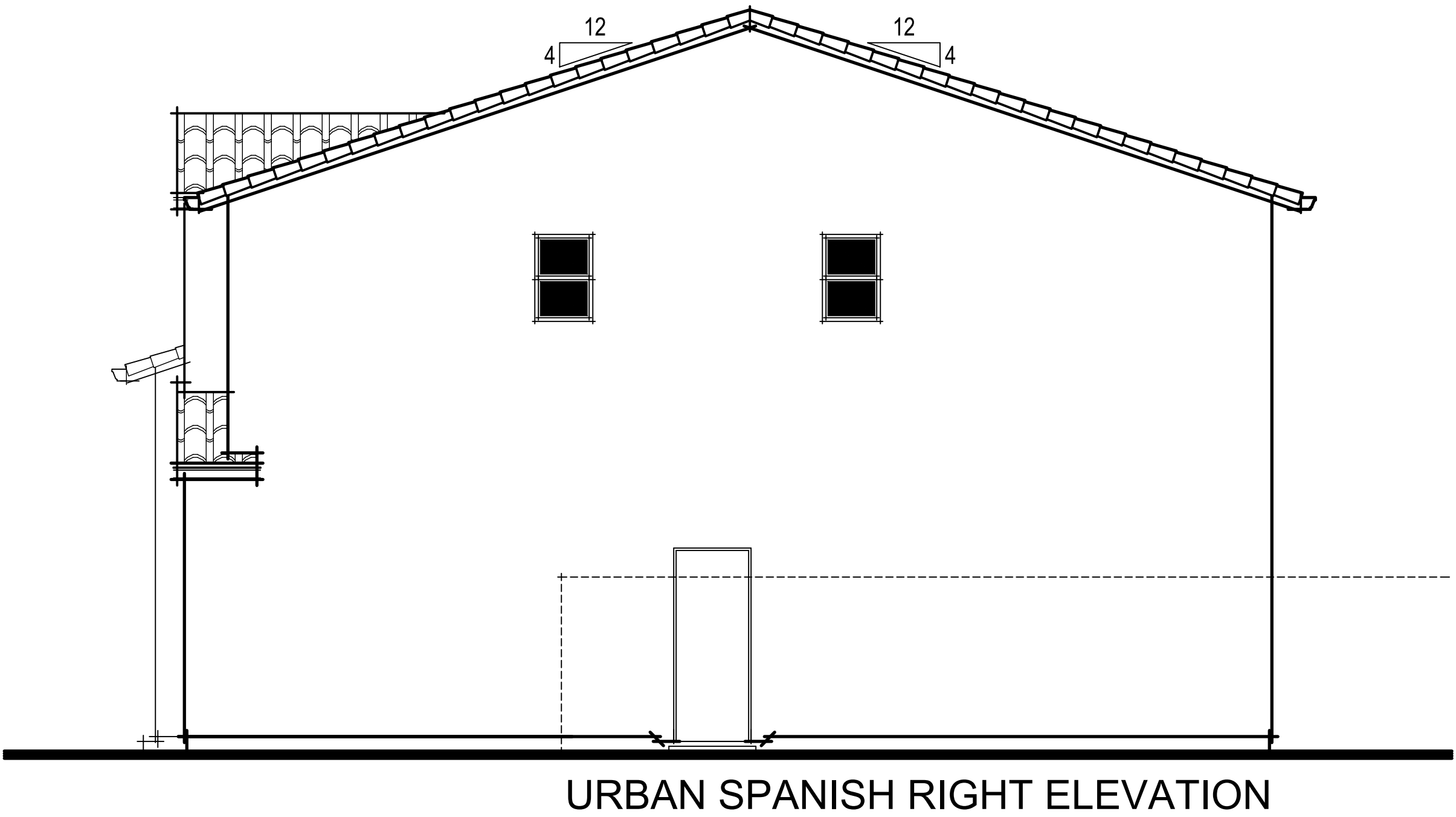
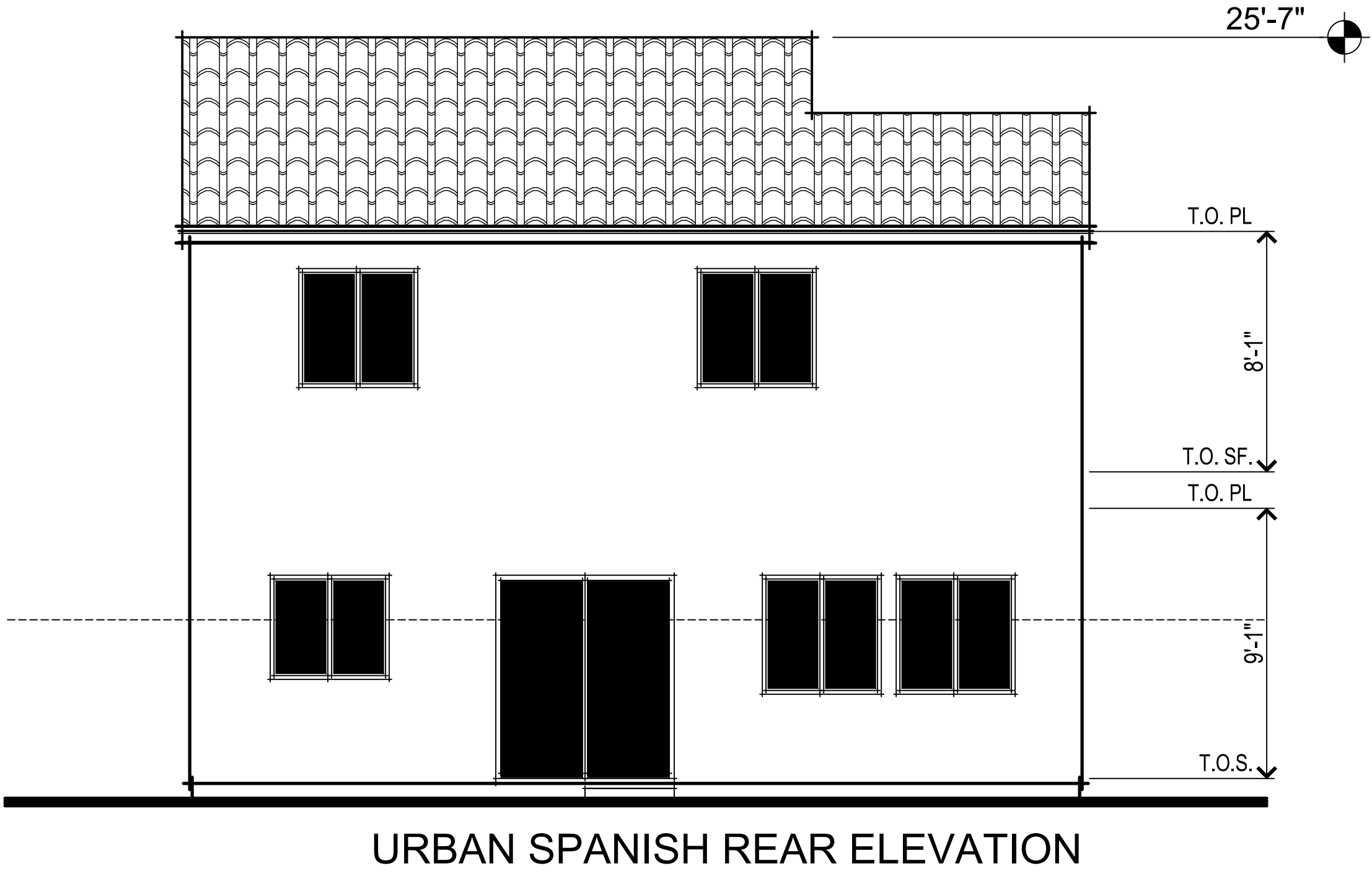
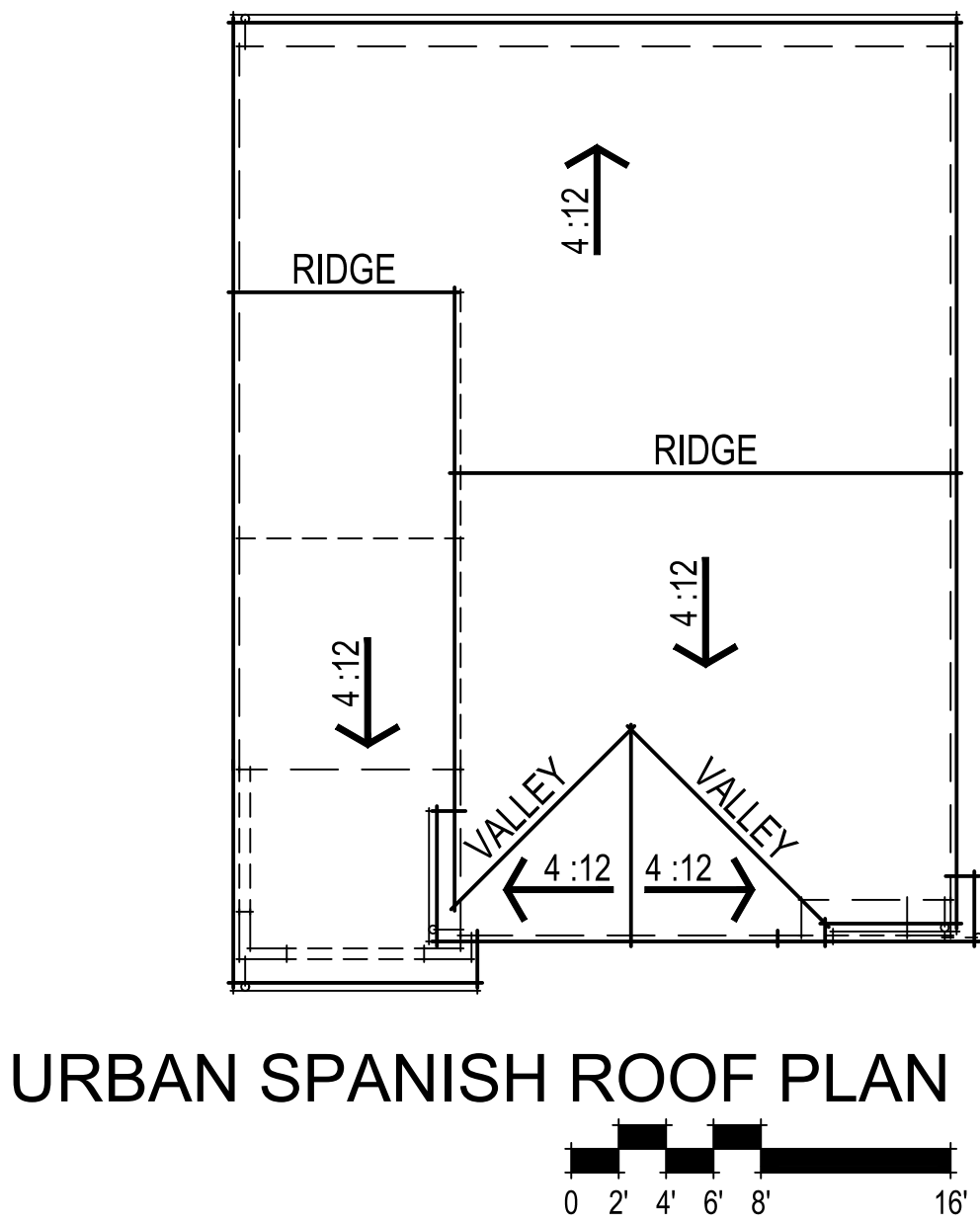


CONTEMPORARY BUNGALOW ENHANCED LEFT ELEVATION



PLAN 1547 CONTEMPORARY BUNGALOW ENHANCED ELEVATIONS
A004.1

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August 10, 2020



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August 10, 2020

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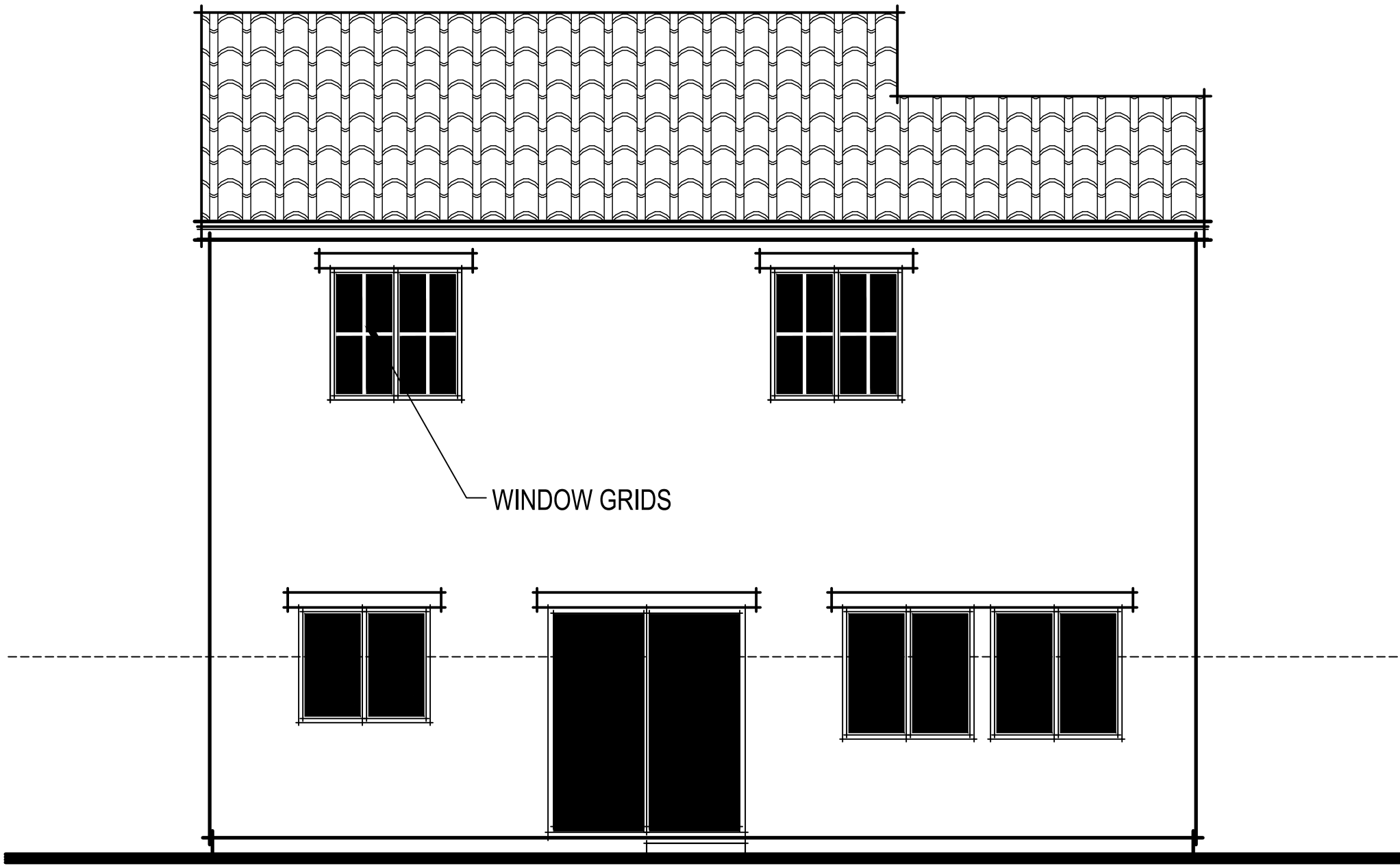
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PLAN 1547 URBAN SPANISH ELEVATIONS
A005

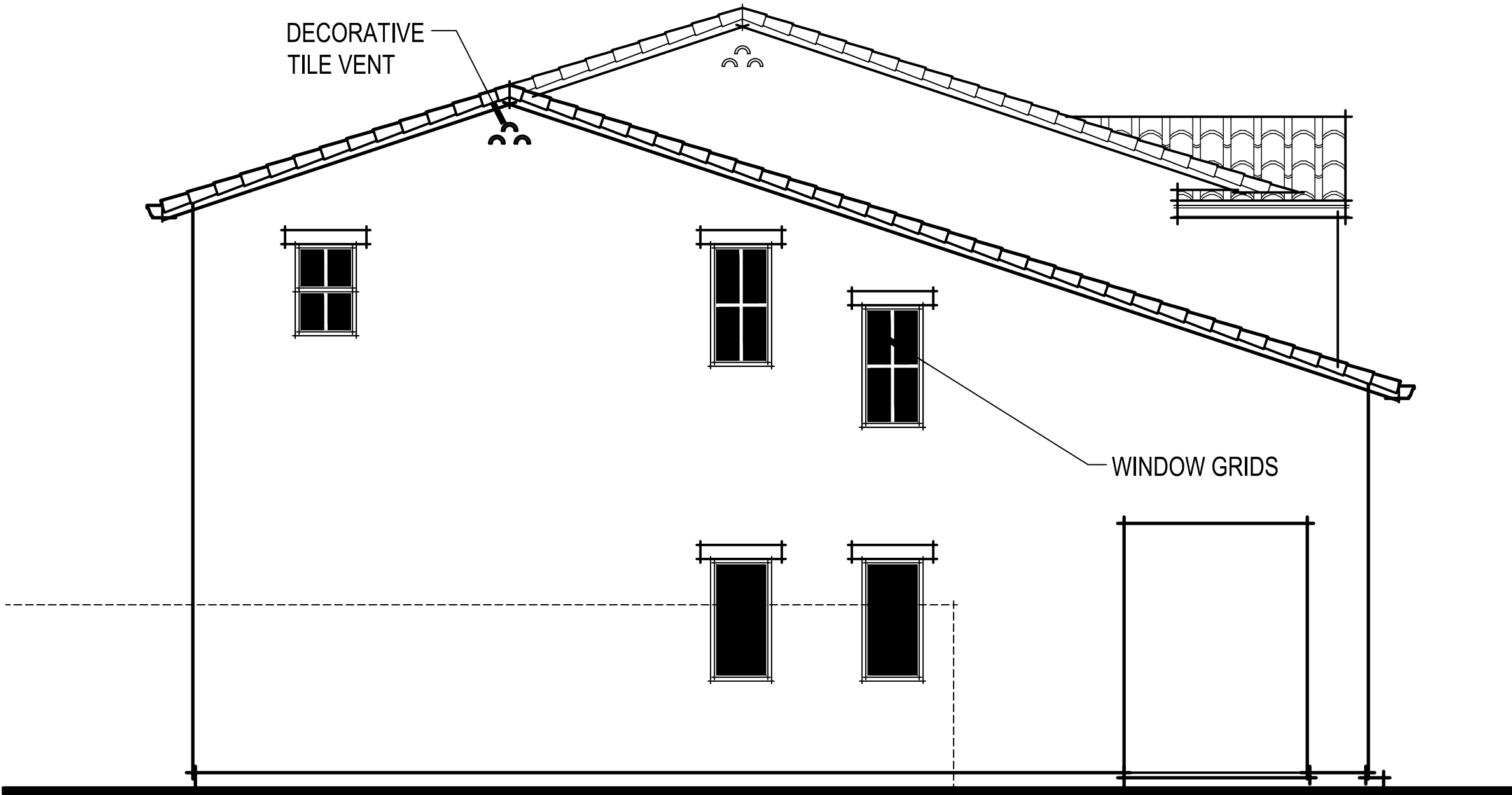
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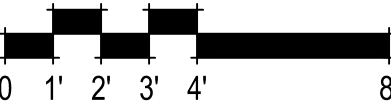




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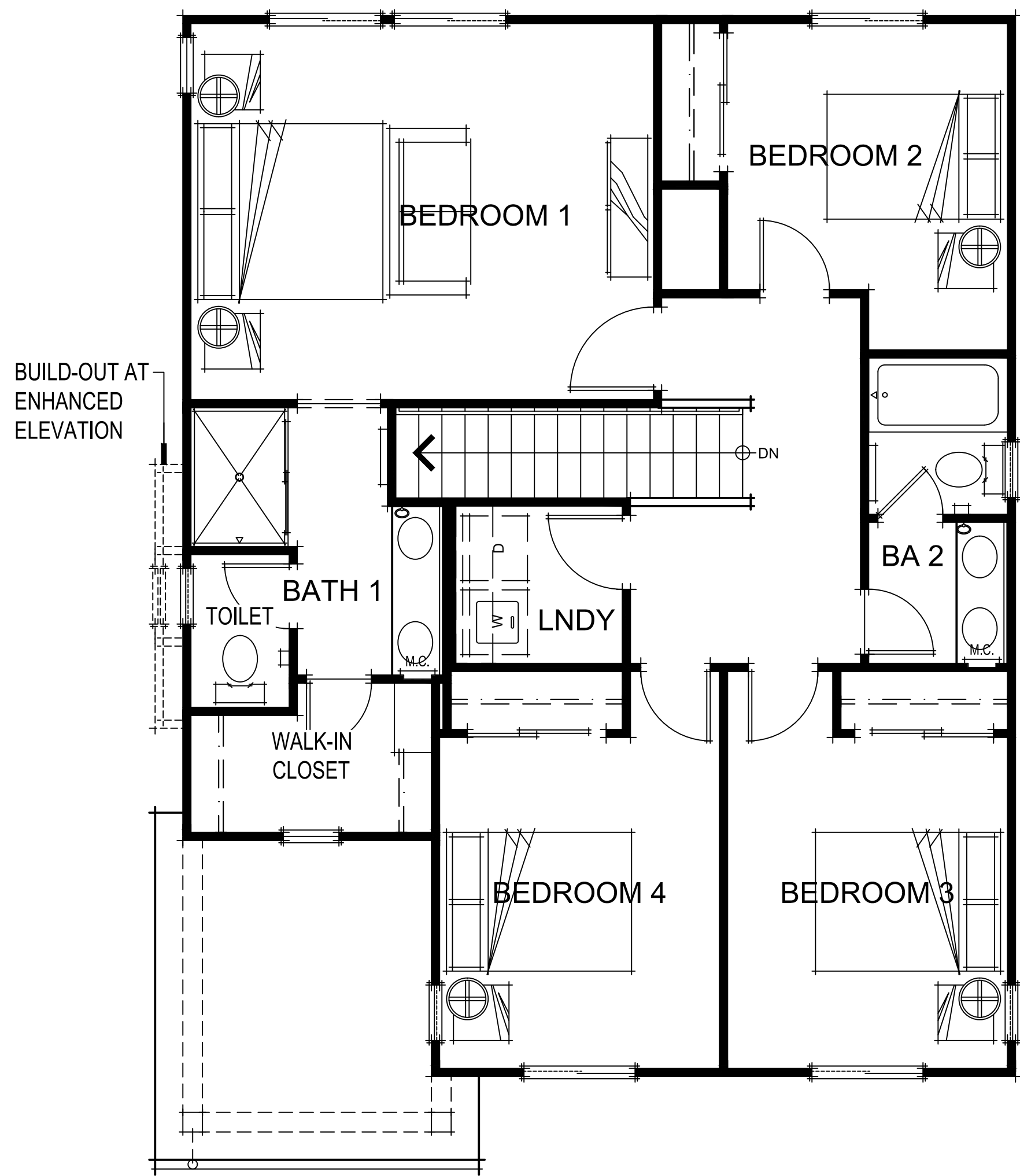


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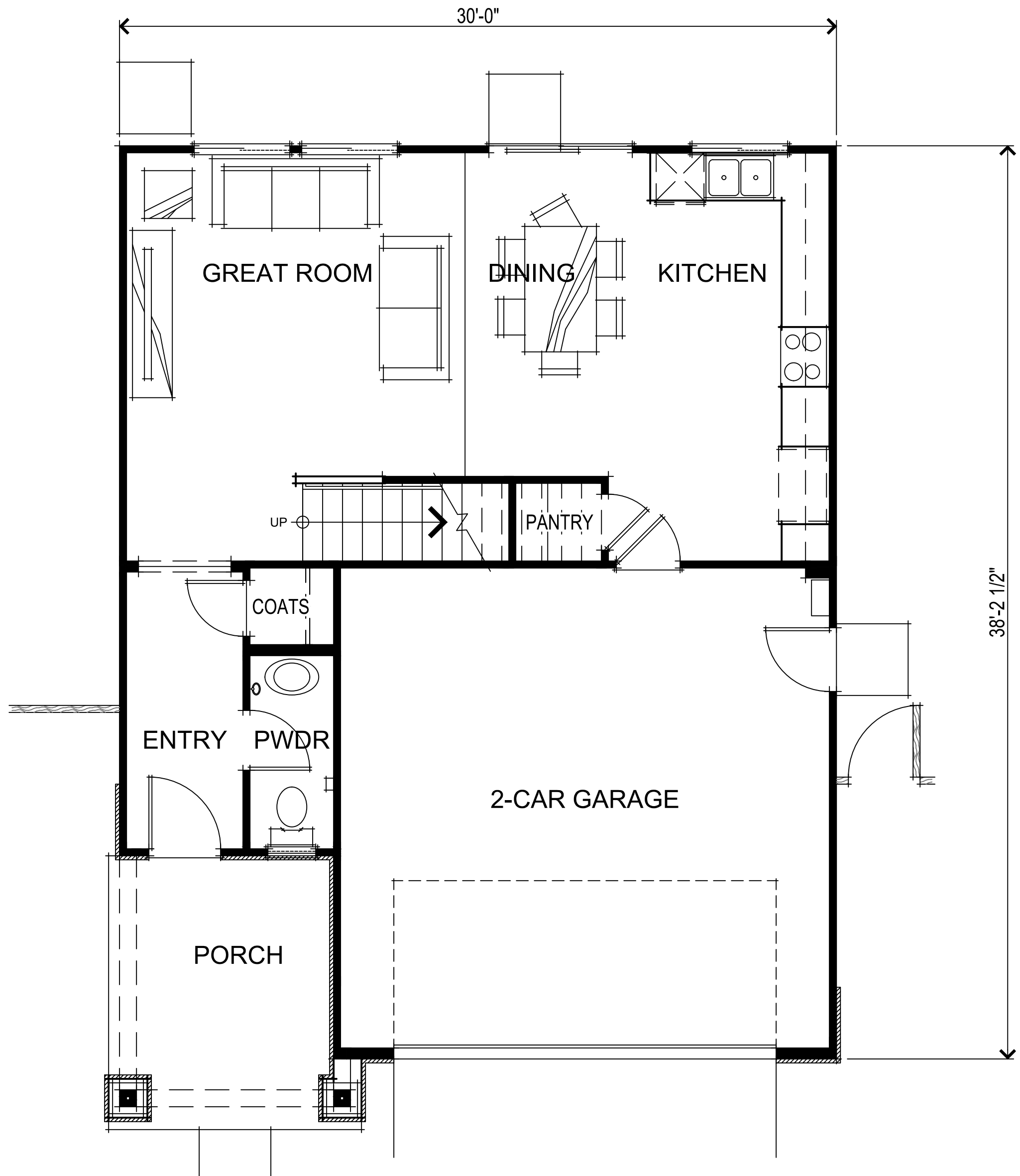


PLAN 1547 URBAN SPANISH ENHANCED ELEVATIONS
A005.1

Winding Creek
Roseville, CA
August 10, 2020

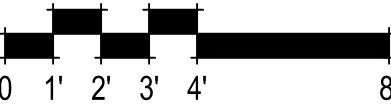


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	641 SQ. FT.
SECOND FLOOR	1037 SQ. FT.
TOTAL LIVING	1678 SQ. FT.
2-CAR GARAGE	429 SQ. FT.



PLAN 1678 FLOOR PLANS
A006

Winding Creek
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August 10, 2020

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URBAN SPANISH FRONT ELEVATION



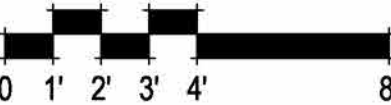
MODERN FARMHOUSE FRONT ELEVATION

- CONC. FLAT TILE ROOFING
- 1x3 BATTS o/ SMOOTH HARDIE PANEL
- EXTERIOR LIGHT LOCATION, TYP.
- ILLUMINATED ADDRESS, TYP.
- CEMENT PLASTER FINISH



CONTEMPORARY BUNGALOW FRONT ELEVATION

- CONC. FLAT TILE ROOFING
- CEDARMILL HARDIE LAP SIDING
- CEMENT PLASTER FINISH
- STONE VENEER



PLAN 1678 FRONT ELEVATIONS
A007

Winding Creek
Roseville, CA
August 10, 2020

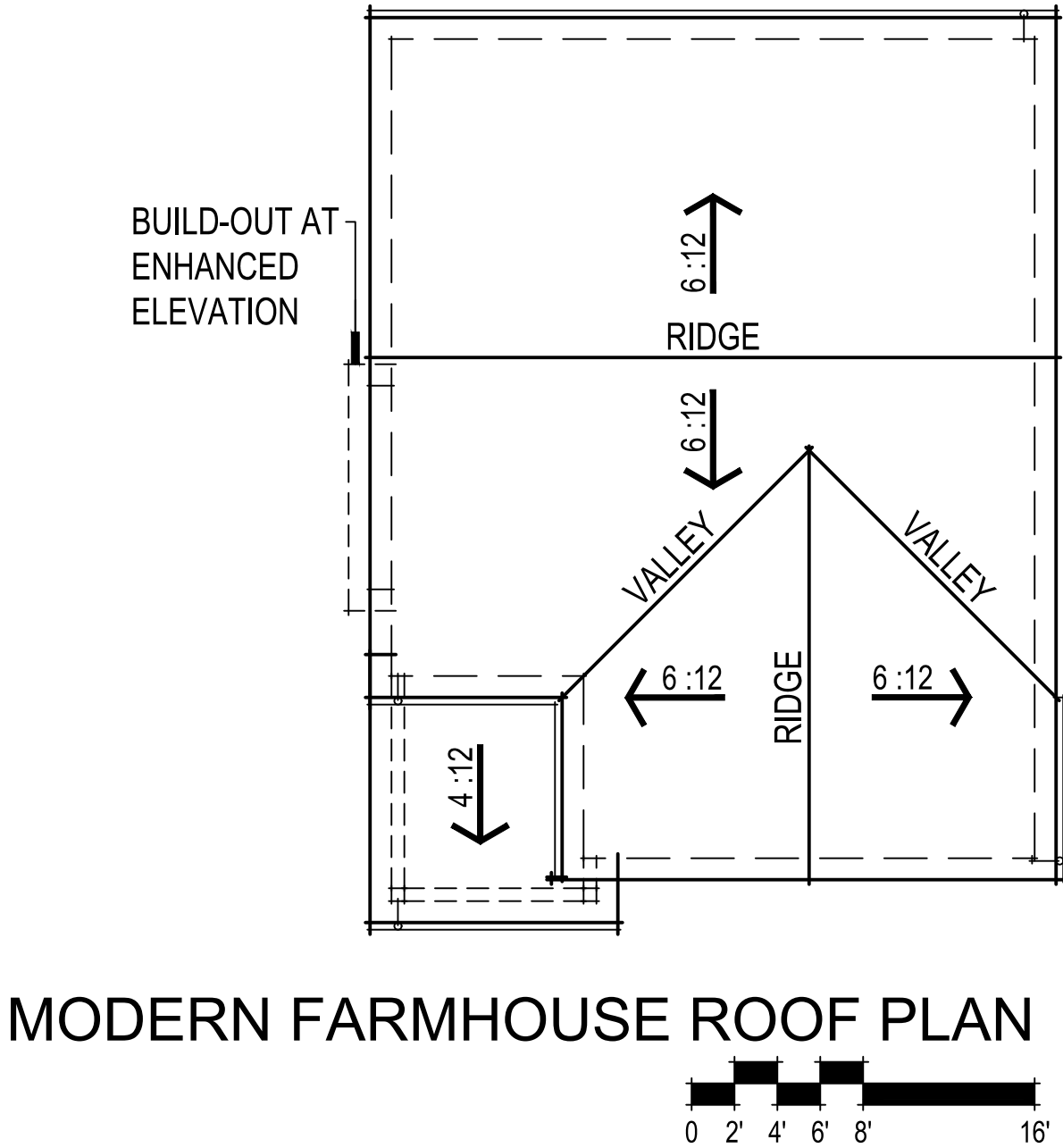
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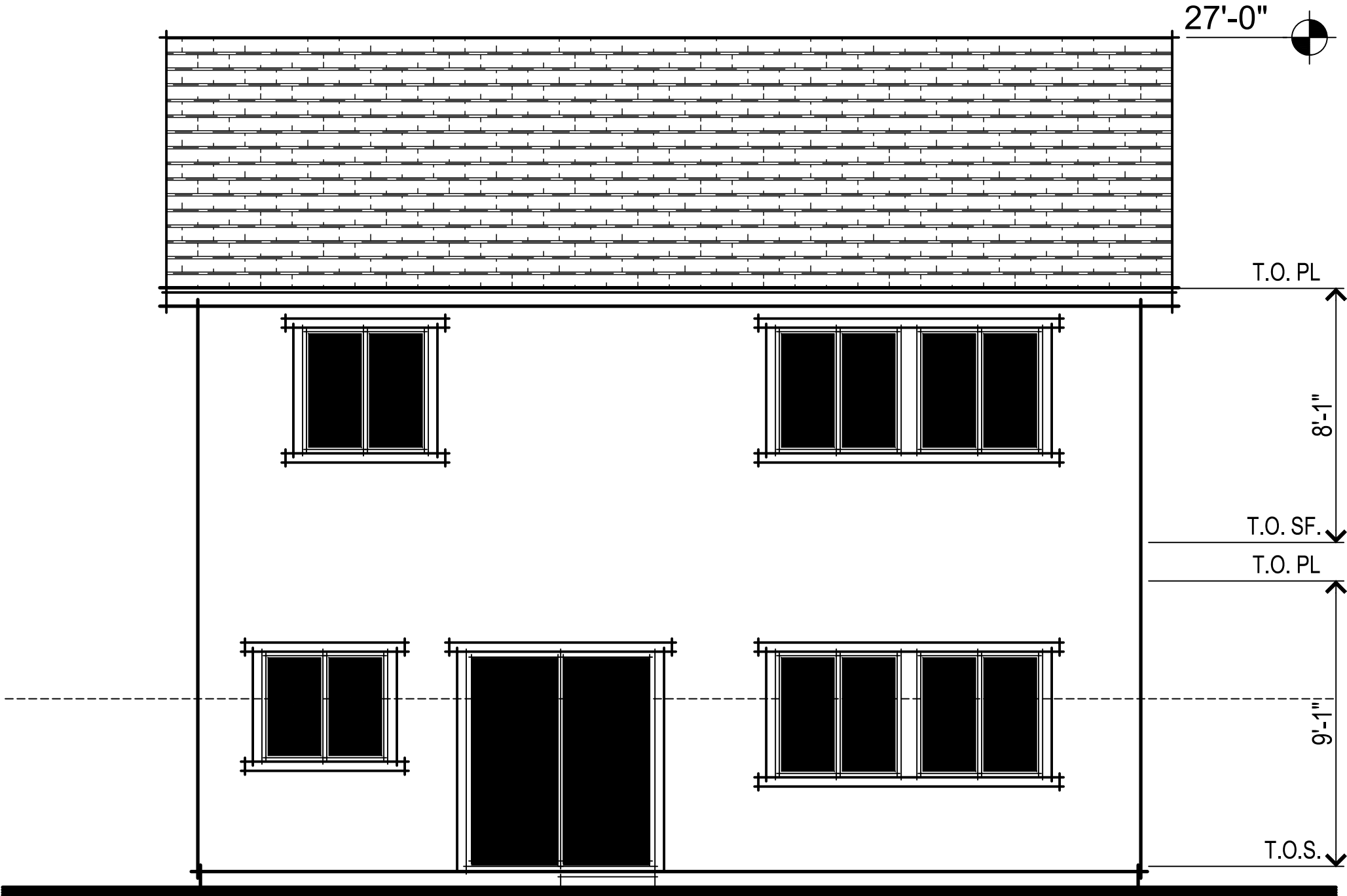
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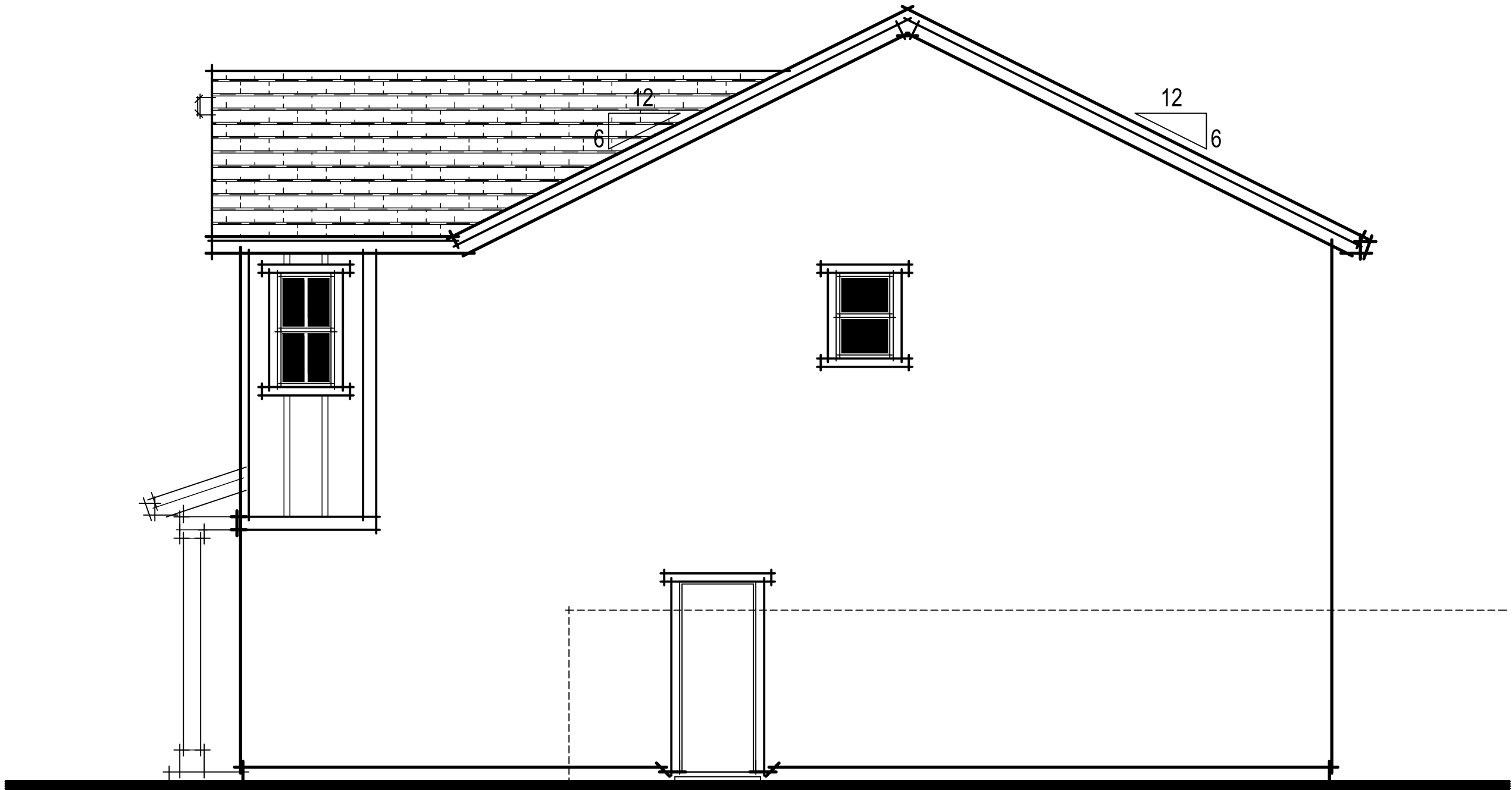




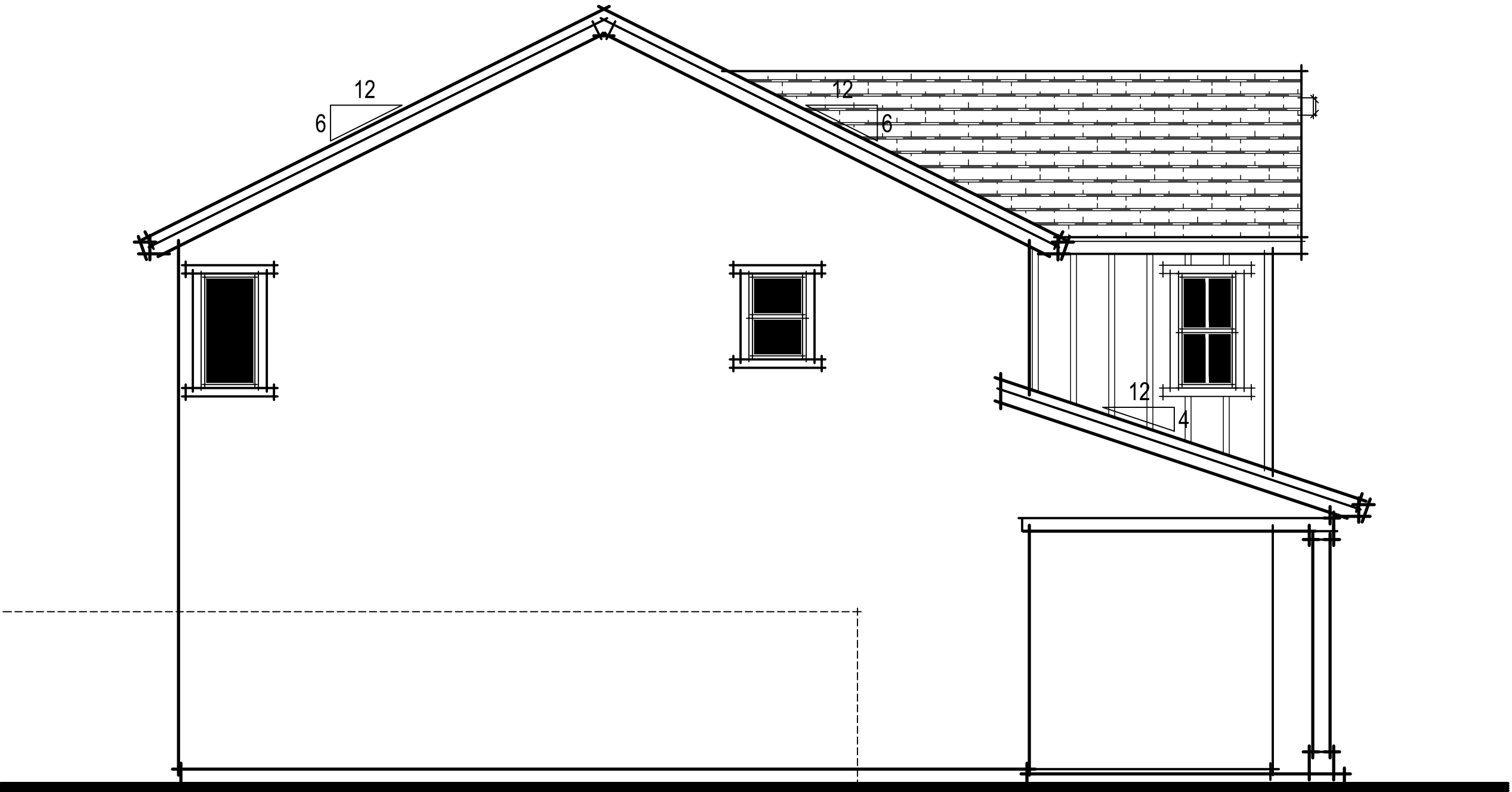
MODERN FARMHOUSE ROOF PLAN



MODERN FARMHOUSE REAR ELEVATION



MODERN FARMHOUSE RIGHT ELEVATION



MODERN FARMHOUSE LEFT ELEVATION

Winding Creek
Roseville, CA
August 10, 2020

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a D.R. Horton Company

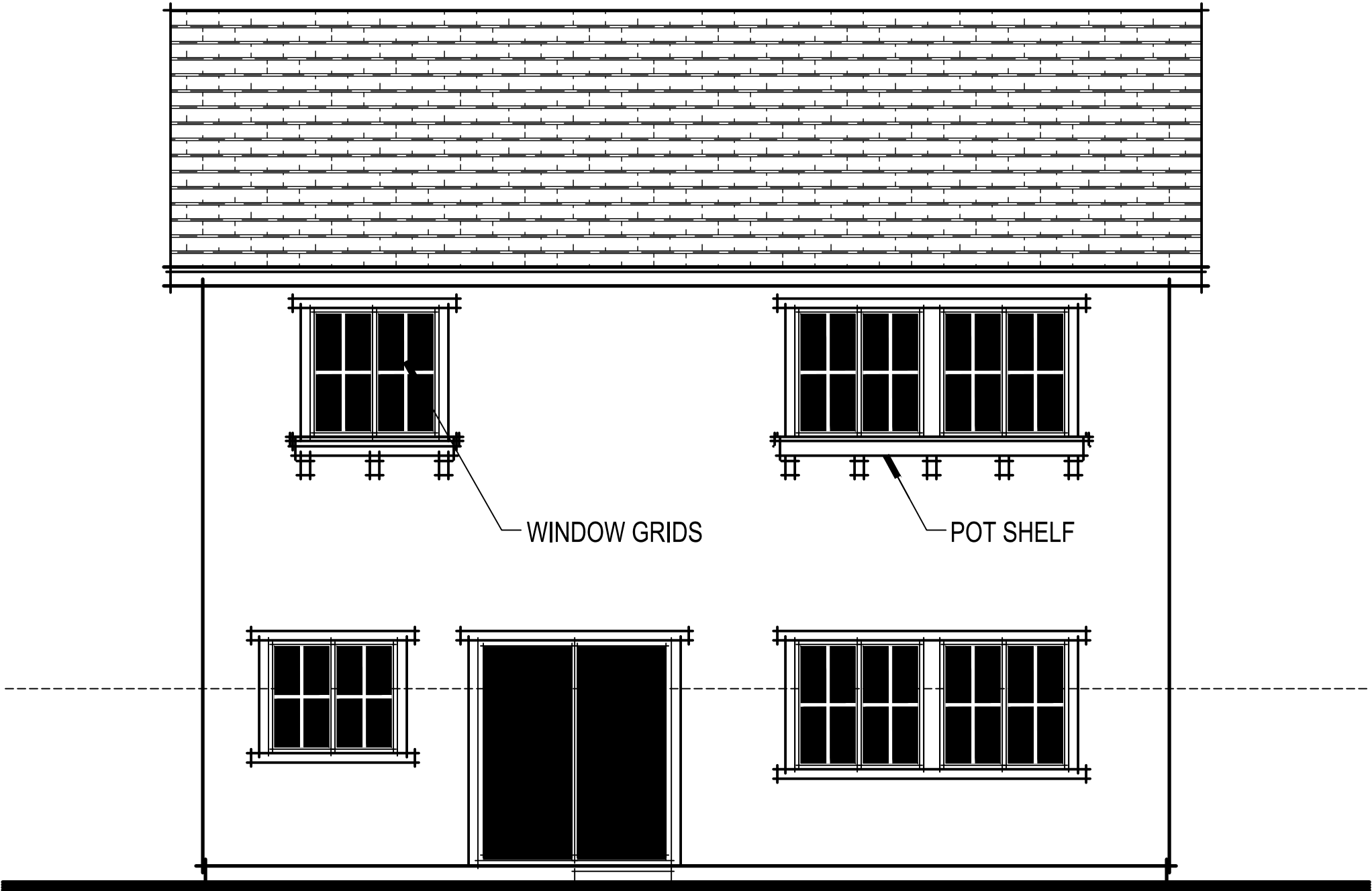
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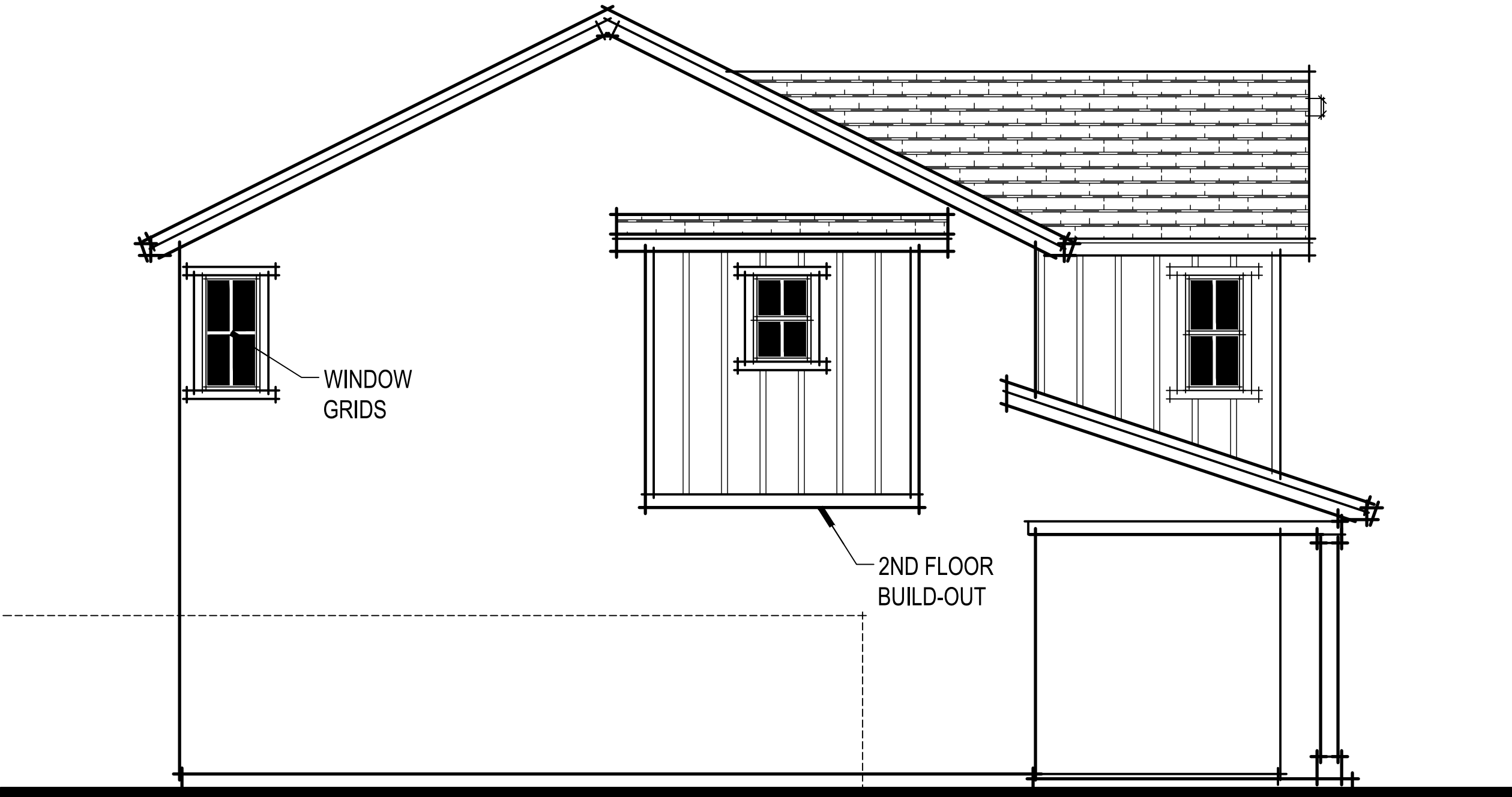
PLAN 1678 MODERN FARMHOUSE ELEVATIONS
A008

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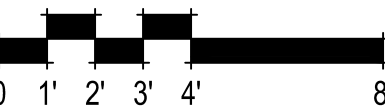




MODERN FARMHOUSE ENHANCED REAR ELEVATION



MODERN FARMHOUSE ENHANCED LEFT ELEVATION



PLAN 1678 MODERN FARMHOUSE ENHANCED ELEVATIONS
A008.1

Winding Creek
Roseville, CA
August 10, 2020

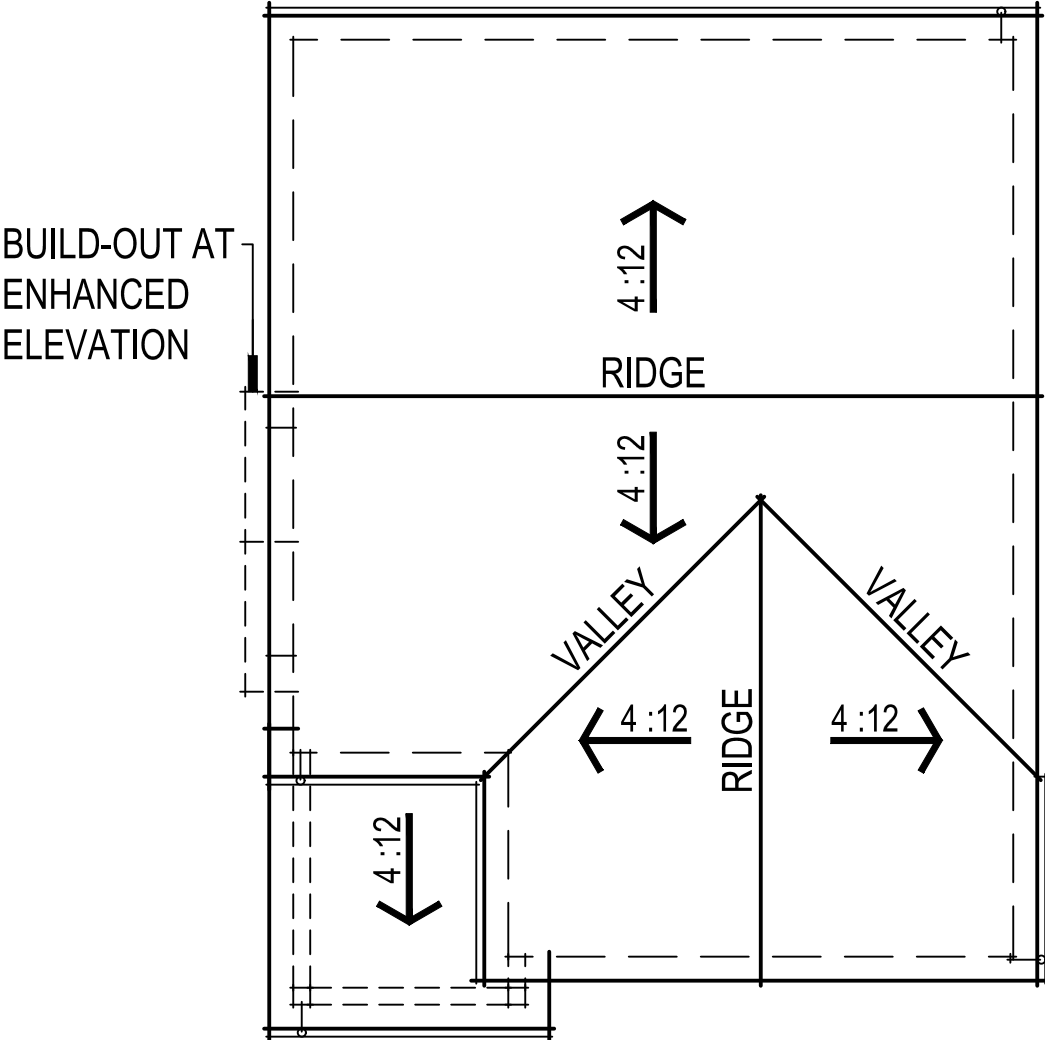
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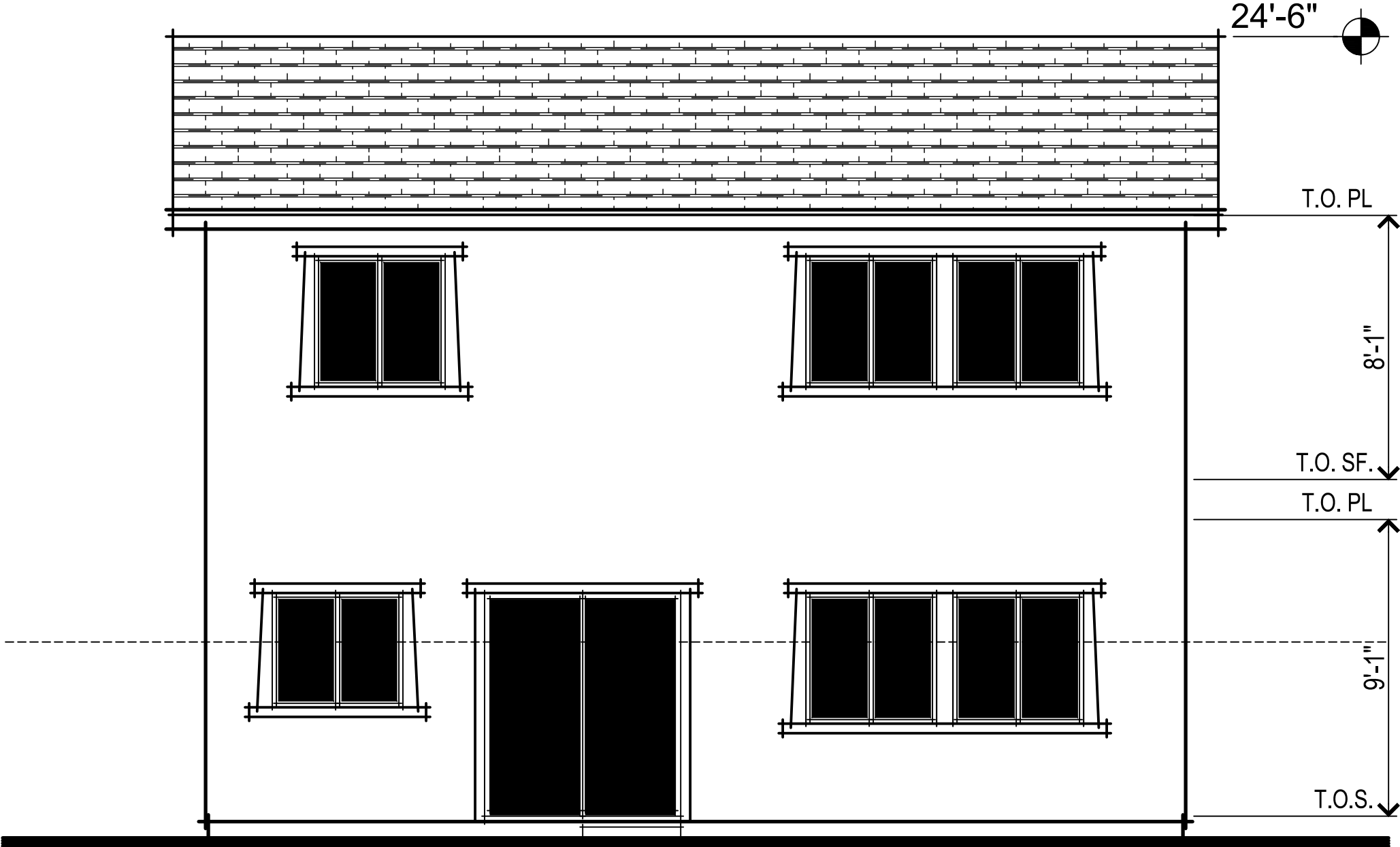
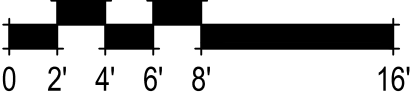
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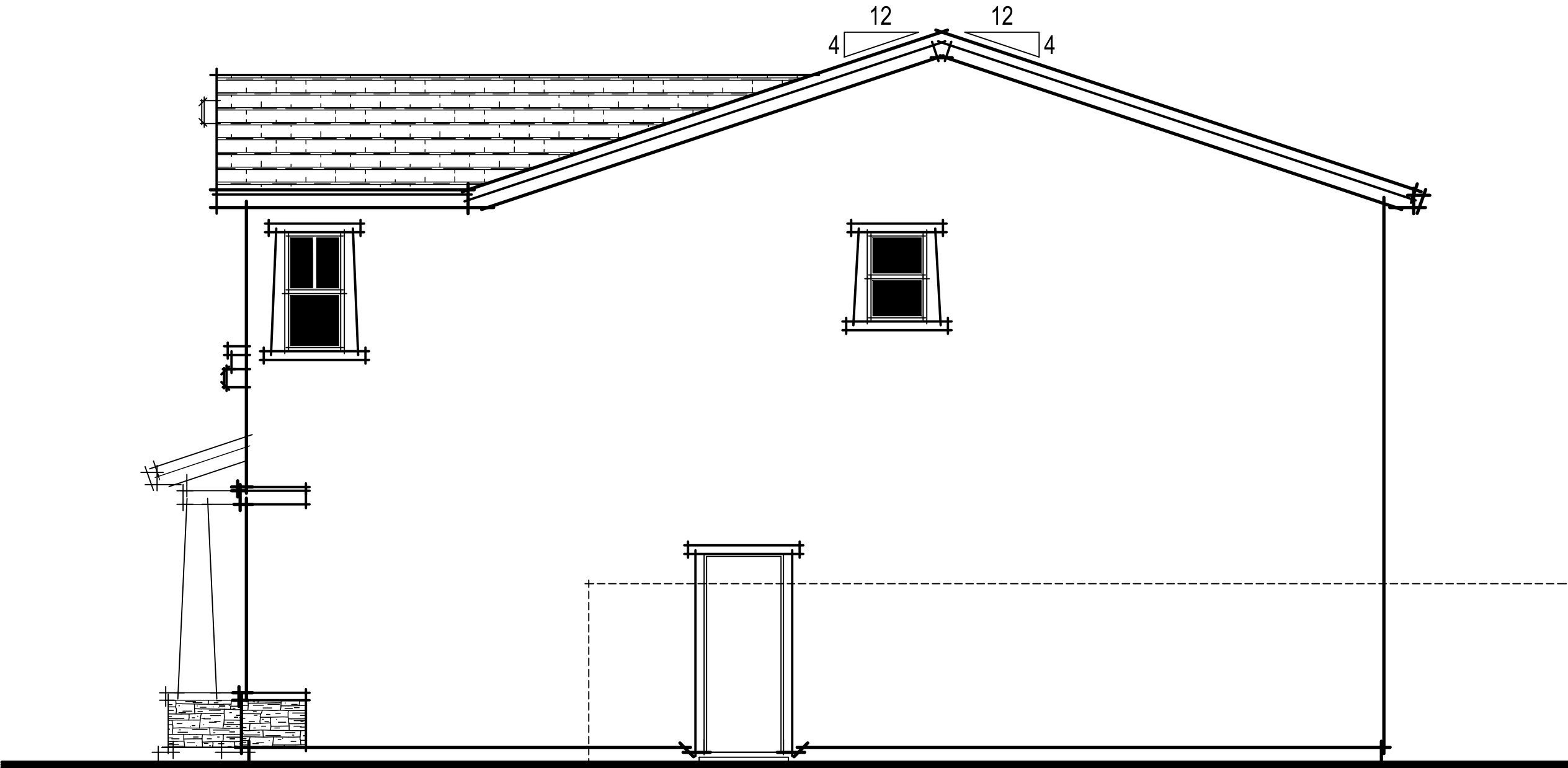




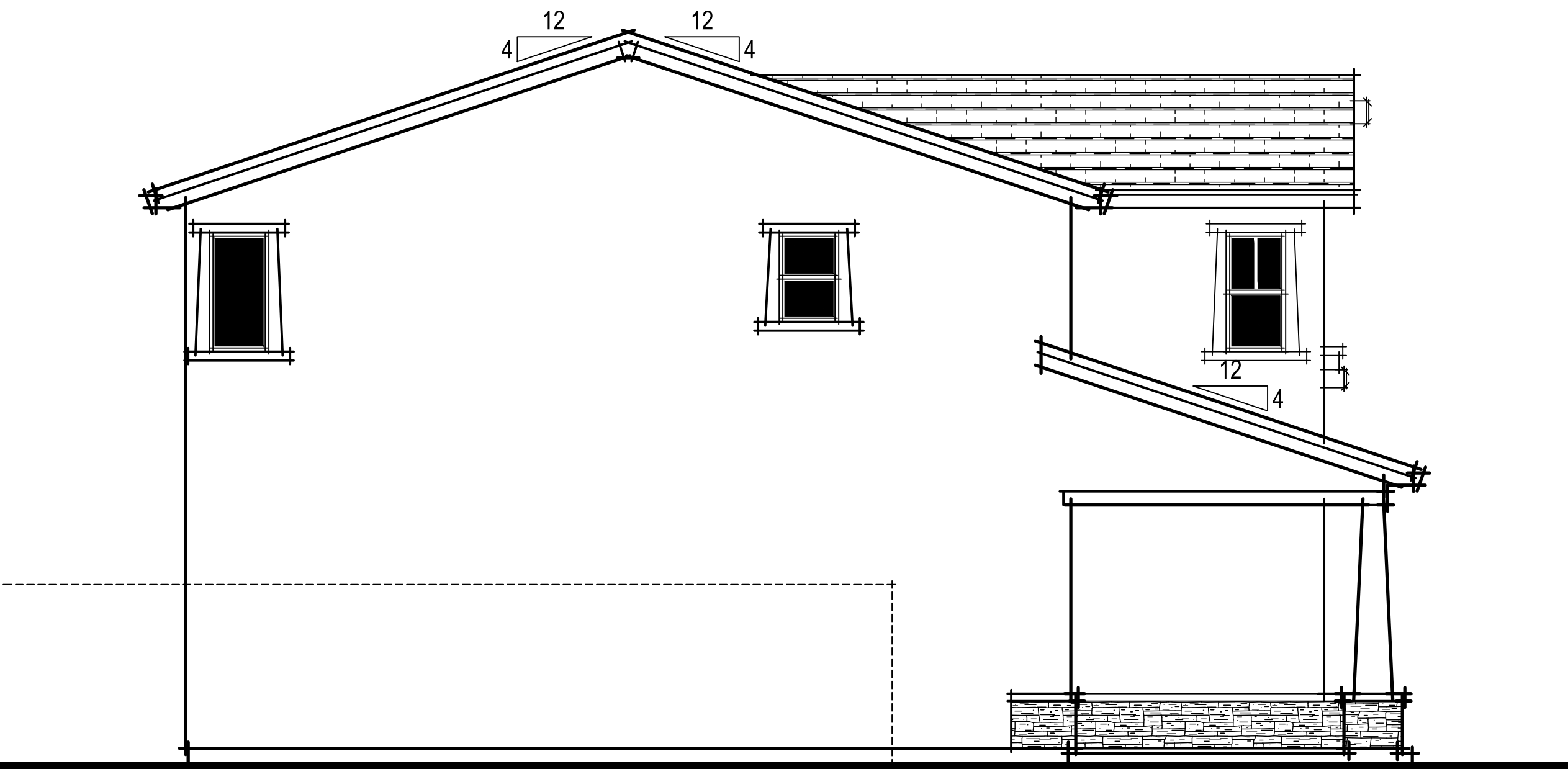
CONTEMPORARY BUNGALOW ROOF PLAN



CONTEMPORARY BUNGALOW REAR ELEVATION



CONTEMPORARY BUNGALOW RIGHT ELEVATION



CONTEMPORARY BUNGALOW LEFT ELEVATION

Winding Creek
Roseville, CA
August 10, 2020

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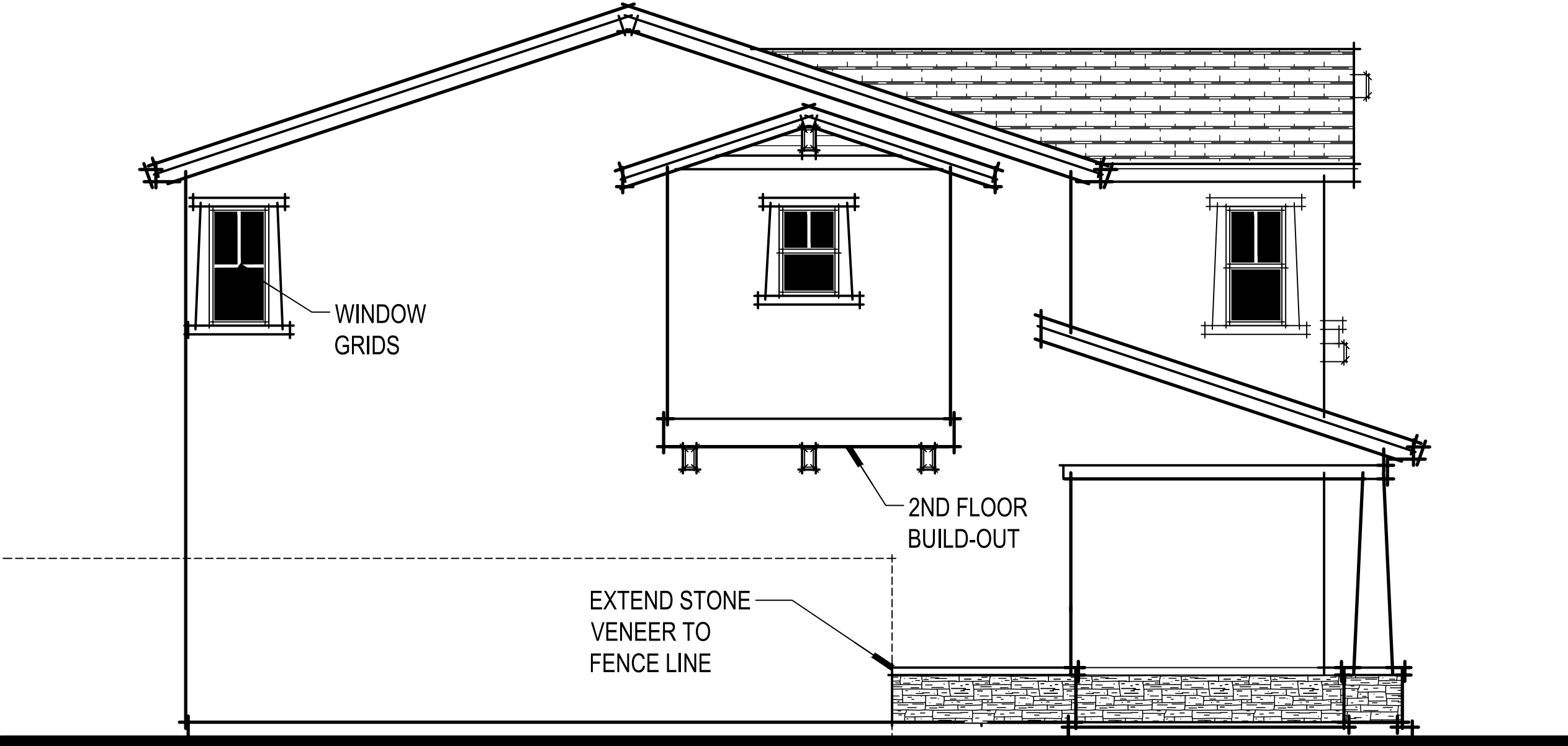
PLAN 1678 CONTEMPORARY BUNGALOW ELEVATIONS
A009

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CONTEMPORARY BUNGALOW ENHANCED REAR ELEVATION

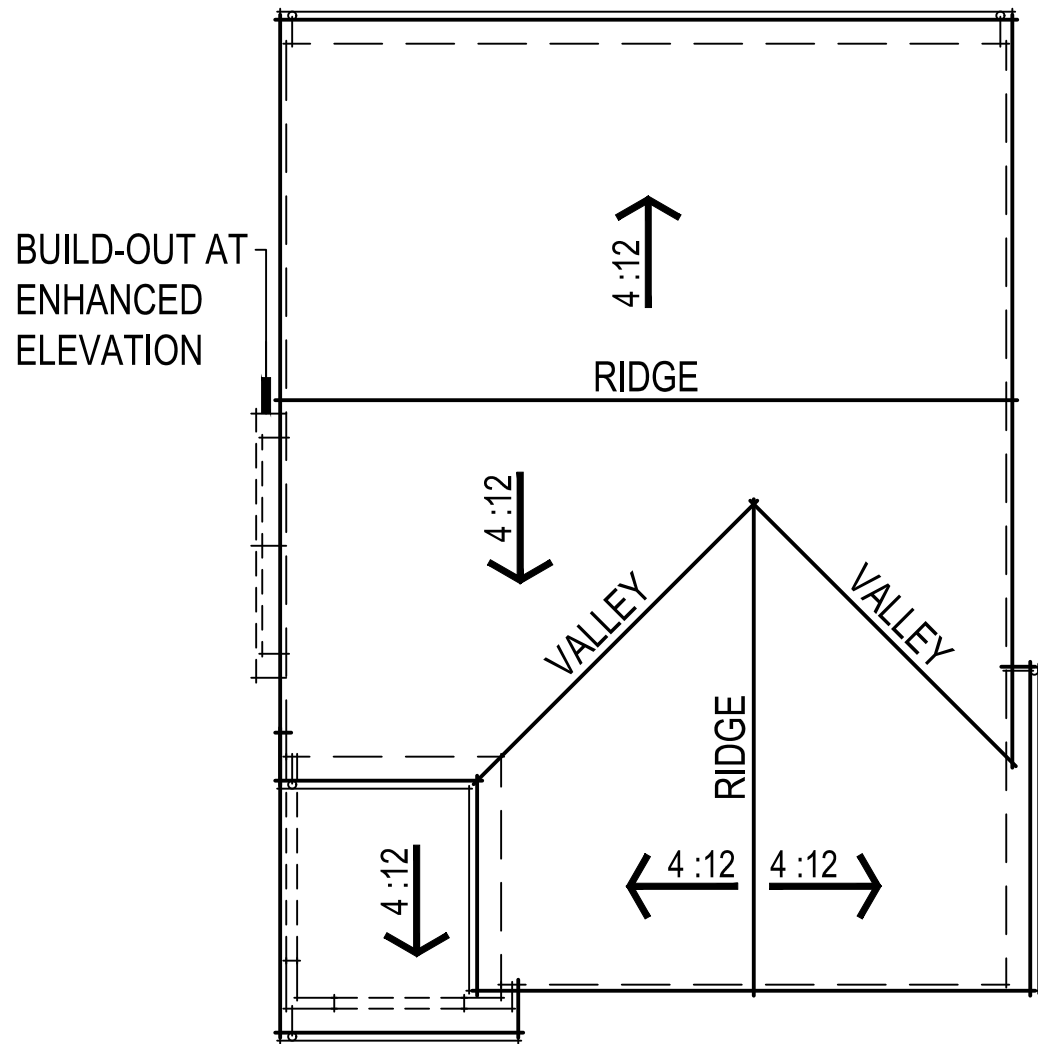


CONTEMPORARY BUNGALOW ENHANCED LEFT ELEVATION

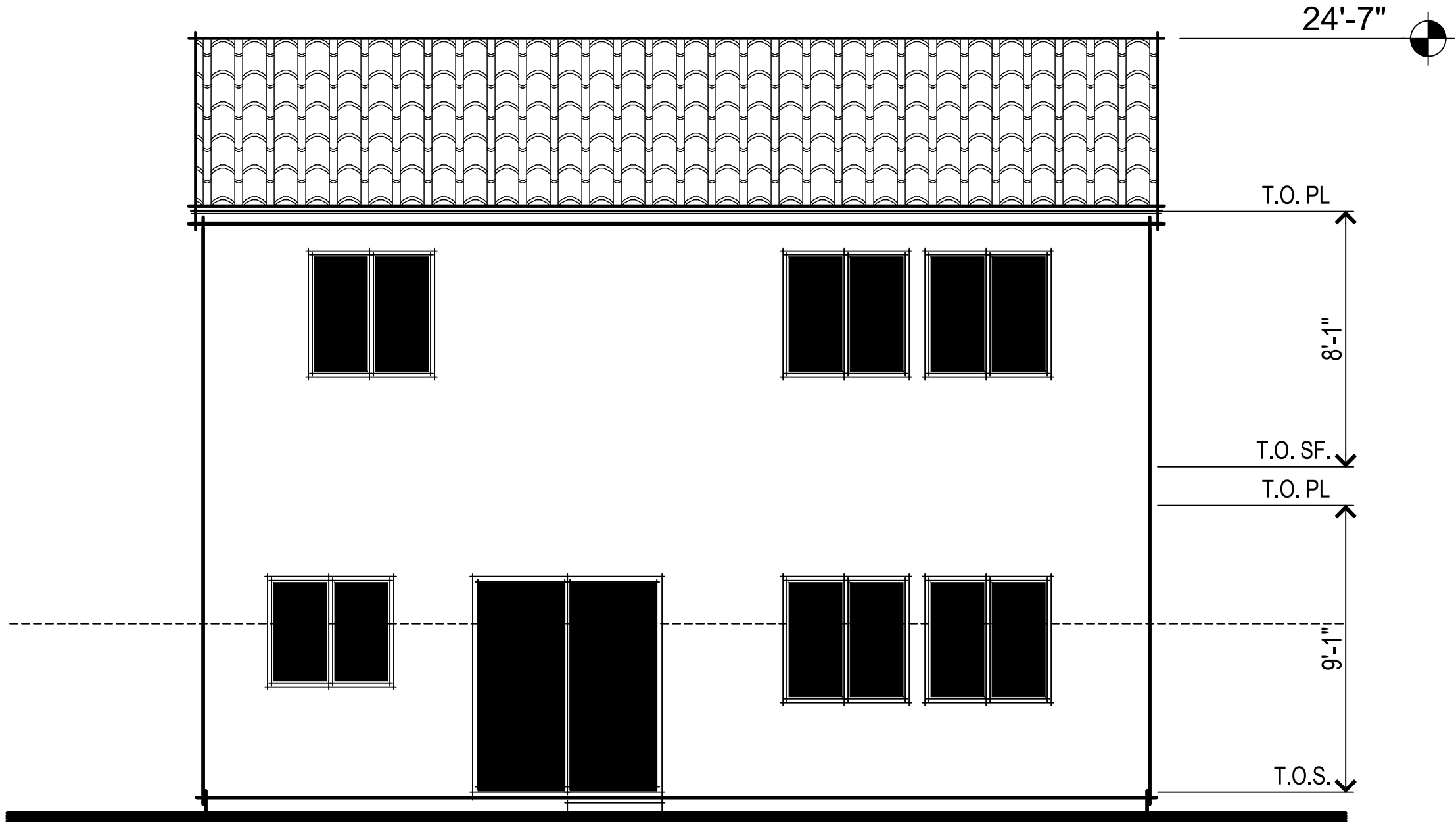
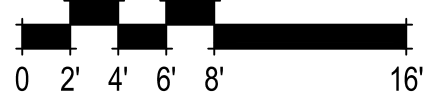


Winding Creek
Roseville, CA
August 10, 2020

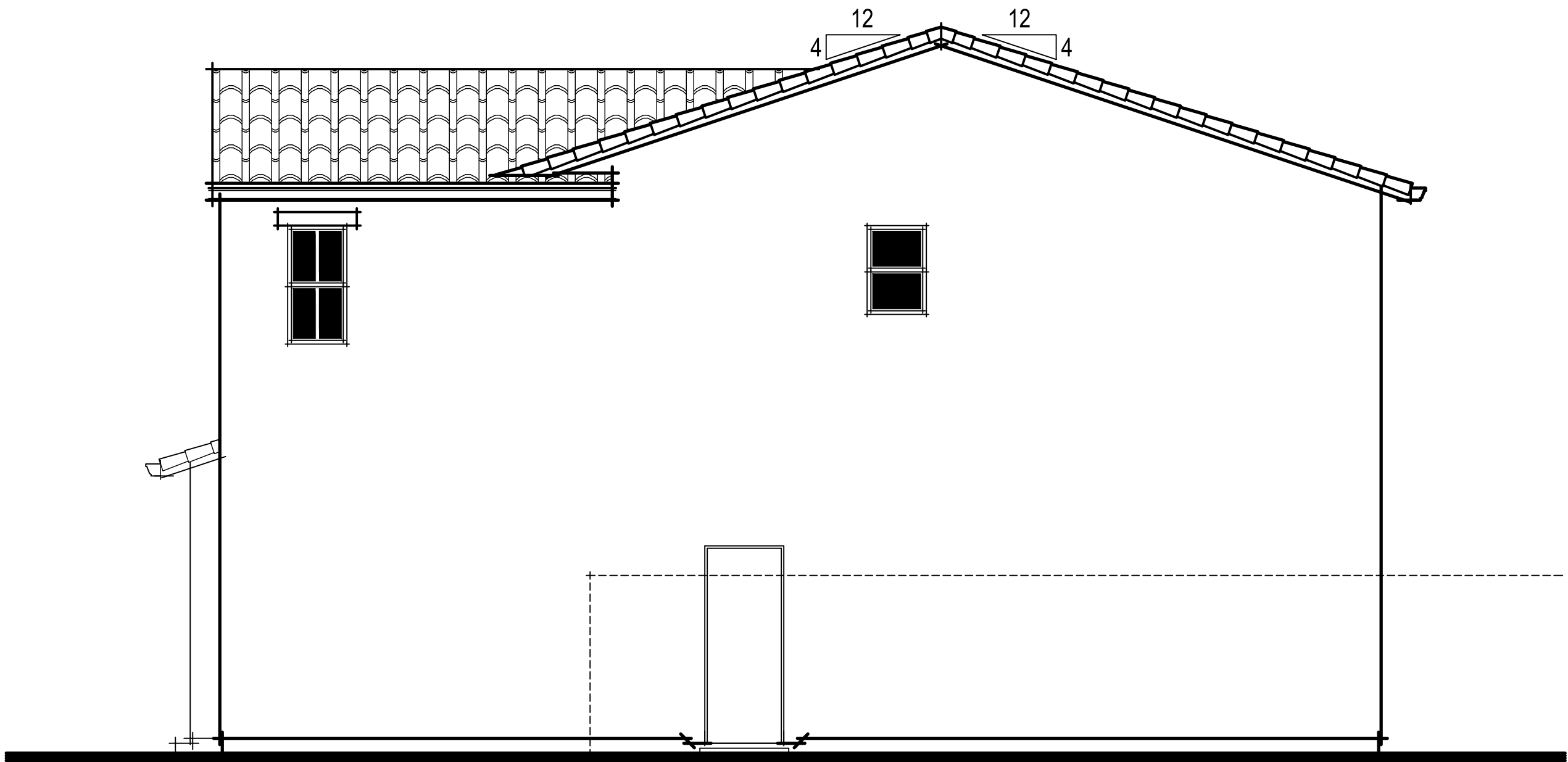
PLAN 1678 CONTEMPORARY BUNGALOW ENHANCED ELEVATIONS
A009.1



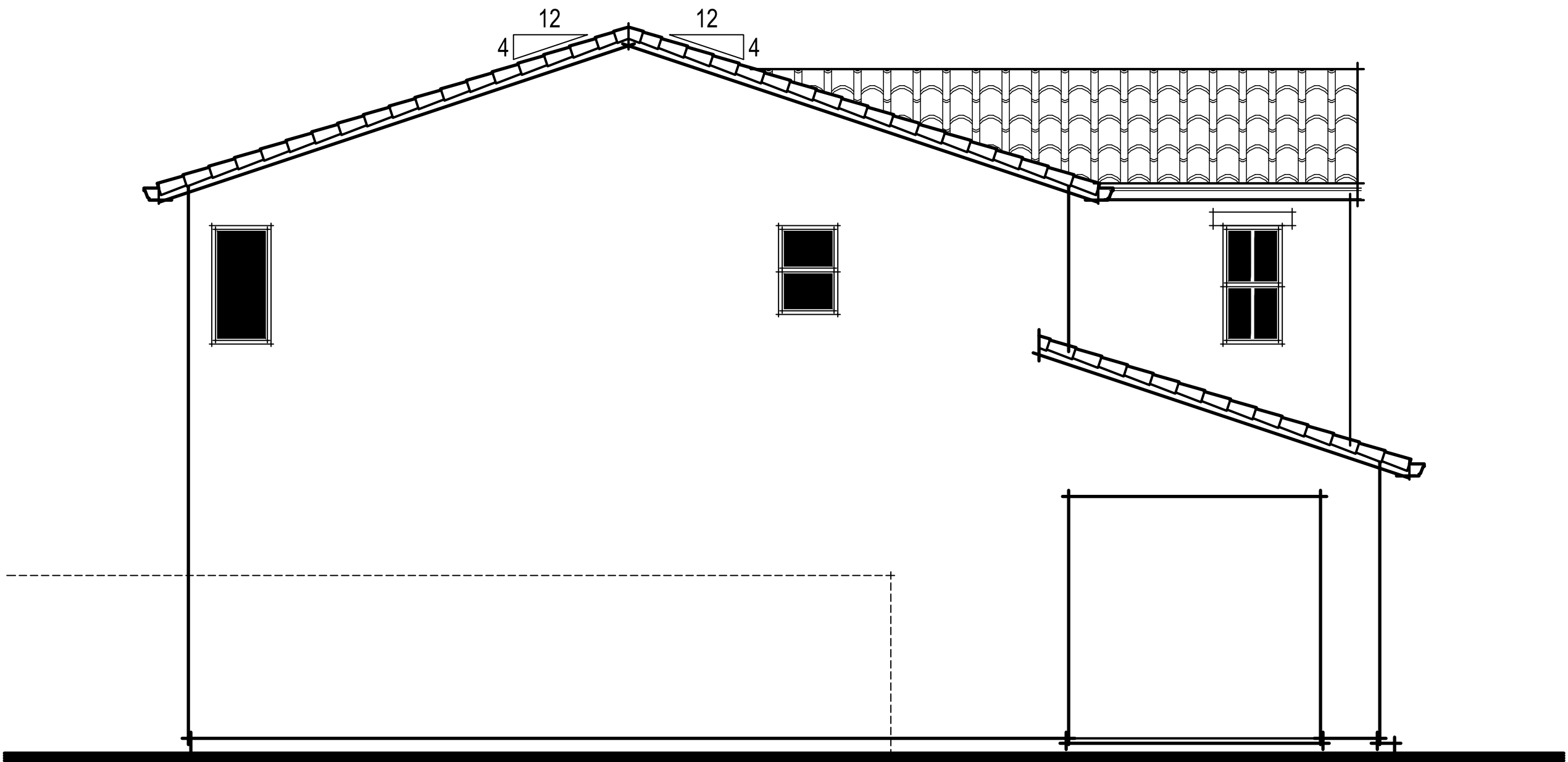
URBAN SPANISH ROOF PLAN



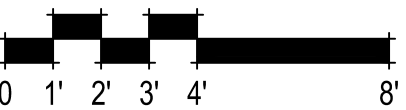
URBAN SPANISH REAR ELEVATION



URBAN SPANISH RIGHT ELEVATION



URBAN SPANISH LEFT ELEVATION



PLAN 1678 URBAN SPANISH ELEVATIONS
A010

Winding Creek
Roseville, CA
August 10, 2020

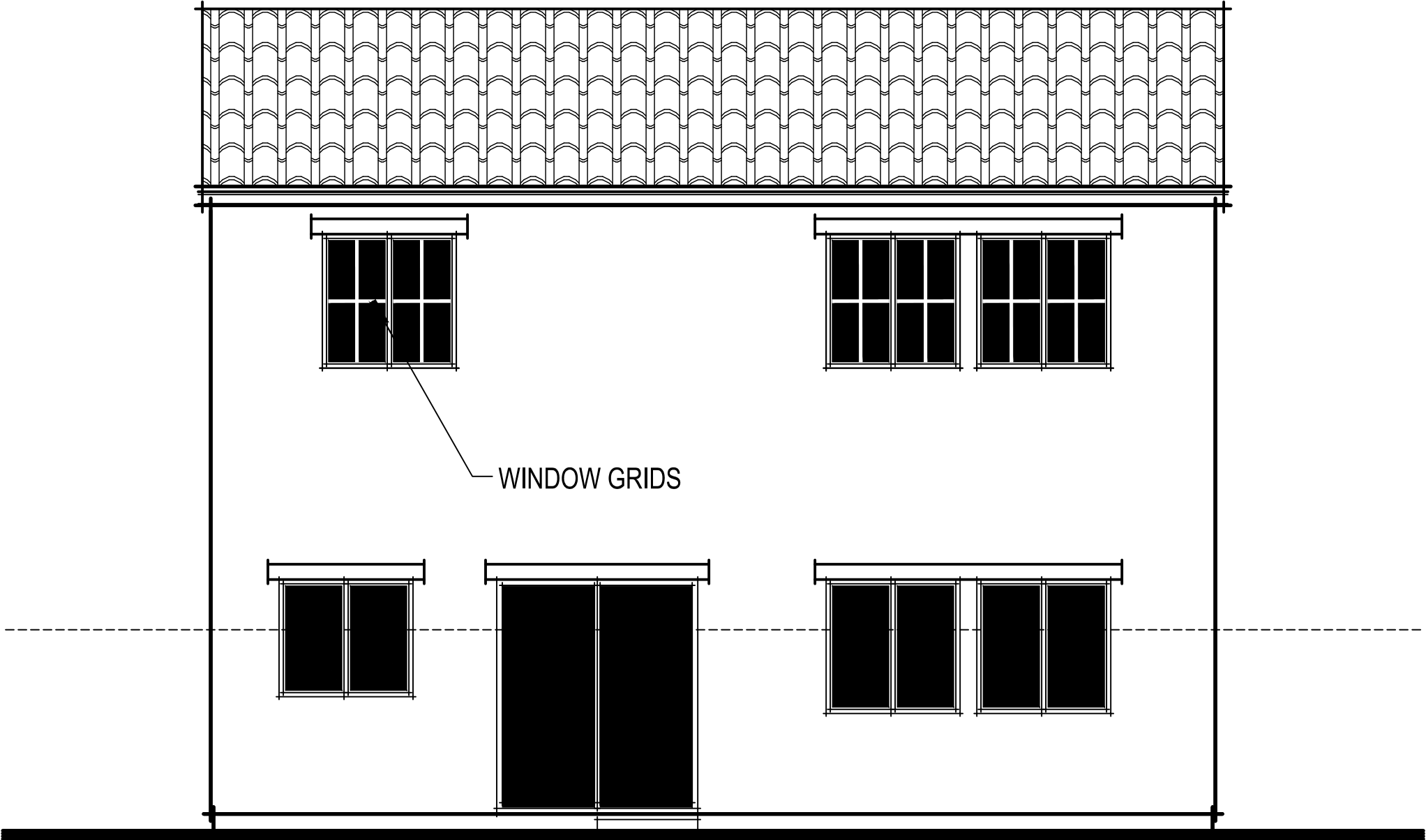


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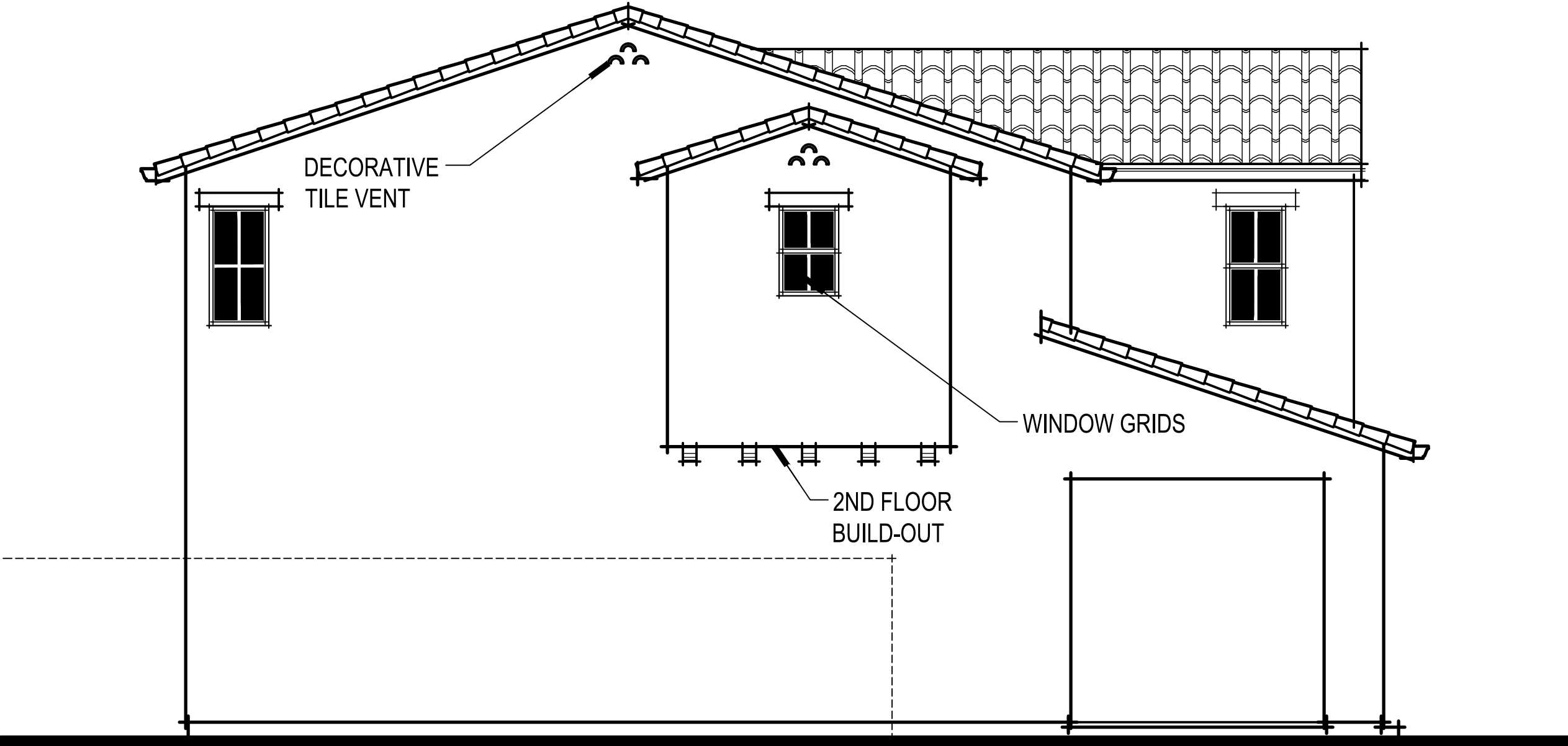
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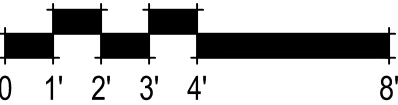




URBAN SPANISH ENHANCED REAR ELEVATION

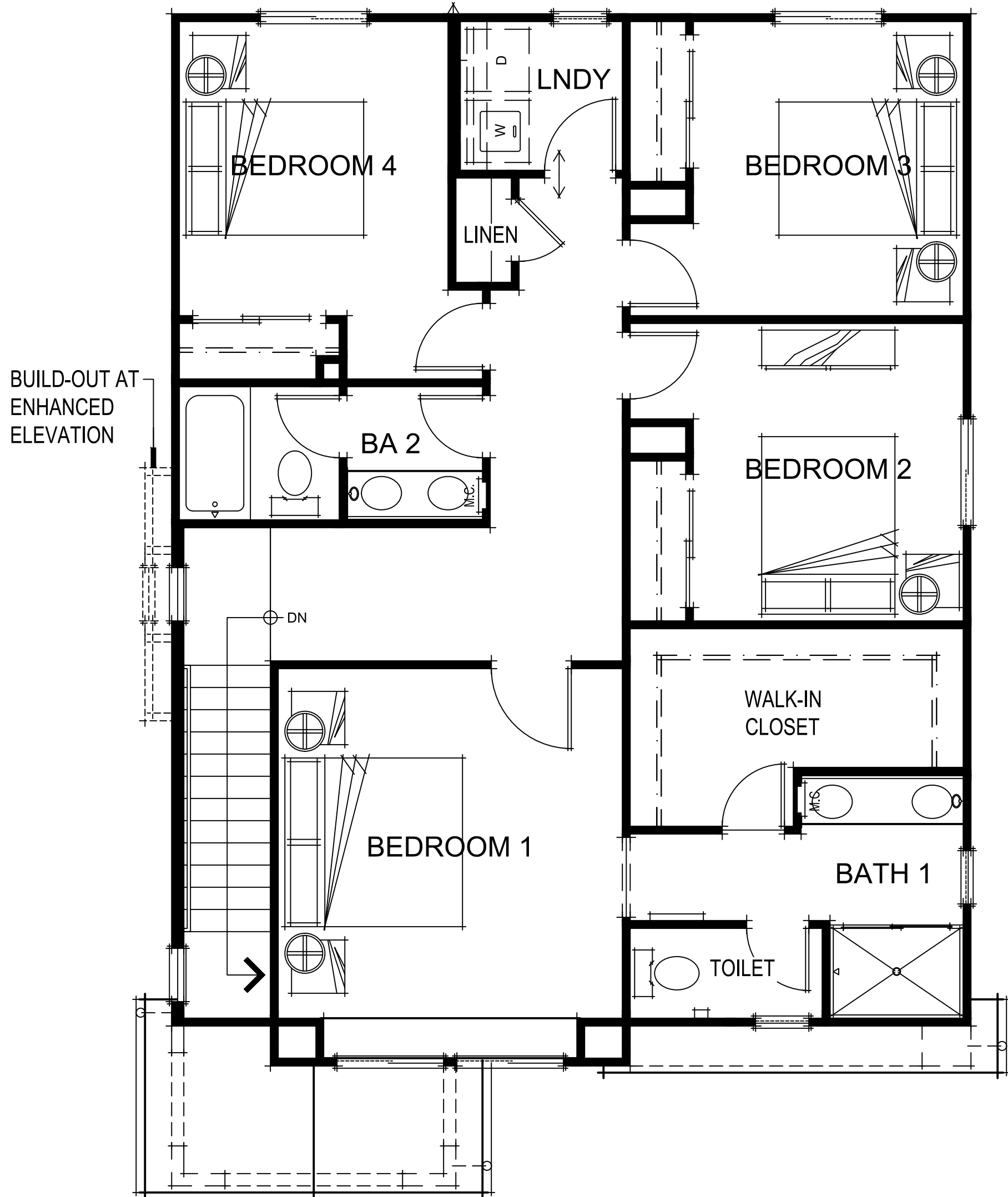


URBAN SPANISH ENHANCED LEFT ELEVATION

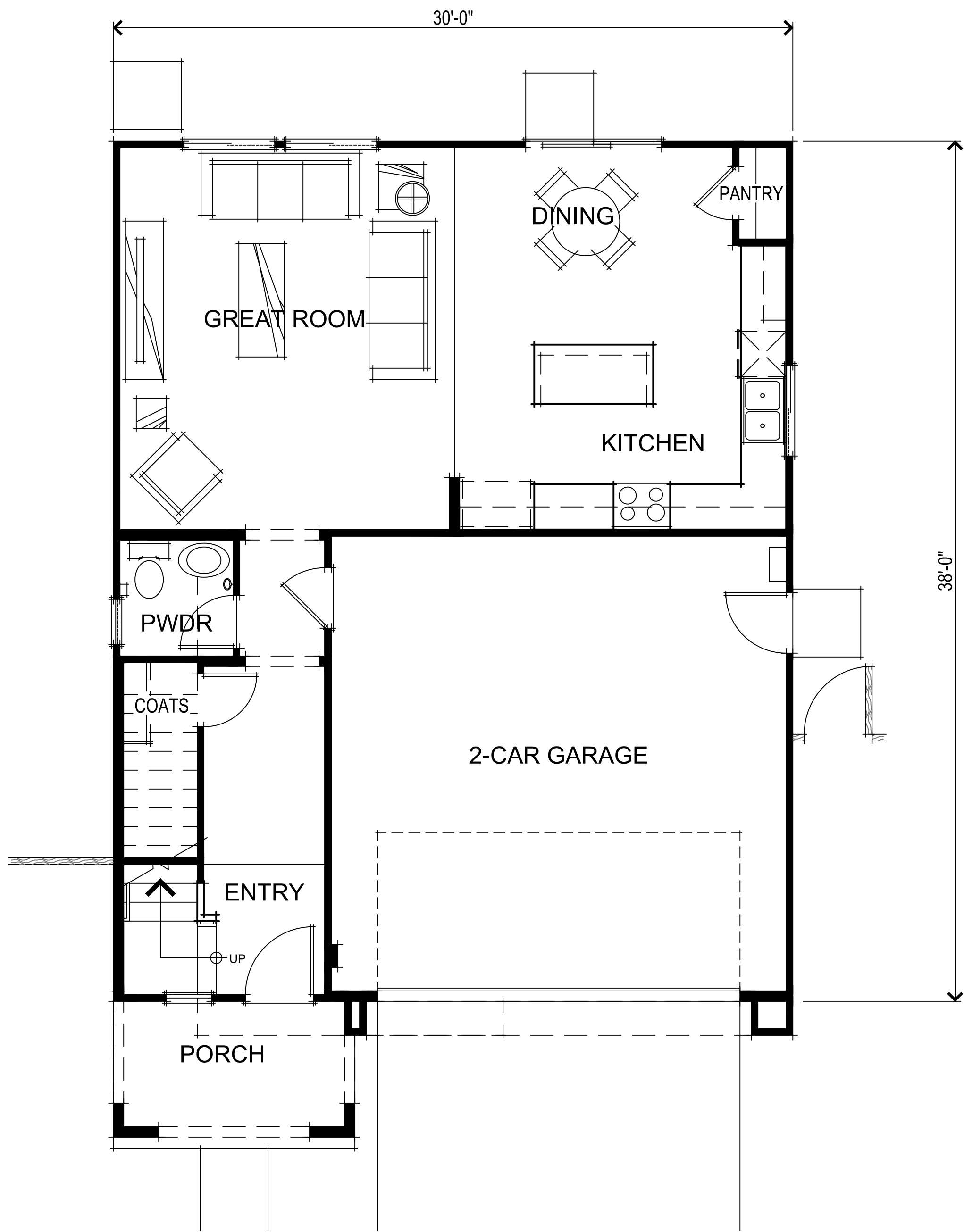


PLAN 1678 URBAN SPANISH ENHANCED ELEVATIONS
A010.1

Winding Creek
Roseville, CA
August 10, 2020

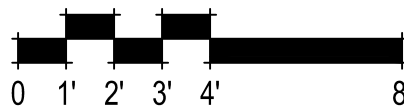


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	721 SQ. FT.
SECOND FLOOR	1090 SQ. FT.
TOTAL LIVING	1811 SQ. FT.
2-CAR GARAGE	419 SQ. FT.



PLAN 1811 FLOOR PLANS
A011

Winding Creek
Roseville, CA
August 10, 2020

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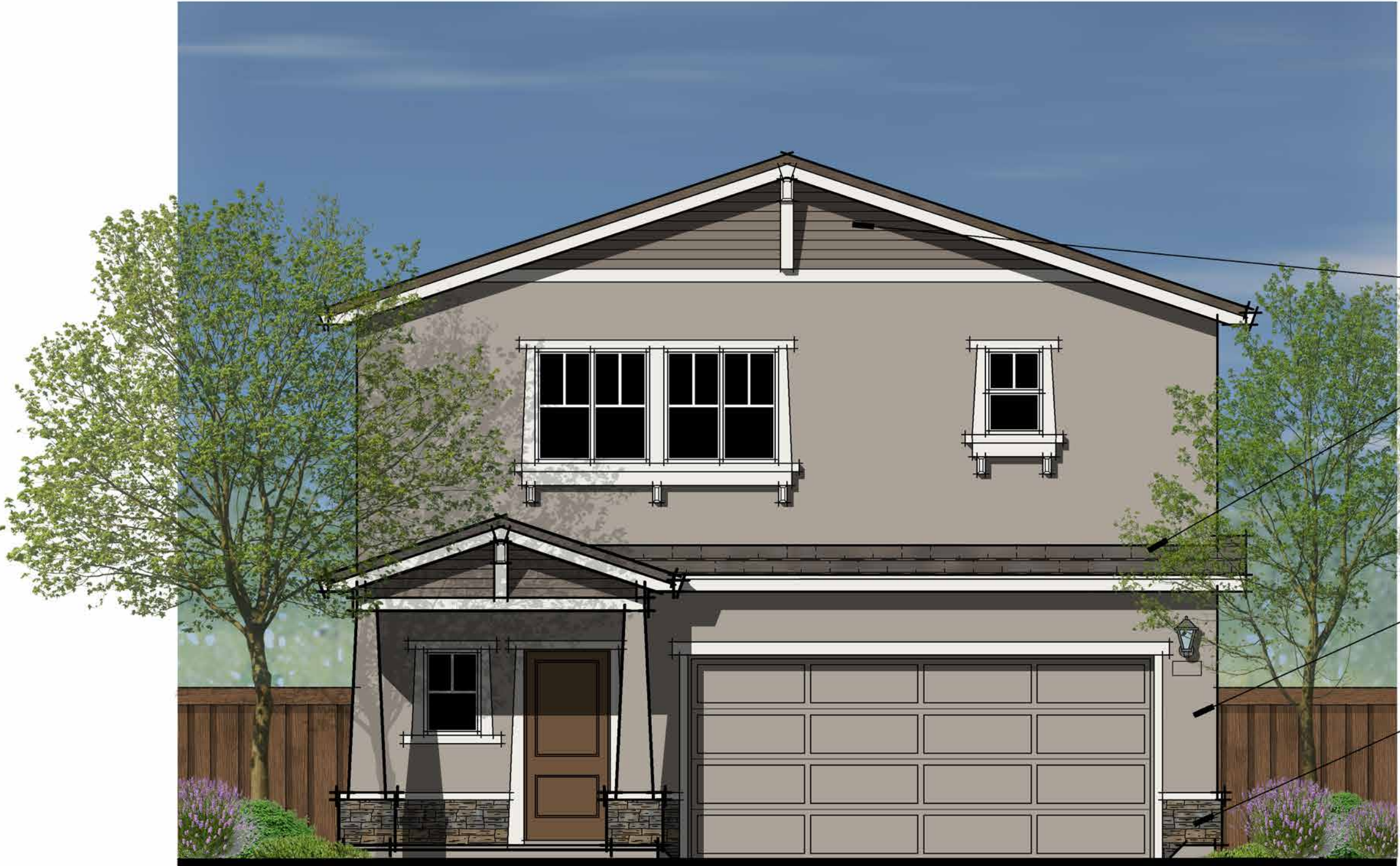
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URBAN SPANISH FRONT ELEVATION



MODERN FARMHOUSE FRONT ELEVATION



CONTEMPORARY BUNGALOW FRONT ELEVATION

CONC. VILLA TILE
ROOFING

DECORATIVE
TILE VENT

BUILT UP FOAM TRIM

CEMENT
PLASTER FINISH

1x3 BATTS o/ SMOOTH
HARDIE PANEL

CONC. FLAT TILE
ROOFING

EXTERIOR LIGHT
LOCATION, TYP.

ILLUMINATED
ADDRESS, TYP.

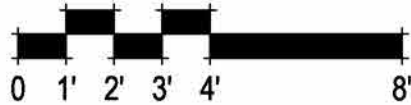
CEMENT
PLASTER FINISH

CEDARMILL HARDIE
LAP SIDING

CONC. FLAT TILE
ROOFING

CEMENT
PLASTER FINISH

STONE VENEER



PLAN 1811 FRONT ELEVATIONS
A012

Winding Creek
Roseville, CA
August 10, 2020

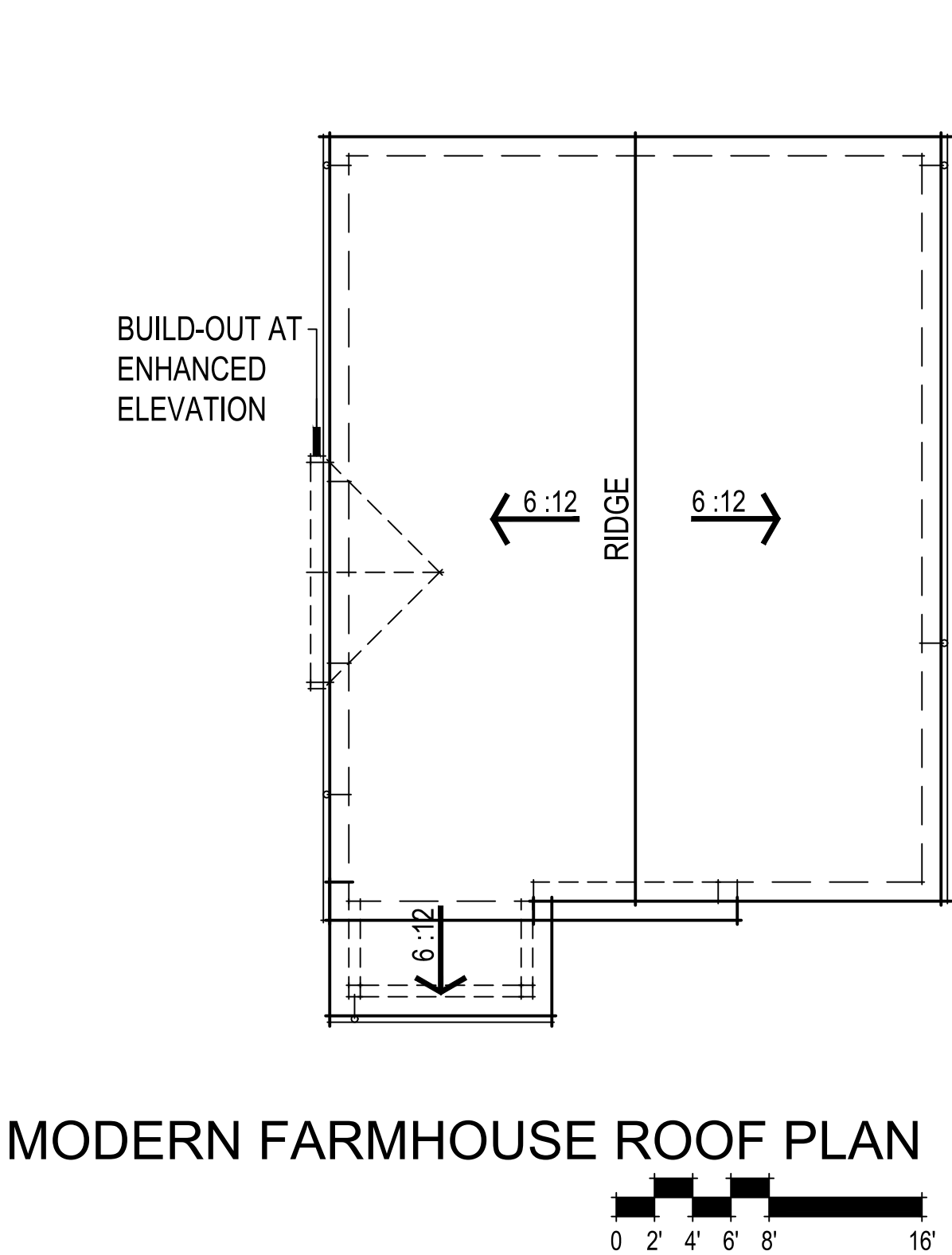
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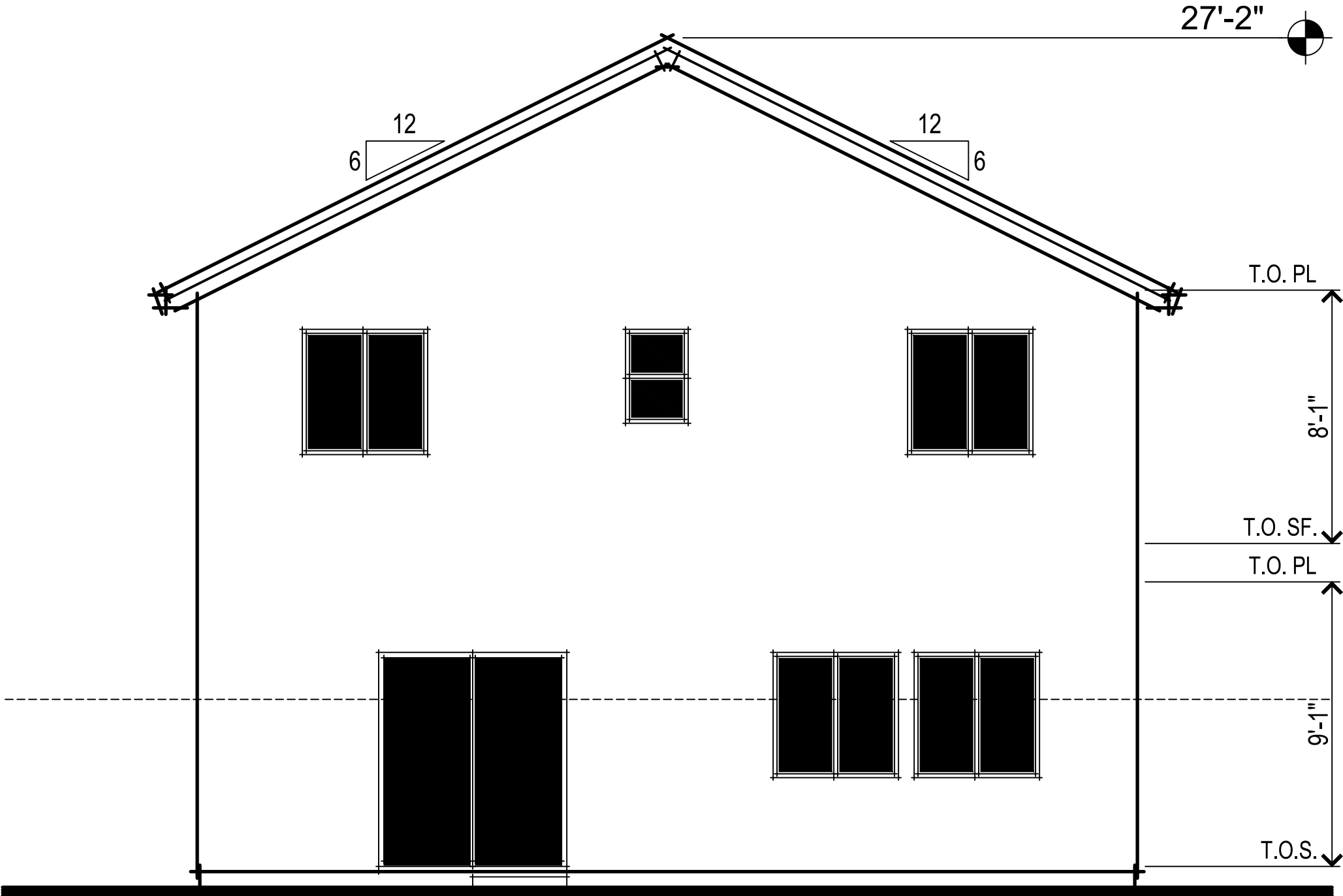
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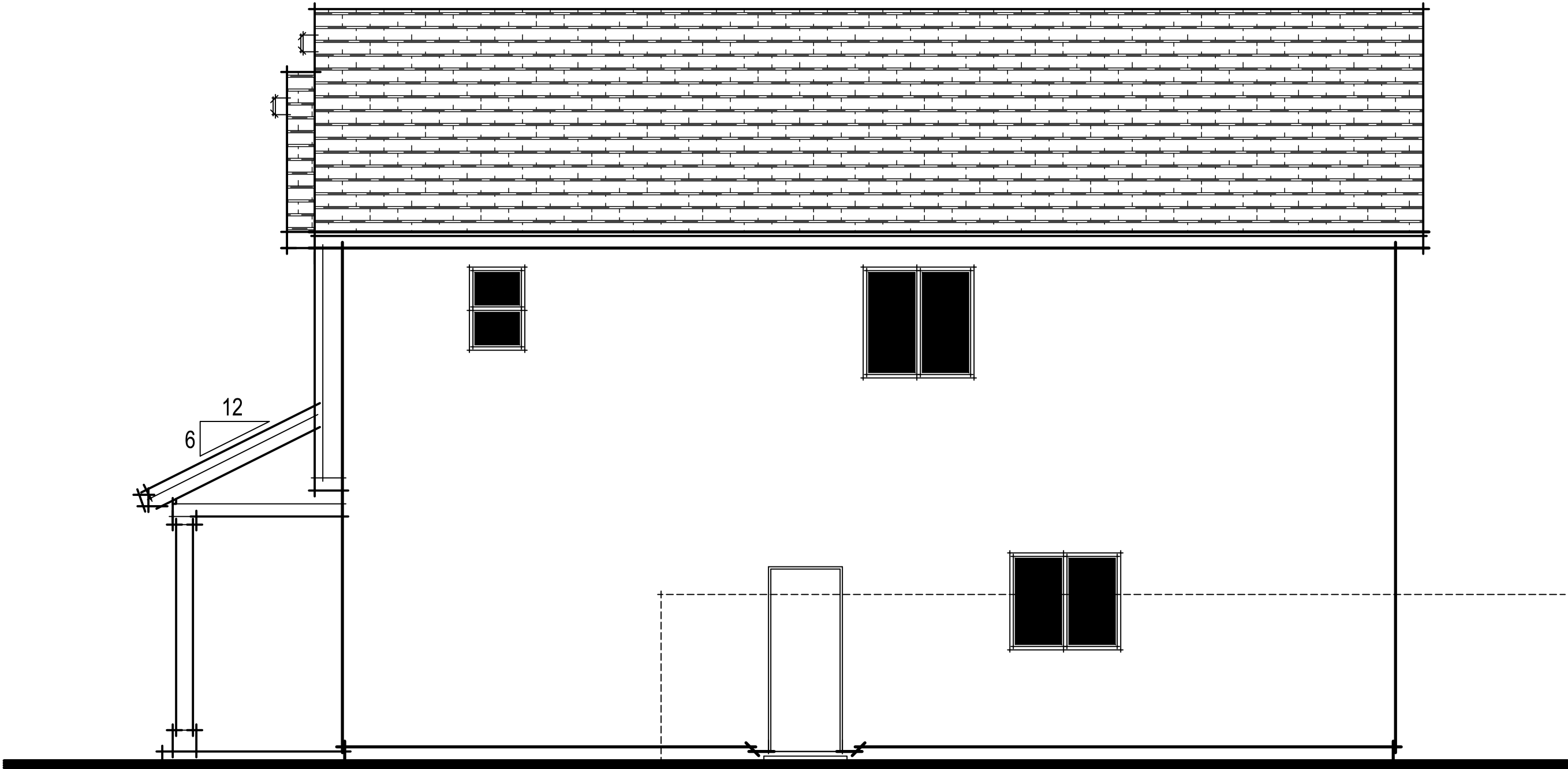




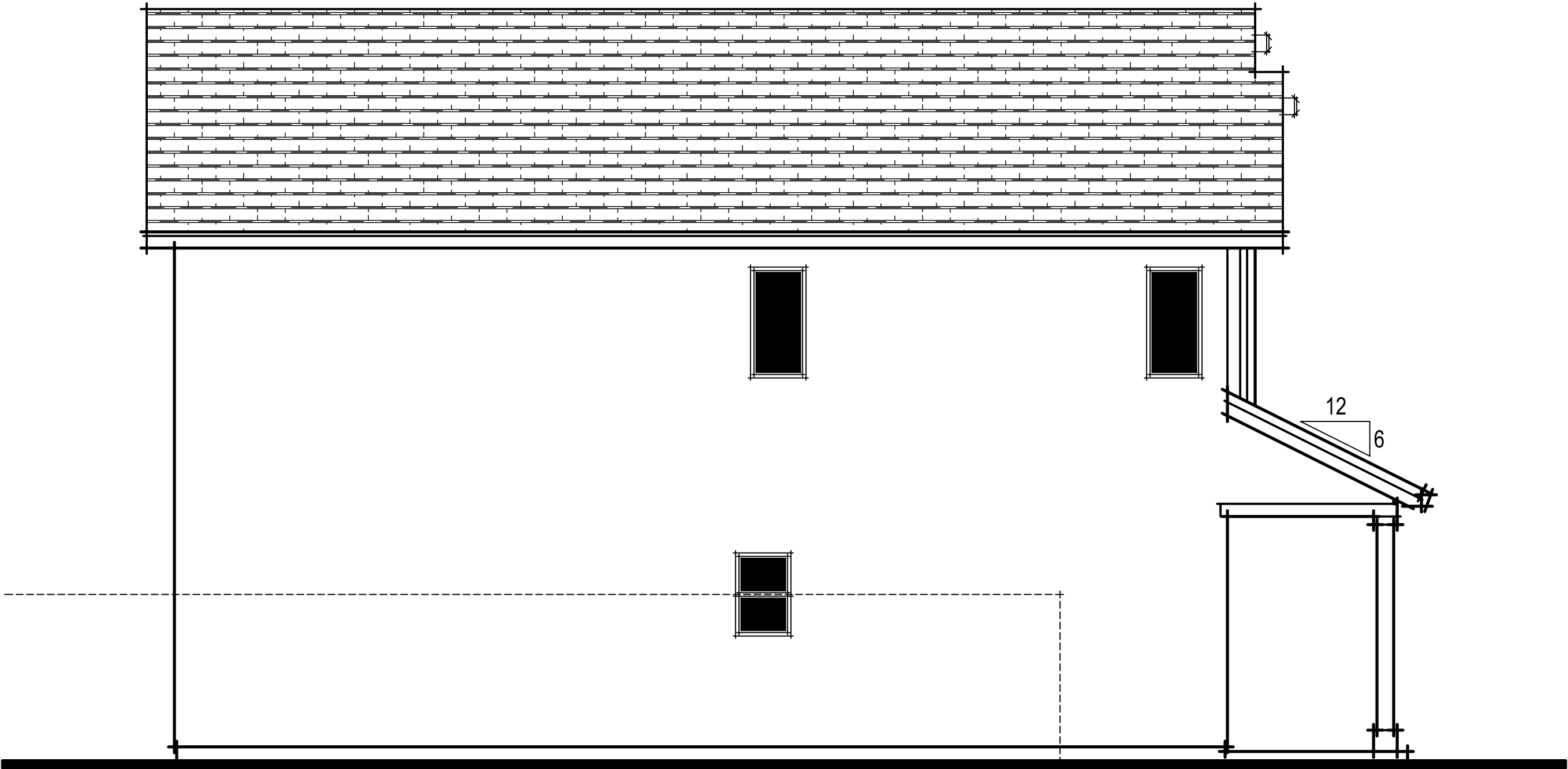
MODERN FARMHOUSE ROOF PLAN



MODERN FARMHOUSE REAR ELEVATION



MODERN FARMHOUSE RIGHT ELEVATION



MODERN FARMHOUSE LEFT ELEVATION

Winding Creek
Roseville, CA
August 10, 2020

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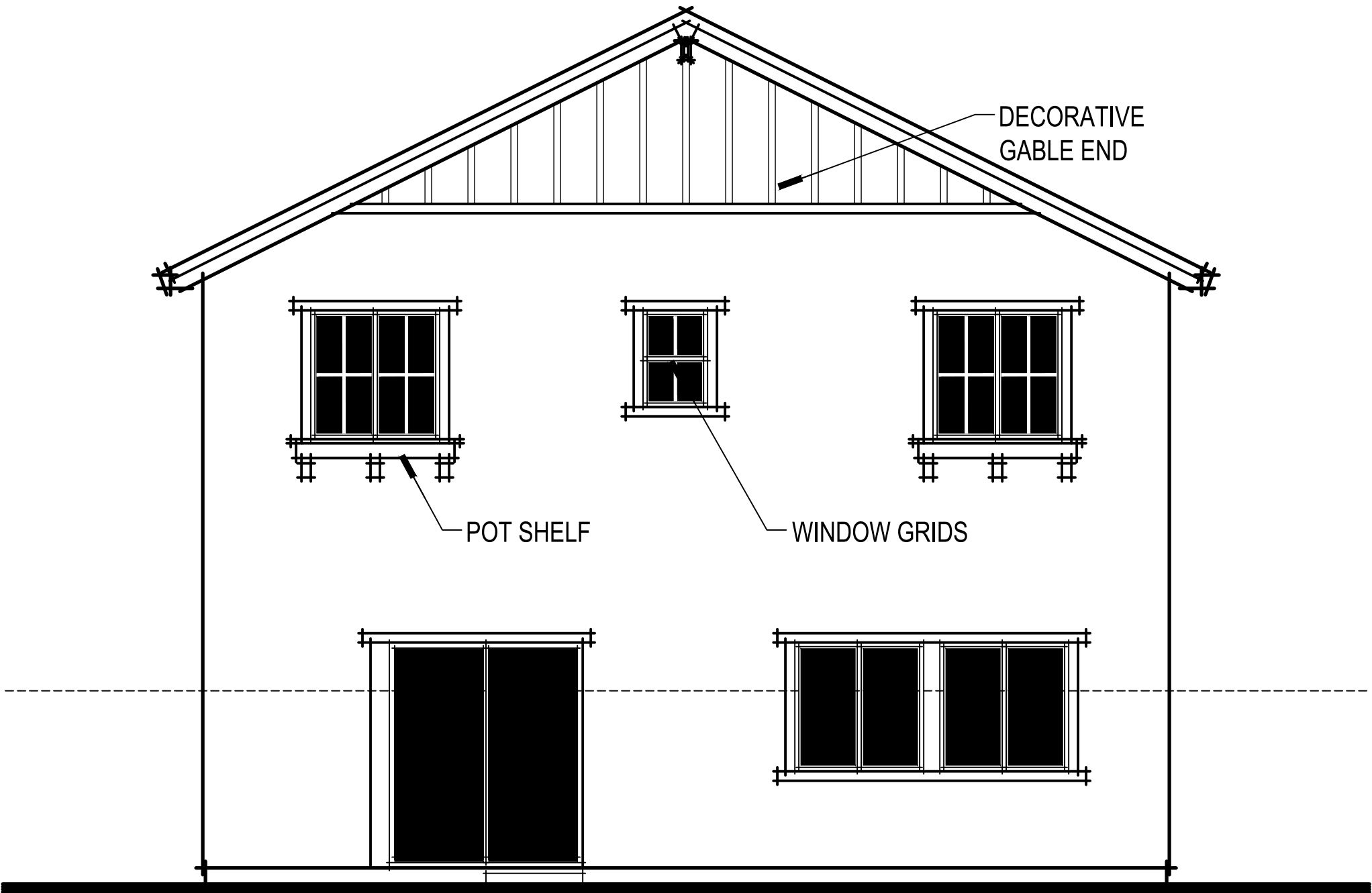
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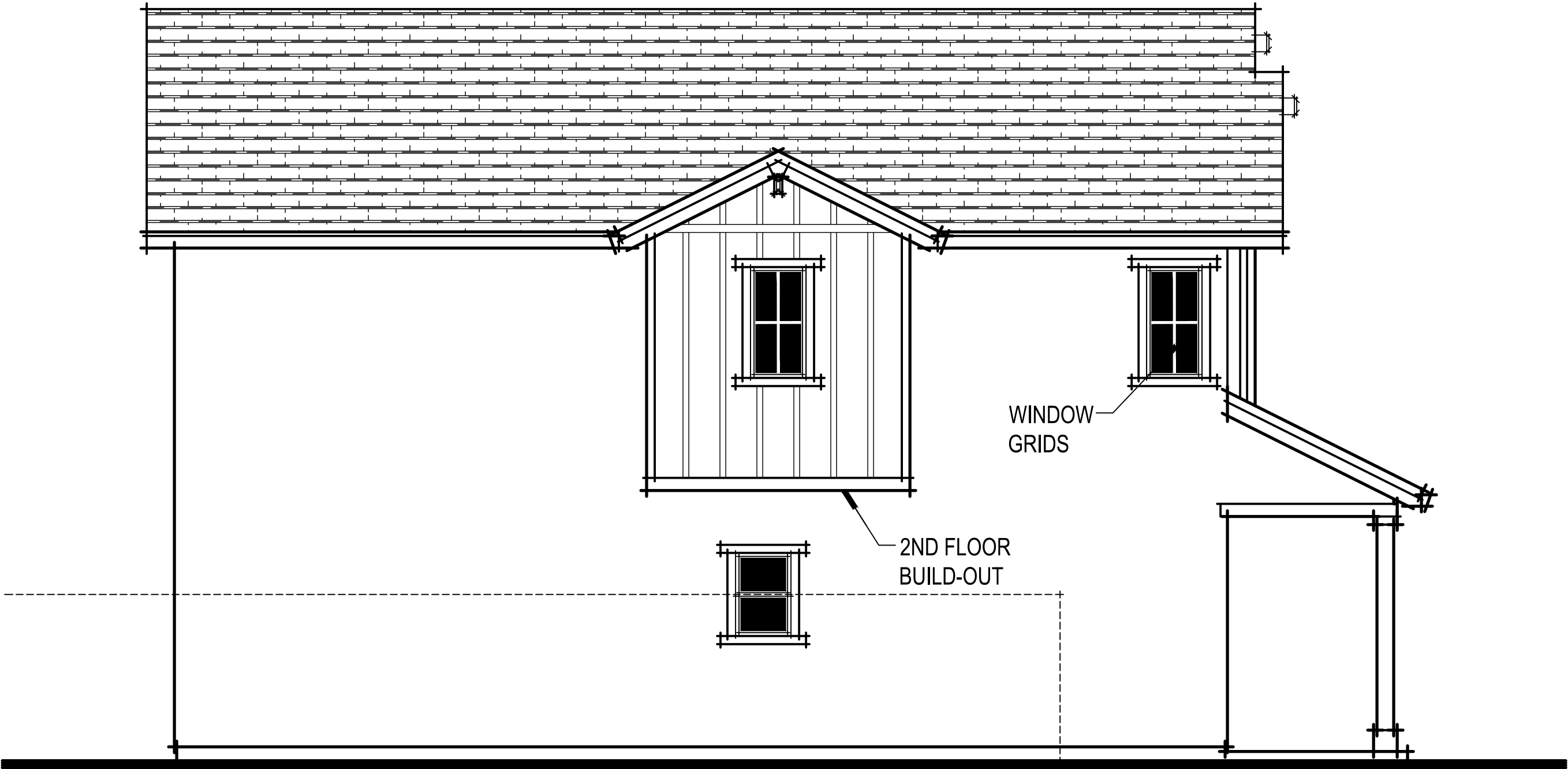
PLAN 1811 MODERN FARMHOUSE ELEVATIONS
A013

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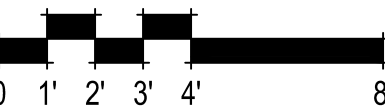
SDG
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MODERN FARMHOUSE ENHANCED REAR ELEVATION

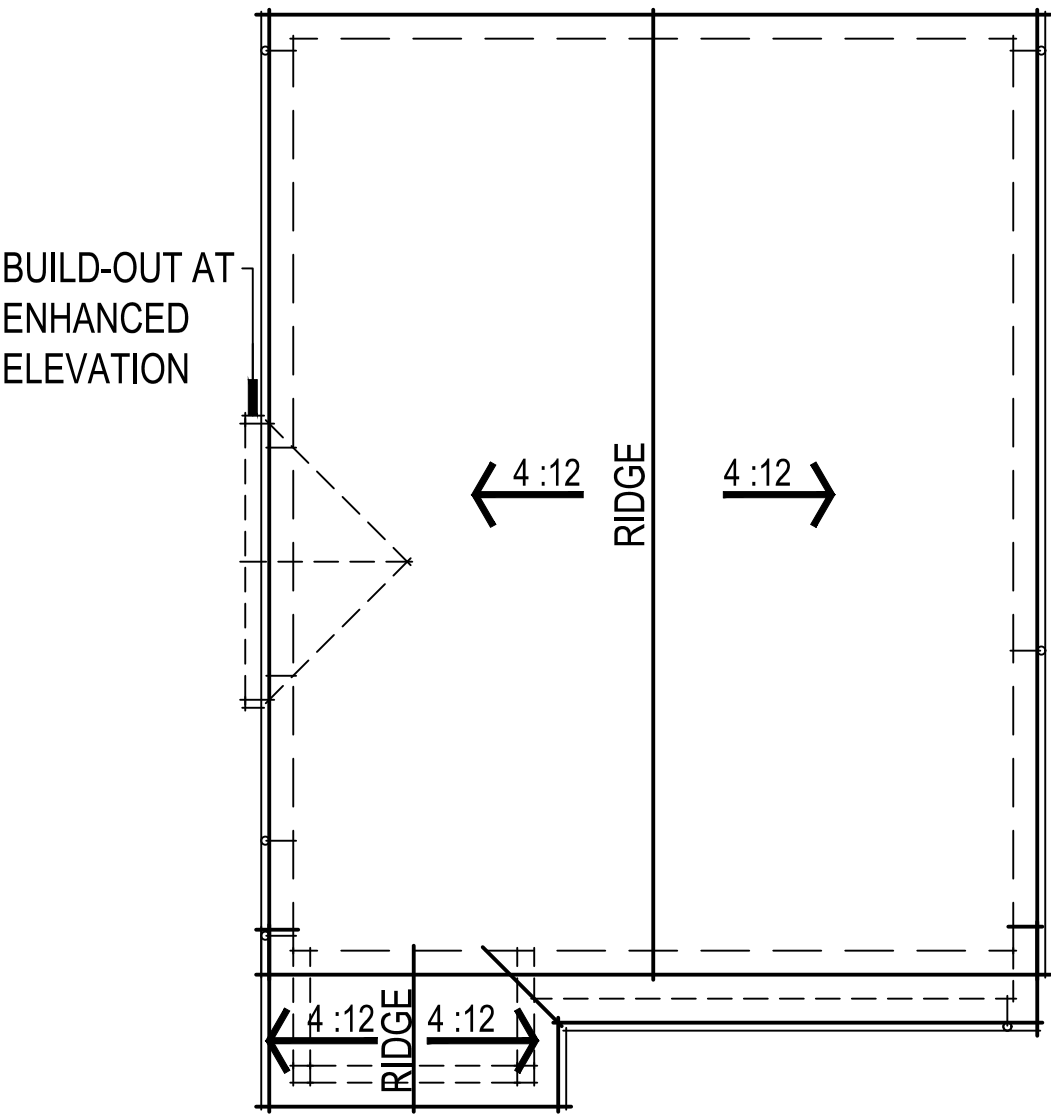


MODERN FARMHOUSE ENHANCED LEFT ELEVATION

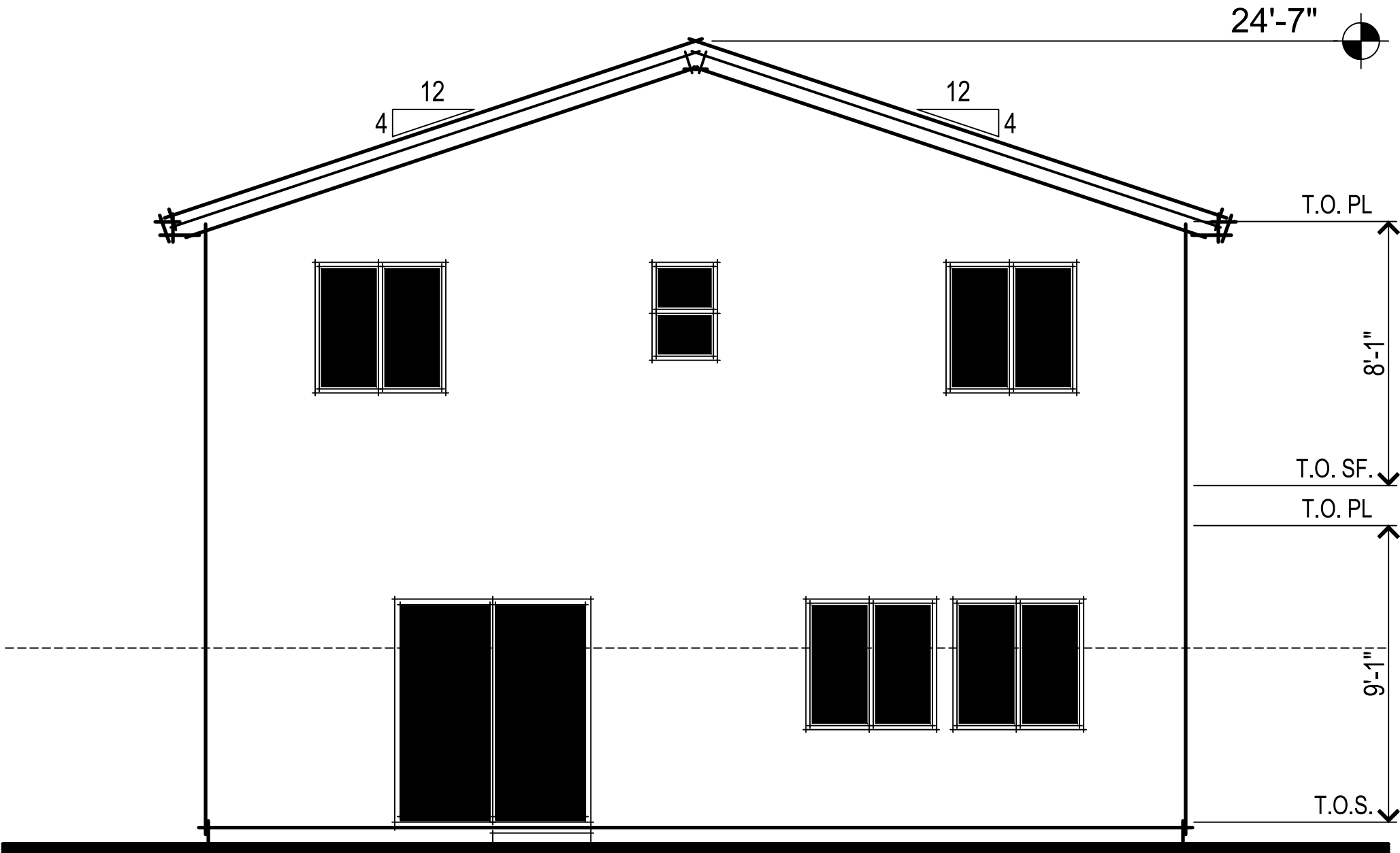


PLAN 1811 MODERN FARMHOUSE ENHANCED ELEVATIONS
A013.1

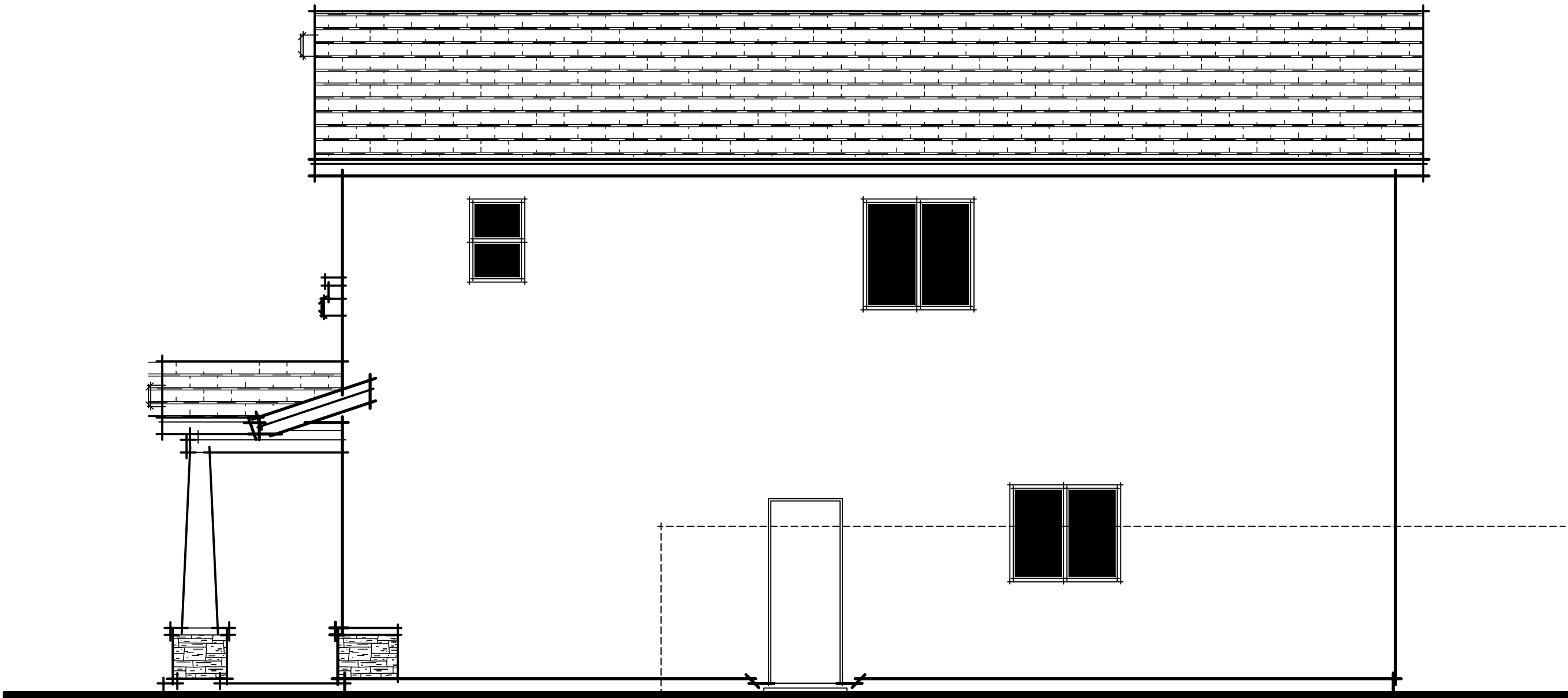
Winding Creek
Roseville, CA
August 10, 2020



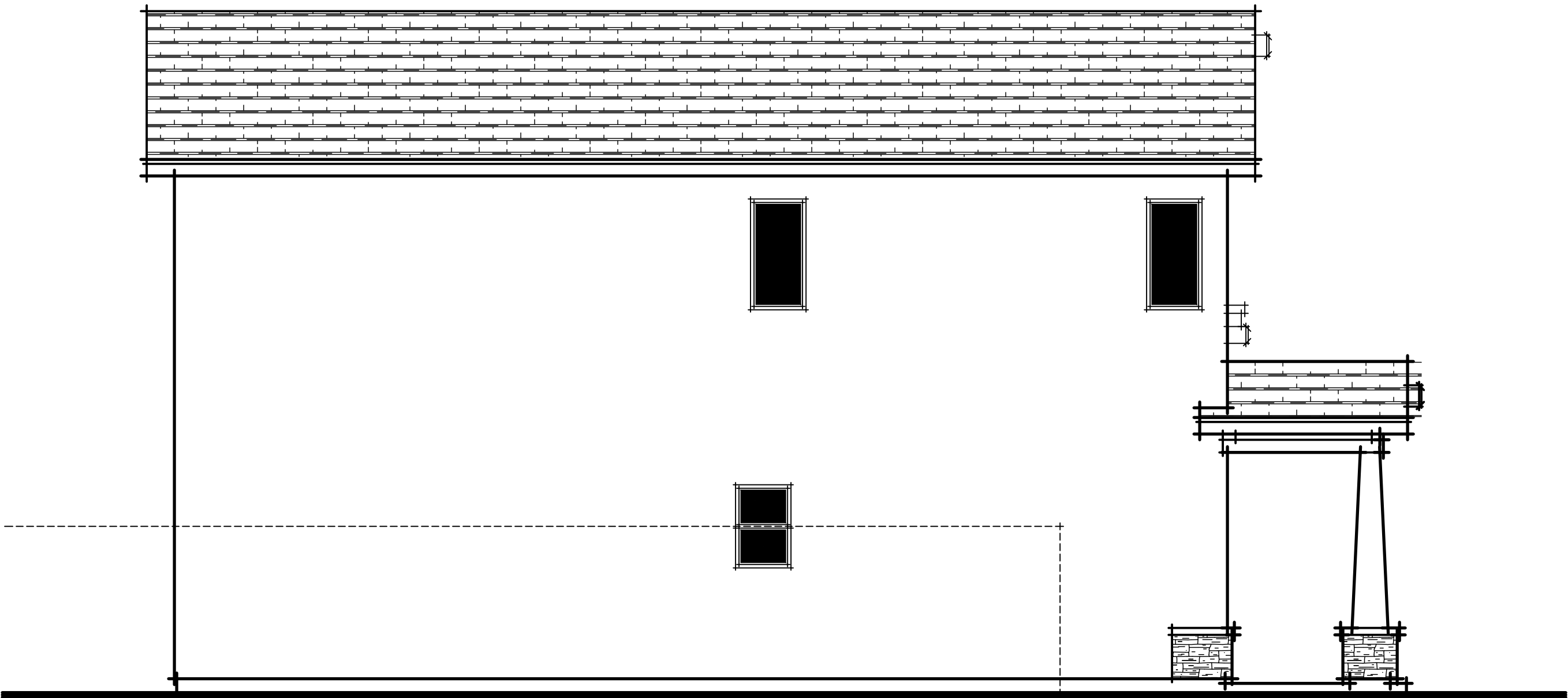
CONTEMPORARY BUNGALOW ROOF PLAN



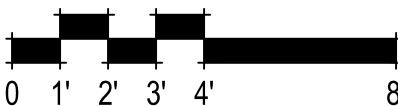
CONTEMPORARY BUNGALOW REAR ELEVATION



CONTEMPORARY BUNGALOW RIGHT ELEVATION



CONTEMPORARY BUNGALOW LEFT ELEVATION



PLAN 1811 CONTEMPORARY BUNGALOW ELEVATIONS

A014

Winding Creek
Roseville, CA
August 10, 2020

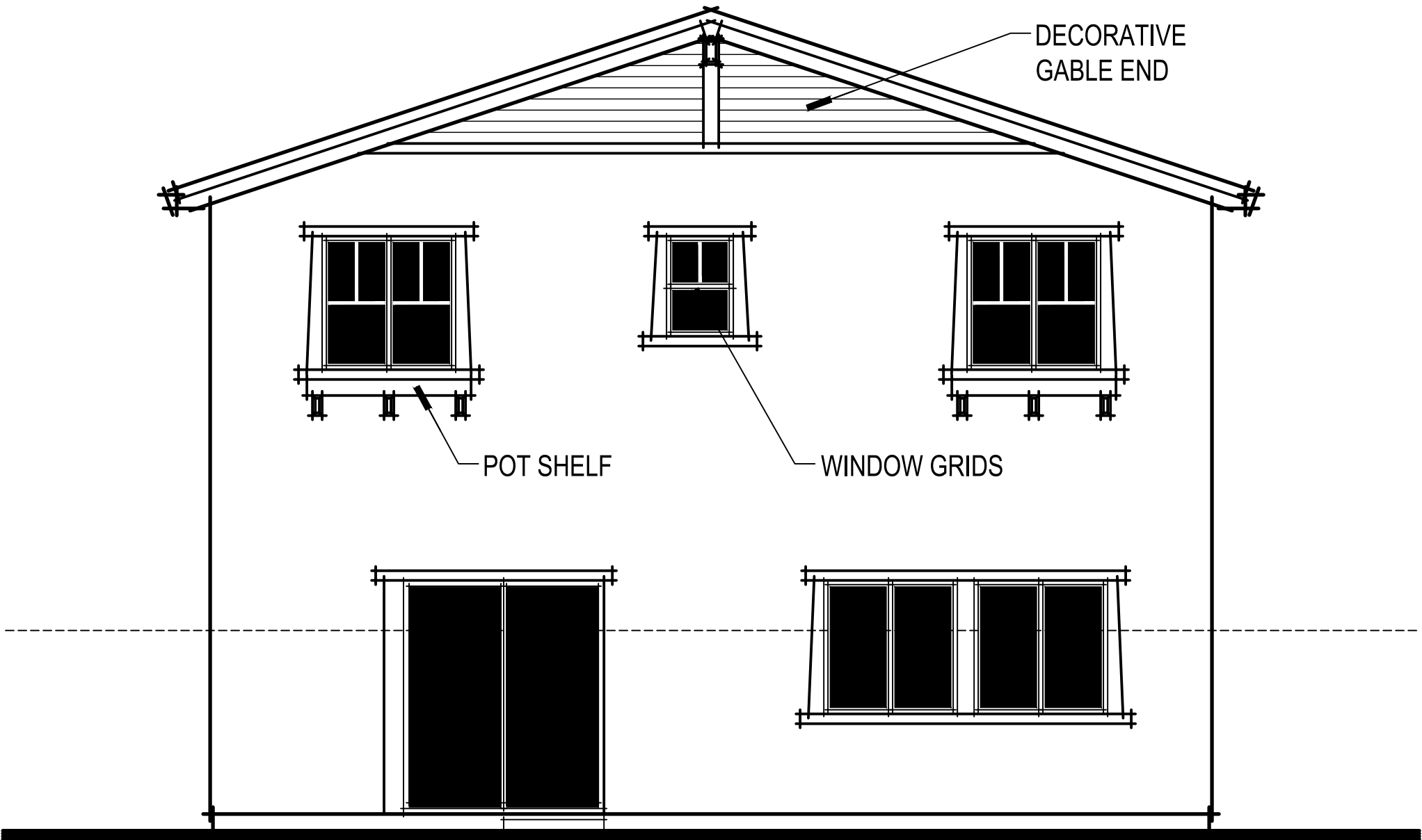
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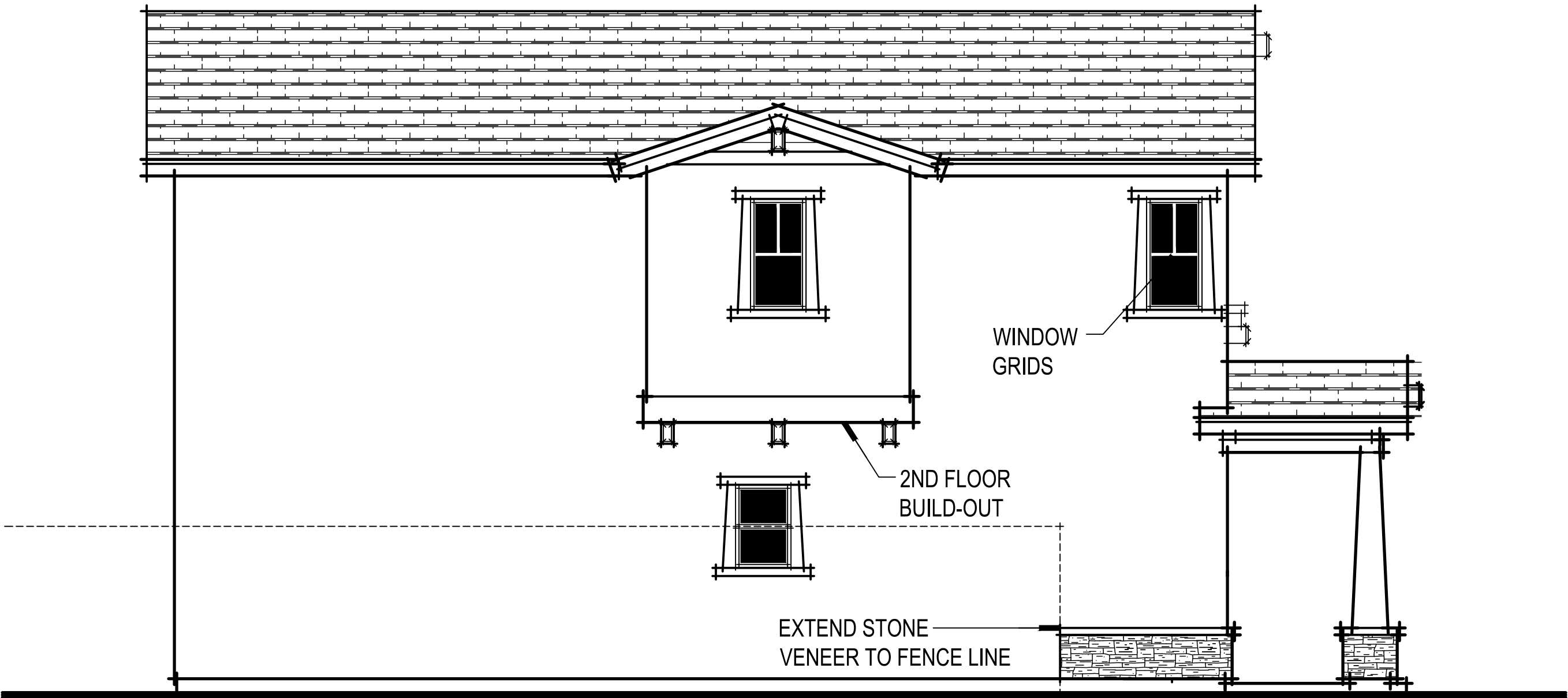
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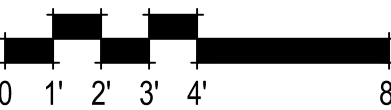




CONTEMPORARY BUNGALOW ENHANCED REAR ELEVATION

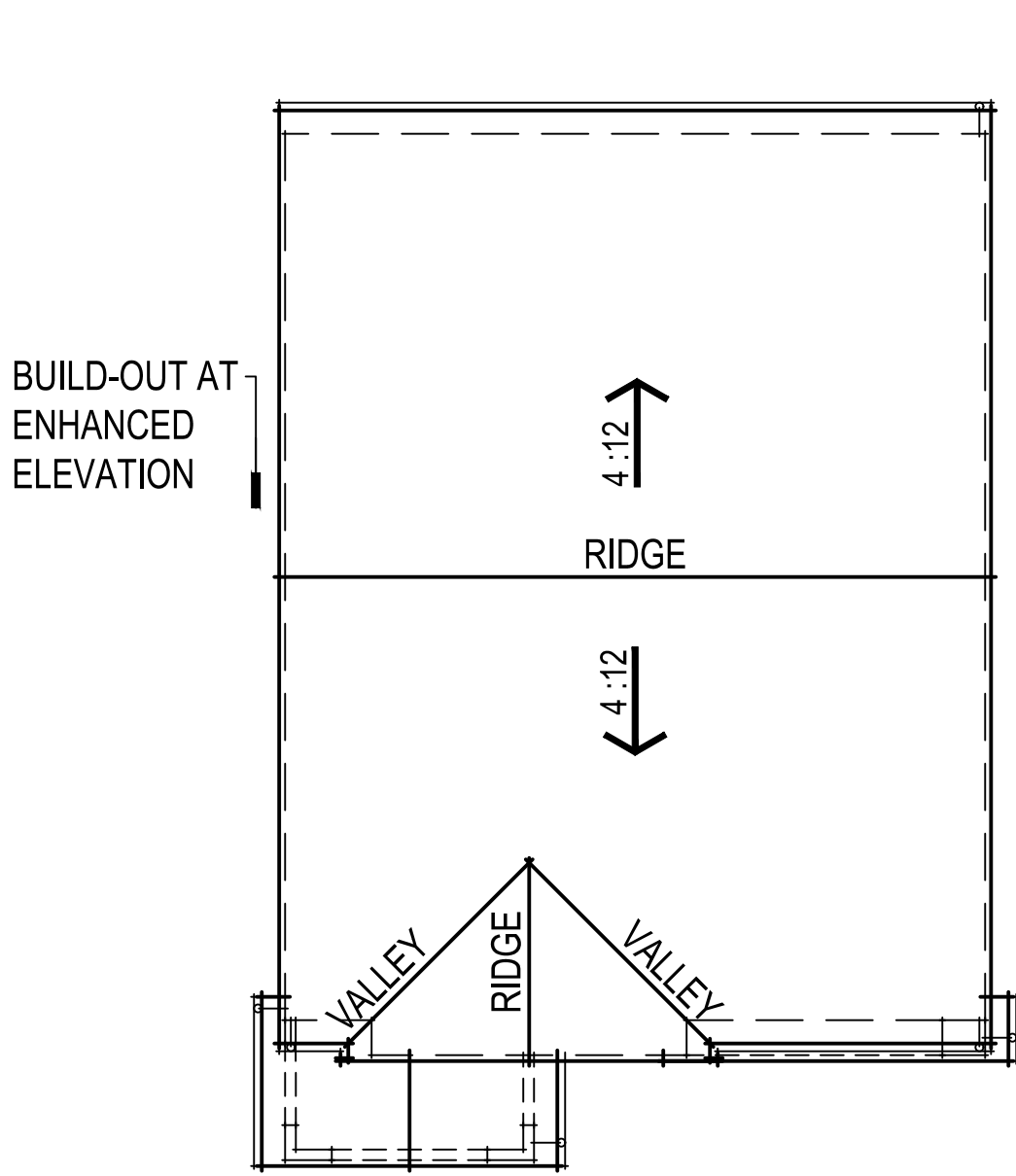


CONTEMPORARY BUNGALOW ENHANCED LEFT ELEVATION

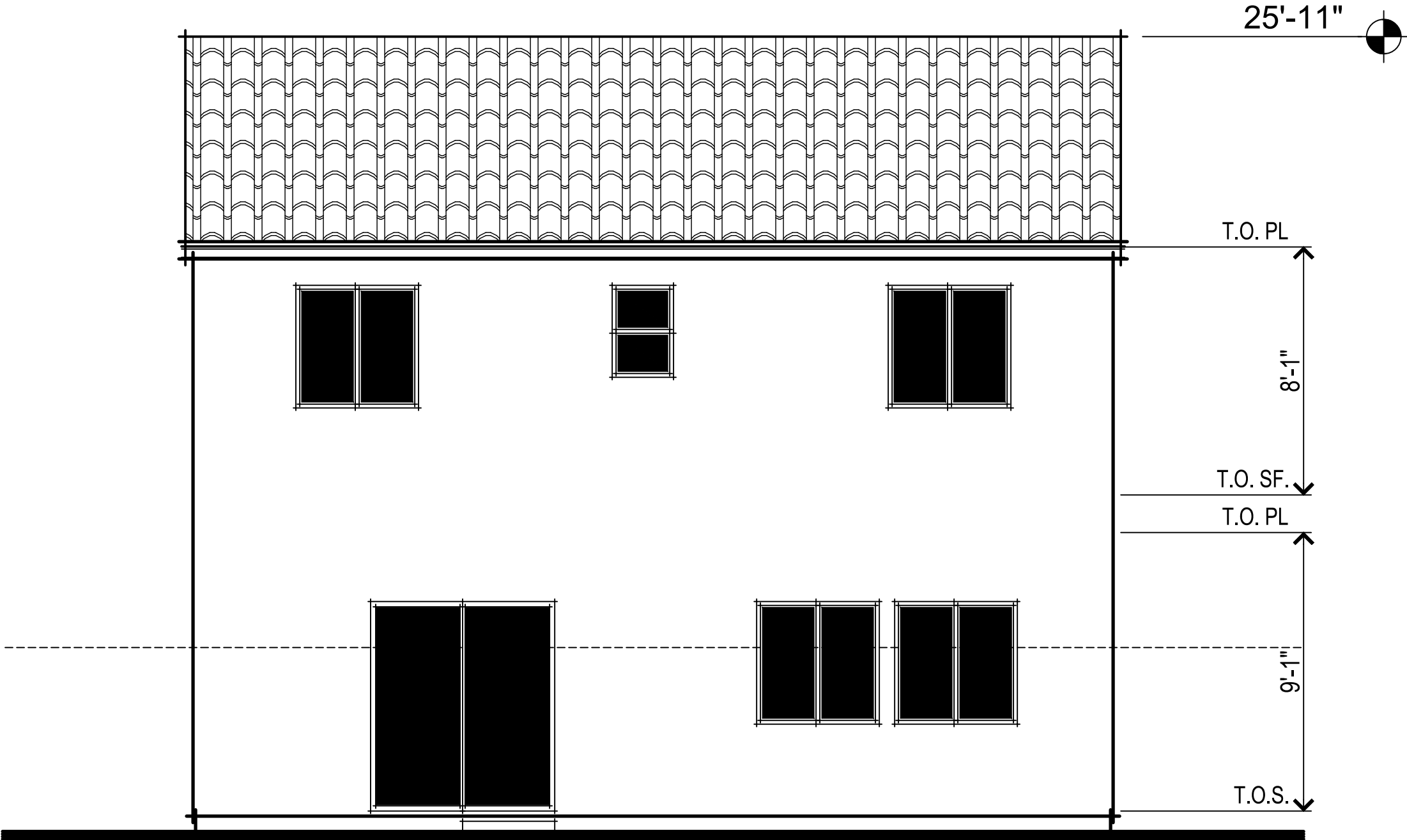


Winding Creek
Roseville, CA
August 10, 2020

PLAN 1811 CONTEMPORARY BUNGALOW ENHANCED ELEVATIONS
A014.1



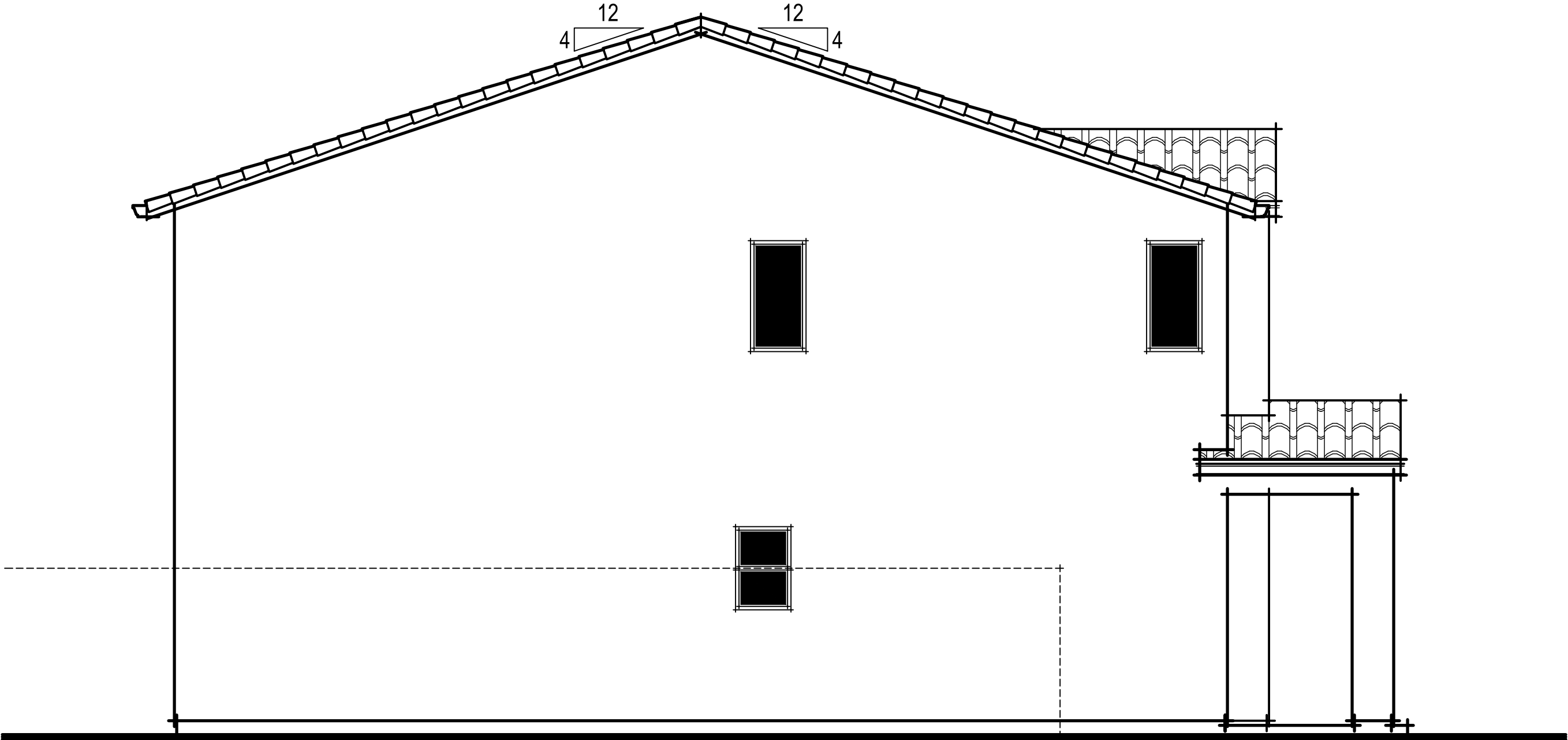
URBAN SPANISH ROOF PLAN



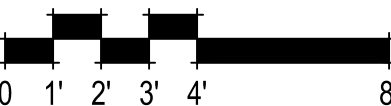
URBAN SPANISH REAR ELEVATION

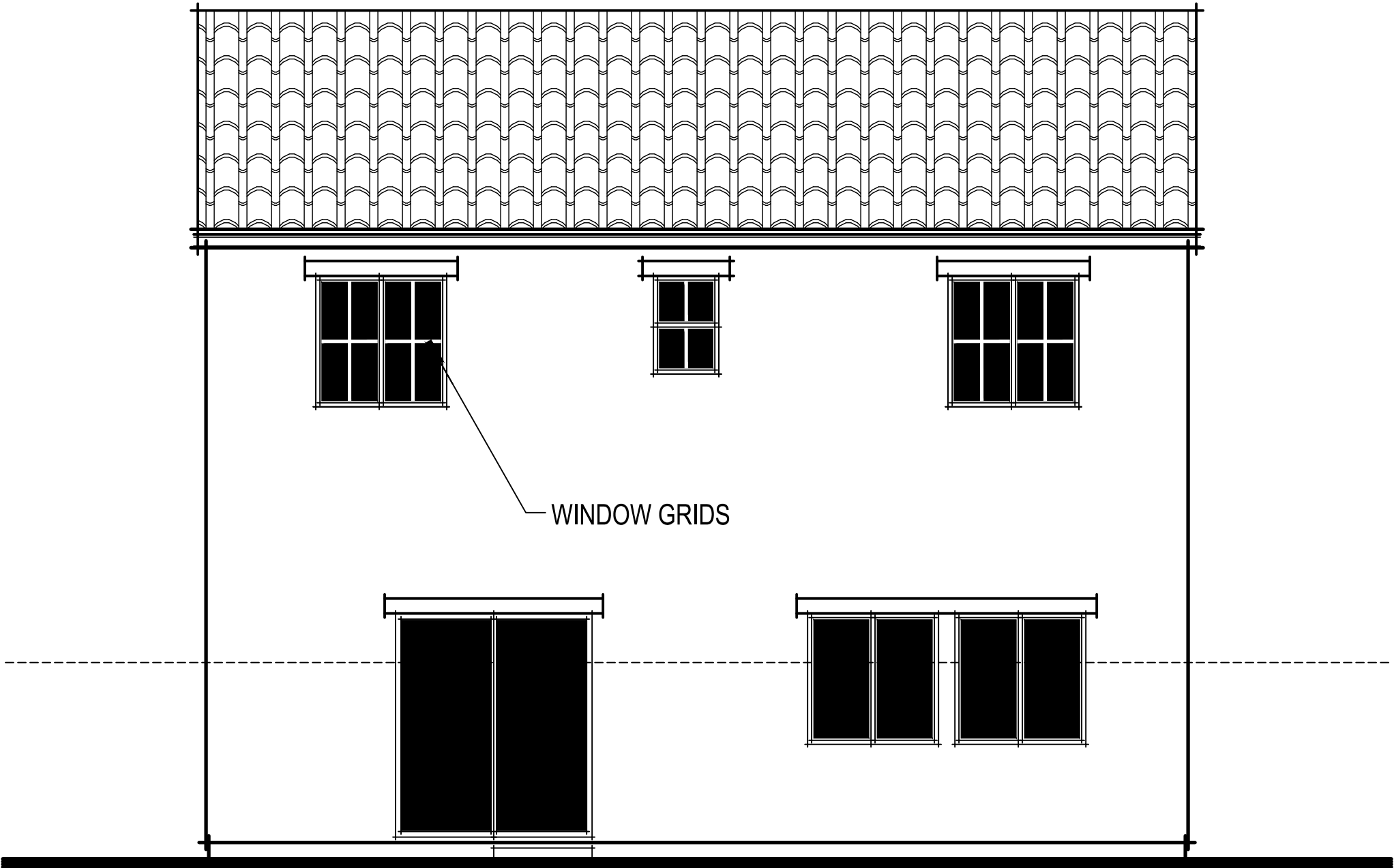


URBAN SPANISH RIGHT ELEVATION

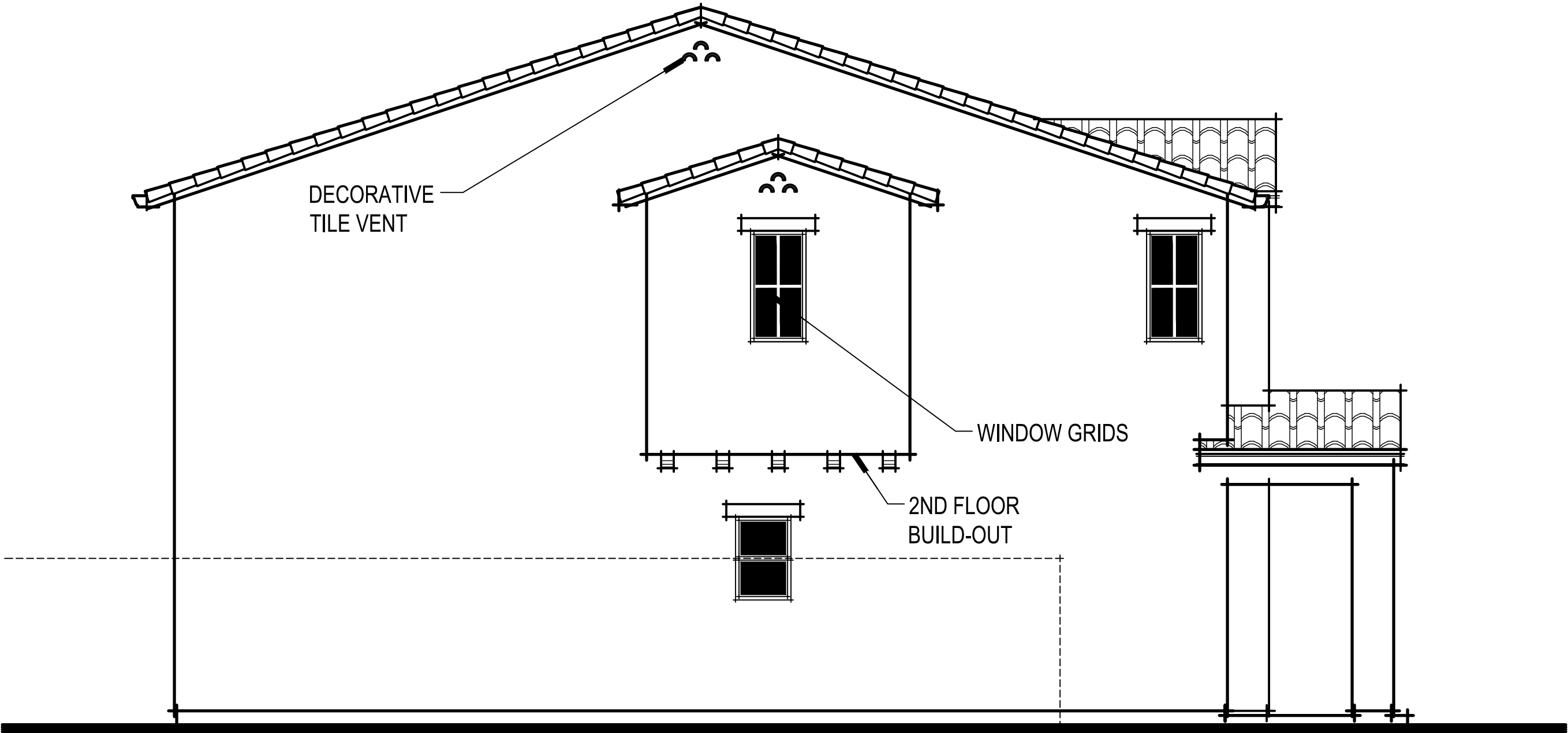


URBAN SPANISH LEFT ELEVATION

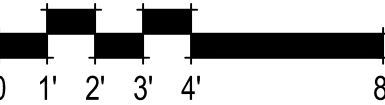




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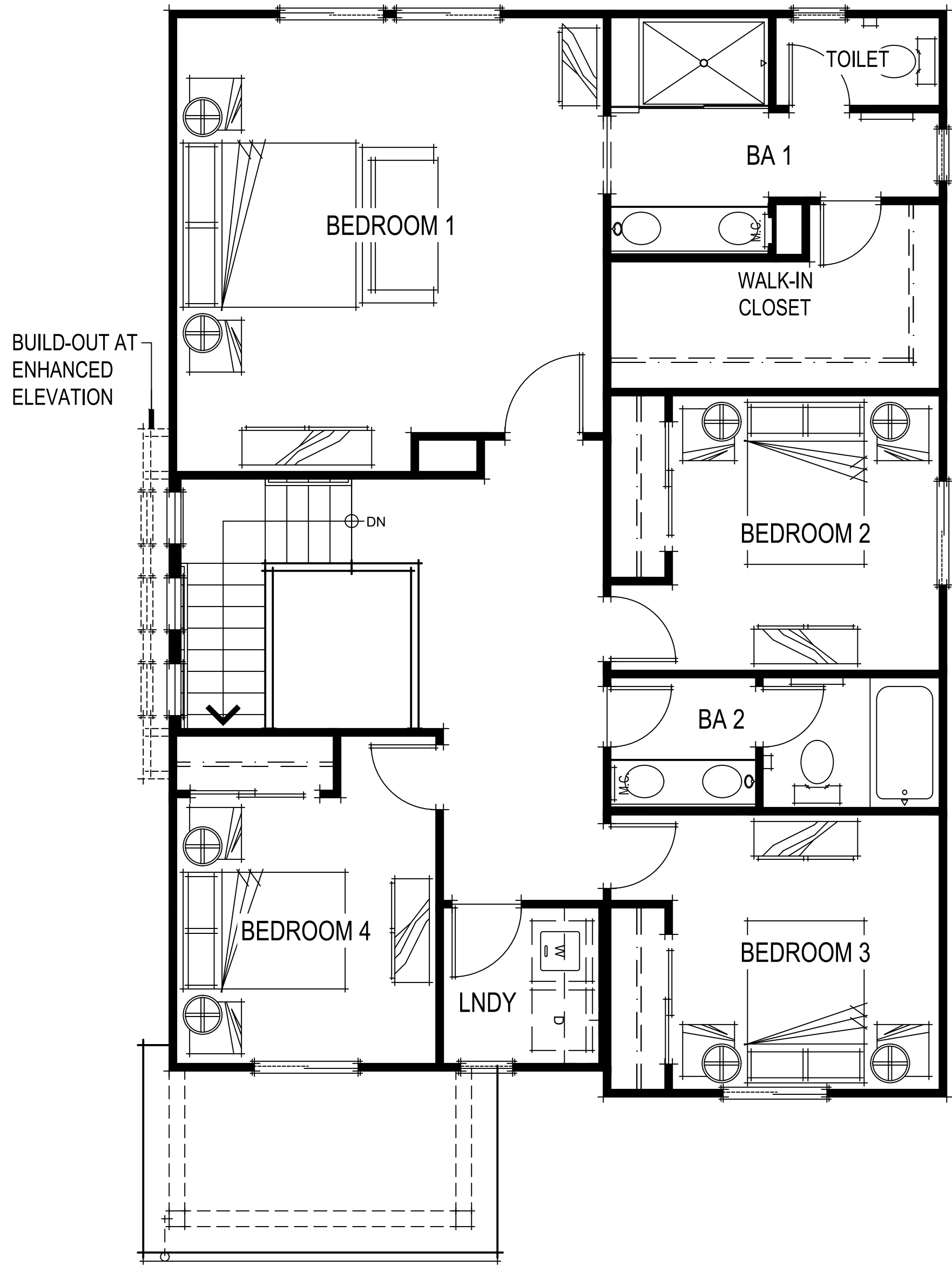


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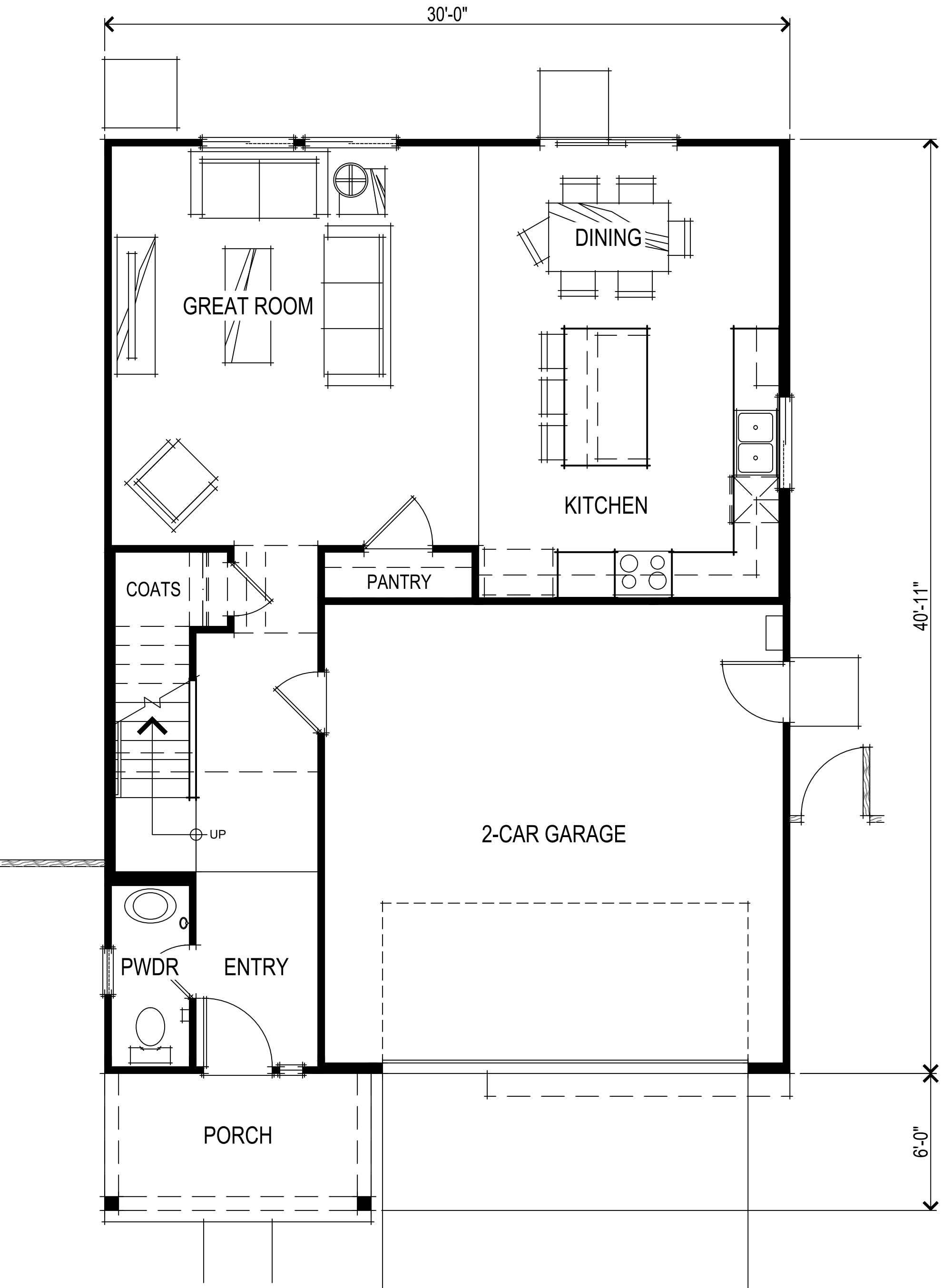


PLAN 1811 URBAN SPANISH ENHANCED ELEVATIONS
A015.1

Winding Creek
Roseville, CA
August 10, 2020

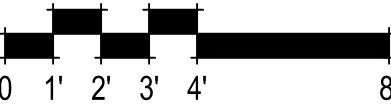


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	809 SQ. FT.
SECOND FLOOR	1160 SQ. FT.
TOTAL LIVING	1969 SQ. FT.
2-CAR GARAGE	419 SQ. FT.



PLAN 1969 FLOOR PLANS
A016

Winding Creek
Roseville, CA
August 10, 2020



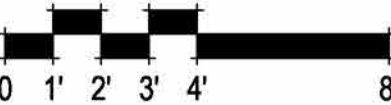
URBAN SPANISH FRONT ELEVATION



MODERN FARMHOUSE FRONT ELEVATION



CONTEMPORARY BUNGALOW FRONT ELEVATION



PLAN 1969 FRONT ELEVATIONS
A017

Winding Creek
Roseville, CA
August 10, 2020

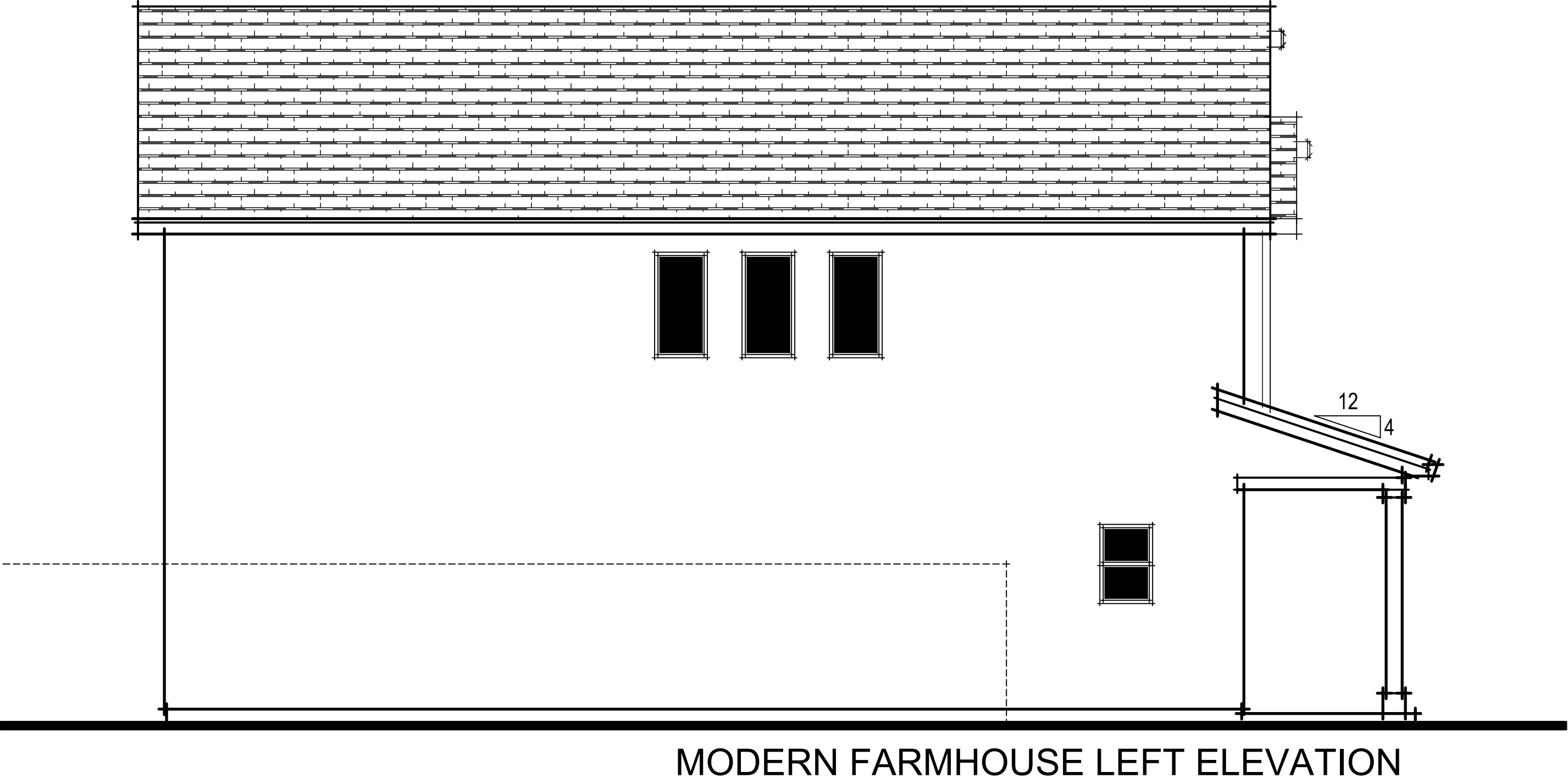
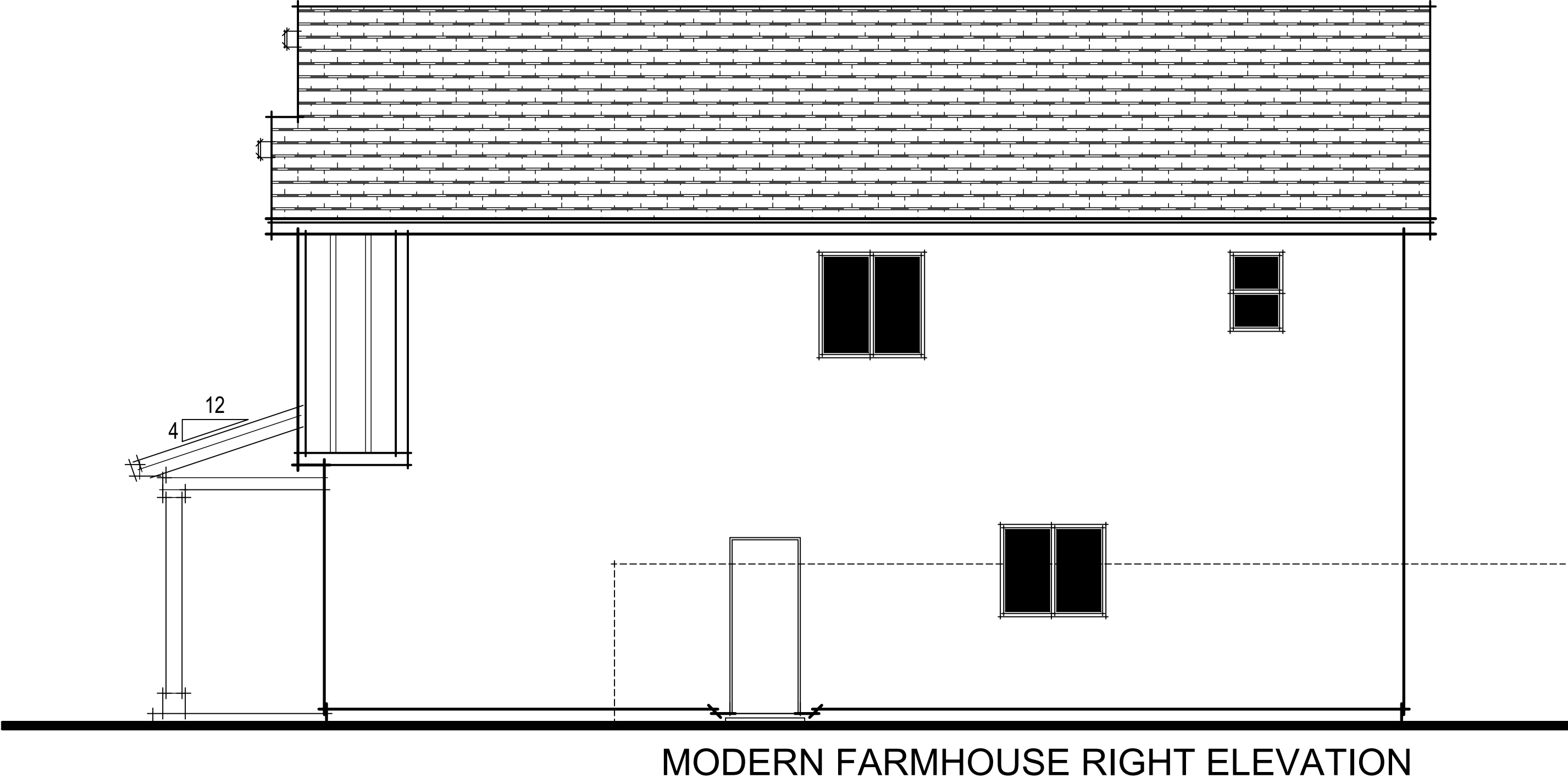
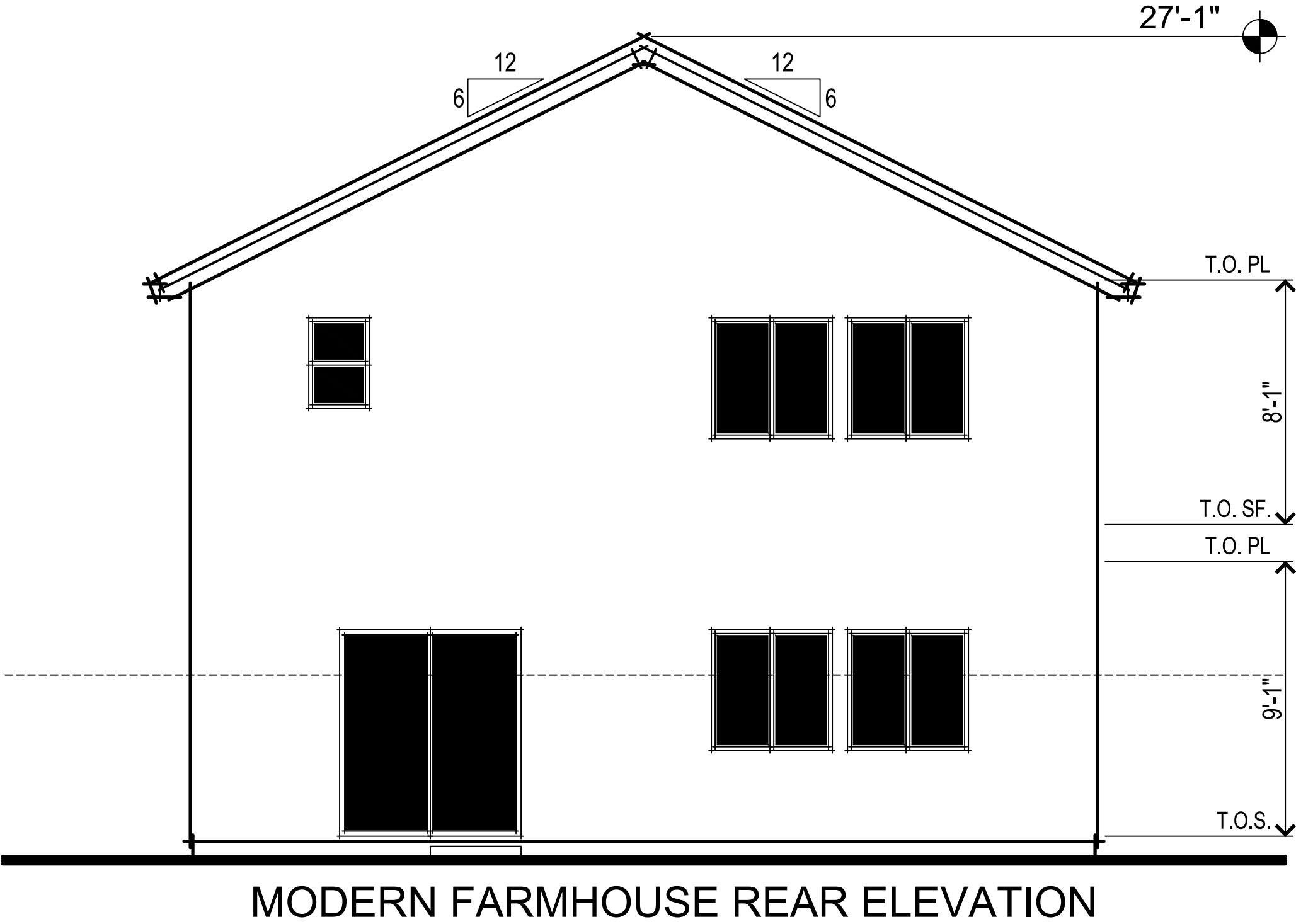
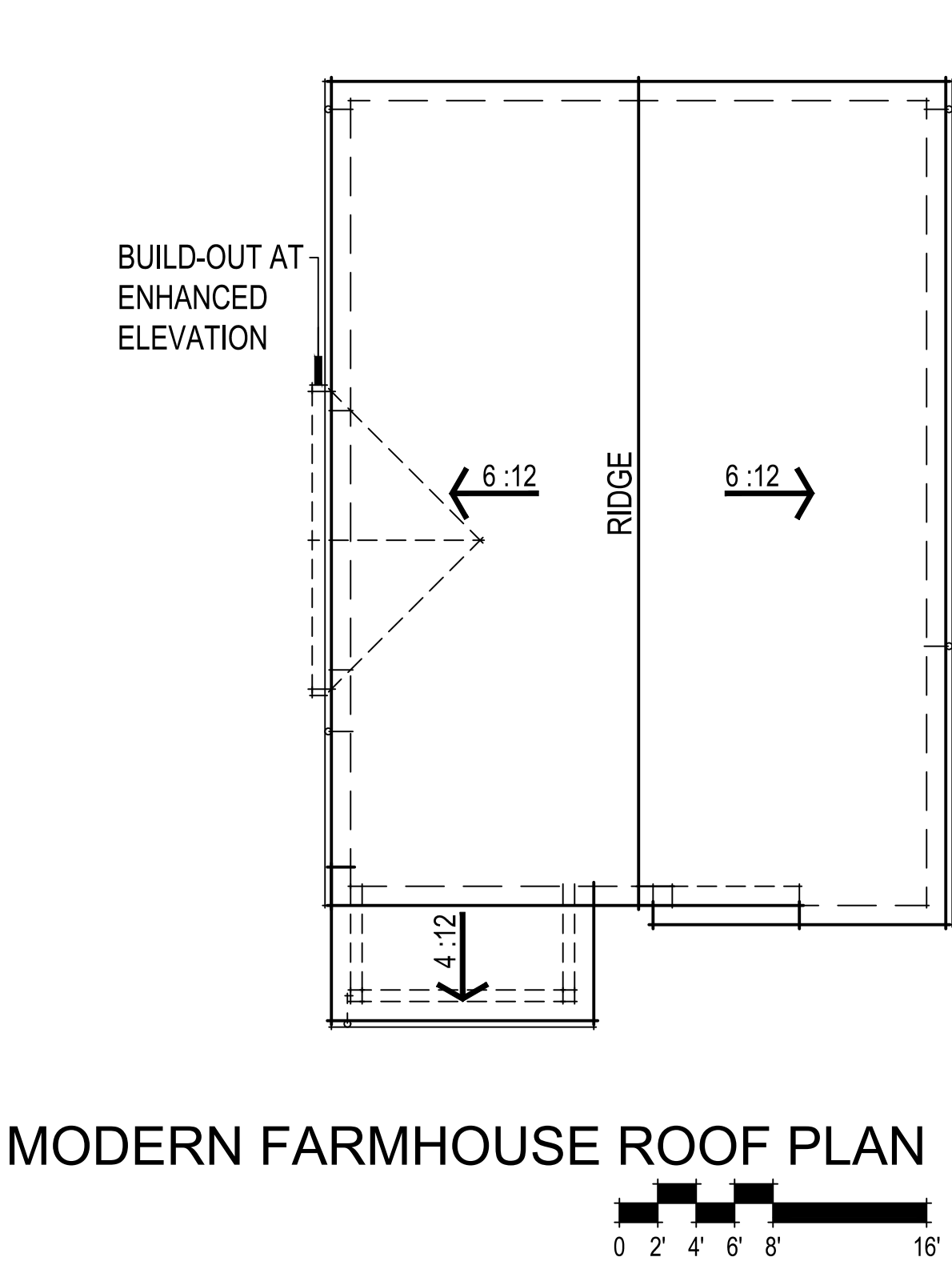
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Winding Creek
Roseville, CA
August 10, 2020

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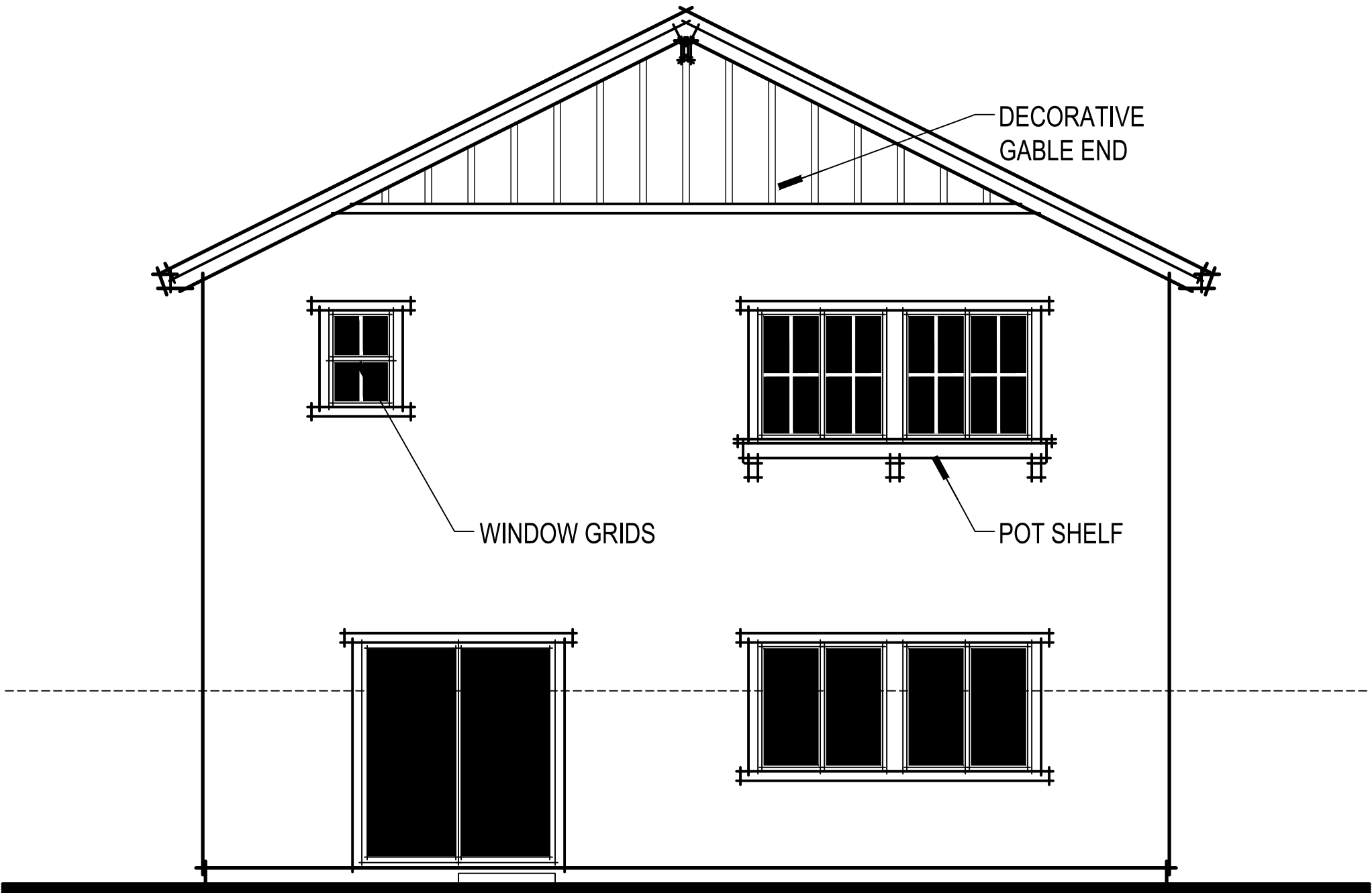
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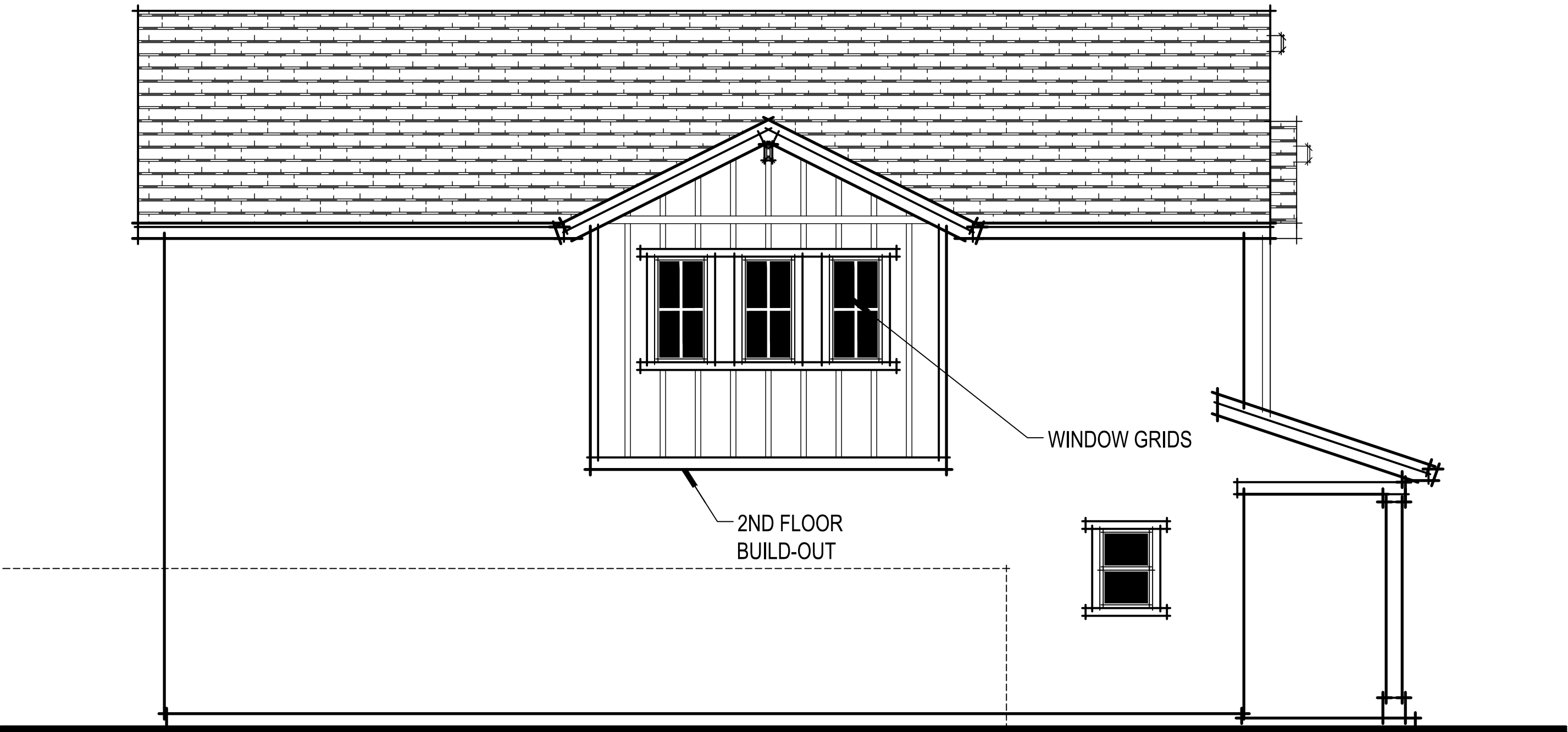
PLAN 1969 MODERN FARMHOUSE ELEVATIONS
A018

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Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





MODERN FARMHOUSE ENHANCED REAR ELEVATION



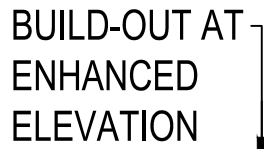
MODERN FARMHOUSE ENHANCED LEFT ELEVATION



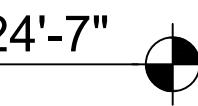
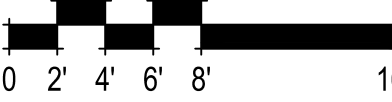
PLAN 1969 MODERN FARMHOUSE ENHANCED ELEVATIONS
A018.1

Winding Creek
Roseville, CA
August 10, 2020

PC Exhibit A



CONTEMPORARY BUNGALOW ROOF PLAN



CONTEMPORARY BUNGALOW REAR ELEVATION

CONTEMPORARY BUNGALOW RIGHT ELEVATION

CONTEMPORARY BUNGALOW LEFT ELEVATION

Winding Creek
Roseville, CA
August 10, 2020

Express[®]
HOMES
a D.R. Horton Company

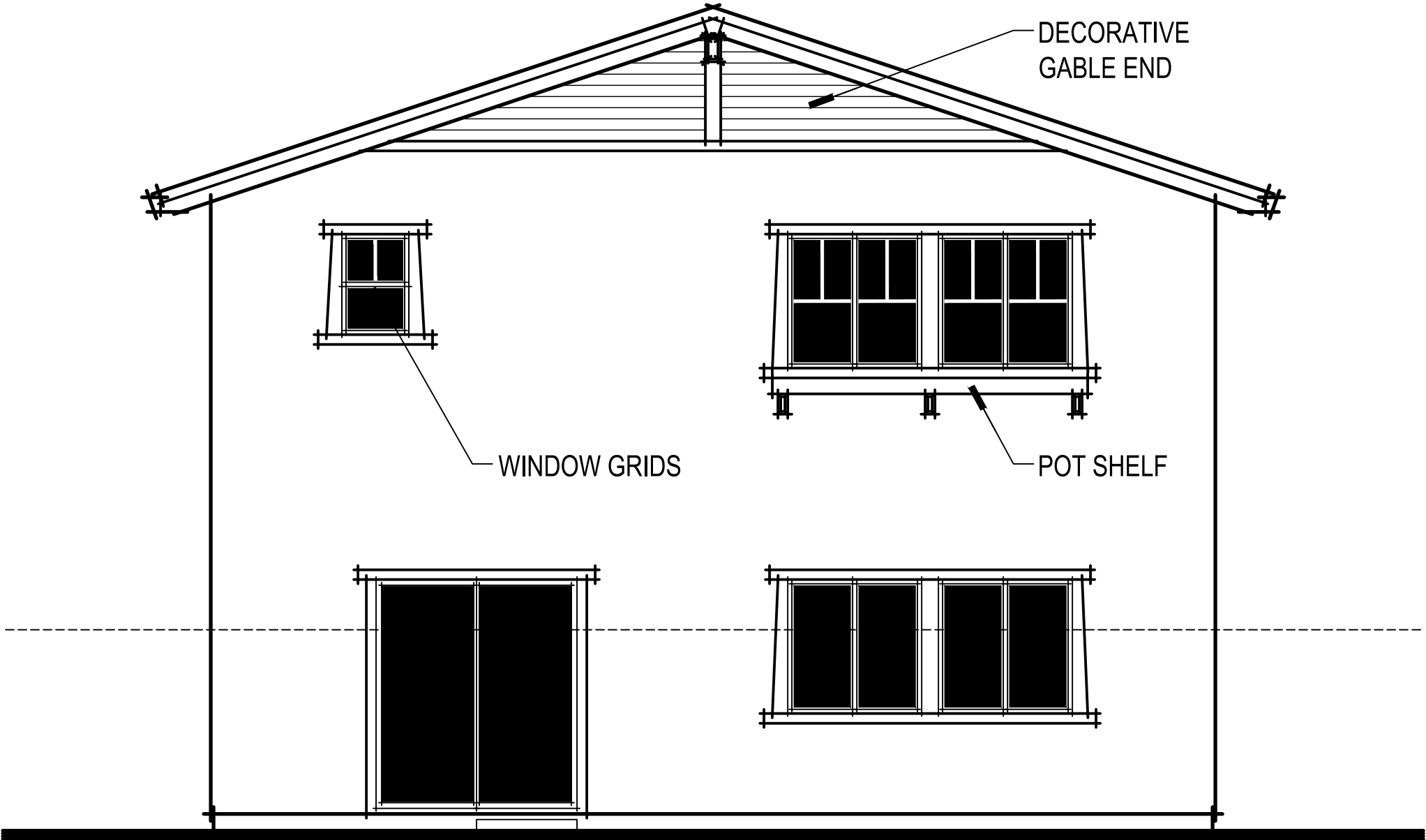
2260 DOUGLAS BLVD, SUITE 110
ROSEVILLE, CA 95661
916.297.4461

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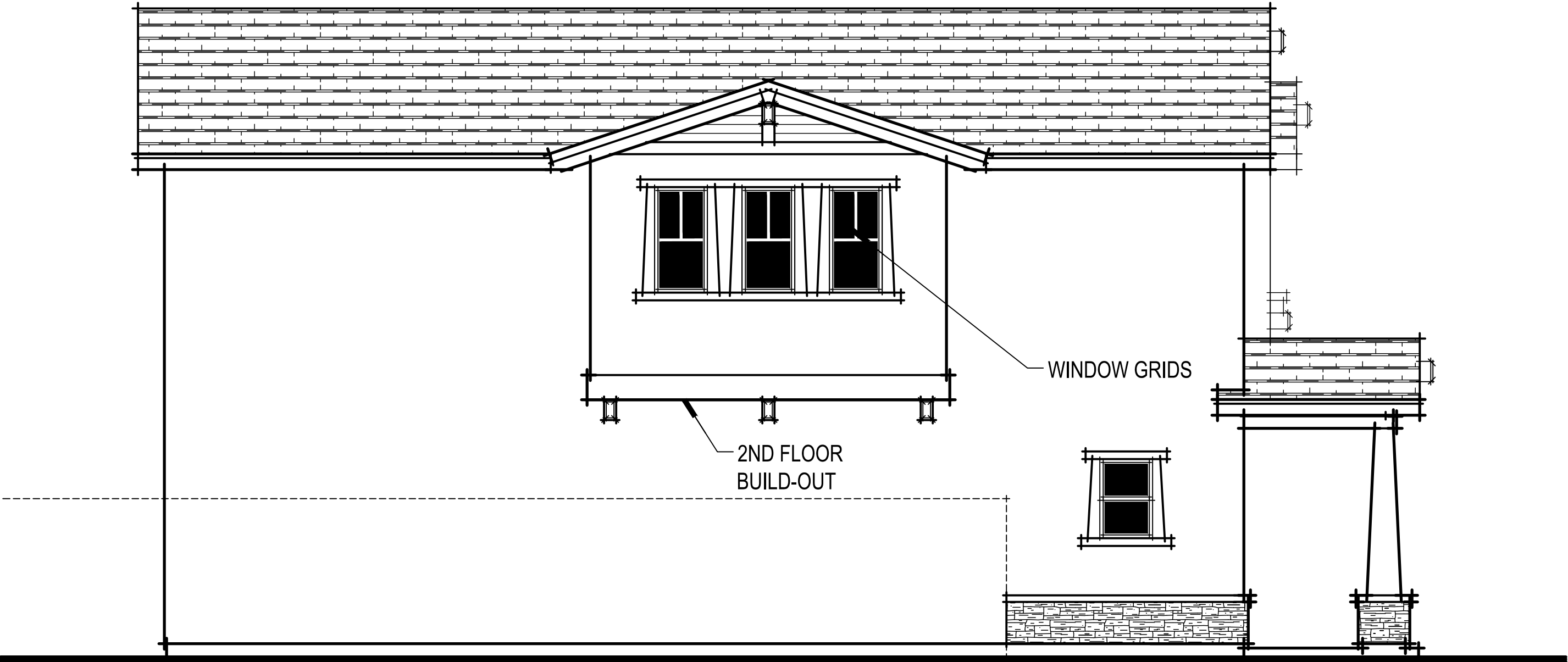
PLAN 1969 CONTEMPORARY BUNGALOW ELEVATIONS
A019

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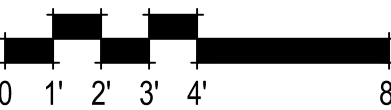




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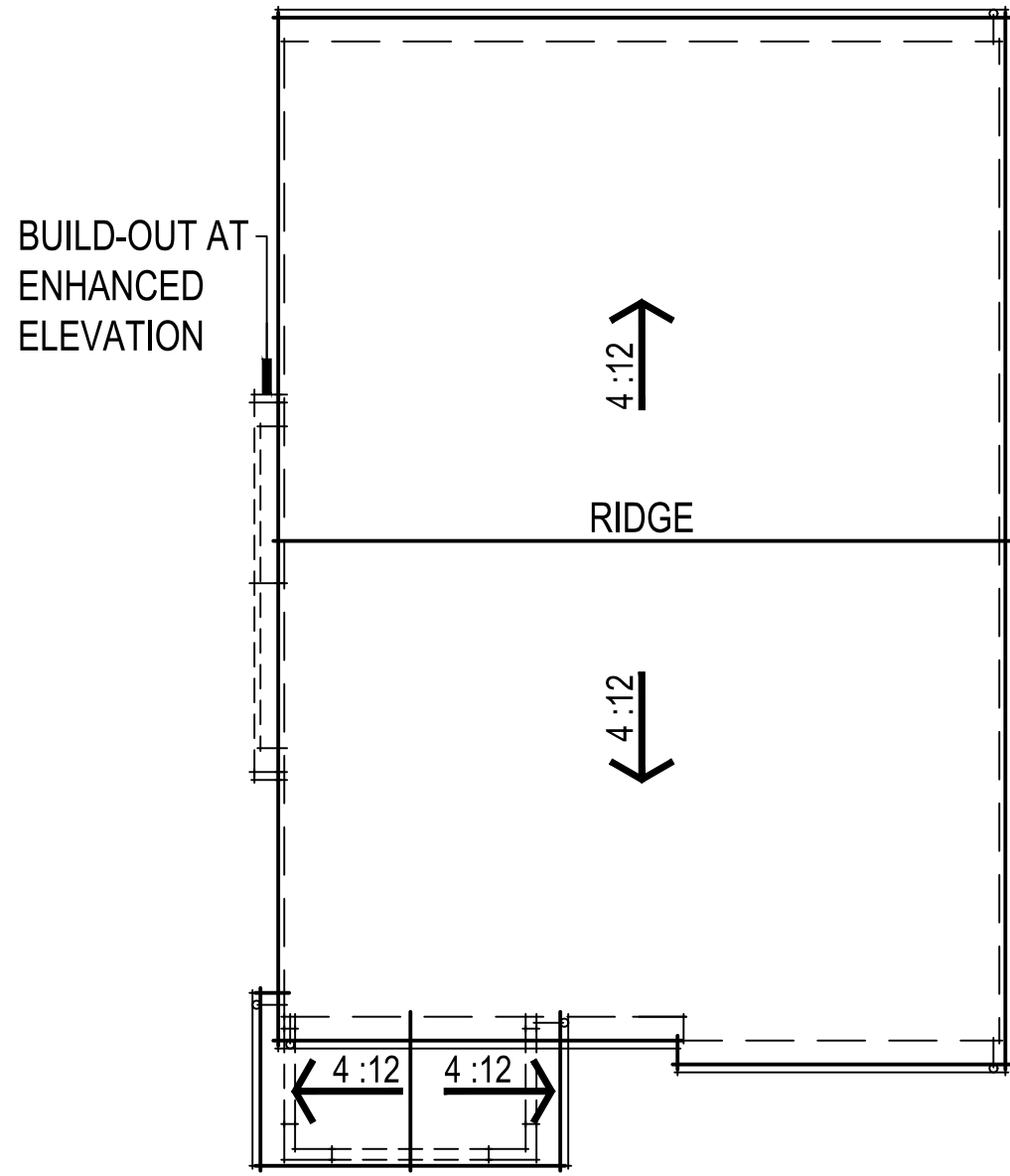


CONTEMPORARY BUNGALOW ENHANCED LEFT ELEVATION

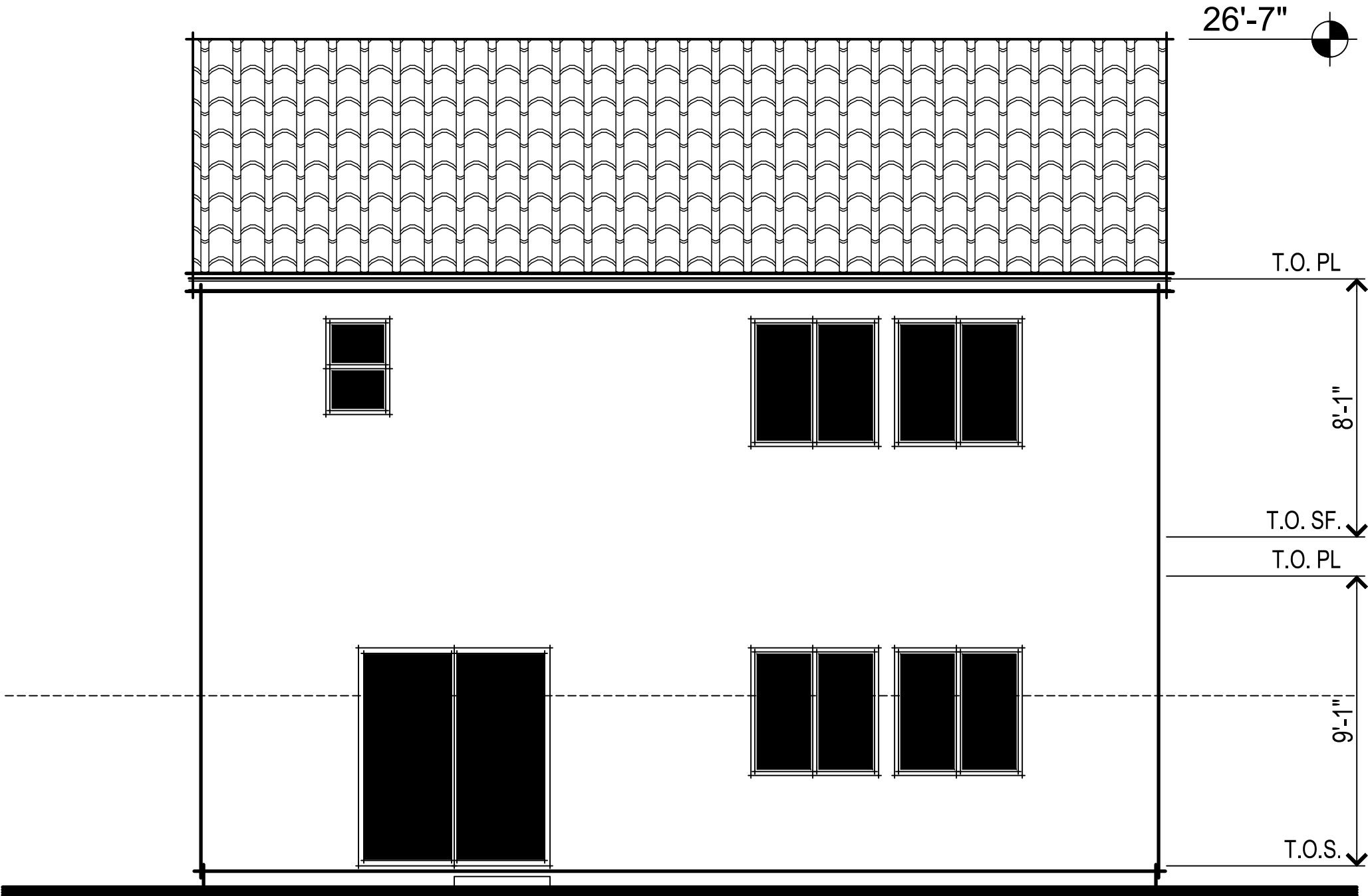
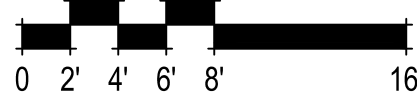


PLAN 1969 CONTEMPORARY BUNGALOW ENHANCED ELEVATIONS
A019.1

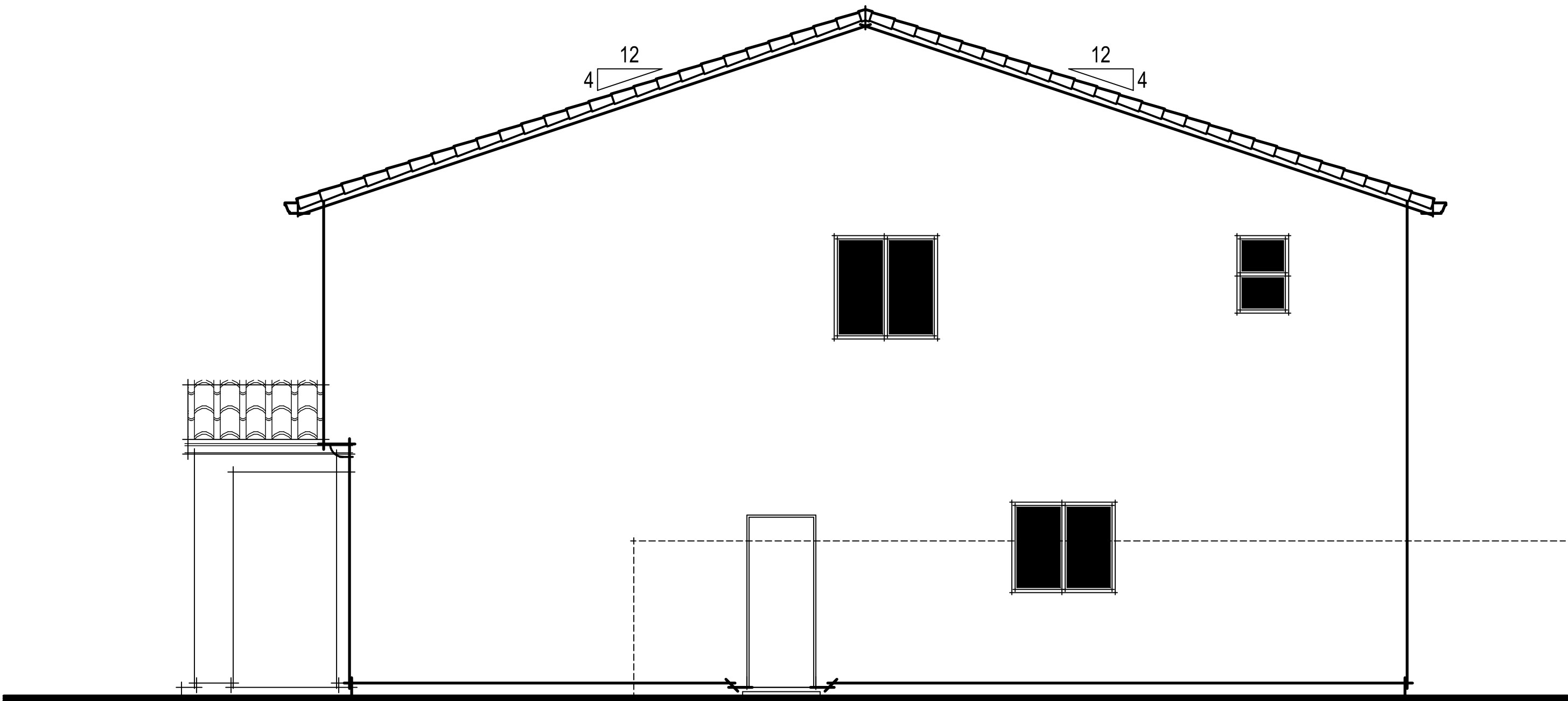
Winding Creek
Roseville, CA
August 10, 2020



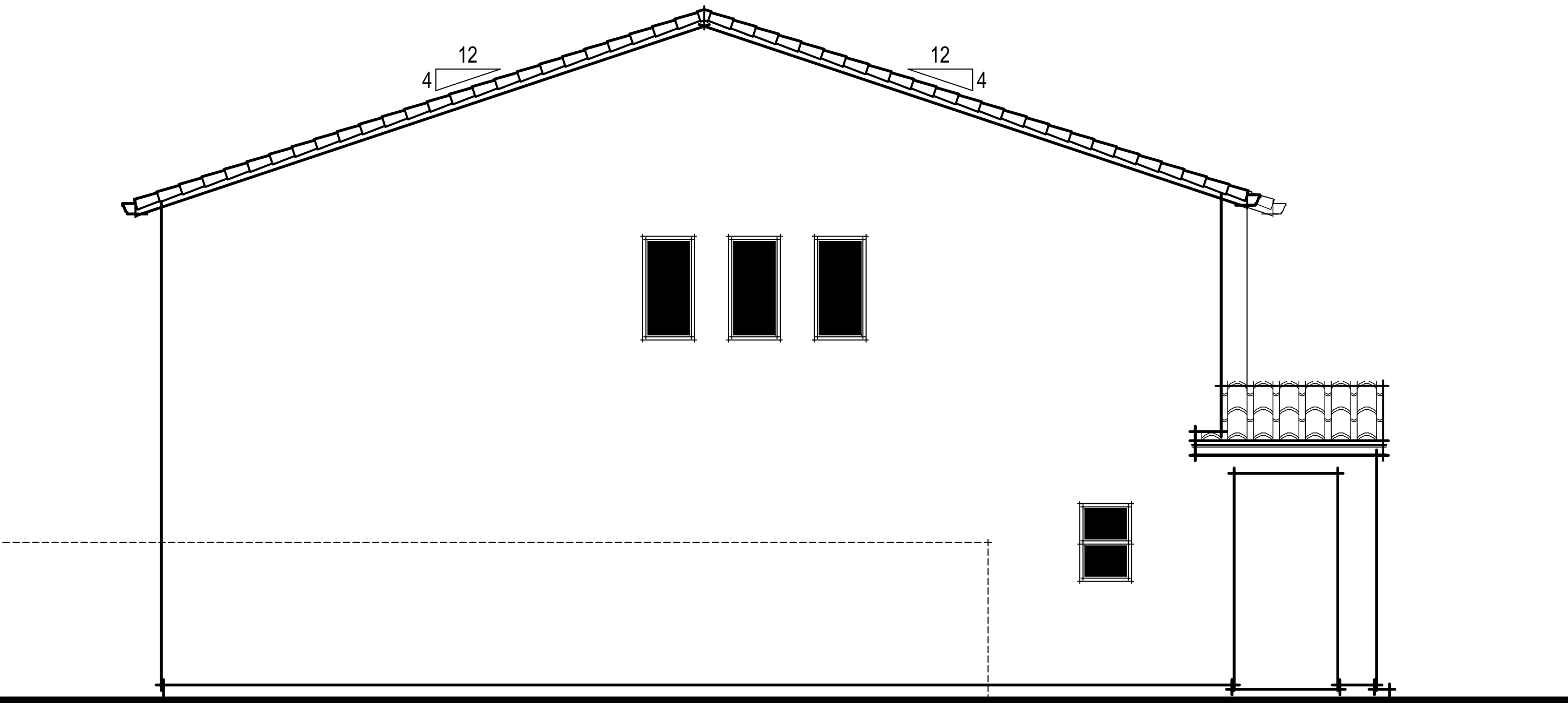
URBAN SPANISH ROOF PLAN



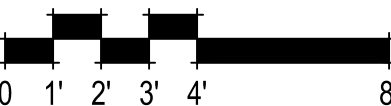
URBAN SPANISH REAR ELEVATION



URBAN SPANISH RIGHT ELEVATION



URBAN SPANISH LEFT ELEVATION



Winding Creek
Roseville, CA
August 10, 2020

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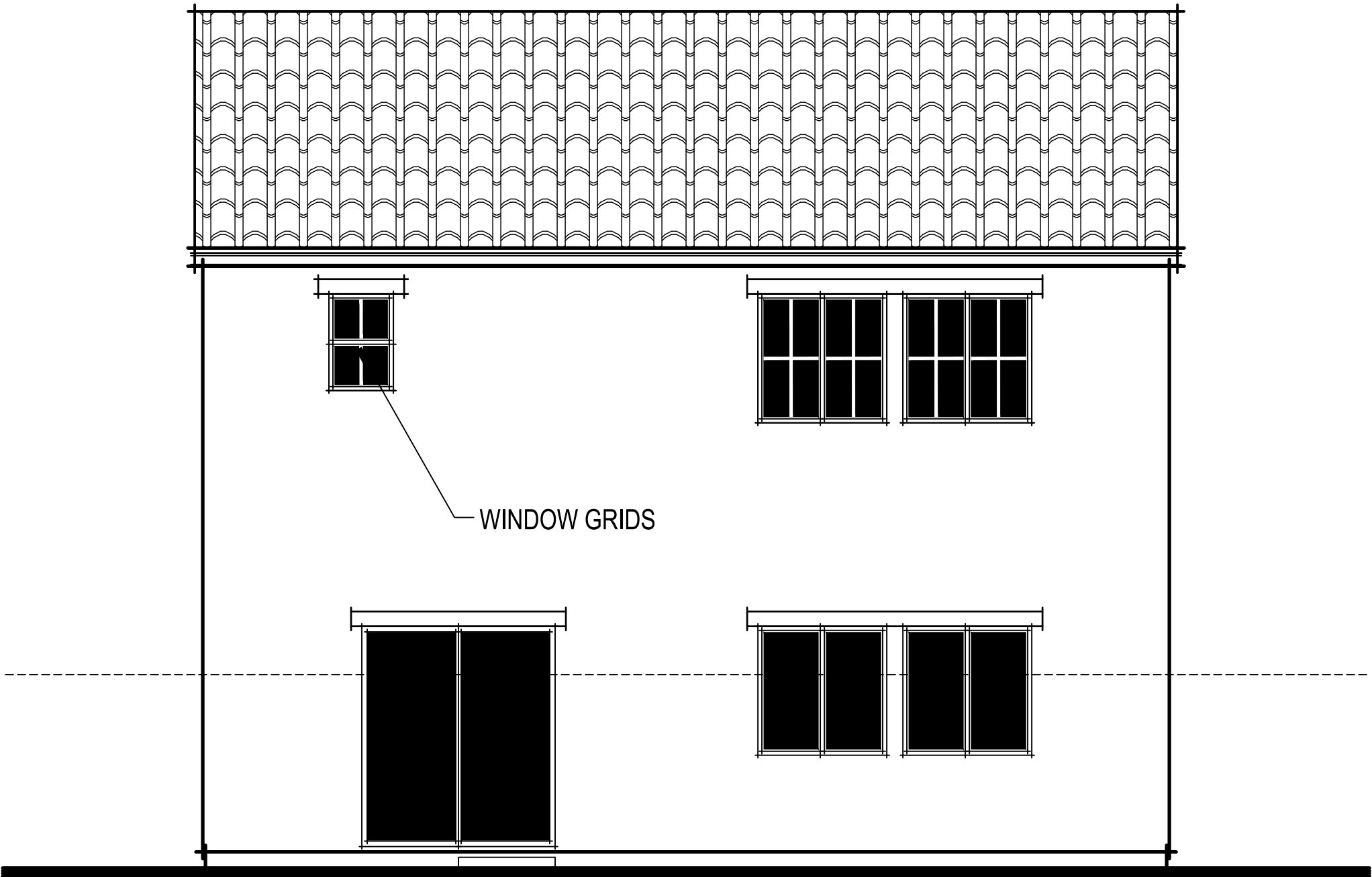
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PLAN 1969 URBAN SPANISH ELEVATIONS
A020

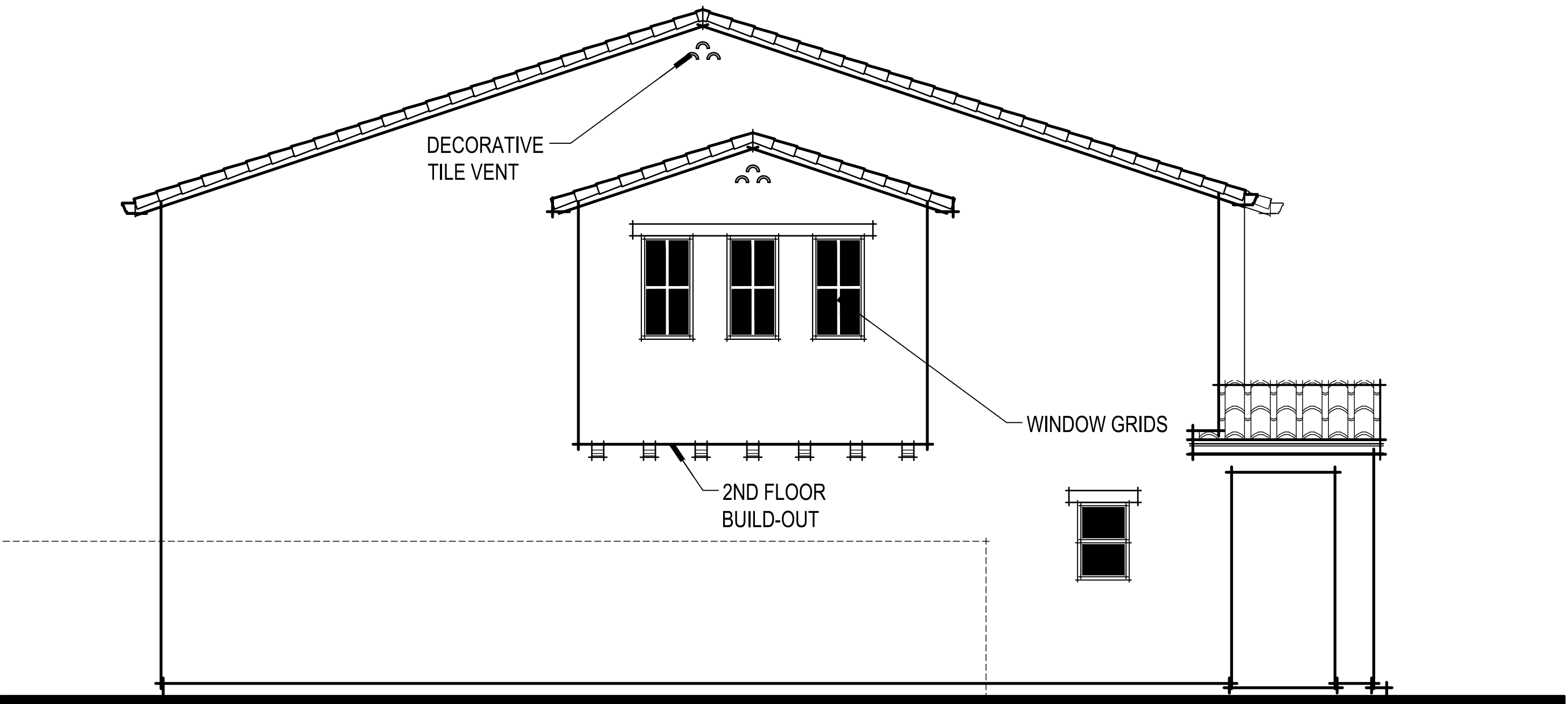
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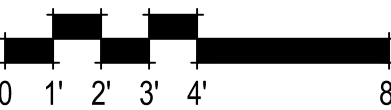
PC Exhibit A



URBAN SPANISH ENHANCED REAR ELEVATION



URBAN SPANISH ENHANCED LEFT ELEVATION



Winding Creek
Roseville, CA
August 10, 2020

PLAN 1969 URBAN SPANISH ENHANCED ELEVATIONS
A020.1

SCHEME 1 - MODERN FARMHOUSE

Roofing

EAGLE
Bel Air
4679
Light Gray Range



Body 1 & Garage Door

SW0055 Light French Gray

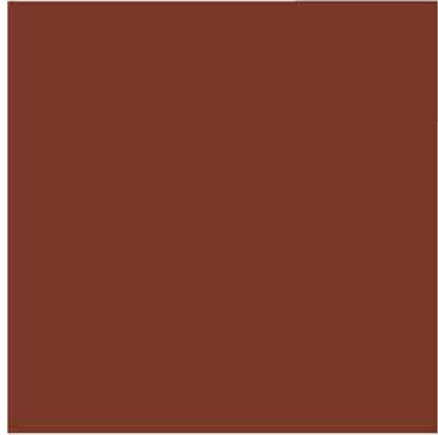


Accent & Entry Door

SW0032 Needlepoint Navy

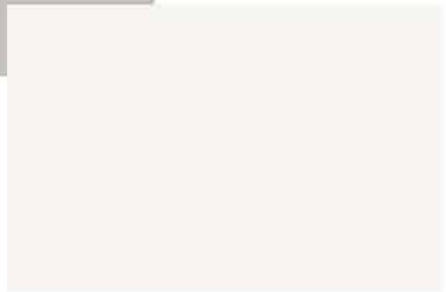
Body 2

SW2839 Roycroft Copper Red



Trim

SW7757 High Reflective White



SCHEME 2 - MODERN FARMHOUSE

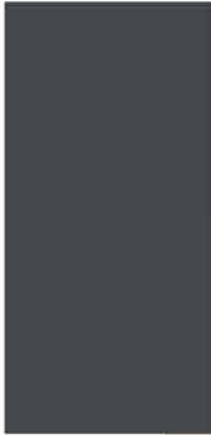
Roofing

EAGLE
Bel Air
4679
Light Gray Range



Body 1 & Garage Door

SW9165 Gossamer Veil

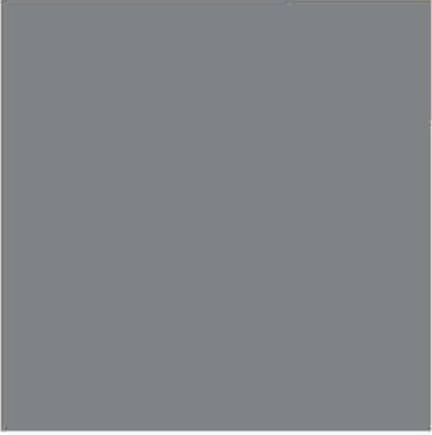


Accent & Entry Door

SW7076 Cyberspace

Body 2

SW7074 Software



Trim

SW7008 Alabaster



SCHEME 3 - MODERN FARMHOUSE

Roofing

EAGLE
Bel Air
4690
Pweter Bronze Blend



Body 1 & Garage Door

SW7671 On The Rocks

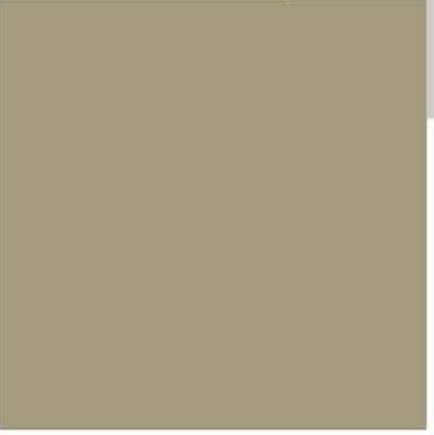


Accent & Entry Door

SW7645 Thunder Gray

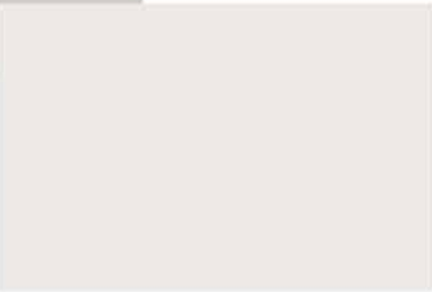
Body 2

SW2826 Colonial Revival Green Stone



Trim

SW7004 Snowbound



SCHEME 4 - CONTEMPORARY BUNGALOW

Roofing

EAGLE
Bel Air
4883
Hillsborough Blend

Body 1 & Garage Door

SW7051 Analytical Gray

Accent & Entry Door

SW7027 Well-Bred Brown

Body 2

SW7744 Zeus

Trim

SW7046 Anonymous

Stone Accent

Cultured Stone By BORAL
Umber Creek Country LedgeStone

SCHEME 5 - CONTEMPORARY BUNGALOW

Roofing

EAGLE
Bel Air
4671
Village Blend

Body 1 & Garage Door

SW7044 Amazing Gray

Accent & Entry Door

SW0045 Antiquarian Brown

Body 2

SW7522 Meadowlark

Trim

SW7047 Porpoise

Stone Accent

Cultured Stone By BORAL
Chardonnay Country LedgeStone

SCHEME 6 - CONTEMPORARY BUNGALOW

Roofing

EAGLE
Bel Air
4883
Hillsborough Blend

Body 1 & Garage Door

SW7024 Functional Gray

Accent & Entry Door

SW6146 Umber

Body 2

SW7025 Backdrop

Trim

SW7005 Pure White

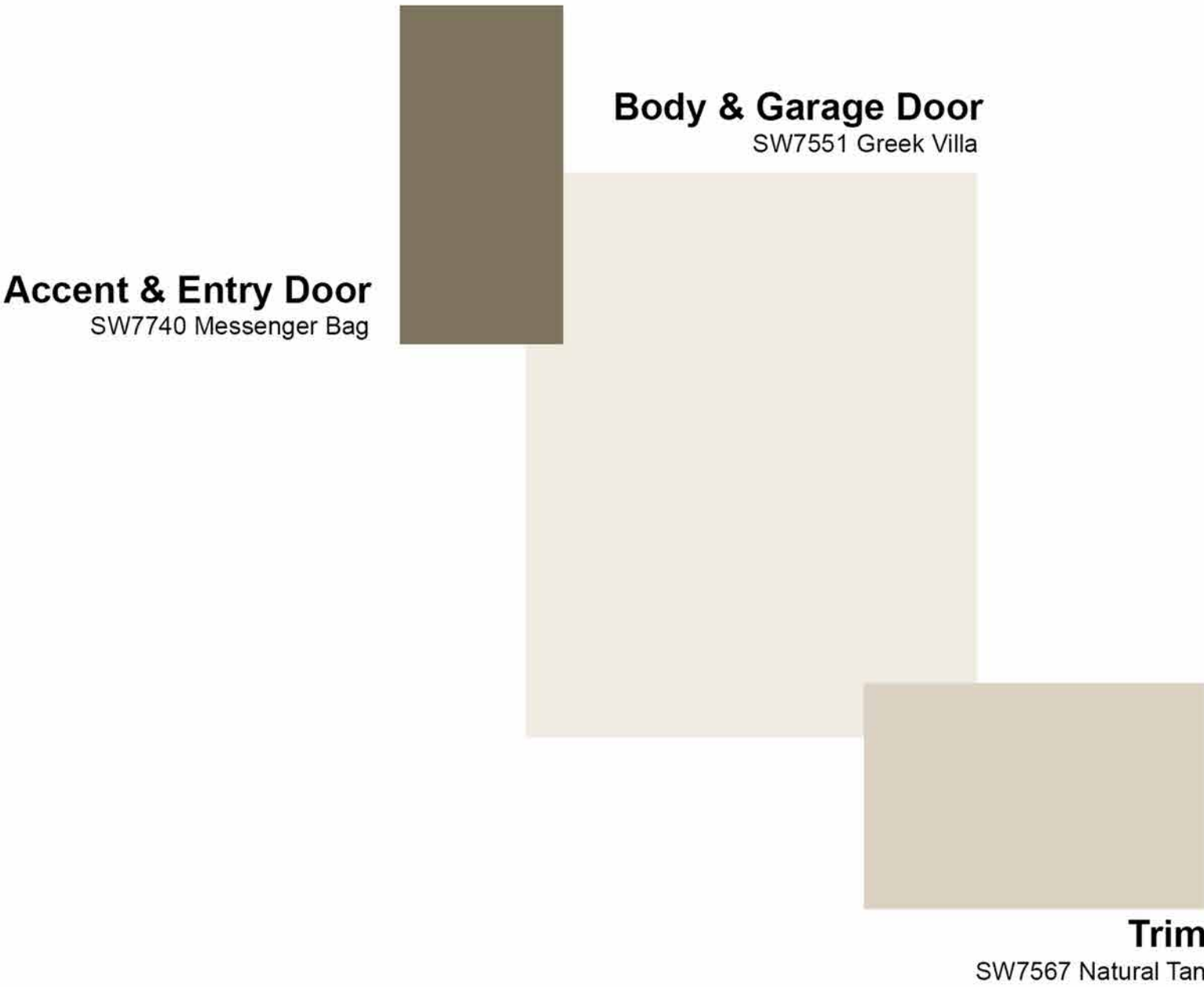
Stone Accent

Cultured Stone By BORAL
Skyline Country LedgeStone

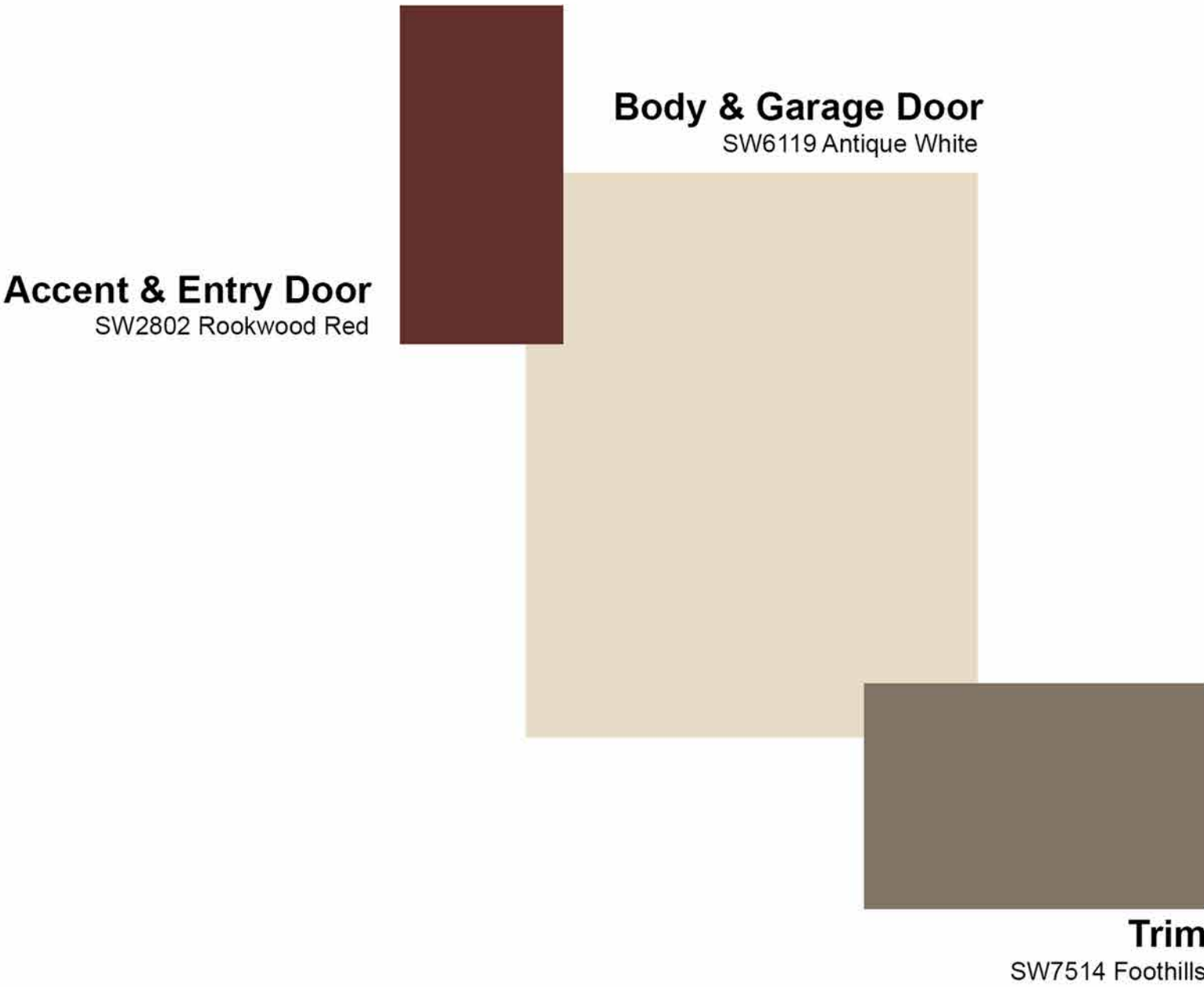
Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

Winding Creek
Roseville, CA
August 10, 2020

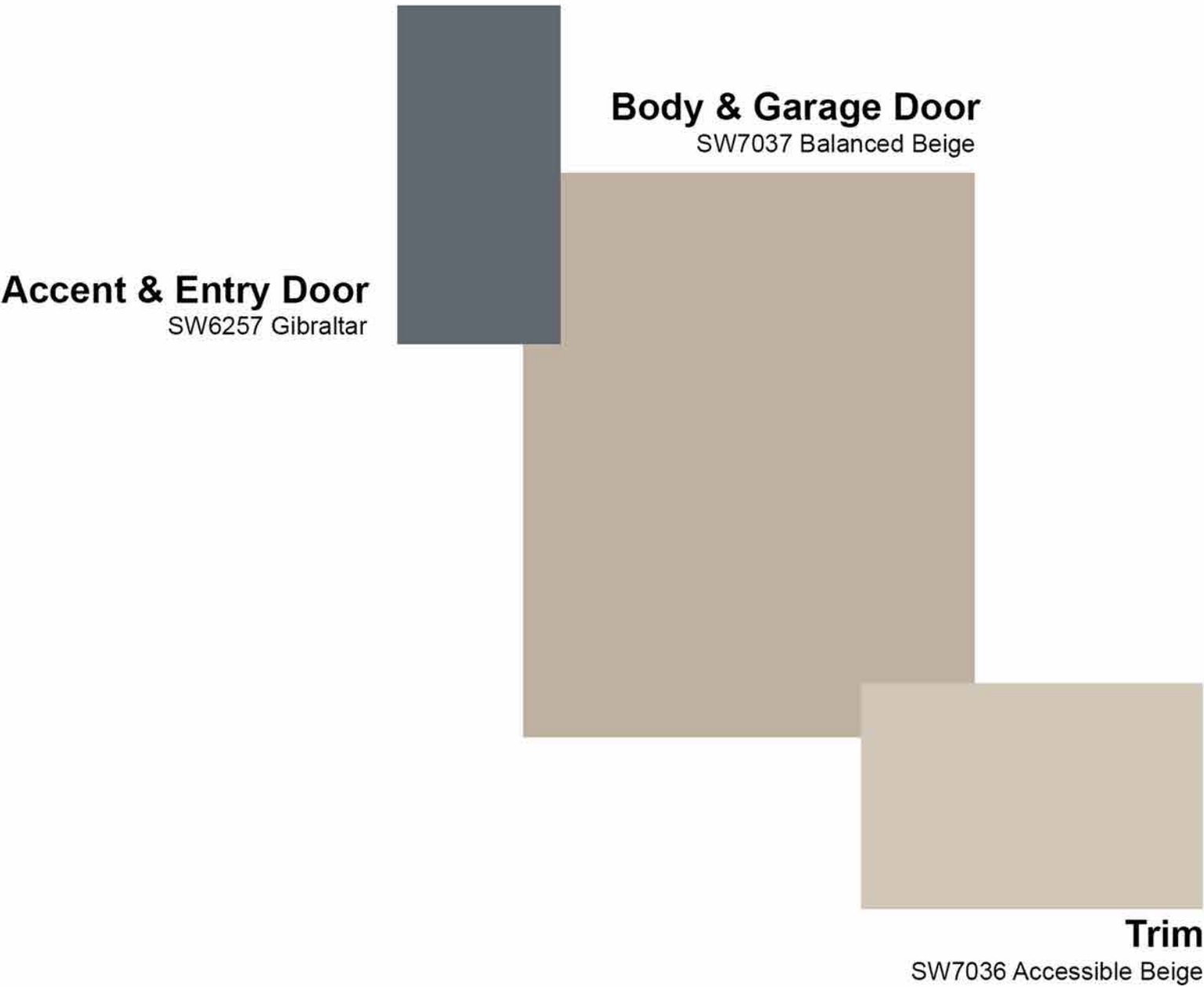
SCHEME 7 - URBAN SPANISH



SCHEME 8 - URBAN SPANISH



SCHEME 9 - URBAN SPANISH



Roach &
Campbell111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044PRODUCTION
TYPICAL
LANDSCAPE
PLANS FORWINDING
CREEK
VILLAGES
23 & 24ROSEVILLE, CA
BY DR HORTON

KEYMAP:

OVERALL PLAN

DRAWN BY:

STAFF

CHECKED BY:

DWC

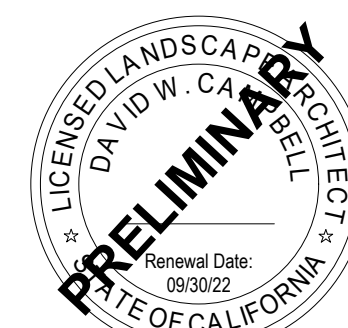
JOB NO.

20044A

DATE

SEPTEMBER 15, 2020

REVISIONS:



L1.1

DRAWINGS IN SET:

TYPICAL LANDSCAPE IMPROVEMENT
PLANS FOR
WINDING CREEK
VILLAGES 23 & 24
PRODUCTION HOMES
ROSEVILLE, CALIFORNIA
BY D.R. HORTON

SHEET INDEX

- L1.1 OVERALL PLAN
L2.1 TYPICAL LOT IRRIGATION PLAN & NOTES
L2.2 TYPICAL CORNER LOT IRRIGATION PLAN & LEGEND
L2.3 IRRIGATION DETAILS & SCHEDULE
L3.1 TYPICAL LOT PLANTING PLAN & LEGEND
L3.2 TYPICAL CORNER LOT PLANTING PLAN & FENCING DETAILS
L3.3 PLANTING DETAILS & NOTES
L3.4 WATER USE CALCULATIONS

DIRECTORY

BUILDER/OWNER:

D.R. HORTON
2260 DOUGLAS BLVD. STE 110
ROSEVILLE, CA 95661PROJECT CONTACT:
TODD D. SMITH
OFFICE: (916) 297-4579

LANDSCAPE ARCHITECT:

ROACH + CAMPBELL
111 SCRIPPS DRIVE
SACRAMENTO, CA 95825DAVID CAMPBELL, ASLA
PHONE: 916-342-7116

LEGEND

- N/E
77
SOLAR EXPOSURE (N/E: NORTH/EAST, S/W: SOUTH/WEST).
LOT NUMBER
- LOTS INCLUDED WITH THIS PROJECT UNDER CURRENT CONTRACT.
- COMMON AREA LANDSCAPE. NOT IN SCOPE.

GENERAL NOTE

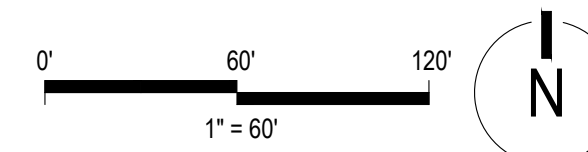
1. "TYPICAL" PLANS: ONE TYPICAL LOT OF EACH PLAN TYPE (INLINE) AND ONE TYPICAL CORNER LOT ARE SHOWN. PLANS ARE NOT INDICATIVE OF ANY SPECIFIC LOT, BUT SHALL BE APPLIED TO EACH SPECIFIC LOT FOLLOWING THE FORMS, SPACING, AND OVERALL LAYOUT SHOWN. MINOR VARIATIONS WILL OCCUR BETWEEN DIFFERENT ELEVATIONS AND LOT SIZES. CONTRACTOR IS RESPONSIBLE TO VERIFY FIELD CONDITIONS AND TO ACCOMMODATE THESE DIFFERENCES IN ALL BID PRICING.
2. "TYPICAL CORNER WITH PARKWAY STRIP" PLANS: REFER TO THE SIDE AND REAR YARDS, INCLUDING PARKWAY STRIPS THAT ARE IMMEDIATELY NEXT TO LOTS 6, 33 & 34 ON FARMSTEAD CIRCLE, AND LOTS 32, 33 & 59 ON TRAIL BLAZER LOOP. THIS INCLUDES TYPICAL LANDSCAPE IN FRONT YARDS.

LANDSCAPE SUBMITTAL CHECKLIST

1. PROJECT INFORMATION:
DATE: 09/15/20
APPLICANT: ROACH + CAMPBELL LANDSCAPE ARCHITECTURE ON BEHALF OF:
DR HORTON
BONNIE CHIU
8501 FALLBROOK AVE., STE 270
WEST HILLS, CA 91304
- PROJECT ADDRESS: (N/A)
TOTAL LANDSCAPE AREA: 89,584 SF
PROJECT TYPE: SINGLE FAMILY RESIDENTIAL
WATER SUPPLY TYPE: POTABLE WATER
- CHECKLIST OF ALL DOCUMENTS INCLUDED:
☒ SOIL MANAGEMENT REPORT (SEE LANDSCAPE DESIGN PLAN)
☒ LANDSCAPE DESIGN PLAN
☒ IRRIGATION DESIGN PLAN
☒ GRADING DESIGN PLAN (SEE PREVIOUSLY APPROVED CIVIL DRAWINGS)
- PROJECT CONTACTS: (SEE APPLICANT INFORMATION, ABOVE)

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL
WATER EFFICIENT LANDSCAPE ORDINANCE (MWELCO)
AND APPLIED THEM FOR THE EFFICIENT USE OF
WATER IN THE LANDSCAPE AND IRRIGATION DESIGN
PLANS.

SIGNED: DATE: 09/15/20





PRODUCTION
TYPICAL
LANDSCAPE
PLANS FOR

WINDING
CREEK
VILLAGES
23 & 24

ROSEVILLE, CA
BY DR HORTON

KEYMAP:

TYPICAL LOT IRRIGATION
PLAN

DRAWN BY:

STAFF

CHECKED BY:

DWC

JOB NO.

20044A

DATE

SEPTEMBER 15, 2020

REVISIONS:

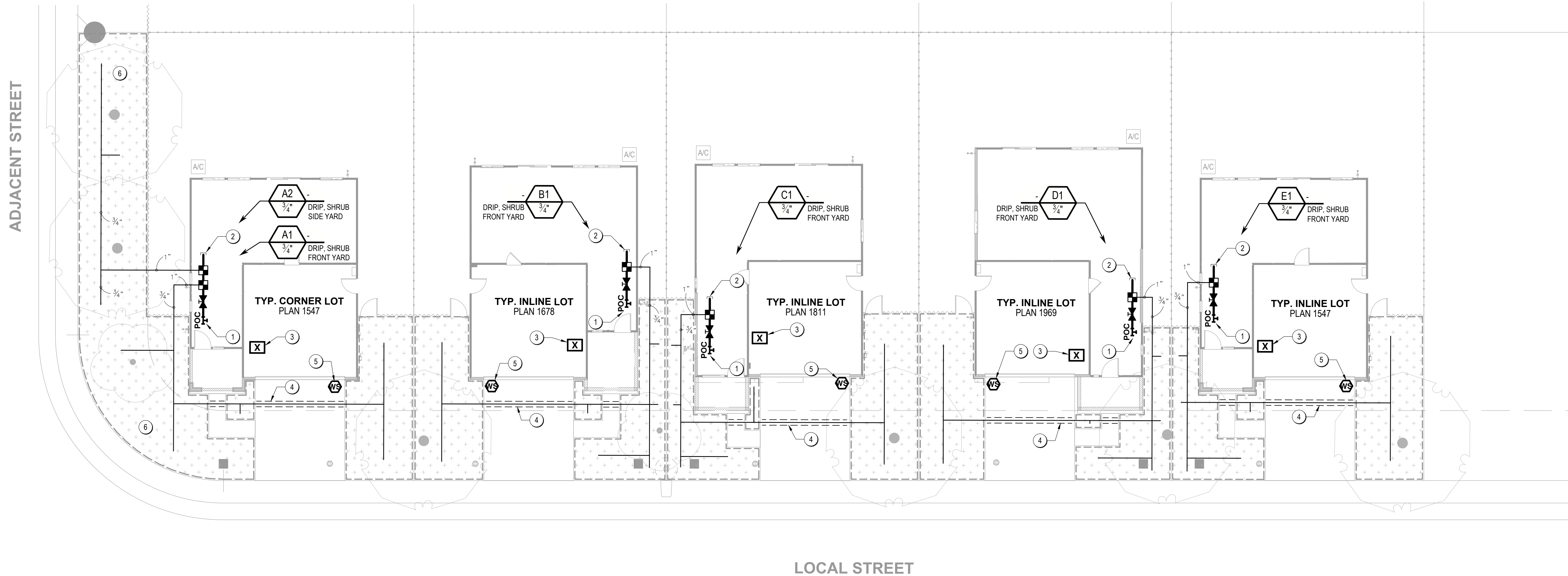


L2.1

DRAWINGS IN SET:

CLIENT REVIEW SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY AUTHORITY HAVING JURISDICTION (A.H.J.)

TYPICAL IN-LINE LOTS WITH STANDARD CORNER



GENERAL IRRIGATION NOTES

1. SITE ACCEPTANCE: THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
2. UNDERGROUND UTILITIES: THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES. TO THE SATISFACTORY OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
3. QUANTITIES: (IF SHOWN) ARE FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM, WITH EVEN AND HEAD-TO-HEAD COVERAGE OF ALL IRRIGATED AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. EXPLANATION OF DRAWINGS: THESE PLANS ARE DIAGRAMMATIC IN NATURE, AND ARE NOT INTENDED TO SHOW EVERY FITTING OR EXACT PIPING LAYOUT. IN MANY CASES, THE MAINLINE AND LATERALS ARE SHOWN IN WALKWAYS OR PAVED AREAS. IRRIGATION EQUIPMENT AND PIPING SHALL BE INSTALLED IN PLANTED AREAS ONLY, UNLESS SPECIFICALLY NOTED OTHERWISE. MAINLINE SHALL BE INSTALLED AS CLOSELY AS POSSIBLE TO BACK OF WALK OR CURB, BUT IN NO CASE GREATER THAN 18" AWAY. IRRIGATION DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
5. FIELD CONDITIONS: THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS. DO NOT FULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN EXISTING WORK, OBSTRUCTIONS, SITE CONDITIONS, GRADE DIFFERENCES, OR OTHER ASPECTS ARE APPARENT IN THE FIELD THAT AFFECT INSTALLATION OF THE IRRIGATION SYSTEM. IN THE EVENT THAT DISCREPANCIES ARE FOUND, INFORM THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING. IF WRITTEN NOTICE IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE IRRIGATION SYSTEM, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MAY BE REQUIRED.
6. FIELD ADJUSTMENTS: ARE REQUIRED TO OBTAIN OPTIMUM EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ADJUSTMENTS AS REQUIRED TO MINIMIZE OR ELIMINATE OVERSPRAY AND RUNOFF, AND TO MAXIMIZE DISTRIBUTION UNIFORMITY. ADJUSTMENTS INCLUDE BUT ARE NOT LIMITED TO: NOZZLE SELECTION, INSTALLATION OF IN-LINE OR IN-HEAD CHECK VALVES TO ELIMINATE LOW-HEAD DRAINAGE AND PONDING, AND ADJUSTMENT OF HEAD SPACING OR HEAD LAYOUT TO ACCOMMODATE IN-FIELD OBSTRUCTIONS OR CONDITIONS.
7. POINT OF CONNECTION: FIELD LOCATE EXTERNAL RESIDENTIAL HOSE BIB. INSTALL SHUTOFF VALVE AND 1" COPPER LINE TO SCH. 40 PVC MAINLINE BELOW GRADE. THE CONTRACTOR SHALL VERIFY A MINIMUM OF 40 PSI (STATIC) AND A MINIMUM FLOW OF 16 GPM IS AVAILABLE AT THE POINT OF CONNECTION. IN THE EVENT THIS PRESSURE IS NOT AVAILABLE, IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING. IF WRITTEN NOTICE IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE IRRIGATION SYSTEM DESIGN, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MAY BE REQUIRED.
8. NEW MATERIALS: ALL EQUIPMENT AND PIPING SHALL BE NEW, CONFORM TO ALL MANUFACTURER'S HANDLING AND INSTALLATION REQUIREMENTS.
9. PIPE SIZING: PIPE SIZES AS SHOWN ON PLAN INCLUDE THE LARGEST PIPE DIAMETER IN EACH ZONE, AND THEN PIPE DIAMETER AT REDUCTIONS ONLY. IF NO PIPE SIZE IS SHOWN, PIPE SHALL BE THE SAME DIAMETER AS THE NEXT UPSTREAM SIZE LABELED. SMALLEST PIPE SIZE IS 3/4". IN NO CASE SHALL THE VELOCITY OF WATER THROUGH IRRIGATION LATERALS EXCEED 5 FPS UNLESS SPECIFICALLY NOTED OTHERWISE.
10. IRRIGATION SCHEDULE: IS PROVIDED AS A GUIDELINE ONLY. THE CONTRACTOR SHALL OBSERVE EXISTING AND INSTALLED CONDITIONS, AND SHALL ADJUST THE CONTROLLER SCHEDULE ACCORDING TO ACTUAL FIELD CONDITIONS. USING THE PROVIDED SCHEDULE AS A BASELINE. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL PLANTED AREAS RECEIVE ADEQUATE MOISTURE, WITHOUT OVERWATERING. THIS INCLUDES MANUAL WATERING AS REQUIRED. DEPENDING ON SEASON, CONTRACTOR MAY ANTICIPATE ADJUSTING IRRIGATION SCHEDULE BY UP TO 50% DURING PLANT ESTABLISHMENT PERIOD. ALL OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN THE HOURS OF 8PM AND 10AM (OR AS PER LOCAL REQUIREMENTS).
11. CONTROL WIRING (SINGLE FAMILY RESIDENTIAL ONLY): CONTROL WIRING SHALL BE MINIMUM 18 AWG FOR MULTI-STRAND JACKETED DIRECT BURIAL WIRE. COMMON WIRE INSULATION SHALL BE WHITE. BUNDLED WIRE SHALL BE SIZED TO INCLUDE INCLUDE TWO SPARE CONDUCTORS.
12. WARRANTY: ALL WORK SHALL BE WARRANTIED FROM ONE YEAR OF THE DATE OF SUBSTANTIAL COMPLETION. PRIOR TO ACCEPTANCE, PROVIDE A GUARANTEE STATING THE PROJECT NAME, PROJECT LOCATION, DATE OF SUBSTANTIAL COMPLETION, INSTALLING CONTRACTOR'S NAME, CONTACT INFORMATION (PHONE, ADDRESS, EMAIL) AND LICENSE NUMBER ON COMPANY LETTERHEAD.
13. THREADED CONNECTIONS: ALL PLASTIC THREADED CONNECTIONS EXCEPT MARLEX SHALL RECEIVE THREE WRAPS "EXTRA HEAVY" OR "FULL DENSITY" TEFLON OR PTFE TAPE PRIOR TO ASSEMBLY. PLASTIC MALE THREADED ADAPTORS SHALL NOT BE USED AND WILL BE REJECTED, EXCEPT WHEN MAKING CONNECTION TO METAL: ALL THREADED CONNECTIONS TO METAL PIPE SHALL USE PLASTIC MALE THREADS TO FEMALE METAL THREADS.
14. SLEEVES: ALL PIPING UNDER PAVED AREAS TO BE RUN IN PVC SCH. 40 SLEEVES AT LEAST TWICE THE DIAMETER OF THE PIPE BEING SLEEVED. ALL CONTROL WIRING UNDER PAVED AREAS TO BE RUN IN A SEPARATE SLEEVE, SIZED TO FACILITATE PULLING WIRE BUNDLE. SLEEVES TO EXTEND A MINIMUM OF 18" BEYOND PAVEMENT.

IRRIGATION KEYNOTES

1. LOCATE POINT-OF-CONNECTION IN FIELD. EQUIPMENT SHOWN IN HOUSE FOR PLAN CLARITY ONLY.
2. STUB MAINLINE FOR FUTURE EXPANSION
3. LOCATE CONTROLLER AS DIRECTED BY BUILDER. COORDINATE WITH BUILDER FOR ALL REQUIRED PENETRATIONS AND 120V POWER.
4. COORDINATE WITH OTHER TRADES FOR ALL SLEEVING, ETC. IRRIGATION CONTROL WIRING SHALL BE SLEEVED (SEPARATELY FROM IRRIGATION PIPING) WHEN UNDER PAVING. INSTALL SLEEVES/PROVISIONS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM TO REAR YARD.
5. LOCATE ET-SENSOR IN FULL SUN AND PER MANUFACTURER'S REQUIREMENTS. VERIFY COMMUNICATION AND CORRECT OPERATION WITH CONTROLLER
6. WHERE MULTIPLE DRIP ZONES ARE ASSIGNED TO A SIMILAR AREA, CONTRACTOR SHALL SEPARATE BY EXPOSURE OR SLOPE (FOR EXAMPLE: PLANTS WITH SOUTH AND/OR WEST EXPOSURE SHALL BE IRRIGATED BY ONE VALVE, AND PLANTS WITH EAST AND/OR NORTH EXPOSURE SHALL BE IRRIGATED BY ANOTHER VALVE).

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MVELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

09/15/20
DATE

SEE SHEET L2.1 FOR
IRRIGATION NOTES, L2.2
FOR LEGEND & L2.3 FOR
DETAILS & SCHEDULE

0' 10' 20'
1" = 10'



PRODUCTION
TYPICAL
LANDSCAPE
PLANS FOR

WINDING
CREEK
VILLAGES
23 & 24

ROSEVILLE, CA
BY DR HORTON

KEYMAP:

TYP. CORNER IRRIGATION
PLAN AND LEGEND

DRAWN BY:

STAFF

CHECKED BY:

DWC

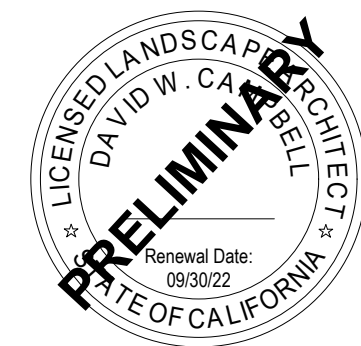
JOB NO.

20044A

DATE

SEPTEMBER 15, 2020

REVISIONS:



L2.2

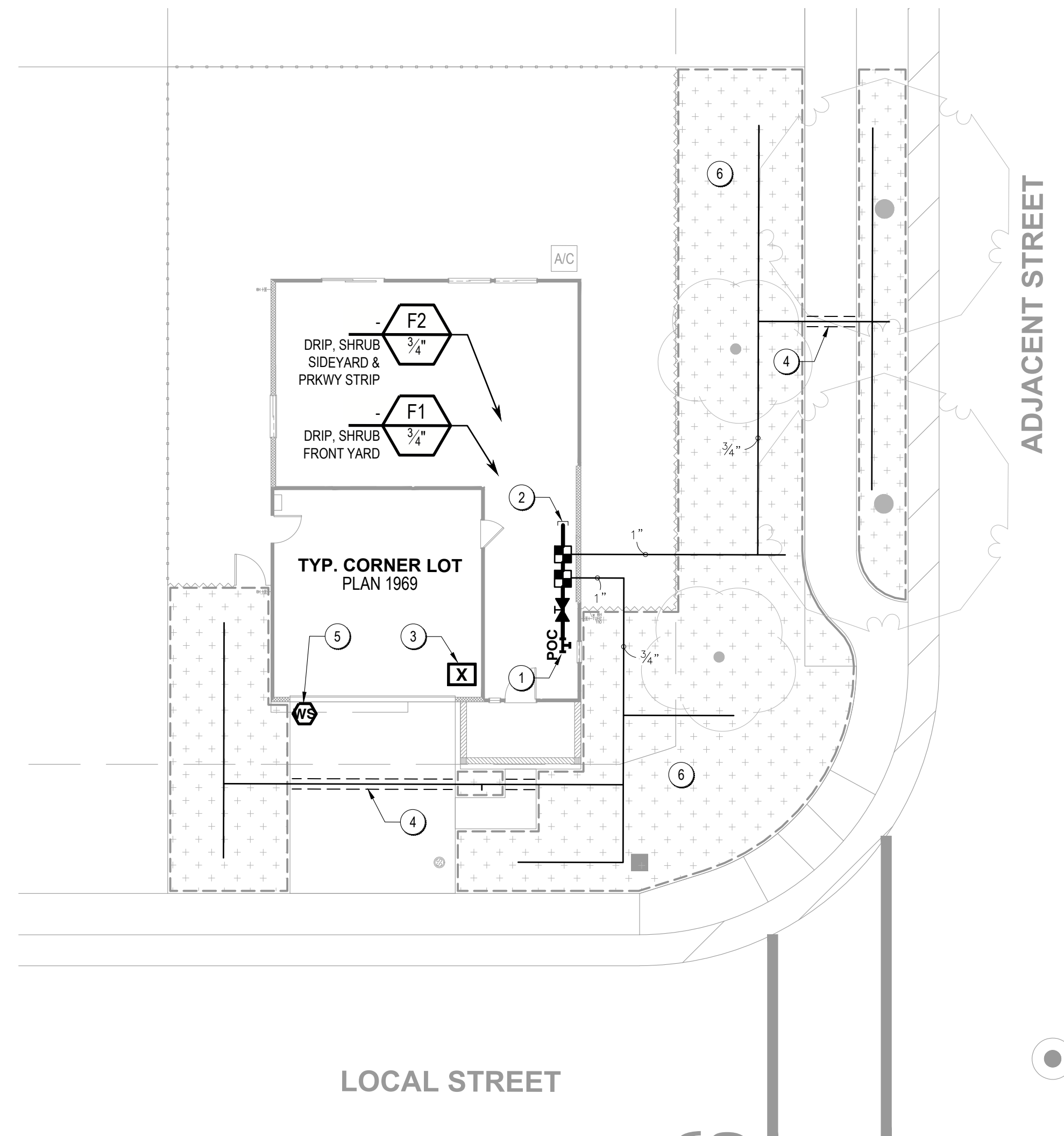
DRAWINGS IN SET:

CLIENT REVIEW SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY AUTHORITY HAVING JURISDICTION (A.H.J.)

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4" PGV-ASV VALVE, WITH 3/4" HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-8 OR EQUAL PRESSURE COMPENSATING (PC) POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING. PC RANGE: 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 20HE-8 emitters (1 assigned to each 1 GAL. plant) 20HE-8 emitters (2 assigned to each 5 GAL. plant) 40HE-8 emitters (2 assigned to each 15 GAL. plant) 40HE-8 emitters (3 assigned to each 24" BOX plant)
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	SHUT-OFF VALVE CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE EQUAL TO MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3". INSTALL ABOVE GRADE ON COPPER RISER FROM EXTERIOR HOSE BIB, UPSTREAM OF MANIFOLD. NIBCO T-113 OR EQUAL.
	HOMEOWNER MAINTAINED IRRIGATION CONTROLLER HUNTER XC-400I, 4-STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, INDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
	HUNTER WSS-SEN WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE AND ACC CONTROLLERS. INSTALL AS NOTED. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT INCLUDED.
	POINT OF CONNECTION 1" LOCATE EXTERIOR HOSE BIB AND INSTALL COPPER TEE, SHUTOFF VALVE, AND LINE TO BELOW GRADE CONNECTION TO PVC.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC 1120 SCH 40, MIN. DIAMETER 3/4" UNLESS NOTED OTHERWISE. INSTALL 12" BELOW GRADE.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC 1120 SCH 40, MIN. DIAMETER 1" UNLESS NOTED OTHERWISE. INSTALL 18" BELOW GRADE.
	PIPE SLEEVE: PVC SCHEDULE 40
	Valve Callout Valve Number Valve Flow Valve Size

TYPICAL CORNER WITH PARKWAY STRIP



IRRIGATION KEYNOTES

- 1 LOCATE POINT-OF-CONNECTION IN FIELD. EQUIPMENT SHOWN IN HOUSE FOR PLAN CLARITY ONLY.
- 2 STUB MAINLINE FOR FUTURE EXPANSION
- 3 LOCATE CONTROLLER AS DIRECTED BY BUILDER. COORDINATE WITH BUILDER FOR ALL REQUIRED PENETRATIONS AND 120V POWER.
- 4 COORDINATE WITH OTHER TRADES FOR ALL SLEEVEING, ETC. IRRIGATION CONTROL WIRING SHALL BE SLEEVED (SEPARATELY FROM IRRIGATION PIPING) WHEN UNDER PAVING. INSTALL SLEEVES/PROVISIONS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM TO REAR YARD.
- 5 LOCATE ET-SENSOR IN FULL SUN AND PER MANUFACTURER'S REQUIREMENTS. VERIFY COMMUNICATION AND CORRECT OPERATION WITH CONTROLLER
- 6 WHERE MULTIPLE DRIP ZONES ARE ASSIGNED TO A SIMILAR AREA, CONTRACTOR SHALL SEPARATE BY EXPOSURE OR SLOPE (FOR EXAMPLE, PLANTS WITH SOUTH AND/OR WEST EXPOSURE SHALL BE IRRIGATED BY ONE VALVE, AND PLANTS WITH EAST AND/OR NORTH EXPOSURE SHALL BE IRRIGATED BY ANOTHER VALVE).

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MVELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

SIGNED 09/15/20
DATE

SEE SHEET L2.1 FOR
IRRIGATION NOTES, L2.2
FOR LEGEND & L2.3 FOR
DETAILS & SCHEDULE

0' 10' 20'
1" = 10'



PRODUCTION
TYPICAL
LANDSCAPE
PLANS FOR

WINDING
CREEK
VILLAGES
23 & 24

ROSEVILLE, CA
BY DR HORTON

KEYMAP:

TYPICAL LOT PLANTING
PLAN

DRAWN BY:

STAFF

CHECKED BY:

DWC

JOB NO.

20044A

DATE

SEPTEMBER 15, 2020

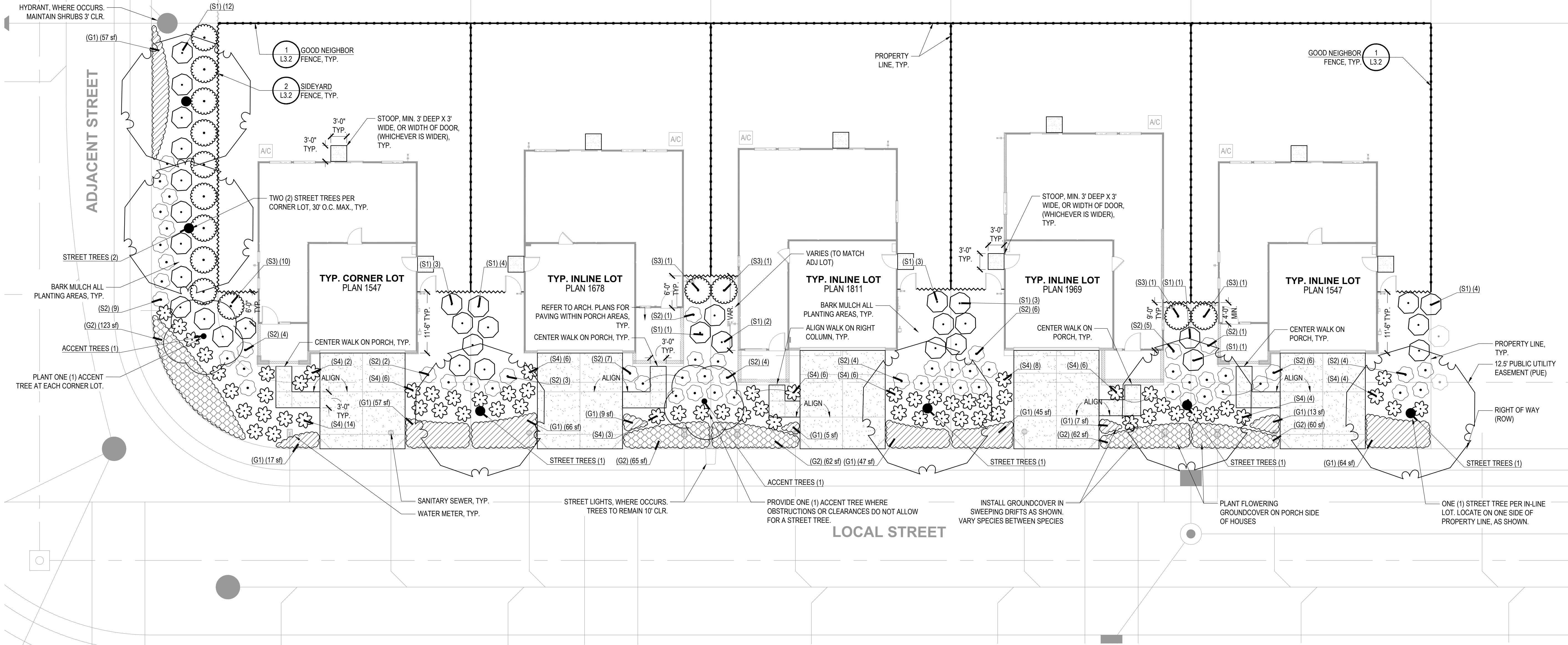
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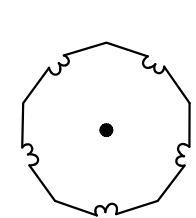
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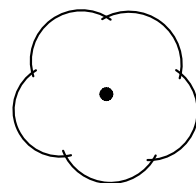
TYPICAL IN-LINE LOTS WITH STANDARD CORNER



PLANT LEGEND



STREET TREES
TREES SELECTED FOR SHADE AND CANOPY GROWTH. PLANT SAME SPECIES THROUGHOUT EACH STREET.
ACER BUERGERIANUM 'PRITCHARD' OR 'STREETWISE' / TRIDENT MAPLE, VAR. AS AVAILABLE
WUCOLS (M), FOR STREET: CLOUD DANCE DR.
ACER TRUNCATUM / SHANTUNG MAPLE
WUCOLS (M), FOR N/S PORTION OF STREETS: FARMSTEAD CR. & TRAILBLAZER LOOP
NYSSA SYLVATICA / SOUR GUM
WUCOLS (M), FOR STREETS: FARMSTEAD CR. & TRAILBLAZER LOOP.
PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE
WUCOLS (M)
ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA
WUCOLS (L), FOR STREETS: FITCH & EDIE MAE PLACE



ACCENT TREES
SMALLER SIZE SUITABLE FOR PLANTING ADJACENT TO HOMES, BEHIND LARGER STREET TREES.
CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD
WUCOLS (L) S/W EXPOSURE ONLY
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE
WUCOLS (M) ALL EXPOSURES
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT
WUCOLS (L) ALL EXPOSURES
LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE
WUCOLS (L) ALL EXPOSURES
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA
WUCOLS (L), ALL EXPOSURES



(S1)
LARGE SHRUBS: EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.
ARBUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE
WUCOLS (L), ALL EXPOSURES
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA
WUCOLS (L), S/W EXPOSURES
COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER
WUCOLS (L), S/W EXPOSURES
GREVILLEA X 'NOELLII' / GREVILLEA
WUCOLS (L), S/W EXPOSURE
OSMANTHUS FRAGRANS / SWEET OLIVE
WUCOLS (M), N/E EXPOSURE
PHOTINIA X FRASERI / PHOTINIA
WUCOLS (L), ALL EXPOSURES
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE
WUCOLS (L), S/W EXPOSURES
PRUNUS LAUROCERASUS 'COMPACTA' / DWARF ENGLISH LAUREL
WUCOLS (M), N/E EXPOSURES
RHAPHIOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN
WUCOLS (L), ALL EXPOSURES



(S2)
MID-GROUND SHRUBS: SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE.
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE
WUCOLS (L), ALL EXPOSURES
ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA
WUCOLS (L), S/W EXPOSURE
LAVANDULA DENTATA 'MUNSTEAD' OR 'GODWIN CREEK' / FRENCH LAVENDER
WUCOLS (L), S/W EXPOSURE
RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE
WUCOLS (M), S/W EXPOSURE
RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWTHORNE
WUCOLS (L), ALL EXPOSURES
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY
WUCOLS (L), S/W EXPOSURE
SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE
WUCOLS (L), S/W EXPOSURE
SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA
WUCOLS (M), ALL EXPOSURES
TEUCRIUM FRUTICOSA 'AZUREUM' / AZURE BUSH GERMANDER
WUCOLS (L), ALL EXPOSURES
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY
WUCOLS (L), S/W EXPOSURE



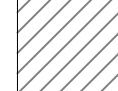
(S3)
VERTICAL SCREENING SHRUBS: UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET
WUCOLS (L), ALL EXPOSURES
PHOTINIA X FRASERI / PHOTINIA
WUCOLS (M), ALL EXPOSURES
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL
WUCOLS (L), ALL EXPOSURES
XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA
WUCOLS (L), EXPOSURE ALL



(S4)
ACCENT: PLANTS WITH SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE
AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE
WUCOLS (M), N/E EXPOSURE
COLEONEMA PULCHRUM 'DWARF PINK' / DWARF PINK BREATH OF HEAVEN
WUCOLS (L), ALL EXPOSURES
DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY
WUCOLS (L), S/W EXPOSURE
DIETES VEGATA / FORTNIGHT LILY
WUCOLS (L), ALL EXPOSURES
HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY
WUCOLS (M), ALL EXPOSURES, EVERGREEN HYBRIDS AS AVAILABLE.



(G2)
GROUNDCOVERS: FLOWERING OR OTHERWISE CONTRASTING WITH G1
FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE
WUCOLS (L), EXPOSURE ALL
HYPERICUM CALYCEUM / CREEPING ST. JOHN'S WORT
WUCOLS (M), EXPOSURE ALL
LANTANA SELLOWIANA / TRAILING LANTANA
WUCOLS (L), EXPOSURE S/W
ROSA X 'FLOWER CARPET CORAL' / ROSE
WUCOLS (M)
TEUCRIUM CHAMAEDRYOS 'PROSTRATUM' / PROSTRATE GERMANDER
WUCOLS (L), ALL EXPOSURES
VERBENA C. 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA
WUCOLS (L), EXPOSURE S/W

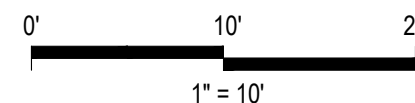


(G1)
GROUNDCOVERS: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
WUCOLS (L), ALL EXPOSURES
COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER
WUCOLS (L), ALL EXPOSURES
JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER
WUCOLS (L), ALL EXPOSURES
ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY
WUCOLS (L), ALL EXPOSURES
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE
WUCOLS (M), N/E EXPOSURES

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SEE SHEET L3.1 FOR LEGEND,
L3.3 FOR PLANT NOTES &
DETAILS



L3.1



PRODUCTION
TYPICAL
LANDSCAPE
PLANS FOR

WINDING
CREEK
VILLAGES
23 & 24

ROSEVILLE, CA
BY DR HORTON

KEYMAP:

PLANTING DETAILS &
NOTES

DRAWN BY:

STAFF

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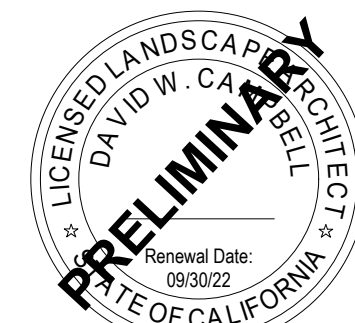
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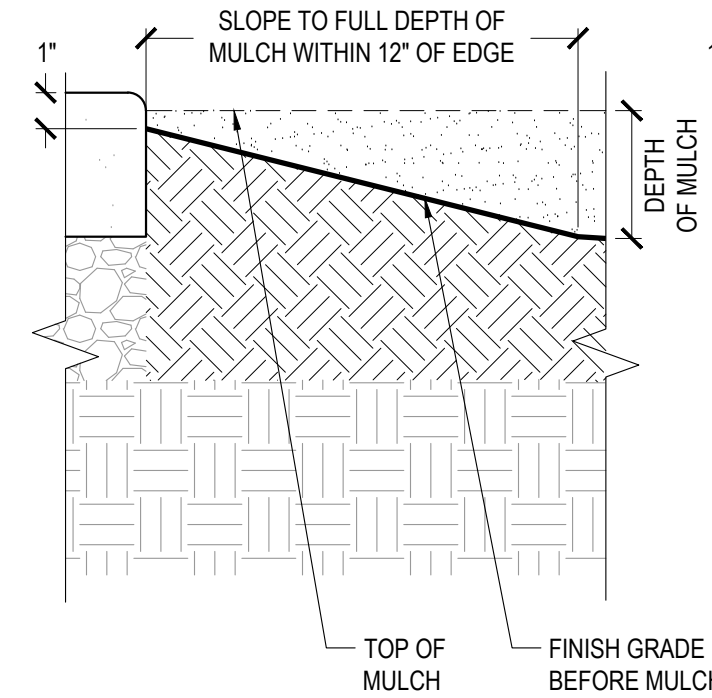
SEE SHEET L3.1 FOR LEGEND,
L3.3 FOR PLANT NOTES &
DETAILS

L3.3

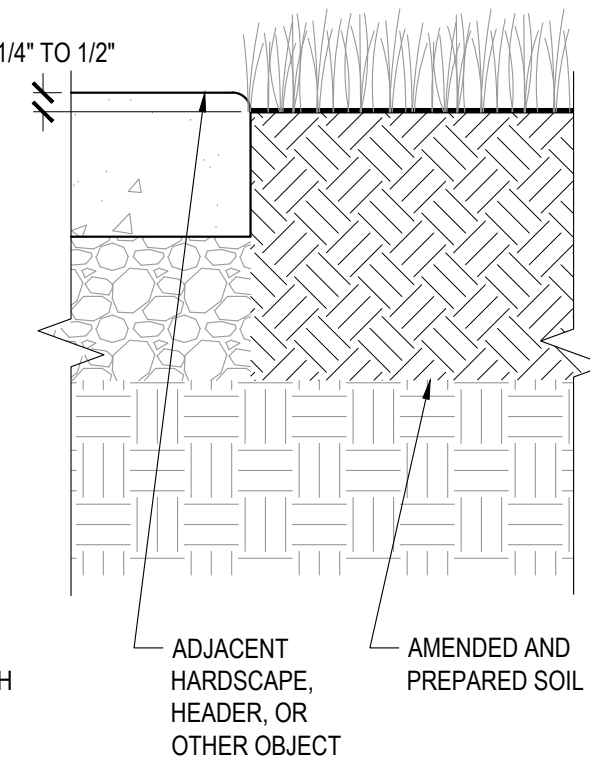
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PLANTED AREAS



SODDED OR SEEDED AREAS



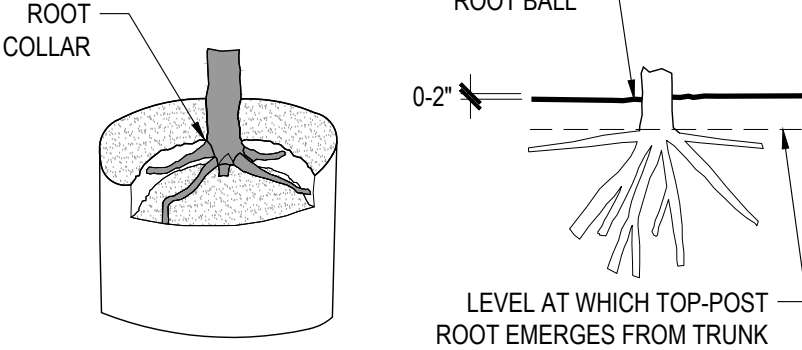
NOTES

- A. PROVIDE POSITIVE DRAINAGE TO OUTLET IN ALL PLANTED AREAS. DO NOT ALLOW SURFACE DRAINAGE ONTO WALKWAYS, DRIVEWAYS, OR OTHER HARDSCAPE, OR SURFACE DRAINAGE TOWARD OR AGAINST STRUCTURES.

1 PLANTED AREA EDGE CONDITION AT HARDSCAPE

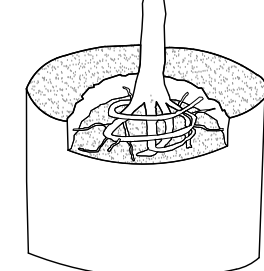
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ACCEPTABLE

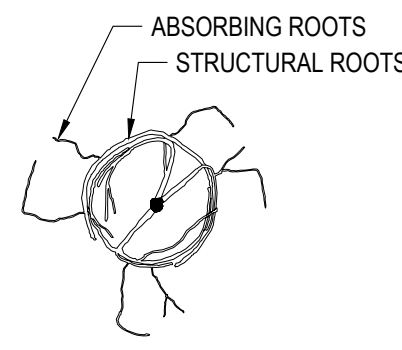


THE POINT WHERE TOP-MOST ROOT(S) EMERGES FROM THE TRUNK (ROOT COLLAR) SHOULD BE WITHIN THE TOP 2" OF SUBSTRATE. THE ROOT COLLAR AND THE ROOT BALL INTERIOR SHOULD BE FREE OF DEFECTS INCLUDING CIRCLING, KINKED, ASCENDING, AND STEM GIRDLING ROOTS. STRUCTURAL ROOTS SHALL REACH THE PERIPHERY NEAR THE TOP OF THE ROOT BALL.

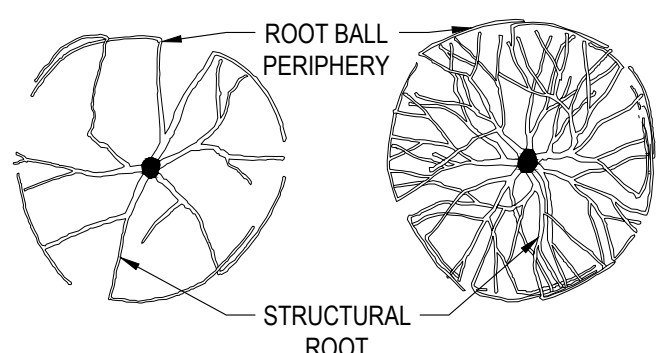
REJECTABLE



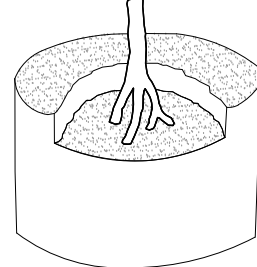
STRUCTURAL ROOTS CIRCLE INTERIOR OF ROOT BALL. NO STRUCTURAL ROOTS ARE HORIZONTAL AND REACH THE ROOT BALL PERIPHERY NEAR THE TOP OF THE ROOT BALL.



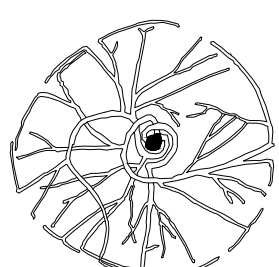
ONLY ABSORBING ROOTS REACH THE PERIPHERY NEAR THE TOP OF THE ROOT BALL. STRUCTURAL ROOTS MOSTLY WRAP OR ARE DEFLECTED ON THE TOP OF THE ROOT BALL INTERIOR.



ROOTS RADIATE FROM TRUNK AND REACH SIDE OF ROOT BALL WITHOUT DEFLECTING DOWN OR AROUND.



STRUCTURAL ROOTS DESCEND INTO ROOT BALL INTERIOR. NO STRUCTURAL ROOTS ARE HORIZONTAL AND REACH THE ROOT BALL PERIPHERY NEAR THE TOP OF THE ROOT BALL.

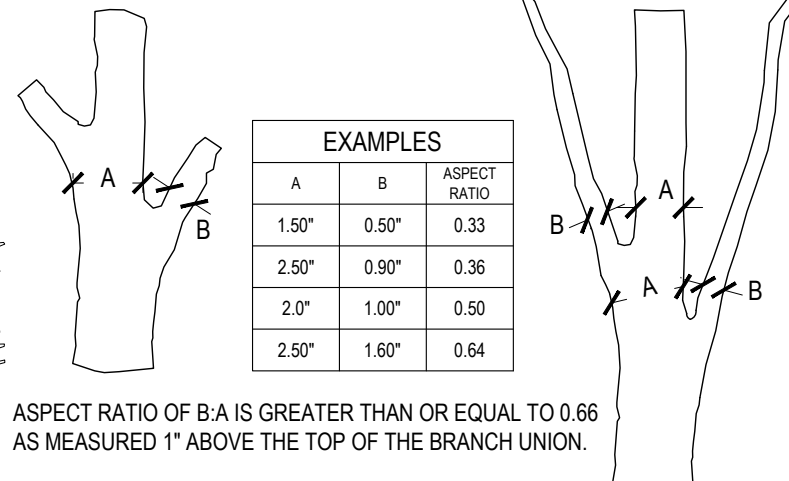
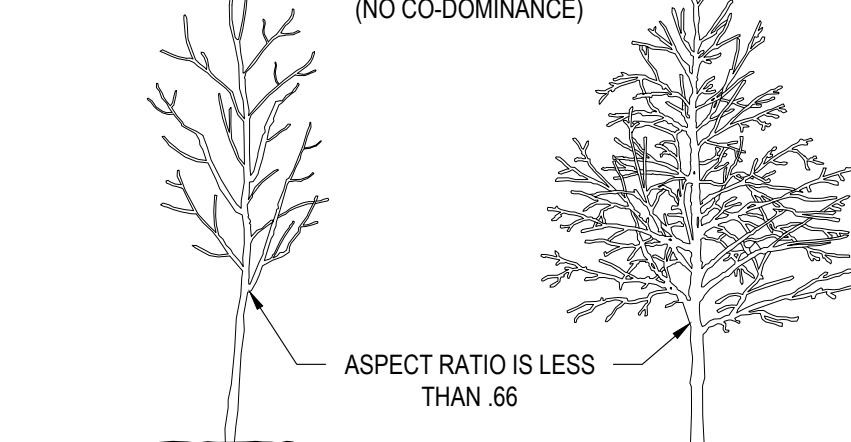


STRUCTURAL ROOTS CIRCLE AND DO NOT RADIATE FROM THE TRUNK.

NOTES

- A. OBSERVATIONS OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS. SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.
- B. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY MAY BE REMOVED AT THE TIME OF PLANTING.
- C. SEE SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

ACCEPTABLE



REJECTABLE



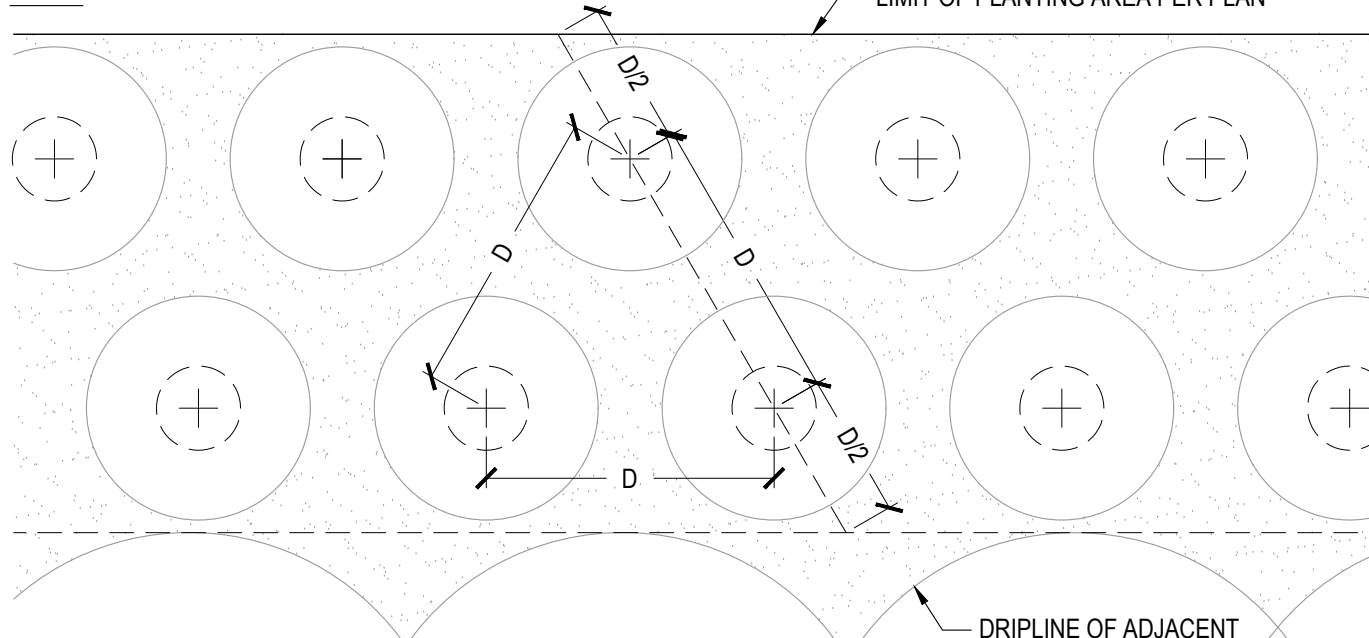
NOTES

- A. ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
- B. ANY TREE NOT MEETING THESE REQUIREMENTS MAY BE REJECTED, EXCEPTING THOSE NOTED AS "MULTI-TRUNKED"

3 TREE BRANCHING STRUCTURE

NO SCALE AS NOTED

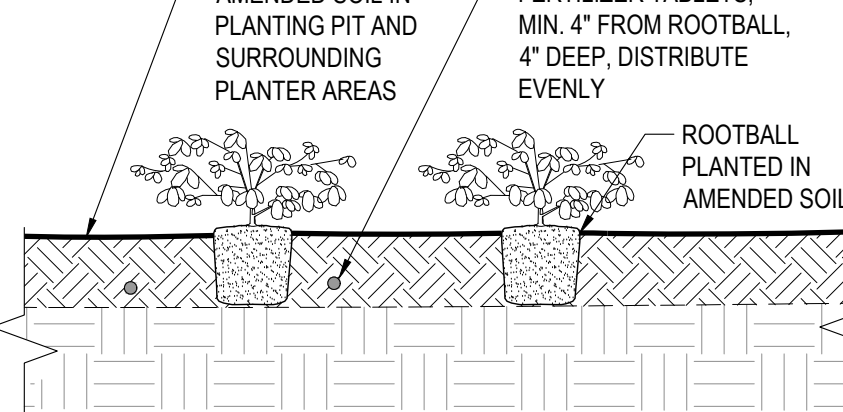
PLAN



NOTES

- A. "D" IS ON-CENTER SPACING PER PLANTING LEGEND
- B. GROUNDCOVER SHALL BE EQUILATERALLY SPACED UNLESS NOTED OTHERWISE.
- C. MULCH MIN. 3" DEPTH, KEEP 3" FROM TRUNK.
- D. FERTILIZER TABLETS SHALL BE 21 GRAM, SLOW-RELEASE. QUANTITY:
1 GALLON: 1 TABLET
2 GALLON: 2 TABLETS

SECTION



6 GROUNDCOVER PLANTING

NO SCALE SECTION

4 TREE PLANTING (UP TO 36" BOX)

NO SCALE SECTION

5 SHRUB PLANTING

NO SCALE SECTION

PLANTING NOTES

- SITE ACCEPTANCE: THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
- SITE PREPARATION: ALL EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB). PRIOR TO ROUGH GRADING OPERATIONS, PRESERVE ALL TOPSOIL BY STOCKPILING ON SITE. TOPSOIL SHALL BE REPLACED IN PLANTING AREAS TO ACHIEVE FINAL FINISH GRADES. FOR PLANTERS IN LIME-TREATED AREAS, REMOVE AND DISPOSE OF EXISTING SOIL TO A DEPTH OF 24" THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.
- POSITIVE DRAINAGE: ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND SHALL ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET, MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1.0%.
- EXPLANATION OF DRAWINGS: PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. QUANTITIES, (IF SHOWN) ARE FOR CONTRACTORS CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL PLANTS TO MEET THIS INTENT. PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
- SUBSTITUTIONS: IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE THE SUITABILITY OF ANY PROPOSED SUBSTITUTION. SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- PLANTING PIT DRAINAGE: EXCAVATED PLANTING PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF FILLING. IF PLANTING PITS DO NOT DRAIN, OTHER MEASURES, INCLUDING A 1" DIAMETER X 8" DEEP AUGURED HOLE BACKFILLED WITH CRUSHED DRAIN ROCK, WILL BE REQUIRED.
- PLANT MATERIAL: ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 "STANDARD FOR NURSERY STOCK." NOTES AND DETAILS ON THE DRAWINGS. UNLESS OTHERWISE NOTED MINIMUM PLANT SIZES SHALL BE AS FOLLOWS. EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 9" H. X 8" W. FOR 1-GALLON (#1); 15" H. X 12" W. FOR 5-GALLON (#5); AND 30" H. X 24" W. FOR 15-GALLON (#15). SINGLE TRUNK TREES: 5" H. W/ 1" CALIPER FOR 15-GALLON (#15); 8" H. W/ 2" CALIPER FOR 24" BOX (#25). CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES 36" AND ABOVE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PURCHASE OR DELIVERY. APPROVAL OF PHOTOS DOES NOT PRECLUDE ON-SITE REJECTION OF UNSUITABLE PLANT MATERIAL.
- SITE CLEANLINESS: THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN, FOR SOIL EROSION CONTROL MEASURES, AND FOR ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.
- UNDERGROUND UTILITIES: THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTORY OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
- BARK MULCH: A 3" LAYER OF 'WALK-ON' BARK MULCH SHALL BE INSTALLED IN ALL PLANTING BEDS. CONTRACTOR SHALL SUBMIT A MULCH SAMPLE PRIOR TO ORDER. APPLY PRE-EMERGENT PRIOR TO PLACING MULCH. IF MAINTENANCE PERIOD EXTENDS PAST 60 CALENDAR DAYS FROM APPLICATION, APPLY AGAIN PER MANUFACTURER'S INSTRUCTIONS.
- SOIL FERTILITY ANALYSIS AND AMENDMENT: MASS GRADING IS PLANNED FOR THIS PROJECT. AFTER ROUGH GRADES HAVE BEEN ESTABLISHED, THE CONTRACTOR SHALL OBTAIN A SOILS FERTILITY ANALYSIS FOR 15% OF ALL LOTS (1 IN 7). ALL PLANTING AREAS SHALL BE AMENDED PER THE SOILS REPORT, AND PER LOCAL ORDINANCE. EVEN WHEN NOT REQUIRED BY THE SOILS FERTILITY TEST, APPLY A MINIMUM OF 4" COMPOST OVER ALL PLANTED AREAS AND TILL INTO TOP 8" OF SOIL, ALONG WITH OTHER RECOMMENDATIONS PER THE SOILS FERTILITY TEST. ALL PLANTING PITS SHALL BE BACKFILLED WITH AMENDED SOIL MIX. DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE CITY PRIOR TO OCCUPANCY (PER CITY WATER EFFICIENT LANDSCAPE ORDINANCE).
- MAINTENANCE PERIOD: SHALL BE A MINIMUM OF 30 CALENDAR DAYS. ANY PLANT THAT HAS BEEN REPLACED DURING THE MAINTENANCE PERIOD SHALL BE SUBJECT TO AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COUNT TOWARD THE MAINTENANCE PERIOD.
- ROOT CONTROL BARRIERS: WHERE STREET TREES ARE WITHIN 3 FEET OF THE SIDEWALK OR CURB, PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF SIDEWALK/CURB. PANELS SHALL BE 12" DEEP ALONG SIDEWALKS, AND 18" DEEP ALONG CURBS. CENTER PANELS AT EACH TREE AND EXTEND 10' IN EACH DIRECTION. ADDITIONALLY, ALL PLANTED MEDIANS SHALL HAVE A 24" DEEP CONTINUOUS ROOT CONTROL BARRIER PANEL. (NONE ANTICIPATED)
- UTILITY CLEARANCE: NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWERLINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING EXCEPT LOW-GROWING GROUNDCOVER SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 18.5.7
- WORK IN RIGHT-OF-WAY: ALL WORK WITHIN THE RIGHT OF WAY OR TO BE MAINTAINED BY THE LOCAL AGENCY SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.
- LIME TREATED AREAS: ANY PLANTER AREA TREATED WITH LIME SHALL BE EXCAVATED TO A DEPTH OF 2', AND THE SPOILS LEGALLY DISPOSED OF OFF SITE. EXCAVATED AREAS SHALL BE BACKFILLED WITH CLEAN TOPSOIL. PROVIDE A SOILS FERTILITY TEST OF PROPOSED TOPSOIL PRIOR TO IMPORT.
- SLOPES EXCEEDING 3:1: JUTE MESH NETTING IS REQUIRED WITHIN DISTURBED, PLANTED AREAS FOR TEMPORARY STABILIZATION. REFER TO APPLICABLE JURISDICTIONAL STANDARDS FOR SPECIFIC INSTALLATION REQUIREMENTS. MINIMUM OVERLAP 3' AT NEW PIECES, BURY UPPER END OF NETTING IN 18" DEEP TRENCH.

TYPICAL PRODUCTION PLANTING NOTES

- ONE TYPICAL LOT OF EACH PLAN TYPE (INLINE) AND ONE TYPICAL CORNER LOT ARE SHOWN. PLANS ARE NOT INDICATIVE OF ANY SPECIFIC LOT, BUT SHALL BE APPLIED TO EACH SPECIFIC LOT FOLLOWING THE FORMS, SPACING, AND OVERALL LAYOUT SHOWN. MINOR VARIATIONS WILL OCCUR BETWEEN DIFFERENT ELEVATIONS AND LOT SIZES. CONTRACTOR IS RESPONSIBLE TO VERIFY FIELD CONDITIONS AND TO ACCOMMODATE THESE DIFFERENCES IN ALL BID PRICING.
- MULTIPLE PLANT SELECTIONS ARE PROVIDED FOR EACH PLANT TYPE TO ACHIEVE VARIETY AND INTEREST THROUGHOUT THE PROJECT.
- PLANTS SHALL BE SELECTED FROM LEGEND. PLANTS SHALL BE PLACED IN DRIFTS OF NOT LESS THAN 5 PLANTS OF SIMILAR SPECIES.
- SHRUB DRIFTS (SAME SPECIES) SHALL EXTEND ACROSS PROPERTY LINES. GROUNDCOVER SHALL BE CONTINUOUS ACROSS PROPERTY LINES.
- MINIMUM STREET TREE QUANTITY AS SHOWN SHOWN FOR INLINE AND CORNER LOTS, SEE L3.1 & L3.2
- GENERAL NOTES AS TO SUITABILITY OF EACH SPECIES FOR VARYING EXPOSURES ARE LISTED, HOWEVER, EXACT PLANT SPECIES SELECTION SHALL RESPOND TO ON-SITE SUNSHADE CONDITIONS.
- PLANTS OF THE SAME GENUS AND/OR SPECIES BUT DIFFERING CATEGORIES (I.E., SHRUBS/GROUNDCOVER) SHALL NOT BE USED ADJACENT TO EACH OTHER. FOR EXAMPLE, PROSTRATE ROSEMARY (GROUNDCOVER) SHALL NOT BE USED ADJACENT UPRIGHT (SHRUB) ROSEMARY.

STREET TREE PLANTING NOTES

- STREET TREES TO BE CENTERED IN PARKWAY STRIPS TO MAINTAIN 3' CLEAR OF ADJACENT WALKS OR INSTALL ROOT BARRIERS PER PLANTING NOTES.
- TREES WILL BE SPACED SUCH THAT STREET TREES ARE A MINIMUM OF 6' CLEAR OF ALL UNDERGROUND UTILITIES.
- TREES WILL BE SPACED SUCH THAT STREET TREES ARE A MINIMUM OF 6' CLEAR OF ALL DRIVEWAY APRONS.
- TREES SHALL BE SPACED TO MAINTAIN CLEARANCE FROM STREETLIGHTS (FROM TRUNK), PER ROSEVILLE ELECTRIC STD. 10.5.
- TREES SHALL BE SPACED MINIMUM 18' AND MAXIMUM 30' APART.
- TREES SELECTED FROM THE 'CREEKVIEW SPECIFIC PLAN' FOR THE CITY OF ROSEVILLE, UPDATED 9/19/2012.
- REFER TO PLANTING PLAN, SHEET L3.1 & L3.2 FOR TYPICAL LOT PLANTING.

Roach & Campbell



111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRODUCTION
TYPICAL
LANDSCAPE
PLANS FOR

WINDING
CREEK
VILLAGES
23 & 24

ROSEVILLE, CA
BY DR HORTON

KEYMAP:

WATER USE CALCS

DRAWN BY:

STAFF

CHECKED BY:

DWC

JOB NO.

20044A

DATE

SEPTEMBER 15, 2020

REVISIONS:



L3.4

DRAWINGS IN SET:

CLIENT REVIEW SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY AUTHORITY HAVING JURISDICTION (A.H.)

WATER USE CALCULATIONS

Water Efficient Landscape Worksheet							Project:	20044A
Winding Creek VII 23 & 24 - Plan 1547 Corner Lot: Front and Side yard							Date:	9/11/2020
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use	
Regular Landscape Areas								
Drip Emmitter - Shrubs & Groundcover	0.35	DripEmtr	0.81	0.43	1,560	674	22,097	
		DripLine	0.81	0.00	-	-	-	
		EcoMat	0.81	0.00	-	-	-	
		MultiStrm	0.75	0.00	-	-	-	
Totals					1,560	674		
Special Landscape Areas								
description				1.00	-	-	-	
				1.00	-	-	-	
				1.00	-	-	-	
				1.00	-	-	-	
Totals					-	-		
Nearest Data Location		Roseville						
Reference Eto		52.2		Estimated Total Water Use (ETWU) ¹		22,097		
Reference ETAF		0.55		Maximum Allowed Water Allowance (MAWA) ²		27,768		

ETAF Calculations/Regular Landscape		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.	
Total ETAF x Area	674		
Total Area (sf)	1,560		
Average ETAF	0.43		
ETAF Calculations/All Landscape		¹ ETWU= Eto x 0.62 x ETAF x Area	
Total ETAF x Area	674	² MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]	
Total Area (sf)	1,560	^{*ETWU must be less than or equal to MAWA}	
Average ETAF	0.43		

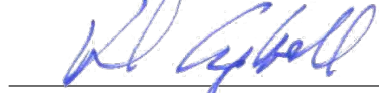
Water Efficient Landscape Worksheet							Project:	20044A
Winding Creek VII 23 & 24 - Plan 1811 Inline Lot: Front yard							Date:	9/11/2020
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use	
Regular Landscape Areas								
Drip Emmitter - Shrubs & Groundcover	0.35	DripEmtr	0.81	0.43	635	274	8,995	
		DripLine	0.81	0.00	-	-	-	
		EcoMat	0.81	0.00	-	-	-	
		MultiStrm	0.75	0.00	-	-	-	
Totals					635	274		
Special Landscape Areas								
description				1.00	-	-	-	
				1.00	-	-	-	
				1.00	-	-	-	
				1.00	-	-	-	
Totals					-	-		
Nearest Data Location		Roseville						
Reference Eto		52.2		Estimated Total Water Use (ETWU) ¹		8,995		
Reference ETAF		0.55		Maximum Allowed Water Allowance (MAWA) ²		11,303		

ETAF Calculations/Regular Landscape		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.	
Total ETAF x Area	274		
Total Area (sf)	635		
Average ETAF	0.43		
ETAF Calculations/All Landscape		¹ ETWU= Eto x 0.62 x ETAF x Area	
Total ETAF x Area	274	² MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]	
Total Area (sf)	635	^{*ETWU must be less than or equal to MAWA}	
Average ETAF	0.43		

Water Efficient Landscape Worksheet							Project:	20044A
Winding Creek VII 23 & 24 - Plan 1547 Inline Lot: Front yard							Date:	9/11/2020
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use	
Regular Landscape Areas								
Drip Emmitter - Shrubs & Groundcover	0.35	DripEmtr	0.81	0.43	625	270	8,853	
		DripLine	0.81	0.00	-	-	-	
		EcoMat	0.81	0.00	-	-	-	
		MultiStrm	0.75	0.00	-	-	-	
Totals					625	270		
Special Landscape Areas								
description				1.00	-	-	-	
				1.00	-	-	-	
				1.00	-	-	-	
				1.00	-	-	-	
Totals					-	-		
Nearest Data Location		Roseville						
Reference Eto		52.2		Estimated Total Water Use (ETWU) ¹		8,853		
Reference ETAF		0.55		Maximum Allowed Water Allowance (MAWA) ²		11,125		

ETAF Calculations/Regular Landscape		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.	
Total ETAF x Area	270		
Total Area (sf)	625		
Average ETAF	0.43		
ETAF Calculations/All Landscape		¹ ETWU= Eto x 0.62 x ETAF x Area	
Total ETAF x Area	270	² MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]	
Total Area (sf)	625	^{*ETWU must be less than or equal to MAWA}	
Average ETAF	0.43		

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MVELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

 09/15/20
SIGNED DATE

SEE SHEET L3.1 FOR LEGEND,
L3.3 FOR PLANT NOTES &
DETAILS

Water Efficient Landscape Worksheet							Project:	20044A
Winding Creek VII 23 & 24 - Plan 1969 Corner Lot: Front yard, Side yard & Prkwy Strip							Date:	9/11/2020
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use	
Regular Landscape Areas								
Drip Emmitter - Shrubs & Groundcover	0.35	DripEmtr	0.81	0.43	1,975	853	27,976	
		DripLine	0.81	0.00	-	-	-	
		EcoMat	0.81	0.00	-	-	-	
		MultiStrm	0.75	0.00	-	-	-	
Totals					1,975	853		
Special Landscape Areas								
description				1.00	-	-	-	
				1.00	-	-	-	
				1.00	-	-	-	
				1.00	-	-	-	
Totals					-	-		
Nearest Data Location		Roseville						
Reference Eto		52.2		Estimated Total Water Use (ETWU) ¹		27,976		
Reference ETAF		0.55		Maximum Allowed Water Allowance (MAWA) ²		35,155		

ETAF Calculations/Regular Landscape		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.	
Total ETAF x Area	853		
Total Area (sf)	1,975		
Average ETAF	0.43		
ETAF Calculations/All Landscape		¹ ETWU= Eto x 0.62 x ETAF x Area	
Total ETAF x Area	853	² MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]	
Total Area (sf)	1,975	^{*ETWU must be less than or equal to MAWA}	
Average ETAF	0.43		

PC Exhibit C

Winding Creek

C-23 & C-24

Design Review Residential Subdivision

C23 & C-24 – 45'x80' Min. Lots (3,600 sqft) – MDR

Description	Standard
Zoning	MDR
Minimum lot area (sqft)	
Interior	3,600
Corner	4,250
Minimum lot Width	
Interior	45'
Corner	55'
Setbacks	
Front	12.5' to porch
	15' Min to living space and side wall of garage
	18' Min driveway depth with roll-up garage door
Side	5' Min interior
	12.5' Min street side on corner
	15' Min to 2 nd story wall street side on corner
Rear	10' Min to 1 st story wall
Site Coverage	700 SF Min rear yard useable open space required
Maximum Lot Coverage	NONE
Maximum Building Height	35'
Design Review	YES
Supplemental Design Review	Architectural enhancement treatment shall be applied to rear elevations that back up to Lower Bank Drive, north, east, and southern boundaries of the project. (see submitted enhancement exhibit).

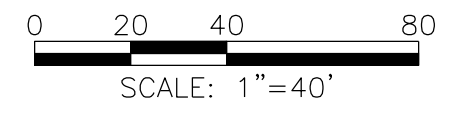


California
September 9, 2020
18431.DRH

Winding Creek

Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

California
September 9, 2020
18431.DRH



GARAGE GEOMETRY:

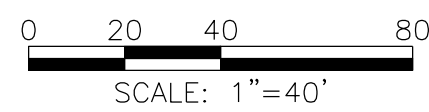
10" FROM PAD TO FF

4" STEP FROM FF TO GF

1% SLOPE FROM GF TO GFF

SETBACK INFORMATION:

FRONT:	12.5' MIN TO PORCH 15' MIN TO LIVING SPACE AND SIDE WALL OF GARAGE 18' MIN DRIVEWAY DEPTH WITH ROLL-UP GARAGE DOOR
SIDE:	5' MIN INTERIOR 12.5' MIN STREET SIDE ON CORNER 15' MIN TO 2ND STORY WALL STREET SIDE ON CORNER
REAR:	10' MIN TO 1ST STORY WALL
SITE COVERAGE:	700 SF MIN REAR YARD USEABLE OPEN SPACE REQUIRED



SETBACK INFORMATION:

FRONT: 12.5' MIN TO PORCH
15' MIN TO LIVING SPACE AND SIDE WALL OF GARAGE
18' MIN DRIVEWAY DEPTH WITH ROLL-UP GARAGE DOOR

SIDE: 5' MIN INTERIOR
12.5' MIN STREET SIDE ON CORNER
15' MIN TO 2ND STORY WALL STREET SIDE ON CORNER

REAR: 10' MIN TO 1ST STORY WALL

SITE COVERAGE:
700 SF MIN REAR YARD USEABLE OPEN SPACE REQUIRED

City of Roseville **Mackay & Soms** California
 Scale 1"=40' **ENGINEERS PLANNERS SURVEYORS**
 Sheet 2 of 2 1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189
 18431.DRI

PRELIMINARY - Subject to Revision



PLANNING COMMISSION COMMUNICATION

Title: SVSP PCL DF-20 Tentative Subdivision Map and Development Agreement
Amendment, 1601 Vista Grande BI, File # PL20-0098

Contact: Shelby Vockel, svockel@roseville.ca.us, 916-746-1347

Meeting Date: 11/12/2020

Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A Tentative Subdivision Map

Exhibit B Conceptual Grading and Utilities Plan

Exhibit C First Amendment to DA by and between City of Roseville and DF Properties

ITEM 6.1: Tentative Subdivision Map and Development Agreement Amendment – 1601 Vista Grande Bl. – SVSP PCL DF-20 Tentative Subdivision Map and Development Agreement Amendment – PL20-0098

REQUEST

The applicant requests approval of a Small Lot Tentative Subdivision Map to create 103 single-family residential lots and five landscape lots on SVSP PCL DF-20, as well as the First Amendment of the Development Agreement by and between the City of Roseville and DF Properties, Inc. relative to the Sierra Vista Specific Plan to modify development standards and affordable housing provisions.

Applicant- Vance Jones, MacKay & Soms
Owner – Jeff Ronten, DF Properties

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to seventy-two (72) conditions of approval.
- B. Recommend the City Council approve the Development Agreement Amendment.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located within the DF Properties portion of the Sierra Vista Specific Plan (SVSP). The SVSP is the guiding document for development of the plan area and establishes the land use designations and zoning standards for parcels within the SVSP. The SVSP was adopted in 2010 and amended in 2012 to include the Westbrook land use amendments. The Phased Large Lot Tentative Subdivision Map to subdivide the SVSP property into 150 large lots consistent with the land use plan, which included subject parcel DF-20, was adopted by Planning Commission on July 28, 2011 (File # 2007PL-044, SUB-000145). The Planning Commission's approval was appealed to City Council, and on October 5, 2011, the City Council voted to uphold the Planning Commission's approval of the map. A map extension was requested and approved in July of 2015 (File #PL15-0192).

Figure 1: Project Location



Parcel DF-20 is approximately 14.5 acres in size and located at the southeast corner of the intersection of Market St. and Vista Grande Bl. The subject parcel is located in a developing area of the SVSP. A low density residential subdivision to the east and a medium density residential subdivision to the north are in the process of construction. Future low density residential is planned to the south of the subject parcel, as well as future high density residential to the west of Market St.

The proposed project includes a request to subdivide large lot parcel DF-20 into 103 single-family residential lots and five landscape lots, as well as the First Amendment of the Development Agreement (DA) between the City of Roseville and DF. Properties, Inc. The Development Agreement Amendment (DAA) includes a request to modify the RS/DS development standards that apply to the proposed subdivision, modified affordable housing provisions within the DF Properties portion of the SVSP, and changes to the requirements and responsibilities for the construction of frontage improvements along Fiddymment Road.

EVALUATION

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

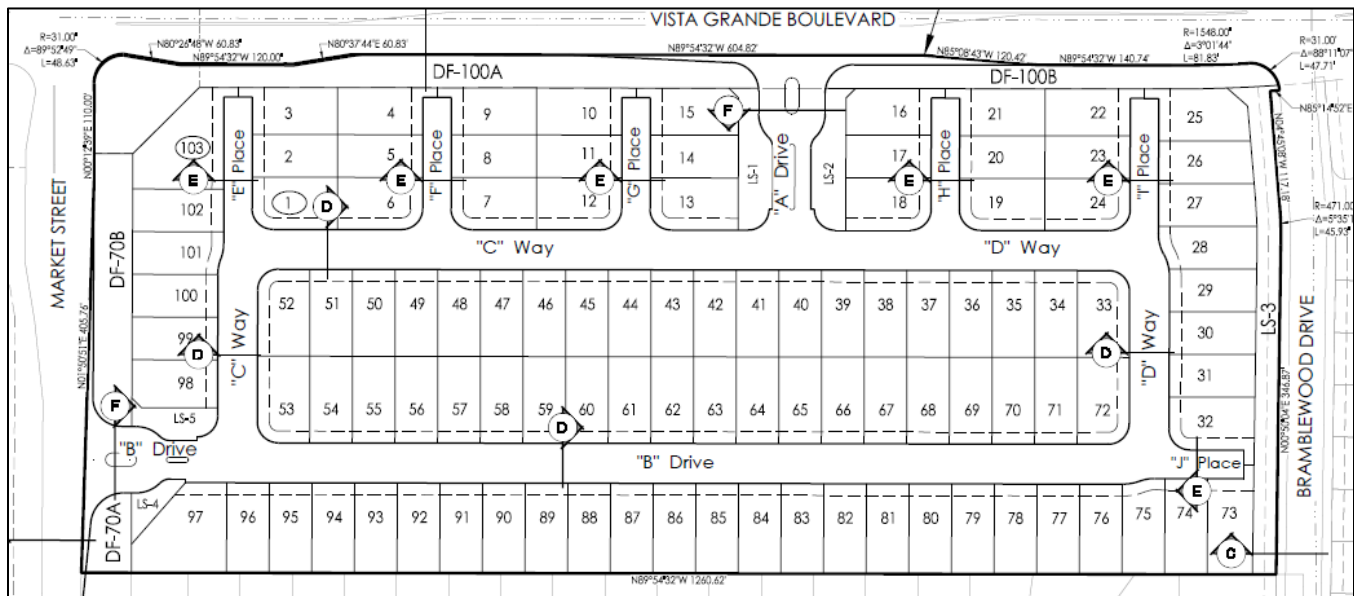
- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

The Tentative Subdivision Map, which proposes to divide Parcel DF-20 into 103 single-family residential lots and five landscape lots, is included in Exhibit A. The proposed lot sizes, depths, and widths conform to the proposed development standards for the project. The design of the proposed improvements have been reviewed by relevant City departments and divisions and have been found to conform to City standards. An evaluation of the design elements of the subdivision can be found below.

Lot Design and Development Standards: The proposed subdivision would create 103 single-family lots within a gated community. The lots will be front loaded, and accessed via primary residential streets within the subdivision. The typical lots have a minimum width of 45 feet, and are approximately 91 feet deep. The smallest lot within the subdivision has an area of approximately 4,050 square feet, which is consistent with the development standards proposed for the project. The lots are adequately sized to accommodate single-family homes. As the subdivision is medium density residential and no home designs are proposed as part of the current request, a condition of approval requiring that an entitlement for a Design Review for Residential Subdivision be obtained prior to home construction is included as Condition #6. The subdivision also includes five landscape lots, which are located adjacent to the gated entries for the project.

Access and Circulation: Consistent with the SVSP, the proposed subdivision configuration will create practical lots for the development of residential uses. Two points of access to the subdivision are provided, along both Market St. and Vista Grande Bl. Access to each lot within the subdivision will be provided from a residential street or alley. There are six alleys within the subdivision, providing access to 30 of the single-family lots within the subdivision. The subdivision layout and street design was reviewed by the City's Development Services Department – Engineering Division and the Fire Department to ensure that the street design meets standards for vehicular circulation and emergency response.

Figure 2: Proposed Tentative Subdivision Map



Gated Subdivision: Figure B-25 of the SVSP shows that the proposed subdivision may be gated and no connections to adjacent subdivisions are required. The project design is consistent with Figure B-25. A masonry wall is proposed on the project boundary, with paseos along the west, north and east sides of the subdivision. As a result, a masonry wall will be placed adjacent to Bramblewood Dr., with a proposed landscaped paseo serving as the street interface on the outside of the subdivision. Access to the site will be gate-restricted along Market St. and Vista Grande Bl. Adequate stacking distance outside of the gated entry is provided to prevent vehicles backing up onto public roadways.

Paseo: The project site is located adjacent to a 60-foot collector paseo along Market St. on parcel DF-70A and B. Section B.6 of the SVSP Design Guidelines states that pedestrian connections should occur every 600 feet along a collector paseo. Additionally, the Guidelines indicate that homes along collector paseos generally back up or are sided to the paseo edge. As the entire length of parcel DF-20 adjacent to the paseo is less than 600 feet long, the only pedestrian connection along the collector paseo will be located at the gated entrance to the subdivision along Market St. The homes adjacent to parcels DF-70A and B will back or side on to the paseo, consistent with Section B.6. The interface with the pedestrian circulation system is consistent with the requirements of the SVSP.

2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots are consistent with the proposed development standards table that will be incorporated into the Development Agreement. These standards are consistent with other development standards that have been approved in the SVSP area. The modified RS/DS standards have been determined to be of adequate size and shape to support development consistent with the SVSP guidelines.

The subdivision is located on relatively flat land. A master drainage plan has been approved for the SVSP area. The project has been reviewed by the Engineering Division and no conflicts with the master drainage plan have been identified.

3. *The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.*

Anticipated water quality impacts and discharge of waste are not affected by the proposed map. The Tentative Subdivision Map is consistent with the SVSP and the SVSP EIR, which anticipate the required infrastructure necessary to support a development of this intensity on the project site. The project has been reviewed by the Engineering Division to ensure that adequate facilities will be provided. The City's sewage treatment plant has adequate conveyance and capacity to accommodate development on the parcels created by the proposed Tentative Subdivision Map.

The proposed small lot Tentative Subdivision Map will result in lots which can be used or built upon, and will not create lots which are impractical for improvement or use. The proposed parcel sizes, design, configuration, location, orientation, and character of the lots are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and SVSP, and the design standards of the Zoning Ordinance. Additionally, approval of the project will not result in an increase in demands for sewage services beyond what was anticipated for site development, and there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Zoning Ordinance Section 19.84.040 specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

- 1. *Consistency with the objectives, policies, programs, and land use designations of the City of Roseville General Plan.***
- 2. *Consistency with the City of Roseville Zoning Ordinance.***
- 3. *Conformity with the needs of public health, safety, and welfare.***
- 4. *The effect of the orderly development of property or the preservation of property values.***
- 5. *Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the agreement.***

The DAs are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The DA outlines requirements and provides the details for responsibility, timing, and financing. The proposed amendment to the DF Properties DA is the first amendment, and is attached as Exhibit C.

The changes to the DA include an update to reflect the requested entitlements, a modified RS/DS Development Standards table, changes to the affordable housing obligation for the parcel, and changes to the frontage improvement requirements on Fiddymont Road. Each modification is summarized below.

Development Standards: The DAA proposes the inclusion of revised RS/DS development standards which will apply to the project site. The same modified development standards are included in other development agreements within the SVSP plan area, but were not present in the original version of the DF Properties DA. Some of the modified standards include smaller lot sizes, from 3,000 square feet for interior lots with attached sidewalks, and 2,800 square feet for interior lots with detached sidewalks. The proposed Tentative Subdivision Map is consistent with these development standards. The modified development standards allow smaller lots consistent with other parcels in the Plan area.

Affordable Housing: The requested DAA would modify the number and location of affordable housing units to be provided with the development of the proposed subdivision. Numbering of the sections is also updated throughout. In the original agreement, five middle income purchase units are allocated to DF-20, as it was anticipated that the site would develop 113 units. With 103 units proposed in the current tentative map request, this number has been modified to four affordable middle income purchase units.

Additionally, the DAA proposes a modification of Section 2.6.1.4, which pertains to the transfer of affordable housing obligation. The original DA required that any transfer of the obligation from the subject parcel would be limited to land within the SVSP area, subject to the approval of the owners of both the transferring and receiving parcels. The DAA would allow the transfer of affordable units to either another parcel within the Specific Plan or to elsewhere in the Infill Area of the City, as identified in Exhibit F-1 of the DAA. This modification would allow more flexibility in the developer's affordable housing obligation, including the opportunity to develop affordable units on property owned by the developer in other parts of the City. Additionally, new language requiring that the developer enter into an affordable housing agreement prior to recordation of the Small Lot Tentative Subdivision Map, which would require the affordable units to be rented only to qualified affordable households for a period of 55 years, is included in the DAA.

The DAA also modifies Section 2.6.2.1 of the DA, which specifies the manner of fulfilling the affordable housing obligation. In the original DA, the section allowed the leasing of "carriage units" – defined as an expanded living area over a residential purchase unit's garage, accessible through a walkway and gate or through an alley – to low or very low income households, provided they were deed restricted and fulfilled additional criteria. A total of nine low and nine very low income households were required. The DAA maintains the requirement to provide nine low and nine very low income households, but eliminates the language regarding the carriage units. Instead, the revised Section 2.6.2.1 requires that the 18 affordable units be provided within the Infill Area of the City, as identified in Exhibit F-1 of the DAA. As with the modification to Section 2.6.1.4, this allows greater flexibility in the location of the affordable units. The project is required to provide the same number of affordable rental units, a total of eighteen units, as was required by the original DA, despite the reduced size of the subdivision.

Due the removal of the carriage unit provisions, Section 2.6.2.4 also requires revision. The original section states that the carriage units are not subject to the Costa Hawkins Act; however, as the carriage units have been removed the language has been updated to indemnify the City against any claims, suits, or actions arising from the Costa Hawkins Rental Housing Act. The landowner agrees to provide all of the required rental units without any subsidy from the City.

Frontage Improvements: The DAA also modifies the requirements and responsibilities for frontage improvements along Fiddymment Road. The DAA modifies the phasing for the Fiddymment Road Frontage Improvements from two to three phases, and notes that the northern segment has already been constructed. The revised language notes that construction of the middle segment (adjacent to Parcel JM-85, per Exhibit H of the DAA) will be triggered with the development of Parcel JM-21. Additionally, the revised language states that construction of the southern segment, located adjacent to Parcel DF-42, will be triggered with the development of DF-42. In the event that the southern segment develops first, the developer of DF-42 will also be responsible for constructing signals at the intersection with San Fernando, in addition to the other required Fiddymment Road frontage improvements. The developer of the southern segment will be required to enter into a Deferred Improvement Agreement (DIA) within four years of recordation of the DAA, and within five years of recordation of the DAA, the City may require the developer of DF-42 to construct the southern segment of the Fiddymment Road frontage improvements. The modifications to the sections for frontage improvements reflect the current conditions of the frontage improvements, noting that the northern segment has already been constructed. Additionally, the revision prescribes a more specific construction obligation beyond what was previously required by the original DA, and includes timings for the development of each segment.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on October 30, 2020 and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan and the SVSP, and the findings for the requested Tentative Subdivision Map and Development Agreement Amendment can be made.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific Plan. The project is consistent with the Sierra Vista Specific Plan (SVSP) EIR (SCH #2008032115). No additional environmental analysis is required.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the findings of fact as stated in the staff report and approve the **TENTATIVE SUBDIVISION MAP – 1601 VISTA GRANDE BL. – SVSP PCL DF-20 TENTATIVE SUBDIVISION MAP AND DEVELOPMENT AGREEMENT AMENDMENT– PL20-0098** subject to seventy-two (72) conditions of approval.
- B. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT – 1601 VISTA GRANDE BL. – SVSP PCL DF-20 TENTATIVE SUBDIVISION MAP AND DEVELOPMENT AGREEMENT AMENDMENT – PL20-0098**.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP FILE #PL20-0098

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
2. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of

Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

5. The project shall comply with all required environmental mitigation identified in Sierra Vista Specific Plan Environmental Impact Report and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
6. Prior to issuance of building permits for home construction within Parcel DF-20, the home builder shall be required to submit for a Design Review for a Residential Subdivision (DRRS) approval to evaluate the proposed architecture. Detailed information (e.g. floor plans, additional architectural styles, materials, and color boards, etc.) shall be provided as part of the DRRS submittal. A separate Sign Permit is requirement for all project signs. (Planning)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

6. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
7. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
8. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
9. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
10. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

11. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
12. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
13. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
14. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

- a. *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b. *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c. *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d. *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e. *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
15. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
 16. A note shall be added to the grading plans that states:

*"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)*
 17. A standard bus shelter pad shall be installed on the following two locations: the south side of Vista Grande Boulevard east of Market Street, and the east side of Market Street south of Vista Grande Boulevard. (Engineering, Alternative Transportation)
 18. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pads as conditioned above. Upon installation and final inspection by the City of Roseville, the bus shelters and related improvements shall become property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelters as conditioned above. (Engineering, Alternative Transportation)

19. Vista Grande shall be designed as a 4-lane arterial roadway in conformance with the approved tentative map and the Sierra Vista Specific Plan. The construction of the intersection at Vista Grande Blvd and Market Street shall be completed out to the curb return concurrent with the construction of the DF-20 subdivision, unless already completed. If Vista Grande Boulevard is already completed, then this project shall be responsible for the installation of the median landscaping (Engineering)
20. Market Street shall be designed as a modified collector street with paseo in conformance with the approved tentative map and the Sierra Vista Specific Plan. (Engineering)
21. The typical minor private residential street shall be designed in conformance of the approved tentative map and Sierra Vista Specific Plan. A PUE will be placed over these private roads for access and maintenance of the water and sewer.(Engineering)
22. Bramblewood Drive (Street “F”) is bisected by the DF-1 and DF-20 large lot parcels to the west and the JM-4 large lot parcel to the east. As such, the cost of constructing improvements for Bramblewood Drive are to be shared between the property owners of DF-1 and DF-20, and the property owner of JM-4, per the Reimbursement Agreement approved by the City Council. Prior to the City approving improvement plans for DF-20, the developer will need to reimburse their fair share costs associated with the construction of Bramblewood Drive that is adjacent to their parcel. (Engineering)
23. The entries to the subdivision (“A” Drive & “B” Drive) shall be designed according to the City of Roseville standard detail ST-25. Right turn curb flares will be required at both entries per City of Roseville standard detail ST-23, except as modified by the Tentative Map. (Engineering)
24. A right turn lane shall be installed on Market Street (northbound) at the intersection with Vista Grande per City of Roseville standard detail ST-10, except as modified by the Tentative Map and approved by Engineering. (Engineering)
25. The curb return at the southeast corner of the Market Street/ Vista Grande intersection shall be widened to accommodate Vista Grande westbound u-turns per City of Roseville detail TS-15. (Engineering)
26. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Engineering)
27. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All storm drainage shall be collected and treated with Best Management Practices per the City’s Stormwater Quality Design Manual, the approved Stormwater Quality Compliance Form and consistent with the LID requirements in the Sierra Vista Master Drainage Study. All stormwater shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
28. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
29. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)

30. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
31. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
32. Project infrastructure improvements may be subject to reimbursements under the Citywide TMF, the TMF Set-Aside or the Sierra Vista Specific Plan (SVSP) fee program as identified in the Development Agreement. (Engineering)
33. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
34. **Prior to the approval of the Improvement Plans**, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

Environmental Utilities

35. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
36. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized by Environmental Utilities.
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)

37. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
38. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
39. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
40. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
41. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
42. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
43. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
44. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
45. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching." (Electric)
46. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
47. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

48. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
- a. Refer to the Tentative Map for all public utilities easement along all road frontages;
 - b. Water and sewer easements;
49. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
50. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Alternative Transportation, Environmental Utilities, Electric, Engineering)
51. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
- a. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b. A clause excluding any property owned by the City from the terms of the CC&Rs.
 - c. Residents in courts or other dead-end areas shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)
 - d. A clause noting that the two required vehicle parking spaces within the garage must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited.
52. The City shall not approve the Final Map for recordation until either:
- a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
53. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
54. Street names shall be approved by the City of Roseville. (Engineering)
55. The subject property shall be annexed into Sierra Vista CFD No. 2, Public Services prior to approval of the Final/Parcel Map. This property is being added into this district in order to provide ongoing maintenance for the authorized services within the district boundaries. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to

the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

56. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
57. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
58. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
59. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
60. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
61. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

62. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
63. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
64. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
65. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)
66. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
67. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and

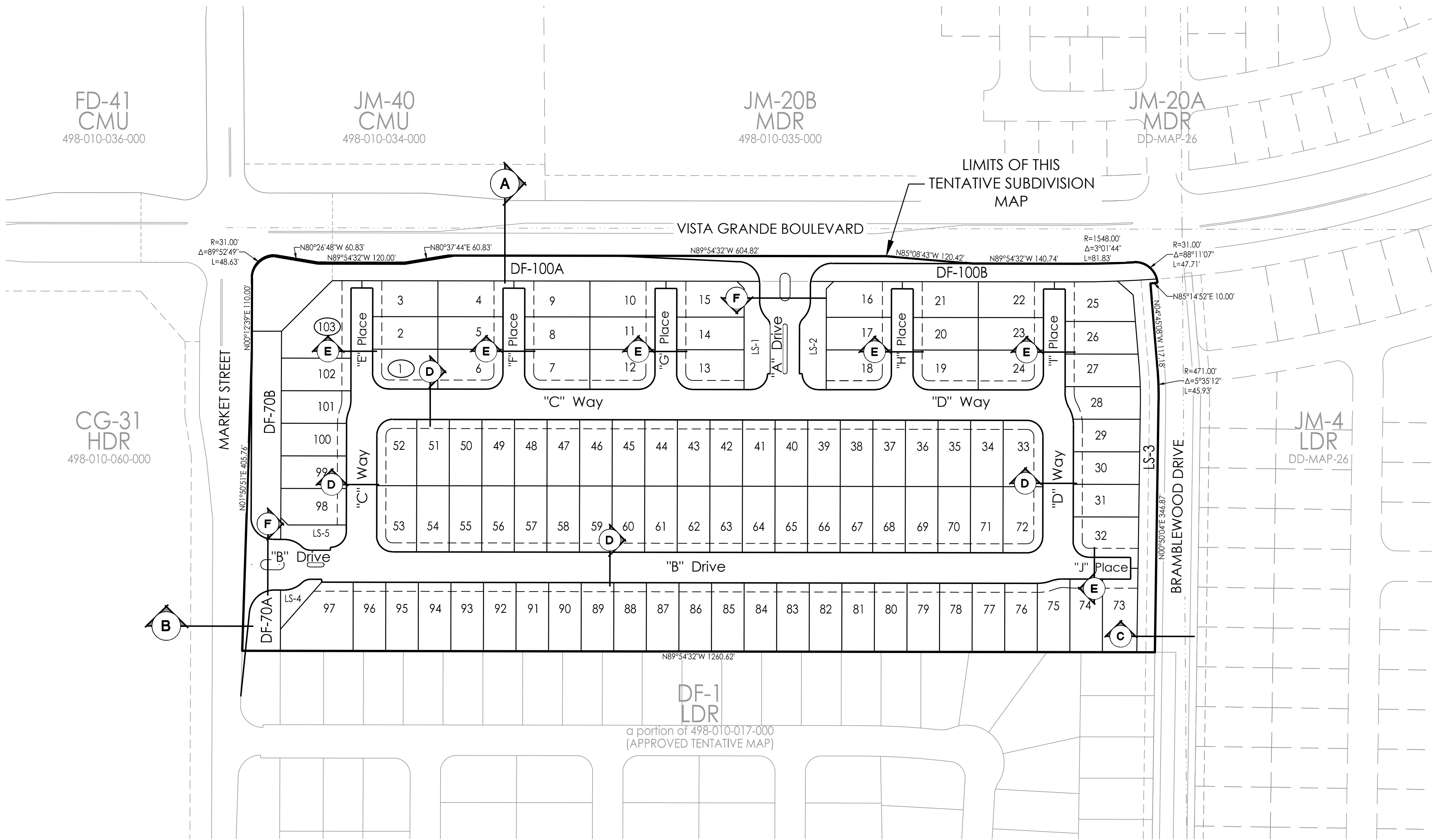
seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)

68. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
69. Affordable Purchase housing shall be provided as follows: 4 units to be sold to middle income households at 95% of the Area Median Income on Parcel DF-20. (Housing)
70. Prior to the approval of each final small residential lot subdivision map containing lots for affordable purchase, the developer shall enter into City's current Affordable Purchase Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income households. (Housing)
71. Prior to the recordation of the small lot tentative subdivision map for SVSP Large Lot Parcel DF-20, an Affordable Rental Housing Agreement shall be executed for parcels containing eighteen (18) affordable rental units, to be reserved for 9 very low and 9 low income households within the Infill area of the City, as identified in Exhibit "F-1" of the First Development Agreement Amendment by and between the City of Roseville and DF Properties, Inc. relative to the Sierra Vista Specific Plan.
72. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

Exhibits

- A. Tentative Subdivision Map
- B. Conceptual Grading, Drainage, and Utilities
- C. Draft First Amendment of the Development Agreement by and between the City of Roseville and DF Properties, Inc.

<u>Note to Applicant and/or Developer:</u> Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
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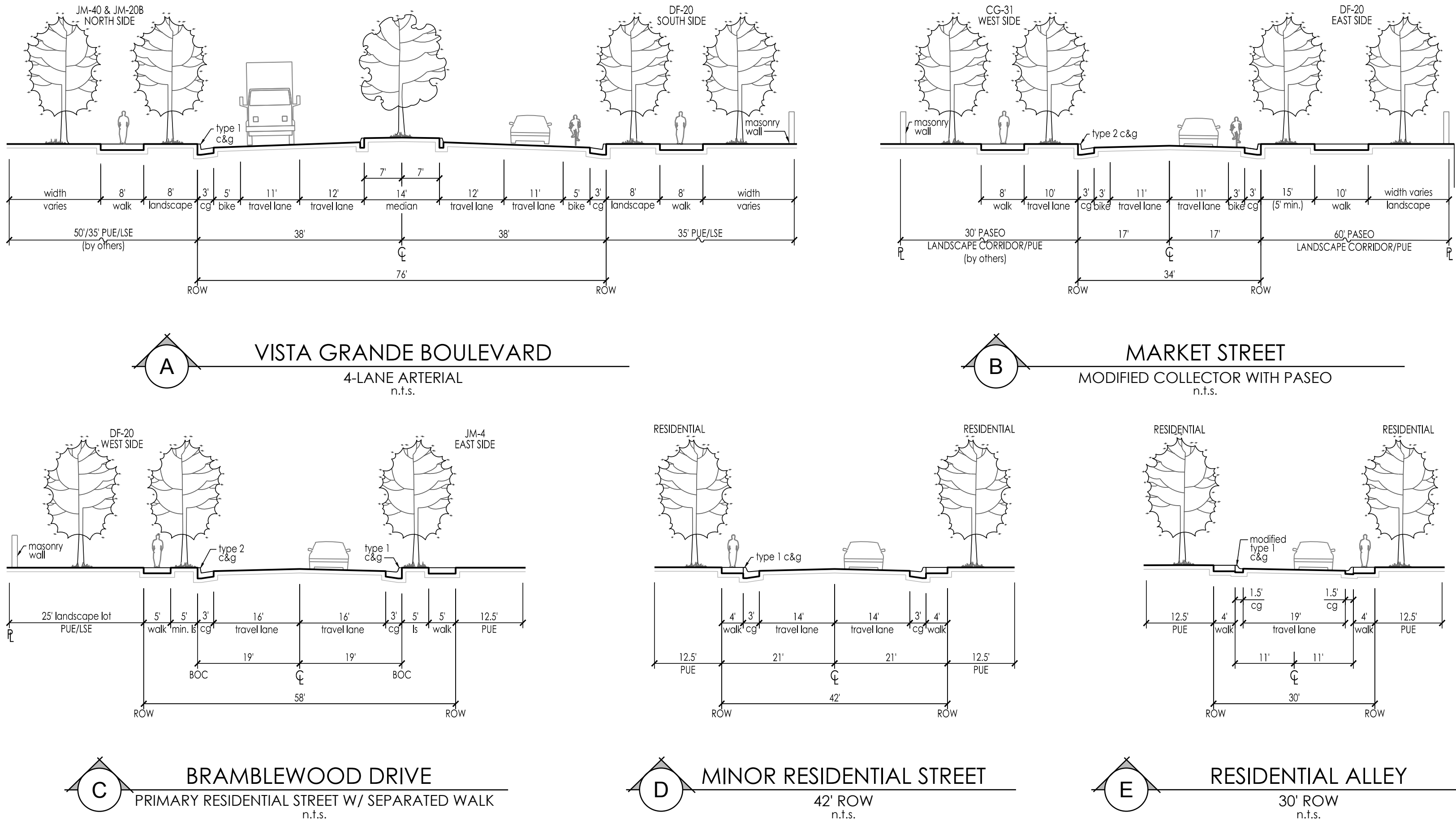
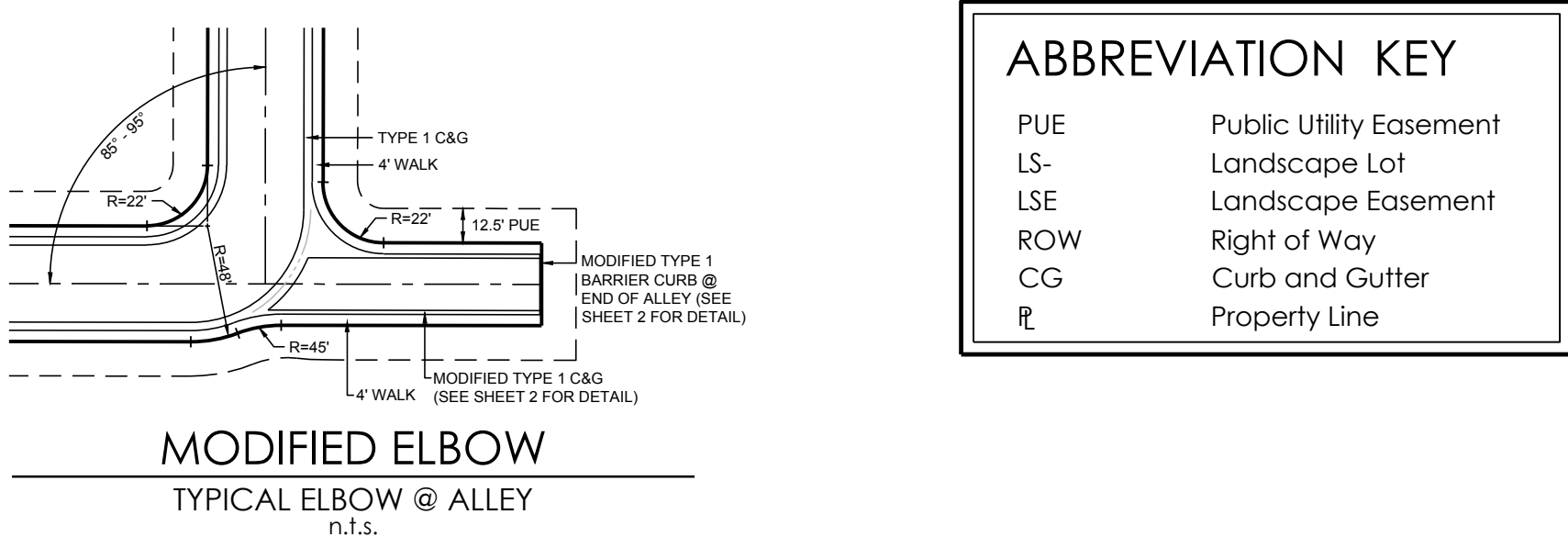
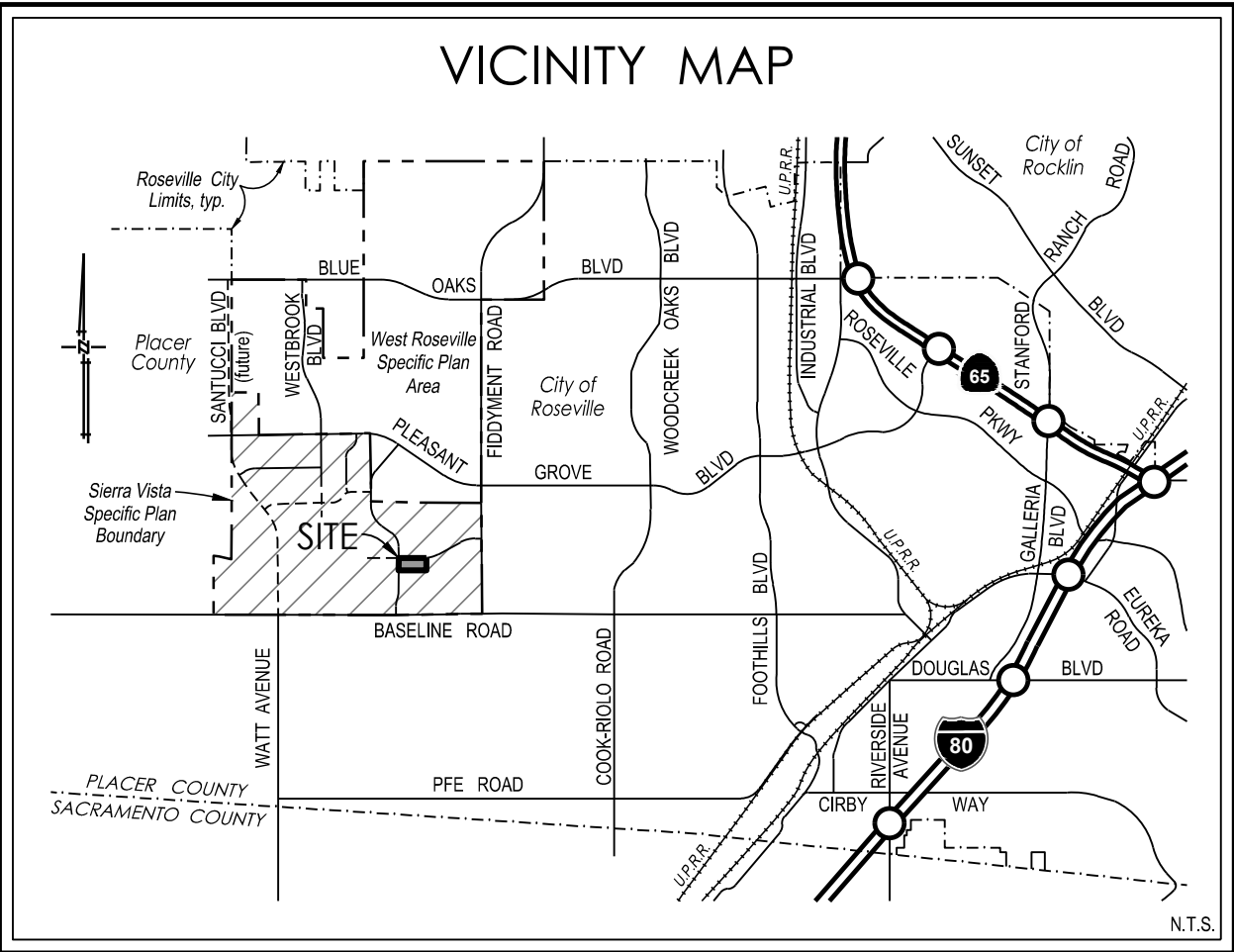


- TENTATIVE MAP NOTES**
1. PROPERTY DESCRIPTION: All that real property situated in the County of Placer, State of California, being a portion of Section 36, Township 11 North, Range 5 East, M.D.B.M., being further described as a portion of Parcel "B" of Parcel Map No. P-73362 filed for record in the office of the County Recorder of Placer County, California on January 8, 1980 in Book 15 of Parcel Maps, at Page 143, Placer County Records. APN: 498-010-017
 2. Lot dimensions and acreages are approximate and are subject to change.
 3. Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to approval by the City of Roseville. Flexibility in Large Lot parcel configuration and phasing as shown herein is permitted with the Final Map provided that the configuration is in substantial compliance with this Phased Tentative Subdivision Map, subject to approval by the City of Roseville.
 4. The Final Mapping and subsequent development of parcels and streets may be phased. Project improvements are deferred to individual Small Lot Final Maps or project development plans.
 5. Pursuant to Government Code Section 66463.1, the subdivider may file multiple Final Maps based upon this Tentative Subdivision Map. The filing of a Final Map on a portion of this Tentative Subdivision Map shall not invalidate any part of this Tentative Subdivision Map.
 6. The Final Mapping and subsequent development of parcels and streets may be phased. Phasing is to be consistent with the performance criteria in the Development Agreement and applicable infrastructure phasing matrix.
 7. Additional easements to accommodate new public utility improvements, access required for parcel development, rights to construct, or other similar mapping requirements needed to accomplish the final design may be added prior to each Small Lot Final Map based on this Tentative Subdivision Map.
 8. Portions of Vista Grande Boulevard (from Market Street to Bramblewood Drive) and Market Street (from Vista Grande Boulevard to the southerly boundary of Parcel DF-20), as depicted on this Tentative Subdivision Map, shall be offered as IOD(s) to the City of Roseville with the first Final Map.
 9. Street sections are per the Sierra Vista Specific Plan (Chapter 6) and the Sierra Vista Design Guidelines (Appendix B), except as modified hereon.
 10. A minimum 12.5' Public Utility Public Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
 11. In-tract streets to be private and dedicated in fee to the Homeowners Association and as a P.U.E. to the City of Roseville for all utilities except storm drainage.
 12. Landscape corridor widths may be reduced for ancillary right-turn lanes, auxiliary lanes, bus turn-outs, standard tapers, and the like per the provisions in the Sierra Vista Specific Plan.
 13. Paseo lots are to be dedicated as street rights-of-way (ROW).
 14. The following lots are to be offered to the City of Roseville with the corresponding phase at the time of each Final Map: OS (Paseo) Lots DF-70A and DF-70B, ROW Lots DF-100A and DF-100B and Landscape Lots LS-1 through LS-5.
 15. Landscape corridor lots, lettered lots, paseo lots, and landscape lots are not to be counted as "lots" towards any future boundary line adjustment.

PARCEL SUMMARY

Parcel	Acres	Units	Lot Size (typ)
DF-20 (Residential Lots)	13.77 ac.	103 du	45' x 90'
DF-70A (Paseo/Open Space)	0.08 ac.		
DF-70B (Paseo/Open Space)	0.27 ac.		
subtotal	14.12 ac.	103 du	
Right of Way & Landscape Lots			
DF-100A (Landscape Corridor)	0.60 ac.		
DF-100B (Landscape Corridor)	0.27 ac.		
LS-1-5	0.62 ac.		
subtotal	1.49 ac.		
TOTAL	15.61 ac.	103 du	

Parcel	Sq. Ft. (ac.)
LS-1	4,601 sf
LS-2	4,677 sf
LS-3	13,120 sf
LS-4	1,693 sf
LS-5	2,647 sf
TOTAL	26,738.6 sf (0.62 ac.)



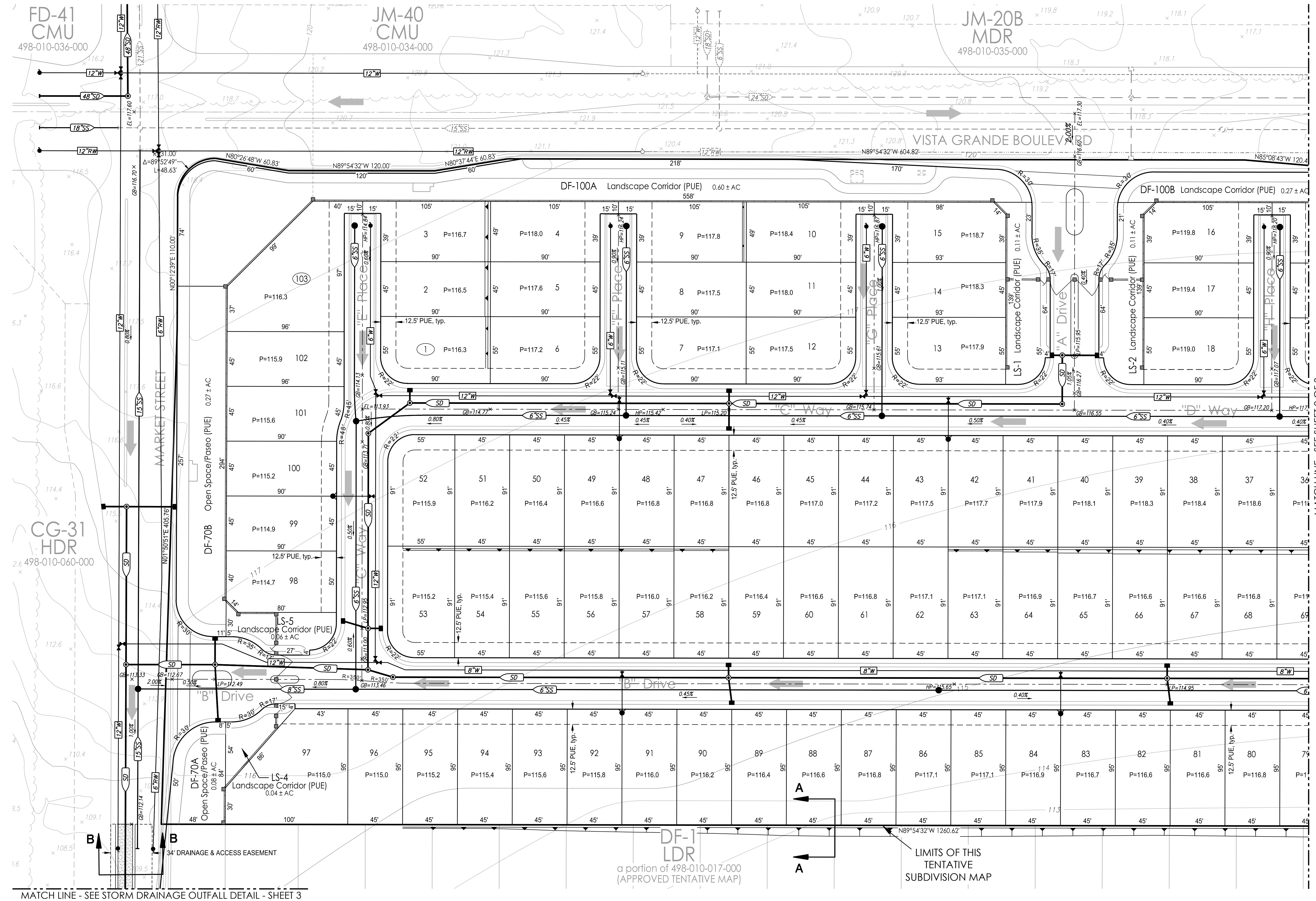
COVER SHEET
TENTATIVE SUBDIVISION MAP
PARCEL DF-20
a portion of the Sierra Vista Specific Plan

Roseville, CA

Mackay & Soms
ENGINEERS PLANNERS SURVEYORS

August 20, 2020

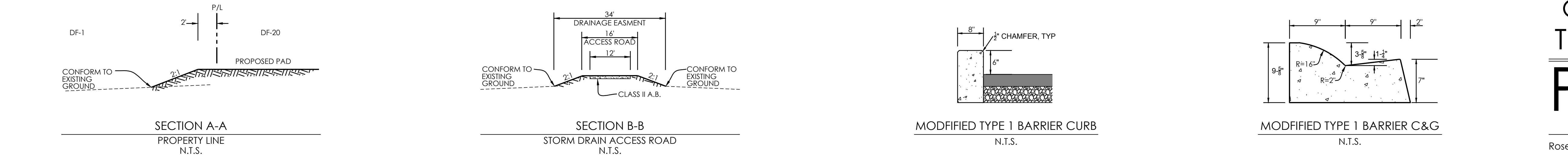
Sheet 1 of 3



LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	RECYCLED WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
	PAD GRADE	
	OVERLAND RELEASE FOR DRAINAGE	

- UTILITY NOTES
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 - UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 - THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN. SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
 - ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED.

ESTIMATED EARTHWORK SUMMARY	
CUT:	26,500 c.y.
FILL:	26,500 c.y.
NET:	0 c.y.



CONCEPTUAL
GRADING, DRAINAGE, & UTILITIES
TENTATIVE SUBDIVISION MAP

PARCEL DF-20

a portion of the Sierra Vista Specific Plan

Roseville, CA

Mackay & Somp
ENGINEERS PLANNERS SURVEYORS

August 20, 2020

Sheet 2 of 3

Recording Requested by:

CITY OF ROSEVILLE

When Recorded Mail to:

City Clerk

City of Roseville

311 Vernon Street

Roseville, CA 95678

Exempt from recording fees

Pursuant to Cal. Govt. Code § 27383

**FIRST AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ROSEVILLE AND DF PROPERTIES, INC.
RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN**

This First Amendment of Development Agreement is entered into this ____ day of _____, 2020, by and between the CITY OF ROSEVILLE, a municipal corporation ("City") and DF PROPERTIES, INC., a California corporation ("Landowner"), pursuant to the authority of Sections 65864 through 65869.5 of the California Government Code.

RECITALS

A. Landowner and City entered into a Development Agreement (the "Original Development Agreement"), which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010 in the Official Records of Placer County as Document No. 2010-0045939-00. City and Landowner entered into the Original Development Agreement relative to development within a portion of the Sierra Vista Specific Plan ("Specific Plan", "SVSP", or "Plan Area"), as described in Exhibit "A" and shown in Exhibit "B" of the Original Development Agreement (the "Property"). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Original Development Agreement.

B. This First Amendment to the Development Agreement (the "First Amendment") affects a portion of the Property (the "First Amendment Property"), as described in Exhibit "A" and depicted on Exhibit "B" attached to this First Amendment, and shall run with the land described in Exhibit "A" and depicted on Exhibit "B" hereto.

C. This First Amendment is authorized by Section 1.4 of the Development Agreement and Section 65868 of the California Government Code.

D. City and Landowner wish to enter into this First Amendment in order to amend the affordable housing provisions and residential development standards for the First Amendment Property.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The following sections and exhibits of the Development Agreement are hereby amended as follows:

- a. TABLE OF CONTENTS. The following entry is added to the Table of Contents in its entirety to read as follows:

“2.2.1 Property Specific Development Standards”

- b. NEW SECTION 2.2.1. Section 2.2.1 is added in its entirety to read as follows:

“2.2.1 Property Specific Development Standards. At Landowner’s option, either the Residential Single Family/Development Standards (RS/DS) attached hereto as Exhibit “E-1” or the RS/DS standards set forth in the Specific Plan shall apply to the Medium Density Residential designated parcels in the Property.”

- c. REVISED SECTION 2.6. Section 2.6 of the Development Agreement is revised in its entirety to read as follows:

“2.6 Affordable Housing. Consistent with the goals and policies contained in City's General Plan and the Specific Plan, and subject to the provision by Landowner of affordable housing elsewhere within the Specific Plan as described below and the other terms of this Agreement, Landowner shall develop or cause ten percent (10%) of the total residential units which are actually constructed within its Property to be developed as affordable housing. In accordance with the terms of this Section and subject to adjustment based on actual development, Landowner shall provide twenty-two (22) units affordable to very low, low, and middle-income households. The breakdown of percentage of the total number of affordable units to the different income levels shall be 40% for very low, 40% for low, and 20% for middle-income households. This includes nine (9) units affordable to very low-income households, nine (9) units affordable to low-income households, and four (4) units affordable to middle-income households. Any adjustment based on actual development shall be subject to the approval of the City Manager or his/her designee.

The term "very low income" means households earning 50% or less of median income, "low income" means households earning 50% to 80% of median income, and "middle income" means households earning 80% to 100% of median income, as published annually by the U.S. Department of Housing & Urban Development ("HUD"). Income eligibility and asset verification and calculation guidelines shall be determined in accordance with the HUD Handbook 4350.3 Chapter 5. For each of the household income ranges specified herein, household income at the upper limit of the specified ranges shall be used in determining qualifying sales prices for affordable purchase residential units. Qualifying rents for affordable rental residential units may be calculated at the upper range of the specified income levels, if no City subsidy is provided or other restrictions are placed on the properties due to the type of financing secured by the ultimate developer of the Parcel. Unless a City subsidy is provided, as set forth in Section 2.6.2.4 below, or other restrictions are placed on the Parcel due to the type of financing secured by the ultimate developer of the Parcel, qualifying rents for affordable rental residential units shall be based on the upper limit

of specified income levels. However, subject to the requirements of Section 2.6.2.4 below, based on the amount and types of subsidies necessary to develop affordable housing, the qualifying rents may be calculated based on a mid-range or the lower-end of the income ranges cited herein.

Locations of affordable housing sites, other than single-family affordable purchase residential units, are shown in the Specific Plan and Exhibits "F" and "F-1". Such locations may be modified pursuant to Section 2.6.1.4 of this Agreement."

- d. REVISED SECTION 2.6.1. Section 2.6.1 of the Development Agreement is revised in its entirety to read as follows:

"2.6.1 Affordable Purchase Residential Units. Landowner agrees that four (4) units will be reserved on the Property as described and/or attached single-family residential units affordable to middle-income purchasers as follows:

Parcel	Total Units in Parcel	Middle Income Purchase Units
DF-20	103	4

Such units shall be distributed throughout such Parcel."

- e. REVISED SECTION 2.6.2. Section 2.6.2 of the Development Agreement is revised in its entirety to read as follows:

"2.6.2 Multi-Family Affordable Rental Units.

2.6.2.1 Affordable Obligation. In satisfaction of the Property's obligation to provide housing to nine (9) low income and nine (9) very low income households, Landowner agrees that eighteen (18) affordable rental units will be provided within the Infill Area of the City, as further identified in Exhibit "F-1".

2.6.2.2 Required Agreement. Prior to recordation of the small lot tentative subdivision map for SVSP Large Lot Parcel DF-20, the parties shall enter into City's then current form Affordable Rental Housing Agreement (or other applicable City-approved form) for such residential rental units affordable to low income and very low income households, which shall identify the obligation to produce and deliver the applicable number of rental units affordable to very low or low income households to be provided by such Affordable Parcel. The term of the Agreement shall require the affordable units to be rented only to qualified affordable households for a period of fifty-five (55) years, commencing on the date of issuance of a certificate of occupancy for each affordable unit. Specific requirements of the agreement will be determined by the Economic Development Director or his/her designee.

2.6.2.3 Transfer/Satisfaction of Obligation. At the request of Landowner, the affordable rental housing obligation (or any portion thereof), including any excess affordable rental units committed to by Landowner above its allocated affordable rental housing obligation hereunder, may be transferred, with the consent of the City Manager or his/her designee, from one Parcel to another parcel within the Specific Plan or elsewhere in the Infill Area of the City's General Plan, as identified in Exhibit "F-1", subject to the approval of the owner(s) of both the transferring and receiving

parcels. No such transfer shall require an amendment to this Agreement, but City and Landowner and the owner(s) of the receiving parcels shall execute an instrument memorializing such transfer of obligation that shall be recorded against the affected parcels, with reference to this Agreement.

2.6.2.4 No City Subsidies. Landowner agrees to provide all of the rental units without any subsidy from the City. Landowner hereby waives any claims, suits, or actions against the City on account of or arising from the Costa-Hawkins Rental Housing Act, California Civil Code Sections 1954.50 et seq. ("CHRHA"). Furthermore, the parties hereby acknowledge and agree that, without limitation, the Project entitlements, permits, or approvals have conferred upon the Landowner and/or the Project either a direct financial contribution or other form of assistance pursuant to Section 1954.52(b) of the CHRHA.

2.6.2.5 Community Facilities Districts. The City Manager or his/her designee shall maintain a list of low and very low-income affordable rental units for each Parcel which is subject to a Regulatory Agreement (or applicable City-approved form) and, on or about May 1 of each calendar year, shall send a copy of such Regulatory Agreement(s) to the City Finance Director. In reliance thereon, the Finance Director shall, to the extent allowed by law, if and when a Community Facilities District is formed encompassing the Property, set the applicable special tax for such Parcel at a level described in the rate and method for said Community Facilities District."

- f. REVISED SECTION 3.5.2(b). Section 3.5.2(b) of the Development Agreement is revised in its entirety to read as follows:

"3.5.2(b) Fiddymment Road. Landowner shall construct the Frontage Improvements, as defined in Section 3.5.1, for the west side of Fiddymment Road. City has a CIP project to construct the 2 south bound lanes and the median curbs through the City's CIP in advance of the development of the Plan Area, including design, environmental permitting, and mitigation requirements related thereto. The CIP construction will also include the Landowner's obligation for 5-feet of pavement width, one median curb, utility stubs, and left turn pockets into the Plan Area. At the time when the adjacent Participating Owner proceeds to develop its property, on specific parcels east of Upland Drive referenced below, that will trigger Fiddymment Road Frontage Improvements, that Participating Owner shall complete its Frontage Improvements on the west side of Fiddymment Road and complete the landscaping of the median. That Participating Owner will be responsible to reimburse the City for the cost of its obligation set forth above in this Section 3.5.2 (b), less the cost of the eastern one-half of the median landscaping. In the event that Landowner's cost of the eastern one-half of median landscaping exceeds the City's cost of the portion of Landowner's Frontage Improvements obligation set forth above, City shall pay Landowner for such cost difference out of the City TMF Fund.

Fiddymment Road Frontage Improvements may be constructed in three phases in accordance with Revised Exhibit "H". Each phase of such Fiddymment Road Frontage Improvements shall be triggered upon on-site development of the specific parcels (excluding open space parcels) east of Upland Drive (excluding construction of Upland Drive itself). The northern segment of Fiddymment Road Frontage Improvements has already been constructed. The middle segment of Fiddymment Road Frontage Improvements adjacent to JM-85 and JM-21 will be triggered when JM-21 develops.

As part of the middle segment, a traffic signal will be required at the intersection of Fiddymment Road and Westlake Drive in accordance with Revised Exhibit “K”. The southern segment of Fiddymment Road Frontage Improvements adjacent to DF-42 will be triggered when DF-42 develops. If the southern section develops first, the developer of DF-42 must construct the signal at the San Fernando intersection, in addition to their Fiddymment Road Frontage Improvements. Additionally, within four (4) years of recordation of this First Amendment, the developer of the southern segment of Fiddymment Road Frontage Improvement shall enter into a Deferred Improvement Agreement (DIA) for the southern segment of Fiddymment Road Frontage Improvements. At five (5) years from the recordation of this First Amendment, the City in its sole discretion may require the developer of DF-42 to complete the southern segment of the Fiddymment Road Frontage Improvements.”

- g. REVISED LIST OF EXHIBITS. The following entries are added to the List of Exhibits:

“Exhibit “E-1”: RS/DS Development Standards”
 “Exhibit “F-1”: Affordable Rental Units”
 “Revised Exhibit “H”: Backbone Infrastructure Segments”
 “Revised Exhibit “K”: Traffic Signals”

- h. NEW EXHIBITS. The following new exhibits attached to this First Amendment are added to the Development Agreement as follows:

Exhibit A	Legal Description of First Amendment Property
Exhibit B	Depiction of First Amendment Property
Exhibit E-1	RS/DS Development Standards
Exhibit F-1	Affordable Rental Units

- i. REVISED EXHIBITS. Revised Exhibits H and K, attached to this First Amendment, have been added to the exhibits and replace the existing Exhibits H and K for the First Amendment Property.

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this First Amendment of the Development Agreement is in the best interest of the public health, safety and general welfare and is consistent with the General Plan and the Sierra Vista Specific Plan.
3. AMENDMENT LIMITED TO FIRST AMENDMENT PROPERTY. This First Amendment is limited to and applies only to development of the First Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan area, including without limitation, any other portion of the Property.
4. AMENDMENT. This First Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. In the event of any conflict, the language of this First Amendment shall be controlling in all events or circumstances. As amended hereby, the Development Agreement remains in full force and effect.
5. FORM OF AGREEMENT. This First Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2020.

CITY:

CITY OF ROSEVILLE,
a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
MIKE ISOM
Development Services Director

LANDOWNER:

DF PROPERTIES, INC.
a California corporation

BY: _____
KENNETH DENIO
President

BY: _____
JEFF RONTEN
Executive VP/Chief Financial Officer

EXHIBIT "A"
Legal Description of First Amendment Property
DF PROPERTIES

All that real property situated in a portion of Section 36, Township 11 North, Range 5 East, Mount Diablo Meridian, County of Placer, State of California, being a portion of the lands of DF Properties, a California corporation, as described in that certain grant deed recorded August 27, 1987, in Book 3253, at Page 693, Official Records of Placer County, and being more particularly described as follows:

Commencing at a 2" disc in a monument well stamped "LS 7820", said point being the northwest corner of said lands of DF Properties; thence along the west line of said lands of DF Properties, South 00°12'39" West a distance of 68.86 feet; thence leaving said west line, South 89°47'12" East a distance of 36.00 feet to the True Point of Beginning and a point of curvature; thence from the **True Point of Beginning** for the following sixteen (16) arcs, courses and distances:

1. From a radial line that bears North 89°47'21" West 48.63 feet along the arc of a non-tangent 31.00 foot radius curve to the right through a central angle of 89°52'49";
2. South 80°26'48" East a distance of 60.83 feet;
3. South 89°54'32" East a distance of 120.00 feet;
4. North 80°37'44" East a distance of 60.83 feet;
5. South 89°54'32" East a distance of 604.82 feet;
6. South 85°08'43" East a distance of 120.42 feet;
7. South 89°54'32" East a distance of 140.74 feet to a point of curvature;
8. 81.83 feet along the arc of a tangent 1548.00 foot radius curve to the left through a central angle of 03°01'44" to a point of curvature;
9. 47.71 feet along the arc of a reverse tangent 31.00 foot radius curve to the right through a central angle of 88°11'07";
10. South 85°14'52" West a distance of 10.00 feet;
11. South 04°45'08" East a distance of 117.18 feet to a point of curvature;
12. 45.93 feet along the arc of a tangent 471.00 foot radius curve to the right through a central angle of 05°35'12";
13. South 00°50'04" West a distance of 346.87 feet;
14. North 89°54'32" West a distance of 1260.62 feet;
15. North 01°50'51" East a distance of 405.76 feet; and
16. North 00°12'39" East a distance of 110.00 feet to the **True Point of Beginning**.

Containing 15.616 acres of land, more or less.

See Exhibit "B", plat to accompany description, attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.

Paul Ferguson

Paul Ferguson, Jr., PLS 9265
License Expiration Date: 03/31/2022

Date: 9-18-2020



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC.
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678
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Exhibit "B" **Depiction of First Amendment Property**

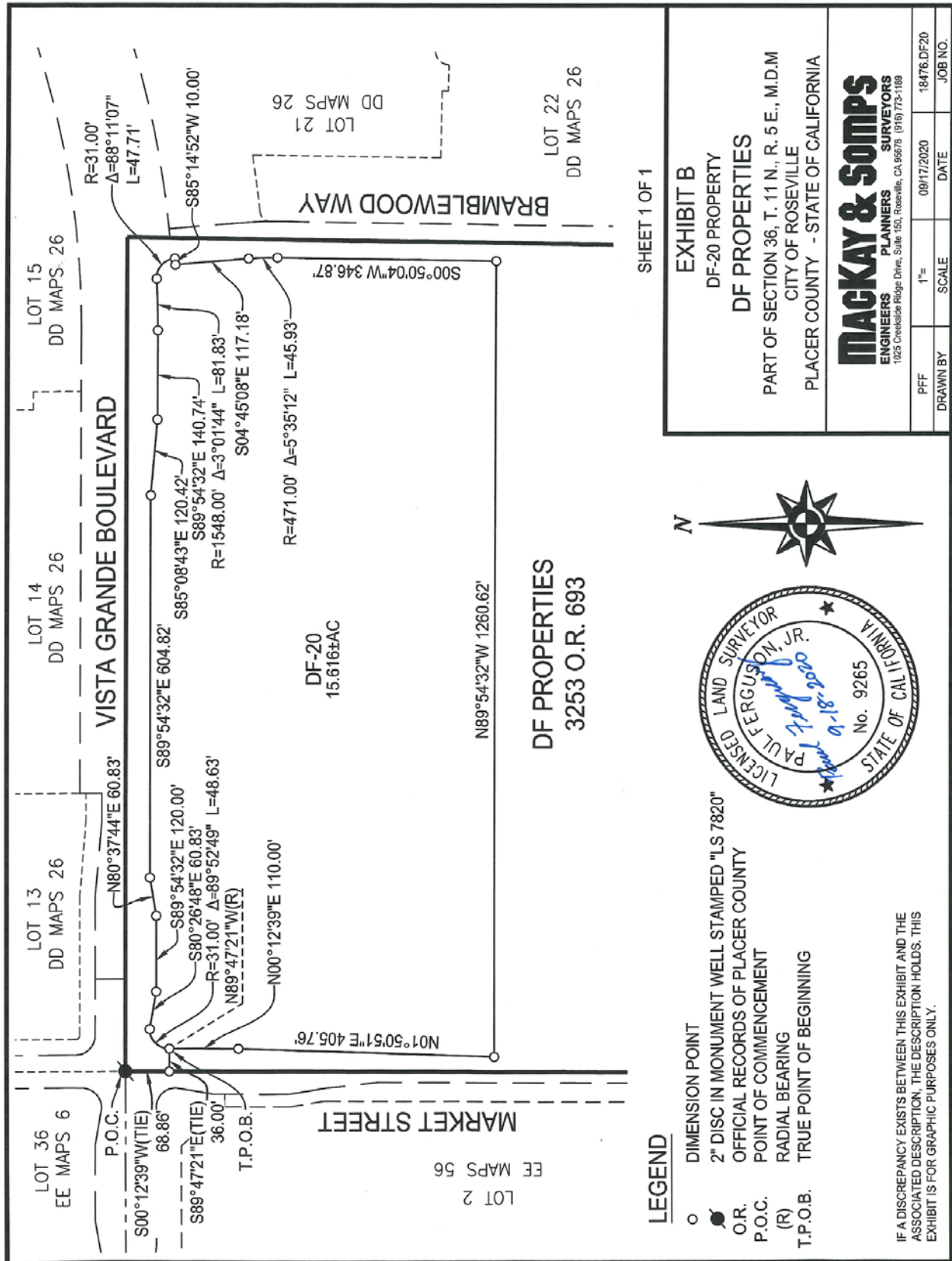
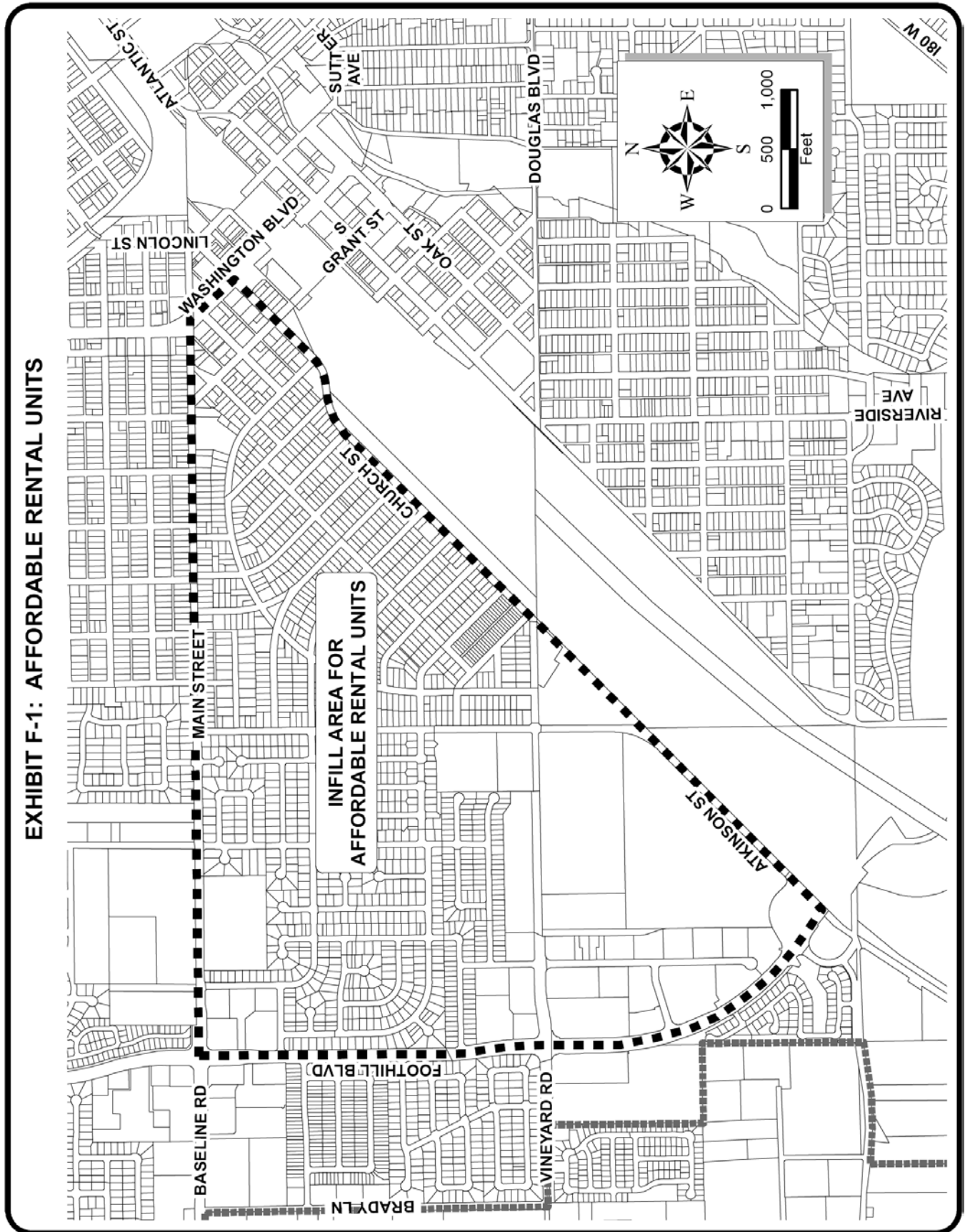


Exhibit “E-1” RS/DS Development Standards

	Single Family with Attached Sidewalk ⁴	Single Family with Separated Sidewalk ^{2, 4}
Lot Size (minimum)		
Area, Interior Lot	3,000 sq. ft.	2,800 sq. ft. ²
Area, Corner Lot	3,300 sq. ft.	3,000 sq. ft. ²
Width, Interior	45 ft.	45 ft.
Width, Corner	52.5 ft.	47.5 ft.
Permitted Density (maximum per lot)		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
Setbacks (minimum)		
Front ³	14 ft. to living space or side wall of garage; 18 ft. min. driveway depth w/ roll-up garage door	9 ft. to living space or side wall of garage; 18 ft. min. driveway depth w/ roll-up garage door
Sides ^{3, 5}	5 ft. interior side 12.5 ft. street side on corner	5 ft. interior side 7.5 ft. street side on corner
Rear	10 ft. to 1 st story wall 15 ft. to 2 nd story wall	10 ft. to 1 st story wall 15 ft. to 2 nd story wall
Coverage (maximum)		
Site Coverage	None & <i>no min. usable open space required</i>	None & <i>no min. usable open space required</i>
Height (maximum)		
Height	35 ft.	35 ft.
Other Provisions		
Front Yard Stagger	None required, but optional per unit design	None required, but optional per unit design
2 nd story wall separation	10 ft.	10 ft.
Two-story unit mix	No limit	No limit
Stagger for 3 rd car garages	2 ft. between 3rd car bay and two-car garage	2 ft. between 3rd car bay and two-car garage

1. Items in *italics* represent modifications to City Zoning Ordinance Standards
2. Sidewalk separated from back of curb by 5-foot planter strip.
3. Front setback (and side setback where adjacent to street) measured from back of walk. If no sidewalk is present, setbacks measured from back of curb. Minimum separation between two-story elements shall be 10 feet.
4. A DRRS permit (required for neighborhoods greater than 7 du/ac) will be used to ensure compliance with the standards above.
5. Fence side yard setback is 5 feet from back of walk where facing a street with an attached sidewalk. Fence side yard setback is 2.5 feet from back of walk where facing a street with a detached sidewalk.

Exhibit "F-1": Affordable Rental Units



Backbone Infrastructure Segments

LEGEND

- SEGMENT 1
- SEGMENT 2
- SEGMENT 3
- SEGMENT 4
- SEGMENT 5
- SEGMENT 6
- SEGMENT 7
- SEGMENT 8
- STORM DRAIN
- SEWER
- WATER
- RECYCLED WATER
- PQP SITES
- OPEN SPACE/DETENTION/
WETLAND CREATION

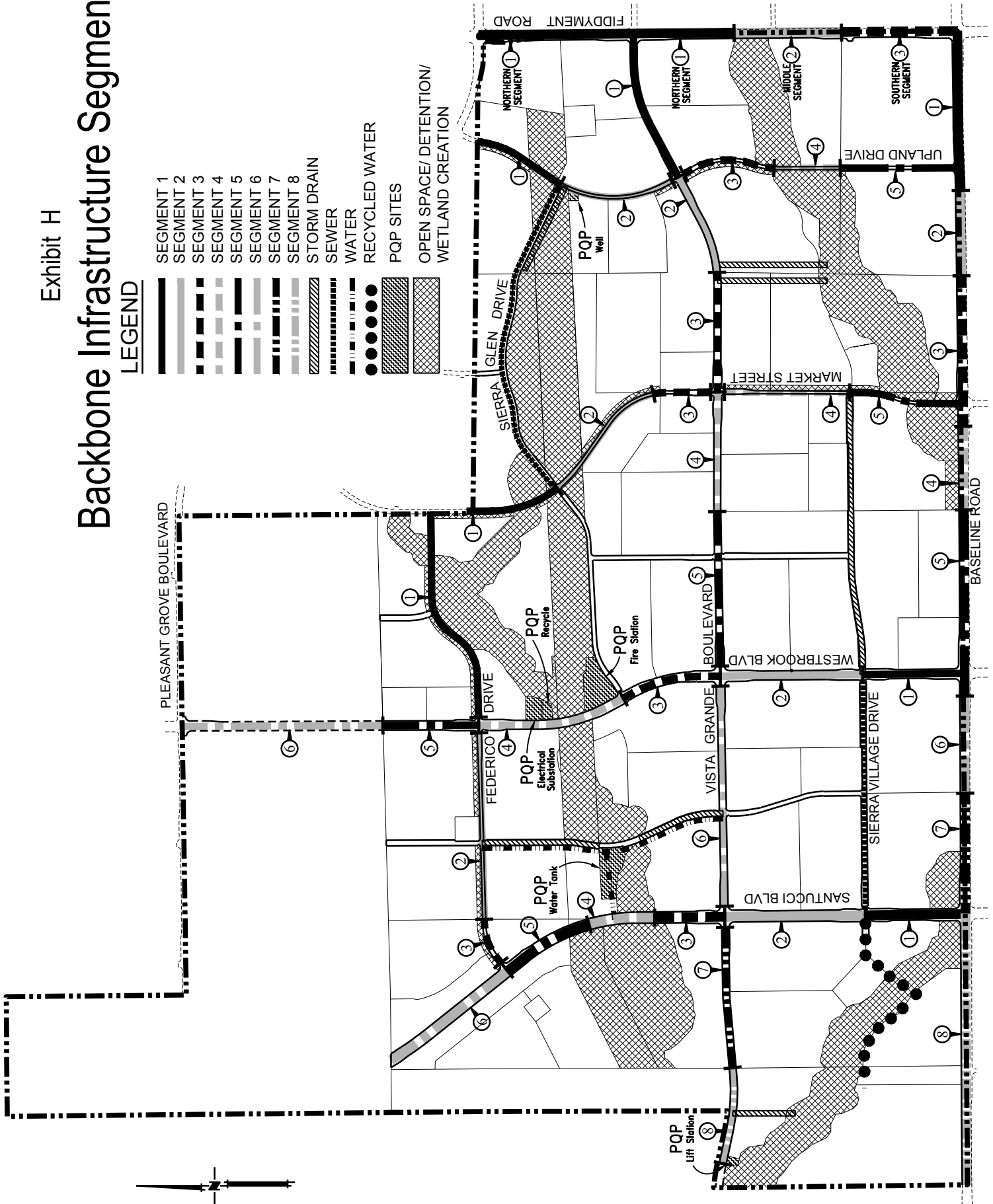
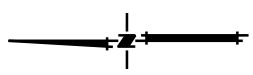
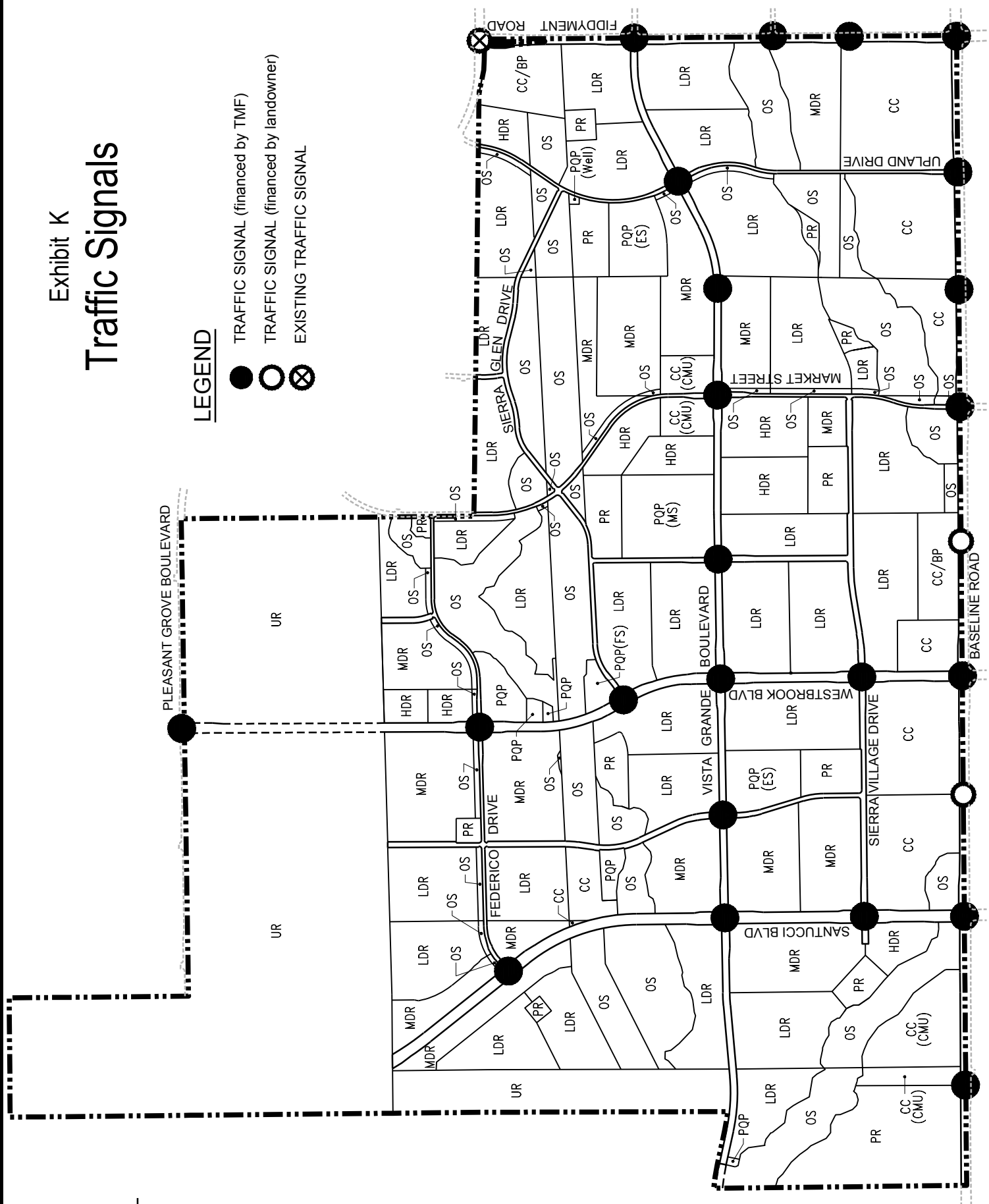


Exhibit K Traffic Signals



LEGEND

- TRAFFIC SIGNAL (financed by TMF)
- TRAFFIC SIGNAL (financed by landowner)
- ⊗ EXISTING TRAFFIC SIGNAL





PLANNING COMMISSION COMMUNICATION

Title: 2021 Housing Element, 311 Vernon St, File # PL20-0178 – Informational Item

Contact: Lauren Hocker, lhocker@roseville.ca.us, 916-774-5272

Meeting Date: 11/12/2020

Item #: 7.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Letter to SACOG

Attachment 2 Detailed Strategies

ITEM 7.1: INFORMATIONAL ITEM – 311 VERNON STREET – 2021 HOUSING ELEMENT – PL20-0178

REQUEST

This is an informational item. Staff requests that the Planning Commission receive an informational presentation regarding the Housing Element update. No action is required by Planning Commission.

Applicant/Owner – City of Roseville

SUMMARY RECOMMENDATION

The Planning Division is recommending the Planning Commission hear staff's informational presentation. No action is required.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

Since 1969, California has required that all cities and counties adequately plan to meet the housing needs of everyone in the community. This is accomplished through a Housing Element, which is a required component of a local government's General Plan. The purpose of a Housing Element is to identify current and projected housing needs, and set goals, policies, and programs to address those needs. Unlike other Elements of the General Plan, which may be updated at the discretion of each jurisdiction, compliant Housing Elements are updated on eight-year cycles and are subject to the review and approval of the California Housing and Community Development Department (HCD). The City's current Housing Element was adopted by City Council in 2013 and covers the period from 2013 to 2021. An updated Housing Element covering the period from 2021 to 2029 is required to be adopted by May 15, 2021.

Regional Housing Needs Allocation

The foundation of the Housing Element is the Regional Housing Needs Allocation (RHNA), which begins with a determination of housing need issued by HCD. HCD released the determination for the Sacramento Area Council of Governments (SACOG) planning area in July 2019, which determined SACOG needed to provide capacity for 153,512 total housing units. SACOG is required to prepare and adopt a methodology for allocating those units to each member jurisdiction. The Regional Housing Needs Plan was adopted by SACOG on March 19, 2020. Under the SACOG plan, the City of Roseville must accommodate 12,066 housing units to meet its "fair share" of the State's housing need, which includes 6,178 lower income units. State housing law does not require the City to construct the allocated units within the planning period but does require the City to maintain the required allocation at all times.

Roseville's Housing Capacity

For the purposes of future planning, HCD uses density as a measure of affordability. The City's above moderate income units are accommodated on land with densities of less than 7 units to the acre and moderate income units are accommodated on land with densities of 7 to 24 units to the acre. HCD requires lower income units to be on land designated for a minimum "default density," unless a jurisdiction can demonstrate a lower density is appropriate. The default density for a jurisdiction of Roseville's size is 30 units to the acre, but in the past the City has been able to demonstrate to HCD that a minimum density of 25 units to the acre or greater is appropriate.

Staff prepared a draft inventory to determine how many additional units would need to be accommodated to comply with the RHNA allocation. The City has a surplus of moderate- and above moderate-income housing capacity but has insufficient lower income housing capacity to meet the RHNA allocation. Based on these initial assessments, the City needs to add capacity for approximately 2,800 additional lower income units.

It is critical to understand that the shortfall is the result of a 60 percent higher allocation than previous housing cycles. The City's lower income housing policies were designed based on previous housing cycle allocation trends. The City would only need a few hundred additional units to achieve compliance if this cycle had followed past trends. Staff expressed serious concern to SACOG about the City's high allocation during the development of the methodology, and in a letter to the SACOG Board (see Attachment 1) as part of the RHNA adoption hearings. In response, SACOG staff committed to providing technical assistance and facilitating coordination with HCD, to help the City develop a compliant Housing Element.

Staff has had multiple conversations with HCD staff, particularly as it relates to the City's inventory and default densities. Staff's current conversations with HCD staff suggest that the City may be able to justify inclusion of certain sites with densities of 22 units to the acre and greater. If credit for these sites is granted the City's deficit could be reduced.

DISCUSSION

Staff developed an extensive menu of options to address the 2,800-unit shortfall and to better prepare the City for future Housing cycles. Staff is in discussions with HCD to determine how many units can be credited for each option. Staff brought the menu of options to City Council on July 15, 2020 to receive initial feedback. The menu options are summarized below, and are organized from 1 through 11 in the order which was presented to Council, which was based on most- to least-recommended in the judgement of staff. A more thorough analysis of each option is presented in the strategies memo included as Attachment 2. Staff recommendation was based on feasibility, how many units the option provides, and whether the option helps the City obtain units in the near-term (for this Housing cycle) versus the long-term (for next Housing cycle).

1. By-Right Development: State law requires this option be enacted or the City loses credit for affected sites. If this option is not selected, the City's deficit increases by 2,100 units.
2. Conversion Sites: Staff identified five vacant sites (identified in Attachment 2) where the land use and zoning can be amended to allow high density housing. Staff could continue to look for additional sites; these are simply examples. Based on these examples, this option could provide up to 1,650 units.
3. Land Use Amendment Policy: In the future, any application which includes a Specific Plan Amendment involving any land use change must also include an increase in the density of unrelated HDR sites the applicant/property owner controls to a minimum of 30 units to the acre. Staff estimates this option could provide up to a maximum of 1,306 units.
4. Commercial Corridors: New Specific Plans on Atlantic, Harding/Douglas, and Sunrise/Douglas would allow high density residential uses. This option is estimated to provide approximately 400 units.
5. Non-Residential Conversion Policy Amendment: The Council adopted a policy in 2004 outlining requirements for projects seeking to convert non-residential to residential land use. One requirement is to provide 10% of the new units as affordable. This option would change the existing policy from 10% affordability (to all income levels) to a minimum of 20% lower income affordability.

6. **Development Agreement Policy:** In the future, ensure all new Development Agreements contain a provision which allow land uses within the areas encumbered by respective Development Agreements to be modified in response to new Housing Cycles or changes in state housing law. This option provides no units at this time but would provide a mechanism to gain units in the future. This approach has been adopted by other communities in the region, including Folsom.
7. **Affordability Policy Amendment:** Change the City's long-standing affordable housing goal from 10% to a higher amount.
8. **Affordable Housing Zone:** Establish a new Affordable Housing overlay zone requiring development at specified income levels. This option would provide no new units but would prevent unit losses under the State's "no net loss" requirement.
9. **Infill Intensification:** Allows higher densities on certain infill sites, as further described in the detailed strategies memo. This option could provide up to a maximum of 1,400 units.
10. **Missing Middle Zoning:** This option would essentially eliminate the single family residential (R1) zone district, and would instead implement a new type of Citywide small-lot residential (RS) zone, with reduced setbacks, a minimum usable open space standard in lieu of a lot coverage standard, and multiple units permitted per lot.
11. **Accessory Dwelling Unit (ADU) Policy:** Adopt an ADU ordinance more permissive than state requirements.

City Council indicated no interest in amending the City's affordability policy or in missing middle zoning. City Council indicated the strongest preference for the by-right development (option 1), (voluntary) conversation sites (option 2), commercial corridors (option 4), and infill intensification (option 9), with four or more Councilmembers indicating interest. Three Councilmembers indicated an interest in ADU policy (option 11). Two or fewer Councilmembers indicated interest in the remaining options. Based on this feedback staff has prioritized work on the items of greatest interest to Council and is not pursuing either missing middle zoning or amending the City's affordability policy at this time.

Housing Element Compliance

By law, a compliant Housing Element must be adopted by May 15, 2021 and requires approval by HCD. A City that does not adopt its Housing Element within 120 days of the due date (the "grace period") will be required to update its Housing Element every four years instead of every eight years for the next two consecutive updates. Therefore, it is important that the City's Housing Element be adopted by September 12, 2021 in order to avoid this penalty.

Housing Elements are subject to the review and approval of HCD. The purpose of HCD review is to ensure the Housing Element complies with Housing Element law, which includes accommodating the RHNA allocation. In previous Housing Element cycles the penalties for adopting a non-compliant Housing Element were limited to private-party lawsuits (usually brought by housing advocacy groups and other special interests) and the loss of state funding, including gas tax money. However, the suite of housing bills passed in 2019 included changes to Government Code section 65585, which added significant penalties for noncompliance.

As the Housing Element reviewing authority, HCD has the discretion to forward a Housing Element compliance issue to the Attorney General. The Attorney General may then obtain a court order, and if the jurisdiction does not comply, the following penalties apply:

- An initial penalty of between \$10,000 and \$100,000 per month.

- Triple the initial penalty, if the jurisdiction does not comply within three months of the first penalty.
- Six times the initial penalty, if the jurisdiction does not comply within six months of the first penalty. Most critically, the court may also appoint a receiver with all powers necessary to bring the jurisdiction into compliance. This means that the jurisdiction loses local planning and land use discretion, and a compliant Housing Element will be developed and imposed by the state with no input by the local agency.

To avoid penalties, the City must adopt a Housing Element which accommodates its RHNA allocation and is approved by HCD no later than September 12, 2021.

PUBLIC OUTREACH AND NEXT STEPS

Public outreach on the 2021 Housing Element has begun. A new City website for the Housing Element Update has been published at www.roseville.ea.us/HousingElementUpdate and a new e-mail HousingElement@roseville.ca.us has been created as an avenue for people to send comments and to sign up for future outreach. The City published notifications of the website and sign-up on Nextdoor, Facebook, Twitter, We Are Roseville, Roseville Today, and Business Matters. More than 200 people have signed up for notifications. In an effort to reach more people staff began outreach through FlashVote in September. Survey respondents are being asked questions about outreach, housing types, and housing needs.

Staff also held a virtual workshop on the Housing Element on October 20 at 6 p.m., followed by two virtual community meetings on October 27 at 6 p.m. and October 29 at noon. The purpose of the workshop was to provide information on the project, on the City's development processes, and how affordable housing is constructed. The two virtual community meetings were intended to provide a forum to receive comments on the project, and feedback from the community on housing needs and other ideas to help us shape the Housing Element. The workshop and community meetings were recorded and have been published on the Housing Element Update website.

After receiving Council feedback, staff began developing the Draft Housing Element based on the following preliminary schedule:

- August/September 2020: Initial public outreach
- Fall/Winter 2020: Develop Housing Element
- Winter 2021: Publish Preliminary Draft Housing Element
- Winter/Spring 2021: Public outreach and HCD review
- Late Spring 2021: Publish Revised Draft Housing Element
- Summer 2021: Public hearings

The goal is to complete this process in time for a May adoption, but staff recognizes this may not be possible due to the significant scope of work required and the need for thoughtful outreach and Council consideration. Staff is confident that the project will be completed by the end of the grace period in September.

ENVIRONMENTAL DETERMINATION

This is an informational item. The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is

otherwise not considered a project as defined by CEQA statute §21065 and CEQA state guidelines §15060(c)(3) and §15378.

RECOMMENDATION

No action is required. Following staff's presentation, the Planning Commission is encouraged to ask questions and provide feedback.

Attachments

1. SACOG Letter
2. Detailed Strategies

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.



DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

311 Vernon Street, Roseville, CA 95678 (916) 774-5276

November 8, 2019

Greg Chew
Sacramento Area Council of Governments
1415 L Street, Suite 300
Sacramento, CA 95814

Subject: Regional Housing Needs Allocation

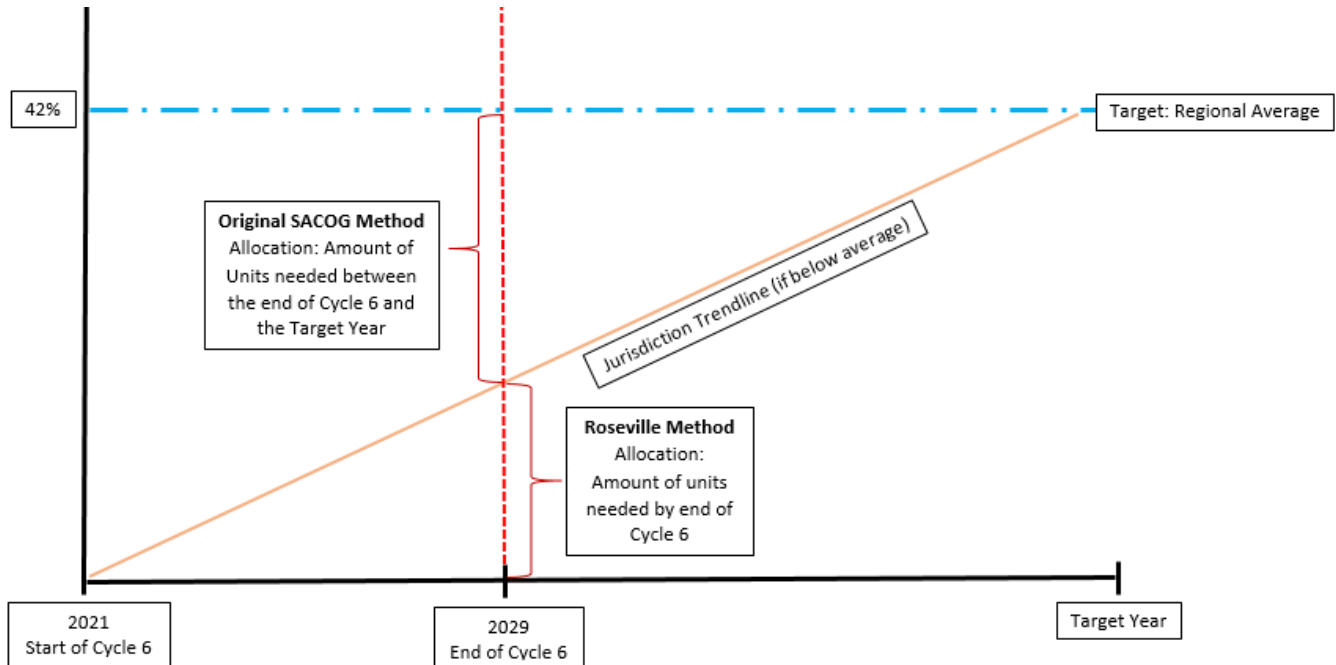
Thank you for the opportunity to participate in the Regional Housing Needs Allocation (RHNA) process. City staff attended all of the RHNA meetings, participated in good faith, and shared the City's concerns as well as suggested solutions early and often. Unfortunately, the City's concerns have not been resolved. The City recognizes and appreciates that Sacramento Area Council of Governments (SACOG) staff has limited control over certain matters. Regardless, the City's overarching concern is fundamental: the allocation and methodologies being proposed are infeasible to implement, and will likely result in non-compliant Housing Elements in the region.

The City's concerns are described in detail below, but our concerns focus on four fundamental issues:

- The selected weights and caps are arbitrary, and no explanation of the reason for their selection has been provided. The City believes the selected weights and caps should be fully discussed and justified.
- The method used to map "high opportunity" areas for the Affirmatively Furthering Fair Housing criterion does not take into account proximity to transit, services, or healthcare, even though these are critical for the success of affordable housing sites.
- For the Jobs Housing Balance criterion, the data includes teenagers and persons who are partnered with high-wage job holders, not just the number of low wage jobs held by heads of household or other persons responsible for paying rent. The City is concerned this results in an over-allocation of units.
- Preliminary analysis shows the City does not currently have enough High Density Residential land to accommodate the projected RHNA allocation for lower income units, and even the most optimistic plans to increase our capacity will remain up to 900 units short of our allocation. The City believes the allocation from HCD and the methodologies proposed by SACOG staff result in unreasonably high numbers.

Methodology Concerns

Regional Income Parity: Fundamentally, this methodology consists of calculating the regional average percentage of low-income households in the SACOG region, establishing a target year by which jurisdictions should be consistent with the average, and finding the number of units which would need to be added or subtracted from a jurisdiction in order to achieve the average. The calculation first proposed by SACOG staff, and used in previous Cycles, selected a distant target year of 2060 (since last cycle had been 2050). However, instead of assigning the number of units needed within the housing cycle, the methodology took all of the growth from the end of Cycle 6 through 2060 and put those units back into Cycle 6 (herein the "original SACOG method"). Roseville recommended allocating the units which would be needed by the end of the current Housing Element Cycle in order to maintain the desired trendline (herein the "Roseville method"). The difference between these methodologies is represented graphically below.



SACOG staff agreed to present Roseville’s methodology to the jurisdictions, and ultimately included it as the calculation proposed to the SACOG Board, using a target year of 2035 (to match the MTP planning period). The weighting applied to the methodology resulted in numbers that are nearly identical to the original SACOG method (herein the “proposed method”). This is shown in the table below, using Roseville’s allocation as the example. Note that a 100% weight means that 100% of the calculation results are used, and so is the same as saying the results are not weighted.

Original SACOG Method		Proposed Method		Roseville Method	
High (100% weight)	Moderate (60% weight)	High (140% weight)	Moderate (85% weight)	High (100% weight)	Moderate (60% weight)
406 units	244 units	409 units	248 units	292 units	175 units

As shown, the results of the original SACOG method and the proposed method are effectively identical, even though the calculation methodologies are entirely different. Roseville is opposed to this approach, because it does not rely on the actual calculation to determine the results. In the case of Regional Income Parity, Roseville urges the SACOG Board to use the calculation with 100% weighting as the “high” option, because it represents 100% of the *actual unit increases or decreases which would be needed*. Consistent with the other methodologies, the “moderate” option would then have a lower weighting applied to reduce its impact.

Affirmatively Furthering Fair Housing (Fair Housing): While the Regional Income Parity calculation uses well-defined data sets to determine the actual number of units needed to achieve regional parity, this is not the case for the Fair Housing calculation, because there is no explicit or direct way to define or measure “fair housing.” SACOG has proposed to use a variety of proxy metrics to address this criterion, by correlating factors such as high school graduation rates, school test scores, unemployment, and poverty. Conceptually, areas which are high opportunity (good schools, low poverty, etc) would be allocated more units and areas which are low opportunity would see a reduction in the allocation. Roseville agrees with this approach, but has significant concerns about the way it is implemented.

The method used to map “high opportunity” areas has two flaws of concern to Roseville. First, the data sets used to determine “high opportunity” areas do not take into account proximity to transit, services, or healthcare. As a result, the entirety of Roseville’s western edge is considered “high opportunity,” even though the nearest grocery store is several miles away, transit is absent or infrequent, and the nearest hospitals are on the eastern side of

the City. Particularly when talking about low-income households, proximity to transit and services is critical. It is inappropriate to exclude these factors when determining which areas are high opportunity for low income units. SACOG staff has responded to this concern by stating that eventually transit and services will come to these areas. However, the City would remind SACOG that these vacant areas of the City represent 20–25 years of growth capacity, and the units at the existing City edge have been waiting upwards of 10 years for a grocery store to be developed nearby. Meanwhile, the housing cycle we are planning for is 8 years.

The second flaw relates to the fact that newly developing and future development areas have low poverty, a lack of negative school test scores, low pollution burdens, and other “high opportunity” factors simply because there is a lack of data. Brand new subdivisions and schools won’t have high poverty or a history of low test scores, but they may develop such data over time. Roseville (and other communities) have seen this happen many times. This issue of low data availability leading to automatic positive results can’t be directly addressed, but can be offset by including data on proximity to transit and services in the data set. Areas with low proximity to transit and services will coincide with newly developing or undeveloped areas.

Finally, the City has concerns about the weighting and capping methodologies being employed, as discussed later in this letter.

Jobs/Housing Balance (Jobs/Housing): The City’s concerns with this factor are similar to our concerns with the Fair Housing calculation. There is no explicit or direct way to define or measure a “low-wage job” or units affordable to “low wage workers.” Most critically, available data sets have not been cross-referenced with demographic information or household characteristics. This means that in addition to capturing the number of low wage jobs held by heads of household or other persons responsible for paying rent—our target for RHNA purposes—that data also includes teenagers and persons who are partnered with high-wage job holders. Roseville has a regional mall and other uses which typically employ workers under 18—more so than many other jurisdictions. Roseville is deeply concerned that the data over-allocates units to the City, and strongly urges SACOG to examine whether some adjustment to this data can be made to account for demographic data. For example, if a jurisdiction has a lower- or higher-than-average share of persons under the age of 18, the proportion of low wage jobs could be adjusted.

The City has concerns about the weighting and capping methodologies being employed, as discussed below.

Weighting and Capping Insufficiently Explained

As discussed above, all of the calculation methodologies presented by SACOG staff apply weighting and capping. The selected weights and caps have a substantial impact on the resultant allocation. The SACOG staff report offers two lines of explanation (Attachment A, Page 11):

The menu employs weighting and caps to emphasize and deemphasize the resulting impact of unweighted variances described in the adjustment factor tables above. Given the fact that the unweighted variances are widely different measurements, such weighting/capping is necessary to ensure any one adjustment is not dramatically overshadowing the other two.

Roseville does not see a need to use weighting or capping for the “High” Regional Parity option, because the unadjusted results are based on the actual need. However, Roseville understands there is a need to make some adjustment to Fair Housing and Jobs/Housing, because these use imperfect proxy data, and the unadjusted results are very disproportionate. Using the Roseville method for Regional Income Parity, the variances range from -11% to 12%, which is a balanced and data-based result. However, the unadjusted variance range for Fair Housing is -37% to 63%, and the differences within the Jobs/Housing factor are even more substantial, with the unadjusted variance ranging from -170% to 740%. If left unadjusted, some jurisdictions would receive the majority of their allocation from a single factor, and the allocation would exceed their total RHNA allocation. For example, Folsom would receive over 19,000 low income units (their total allocation is 6,363 units). These results demonstrate the problems inherent within the calculation methodologies, as described earlier in this letter. The calculation issues require some means of adjusting the totals to achieve proportionate results.

While some adjustment is needed, the selected weights and caps are arbitrary, and no explanation of the reason for their selection has been provided. The City believes the selected weights and caps should be fully discussed and justified.

Over-Allocation of Units: SACOG

The City's initial allocation—the affordable base—is 4,913 units. The methodologies proposed by SACOG would adjust the City's final affordable base requirement to between 5,800 units and 6,300 units. Although the City's adequate sites analysis won't be completed for some time, preliminary analysis indicates that optimistically, the City's existing inventory includes approximately 3,900 units. Therefore, the City would need to find additional land for between 1,900 and 2,400 units. *This is a substantial increase in units*, and suggests to the City that the proposed weights and caps are not reasonable. As described in the Options for Compliance section of this letter, the City believes achievement of the allocation is unreasonable based on the fact that the City already has 20–25 years of unbuilt supply. The City urges the SACOG Board to direct SACOG staff to revise the proposed methodologies.

Options for Compliance

Existing Specific Plans: The City has several approved Specific Plan areas with undeveloped land: the Amoruso, Creekview, and Sierra Vista Specific Plans and the Campus Oaks Master Plan. However, all of these planning areas are encumbered by active Development Agreements which are not set to expire for several decades. Development Agreements are binding contracts which, among other things, guarantee development rights. The only way to change land use designations in these areas would be to negotiate with property owners to voluntarily rezone property. The City has had preliminary discussions on this topic with multiple developers holding large areas of land interest. The response has not been favorable, as high density housing has the least return on investment. Although staff will continue to pursue this option, staff has low expectations of achieving success.

New Corridor Plans: Staff has begun investigating ways in which additional units can be gained from the developed areas of the City, either through redevelopment or the development of long-vacant infill sites. The City will be applying for SB 2 grant funding to develop new corridor plans along Douglas Boulevard, Harding Boulevard, Sunrise Boulevard, and Atlantic Street, and preliminary estimates suggest the potential to add up to 400 hundred units from this effort.

Removing or Increasing Density Limitations in the Infill Area: While the City's General Plan land use designations provide for a range of housing densities in each of the residential land use categories, the City's land use maps include fixed densities for each land use polygon (e.g. High Density Residential-15). The City has taken this approach in order to support detailed environmental and facility master planning for the Specific Plan areas, which allows streamlining of later development. However, the City is investigating the possibility of removing or increasing the density limitations within the Infill area of the City, where there are no active Development Agreements. This task would require substantial technical analysis and potential infrastructure upgrades to support this increase. To receive credit for these properties, the City would need to show "realistic and demonstrated potential" for redevelopment, so it is unknown how many units the City could be credited. The City has prepared an extremely optimistic assessment of redevelopment potential showing that as many as 1,000 units could be gained. The City would expect the credited amount to be lower.

Conclusion: Given the above constraints, staff does not think it is possible to accommodate the RHNA allocation. Even the most optimistic evaluation shows we can achieve an approximate 1,400-unit increase, which is below the 1,900 to 2,400 units required based on the current SACOG methodologies.

Over-Allocation of Units: HCD

Although not directly within the control of SACOG staff, the City thinks it's important to underscore the fact that many of the problems we're grappling with are the result of the over-allocation of units by the California Department of Housing and Community Development (HCD). This is evidenced by the conflicts between the

Metropolitan Transportation Plan (MTP) and HCD housing projections. HCD has allocated 153,512 units to the SACOG region for the eight-year planning period of 2021–2029. The City's allocation for this period is 12,066 units, which is calculated based on the City's percentage of MTP growth (7.9%). However, the MTP growth projections show total City growth between 2016 and 2035 will be 17,460 units, which represents only 7,351 units during any given eight-year period. *Therefore, the RHNA allocation assigns the City nearly 5,000 more units than the MTP projects will develop within the planning period.*

It is also notable that this growth rate within the MTP/SCS is consistent with the City's data on historic average and projected future growth rates. In order to successfully build 12,066 units within an eight year period, the City would need to final building permits for over 1,500 units per year, which is not achievable based on historic, current, or predicted future market conditions. This is demonstrated by Attachment 1 of this letter, which provides annual (fiscal year) building permit data for the last five years. According to this data, in the last five years the City has finalized an average of 893 building permits per year, and the highest single year was 1,172 permits. In the City's data, there is visible year-on-year growth in the housing market during the period, as the economy continued to improve. However, key organizations that track the housing market (UCLA Anderson Forecast, California Association of Realtors, and others) are predicting a cooling in the market. While another deep recession is not predicted, the housing market is predicted to plateau and then decline. Based on the number of building permits issued and finalized to date, the City is predicting that fiscal year 2019/2020 will produce approximately 900 units. Therefore, the data shows that 1,500 units per year is well above either historic or predicted future levels of development.

The response to this concern has been a statement that RHNA is a planning tool, and does not include a requirement to construct. While RHNA itself does not yet contain a construction mandate, there are multiple new regulations which require jurisdictions to produce RHNA housing, or face negative consequences. This includes Senate Bill 35, which removes local land use discretion for affordable housing projects as a consequence of failing to produce RHNA housing; Senate Bill 1333, which requires inventory sites to be developed at the density identified within the inventory (or the loss must be made up); and Assembly Bill 1397, which indicates that redevelopment sites included in a prior cycle and vacant sites included in two or more cycles which have not been developed are presumed inappropriate ("shall not be deemed adequate") for inclusion in the current cycle. As a consequence, there is a clear expectation that the housing allocated in the RHNA process should be produced. Given all of these factors, jurisdictions should not be allocated substantially more units than could feasibly be constructed within the planning period.

The City Produces Housing

Statewide data clearly shows that California is not producing enough housing to meet demand, particularly as it relates to affordable housing. RHNA is intended as a part of the solution to this problem, by assigning needed units to each jurisdiction, and requiring land use plans to accommodate those needed units. However, "need" is determined mainly based on existing growth patterns rather than on actual, documented need. Therefore, cities such as Roseville who are successfully producing housing every year are given substantially higher allocations than cities which produce little to no housing.

In enacting state legislation and discussing the state's housing crisis, the Governor and legislators have argued that a primary cause is local government acting as a barrier to the construction of housing in general and low-income housing in particular. This is not true of Roseville. During this past housing cycle, the City has approved every high density housing project which has been proposed even though all of them have generated neighborhood opposition—in one case leading to a lawsuit, which was successfully defended. In addition, the City has development streamlining options for high density residential projects, and the City has provided millions in gap funding to many affordable housing projects.

In just the past year, multiple projects which provide affordable housing have been approved or constructed within the City, including:

- The Lohse building – a 100% affordable housing project, which is a mixed use building with ground-floor retail space and 58 units, at a density of more than 60 units per acre, located at 623 Vernon Street. The City provided gap funding in the amount of \$5.76 million.
- Main Street Plaza – a 100% affordable housing project, which is two mixed-use buildings with ground floor retail and 65 units, at a density of more than 50 units per acre, located at the northeastern corner of Main Street and Washington Boulevard. The City provided gap funding in the amount of approximately \$3 million as well as land valued at \$875,000, and 30 project-based housing vouchers.
- Junction Station – a 100% affordable housing project, which is 80 units at a density of more than 50 units per acre, located at 120 Pacific Street. The City provided gap funding in the amount of \$4.36 million.
- Old Town Lofts – a 22-unit attached townhome project at a density of 25 units to the acre, located at 241 Nevada Street.
- Huntington Senior Apartments – a 76-unit senior apartment complex at a density of 23 units per acre, located at 1650 Huntington Drive.

All of the above housing projects were listed in this letter because they are infill projects within established neighborhoods and communities—exactly the kind of project that is needed, and which the state has argued local governments are not approving or supporting. Moreover, the City will not receive appropriate RHNA credit for the Lohse, Old Town Lofts, or Huntington Senior Apartments projects. All three of these projects either are or will be completed and occupied within Cycle 5, which ends on June 30, 2021, but none of these sites were identified as high density residential housing in the City's Cycle 5 Housing Element. Despite never having taken credit for these units, HCD will not give Cycle 6 credit for any housing built during Cycle 5. Legislation has enacted "net loss" provisions which require local governments to make up any units credited but not built when a site develops. SACOG and HCD should consider advocating for "net gain" provisions to allow jurisdictions to receive credit for producing housing which was neither included in the jurisdiction's housing inventory nor used to offset a net loss.

In addition to the high density housing projects listed above, the City ensures that all new planning areas contain a balanced mix of housing, and provide their fair share of affordable housing and high density housing. Since adoption of the Housing Element at the start of Cycle 5, the City has approved two new planning areas: the Hewlett-Packard Campus Oaks Master Plan and the Amoruso Ranch Specific Plan. Combined, these new planning areas provide an additional 1,268 units of high density residential units for the City, but only 873 units can be counted toward Cycle 6, because many are currently under construction and will be completed within Cycle 5.

Conclusion

As evidenced by its continued growth, the City is committed to the planning and production of housing at all income levels and densities. Using the last housing cycle as a guide, the City ensured that any new planning area contained a mix of housing types and land use densities and ensured that at least 10% of new planned housing is affordable to low income households. This planning was successful; had the allocation this Cycle been similar to the previous Cycle, the City would already have enough high density housing in its inventory. However, the City is now presented with a low income housing allocation which is over 60% higher than the prior Cycle and is struggling to find a means of compliance. The City is deeply concerned that the allocation and methodologies being proposed are infeasible to implement, and will result in non-compliant Housing Elements in the region.

Should you have any questions regarding the comments provided in this letter, please feel free to contact me by phone at (916) 774-5272 or by email at lhocker@roseville.ca.us.

Sincerely,



Lauren Hocker
Senior Planner

Attachments

1. 5-year Building Permit data

cc: City Manager
Assistant City Manager
Development Services Director
Planning Manager

Attachment 1: Residential Building Permits (Final) 2014–2018

Calendar Year	Total Units
2014	572
2015	952
2016	822
2017	949
2018	1172



DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

311 Vernon Street, Roseville, CA 95678 (916) 774-5276

Option 1: By-Right Development – avoids increasing the deficit by 2,100 units

Unlike the other options presented, this option does not provide the City with additional units; it prevents the City from losing credit for approximately 2,100 units which were counted in the prior Housing Element. Current housing law prohibits the City from taking credit for:

- Non-vacant sites included in the prior Housing Element, and
- Vacant sites which have been included in the past two Housing Elements

Unless by-right development (with a 20% affordability requirement) is permitted on these sites.

This legal requirement is new for this Housing Element cycle, and was premised on the perception by the legislature that if a site has not developed, it is likely due to procedural barriers to site development. While this process prohibits discretionary review, the law does allow the establishment of “objective design standards,” which would allow the City to maintain some level of Design Review for these projects. An objective design standard requires no discretion or interpretation (e.g. “use a minimum of three types of colors and materials” instead of “variation in color and materials should be considered”). Therefore, staff suggests establishing a new process which would allow multi-family projects to be approved via the Building Permit process if 1) a minimum of 20% of units are affordable to lower income households and 2) the project complies with new “objective design standards.” Staff would need to develop these standards and bring them to City Council for approval.

This new process could either be applied just for the affected properties through Development Agreements or as a Citywide Zoning Ordinance Amendment. A property-specific process would require negotiating voluntary amendments to more than a dozen existing Development Agreements, as well as negotiating new Development Agreements. While this option could be pursued, it would involve a significant investment of time and the outcome is not assured. Staff recommends pursuing a Citywide Zoning Ordinance Amendment.

Option 2: Conversion Sites – up to 1,650 units

Staff examined vacant sites throughout the City to find properties with the potential to be converted to high density residential use. After screening out sites due to the presence of approved entitlements, Development Agreements, or significant environmental constraints (floodplain, wetland preserves, etc), the below sites remain for consideration (see Figure 1):

1. City Property: This ten-acre property is owned by the City and has a Community Commercial zoning and land use designation. Constraints include adjacency to the City’s wastewater treatment plant and Roseville Electric Energy Plant, and frontage on Blue Oaks Boulevard. This is also adjacent to the future Regional Sports Facility. Due to these challenges, and because the City owns the property, this site might be best suited as a demonstration site. The City could seek out a public-private partnership to develop an emerging or innovative housing product on this site. Assuming 5 net-acres developed at a density of 30 units to the acre, this property could provide **150 units**.
2. Harris Property: This 40-acre property is designated Urban Reserve. The property owner was a non-participant in the Creekview Specific Plan, and is therefore not covered by the Development Agreement. A portion of this land is unavailable due to the presence of a creek, floodplain, and an occupied single-family home, and there would be additional land loss due to the need for major

connecting roads, parks, and other public facilities. Conservatively assuming 20 acres is developable with housing at 30 units/acre, this property could provide **600 units**.

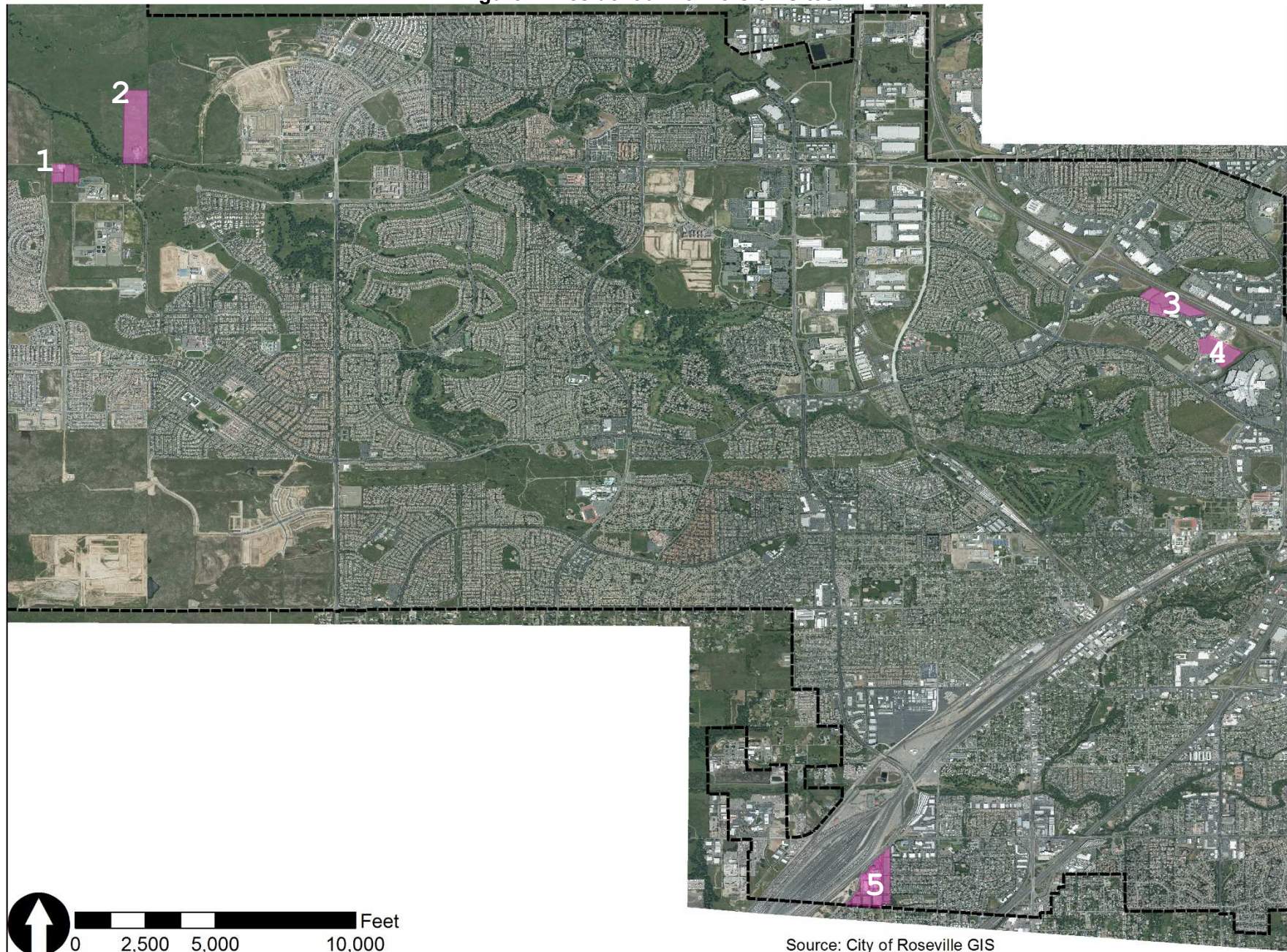
3. **Shea Property:** This includes multiple parcels totaling 20 acres, and is designated Business Professional (BP). Staff is aware of interest in developing this site with residential uses, but the interest is in market rate product. The proximity to Highway 65 and the onramp adds environmental constraints. This area has a BP land use designation specifically to provide a non-residential buffer between Highway 65 and the residential uses along Gibson Drive. Conservatively assuming 10 acres is developable with housing at 30 units/acre, this property could provide **300 units**.
4. **PAPPAS Property:** This includes two parcels of 6.7 and 7.9 acres, both designated BP. As with the previous property, this land has a BP land use designation to provide a non-residential buffer between Highway 65 and the residential uses along Gibson Drive. These properties are also surrounded by high-intensity non-residential uses (a conference center, a luxury gym with large outdoor recreation area, and the Galleria) which introduces compatibility and environmental constraints. However, assuming that 10 acres is developable with housing at 30 units/acre, this property could provide **300 units**.
5. **Railyard Site:** This includes multiple parcels which were approved for development with a business park which has never developed. Combined, the parcels total 34 acres with a land use designation of BP. This site involves significant environmental constraints, because it is adjacent to the widest section of the Union Pacific Railyard. Issues include hazardous conditions, hazardous materials/contamination, significant air quality issues, and noise issues. Though technically available, this site is a poor location for affordable housing. A more detailed planning approach would be needed in order to consider this site, which would focus on using some of the land for buffer uses and vegetation. Assuming that 10 acres is developable with housing at 30 units/acre, this property could provide **300 units**.

If all five sites were selected, this strategy could provide 1,650 units.

Option 3: Land Use Amendment Policy – up to 1,306 units

The West Roseville, Sierra Vista, and Amoruso Ranch Specific Plan areas include multiple vacant sites with HDR land uses at densities below 25 units per acre. Increasing the land use density of these sites to 30 units per acre would ensure the sites could counted toward the inventory and would yield additional units. The City could adopt a policy which requires a Specific Plan Amendment project to include an increase in the density of HDR sites the applicant/property owner controls to a minimum of 30 units to the acre. If all of the currently vacant High Density Residential sites within the West Roseville, Sierra Vista, and Amoruso Ranch Specific Plans were amended to 30 units to the acre, a total of 1,306 units would be gained. The Creekview Specific Plan is not included, because all of the Creekview HDR sites are 29 or 30 units per acre. Staff would research the number of Specific Plan Amendments which have occurred in the past eight years, and determine how many units could have been gained.

Figure 1: Residential Conversion Sites



Option 4: Commercial Corridors – 400 units

City Council has identified commercial corridor planning and revitalization as a Council priority, and has allocated funding toward this planning effort for FY21. In addition, the City has received a \$310,000 grant from HCD for commercial corridor planning. Staff identified three corridors for the focus of this work: Harding Boulevard and Douglas Boulevard, Sunrise Avenue and Douglas Boulevard, and Atlantic Street. The draft project scope includes the creation of a Specific Plan for each corridor, focusing on increasing development flexibility through the application of mixed use zones, incentivizing redevelopment through the relaxation of standards, and encouraging applications by streamlining the application and approval process. Staff anticipates using the City's Downtown Specific Plan as a model. Specifically, each planning area has the potential to accommodate some of the City's RHNA allocation, as follows:

Harding/Douglas – As shown in Figure 2, below, most of this planning area has a Community Commercial land use designation. However, there are single-family residential properties on Douglas Boulevard and homes which have been converted to businesses. In addition, there are many older commercial properties with large parking fields, and hotel properties. In general, staff suggests rezoning most of the planning area to the Commercial Mixed Use designation, which would allow live-work, mixed use projects, and multiple-family residential projects.

Sunrise/Douglas – As shown in Figure 3, below, this planning area includes a mix of land use designations, including Community Commercial, Business Professional, Neighborhood Commercial, Public/Quasi-Public, High Density Residential, Medium Density Residential, and Low Density Residential. Staff is still defining the most appropriate boundaries for this planning area and anticipates including additional properties to the north of the boundary currently shown. Staff suggests rezoning most of the planning area to the Commercial Mixed Use designation, and creating a transition between the commercial district and the single-family residential district on the southern boundary, by applying a higher density residential land use (either Medium or High Density Residential).

Atlantic Street – As shown in Figure 4, below, the majority of this planning area has a land use designation of Low Density Residential (LDR). However, substantial portions of the areas with an LDR land use designation have a zoning designation of Attached Housing (R3), and many of the properties in this area have multiple dwelling units on each parcel of land. This zoning inconsistency also occurs for the areas with a Medium Density Residential land use designation, where the property has a zoning designation of R3, Two-Family, or General Commercial. Staff suggests the following:

- Community Commercial land use and Commercial Mixed Use zoning designation for the existing commercial properties on the Atlantic Street frontage.
- High Density Residential land use and Attached Housing zoning designation for the residential property along the Atlantic Street frontage, for the land immediately behind the commercial properties, and for the land between Folsom Road and Adelante High School.

Staff anticipates the above changes could result in the addition of 400 residential units, total, in these planning areas.

Figure 2: Harding/Douglas Land Use

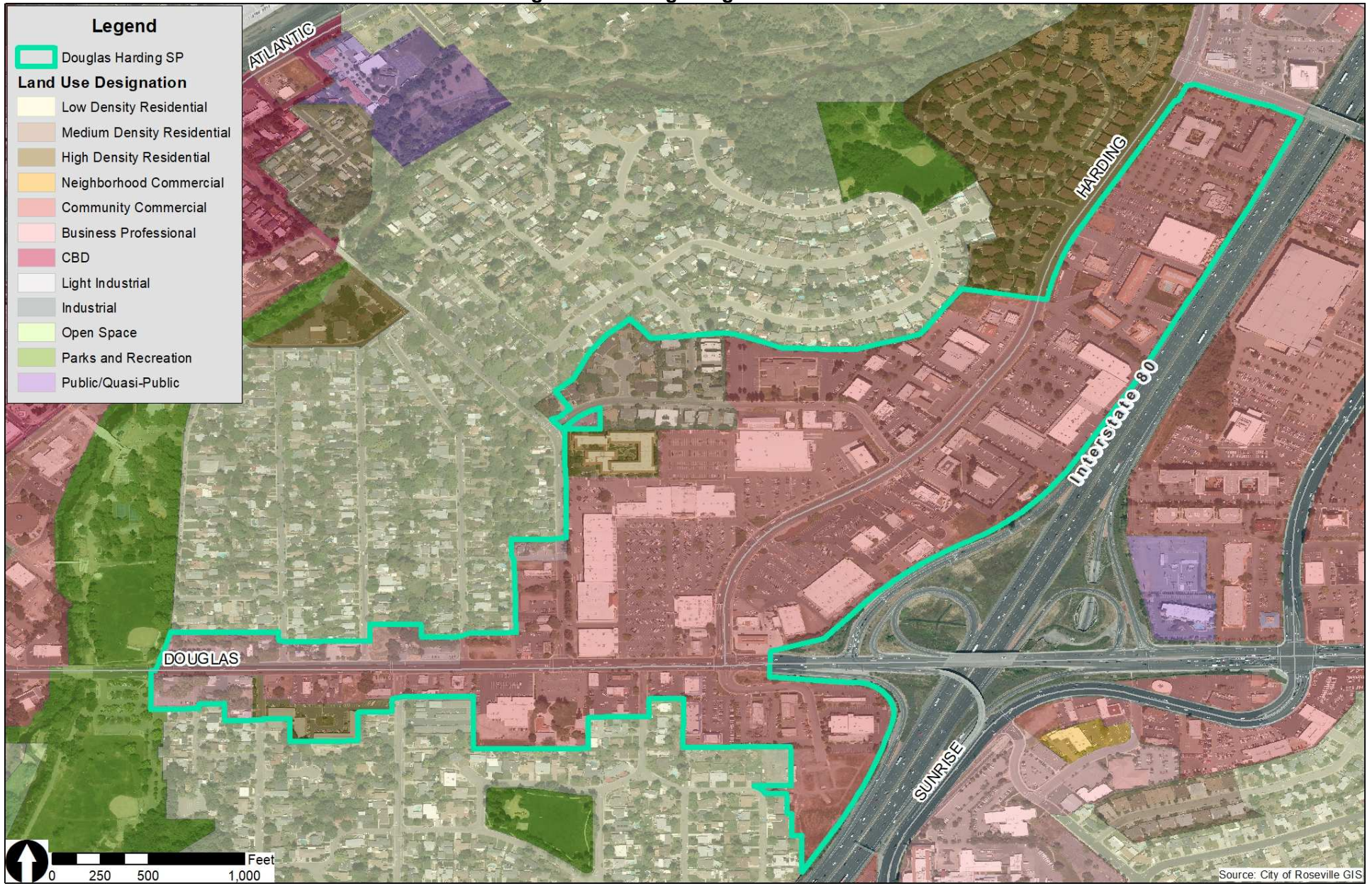


Figure 3: Sunrise/Douglas Land Use

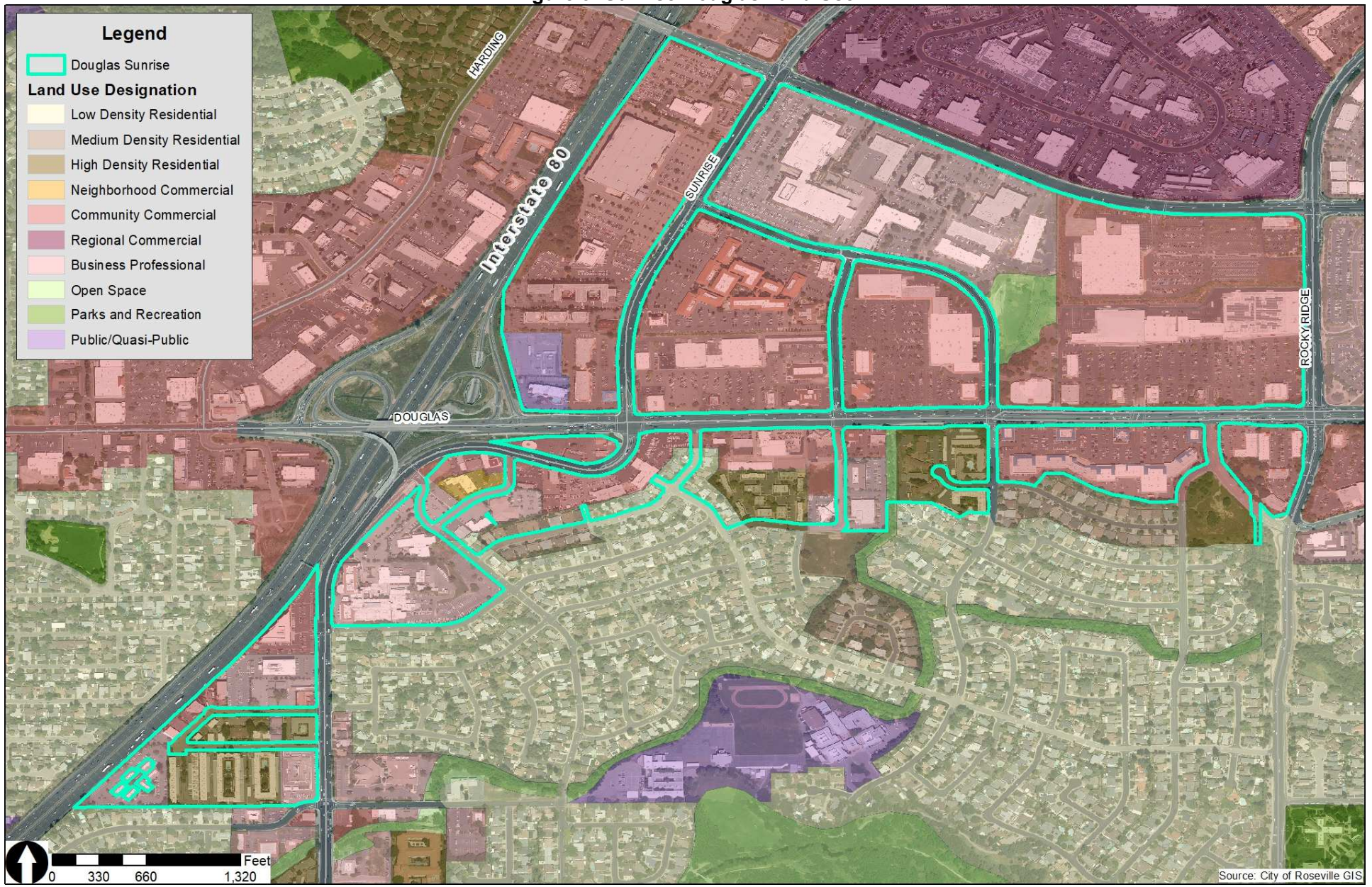
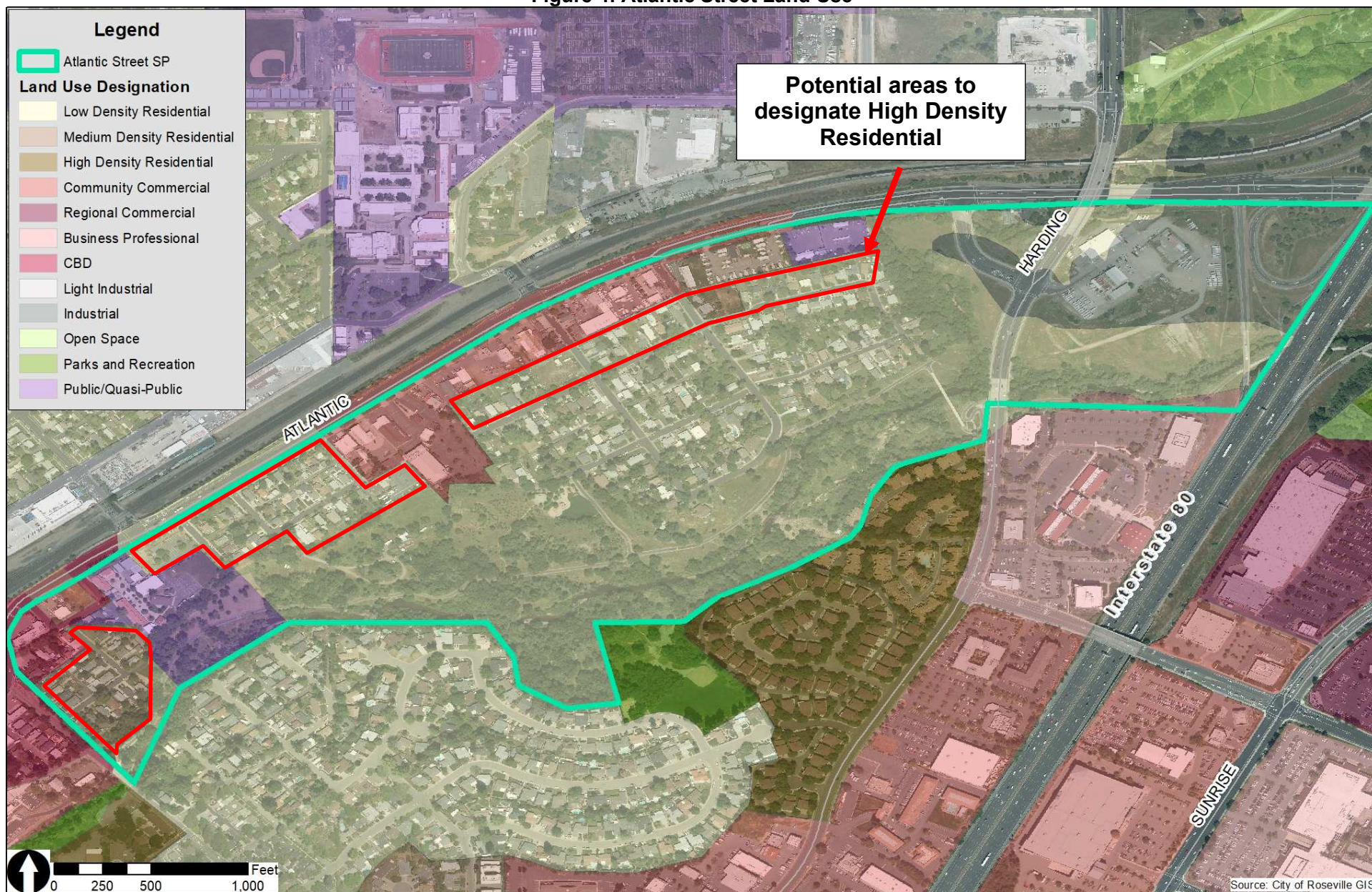


Figure 4: Atlantic Street Land Use



OPTION 5: Non-Residential Conversion Policy – units to be determined

This option is similar to Option 4, but would specifically apply to projects which convert non-residential land to residential uses. Recognizing that such conversions can have negative community impacts, the City's existing Guidelines for Conversion of Non-Residential Uses require these projects to provide a defined community benefit. Furthermore, while the existing policy requires compliance with the City's 10% affordability policy, these projects typically involve single-family residential development; compliance provides moderate to above-moderate income housing, not lower income housing. Staff suggests Council consider several components as part of this option, any of which (or all) could be selected:

- A policy amendment to specifically require *lower income* affordable housing.
- A policy amendment to require a minimum of 20% affordable housing.
- A policy amendment to require all or some portion of the land be converted to High Density Residential use at a minimum density of 30 units to the acre.

Staff suggests framing the affordability requirement as a minimum, because this would provide the City with flexibility to require a greater share of affordable housing if determined to be appropriate.

The methodology to determine this number would be similar to Option 6. Staff would research the number of non-residential conversions which have occurred in the past eight years, and determine how many units could have been gained.

Option 6: Development Agreement Policy – avoids future unit loss (no gains)

While the City has significant undeveloped land area which could be used to accommodate additional lower income units, nearly all of this land is within an active Development Agreement. Consequently, this land is only available for conversion to a High Density Residential land use with a willing land owner. This is the least profitable housing type, and as a consequence land owners are not eager to engage in a voluntary land use amendment. While discussing this constraint with other jurisdictions at SACOG's Housing Planners meetings, certain jurisdictions indicated that their Development Agreements contained a clause allowing land uses to be modified in response to new Housing Cycles or changes in state housing law. If this option were available, City Council would have significantly expanded options to address the RHNA allocation. Therefore, although it does not address the current need, staff recommend City Council consider requiring such a clause in all Development Agreements and Development Agreement Amendments in future. Suggested language is as follows:

"City has advised Landowner that the land uses vested with this approval are required to maintain the Plan Area's fair share of low, very low, and extremely low income housing (collectively, lower income housing) at all times. The share of lower income housing identified in the Affordable Housing chapter of the Plan Area is based on City's current Housing Element and Regional Housing Needs Allocation. Should a future Housing Cycle or changes in state law require City to increase its share of lower income housing, Landowner acknowledges that Landowner will be required to increase the amount of lower income units within the Plan area in order to comply with the provision that the Plan area maintain its fair share of lower income housing at all times."

Option 7: Affordability Policy Amendment – units to be determined

The City's current affordability policy imposes a 10% requirement on all newly entitled development. The City could increase this requirement, and could choose either to 1) only apply it to *new* residential units proposed in conjunction with a new Specific Plan or expansion of the City or 2) apply it to all new units as described above and to Amendments to Specific Plans requiring a Development Agreement Amendment. If the first option is selected, HCD has indicated that the City will not receive any additional housing credit. However, the policy change would better prepare the City for future high RHNA allocations. If the second option is selected, HCD has indicated a willingness to provide an additional increment of housing credit during the upcoming cycle.

To develop a new policy requirement, staff calculated how much affordable housing would have been required within the West Roseville, Sierra Vista, Creekview, Amoruso, and Campus Oaks planning areas (these have not reached buildout) in order to accommodate the current RHNA allocation. A 25% affordability policy would have resulted in approximately 6,200 units. However, requiring a quarter of all units to be affordable is extremely high, and while future RHNA allocations are expected to be higher than in the past, it is unclear whether they will be as high as this cycle. Therefore, if Council is interested in this option, staff recommends a 20% affordability policy because this amount is consistent with the affordability requirement in Option 5, below.

Staff developed a methodology to determine how many units could be credited if the City chose to apply this policy to Specific Plan and Development Agreement Amendments (SPA/DAA projects) which involve land use changes. The proposed methodology would include researching all SPA/DAA projects received during the last eight years (the length of a housing cycle), and calculating how many units would have been provided if all of those projects had been subject to a new 20% affordability policy. This number would then be used to forecast how many units could be gained during the next housing cycle.

Option 8: Affordable Housing Zone – avoids future unit loss (no gains)

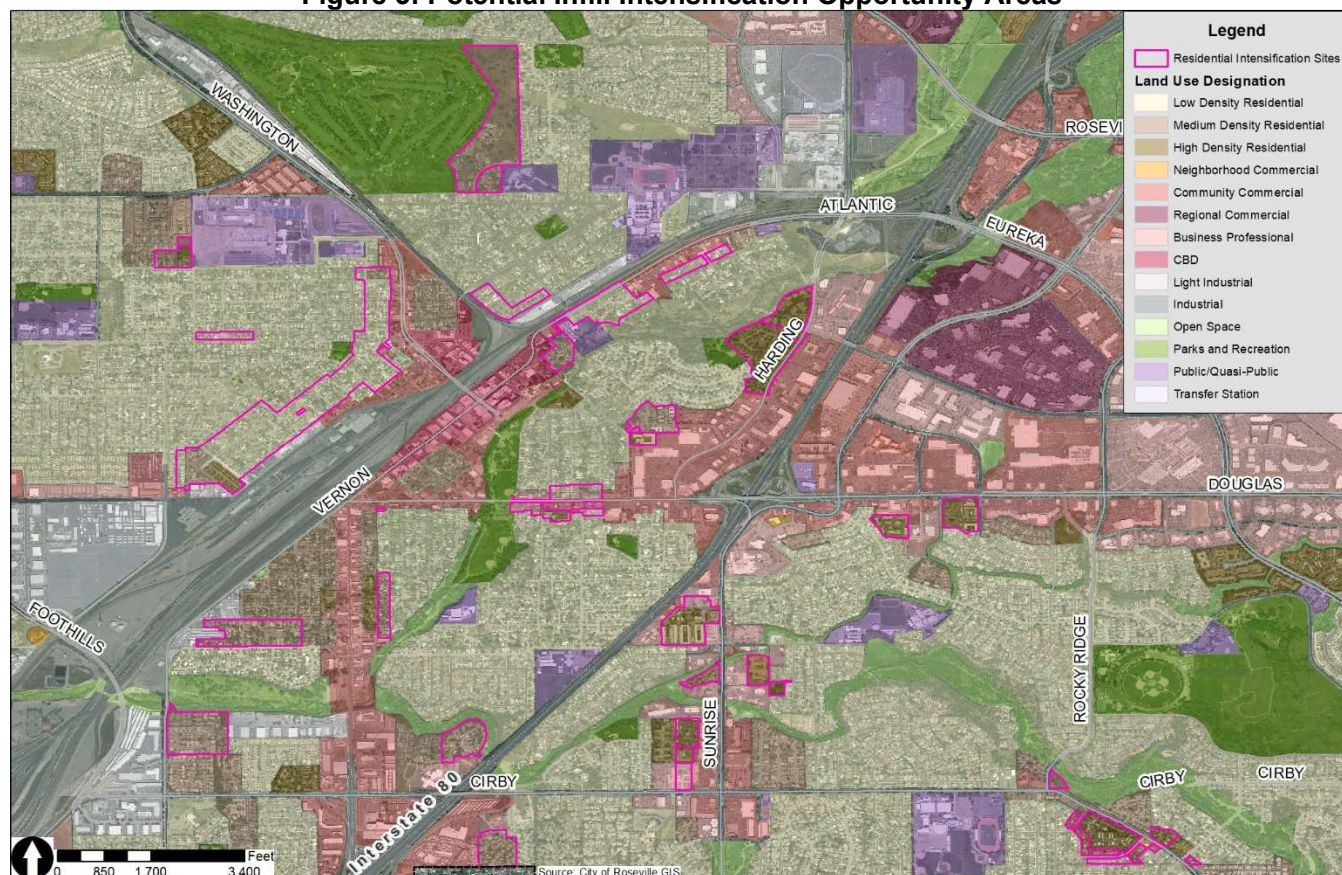
State law requires the City maintain its RHNA allocation at all times. If a high density site identified in the City's RHNA inventory develops as a market-rate complex, this is a loss which the City is obligated to offset by identifying additional land or units. The City cannot deny a project for causing a deficit, nor can the City make approval contingent on an applicant making up this loss. However, the City could adopt an amendment to the Zoning Ordinance establishing a new Affordable Housing overlay zone. This zone would require development to be affordable at a specified income level. In future, the City can then apply this zoning designation to all properties identified as lower income housing within the RHNA inventory, which would avoid issues related to net loss.

Option 9: Infill Intensification – up to 1,400 units (maximum)

This option consists of changing the land use designations of certain properties in the City's Infill planning area to allow higher densities. Staff examined all property within the Infill area of the City where the property is either zoned R3 (multiple-family designation), or has a land use designation of Medium Density Residential (MDR) or High Density Residential (HDR). The MDR and HDR sites were included because these are sites which already have more than one unit per lot, and were worth examining to determine if they were underdeveloped. Most of the properties with an existing R3 zoning designation have a Low Density Residential land use designation. The zoning reflects the presence of multiple units per lot on many parcels. Therefore, staff considered these good areas to examine the potential for intensification. Figure 4 shows all of the locations identified by staff.

A parcel-level analysis was completed by staff for all of the properties identified in Figure 5, to determine how many units could be added if allowable densities were increased. The analysis estimates a maximum amount—it is not a conservative estimate. Properties with vacant land area or which are currently developed with low-intensity apartments (e.g. four-plex) were assumed to have the potential to redevelop with apartments at a density of 30 units/acre. It was assumed that areas developed with single-family uses (three units or fewer) and areas with a mix of residential units (e.g. single-family adjacent to four-plexes) were unlikely to redevelop with apartments, so were assumed to have the potential to redevelop at a density of 15 units/acre. This density would not require demolishing existing single-family homes, but would include the construction of one or two additional units on the properties. Based on this analysis, this strategy has the potential to generate a *maximum* of 1,400 units. Staff expects the amount credited by HCD to be lower than this maximum.

Staff would propose to evaluate market data and trends and coordinate with small-scale developers to develop an estimate of units.

Figure 5: Potential Infill Intensification Opportunity Areas

Option 10: Missing Middle Zoning – units to be determined

For decades, housing development in California and elsewhere has focused primarily on single-family homes or apartments, with very few attached mid-density projects (duplexes, bungalow courts, townhomes, etc). The term “missing middle housing” was coined to describe the lack of these housing options. The City’s R2 and R3 zones and both Medium and High Density Residential land use designations would accommodate these housing types, but very few examples of missing middle housing have been developed or proposed in the City. However, the California legislature and HCD have demonstrated significant interest in changing local land use regulations to allow multiple units within all residential zones, based on the premise that this type of housing is more likely to be built by individuals or small developers in infill areas. For this reason, staff has included missing middle zoning as an option for Council to consider.

This option would amend the Zoning Ordinance to eliminate the R1 zone and replace it with a new type of RS zone, with reduced setbacks, a minimum usable open space standard in lieu of a lot coverage standard, and multiple units per lot permitted. If Council is interested in pursuing this option, staff would develop proposed standards for this zone for Council review, including the maximum number of units Council would choose to allow. Alternatively, Council could adopt the new zone and only apply it to select infill areas, or adopt the new zone so that it is available to interested developers, but leave the City’s Zoning Map unchanged. City staff would need to prepare an inventory of all properties this would impact, and then work with HCD staff to develop an estimate of the number of units which could potentially be gained as a result of this change. This would likely be expressed as a percentage of the affected properties.

Option 11: Accessory Dwelling Units – units to be determined

State law has already relaxed standards and reduced fees for accessory dwelling units (ADUs) significantly. However, the City could relax standards and fees further, including developing language specifically addressing tiny homes (which are not on a permanent foundation). Staff has included this option because the

California legislature and HCD have demonstrated significant interest in ADUs. Staff coordinated with SACOG and several other jurisdictions on an effort to quantify the number of ADUs which could be credited based on existing regulations. Further coordination would be required to determine the additional increment of development which could be assumed if a more permissive policy were adopted. However, the City typically receives fewer than five permits for ADUs per year, so staff expects the number will be very low.