



AGENDA

September 8, 2022

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

www.roseville.ca.us/CORTV

The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. Planning Commission meetings are also video streamed live on the City's website at roseville.ca.us/watch and roseville.ca.us/agenda, and the City's YouTube channel at youtube.com/CityofRosevilleCa.

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 August 11, 2022

5.2. CSP PCL C-21 – Winding Creek Village C-21 DRRS, 3441 Westbrook Bl, File # PL22-0128

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision to construct 77 homes within Creekview Phase 3, MDR Village C21. The request will establish unit designs as well as allow reduced side yard setbacks from five (5) to four (4) feet; reduced second-story rear setbacks from 15 to 14 feet, and reduced second-story wall separation from ten (10) to eight (8) feet.

Applicant/Owner: Matt Gustus, Anthem Properties

RECOMMENDATION

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

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

5.3. CSP PCL C-22 – Winding Creek Village C-22 DRRS, 3442 Westbrook Bl, File # PL22-0155

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision to construct 82 homes within Creekview Phase 3, MDR Village C-22. The request will establish unit designs for four home plans that include three elevation styles each.

Applicant/Owner: Red Gabriel, Meritage Homes

RECOMMENDATION

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

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

5.4. NCRSP PCL 35 – Round 1 Signage, 1191 Galleria Bl., Suite #150, File # PL22-0179

REQUEST

The applicant request approval to modify the approved Regional Mall Master Sign Permit (RMMSP) for the Galleria Mall. Proposed changes will incorporate signage for the new Round 1 entertainment venue, including illuminated exterior

signs and vinyl lettering for a bowling pin sculpture totaling approximately 303 square feet.

Applicant: David Ford, All Sign Services

Owner: Seritage SRC Finance, LLC

RECOMMENDATION

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

1. Approve the proposed modifications to the Regional Mall Master Sign Permit subject to two (2) conditions of approval.

6. COMMISSIONER / STAFF REPORT

6.1. Planning Commissioners' Recognition of Service

7. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of August 11, 2022
Contact: Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 9/8/2022
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of August 11, 2022



DRAFT MINUTES

August 11, 2022

PLANNING COMMISSION MEETING

6:30 p.m.

Council Chambers

311 Vernon Street, Roseville, California

www.roseville.ca.us/CORTV

1. CALL TO ORDER

Chair Martin called the meeting to order.

2. ROLL CALL

Present: Brashears, Jensen, Haggenjos, Prior, Randolph, Covington, Martin

Absent: None

3. PLEDGE OF ALLEGIANCE

Commissioner Jensen led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

5.1. Minutes of July 28, 2022

Motion by Commissioner Randolph, seconded by Commissioner Brashears, to approve the Consent Calendar with the correction to the minutes.

Correction to Item 6.1. Informational Item: Commercial Corridor Plans, 311 Vernon Street, File # PL21-0383

Chair ~~Prior~~ Martin opened the public comment period.

Roll call vote:

Ayes: Randolph, Jensen, Prior, Haggenjos, Brashears, Covington, Martin

Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. SRSP PCL 14 - Life Time Pickle Ball Courts, 1435 East Roseville Pw, File # PL22-0150

REQUEST

The applicant requests a Conditional Use Permit Modification to allow the conversion of 4 clay tennis courts to 8 hard surface pickle ball courts, as well as the restriping of 3 existing hard surface tennis courts to 6 pickle ball courts at Life Time Fitness. The original CUP was file #2012PL-103.

Associate Planner, Sean Morales, presented the staff report.

Chair Martin opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant's representative, Marcus Lo Duca, Law Offices of Marcus Lo Duca, stated he was in agreement with staff's recommendation.

Commissioner Discussion with Applicant's Representative

- A Commissioner requested clarification on the pickle ball tournament hours of operation. Applicant's representative stated that the tournaments will occur within the permitted hours of operation.

Public Comment

Mark Snedecor spoke in support of the project.

Chair Martin closed the public comment period and Public Hearing.

Motion by Commissioner Prior, seconded by Vice-Chair Covington, to:

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to three (3) conditions of approval.

Roll call vote:

Ayes: Jensen, Prior, Brashears, Covington, Haggenjos, Randolph, Martin

Noes: None

The Motion passed.

6.2. SRSP PCL 57 – Egov Addition, 3736 Miners Ravine Dr, File # PL22-0031

REQUEST

The project is a request for an Administrative Permit to construct a 1,260 square foot addition to an existing single family residence. The addition will include 850 square feet of living space and 410 square feet of garage space.

Associate Planner, Escarlet Mar, presented the staff report.

Chair Martin opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant, Eduard Egov, stated he had received copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion with Applicant

- A Commissioner asked if the garage is currently used for parking vehicles. The applicant responded that it is.
- A Commissioner asked if the fence would encroach over the underground utilities. Staff responded that the fence would not encroach on the existing Public Utilities Easement.

Public Comment

Jeanette Acrell, Kenneth Thompson, Susan Shaven, and Stephanie Narthan spoke in opposition to the project.

- Concerns with proposed plan and how it may impact the fire hydrant.
- Concerns expressed that the home would be used as a rental property.
- Concerns with the number of vehicles parked outside of the home.
- Is the property zoned for multifamily?
- Property values may decrease.
- How long will the construction take and who will manage the construction.
- How will the dust from the construction be mitigated?
- Concerns that the vehicles parked at the home will cause a safety issues for vehicles traveling around the home.
- With the proposed addition the home it will be too large for the neighborhood.

Chair Martin closed the public comment period and Public Hearing.

Commissioner Discussion with Staff

- A Commissioner asked if a 3,500 square foot home is out of character for a 9,000 square foot lot. Staff responded that it was not and that for two-story homes, the allowable lot coverage is 45%, which the proposal meets.
- A Commissioner asked if SB9 would apply to this project. Staff responded that SB9 could not practically apply to this neighborhood as a review of the aerial photography of the neighborhood does not show lots that could meet the minimum requirements for SB9 compliance.
- A Commission asked if the plans were complete or if they were going to be revised. Staff responded that a building permit would need to be obtained once the project was approved and that those plans would be more detailed. However, the current plans only shows access from the new garage and interior of the home.

Commissioner Discussion with Applicant

- A Commissioner asked if the addition was an attached addition to the current home. Applicant responded that it was.
- A Commissioner asked if there were intentions to have access from an outside door or through the existing home. Applicant responded that access to the addition would only be through the existing home.

Applicant's Response to Public Comment

- The addition is not designed to be rental unit as it does not have a bathroom, kitchen nor exterior access.
- The home will not be used as a rental.
- The proposed addition will free up space in the garage for parking.
- The access to the proposed space is from the interior of the home.
- There are larger square foot houses down the street.
- Construction will begin as soon as possible and measures will be taken to mitigate the dust.

Commissioner Discussion

- A Commissioner noted that the home has several vehicles but was glad that the cars were not abandoned vehicles that the City would have to deal with.

Motion by Commissioner Jensen, seconded by Commissioner Randolph to:

1. Adopt the three (3) findings of fact and approve the Administrative Permit subject to five (5) conditions of approval.

Roll call vote:

Ayes: Haggenjos, Randolph, Jensen, Prior, Covington, Brashears, Martin

Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Reports

- There will not be a Planning Commission meeting on August 25, 2022

8. ADJOURNMENT

Motion by Commissioner Prior, seconded by Commissioner Jensen, to adjourn the meeting.

The Motion passed unanimously at 7:27 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: CSP PCL C-21 – Winding Creek Village C-21 DRRS, 3441 Westbrook Bl, File # PL22-0128
Contact: Shelby Maples, smaples@roseville.ca.us, (916) 746-1347

Meeting Date: 9/8/2022
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Tentative Subdivision Map

Exhibit A Elevations

Exhibit B Colors and Materials

Exhibit C Development Standards

ITEM 5.2: **Design Review Permit For A Residential Subdivision – 3441 Westbrook Bl. – CSP PCL C-21 Winding Creek Village C-21 DRRS– PL22-0128**

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision to construct 77 homes within Creekview Phase 3, MDR Village C21. The request will establish unit designs as well as allow reduced side yard setbacks from five (5) to four (4) feet; reduced second-story rear setbacks from 15 to 14 feet, and reduced second-story wall separation from ten (10) to eight (8) feet.

Applicant/Owner – Matt Gustus, Anthem Properties

SUMMARY RECOMMENDATION

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

1. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision subject to twenty-six (26) 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 Parcel C-21 in the Winding Creek area of the Creekview Specific Plan (CSP), on the west side of Westbrook Bl., south of Benchmark Dr. The parcel has a land use designation of Medium Density Residential (MDR) and a zoning designation of Small Lot Residential with Development Standards (RS/DS).

The CSP was approved by the City on September 19, 2012 and established the land use designations and zoning standards for the specific plan area. The Creekview Specific Plan anticipates a total of 2,011 housing units. Parcel C-21 was approved by the Planning Commission on July 22, 2021 (File #PL20-0201). A copy of the approved Tentative Subdivision Map, which shows the 77 single-family lots for C-21, is included as Attachment 1. Parcels with MDR land use designations are required to attain approval of a Design Review Permit for Residential Subdivision (DRRS) to evaluate home designs before submitting building permits for approval.

The current project request is for a DRRS to evaluate the unit designs for 77 single-family homes on parcel C-21. The request includes three proposed home plans with three elevation styles each. The project also requests modifications to the development standards to allow reduced side yard setbacks from five (5) to four (4) feet; reduced second-story rear setbacks from 15 to 14 feet, and reduced second-story wall separation from ten (10) to eight (8) feet.

SITE INFORMATION

Location: 3441 Westbrook Bl.

Total Size: 7.92 acres

Topography and Setting: The project site has been rough graded and is generally flat. Surrounding land uses include future medium density residential to the north and west, high density residential to the east, and an open space parcel containing Pleasant Grove Creek to the south.

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 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; and***
- 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). The applicant proposes to apply the development standards as they exist in the CSP, with some modifications. The proposed standards are included as Exhibit C. Adherence to these standards will ensure the homes are harmonious with others in the plan area. Additionally, the applicant submitted conceptual elevations showing architectural treatment and floor plans for the proposed units in Exhibit A.

Plan Types: The project includes three (3) plan types, all of which are two-story, ranging in size from 1,655 square feet to 1,941 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. Each of the plans adheres to a similar layout, with a common area on the first floor and bedrooms on the second floor. The two of the three plan types have a similar orientation, with the front entry located within a porch area of the front elevation. For Plan 3, the main entry will be located on the side of the unit, while the garage door and a window will be located on the front elevation. All plans include a two-car garage to provide the required parking.

Table 1: Plan Type Features and Dimensions

Plan	Square Footage	Bedrooms	Orientation
1	1,655	3	Front Entry
2	1,832	3	Front Entry
3	1,941	3, with den	Side Entry

Streetscape: Each plan type features three (3) possible architectural styles, including “California Ranch”, “Farmhouse”, and “Prairie” styles. Each of the architectural styles will have three (3) color schemes to provide variation for each style. Building projections and varying roof forms 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 including decorative trim. Enhanced architecture is provided for any side elevation facing a public street. This will include all lots with rear and side elevations facing onto Westbrook Bl., West Creekpark Dr., and the internal roadways within the project. The architecture proposed for C-21 creates a varied streetscape with visual interest, as shown in Figure 2.

Figure 2: Typical Streetscape



Colors and Materials: As mentioned in the Streetscape section, the project features three architectural styles for each unit plan. The unit designs include a range of decorative embellishments on the front elevations, including shutters, board and batten siding on the Farmhouse elevations, decorative window grids, awnings and accent trim on the California Ranch elevations, and stone veneer on the Prairie elevations. Materials include stacked stone and brick veneer, concrete tile roofs, window grids, and accents at the gabled ends. The creative use of high quality, durable materials is consistent with the CDG.

Development Standards: The project request includes modifications to the development standards that were previously approved with the Creekview Amendments project (File #PL20-0201) on July 22, 2021. The typical lots within the Parcel C-21 subdivision are approximately 35 feet wide by 80 feet deep, totaling 2,800 square feet for interior lots, and 3,300 square feet for corner lots. This is consistent with the lot sizes for Single-Family with Attached Sidewalk (RS/DS) lots as shown in Table A-1 of the CSP.

Similar to other subdivisions in the City with RS/DS development standards, the applicant proposes to amend the side yard setback from 5-feet to a 4-feet. The side yard setback would allow the developer to expand the footprint of the dwellings, while still providing a similar side yard setback found in other subdivisions. By allowing the reduced side yard setback the homes will always feature more living space at the front of the home which provides windows and activity on the first story of the home and along the street.

In addition to the side yard setback changes, the applicant proposes to modify the 2nd story wall separation requirement from 10-feet to 8-feet. The reduction is a result of the side yard setback modification. Similar to the side yard setback reduction the 2nd story separation reduction would allow for a large building footprint to be built on the lots. The 2nd story separation would be consistent with other subdivisions in the City which have also reduced the side yard setback from 5-feet to 4-feet. Finally, the modification would allow a reduction in the second story rear setback from 15 to 14 feet. This still allows the setback difference between the first and second story rear setbacks (to reduce massing on the small lots) but allows more flexibility for the proposed project. The project is consistent with the intent of the CSP and the Design Guidelines with the proposed modifications, and will be similar to other subdivisions in the area.

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 Design Committee hearing was published on August 26, 2022, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

Staff has reviewed the development plans for Parcel C-21 and found them to be consistent with the applicable standards and guidelines. In addition, the proposed designs are similar to other housing products 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 categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific

Plan for which an EIR has been certified. The Creekview Specific Plan EIR (SCH #02008032017) was certified by the City of Roseville on September 19, 2012.

RECOMMENDATION

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

1. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION– 3441 WESTBROOK BL. – CSP PCL C-21 WINDING CREEK VILLAGE DRRS – PL** subject to twenty-six (26) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE

#PL22-0128

1. The development standards, unit designs and landscape plans for **CSP PCL C-21 Winding Creek Village** are approved as described in Exhibits A–C, 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 **September 8, 2022** and if not effectuated shall expire on **September 8, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 8, 2025**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The landscape plan shall comply with the Landscape Guidelines for the Creekview Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Creekview Specific Plan Environmental Impact Report and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. Optional accessory structures (patio covers, gazebos, etc.) shall be consistent with the development standards outlined in Zoning Ordinance Section 19.22.030 (C). This includes setback, height, and coverage restrictions for both enclosed and unenclosed structures. (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)
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 Residential Code- CRC- based on the International Residential 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 developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
19. 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)
20. 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)

21. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
22. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
23. 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)
24. Fences and walls shall be consistent with the locations and treatments specified in the Creekview Specific Plan Design Guidelines. (Planning)
25. 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)
26. 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)

Attachments

1. C-21 Tentative Subdivision Map

Exhibits

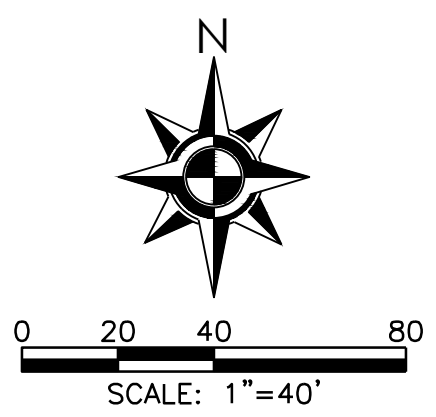
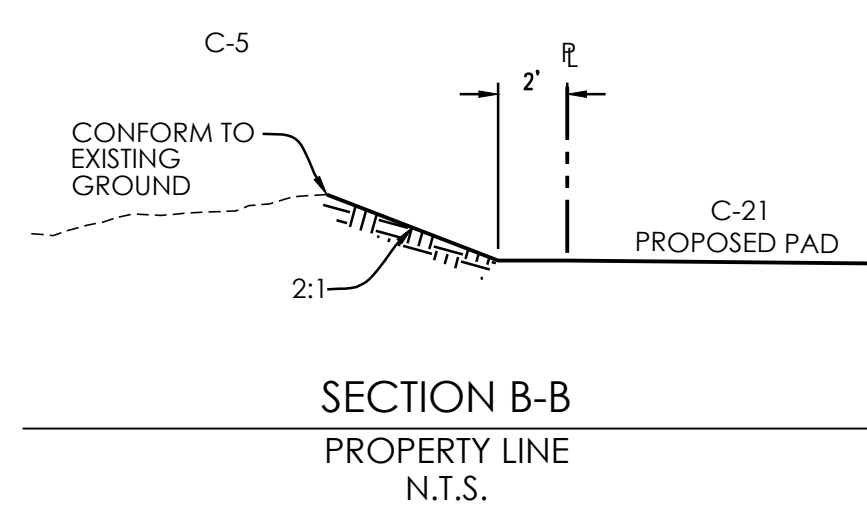
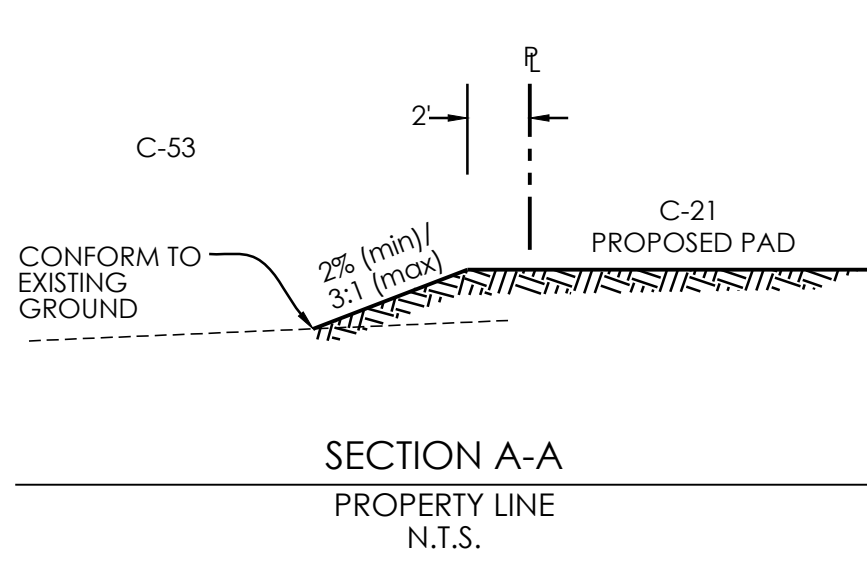
- A. Elevations
- B. Colors and Materials
- C. Proposed Development Standards

<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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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
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 3. 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.
 4. 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.



GRADING, DRAINAGE & UTILITIES
TENTATIVE SUBDIVISION MAP

CREEKVIEW
Parcels C-20, C-21 & C-22 of the Creekview Specific Plan

WINDING CREEK

ROSEVILLE, CALIFORNIA



PLAN 3A - CALIFORNIA RANCH

PLAN 1C - FARMHOUSE

PLAN 2B - PRAIRIE

SHEET INDEX					
T-1	COVER SHEET	A-4	PLAN 1 - ELEVATION 'B' (PRAIRIE)	A-11	PLAN 3 - FLOOR PLANS
AP-1	BUILDING ARTICULATION PLAN	A-5	PLAN 1 - ELEVATION 'C' (FARMHOUSE)	A-12	PLAN 3 - ALL FRONTS
3	PRE-PLOT EXHIBIT	A-6	PLAN 2 - FLOOR PLANS	A-13	PLAN 3 - ELEVATION 'A' (CALIF. RANCH)
L-1	PRLEIMINARY LANDSCAPE LAYOUT	A-7	PLAN 2 - ALL FRONTS	A-14	PLAN 3 - ELEVATION 'B' (PRAIRIE)
A-1	PLAN 1 - FLOOR PLANS	A-8	PLAN 2 - ELEVATION 'A' (CALIF. RANCH)	A-15	PLAN 3 - ELEVATION 'C' (FARMHOUSE)
A-2	PLAN 1 - ALL FRONTS	A-9	PLAN 2 - ELEVATION 'B' (PRAIRIE)		
A-3	PLAN 1 - ELEVATION 'A' (CALIF. RANCH)	A-10	PLAN 2 - ELEVATION 'C' (FARMHOUSE)		



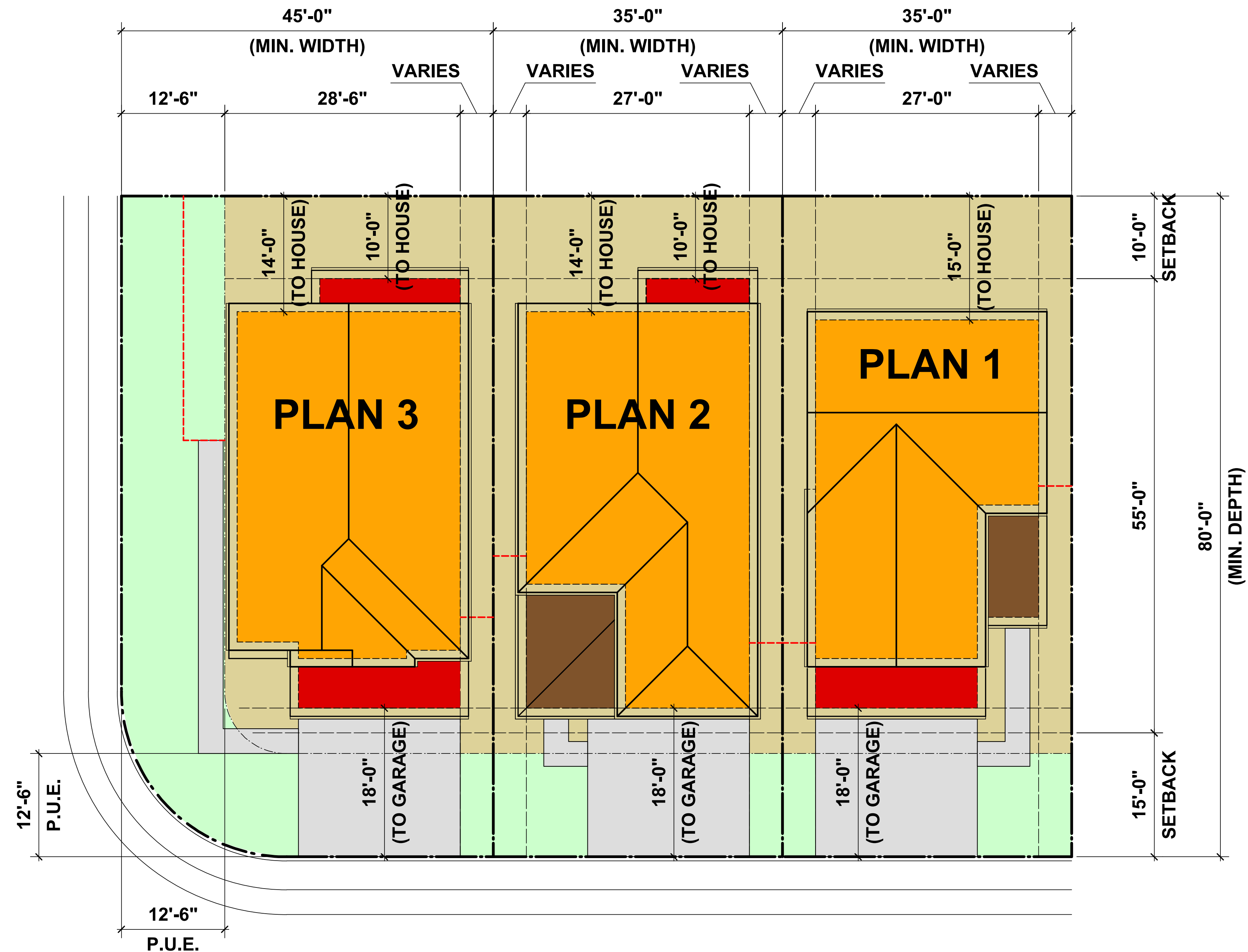
STREETSCAPE

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586



2117 06-24-22

SHEET T-1



LOT COVERAGE - PLAN 3	
Area	
Building Footprint w/ Opt. Patio	1312
Min. Lot Sq. Ft.	3500
Lot Coverage	37.49%

LOT COVERAGE - PLAN 2	
Area	
Building Footprint	1275
Min. Lot Sq. Ft.	2800
Lot Coverage	45.54%

LOT COVERAGE - PLAN 1	
Area	
Building Footprint	1187
Min. Lot Sq. Ft.	2800
Lot Coverage	42.39%

SETBACK VARIATIONS

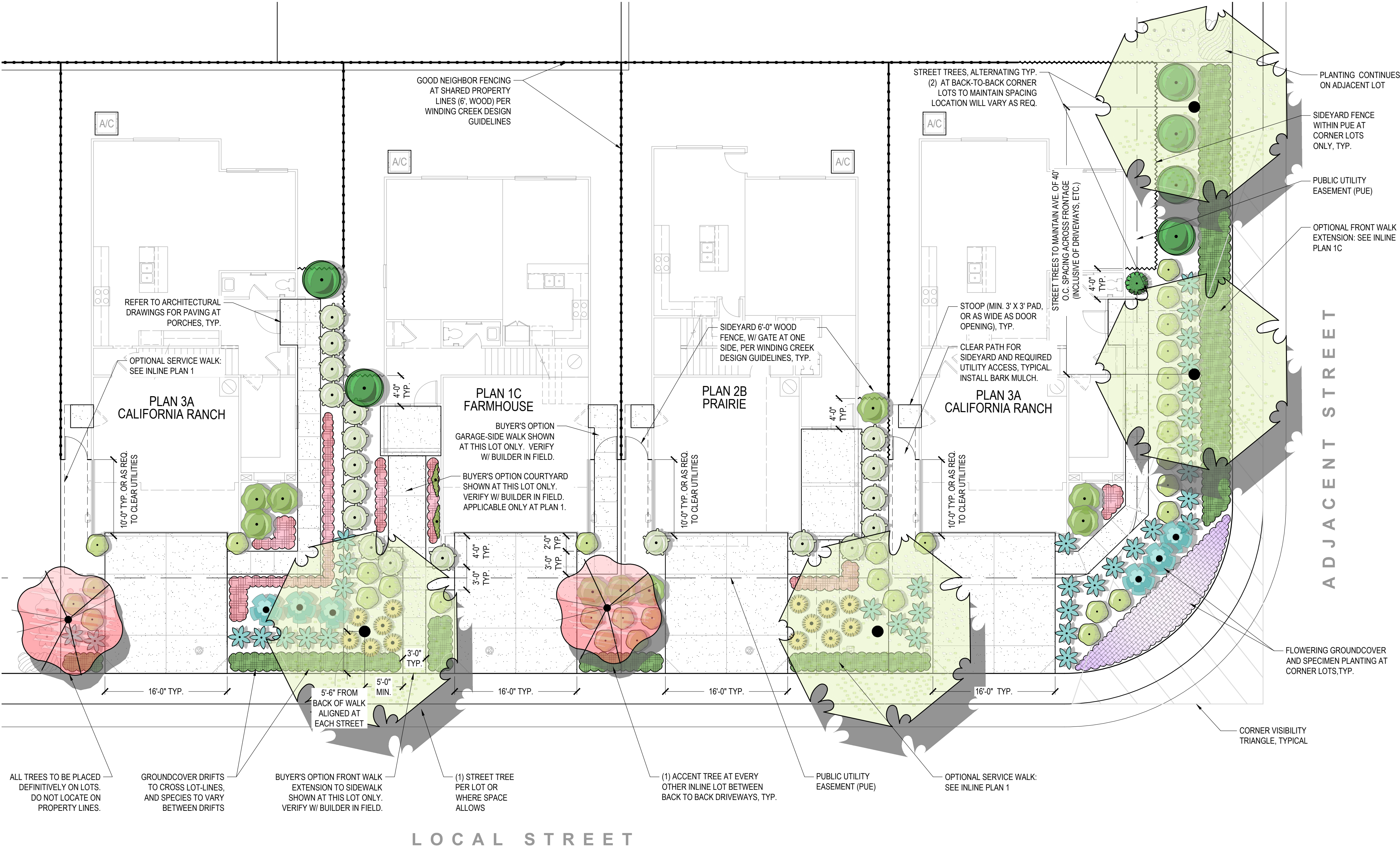
Note: All building roof overhangs are 12", typical of plans and elevations.

This Articulation Plan depicts the minimum lot size. Setbacks will vary according to actual lot width and depth. See Development Plan for specific building locations on lots.

The minimum lot width and lot depth have been used to show that plans will meet setback requirements for all lot dimensions.

Under no circumstance can there be encroachment into any easement by the foundation or any part of the roof overhang.

COLOR KEY	
	Second Story Massing
	First Story Massing
	Covered Porch/Patio (One-story element)
	Paved Driveway (see Site Plan for Actual Configuration)
	P.U.E. (Public Utility Easement)
	Proposed Fence Line



PRELIMINARY LANDSCAPE DESIGN STATEMENT

Wildflower is a proposed community of single family residences. As part of an overall master-planned community, interest and variation is provided through the various differing styles (elevations) of single family residential homes, while a consistent palette of planting unites the public-facing landscaped areas of the project.

Within the landscape, all plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape, within a typical grouping around a shared driveway. Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles. **Note: proposed plant legend is representative, and not intended to be exclusive. Conversely, additional plants may be added depending upon availability. Planting shall conform to the WINDING CREEK Design Guidelines.**

All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance. Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will include weather sensors, and be "smart" (self-adjusting). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of bark mulch in all non-turf planter areas.

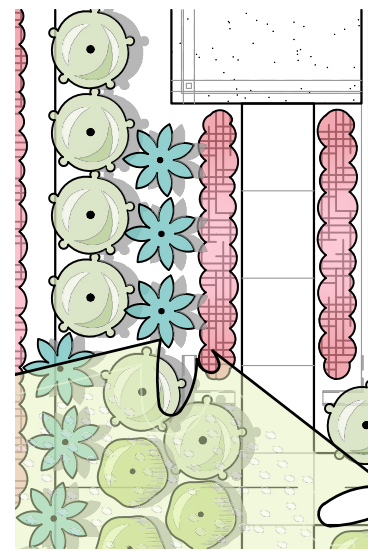
PRELIMINARY PLANTING LEGEND

	ACCENT TREES SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT DOORS AND WALKS WHERE SPACE ALLOWS CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHONANTHUS RETUSUS / CHINESE FRINGE TREE ERIOBOTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE-FLOWERING CRAPE MYRTLE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL.	WUCOLS (L) WUCOLS (M) WUCOLS (M) WUCOLS (L) WUCOLS (M)
	STREET TREES SELECTED FOR HABIT AND SIZE WITHIN SOMEWHAT CONSTRAINED AREAS, AND TO PROVIDE BROAD CANOPY FOR SHADE LAURUS NOBILIS / SWEET BAY NYSSA SYLVATICA / TUPELO PISTACIA X 'RED PUSH' / RED PUSH PISTACHE ULMUS PROPINQUA 'JFS-BIEBERICH' TM / EMERALD SUNSHINE ELM ZELKOVA SERRATA 'JFS-KW1' TM / CITY SPRITE ZELKOVA	15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL.	WUCOLS (L), AT RUCKSACK PL. WUCOLS (M), AT LANTERN PL. WUCOLS (L), AT VIBRANT DR. WUCOLS (M), AT SHADE TREE CIR. WUCOLS (M), AT HAMMOCK PL.
	LARGE/FOUNDATION SHRUBS (S1) LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING. ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA ELAEAGNUS X EBBINGEI 'COMPACTA' / EBBINGE'S SILVERBERRY LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER (VAR. AS AVAIL) OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASERI / PHOTINIA PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY RHAPHIOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (L), S/W EXPOSURES WUCOLS (L) WUCOLS (M) WUCOLS (L), S/W EXPOSURES WUCOLS (M), N/E EXPOSURE WUCOLS (M), ALL EXPOSURES WUCOLS (M), S/W EXPOSURES WUCOLS (M), N/E EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES
	VERTICAL SCREEN SHRUBS (S2) VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC. ELAEACARPUS DECIPENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE HETEROMELES ARBUTIFOLIA / TOYON LIGUSTRUM TEXANUM 'COMPACTA' / TEXAS PRIVET PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (M), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (M) WUCOLS (L), N/E EXPOSURES WUCOLS (L), ALL EXPOSURES

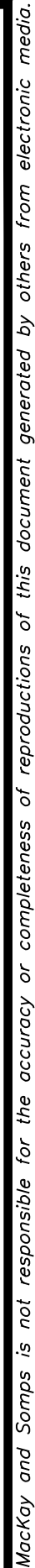
PRELIMINARY PLANTING LEGEND (CONT.)

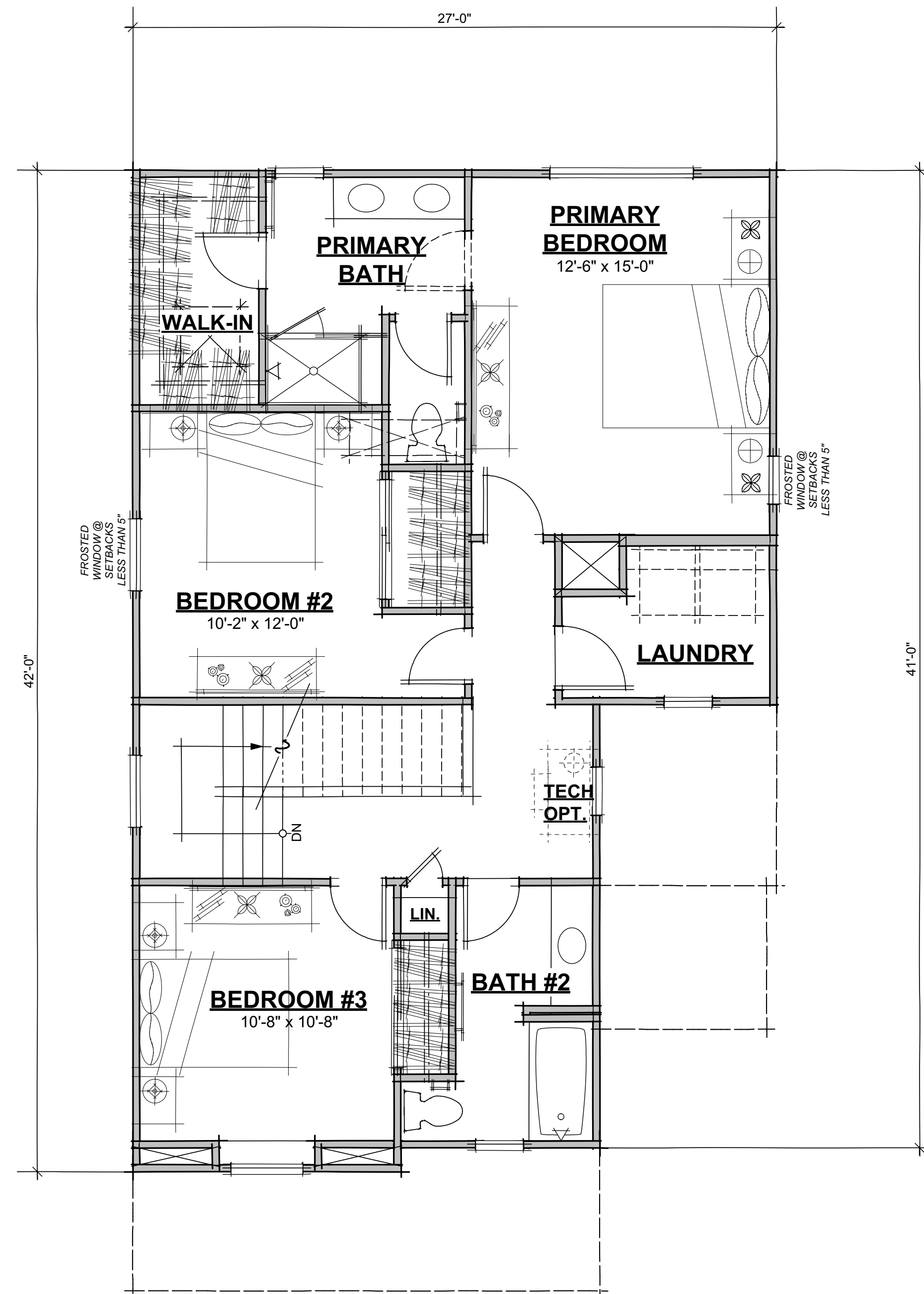
	MIDGROUND SHRUBS (S3) MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE. CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA JAVANOLIA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORNE ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE SPIRAEA X BUNALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA TEUCRIUM FRUTICOSA 'AZUREUM' / AZURE BUSH GERMANDER WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (L) WUCOLS (M), S/W EXPOSURE WUCOLS (L), S/W EXPOSURE WUCOLS (M), S/W EXPOSURE WUCOLS (L), ALL EXPOSURES WUCOLS (M), S/W EXPOSURE WUCOLS (L), S/W EXPOSURE WUCOLS (L) WUCOLS (L), S/W EXPOSURE
	ORNAMENTAL GRASSES (S5) ORNAMENTAL GRASSES AND STRAP-LEAF PLANTS FOR SEASONAL INTEREST AND TEXTURE. CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS DIANELLA REVOLUTA 'BIG REV' / BIG REV FLAX LILY FESTUCA MAIREI / ATLAS FESCUE LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH MUHLENBERGIA DUBIA / PINE MUHLY MUHLENBERGIA DUBIA / PINE MUHLY PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.	WUCOLS (L) WUCOLS (L) WUCOLS (L), ALL EXPOSURES WUCOLS (M) WUCOLS (L) WUCOLS (L) WUCOLS (L), S/W EXPOSURES
	SPECIMEN/FOCAL PLANTS (S6) UNIQUE SPECIMENS FOR VISUAL INTEREST, USED AT CORNER LOTS AND ELSEWHERE IF INDICATED. AGAVE AMERICANA 'MEDIO-PICTA ALBA' / STRIPED CENTURY PLANT DASYLIRION WHEELERI / GREY DESERT SPOON FEJOA SELLOWIANA / PINEAPPLE GUAVA HESPERALOE X 'PERFU' / PINK PARADE RED YUCCA PHORMIUM TENAX 'RUBRUM' / NEW ZEALAND FLAX	5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (L) WUCOLS (L) WUCOLS (L) WUCOLS (L)
	ACCENT SHRUBS/SUB-SHRUBS (S4) ACCENT PLANTS FOR SPECIAL INTEREST ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE DIETES VEGATA / FORTNIGHT LILY ERIGERON KARVINSKIANUS 'PROFUSION' / SANTA BARBARA DAISY PENNISETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS PHORMIUM X 'SHIRAZ' / SHIRAZ NEW ZEALAND FLAX SALVIA X 'BEE'S BLISS' / BEE'S BLISS SAGE	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 5 GAL.	WUCOLS (M) WUCOLS (M), N/E EXPOSURE WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (L), S/W EXPOSURE WUCOLS (L) WUCOLS (L)
	VERTICAL ACCENT SHRUBS (S7) USED TO HIGHLIGHT ARCHITECTURAL FEATURES (PORCHES, POP-OUTS, ETC.) CUPRESSUS SEMPERVIRENS 'TINY TOWER' TM / TINY TOWER ITALIAN CYPRESS ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER PODOCARPUS X 'ICEE BLUE' / ICEE BLUE PODOCARPUS	5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (M) WUCOLS (M) WUCOLS (L) WUCOLS (M)
	SMALLER UPRIGHT SHRUBS (S9) VERTICAL SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN. FREQUENTLY USED TO PROVIDE A SENSE OF PRIVACY WHILE NOT BLOCKING VISIBILITY TO PORCHES. BUXUS MICROPHYLLA 'JAPONICA' 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD ESCALLONIA X 'NEWPORT DWARF' / DWARF YEDDA HAWTHORNE RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORNE SPIRAEA JAPONICA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (M), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES
	ESPALLIER AT COURTYARD ESPALLIER AT COURTYARD, ONLY USED AT BUYER OPTION FOR COURTYARD. LOROPETALUM CHINENSE / CHINESE FRINGE FLOWER TRELLIS MAGNOLIA GRANDIFLORA 'LITTLE GEM' ESPALLIER / ESPALLIER MAGNOLIA TRACHELOSPERMUM JASMINOIDES / STAR JASMINE TRELLIS	5 GAL. 5 GAL. 5 GAL.	WUCOLS (M) WUCOLS (M) WUCOLS (M)
	G1 GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE. ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER MYOPORIUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORIUM ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.	WUCOLS (L), ALL EXPOSURES WUCOLS (L) WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (M)
	G2 SMALLER SCALE FLOWERING GROUNDCOVER NEAR FRONT DOORS AND WALKS CAREX DIVULSA / EUROPEAN GREY SEDGE HELICHRYSUM PETIOLARE 'VARIEGATUM' / VARIEGATED LICORICE PLANT ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE SUTERA CORDATA 'WHITE' / WHITE BACOPA TEUCRIUM CHAMAEDRY'S 'PROSTRATUM' / PROSTRATE GERMANDER TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE VINCA MINOR 'VARIEGATA' / VARIEGATED PERIWINKLE	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.	WUCOLS (M) WUCOLS (L) WUCOLS (M) WUCOLS (M) WUCOLS (L), ALL EXPOSURES WUCOLS (M) WUCOLS (M), N/E EXPOSURES ONLY
	G3 LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS. ROSA X 'MEIDRIFORA' TM / CORAL DRIFT GROUNDCOVER ROSE ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL. 1 GAL.	WUCOLS (M), ALL EXPOSURES, 2' T X 3' W. WUCOLS (M), ALL EXPOSURES, 2' T X 3' W.

TYPICAL PLAN 1 FRONT PLANTING (WITHOUT BUYER OPTION)

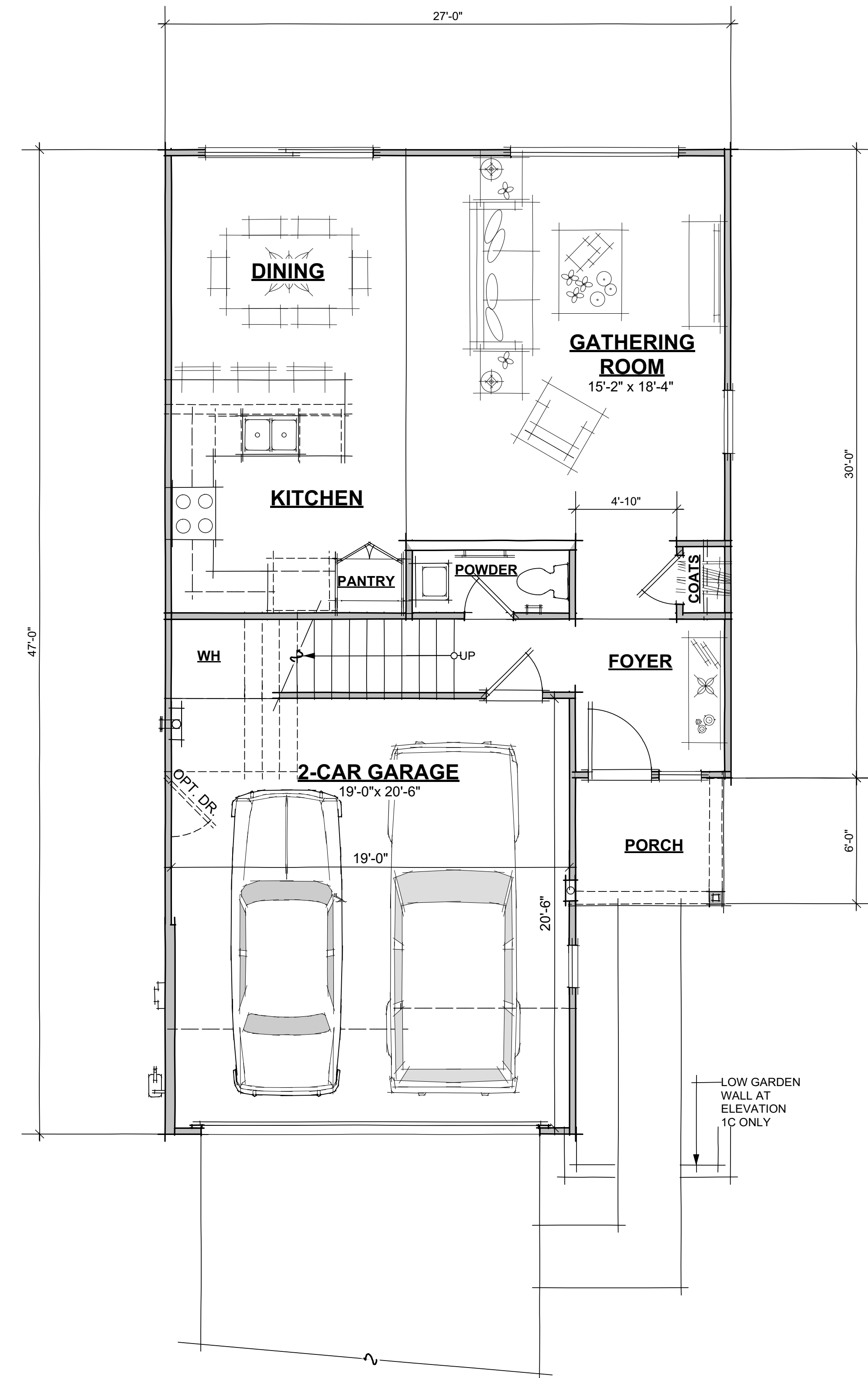


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SECOND FLOOR PLAN (970 S.F.)



FIRST FLOOR PLAN (685 S.F.; 1655 TOTAL S.F.)



FRONT ELEVATION "A"
(CALIFORNIA RANCH)

Scheme 1



FRONT ELEVATION "B"
(PRAIRIE)

Scheme 6

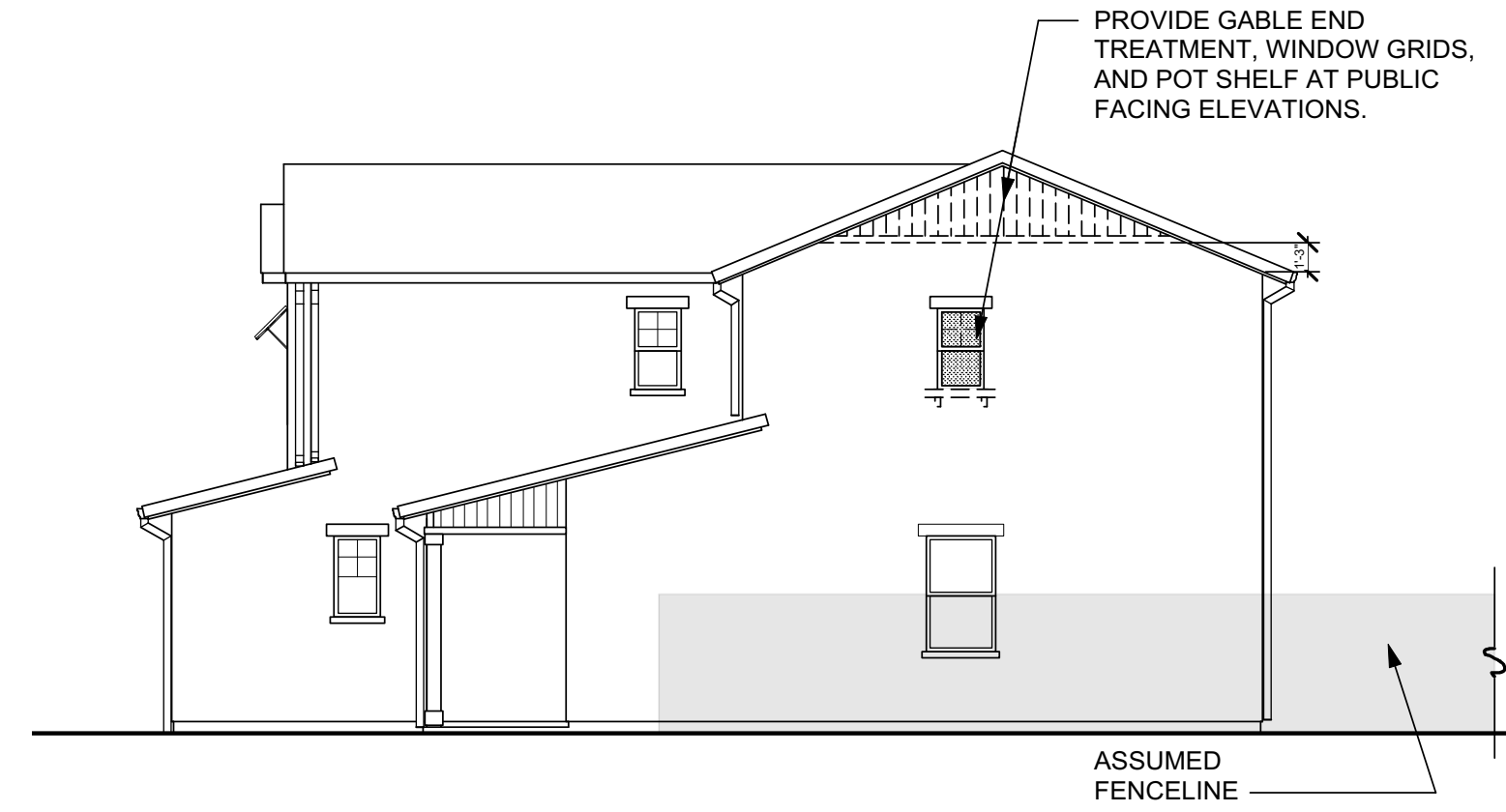


FRONT ELEVATION "C"
(FARMHOUSE)

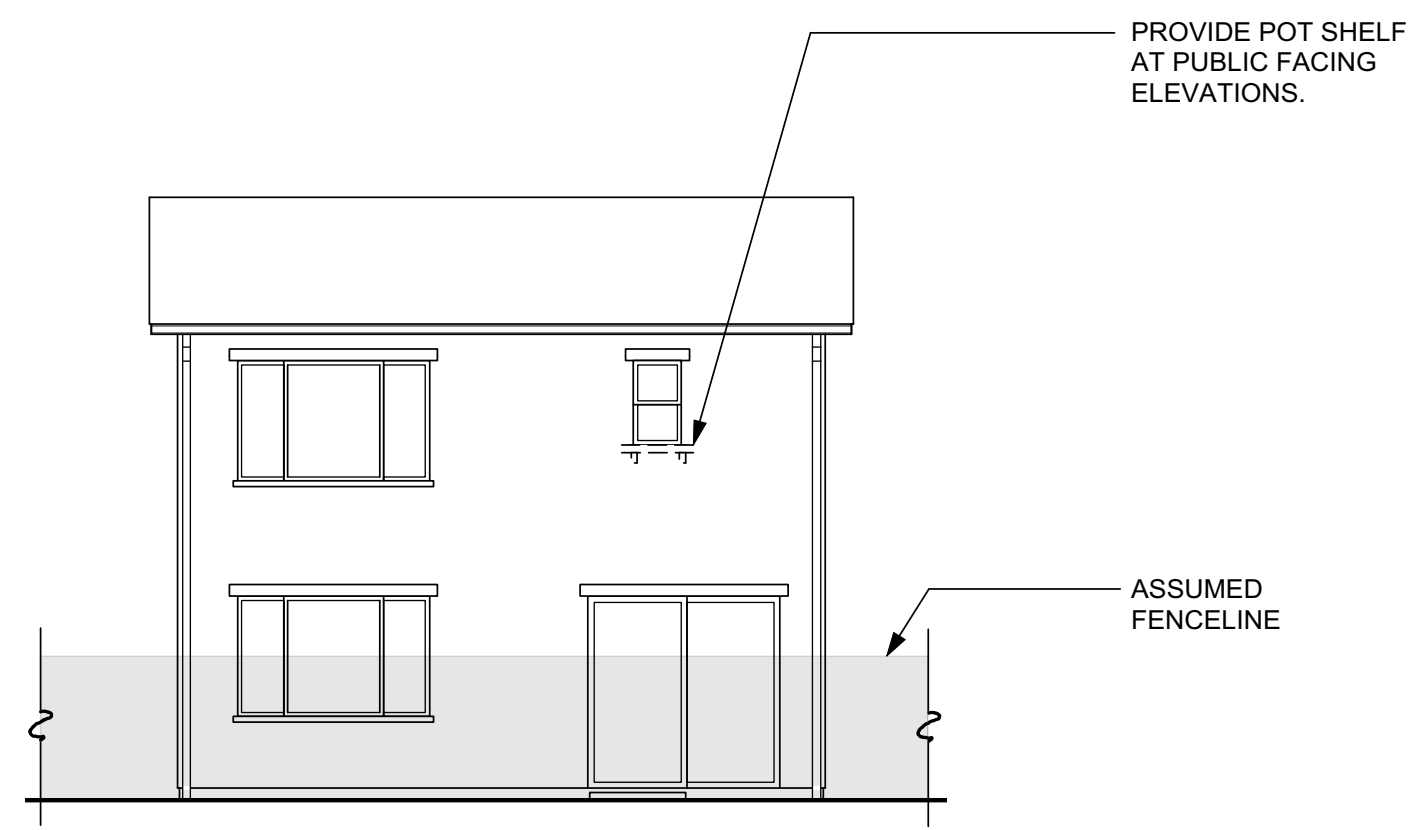
Scheme 8

PLAN 1

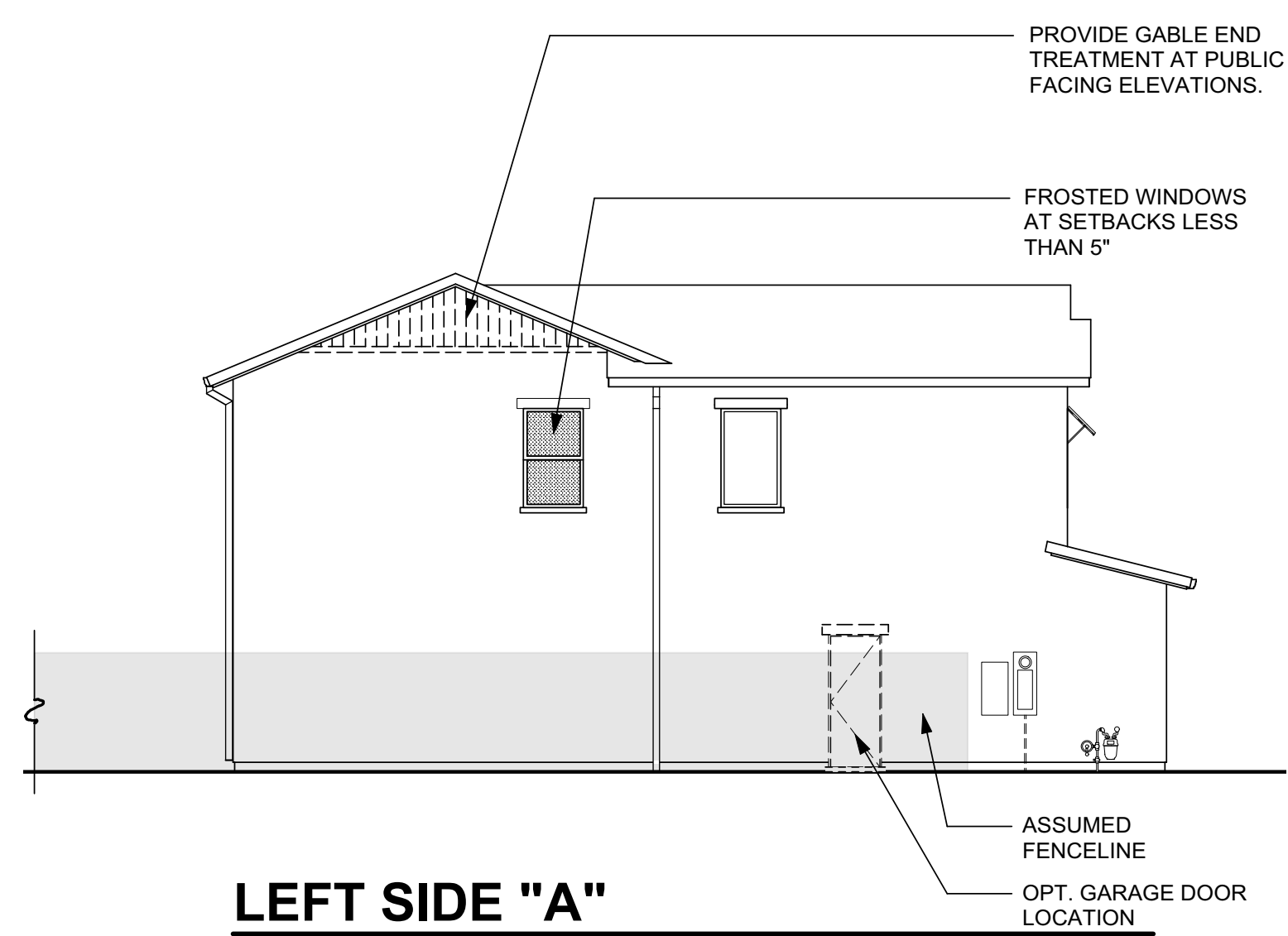
WINDING CREEK
Roseville, California



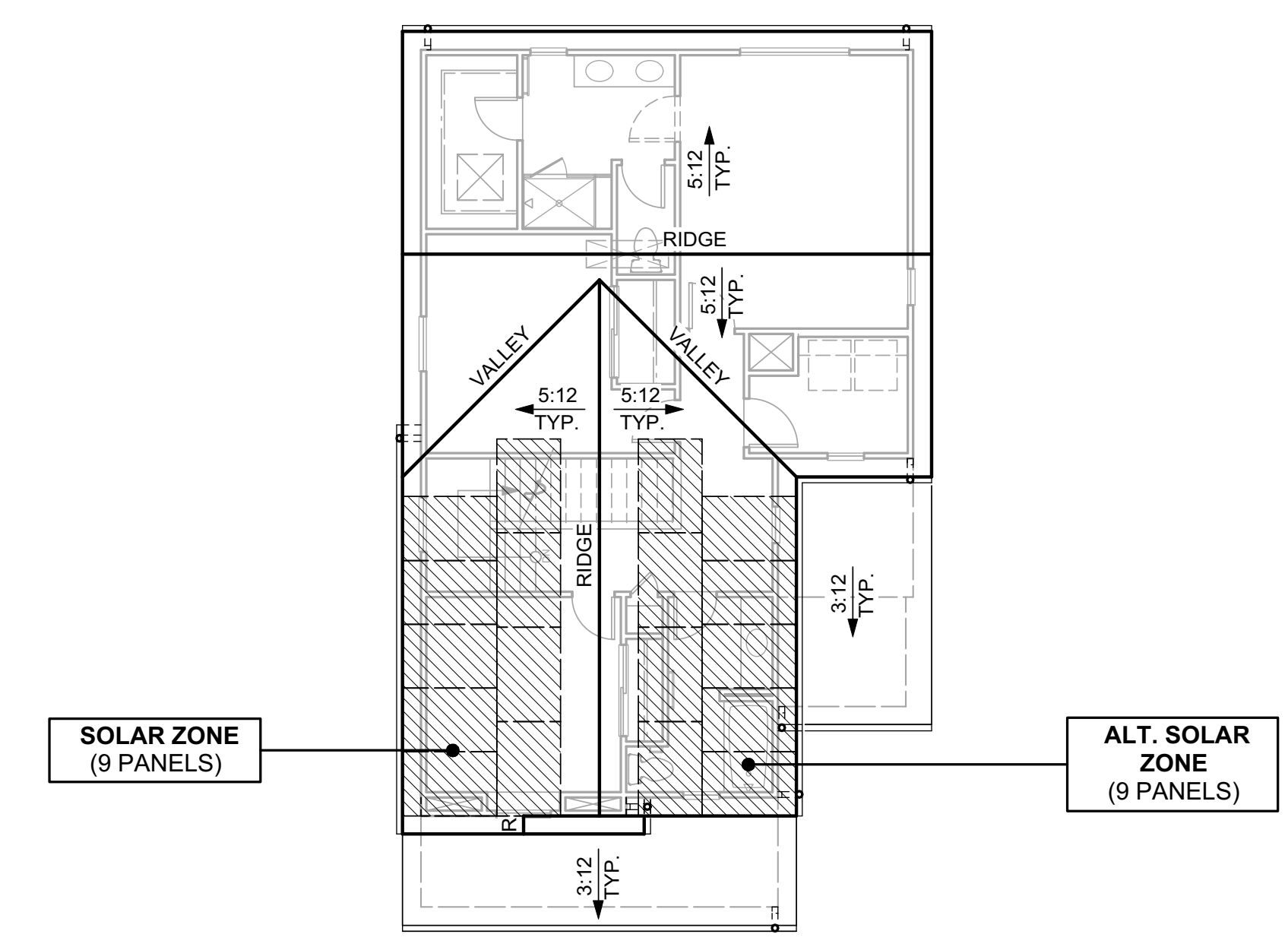
RIGHT SIDE "A"



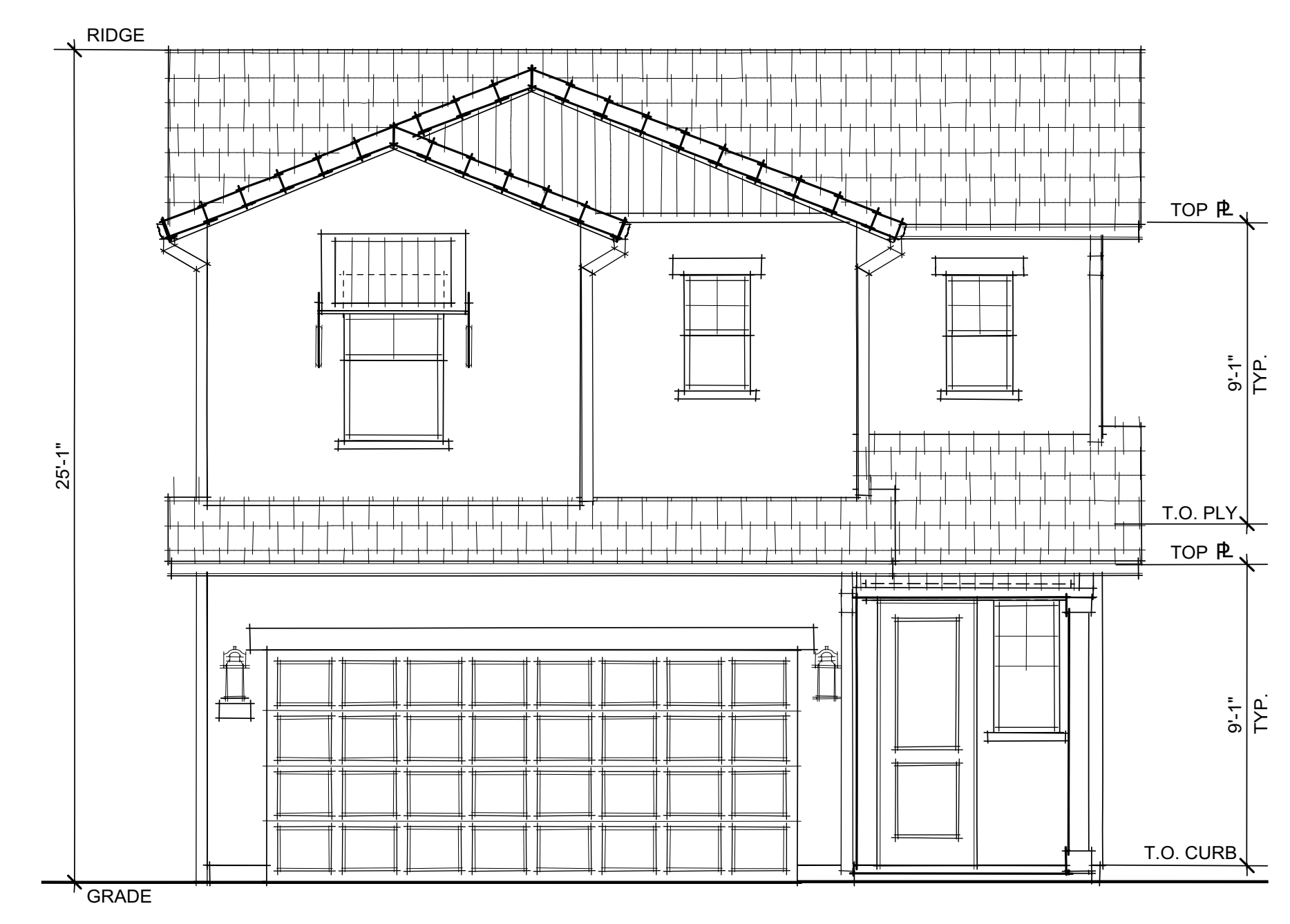
REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"



FRONT ELEVATION "A"
(CALIFORNIA RANCH)

**CALIFORNIA RANCH
STYLE**

ROOF

- HIP / GABLE ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING
- VERTICAL WOOD SIDING (WHERE OCCURS)

TRIM

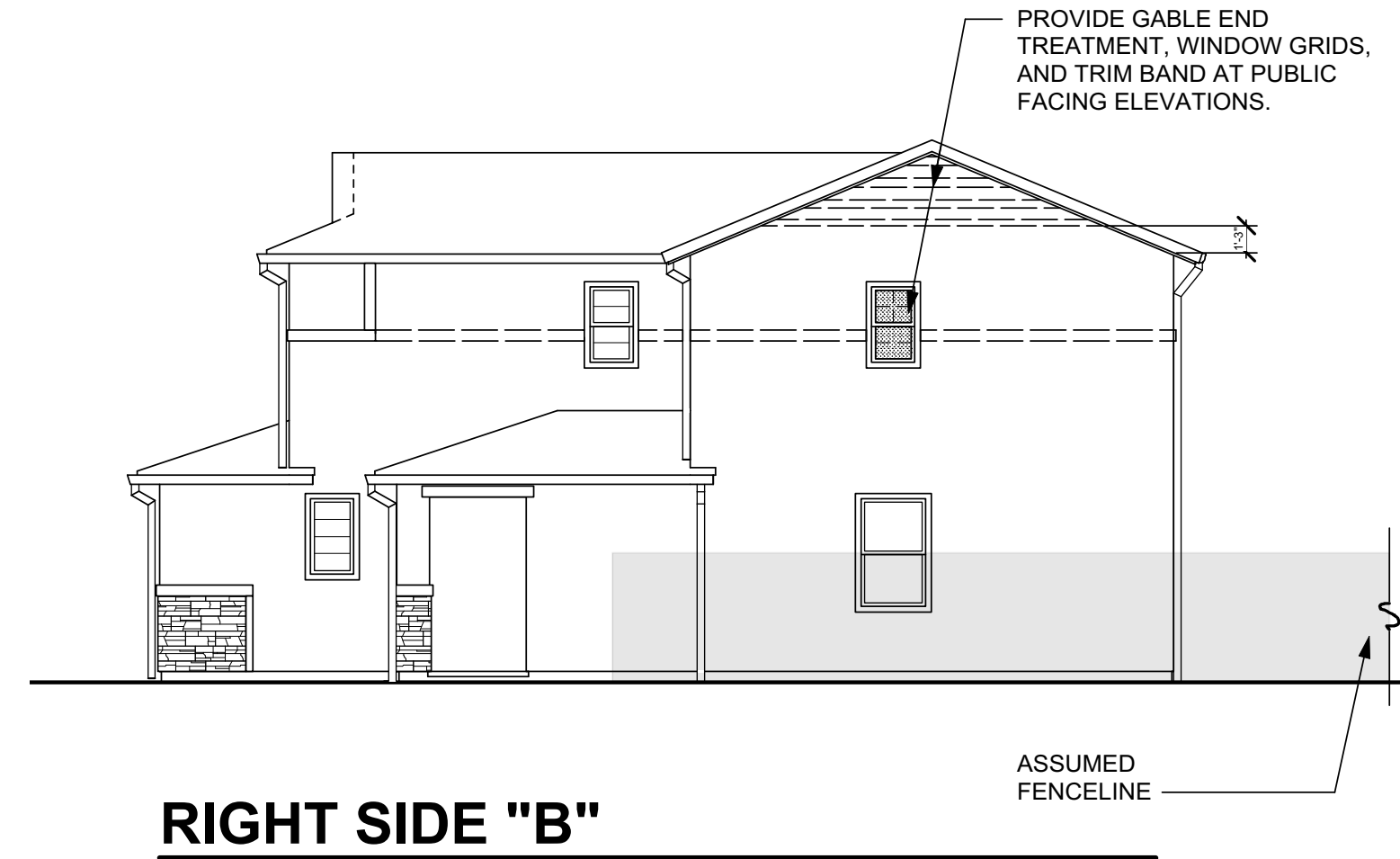
- STUCCO OVER FOAM TRIM

FEATURES

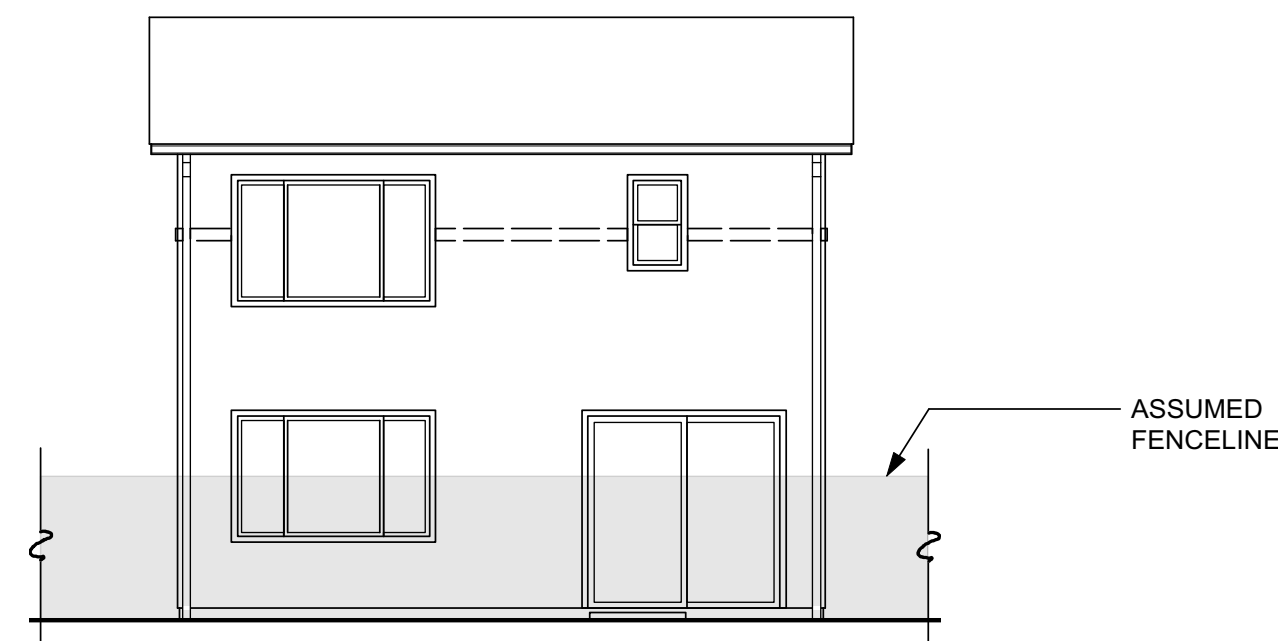
- WINDOW GRIDS ON STREET FACADES
- ACCENT METAL ROOF AWNINGS OVER WINDOWS (WHERE OCCURS)
- DECORATIVE POSTS AT ENTRY (WHERE OCCURS)
- ACCENT THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS

ENHANCED ELEVATIONS

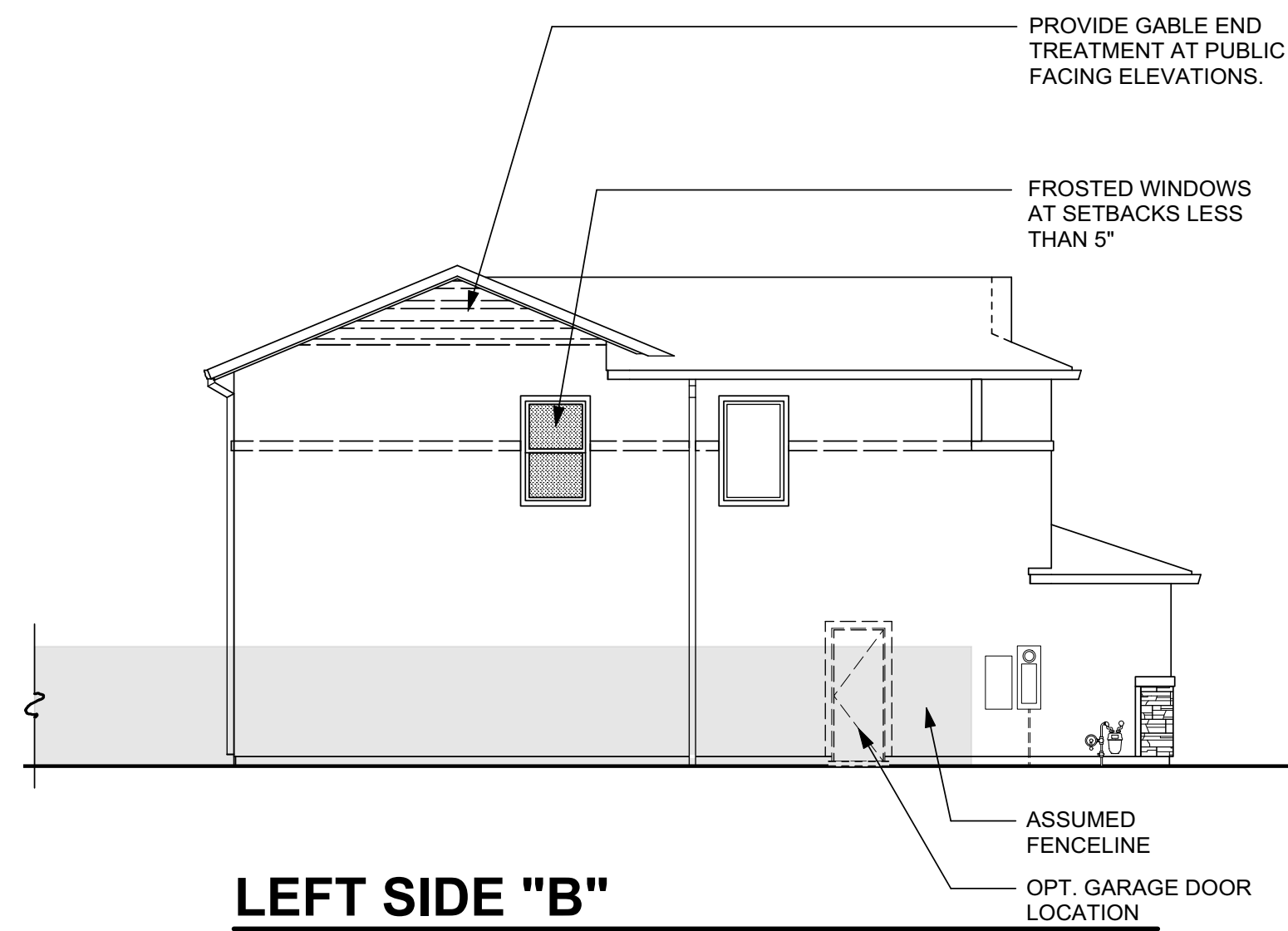
- REFER TO DEVELOPMENT PLAN FOR SPECIFIC COMMUNITY EDGE LOCATIONS WHERE SIDE/REAR ELEVATION ENHANCEMENTS ARE REQUIRED



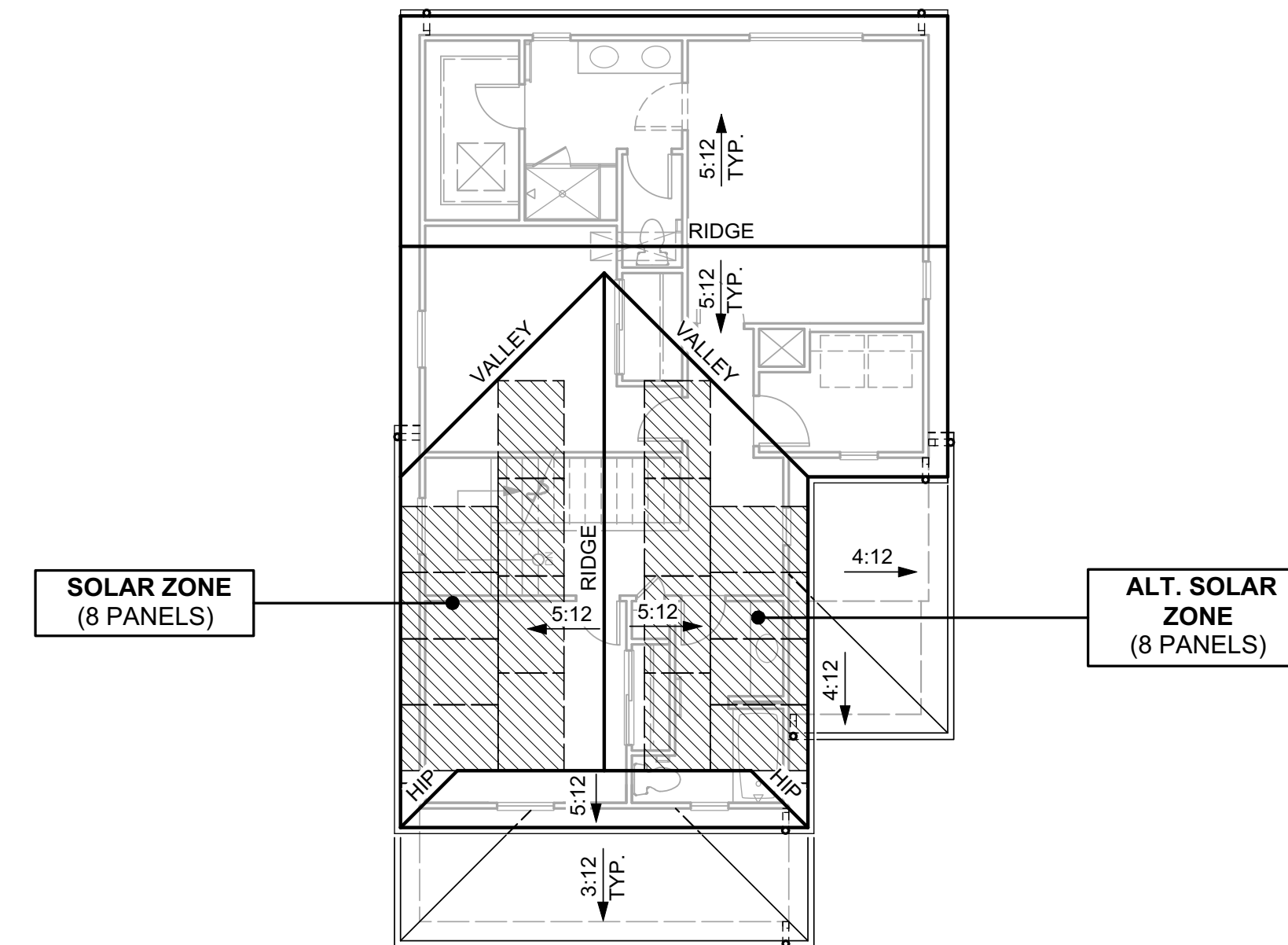
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"



FRONT ELEVATION "B"
(PRAIRIE)

PRAIRIE STYLE

ROOF

- HIP ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING

TRIM

- STUCCO OVER FOAM TRIM
- STUCCO HORIZONTAL TRIM BANDS

FEATURES

- WINDOW GRIDS ON STREET FACADES
- STUCCO WAINSCOT (WHERE OCCURS)
- DECORATIVE POSTS AT ENTRY (WHERE OCCURS)
- DECORATIVE RECESSED PANEL SHUTTERS

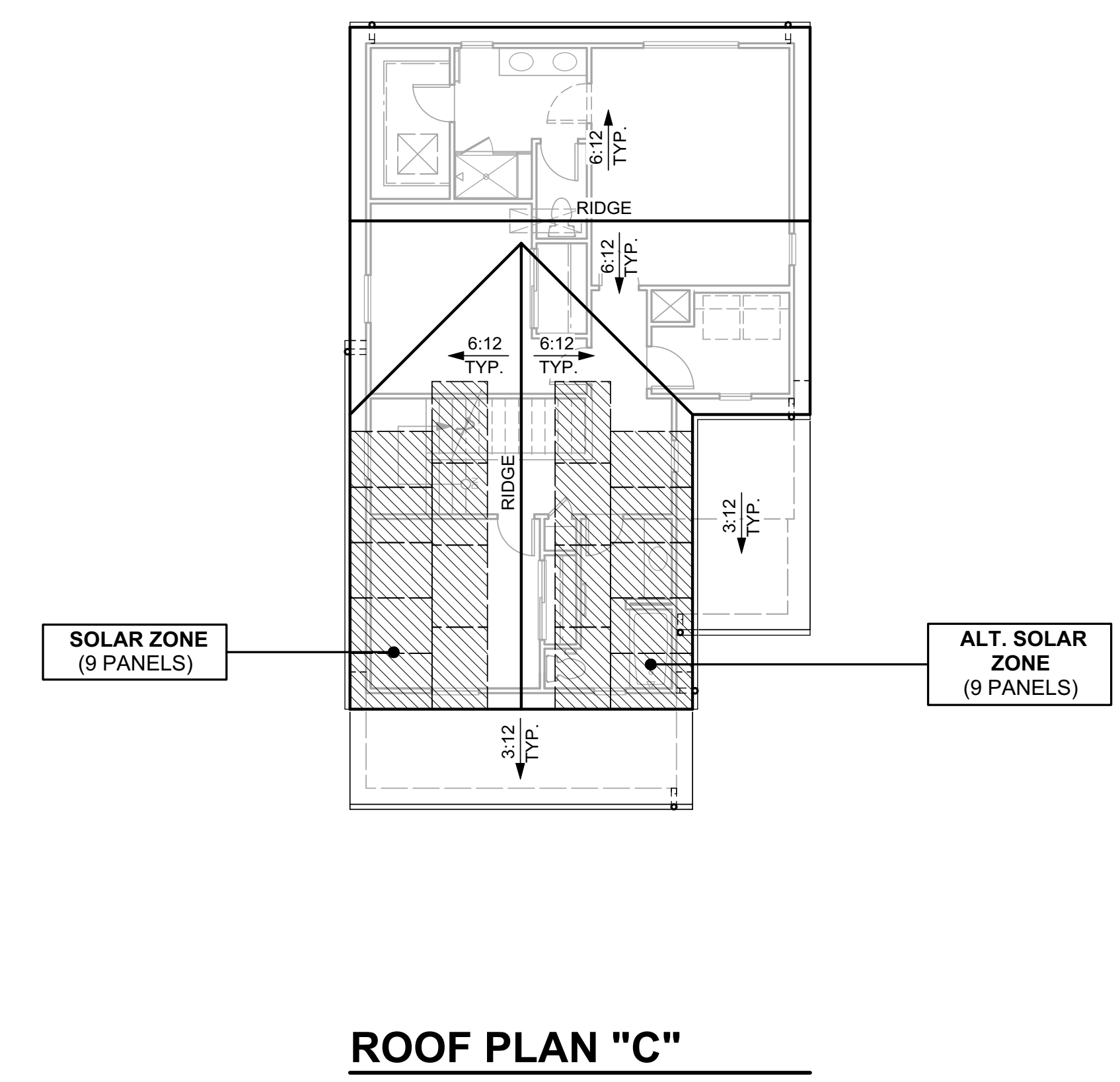
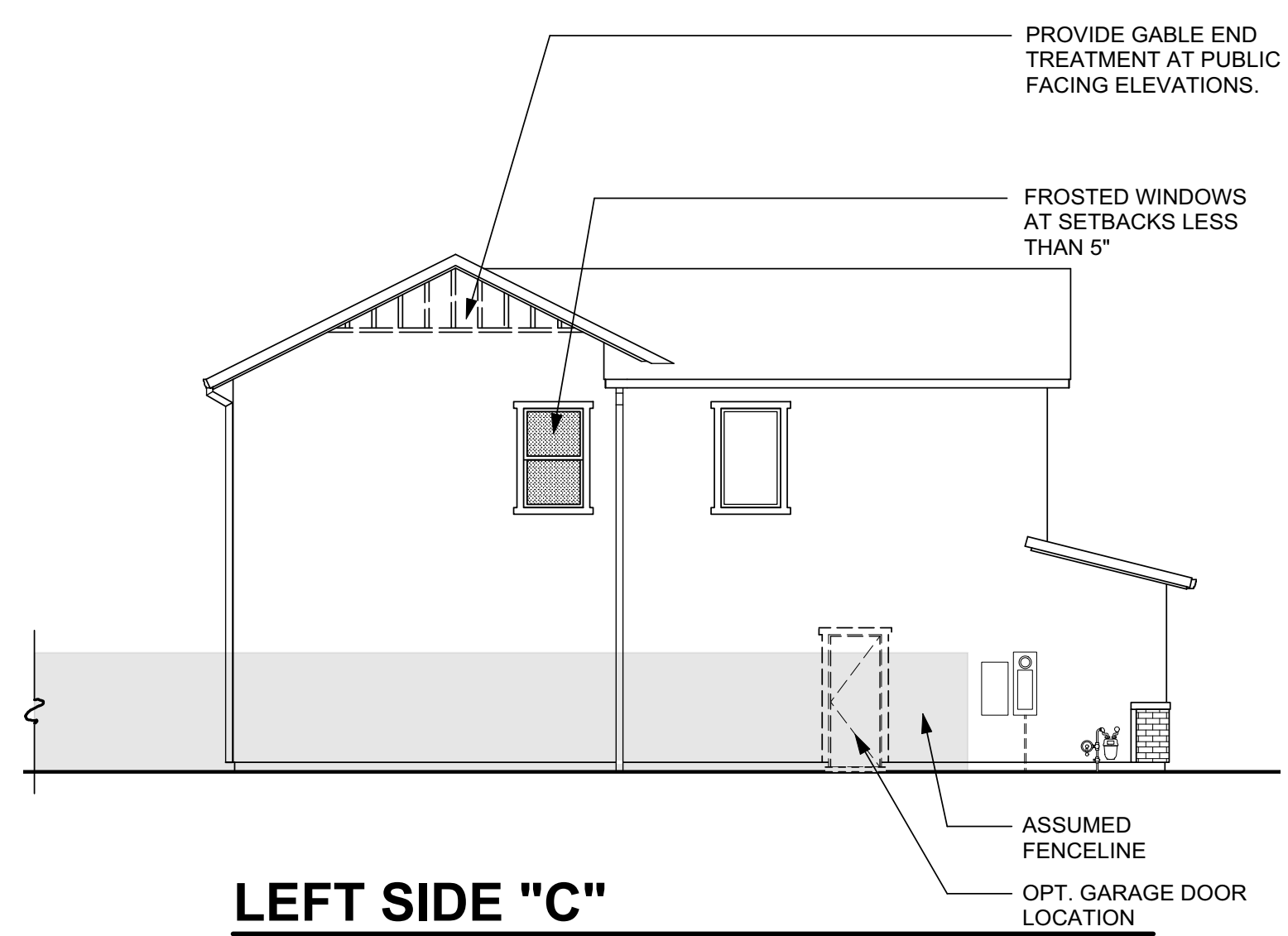
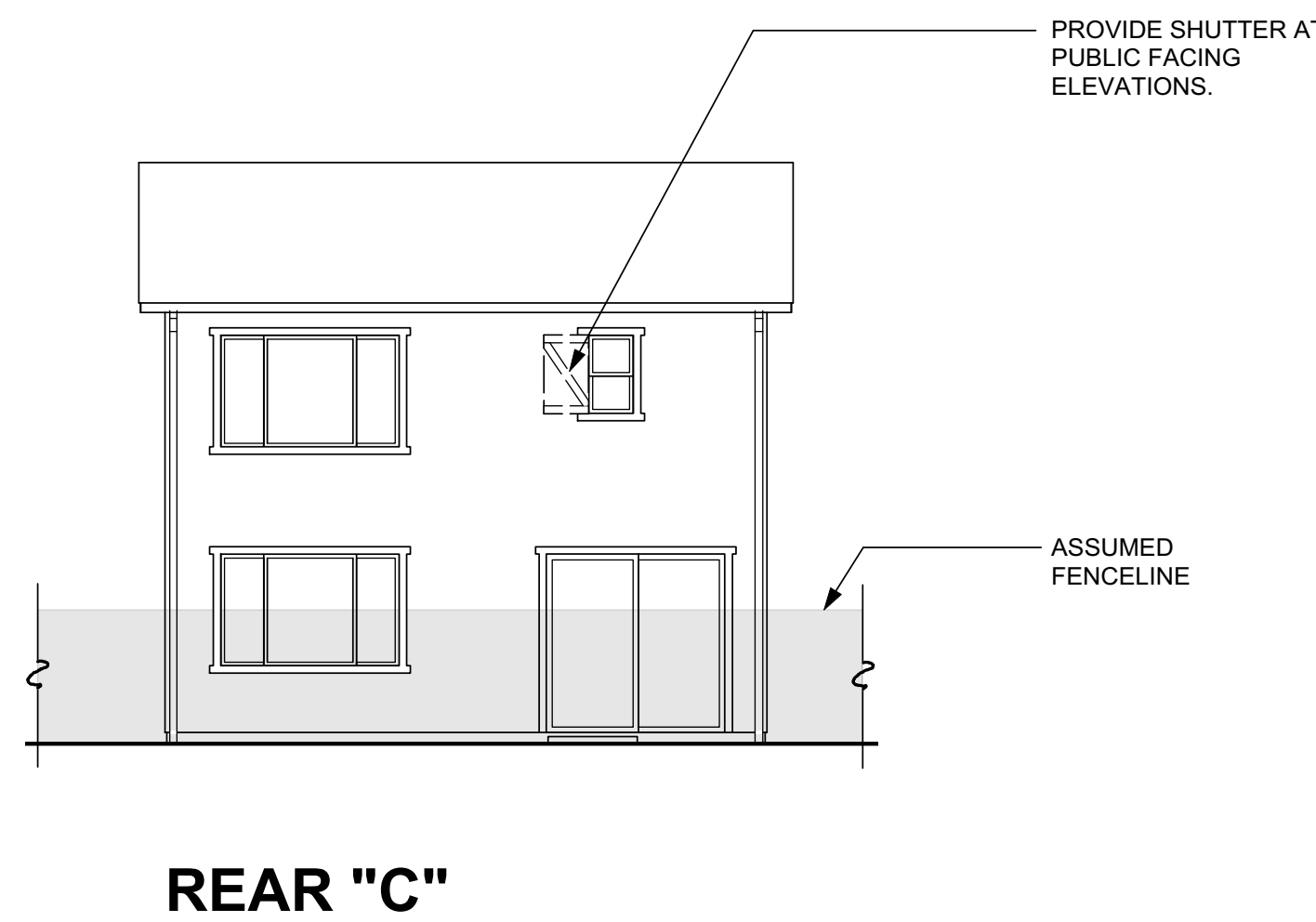
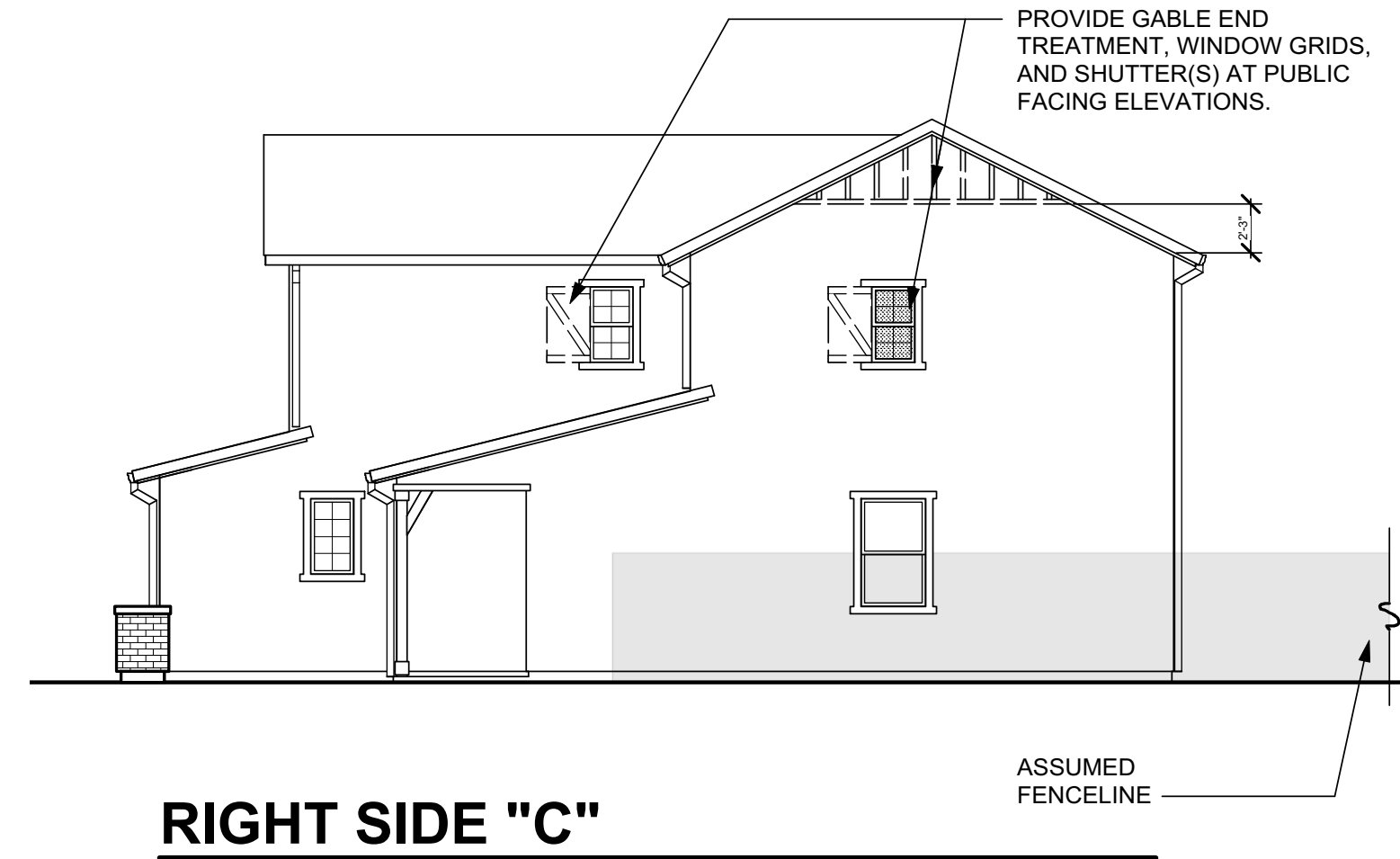
ENHANCED ELEVATIONS

- REFER TO DEVELOPMENT PLAN FOR SPECIFIC COMMUNITY EDGE LOCATIONS WHERE SIDE/REAR ELEVATION ENHANCEMENTS ARE REQUIRED

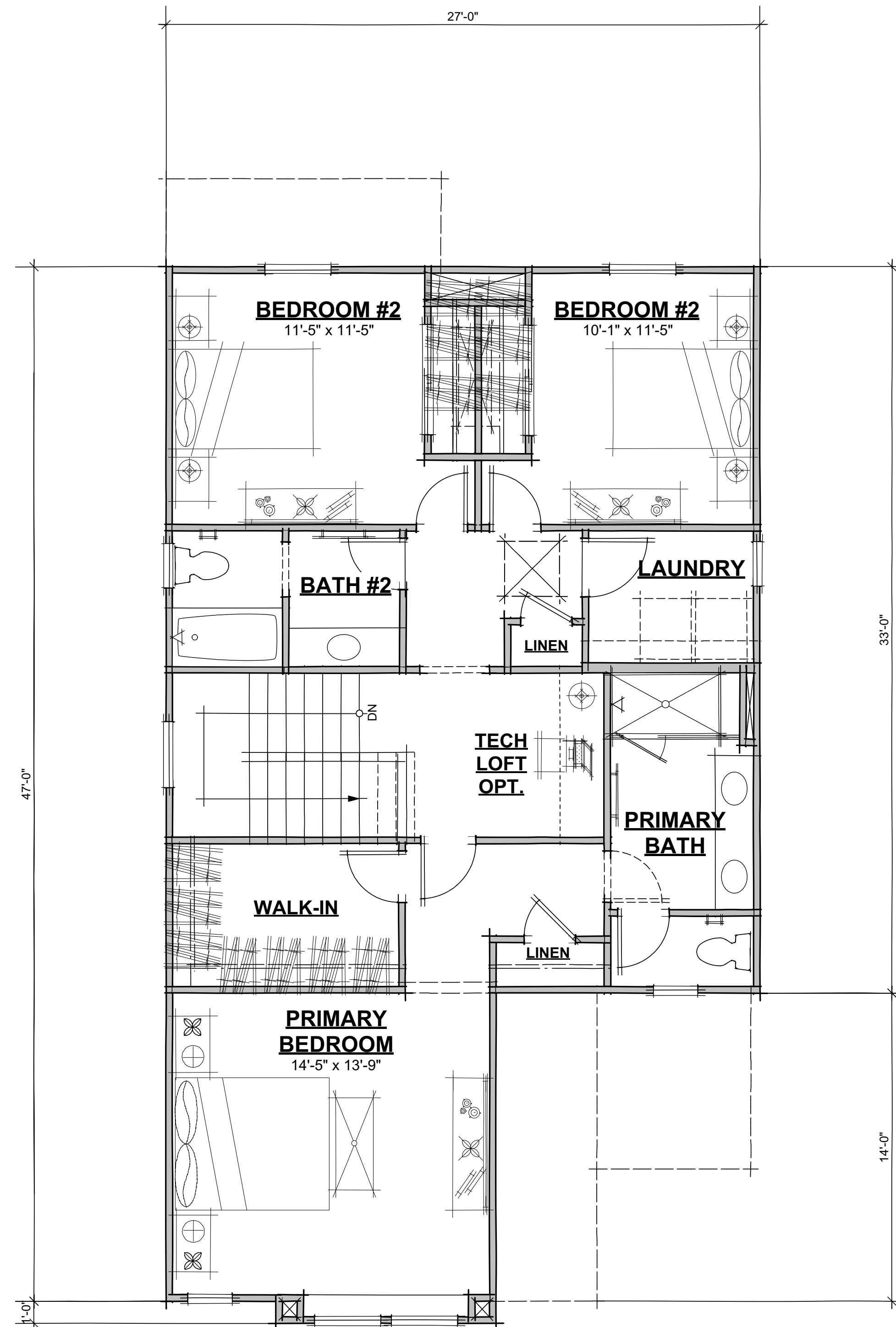
PLAN 1

WINDING CREEK VILLAGE C-21

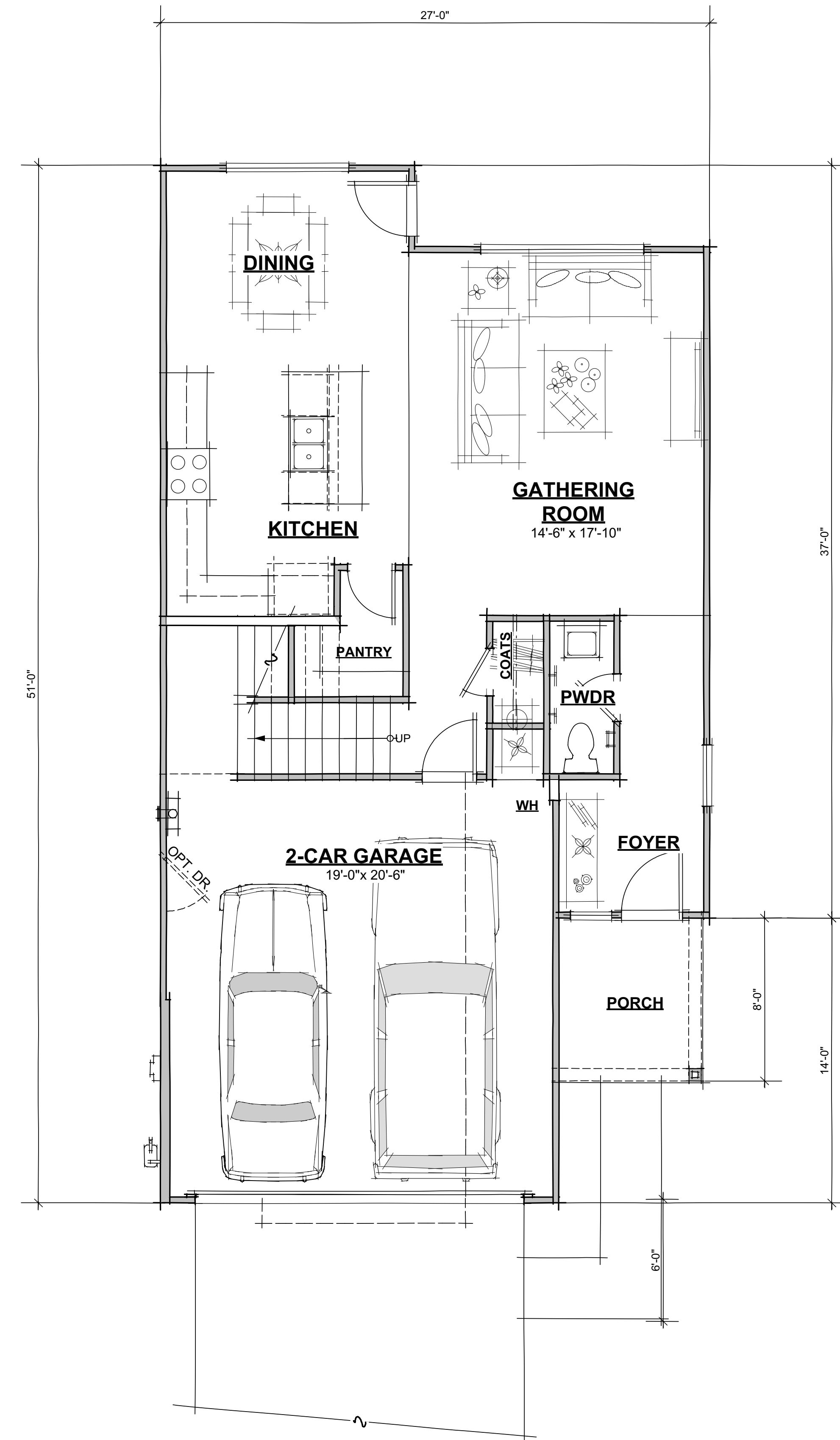
Roseville, California



FARMHOUSE STYLE
ROOF - GABLE ROOFS - CONCRETE TILE "FLAT" PROFILE ROOFING - OGEE GUTTERS 12" OVERHANGS, TYP. (U.O.N.)
SIDING - STUCCO SIDING - HORIZONTAL LAP SIDING (WHERE OCCURS)
TRIM - STUCCO OVER FOAM TRIM - WOOD TRIM AT VERTICAL SIDING
FEATURES - WINDOW GRIDS ON STREET FACADES - DECORATIVE ENTRY POSTS (WHERE OCCURS) - GABLE END OUTLOOKERS (WHERE OCCURS) - BRICK WAINSCOT (WHERE OCCURS) - DECORATIVE PLANK & BATTEN SHUTTERS - ACCENT THEME SPECIFIC FRONT DOORS - THEME SPECIFIC GARAGE DOORS
ENHANCED ELEVATIONS REFER TO DEVELOPMENT PLAN FOR SPECIFIC COMMUNITY EDGE LOCATIONS WHERE SIDE/REAR ELEVATION ENHANCEMENTS ARE REQUIRED



SECOND FLOOR PLAN (1100 S.F.)



FIRST FLOOR PLAN (732 S.F.; 1832 TOTAL S.F.)



FRONT ELEVATION "A"
(CALIFORNIA RANCH)

Scheme 2



FRONT ELEVATION "B"
(PRAIRIE)

Scheme 4

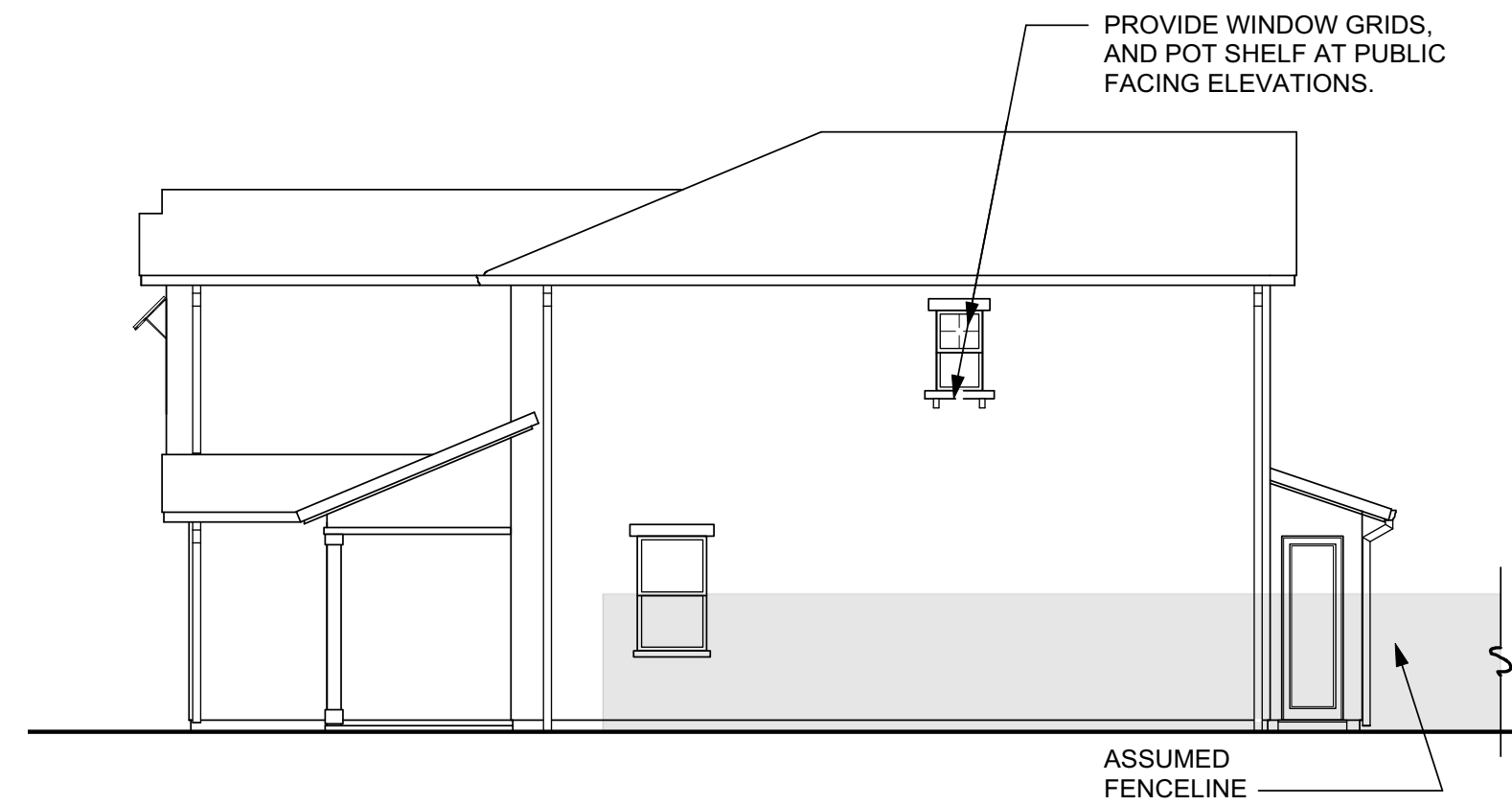


FRONT ELEVATION "C"
(FARMHOUSE)

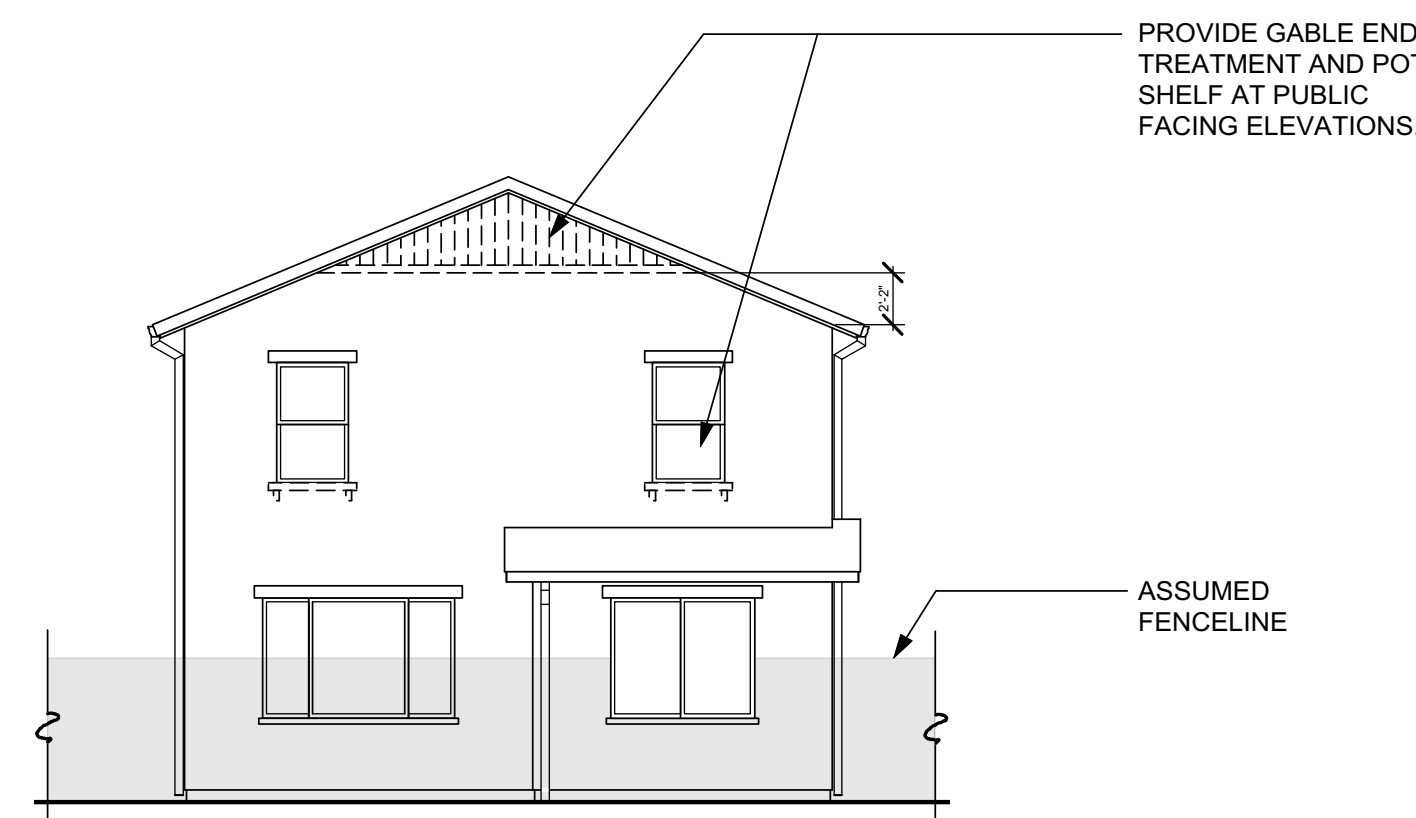
Scheme 7

PLAN 2

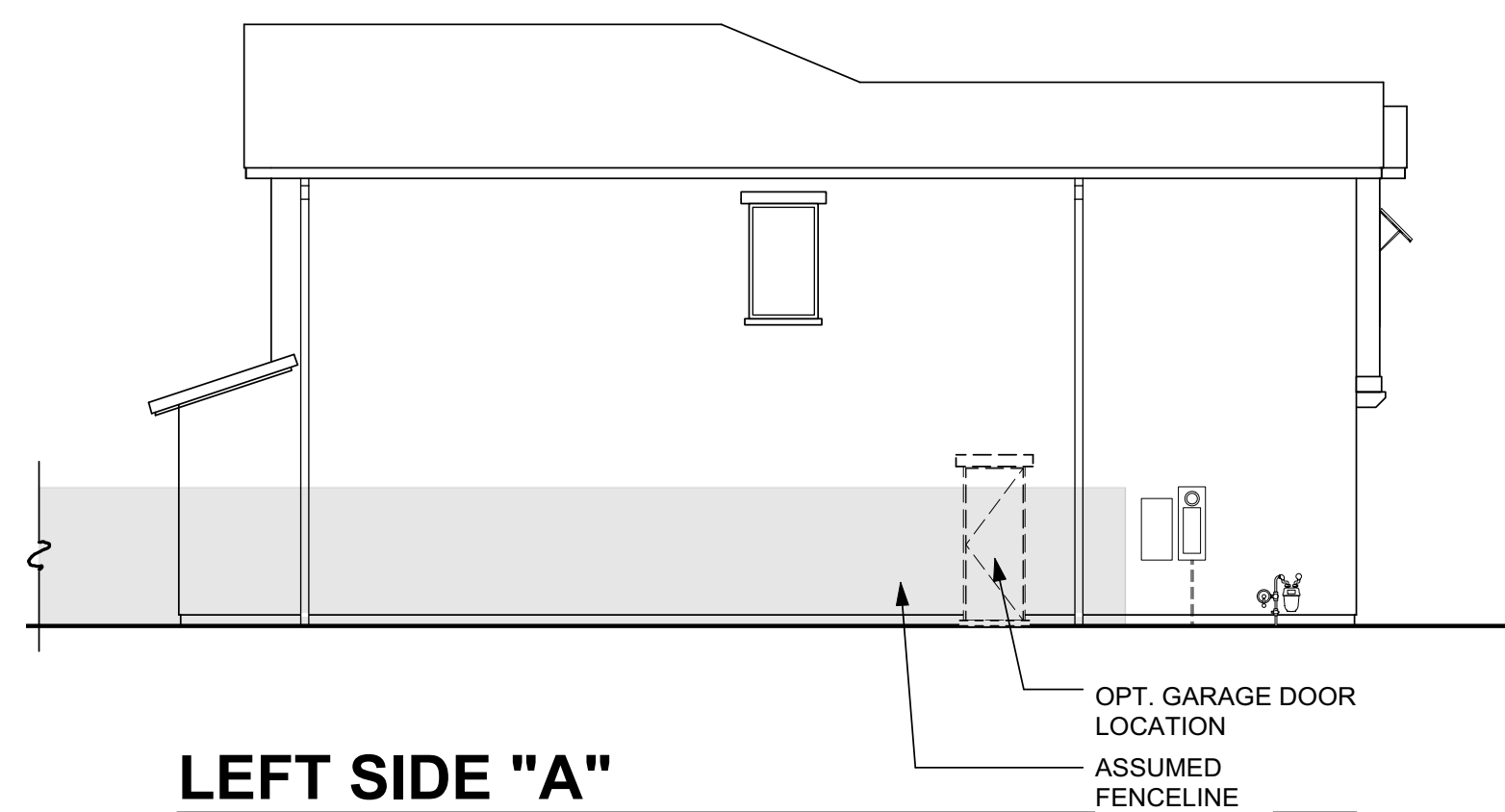
WINDING CREEK
Roseville, California



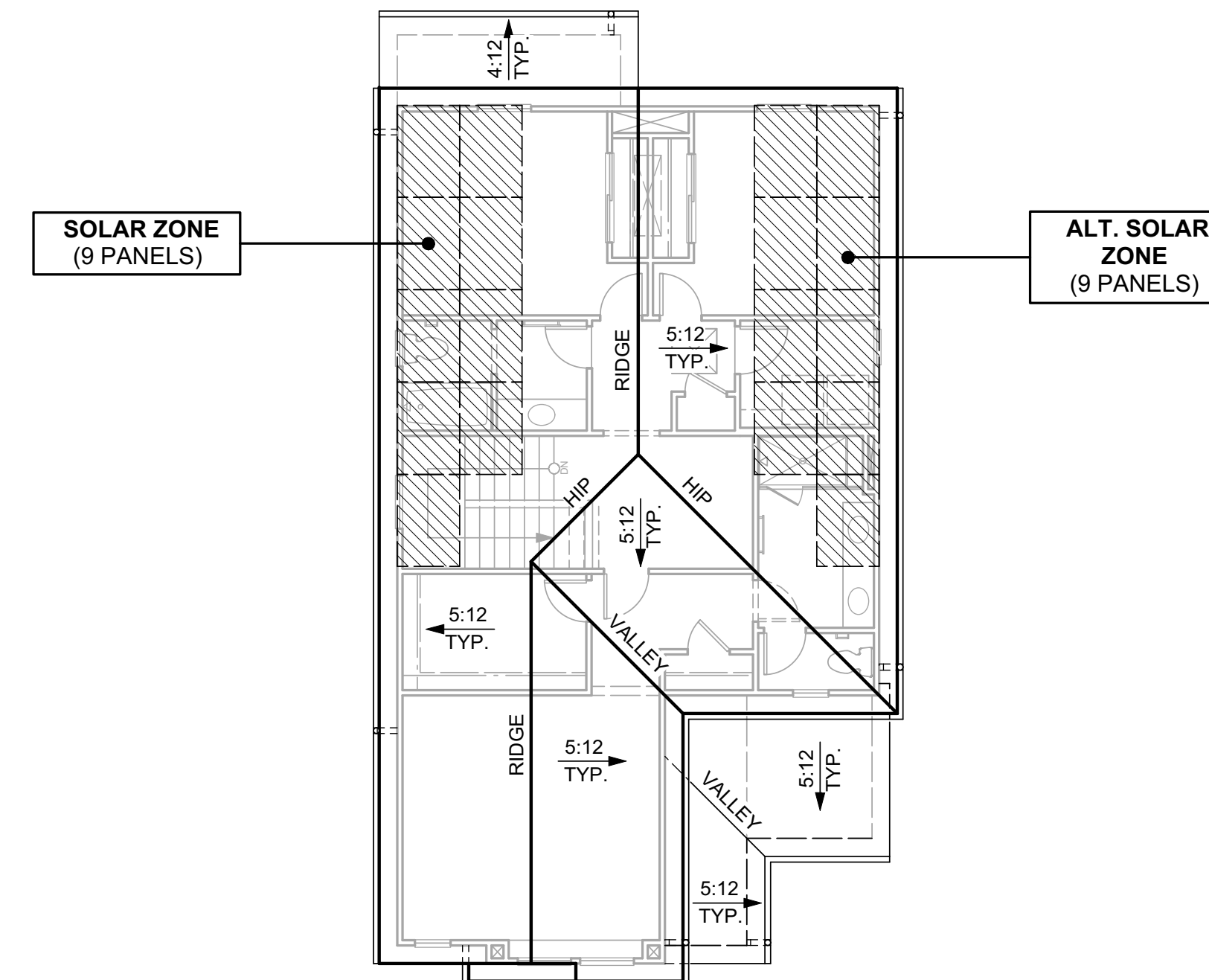
RIGHT SIDE "A"



REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"



FRONT ELEVATION "A"
(CALIFORNIA RANCH)

CALIFORNIA RANCH THEMES

ROOF

- HIP / GABLE ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING
- VERTICAL WOOD SIDING (WHERE OCCURS)

TRIM

- STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS ON STREET FACADES
- ACCENT METAL ROOF AWNINGS OVER WINDOWS (WHERE OCCURS)
- DECORATIVE POSTS AT ENTRY (WHERE OCCURS)
- ACCENT THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS

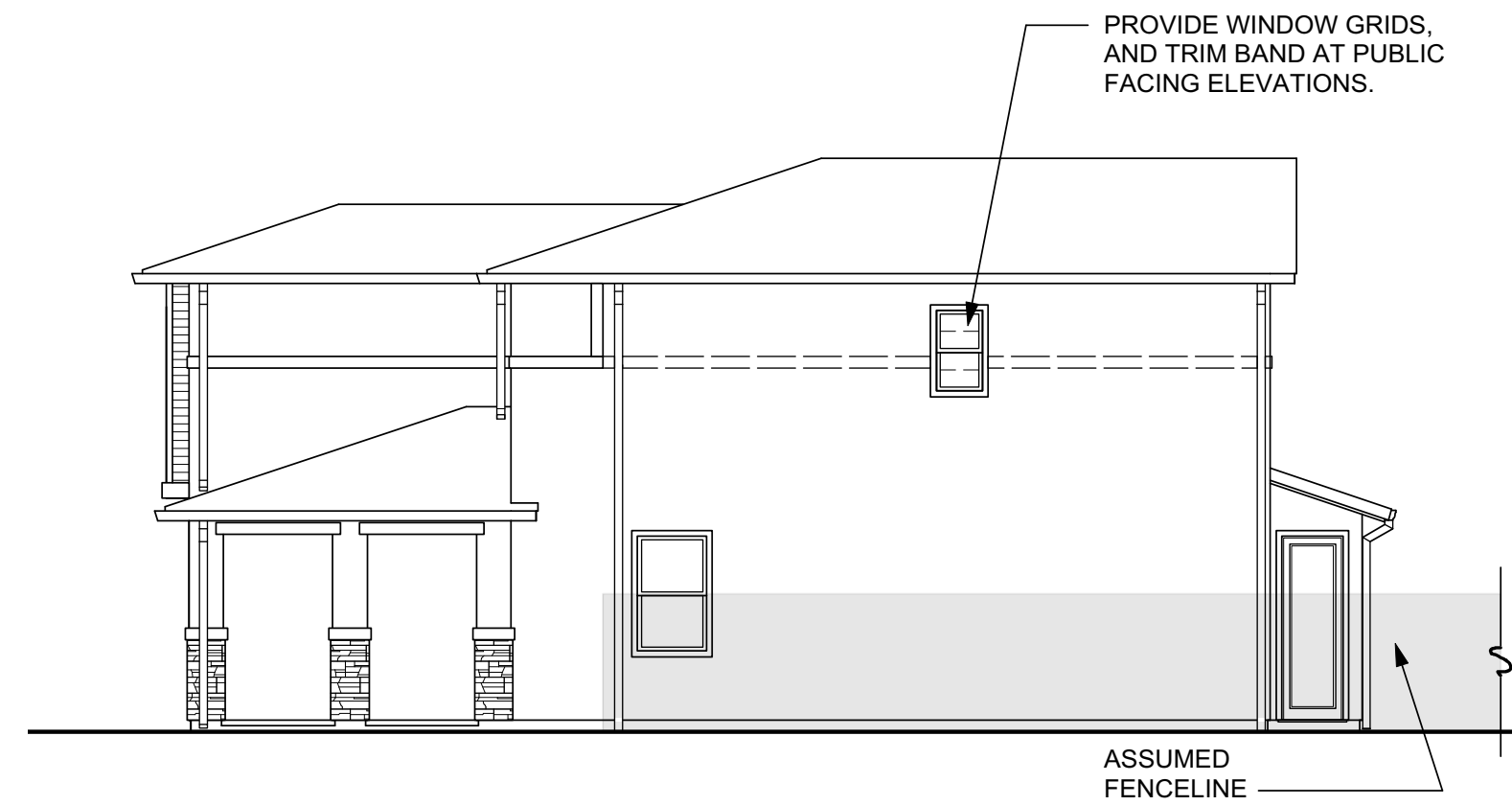
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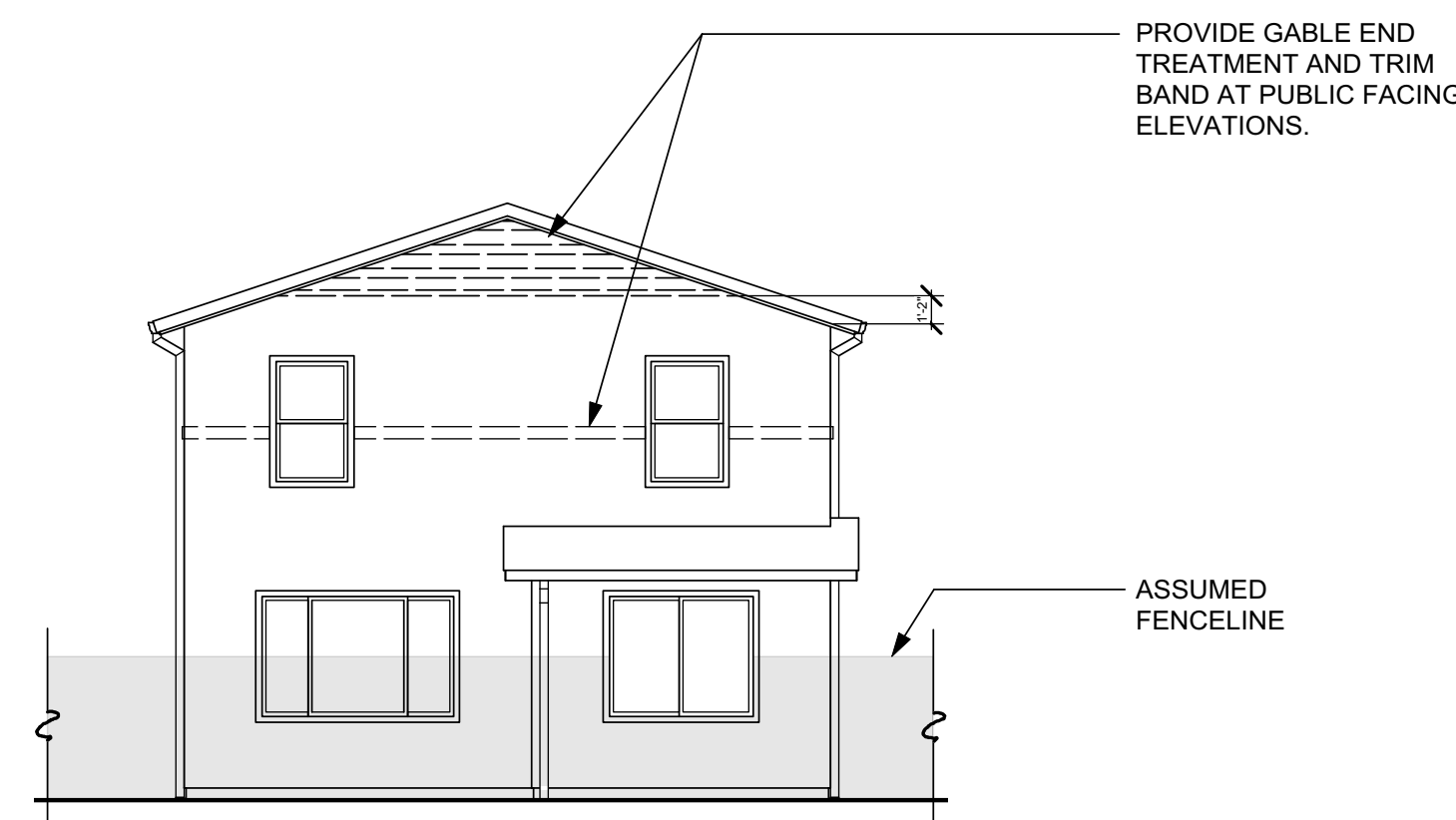
PLAN 2

WINDING CREEK VILLAGE C-21

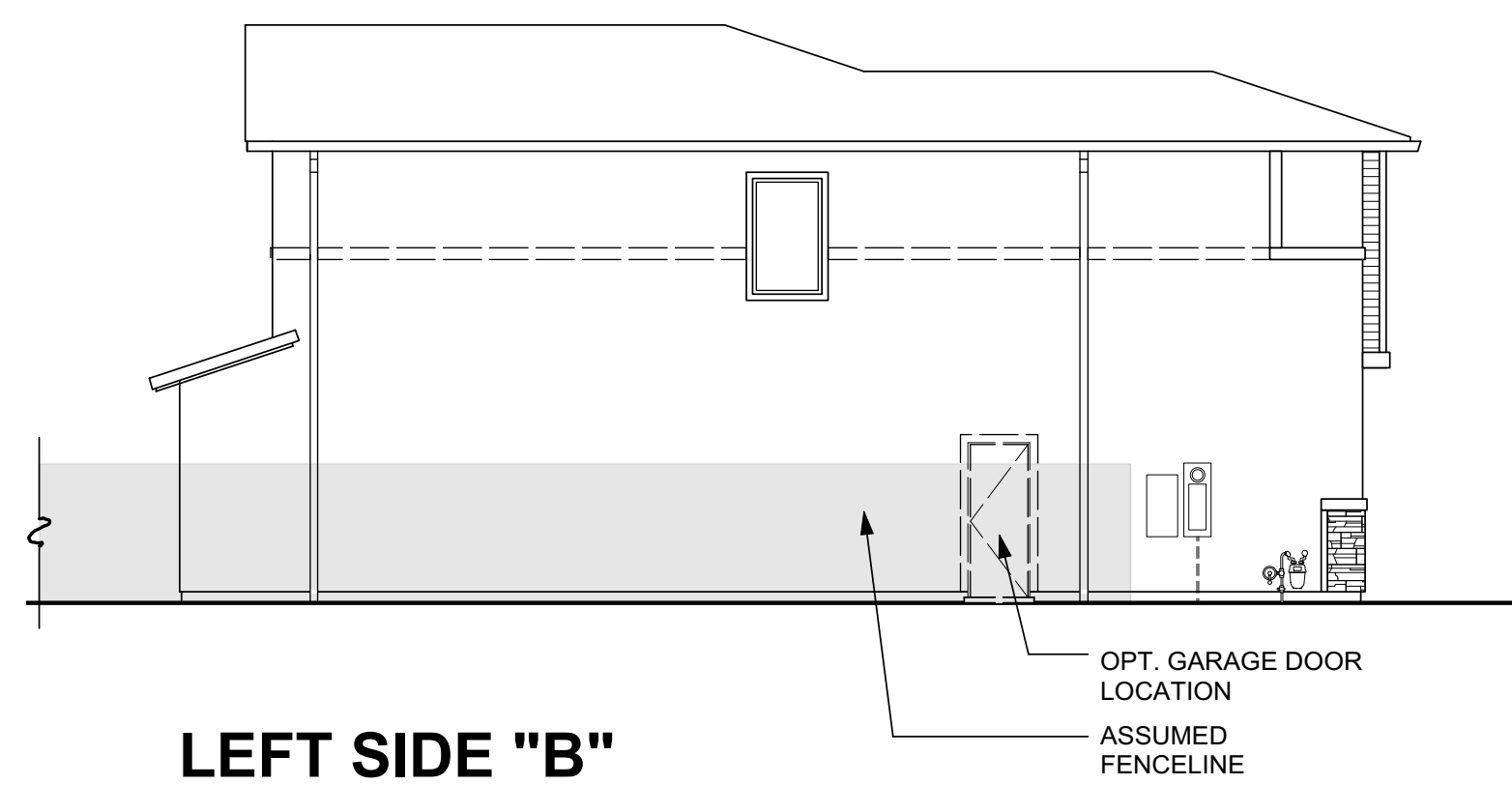
Roseville, California



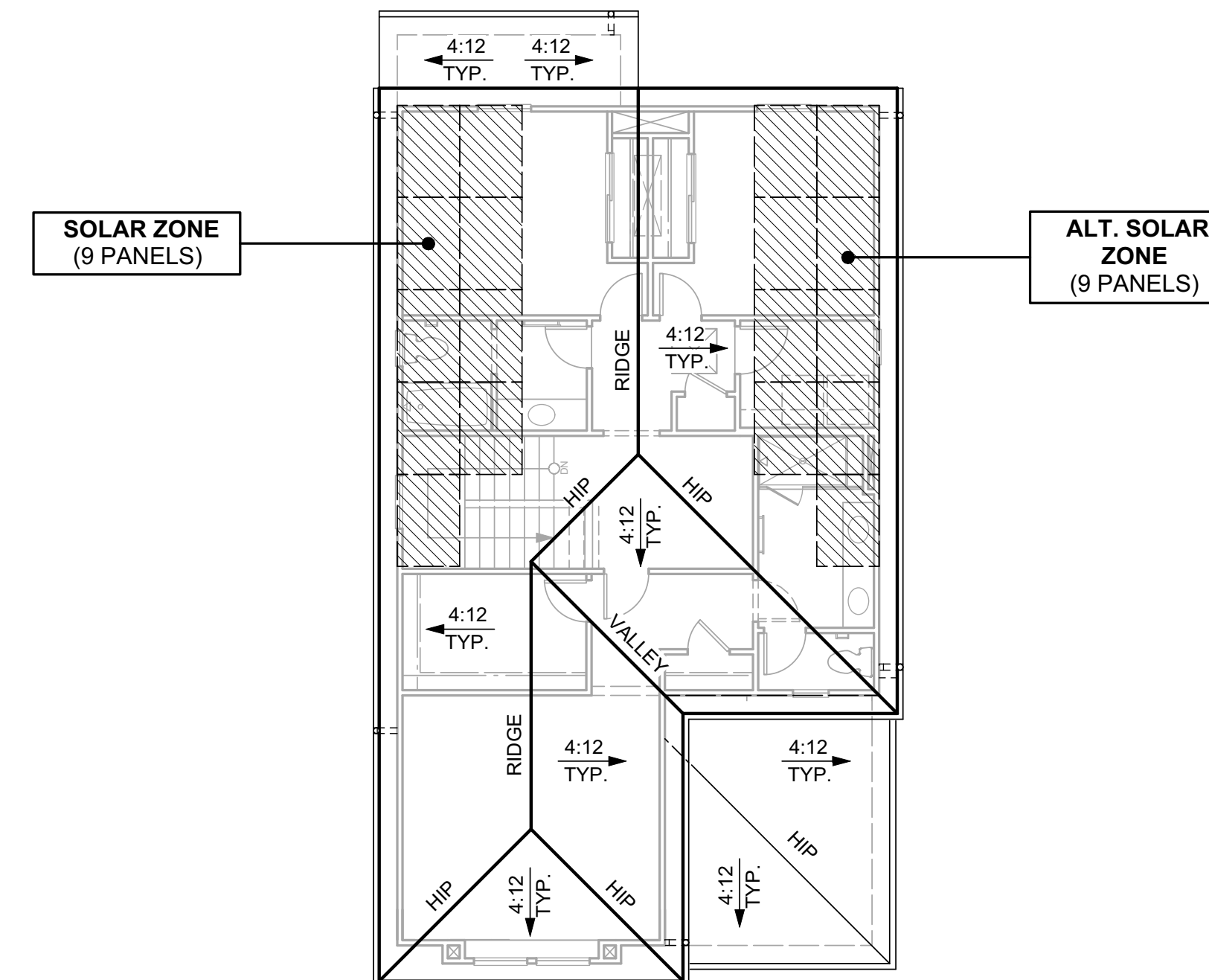
RIGHT SIDE "B"



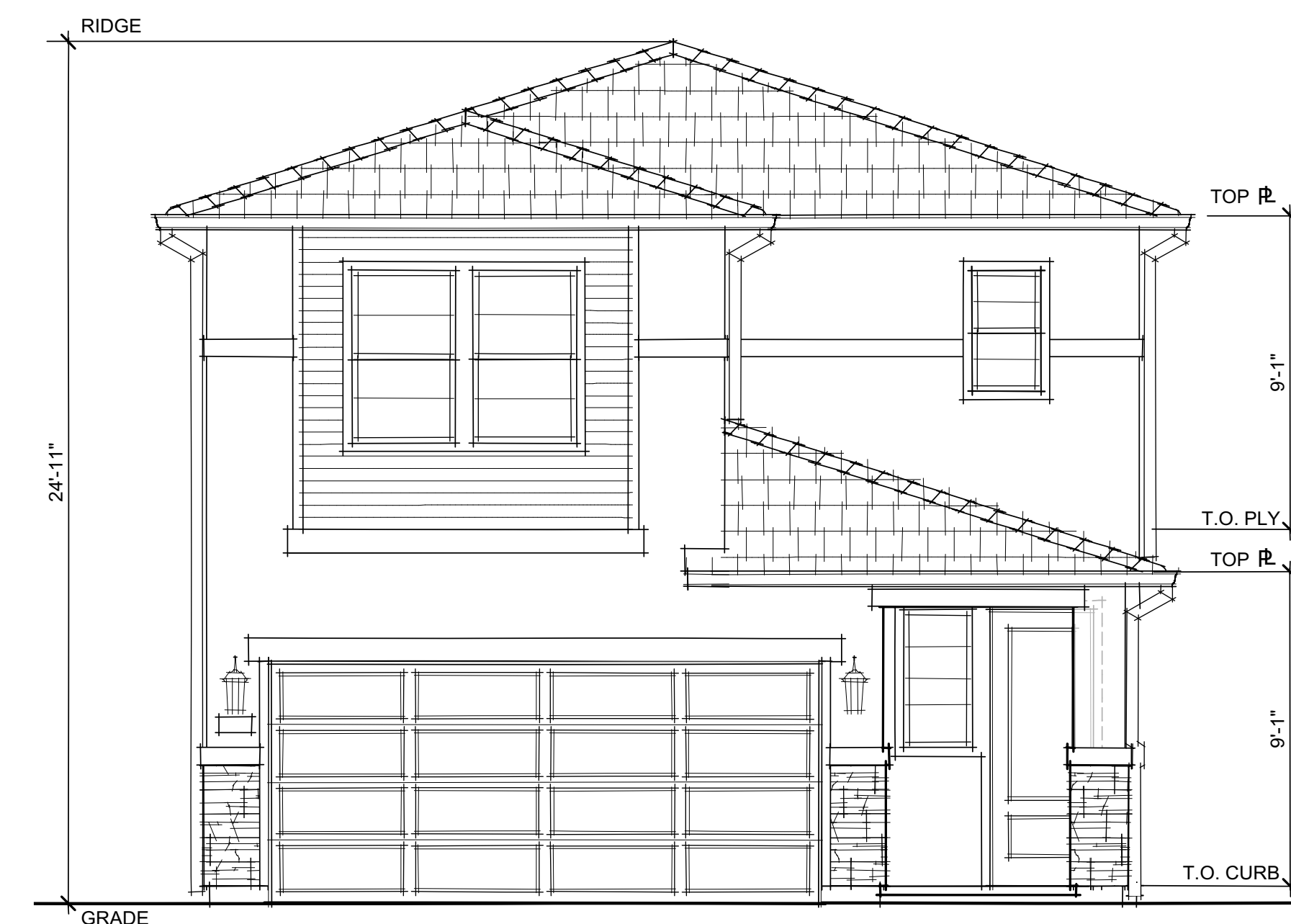
REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"



FRONT ELEVATION "B"
(PRAIRIE)

PRAIRIE THEMES

ROOF

- HIP ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING

TRIM

- STUCCO OVER FOAM TRIM
- STUCCO HORIZONTAL TRIM BANDS

FEATURES

- WINDOW GRIDS ON STREET FACADES
- STUCCO WAINSCOT (WHERE OCCURS)
- DECORATIVE POSTS AT ENTRY (WHERE OCCURS)
- DECORATIVE RECESSED PANEL SHUTTERS

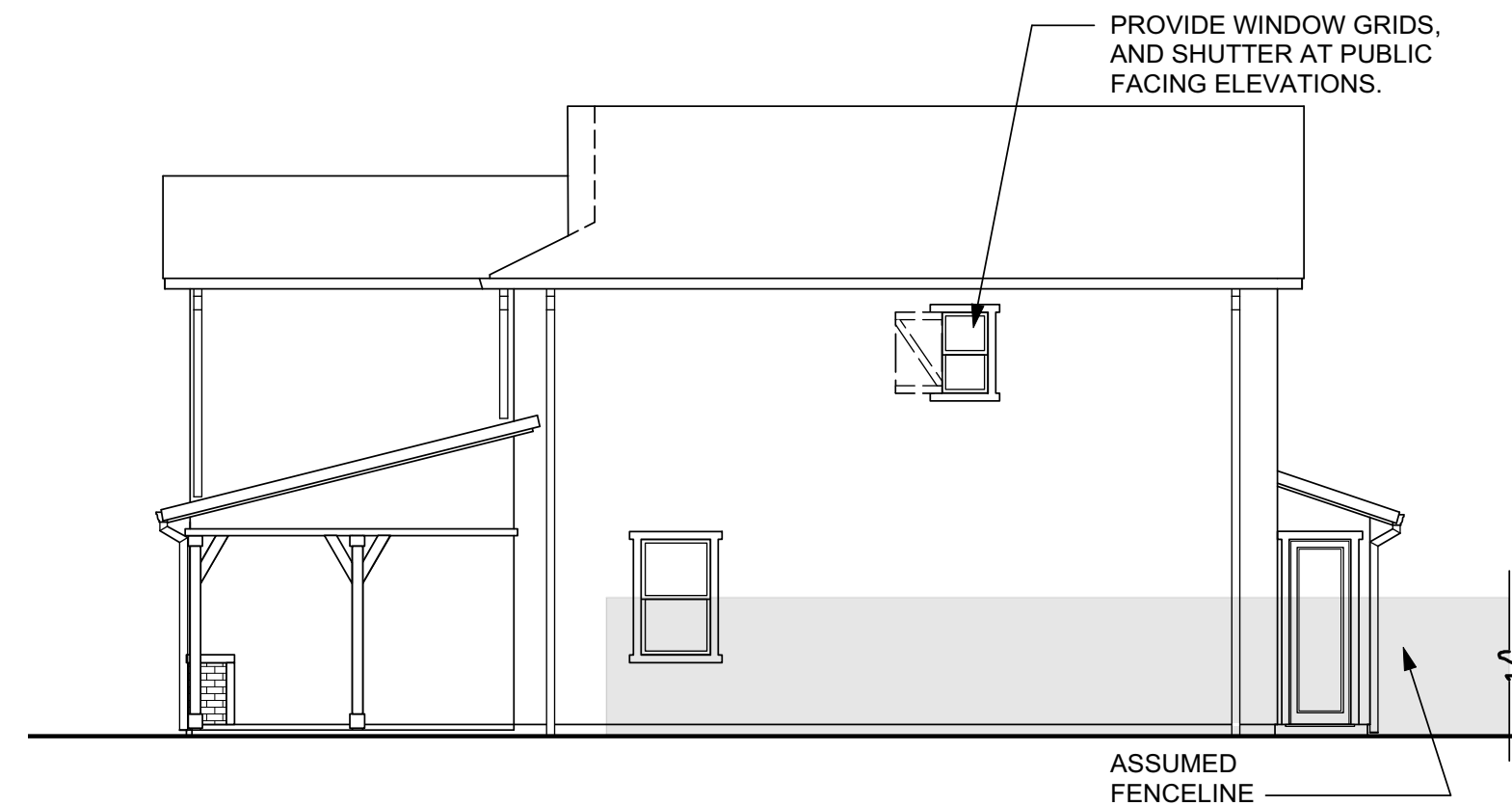
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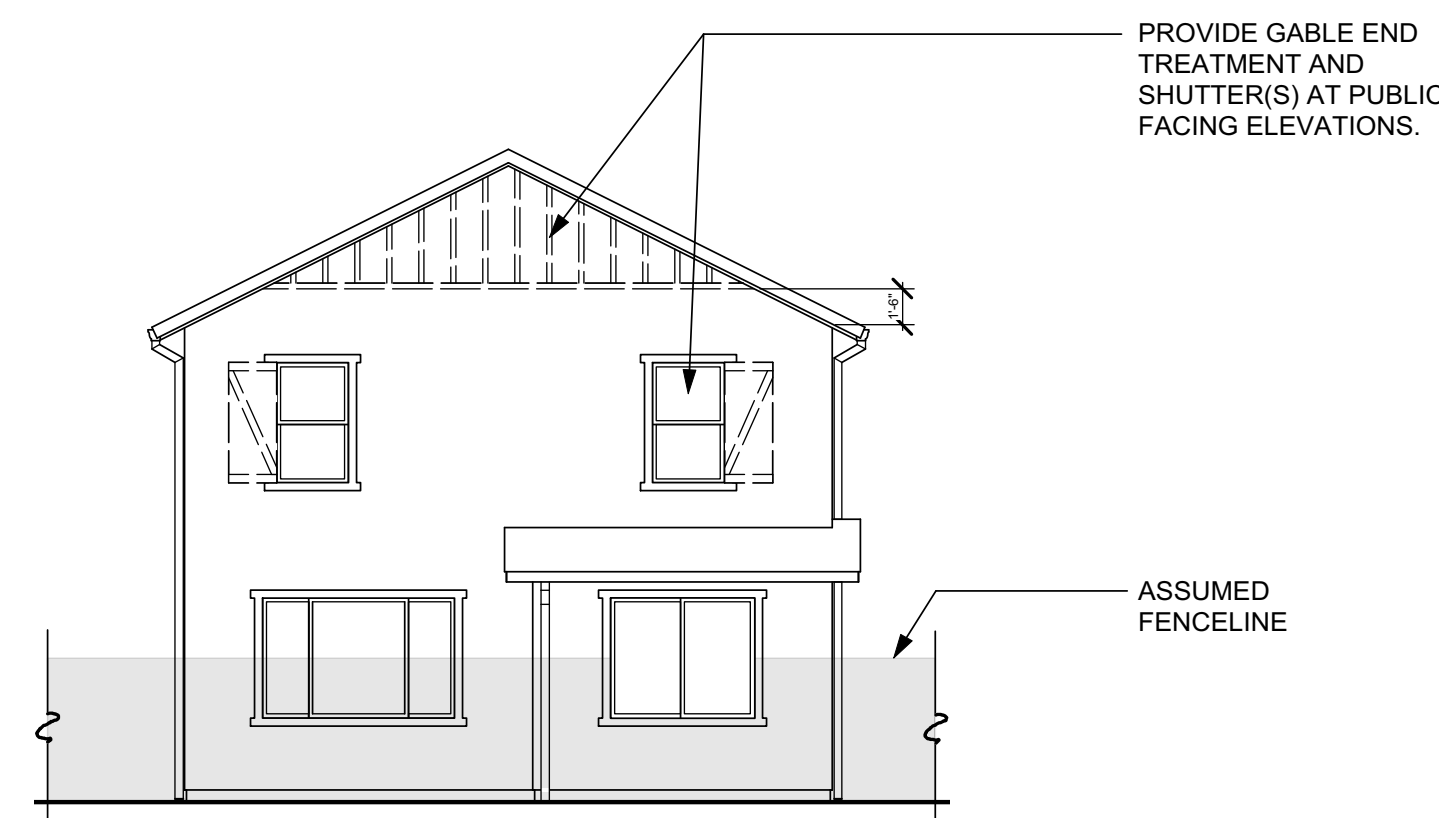
PLAN 2

WINDING CREEK VILLAGE C-21

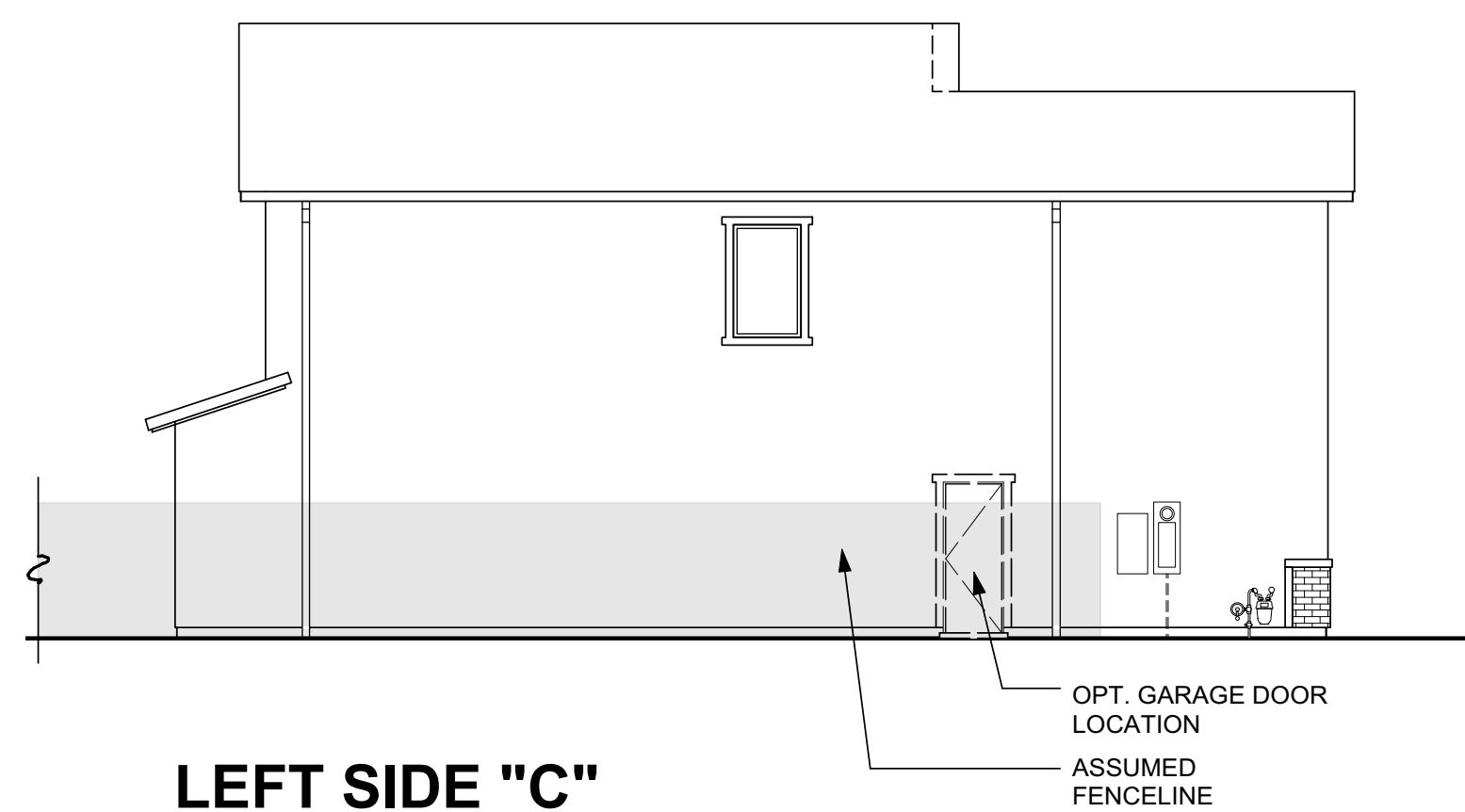
Roseville, California



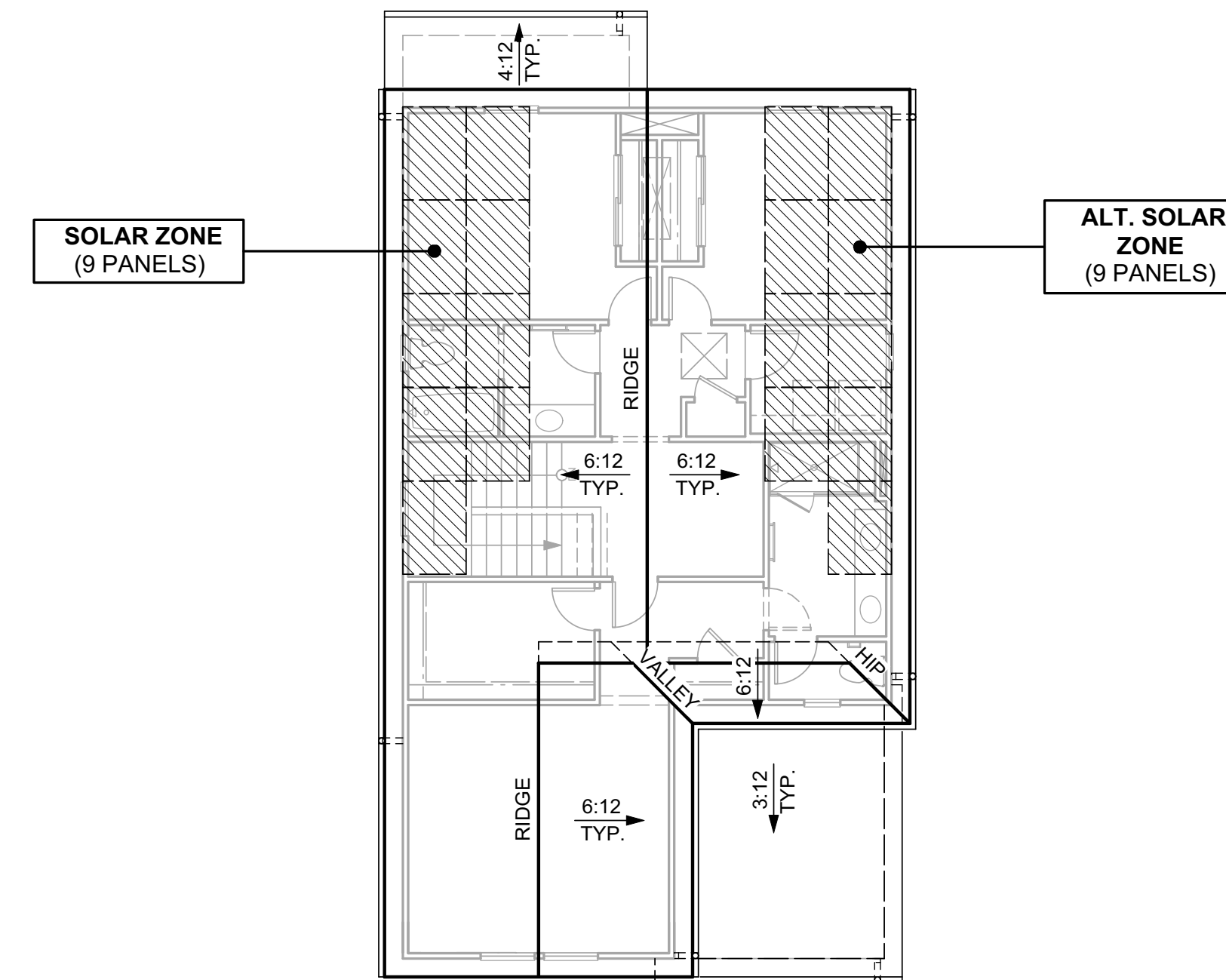
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"



FRONT ELEVATION "C"
(FARMHOUSE)

FARMHOUSE THEMES

ROOF

- GABLE ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING
- HORIZONTAL LAP SIDING (WHERE OCCURS)

TRIM

- STUCCO OVER FOAM TRIM
- WOOD TRIM AT VERTICAL SIDING

FEATURES

- WINDOW GRIDS ON STREET FACADES
- DECORATIVE ENTRY POSTS (WHERE OCCURS)
- GABLE END OUTLOOKERS (WHERE OCCURS)
- BRICK WAINSCOT (WHERE OCCURS)
- DECORATIVE PLANK & BATTEN SHUTTERS
- ACCENT THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS

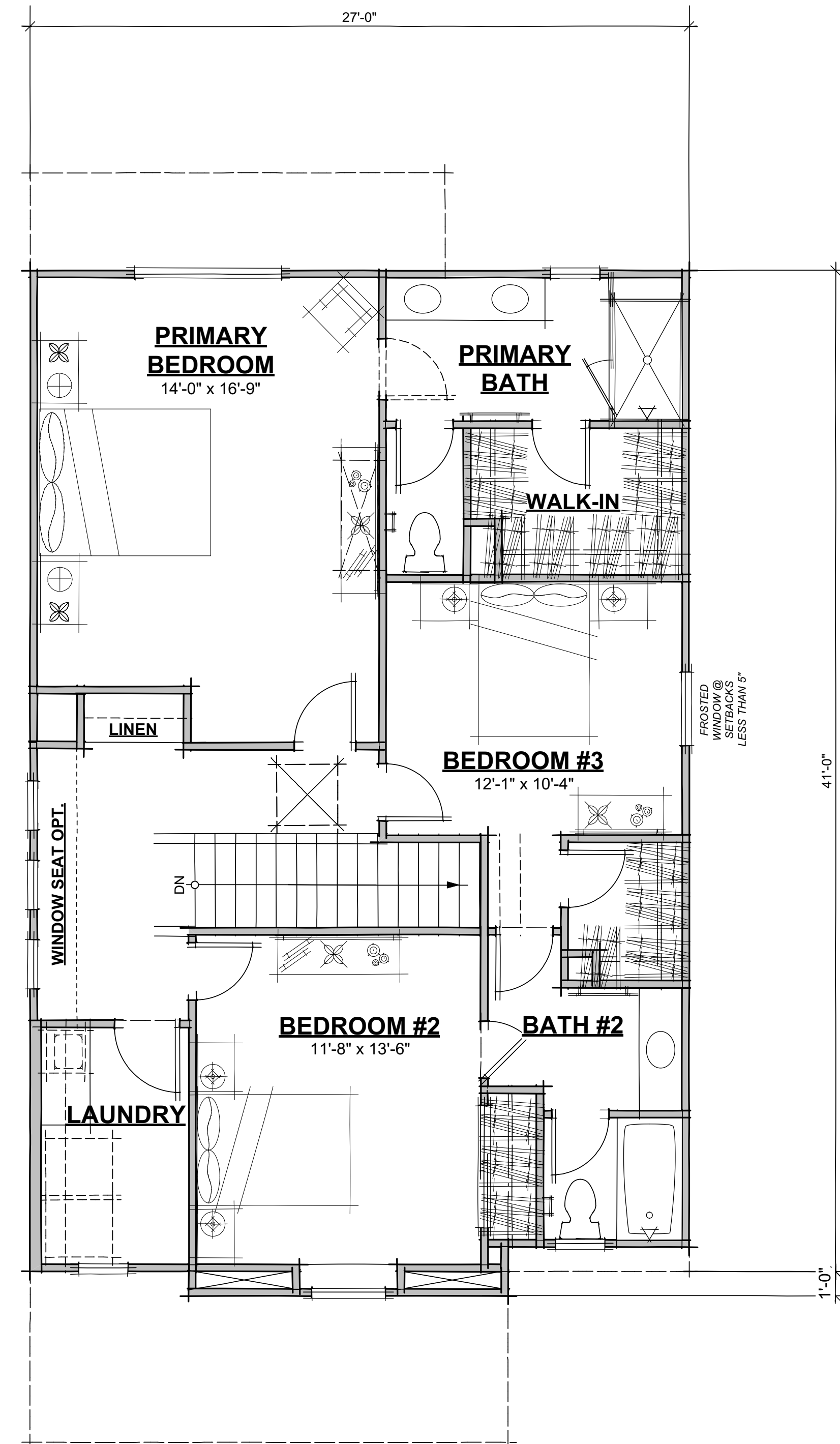
ENHANCED ELEVATIONS

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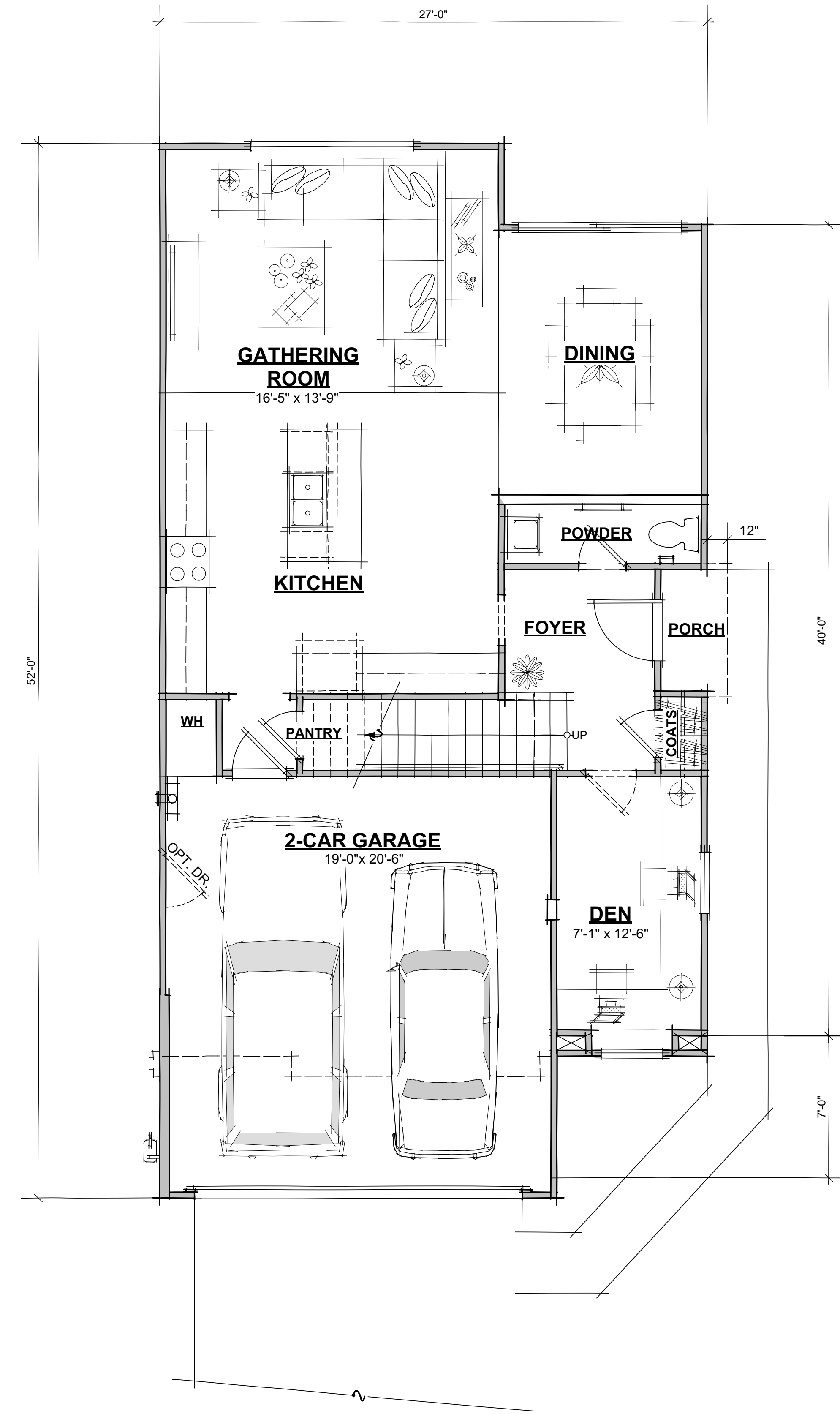
PLAN 2

WINDING CREEK VILLAGE C-21

Roseville, California



SECOND FLOOR PLAN (1107 S.F.)



FIRST FLOOR PLAN (834 S.F.; 1941 TOTAL S.F.)



FRONT ELEVATION "A"
(CALIFORNIA RANCH)

Scheme 3



FRONT ELEVATION "B"
(PRAIRIE)

Scheme 5

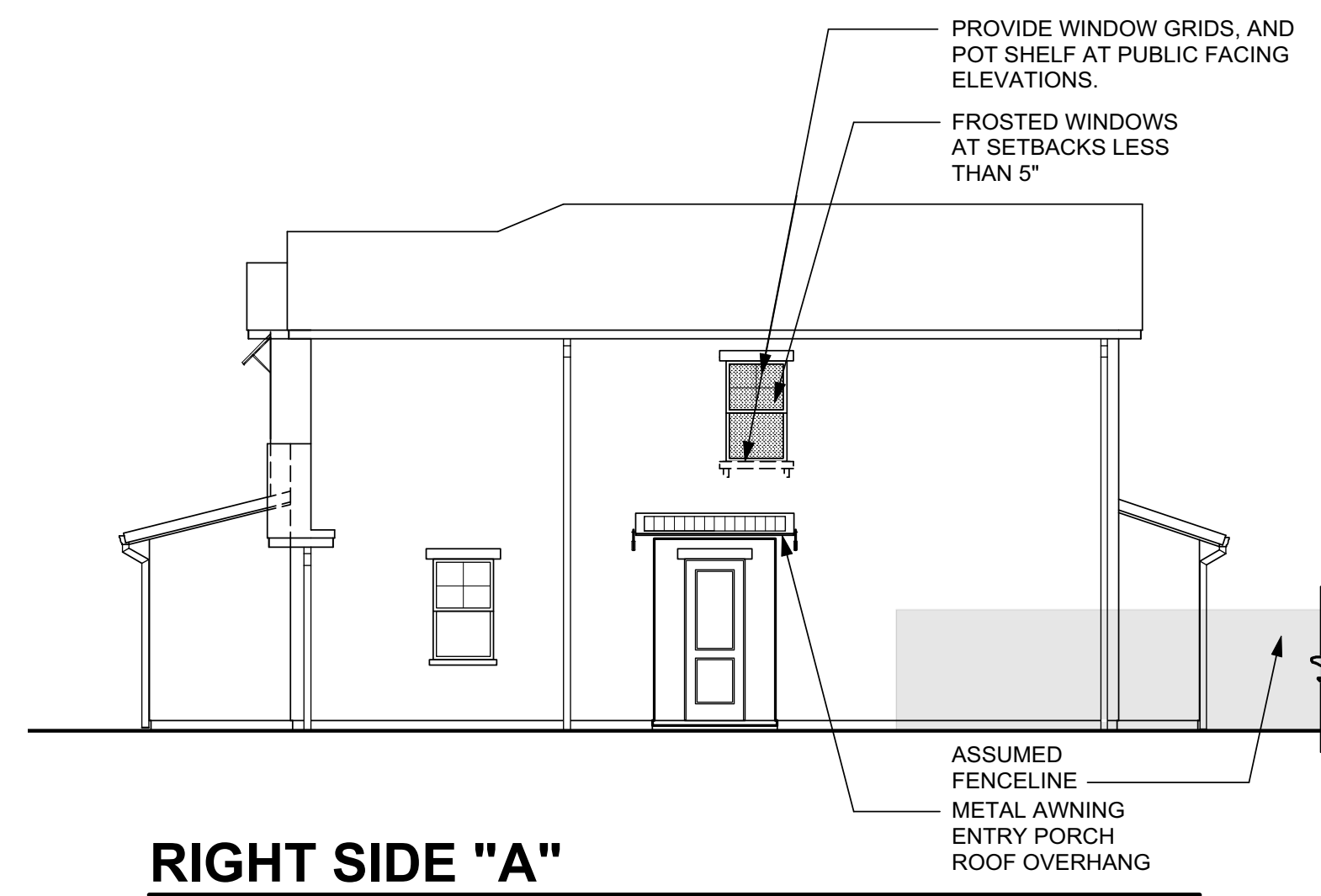


FRONT ELEVATION "C"
(FARMHOUSE)

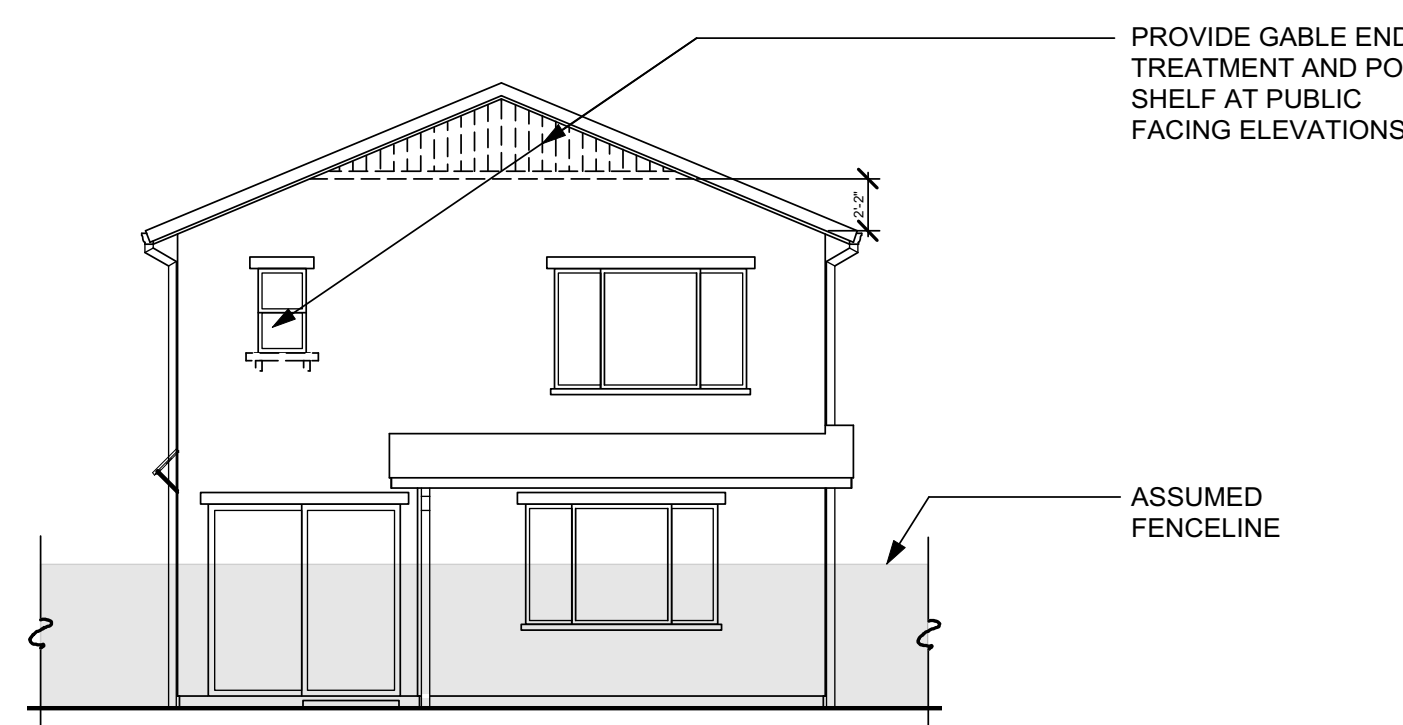
Scheme 9

PLAN 3

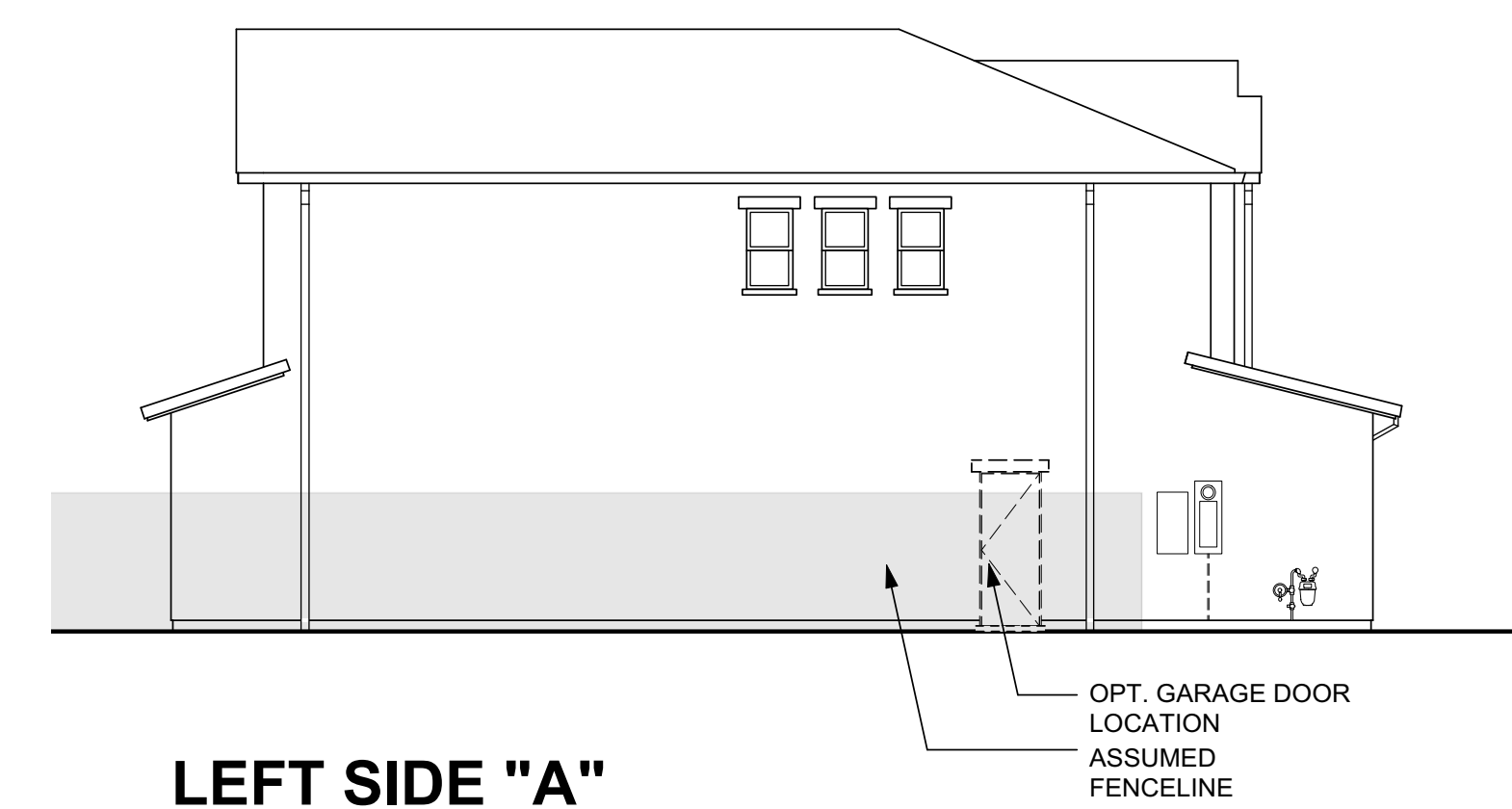
WINDING CREEK
Roseville, California



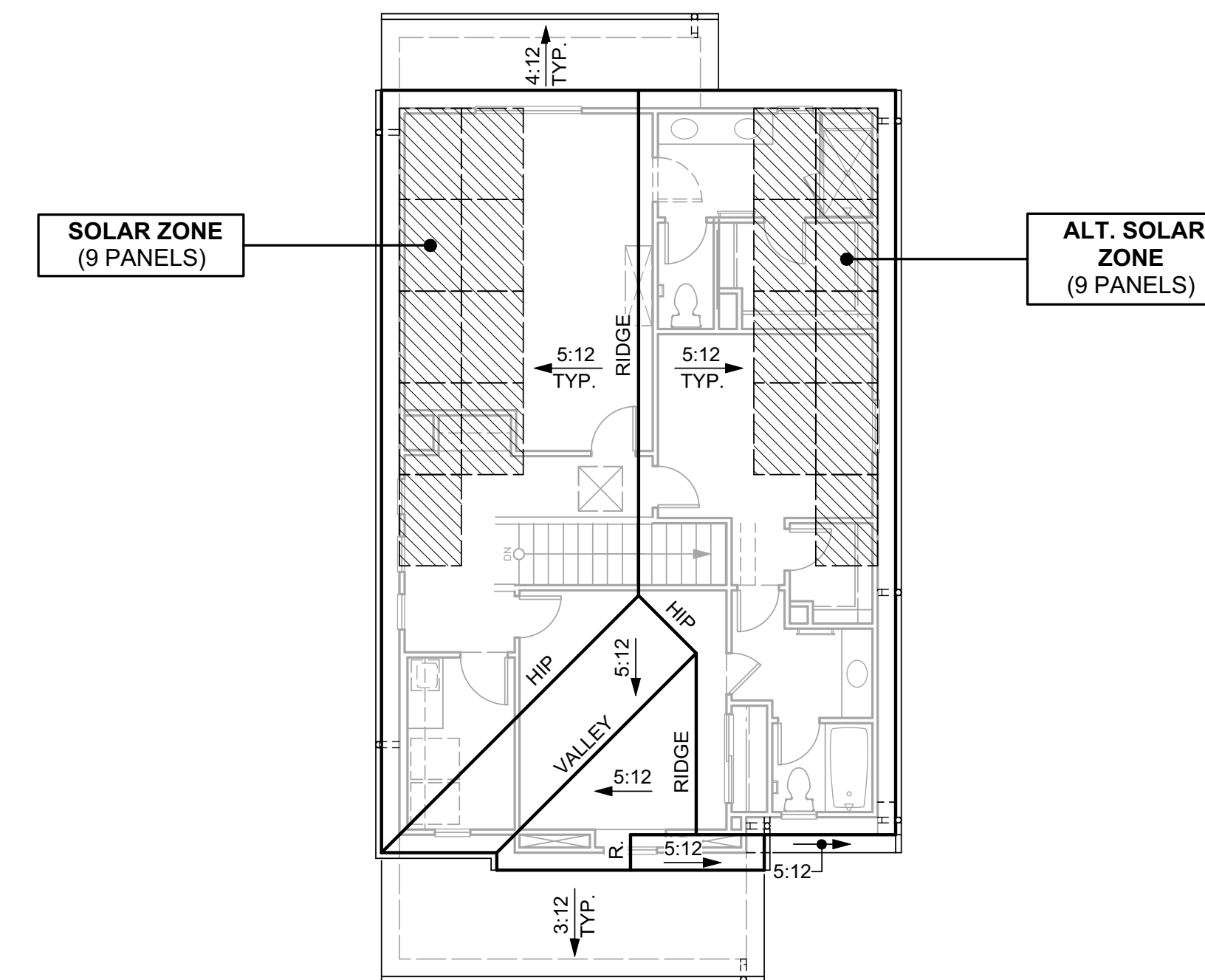
RIGHT SIDE "A"



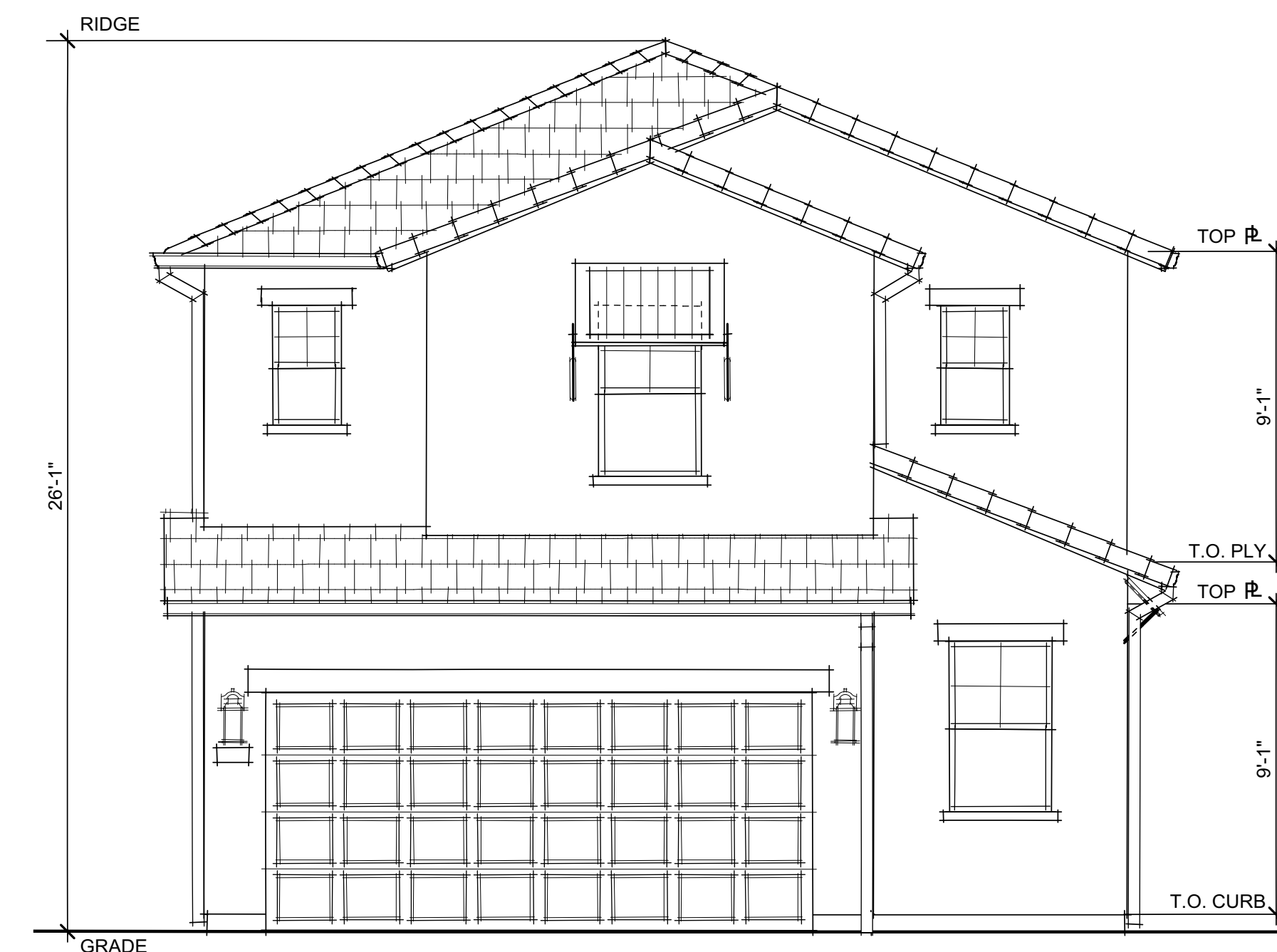
REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"



FRONT ELEVATION "A"
(CALIFORNIA RANCH)

CALIFORNIA RANCH THEMES

ROOF

- HIP / GABLE ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING
- VERTICAL WOOD SIDING (WHERE OCCURS)

TRIM

- STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS ON STREET FACADES
- ACCENT METAL ROOF AWNINGS OVER WINDOWS (WHERE OCCURS)
- DECORATIVE POSTS AT ENTRY (WHERE OCCURS)
- ACCENT THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS

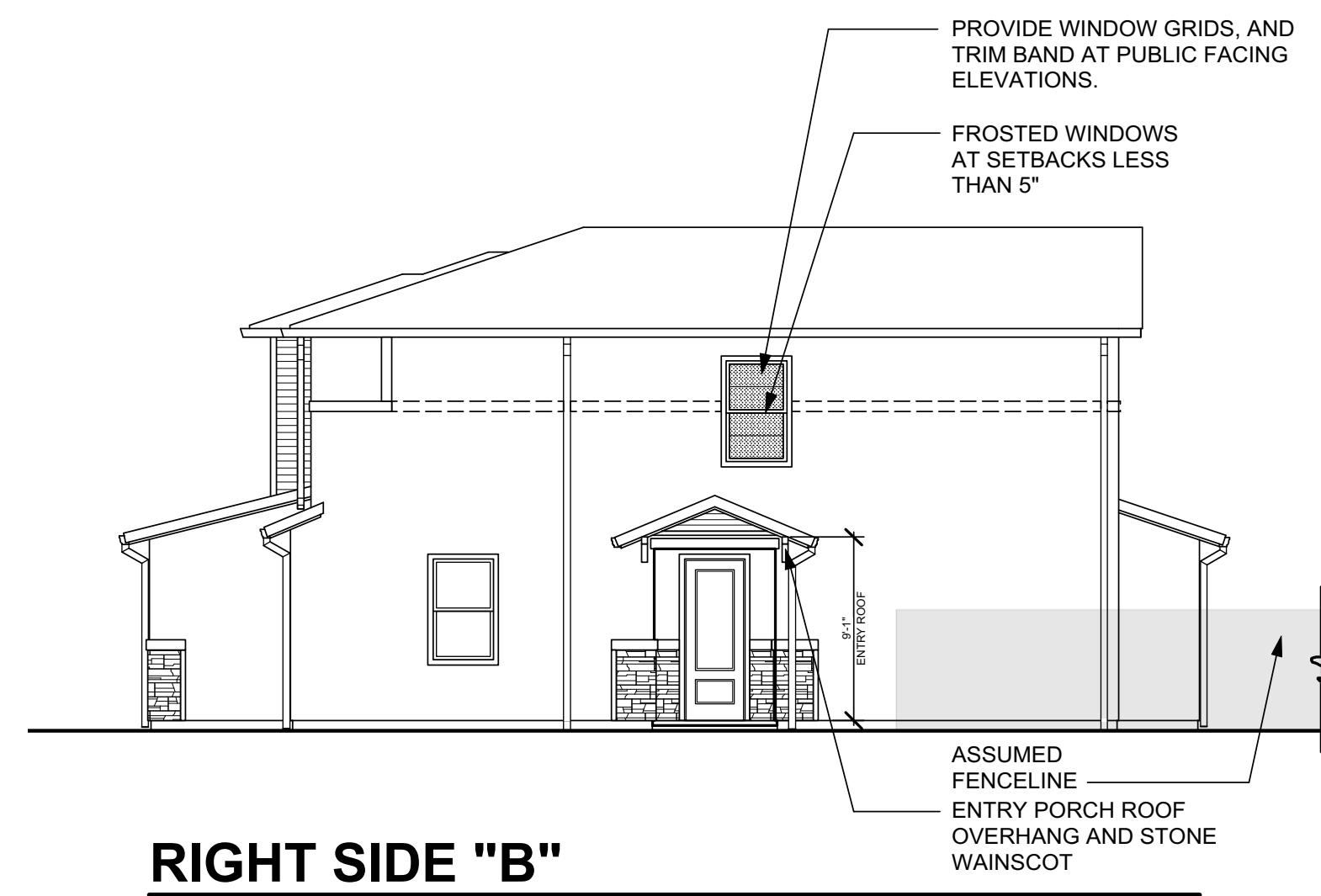
ENHANCED ELEVATIONS

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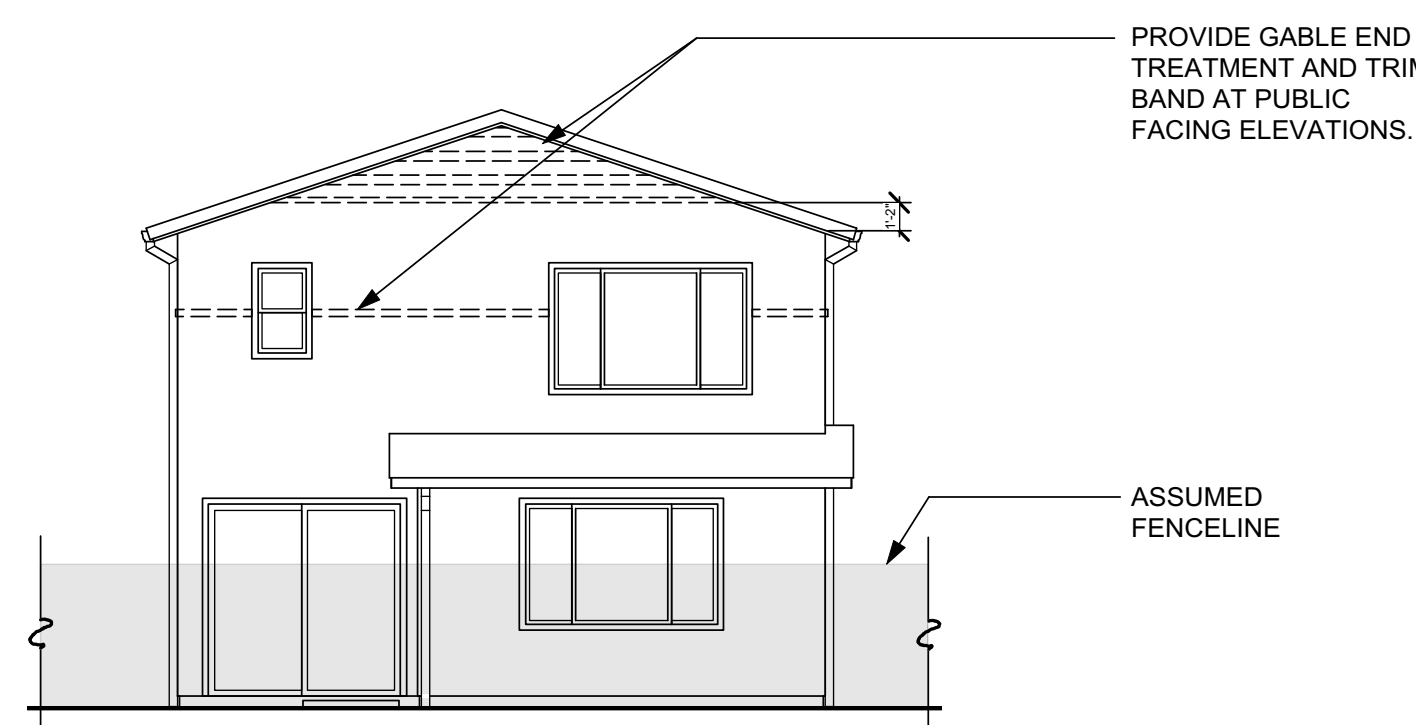
PLAN 3

WINDING CREEK VILLAGE C-21

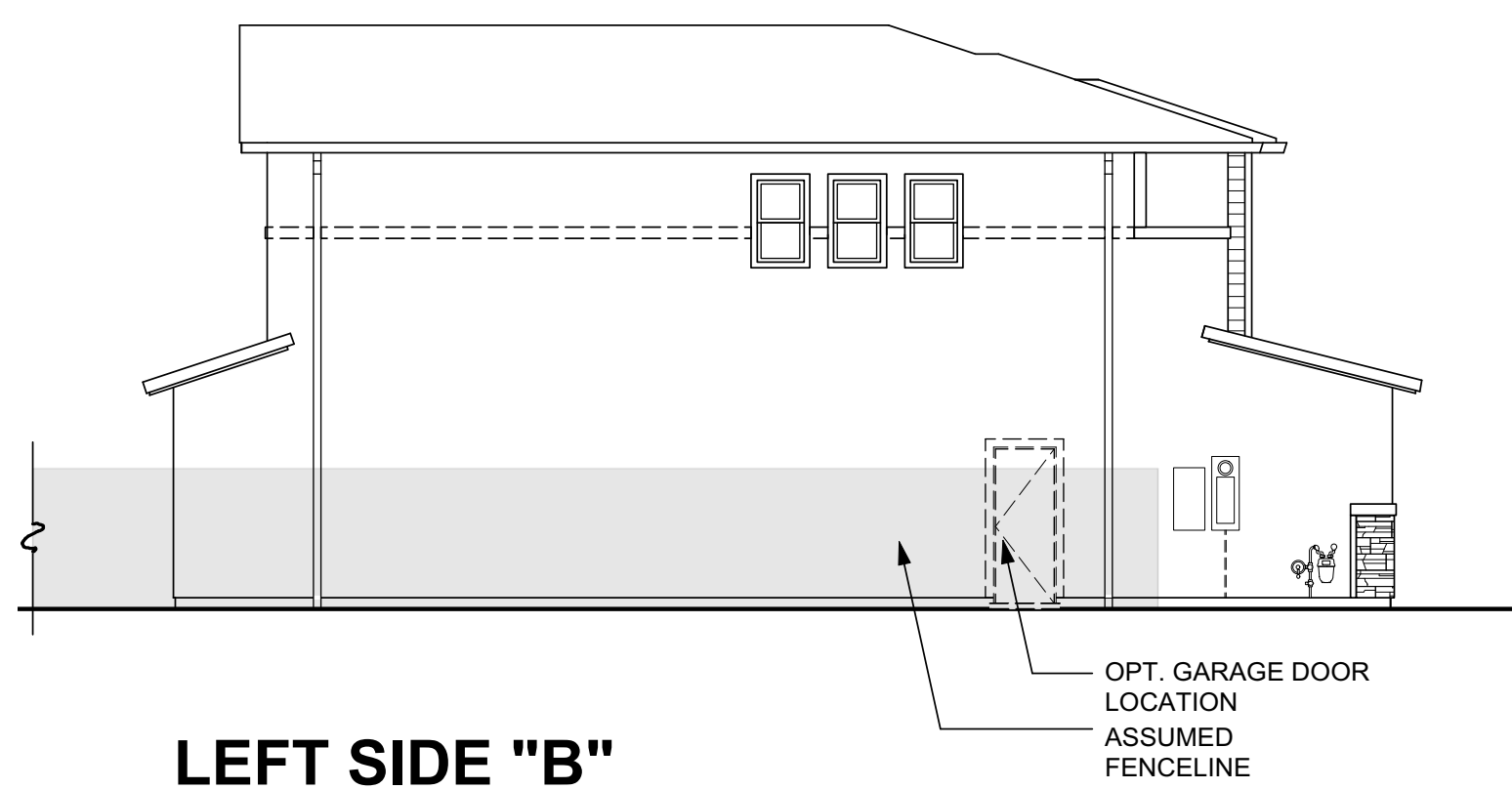
Roseville, California



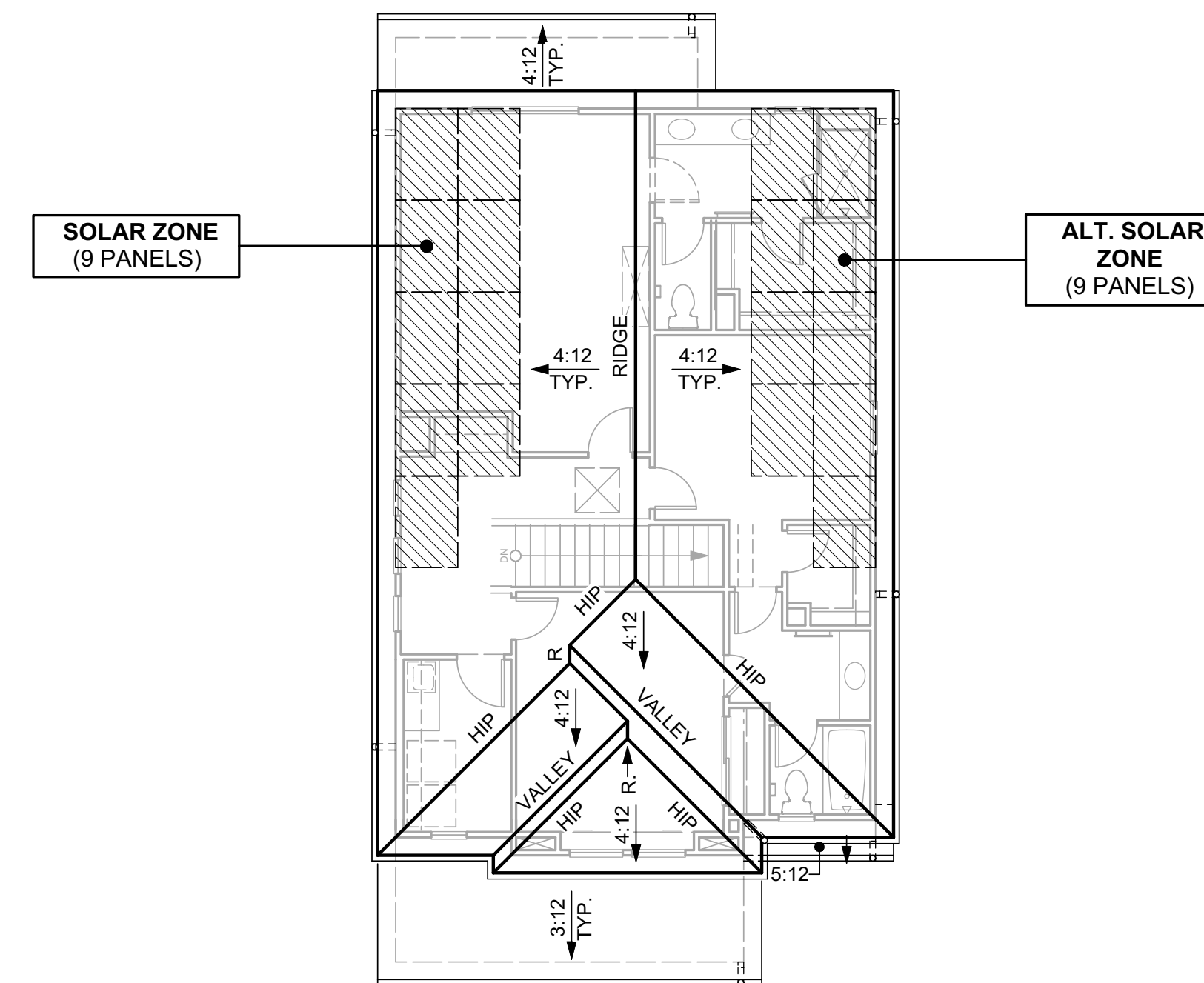
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"



FRONT ELEVATION "B"
(PRAIRIE)

PRAIRIE THEMES

ROOF

- HIP ROOFS
- CONCRETE TILE "SHAKE" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING

TRIM

- STUCCO OVER FOAM TRIM
- STUCCO HORIZONTAL TRIM BANDS

FEATURES

- WINDOW GRIDS ON STREET FACADES
- STUCCO WAINSCOT (WHERE OCCURS)
- DECORATIVE POSTS AT ENTRY (WHERE OCCURS)
- DECORATIVE RECESSED PANEL SHUTTERS
- ACCENT THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS

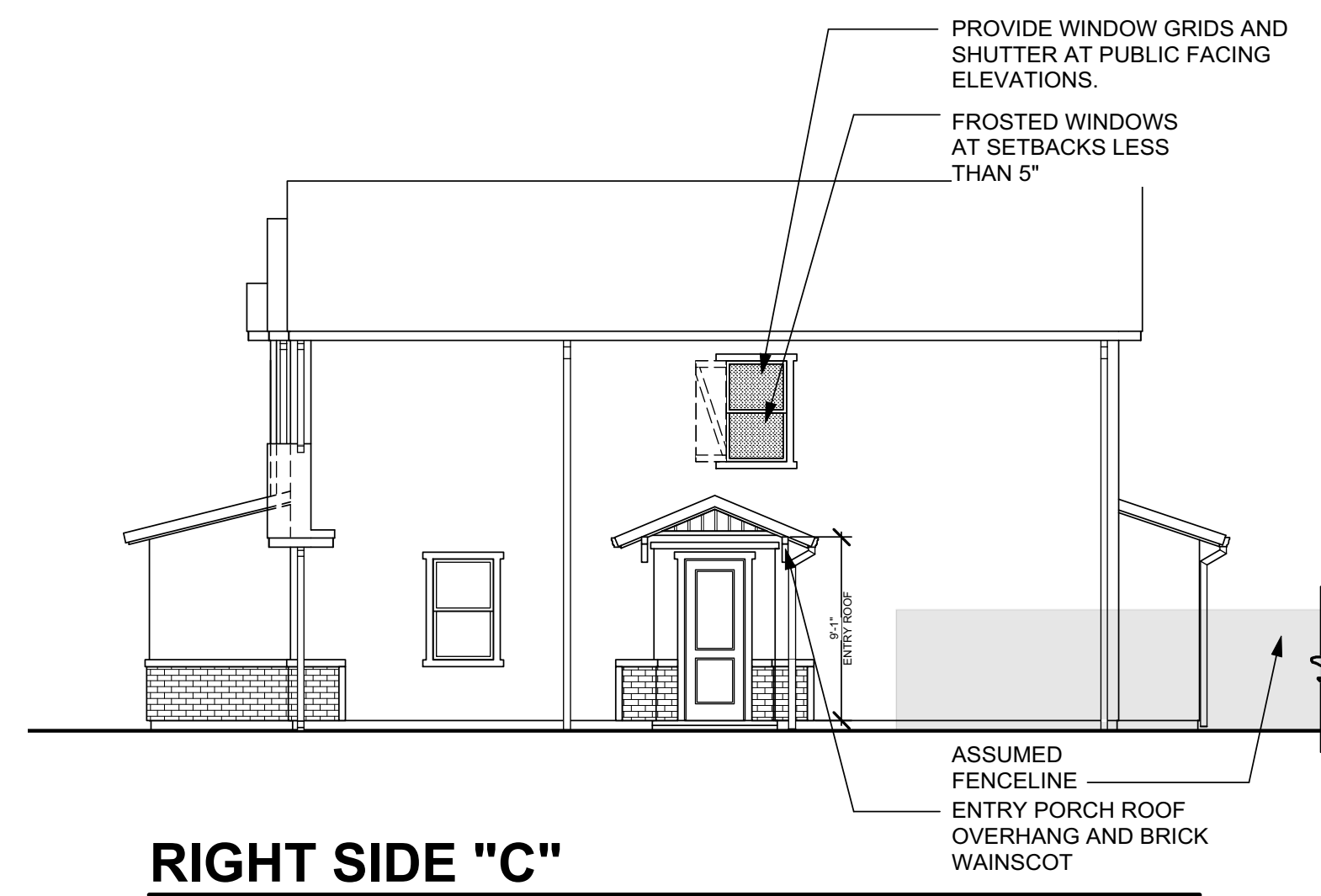
ENHANCED ELEVATIONS

- REFER TO DEVELOPMENT PLAN FOR SPECIFIC COMMUNITY EDGE LOCATIONS WHERE SIDE/REAR ELEVATION ENHANCEMENTS ARE REQUIRED

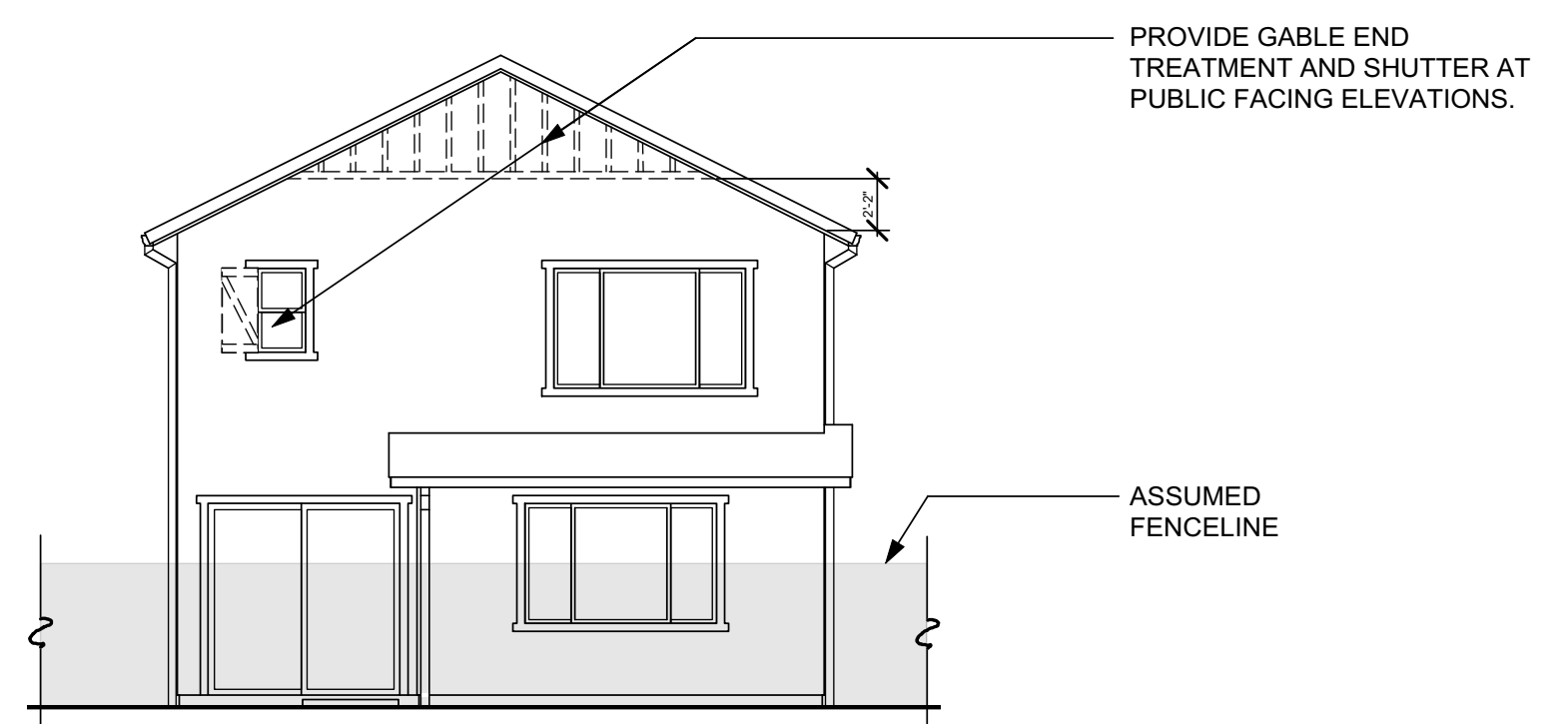
PLAN 3

WINDING CREEK VILLAGE C-21

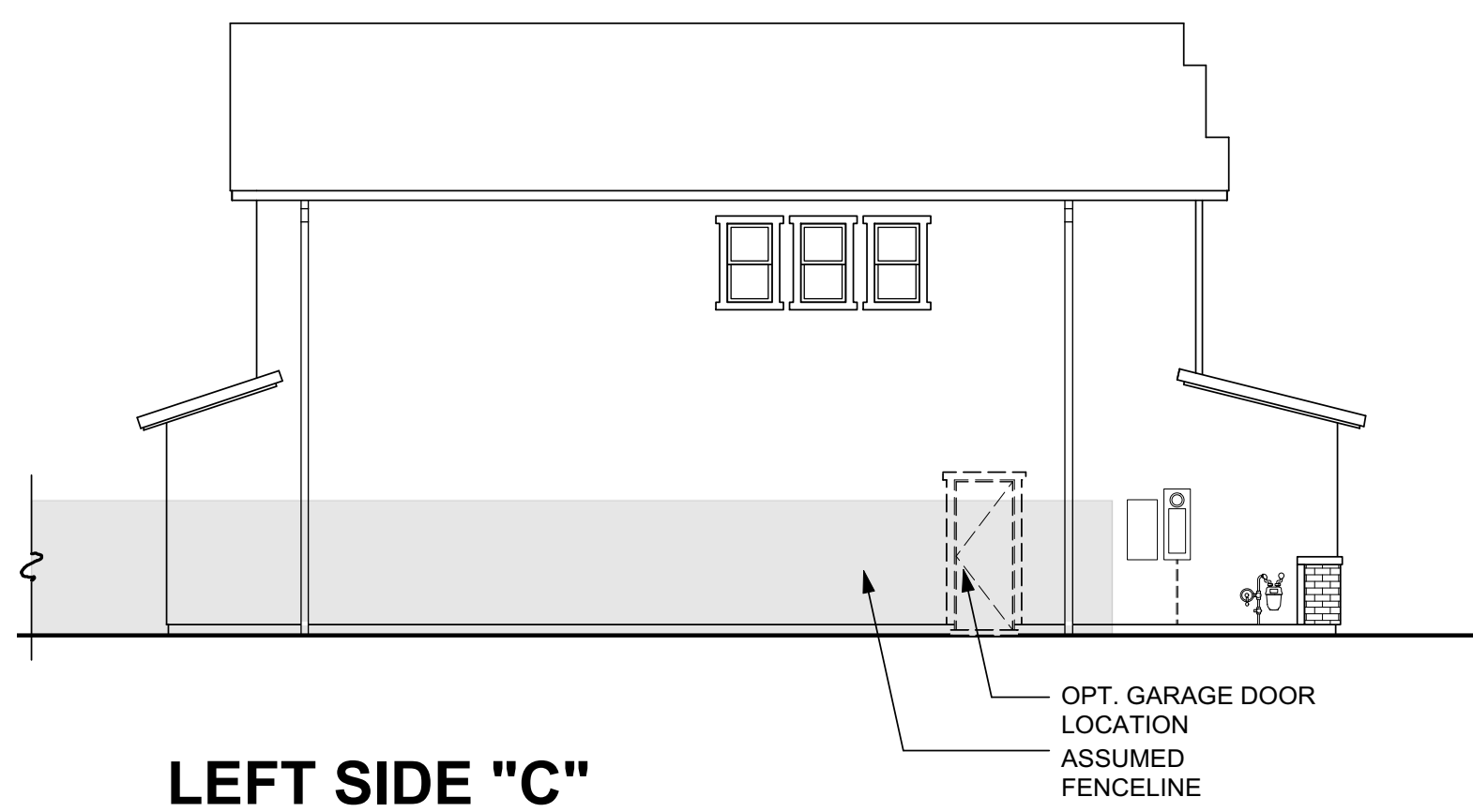
Roseville, California



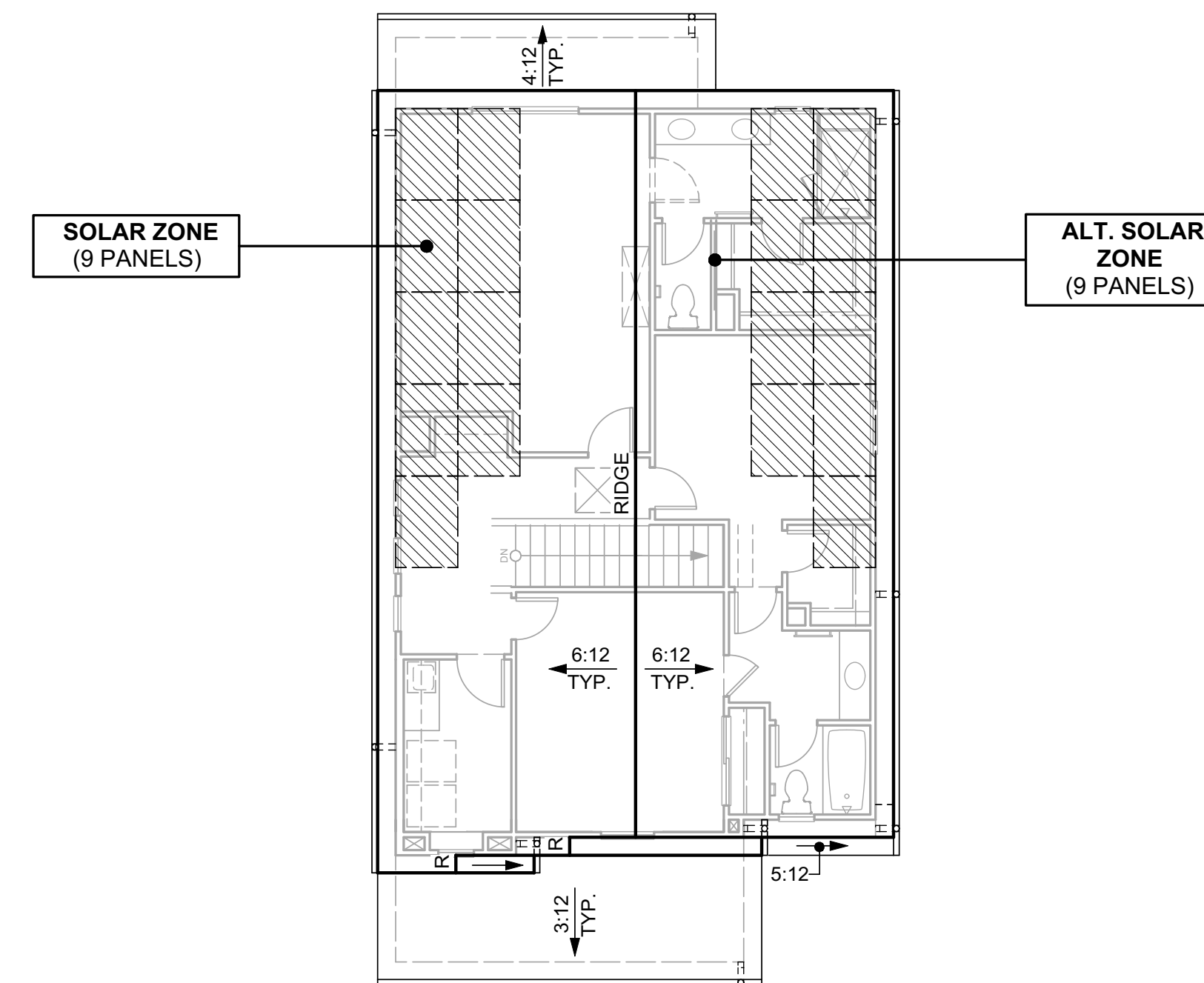
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"



FRONT ELEVATION "C"
(FARMHOUSE)

FARMHOUSE THEMES

ROOF

- GABLE ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING
- BOARD & BATTEN SIDING (WHERE OCCURS)

TRIM

- STUCCO OVER FOAM TRIM
- WOOD TRIM AT BOARD & BATTEN SIDING

FEATURES

- WINDOW GRIDS ON STREET FACADES
- DECORATIVE ENTRY POSTS (WHERE OCCURS)
- GABLE END OUTLOOKERS (WHERE OCCURS)
- BRICK WAINSCOT (WHERE OCCURS)
- DECORATIVE PLANK & BATTEN SHUTTERS
- ACCENT THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS

ENHANCED ELEVATIONS

- REFER TO DEVELOPMENT PLAN FOR SPECIFIC COMMUNITY EDGE LOCATIONS WHERE SIDE/REAR ELEVATION ENHANCEMENTS ARE REQUIRED

PLAN 3

WINDING CREEK VILLAGE C-21

Roseville, California

**WILDFLOWER
AT WINDING CREEK
VILLAGE C-21
BY**



**COLOR SCHEMES
STONE AND BRICK VENEER
ROOF MATERIALS**

APRIL 6, 2022

REVISED JUNE 3, 2022



City of Roseville - Planning Department Comments



WINDING CREEK VILLAGE C-21

BY
Anthem 
United



COLOR APPLICATIONS

CALIFORNIA RANCH SCHEMES: 1, 2, & 3 (ELEVATIONS "A")

COLOR 1 – STUCCO BODY
COLOR 2 – ACCENT
COLOR 3 – GARAGE DOOR, TRIM
COLOR 4 – FASCIA
COLOR 5 – ENTRY DOOR

PRAIRIE SCHEMES: 4, 5, & 6 (ELEVATIONS "B")

COLOR 1 – STUCCO BODY, GARAGE DOOR
COLOR 2 – SIDING
COLOR 3 – TRIM
COLOR 4 – ACCENT, ENTRY DOOR

FARMHOUSE SCHEMES: 7, 8, & 9 (ELEVATIONS "C")

COLOR 1 – STUCCO BODY, GARAGE DOOR
COLOR 2 – SIDING ****GARAGE DOOR AT SCHEME 9****
COLOR 3 – TRIM
COLOR 4 – ACCENT, ENTRY DOOR

WINDING CREEK VILLAGE C-21

BY **Anthem
United**



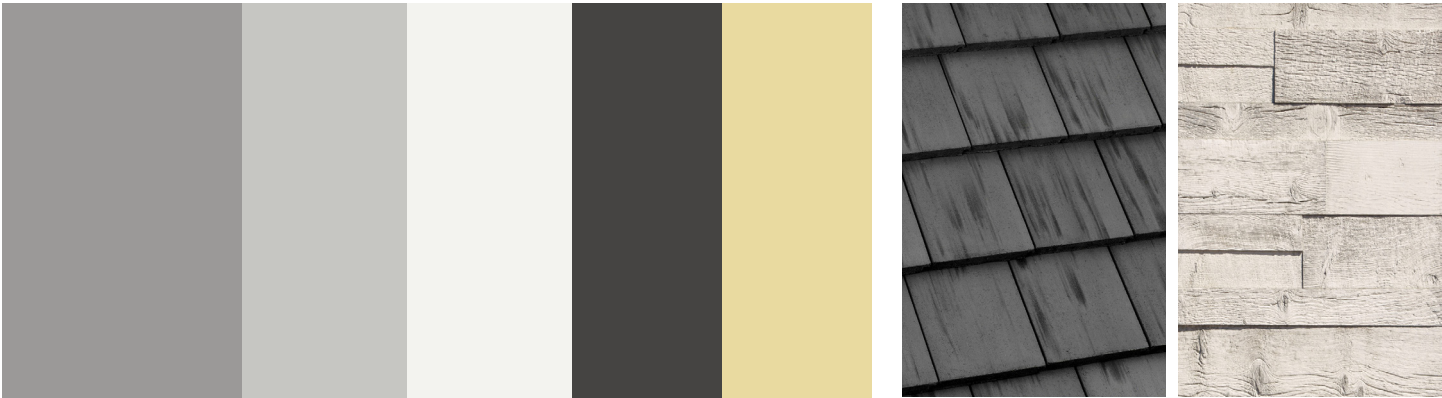
SCHEME 1 (California Ranch – Elevation “A”)

KELLY-MOORE PAINT:

COLOR 1	.....	KM 4916	.....	Polished Pewter
COLOR 2	.....	KM 4914	.....	Gray Dolphin
COLOR 3	.....	KMW 44	.....	Pearly White
COLOR 4	.....	KM 4904	.....	Balsamic Reduction
COLOR 5	.....	KM 5173	.....	Sun Deck

EAGLE ROOFING:.....4503.....Sierra Madre

ELDORADO STONE:.....Vintage Ranch.....Doverwood



SCHEME 2 (California Ranch – Elevation “A”)

KELLY-MOORE PAINT:

COLOR 1	.....	KM 5787	.....	Parisian Cashmere
COLOR 2	.....	KM 5791	.....	Northpointe
COLOR 3	.....	KM 5800	.....	Sausalito Ridge
COLOR 4	.....	KM 4925	.....	Wild Truffle
COLOR 5	.....	KMA 84	.....	Starlit Eve

EAGLE ROOFING:.....4687.....Brown Gray Range

ELDORADO STONE:.....Vintage Ranch.....Parchwood



WINDING CREEK VILLAGE C-21

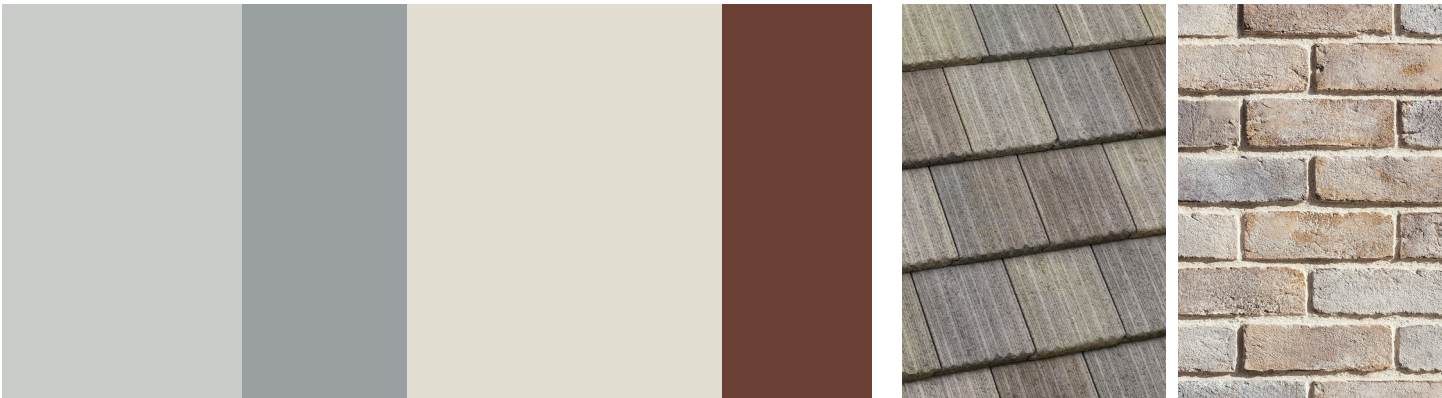
BY **Anthem
United**



SCHEME 3 (California Ranch – Elevation “A”)

KELLY-MOORE PAINT:

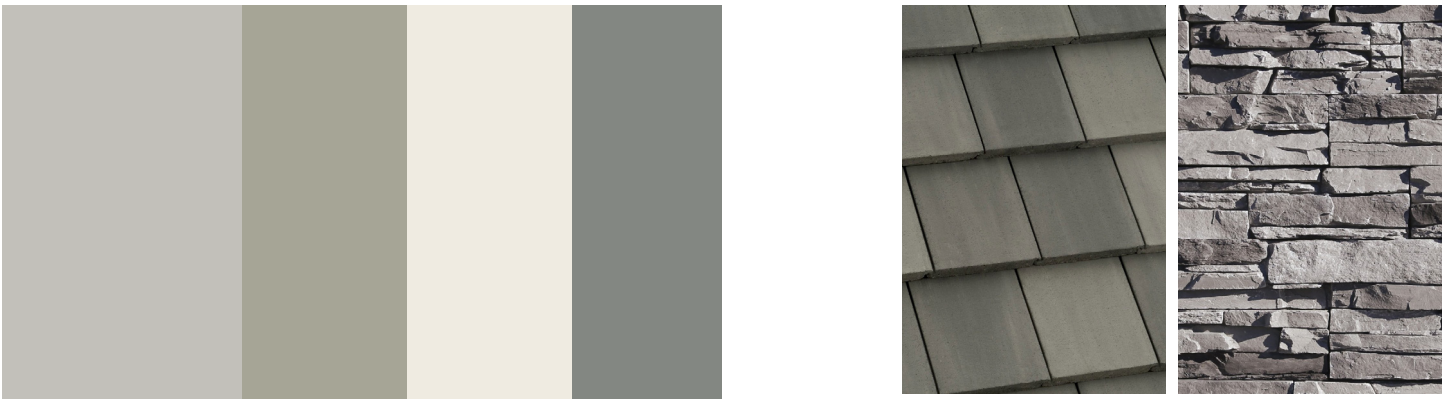
COLOR 1		KM 4892		Silver Strand Beach	
COLOR 2	.....	KM 4894	.....	Cave Painting	
COLOR 3	.....	KMA 4562	.....	Oyster Haze	
COLOR 4	.....	KMA 4562	.....	Oyster Haze	
COLOR 5	.....	HLS 4268	.....	Red Hot Jazz	
EAGLE ROOFING:		SCP 8803		Arlington Blend	
ELDORADO STONE:		TundraBrick		Latigo	



SCHEME 4 (Prairie – Elevation “B”)

KELLY-MOORE PAINT:

COLOR 1	.....	KM 5822	.....	San Francisco Fog
COLOR 2	.....	KM 4789	.....	Backdrop
COLOR 3	.....	KMW 46	.....	Acoustic White
COLOR 4	.....	KM 4950	.....	Metal Flake
EAGLE ROOFING:	.....	4697	.....	Slate Range
ELDORADO STONE:	.....	Stacked Stone	.....	Silver Lining



WINDING CREEK VILLAGE C-21

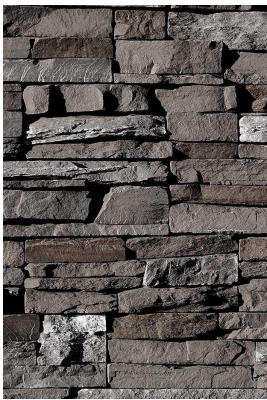
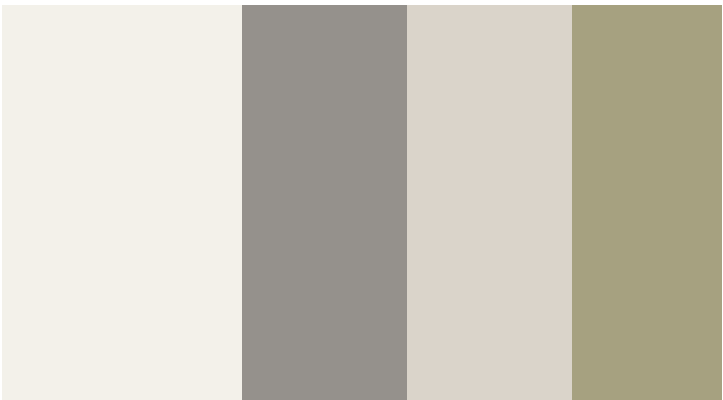
BY **Anthem
United**



SCHEME 5 (Prairie – Elevation “B”)

KELLY-MOORE PAINT:

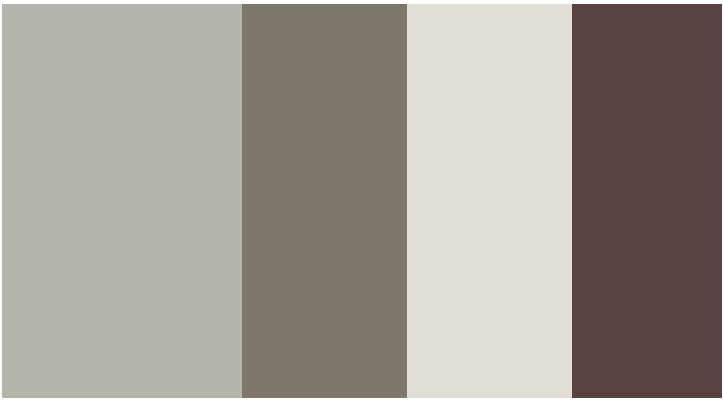
COLOR 1	KMW46	Picket Fence
COLOR 2	KM 5824	Winter’s Park
COLOR 3	KM 4577	Pearl Oyster
COLOR 4	HLS 4294	Inglenook Olive
EAGLE ROOFING:	SCB 8802	Nantucket Blend
ELDORADO STONE:	Stacked Stone	Dark Rundle



SCHEME 6 (Prairie – Elevation “B”)

KELLY-MOORE PAINT:

COLOR 1	KM 4949	Old Grey Mare
COLOR 2	KM 4937	Paw Print
COLOR 3	KM 4905	Hush Gray
COLOR 4	KMA 49	Fruit Yard
EAGLE ROOFING:	SCB 8805	Seattle Blend
ELDORADO STONE:	Stacked Stone	Daybreak



WINDING CREEK VILLAGE C-21

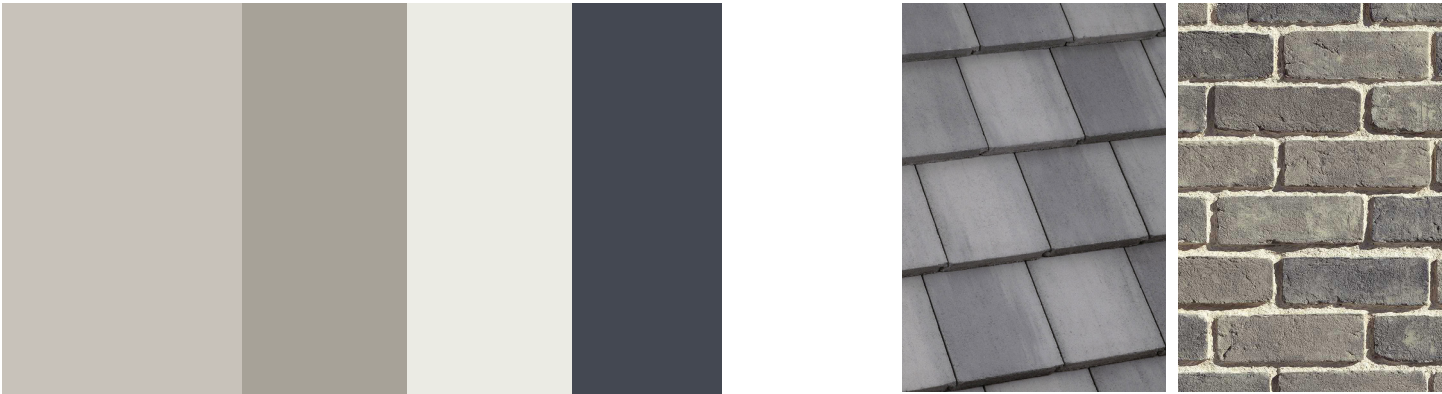
BY **Anthem
United**



SCHEME 7 (Farmhouse – Elevation “C”)

KELLY-MOORE PAINT:

COLOR 1	KM 4934	Zebra Finch
COLOR 2	KM 4929	Warm Gray Flannel
COLOR 3	KMW 47	Broken White
COLOR 4	KMA 83	Midnight Sky
EAGLE ROOFING:	4679	Light Gray Range
ELDORADO BRICK:	TundraBrick	Ashland



SCHEME 8 (Farmhouse – Elevation “C”)

KELLY-MOORE PAINT:

COLOR 1	KM 5823	City Tower
COLOR 2	KMW 43	Whitest White
COLOR 3	KM 5826	Volcanic Rock
COLOR 4	HLS 4290	Greene and Greene
EAGLE ROOFING:	4679	Light Gray Range
ELDORADO BRICK:	TundraBrick	Chalkdust



WINDING CREEK VILLAGE C-21

BY **Anthem United**



SCHEME 9 (Farmhouse – Elevation “C”)

KELLY-MOORE PAINT:

COLOR 1	.....	KM 4996	.....	Whitecap Foam	
COLOR 2	.....	KM 4859	.....	Harrow's Gate	
COLOR 3	.....	KM 4996	.....	Whitecap Foam	
COLOR 4	.....	KM 417	.....	Oxford Brown	
EAGLE ROOFING:	.....	4503	.....	Sierra Made	
ELDORADO BRICK:	.....	TundraBrick	.....	Ashland	



Table A-1: RS/DS Development Standards

**Creekview Specific Plan
Village C-21 MDR**

	Single Family with Attached Sidewalk
Lot Size (minimum)	
Area, Interior Lot	2,800 square feet
Area, Corner Lot	3,300 square feet
Width, Interior	35 feet
Width, Corner	42.5 feet
Permitted Density (maximum per lot)	
Residential Density	1 Dwelling 1 Second Unit
Setbacks (minimum)	
Front	14' Living space or side wall of garage; 18' Minimum driveway depth with roll-up garage door
Sides	5 feet interior side <i>4 feet interior side</i> 12.5 feet street side on corner
Rear	10 feet to first story wall 15 feet to second story wall <i>14 feet to second story wall</i>
Coverage (maximum)	
Site Coverage	None and no minimum usable open space required
Height (maximum)	
Height	35 feet
Other Provisions	
Front Yard Stagger	None required, but optional per unit design
Second story wall separation	10 feet <i>8 feet</i>
Two-story unit mix	No limit
Stagger for 3rd Car Garages	2 ft. between 3rd car bay and two-car garage
1. Items in <i>italics</i> 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 are measured from back of curb. Minimum separation between two story elements shall be 10 feet. 4. A DRRS permit (required for subdivisions greater than 7 units per acre) is required for 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.	



PLANNING COMMISSION COMMUNICATION

Title: CSP PCL C-22 – Winding Creek Village C-22 DRRS, 3442 Westbrook Bl, File # PL22-0155
Contact: Sean Morales, smorales@roseville.ca.us, (916) 746-1347

Meeting Date: 9/8/2022
Item #: 5.3.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Tentative Map

Attachment 2 Development Standards

Exhibit A Enhanced Elevations

Exhibit B Home Plans

Exhibit C Landscape Plans

ITEM 5.3: **Design Review For Residential Subdivision – 3442 Westbrook Boulevard - CSP PCL C-22 – Winding Creek Village 22 DRRS – File #PL22-0155**

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision to construct 82 homes within Creekview Phase 3, MDR Village C-22. The request will establish unit designs for four home plans that include three elevation styles each.

Applicant/Owner – Red Gabriel, Meritage Homes

SUMMARY RECOMMENDATION

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

1. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-six (26) 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 parcel C-22 in the Winding Creek area of the Creekview Specific Plan (CSP), east of Westbrook Bl. and south of Celebrate Dr. The parcel has a land use designation of Medium Density Residential (MDR) and a zoning designation of Small Lot Residential with Development Standards (RS/DS).

The CSP was approved by the City on September 19, 2012 and established the land use designations and zoning standards for the specific plan area. The Creekview Specific Plan anticipates a total of 2,011 housing units. Parcel C-22 was approved by the Planning Commission on July 22, 2021 (File #PL20-0201). A copy of the approved Tentative Subdivision Map, which shows the 82 single-family lots for C-22, is included as Attachment 1. Parcels with MDR land use designations are required to attain approval of a Design Review Permit for Residential Subdivision (DRRS) to evaluate home designs before submitting building permits for approval.

The current project request is for a DRRS to evaluate the unit designs for 82 single-family homes on parcel C-22. The request includes four proposed home plans with three elevation styles each. No modification to the approved development standards is requested.

SITE INFORMATION

Address: 3442 Westbrook Bl.

Total Size: 11.3 acres

Topography and Setting: The project site has been rough graded and is generally flat. Surrounding land uses include a future elementary school to the north, high-density residential parcel to the west, low-density residential subdivision to the east, and an open space parcel containing Pleasant Grove Creek to the south.

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). The applicant proposes to apply the development standards as they exist in the CSP. These standards are included as Attachment 2. The typical lot size in C-22 is 45 feet wide by 80 feet long. This creates a typical lot area of 3,600 square feet, which exceeds the 2,800 square foot minimum lot area for RS/DS lots in the CSP by almost 30 percent. No deviation from any setback or lot coverage requirements are requested with the project. Adherence to the CSP development standards will ensure the homes are harmonious with others in the plan area. To further ensure harmony with surrounding homes and the applicable design standards, the applicant submitted conceptual elevations showing architectural treatment and floor plans for the proposed units in Exhibit B.

Plan Types: The project includes four plan types, all of which are two-story, ranging in size from 1,651 square feet to 2,177 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. Each of the plans adheres to a similar layout with common area on the first floor and bedrooms on the second floor. The four plan types have similar orientation, with the front entry located within a

porch area on the front elevation, but the placement of living spaces are different in each plan, which creates variations in window placements. All plans include a two-car garage to provide the required parking.

Table 1: Plan Type Features and Dimensions

Plan	Square Footage	Bedrooms	Orientation
Plan 3521	1,651 square feet	3 bedrooms	Front Entry
Plan 3522	1,823 square feet	3 bedrooms	Front Entry
Plan 3524	2,020 square feet	4 bedrooms	Front Entry
Plan 3526	2,177 square feet	4 bedrooms	Front Entry

Streetscape: Each of the four floor plans will be offered in one of three styles -- “Prairie”, “Farmhouse”, and “Contemporary Craftsman”. Building projections and varying roof forms 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 including decorative trim. Enhanced architecture is provided for any side elevation facing a public street. This includes the rear elevations facing Creekview Drive, as the second story will be visible above the rear masonry wall. This applies to 23 of the homes within C-22 as depicted in Exhibit A. The enhancements provided on these elevations include decorative architectural details such as shutters and corbels that complement the architectural style. The architecture proposed for C-22 creates a varied streetscape with visual interest as shown in Figure 2.

Figure 2: Typical Streetscape (View from Public Street)



Color and Materials: Each plan type features three possible architectural styles; Prairie, Farmhouse, and Contemporary Craftsman. Each of the architectural styles have three possible color schemes, which provides a total of nine color combinations among the three styles. The unit designs include a range of decorative embellishments on the front elevation including lap siding on the prairie style, board and batten on the farmhouse style, and shutters on the craftsman style. Materials used include cement plaster siding, wood-like cement fiber paneling for batten and gables, and concrete tile roofing.

Landscape Plans: The applicant provided a set of preliminary landscape plans that show sample front and side yard planting layouts for each of the home plans (Exhibit C). The plans include street trees and low-water use shrubs for each yard that meet the intent of the Community Design Guidelines by providing shade and strengthening the pedestrian scale. The plans were also reviewed by the Environmental Utilities – Water Conservation department for compliance with the Water Efficient Landscape Ordinance (WELO).

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 August 26, 2022, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

Staff has reviewed the development plans for Parcel C-22 and found them to be consistent with the applicable standards and guidelines. In addition, the proposed designs are similar to other 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 categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific Plan for which an EIR has been certified. The Creekview Specific Plan EIR (SCH #02008032017) was certified by the City of Roseville on September 19, 2012.

RECOMMENDATION

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

1. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – CSP PCL C-22 – DRRS – FILE # PL22-0155** subject to twenty-six (26) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE #

PL22-0155

1. The unit designs and landscape plans for **Creekview Village 22** are approved as described in **Exhibit A**, 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 **September 8, 2022** and if not effectuated shall expire on **September 8, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 8, 2025**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The landscape plan shall comply with the Landscape Guidelines for the Creekview Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. 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)
5. Optional accessory structures (patio covers, gazebos, etc.) shall be consistent with the development standards outlined in Zoning Ordinance Section 19.22.030 (C). This includes setback, height, and coverage restrictions for both enclosed and unenclosed structures. (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)
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. (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 developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
19. 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)
20. 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)
21. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
22. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
23. 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)
24. Fences and walls shall be consistent with the locations and treatments specified in the Creekview Specific Plan Design Guidelines. (Planning)
25. 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)
26. 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) 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)

Attachments

1. C-22 Tentative Subdivision Map
2. Creekview RS/DS Development Standards Table

Exhibits

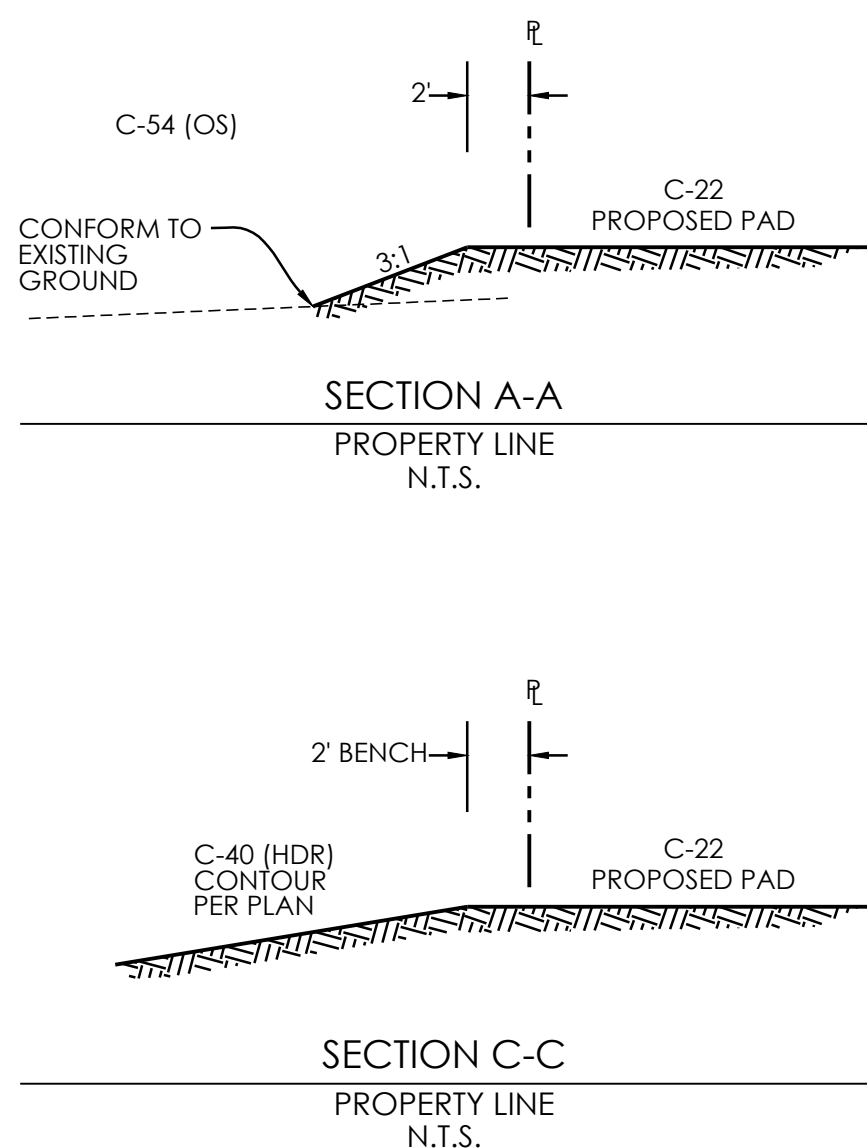
- A. Enhanced Elevations
- B. Home Plans
- C. Landscape Plans

<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.
--



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**
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT. SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 3. 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.
 4. 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.



0 20 40 80
SCALE: 1"=40'

APPROVED BY THE
ROSEVILLE
PLANNING COMMISSION

GRADING, DRAINAGE & UTILITIES
TENTATIVE SUBDIVISION MAP

CREEKVIEW

Parcels C-20, C-21 & C-22 of the Creekview Specific Plan

Roseville, CA

MACKEY & SOMPS
ENGINEERS PLANNERS SURVEYORS

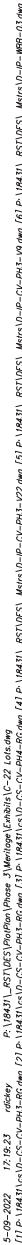
November 25, 2020

Table A-1: RS/DS Development Standards

	Single Family with Attached Sidewalk ⁴	Single Family with Separated Sidewalk ^{2, 4}
Lot Size (minimum)		
Area, Interior Lot	<i>2,800 square feet</i>	<i>2,800 square feet</i> ²
Area, Corner Lot	<i>3,300 square feet</i>	<i>3,000 square feet</i> ²
Width, Interior	35 feet	35 feet
Width, Corner	<i>42.5 feet</i>	<i>42.5 feet</i>
Permitted Density (maximum per lot)		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
Setbacks (minimum)		
Front ³	<i>14 feet to living space or side wall of garage;</i> 18 feet minimum driveway depth with roll-up garage door	<i>9 feet to living space or side wall of garage;</i> 18 feet minimum driveway depth with roll-up garage door
Sides ^{3, 5}	5 feet interior side 12.5 feet street side on corner	5 feet interior side <i>7.5 feet street side on corner</i>
Rear	<i>10 feet to first story wall</i> <i>15 feet to second story wall</i>	<i>10 feet to first story wall</i> <i>15 feet to second story wall</i>
Coverage (maximum)		
Site Coverage	None and <i>no minimum usable open space required</i>	None and <i>no minimum usable open space required</i>
Height (maximum)		
Height	35 feet	35 feet
Other Provisions		
Front Yard Stagger	None required, but optional per unit design	None required, but optional per unit design
Second story wall separation	10 feet	10 feet
Two-story unit mix	No limit	No limit
Stagger for third car garages	2 feet between third car bay and two-car garage	2 feet between third 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 are measured from back of curb. Minimum separation between two-story elements shall be 10 feet.
4. A DRRS permit (required for subdivisions greater than 7 units per acre) is required for 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.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189



WINDING CREEK PHASE 3 VILLAGE 22 ROSEVILLE, CA

WINDING CREEK PHASE 3 VILLAGE 22 Roseville, CA

Design Narrative

The anticipated product offering will offer a variety of elevation massing, roof forms, elevation styles and color schemes.

Prairie

- Roof forms incorporate all hips with a 4:12 pitch and 12" overhangs
- Deep front entry porches.
- Square front entry columns
- Prairie style window grids in upper half of windows
- Stucco with Horizontal siding at select wall locations
- Window trim at header and sill
- Flat smooth "Slate" Concrete tile roof

Contemporary Craftsman

- Roof forms incorporate a combination of hips and gables with a 4:12 pitch and 12" overhangs
- Entry Porches
- Tapered front entry columns
- Plank type shutters
- Vertical style window grids
- Lap siding on walls and forward facing gables
- Window and door trim surrounds on all four edges
- Flat smooth "Slate" Concrete tile roof

Farmhouse

- Roof forms incorporate a combination of hips and gables with a 4:12 pitch and 12" overhangs
- Neo Classic style front entry columns
- Panel type shutters
- Simple square style window grids
- Vertical board and batten siding in forward facing gables
- Window trim at header and sill
- Flat rough "Shake" Concrete tile roof

Exterior Colors

Each of the elevation styles will have 3 color schemes. Each set of 3 schemes have been developed specifically to be distinctive to that individual style in order to reinforce that style.

We are confident the afore mentioned elements we have designed into our product offering will make for a timeless and eclectic street scene.



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Meritage Homes
860 Stillwater Road #200A
West Sacramento, Ca 95605

Contact: Mark Eglington
Email: Mark.Eglington@Meritagehomes.com
Business: (916) 840-3566
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7/20/2022

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WINDING CREEK PHASE 3 VILLAGE 22 Roseville, CA

A-1	Street Scene	A-24	Plan 3524 - "E" Farmhouse Enhanced Elevations
A-2	Plan 3521 - Floor Plan	A-25	Plan 3524 - Roof Plans
A-3	Plan 3521 - "A" Prairie Elevations	A-26	Plan 3526 - Floor Plan
A-4	Plan 3521 - "A" Prairie Enhanced Elevations	A-27	Plan 3526 - "A" Prairie Elevations
A-5	Plan 3521 - "C" Contemporary Craftsman Elevations	A-28	Plan 3526 - "A" Prairie Enhanced Elevations
A-6	Plan 3521 - "C" Contemporary Craftsman Enhanced Elevations	A-29	Plan 3526 - "C" Contemporary Craftsman Elevations
A-7	Plan 3521 - "E" Farmhouse Elevations	A-30	Plan 3526 - "C" Contemporary Craftsman Enhanced Elevations
A-8	Plan 3521 - "E" Farmhouse Enhanced Elevations	A-31	Plan 3526 - "E" Farmhouse Elevations
A-9	Plan 3521 - Roof Plans	A-32	Plan 3526 - "E" Farmhouse Enhanced Elevations
		A-33	Plan 3526 - Roof Plans
A-10	Plan 3522 - Floor Plan	A-34	Written Color Schemes
A-11	Plan 3522 - "A" Prairie Elevations	A-35	Color Boards - "A" Prairie
A-12	Plan 3522 - "A" Prairie Enhanced Elevations	A-36	Color Boards - "C" Contemporary Craftsman
A-13	Plan 3522 - "C" Contemporary Craftsman Elevations	A-37	Color Boards - "E" Farmhouse
A-14	Plan 3522 - "C" Contemporary Craftsman Enhanced Elevations		
A-15	Plan 3522 - "E" Farmhouse Elevations		
A-16	Plan 3522 - "E" Farmhouse Enhanced Elevations		
A-17	Plan 3522 - Roof Plans		
A-18	Plan 3524 Floor Plan		
A-19	Plan 3524 - "A" Prairie Elevations		
A-20	Plan 3524 - "A" Prairie Enhanced Elevations		
A-21	Plan 3524 - "C" Contemporary Craftsman Elevations		
A-22	Plan 3524 - "C" Contemporary Craftsman Enhanced Elevations		
A-23	Plan 3524 - "E" Farmhouse Elevations		

LANDSCAPE

L-0.0	COVER SHEET
L-1.0	GENERAL NOTES & SPECIFICATIONS
L-2.0	CONSTRUCTION CALLOUT PLAN
L-3.0	LAYOUT PLAN
L-4.0	TREE & SHRUB PLAN
L-5.0	IRRIGATION PLAN
L-6.0	CONSTRUCTION DETAILS
L-7.0	PLANTING DETAILS
L-8.0	IRRIGATION DETAILS
L-9.0	MWEO CALCULATIONS



Builder:
Meritage Homes
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7/20/2022

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Exhibit B



PRAIRIE
PLAN 3526-R

FARMHOUSE
PLAN 3522

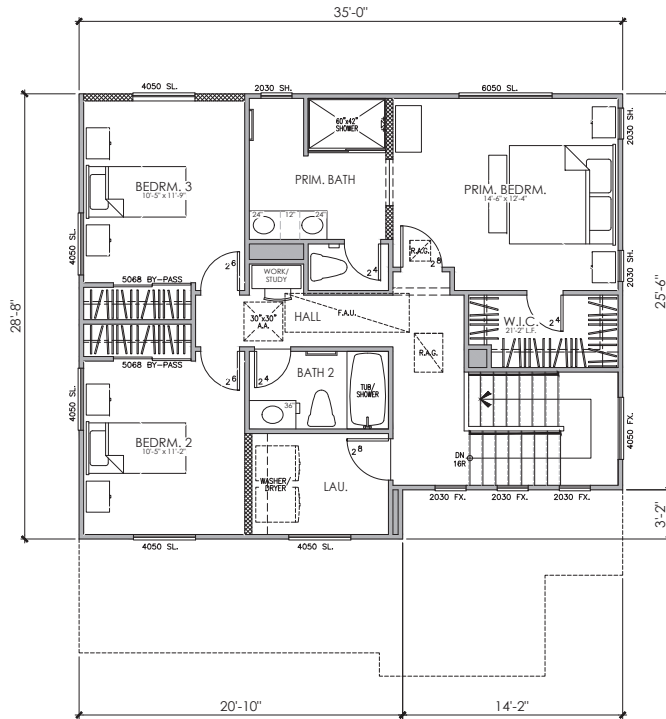
CONTEMPORARY CRAFTSMAN
PLAN 3526-R

FARMHOUSE
PLAN 3524

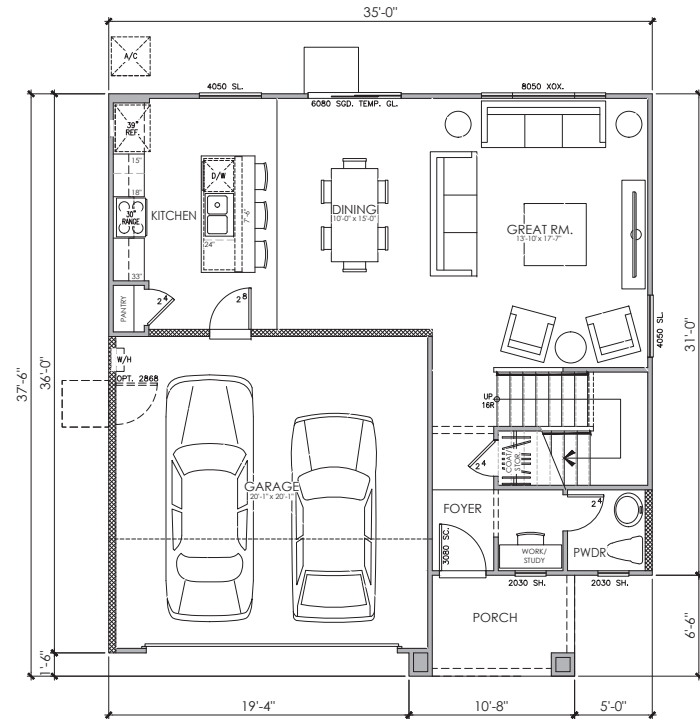
PRAIRIE
PLAN 3521-R

35' STREET SCENE

Exhibit B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3521 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	769 SQ. FT.
SECOND FLOOR AREA	882 SQ. FT.
TOTAL DWELLING	1,651 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.
PORCH	60 SQ. FT.

PLAN 3521
3 BEDROOM, 2.5 BATH

WINDING CREEK PHASE 3 VILLAGE 22

Roseville, CA

7/20/2022
A-2



Exhibit B



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

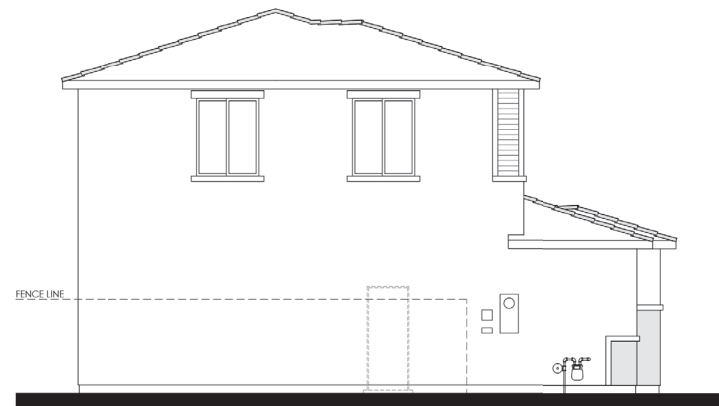


RIGHT



REAR

MATERIALS LEGEND
(WHERE OCCURS)
FRONT DOOR: FIBERGLASS
GARAGE DOOR: METAL SECTIONAL
ROOF: CONCRETE FLAT TILE
FASCIA: 2x6 WOOD
BARGE: 2x6 WOOD
WALL: STUCCO/ CEMENTITIOUS 4" LAP SIDING
WINDOWS: VINYL
SHUTTERS: SIMULATED WOOD
TRIM: STUCCO OVER FOAM



LEFT

COLOR SCHEME 22
PLAN 3521 "A"
PRAIRIE ELEVATIONS

0 2 4 8 12

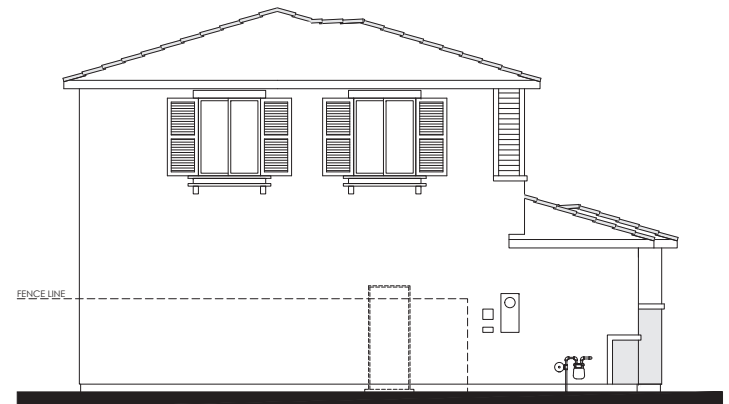
Exhibit B



RIGHT



REAR



LEFT

PLAN 3521 "A"
PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

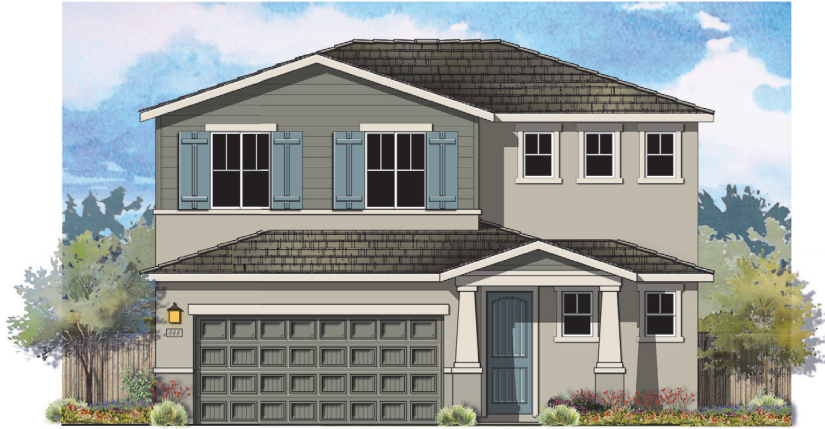
WINDING CREEK PHASE 3 VILLAGE 22

Roseville, CA

7/20/2022
A-4

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Exhibit B



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

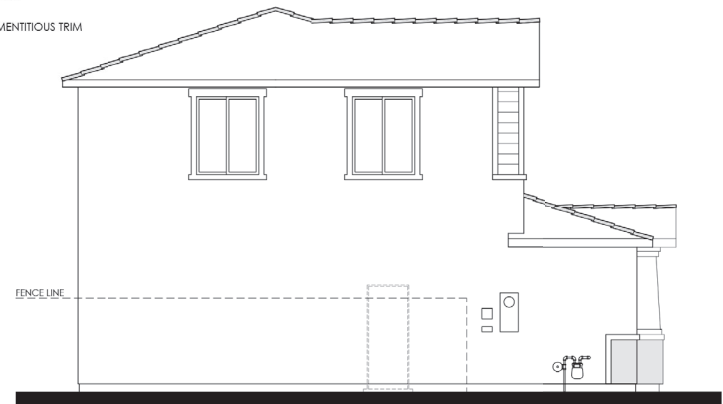
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	CEMENTITIOUS 8" LAP SIDING
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 25

PLAN 3521 "C"

CONTEMPORARY CRAFTSMAN ELEVATIONS

WINDING CREEK PHASE 3 VILLAGE 22

Roseville, CA

0 2 4 8 12

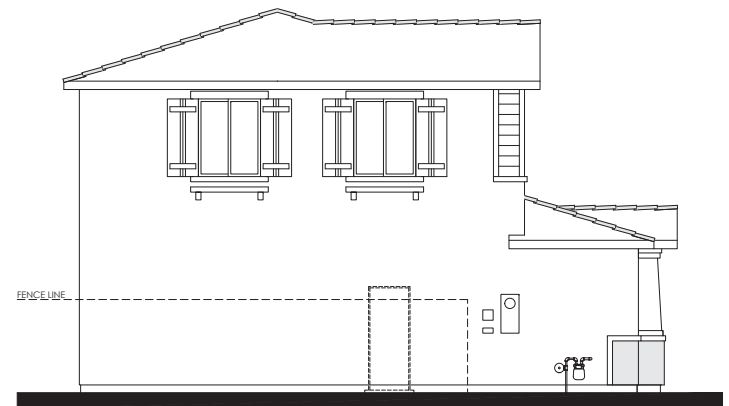
Exhibit B



RIGHT



REAR



LEFT

PLAN 3521 "C"
CONTEMPORARY CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

Exhibit B



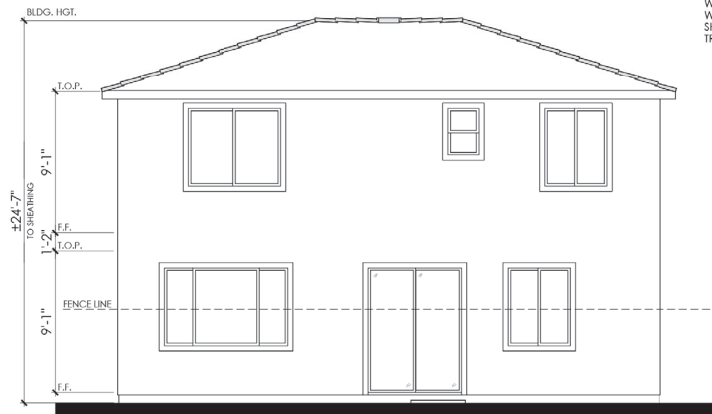
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



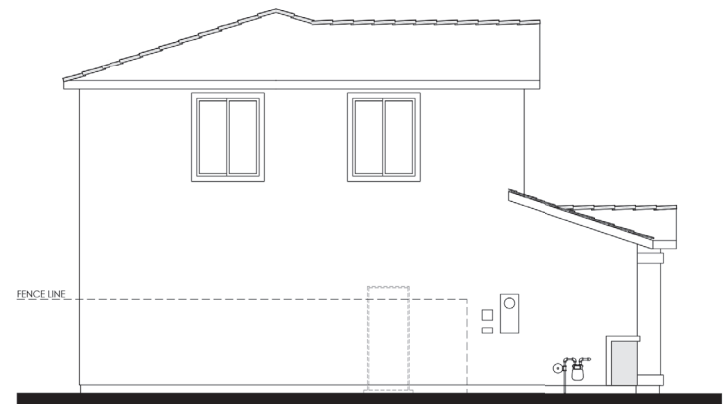
RIGHT



REAR

MATERIALS LEGEND

(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 ROOF: CONCRETE FLAT TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE: CEMENTITIOUS BOARD AND BATTEN
 WALL: STUCCO
 WINDOWS: VINYL W/ GRIDS
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER RIGID FOAM



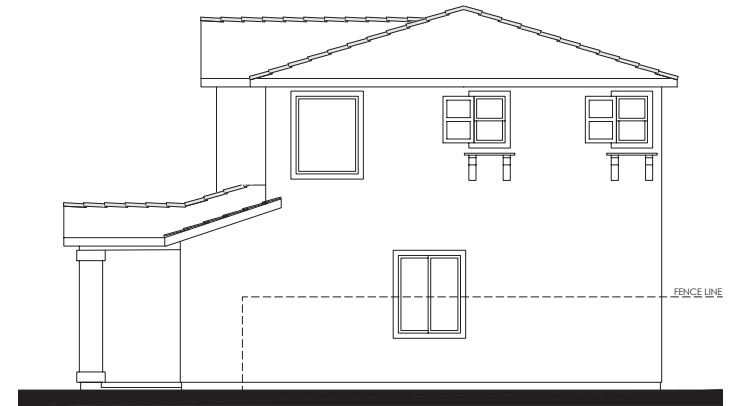
LEFT

COLOR SCHEME 28

PLAN 3521 "E"
 FARMHOUSE ELEVATIONS

0 2 4 8 12

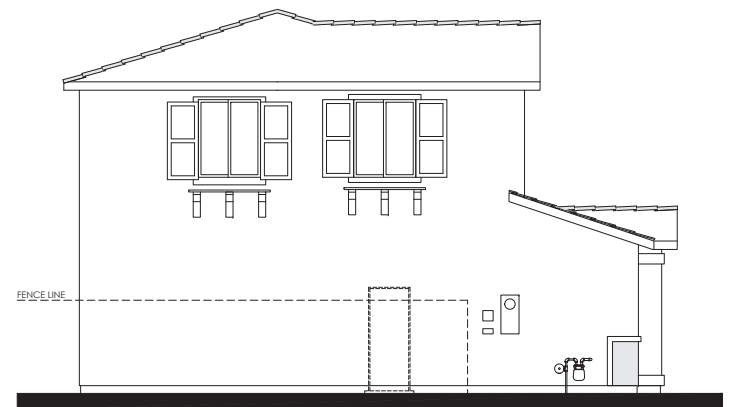
Exhibit B



RIGHT



REAR

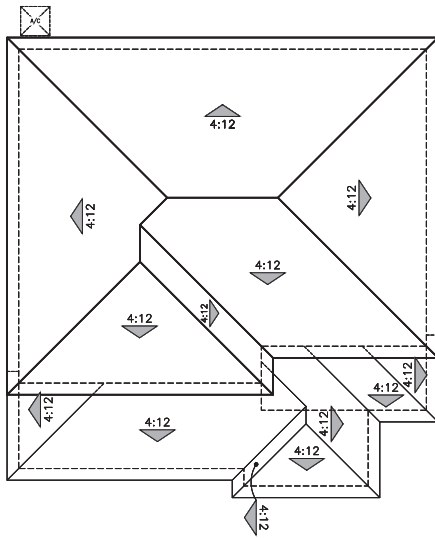


LEFT

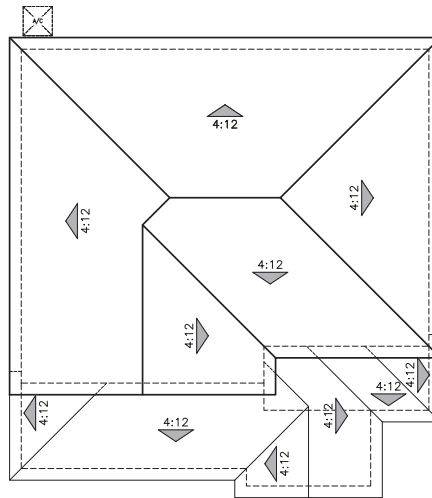
PLAN 3521 "E"
FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

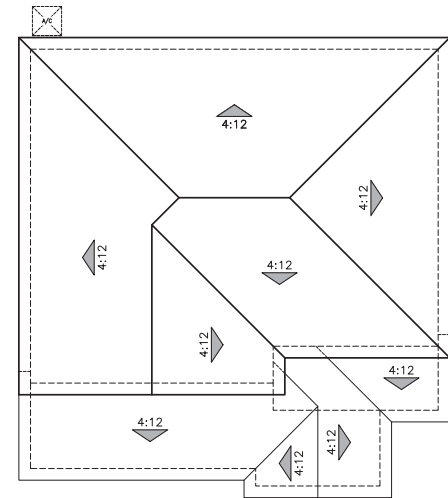
Exhibit B



"A" - PRAIRIE



"C" - CONTEMPORARY CRAFTSMAN

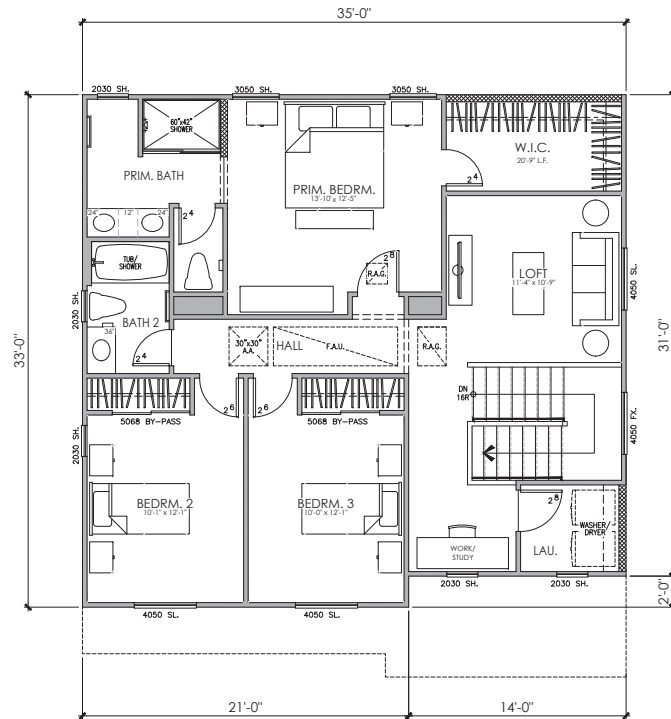


"E" - FARMHOUSE

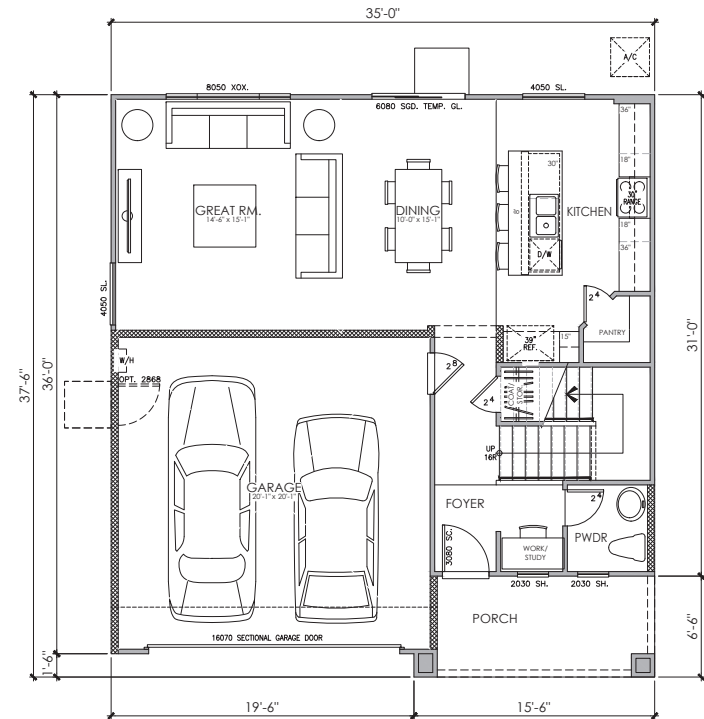
ROOF PLANS
PLAN 3521

0 2 4 8 12

Exhibit B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3522	
AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	769 SQ. FT.
SECOND FLOOR AREA	1,054 SQ. FT.
TOTAL DWELLING	1,823 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.
PORCH	91 SQ. FT.

PLAN 3522
3 BEDROOM, 2.5 BATH

WINDING CREEK PHASE 3 VILLAGE 22

Roseville, CA

7/20/2022
A-10

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#22028



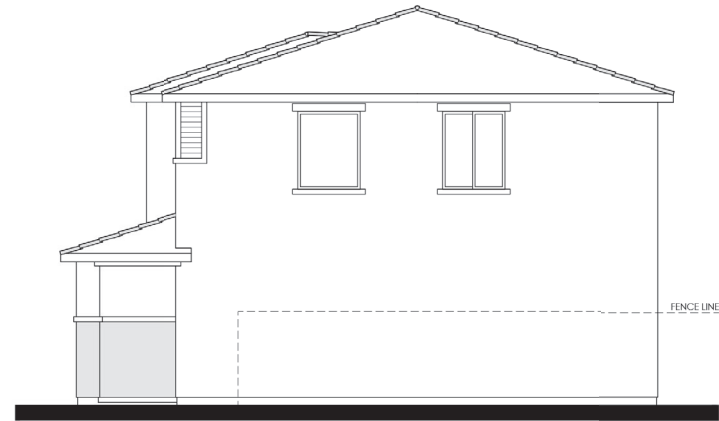
Exhibit B



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR: FIBERGLASS
GARAGE DOOR: METAL SECTIONAL
ROOF: CONCRETE FLAT TILE
FASCIA: 2x6 WOOD
BARGE: 2x6 WOOD
WALL: STUCCO/ CEMENTITIOUS 4" LAP SIDING
WINDOWS: VINYL
SHUTTERS: SIMULATED WOOD
TRIM: STUCCO OVER FOAM



REAR



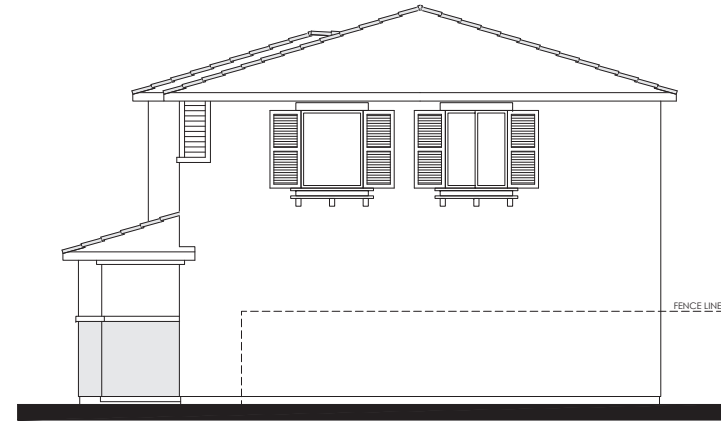
LEFT

COLOR SCHEME 23

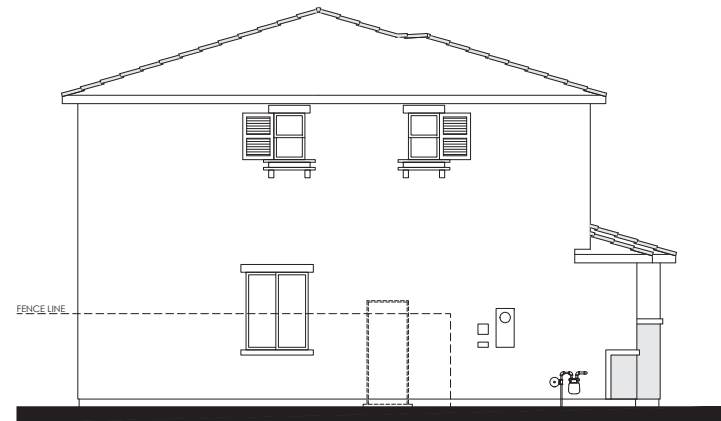
PLAN 3522 "A"
PRAIRIE ELEVATIONS

0 2 4 8 12

Exhibit B



RIGHT



LEFT

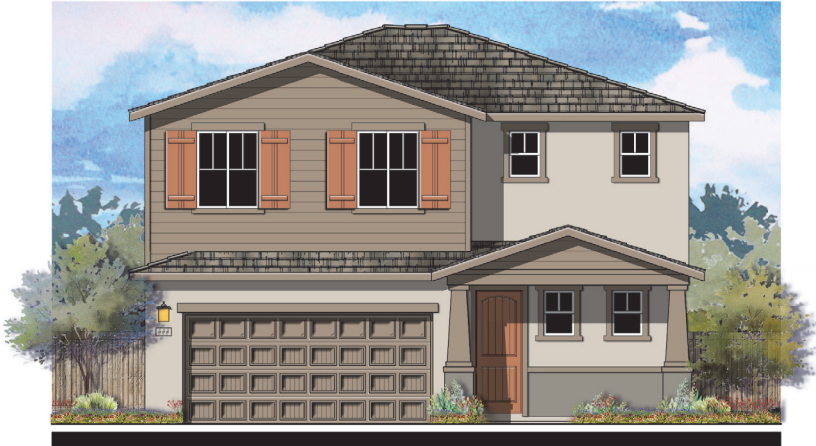


REAR

PLAN 3522 "A"
PRAIRIE ENHANCED ELEVATIONS



Exhibit B



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 ROOF: CONCRETE FLAT TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE END: CEMENTITIOUS 8" LAP SIDING
 WALL: STUCCO / CEMENTITIOUS 8" LAP SIDING
 WINDOWS: VINYL W/ GRIDS
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



LEFT

COLOR SCHEME 26

PLAN 3522 "C"

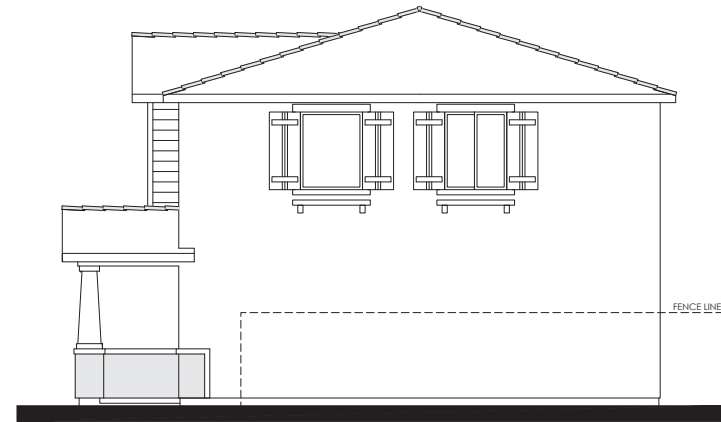
CONTEMPORARY CRAFTSMAN ELEVATIONS

WINDING CREEK PHASE 3 VILLAGE 22

Roseville, CA

0 2 4 8 12

Exhibit B



RIGHT



LEFT



REAR

PLAN 3522 "C"
CONTEMPORARY CRAFTSMAN ENHANCED ELEVATIONS

WINDING CREEK PHASE 3 VILLAGE 22

Roseville, CA

0 2 4 8 12

Exhibit B



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



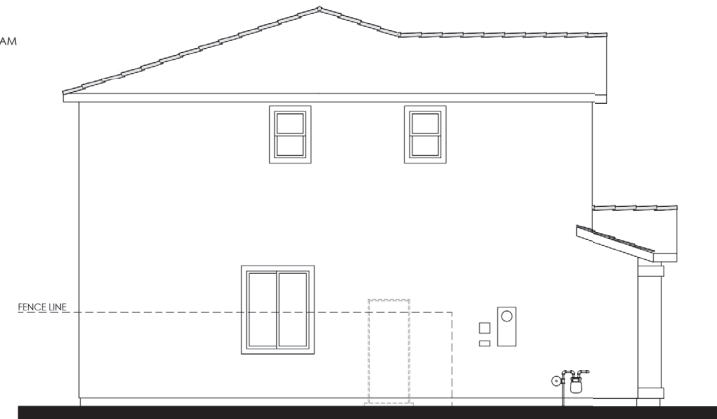
RIGHT



REAR

MATERIALS LEGEND

(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 ROOF: CONCRETE FLAT TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE: CEMENTITIOUS BOARD AND BATTEN
 WALL: STUCCO
 WINDOWS: VINYL W/ GRIDS
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER RIGID FOAM



LEFT

COLOR SCHEME 29

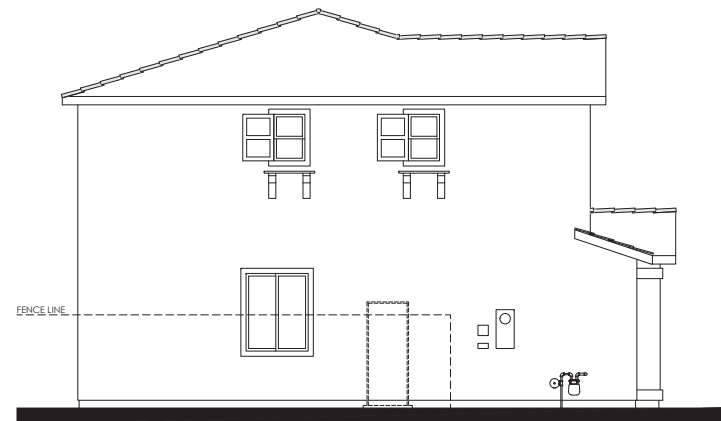
PLAN 3522 "E" FARMHOUSE ELEVATIONS

0 2 4 8 12

Exhibit B



RIGHT



LEFT

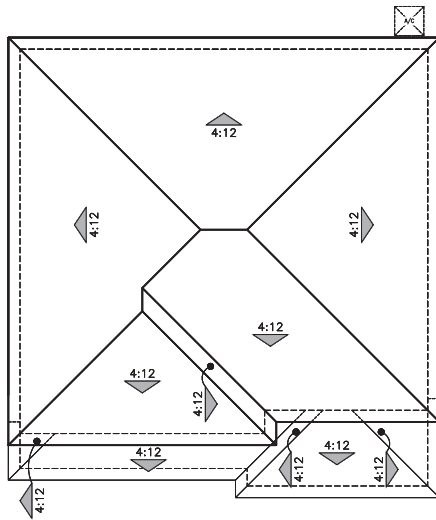


REAR

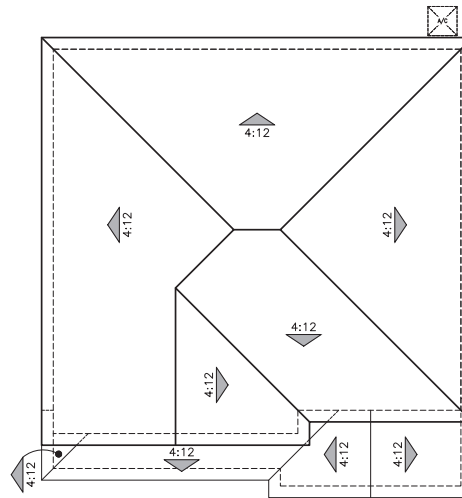
PLAN 3522 "E"
FARMHOUSE ENHANCED ELEVATIONS



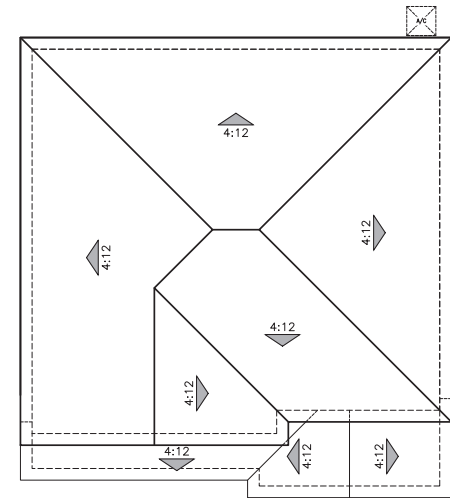
Exhibit B



"A" - PRAIRIE



"C" - CONTEMPORARY CRAFTSMAN

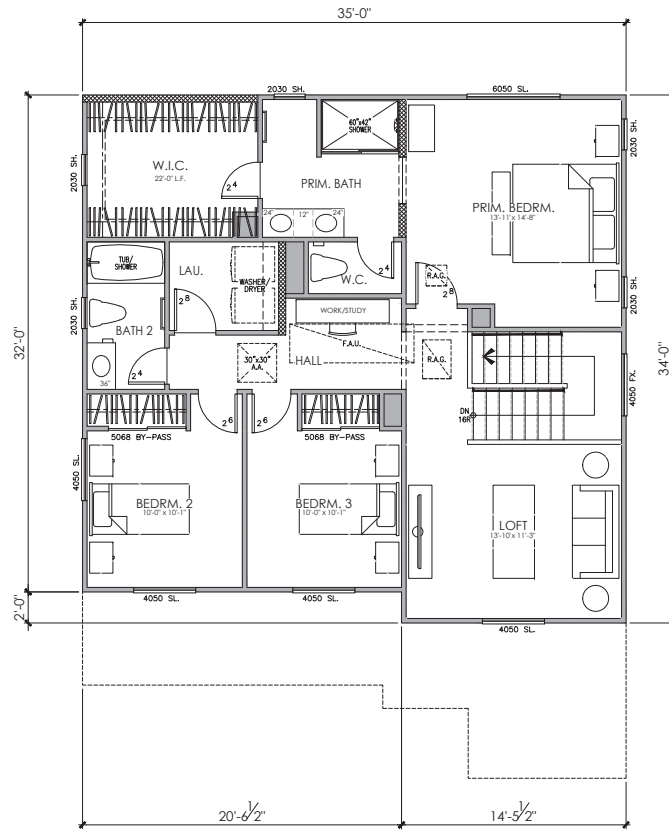


"E" - FARMHOUSE

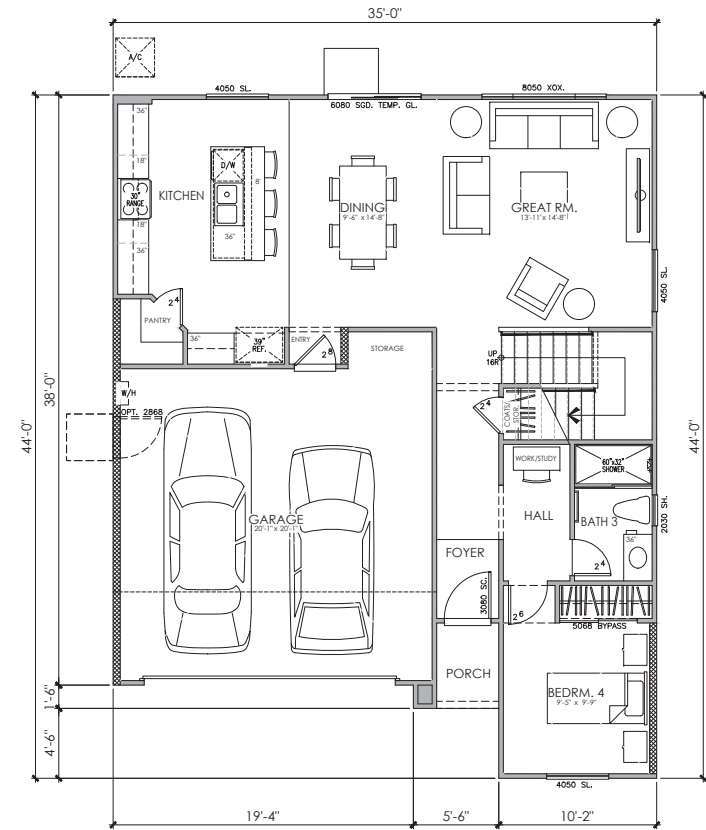
ROOF PLANS
PLAN 3522

0 2 4 8 12

Exhibit B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3524 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	942 SQ. FT.
SECOND FLOOR AREA	1,078 SQ. FT.
TOTAL DWELLING	2,020 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	433 SQ. FT.
PORCH	22 SQ. FT.

PLAN 3524
4 BEDROOM, 3 BATH, LOFT



WINDING CREEK PHASE 3 VILLAGE 22

Roseville, CA

7/20/2022
A-18

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Exhibit B



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE FLAT TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 WALL: STUCCO/ CEMENTITIOUS 4" LAP SIDING
 WINDOWS: VINYL
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER FOAM



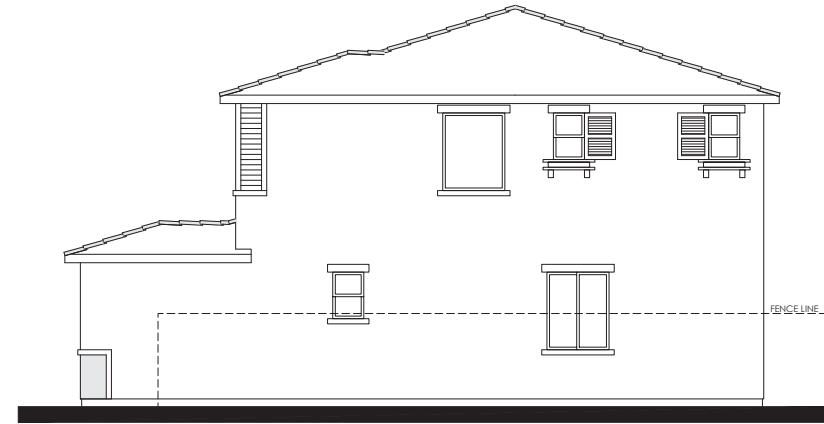
LEFT

COLOR SCHEME 24

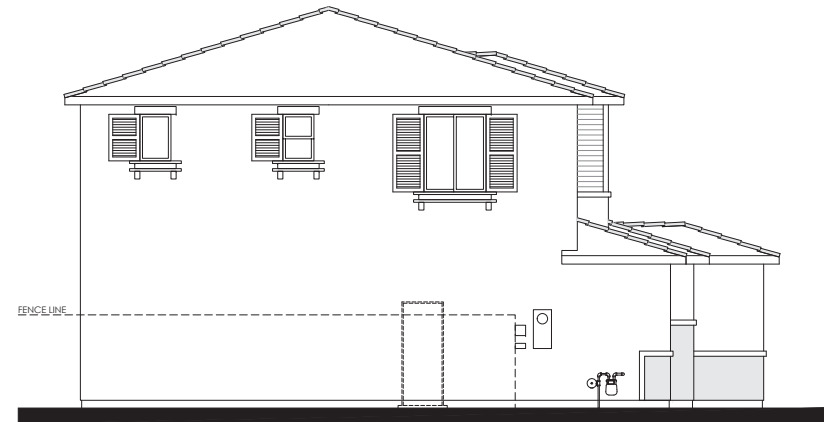
PLAN 3524 "A"
 PRAIRIE ELEVATIONS

0 2 4 8 12

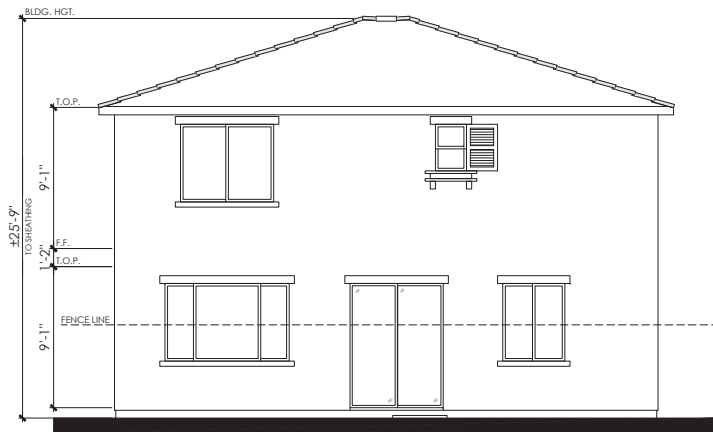
Exhibit B



RIGHT



LEFT

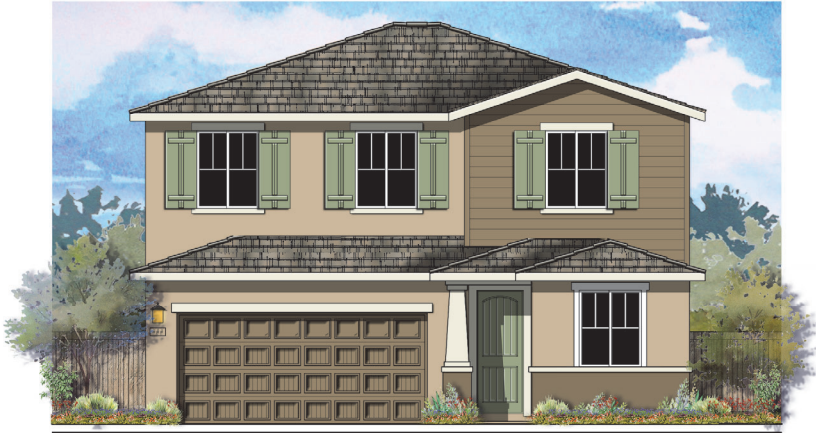


REAR

PLAN 3524 "A"
PRAIRIE ENHANCED ELEVATIONS



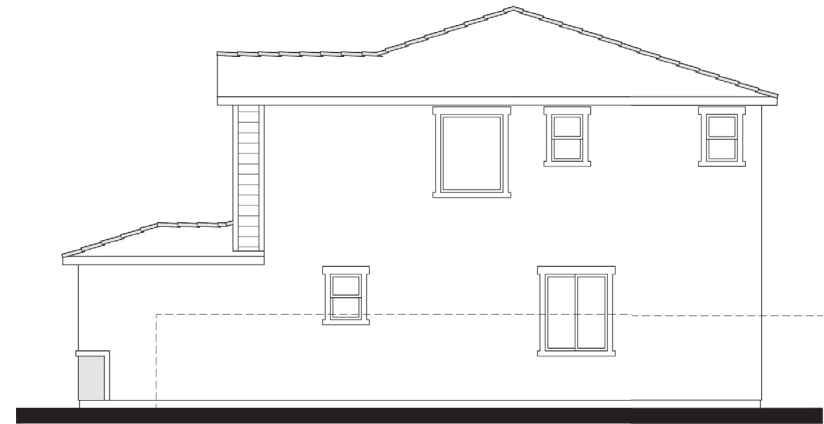
Exhibit B



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR: FIBERGLASS
GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
ROOF: CONCRETE FLAT TILE
FASCIA: 2x6 WOOD
BARGE: 2x6 WOOD
GABLE END: CEMENTITIOUS 8" LAP SIDING
WALL: STUCCO / CEMENTITIOUS 8" LAP SIDING
WINDOWS: VINYL W/ GRIDS
SHUTTERS: SIMULATED WOOD
TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 27

PLAN 3524 "C"

CONTEMPORARY CRAFTSMAN ELEVATIONS

WINDING CREEK PHASE 3 VILLAGE 22

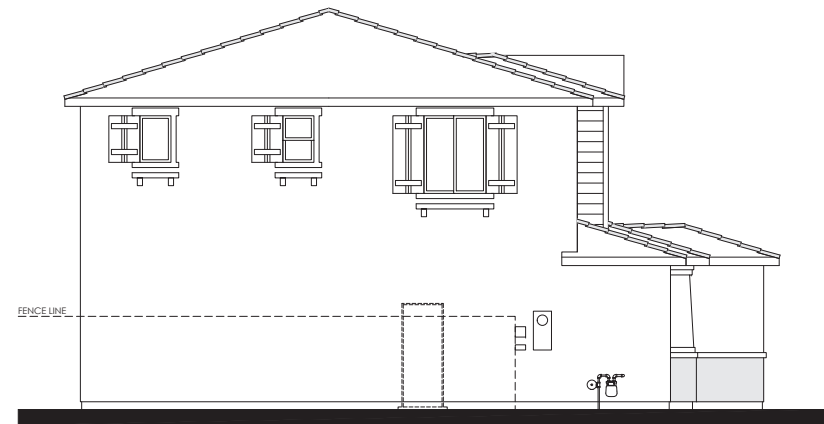
Roseville, CA

0 2 4 8 12

Exhibit B



RIGHT



LEFT



REAR

PLAN 3524 "C"
CONTEMPORARY CRAFTSMAN ENHANCED ELEVATIONS

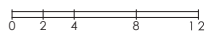


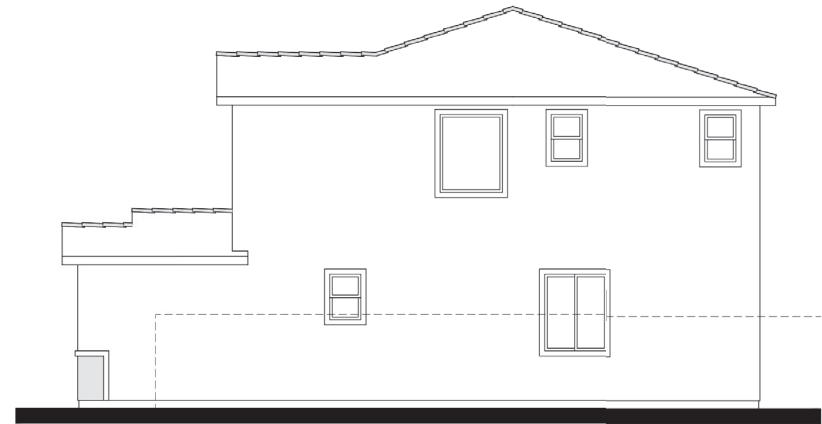
Exhibit B



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



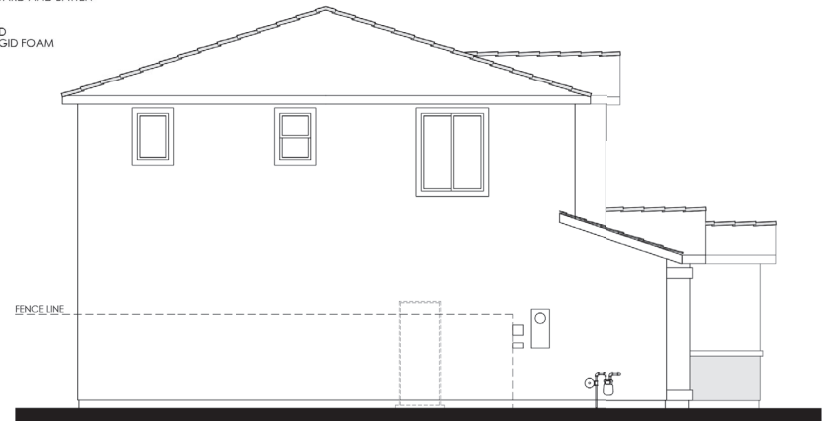
RIGHT



REAR

MATERIALS LEGEND

(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 ROOF: CONCRETE FLAT TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE: CEMENTITIOUS BOARD AND BATTEN
 WALL: STUCCO
 WINDOWS: VINYL W/ GRIDS
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER RIGID FOAM



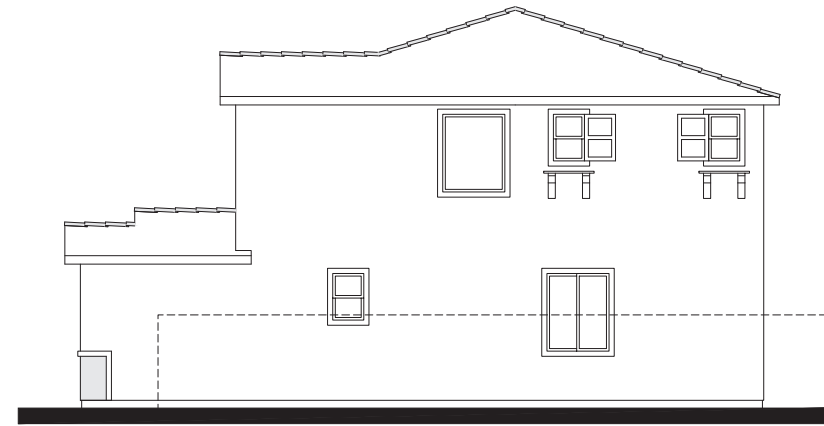
LEFT

COLOR SCHEME 30

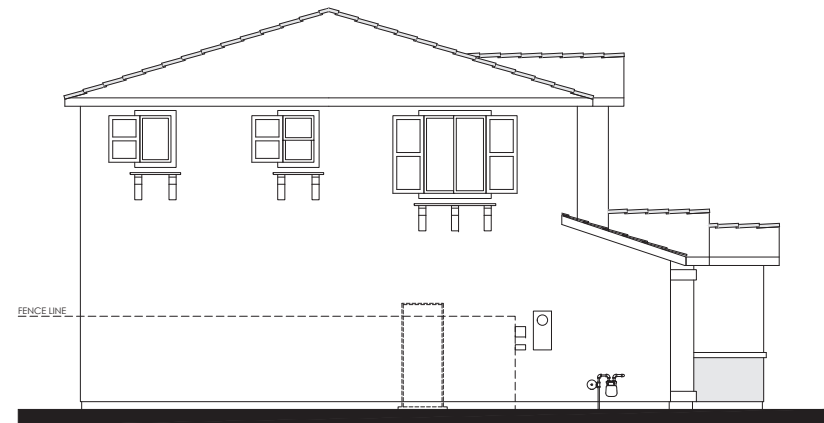
PLAN 3524 "E"
 FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Exhibit B



RIGHT



LEFT

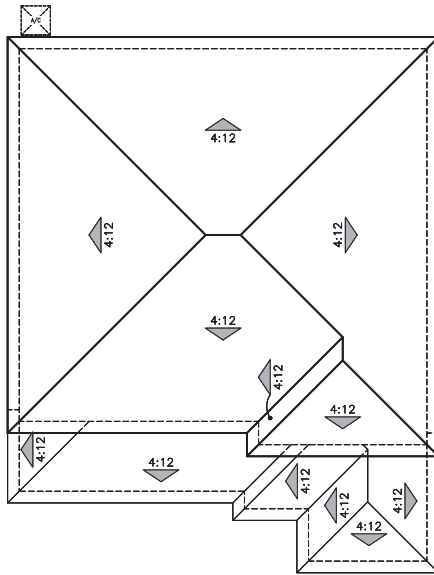


REAR

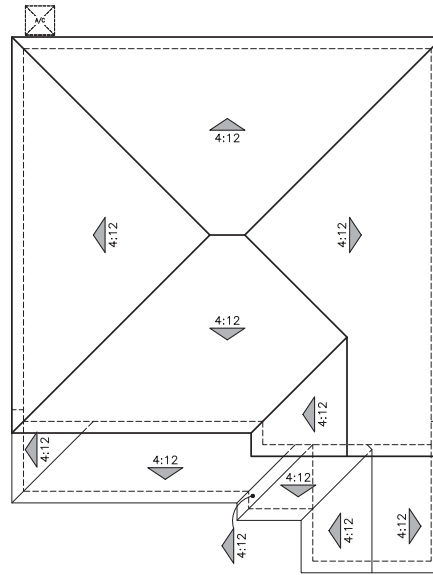
PLAN 3524 "E"
FARMHOUSE ENHANCED ELEVATIONS



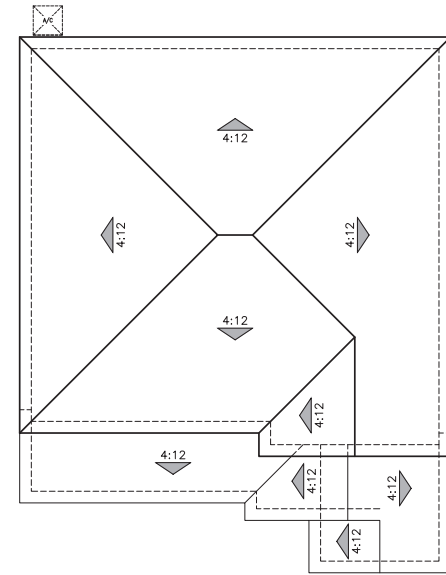
Exhibit B



"A" - PRAIRIE



"C" - CONTEMPORARY CRAFTSMAN

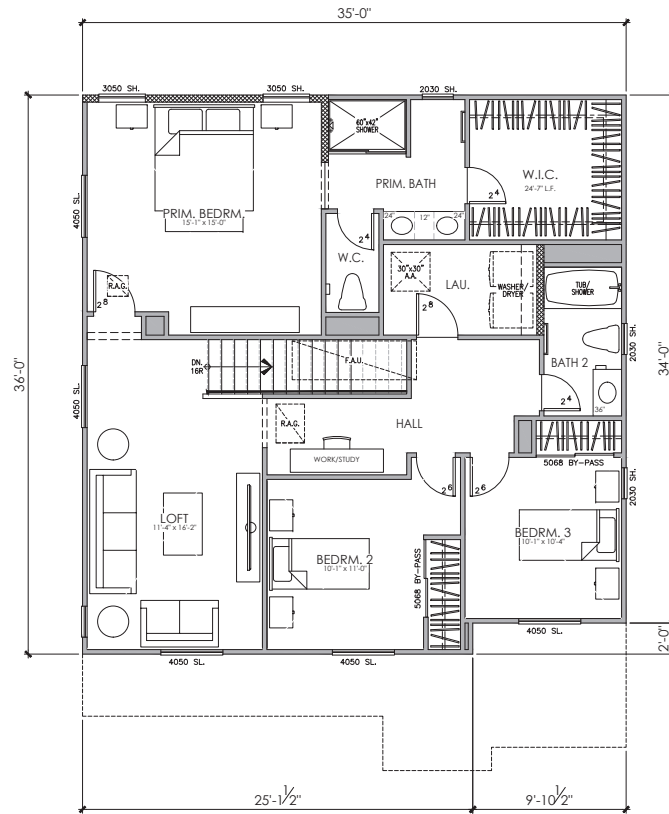


"E" - FARMHOUSE

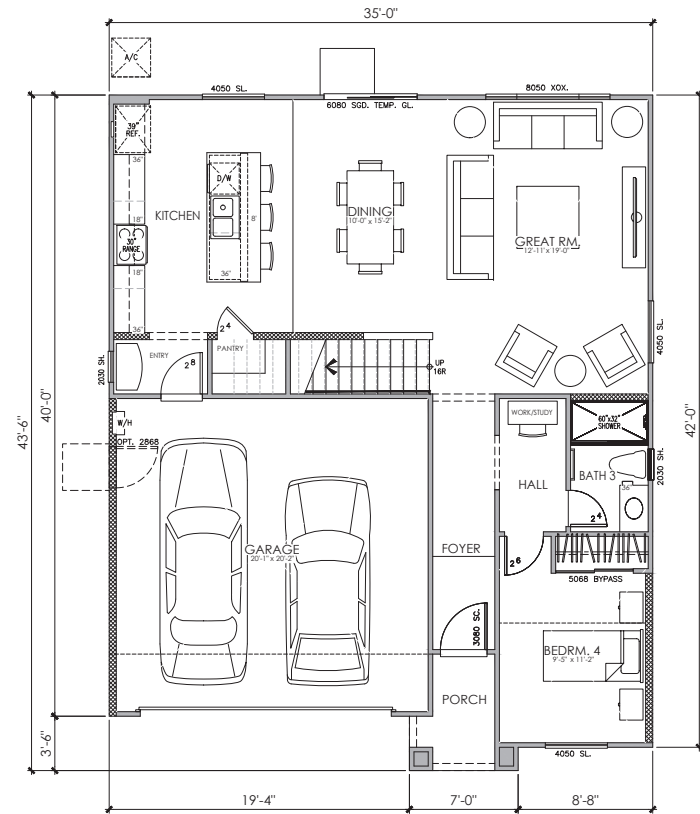
ROOF PLANS
PLAN 3524

0 2 4 8 12

Exhibit B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3526 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	983 SQ. FT.
SECOND FLOOR AREA	1,194 SQ. FT.
TOTAL DWELLING	2,177 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	35 SQ. FT.

PLAN 3526
4 BEDROOM, 3 BATH, LOFT



Exhibit B



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND

(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE FLAT TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 WALL: STUCCO/ CEMENTITIOUS 4" LAP SIDING
 WINDOWS: VINYL
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 22
 PLAN 3526 "A"
 PRAIRIE ELEVATIONS

0 2 4 8 12

Exhibit B



RIGHT



LEFT

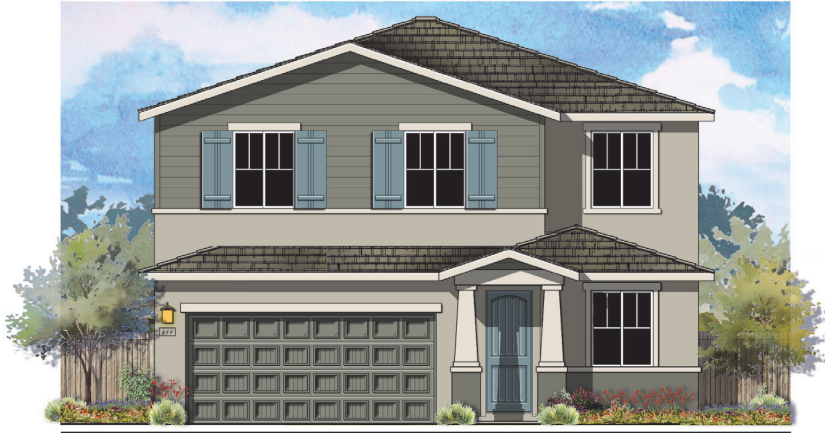


REAR

PLAN 3526 "A"
PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Exhibit B



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND

(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 ROOF: CONCRETE FLAT TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE END: CEMENTITIOUS 8" LAP SIDING
 WALL: STUCCO / CEMENTITIOUS 8" LAP SIDING
 WINDOWS: VINYL W/ GRIDS
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 25

PLAN 3526 "C"

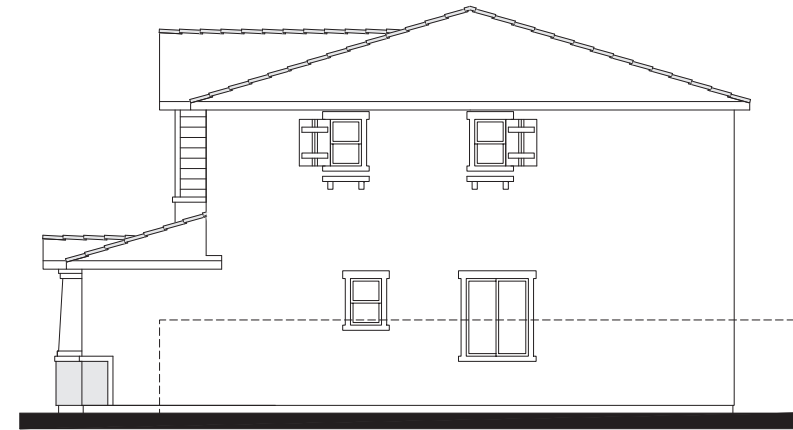
CONTEMPORARY CRAFTSMAN ELEVATIONS

WINDING CREEK PHASE 3 VILLAGE 22

Roseville, CA

0 2 4 8 12

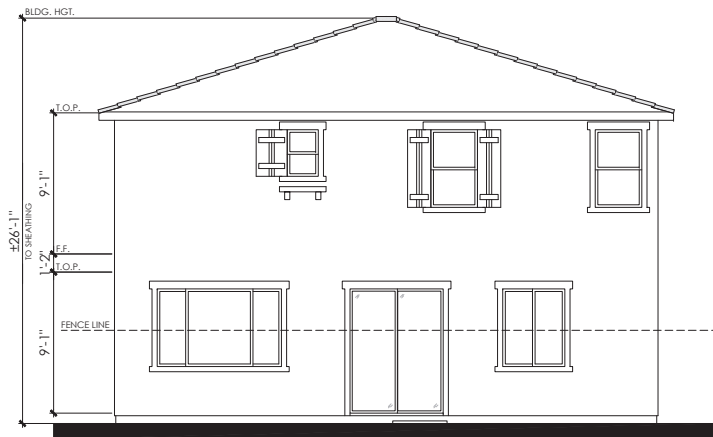
Exhibit B



RIGHT



LEFT



REAR

PLAN 3526 "C"
CONTEMPORARY CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

WINDING CREEK PHASE 3 VILLAGE 22

Roseville, CA

7/20/2022
A-30

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#22028

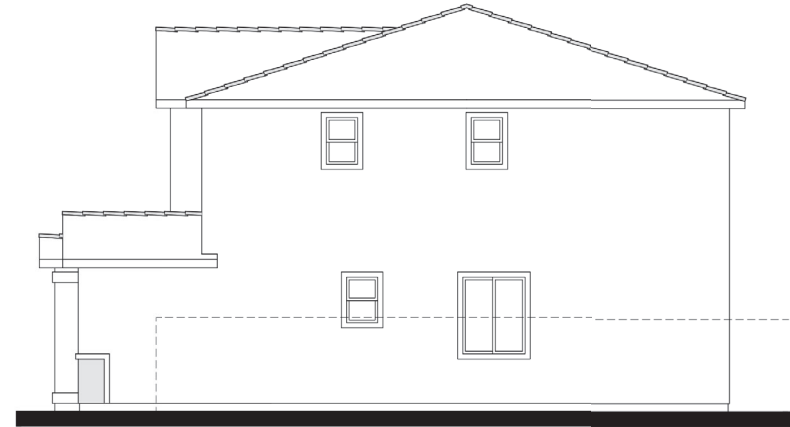
Exhibit B



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Refer to landscape drawings for wall, tree, and shrub locations

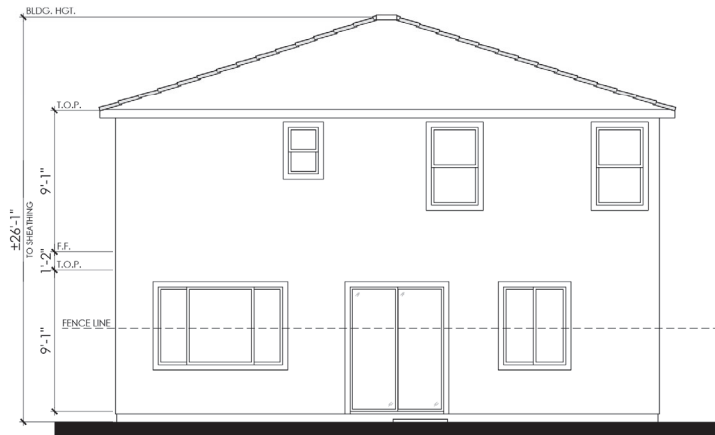
FRONT



RIGHT

MATERIALS LEGEND

(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 ROOF: CONCRETE FLAT TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE: CEMENTITIOUS BOARD AND BATTEN
 WALL: STUCCO
 WINDOWS: VINYL W/ GRIDS
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER RIGID FOAM



REAR



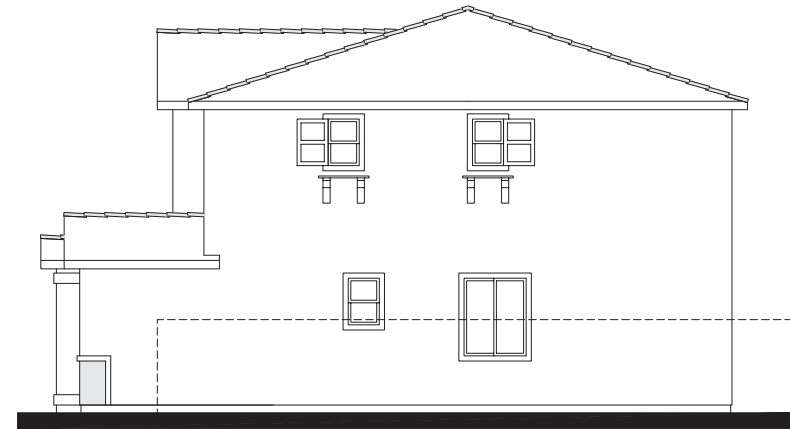
LEFT

COLOR SCHEME 28

PLAN 3526 "E"
 FARMHOUSE ELEVATIONS

0 2 4 8 12

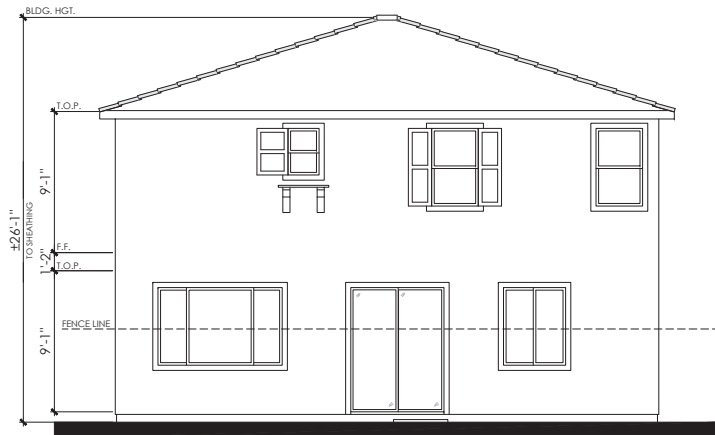
Exhibit B



RIGHT



LEFT

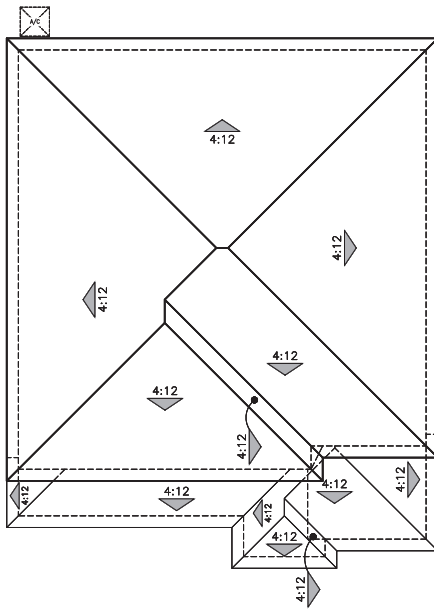


REAR

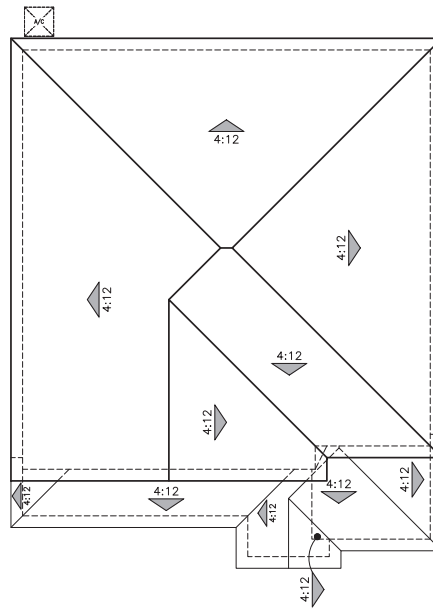
PLAN 3526 "E"
FARMHOUSE ENHANCED ELEVATIONS



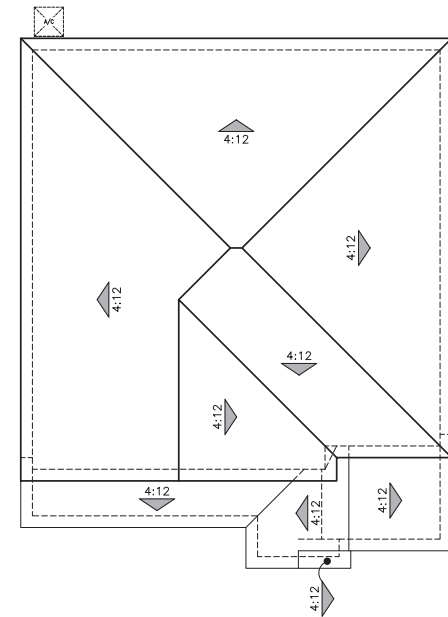
Exhibit B



"A" - PRAIRIE



"C" - CONTEMPORARY CRAFTSMAN



"E" - FARMHOUSE

ROOF PLANS
PLAN 3526

0 2 4 8 12

ROSEVILLE, CA

CREATED 4/7/2022

"A" ELEVATIONS			
PRAIRIE	SCHEME 22	SCHEME 23	SCHEME 24
STUCCO BODY	SW7550 RESORT TAN	SW6233 SAMOVAR SILVER	SW7544 FENLAND
SECONDARY STUCCO	SW6153 PROTÉGÉ BRONZE	SW9143 CADET	SW6152 SUPERIOR BRONZE
FASCIA / TRIM	SW7745 MUDDLED BASIL	SW6225 SLEEPY BLUE	SW7041 VAN DYKE BROWN
LAP SIDING / CORNER BOARDS / GARAGE DOOR	SW9111 ANTLER VELVET	SW9135 WHIRLPOOL	SW7569 STUCCO
FRONT DOOR / SHUTTERS	SW7679 GOLDEN GATE	SW0048 BUNGLEHOUSE BLUE	SW7735 PALM LEAF
EAGLE ROOF: FLAT	4689	4679	SCB 8708
BEL AIR	BROWN RANGE	LIGHT GRAY RANGE	DEL ORO BLEND
ROOF: FLAT SLATE	1FACS3184 RUSTIC BROWN BLD	1FACS5354 STONE MOUNTAIN BLD	1FECY4071 OCEAN JASPER BLD

PAINT: SHERWIN WILLIAMS

ROOF: EAGLE /
WESTLAKE

"B" ELEVATIONS			
CONTEMPORARY	SCHEME 25	SCHEME 26	SCHEME 27
CRAFTSMAN	SW7638 JOGGING PATH	SW7632 MODERN GRAY	SW6142 MACADAMIA
SECONDARY STUCCO	SW7743 MOUNTAIN ROAD	SW0023 PEWTER TANKARD	SW6144 DAPPER TAN
FASCIA / TRIM	SW7042 SHOJI WHITE	SW7502 DRY DOCK	SW0050 CLASSIC LIGHT BUFF
GARAGE DOOR / LAP SIDING / CORNER BOARDS	SW7743 MOUNTAIN ROAD	SW7502 DRY DOCK	SW6144 DAPPER TAN
FRONT DOOR / SHUTTERS	SW6221 MOODY BLUE	SW2854 CARIBBEAN CORAL	SW2812 ROOKWOOD JADE
EAGLE ROOF: SLATE	4634	4884	4687
BEL AIR	KINGS CANYON BLD	ALAMEDA RANGE	BROWN GRAY RANGE
WESTLAKE ROOF:	1FACS0330	1FECY0300	1FECY0300
FLAT SLATE	APPALACHIAN BLEND	BRONZE PEARL BLD	BRONZE PEARL BLD

"E" ELEVATIONS			
FARMHOUSE	SCHEME 28	SCHEME 29	SCHEME 30
STUCCO BODY	SW7757 HIGH REFLECTIVE WT	SW6254 LAZY GRAY	SW7632 MODERN GRAY
SECONDARY STUCCO	SW2821 DOWNING SAND	SW9161 DUSTBLU	SW7504 KEYSTONE GRAY
FASCIA / TRIM	SW7069 IRON ORE	SW7004 SNOWBOUND	SW7048 URBANE BRONZE
BOARD & BATTEN	SW7757	SW6256	SW6074
SIDING / GARAGE DR	HIGH REFLECTIVE WT	SERIOUS GRAY	SPALDING GRAY
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW6608 RAVE RED	SW7625 MOUNT ETNA
EAGLE ROOF: SHAKE	SCP8805	5699	5702
PONDEROSA	SEATTLE BLEND	CHARCOAL RANGE	CALABAR BLEND
WESTLAKE ROOF:	1FBCJ4072	1FBCF1430	1FBCJ3181
FLAT SHAKE	SAHARA QTZ BLD	CHARCOAL BLEND	SMOKEY TOPAZ BLD

WRITTEN COLOR SCHEMES

WINDING CREEK PHASE 3 VILLAGE 22

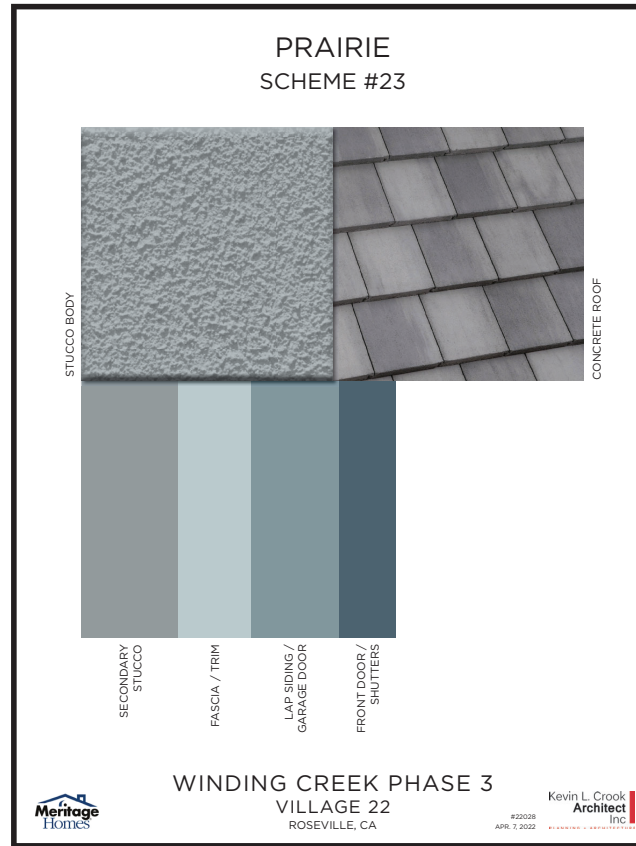
Roseville, CA

7/20/2022
A-34



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#22028

Exhibit B

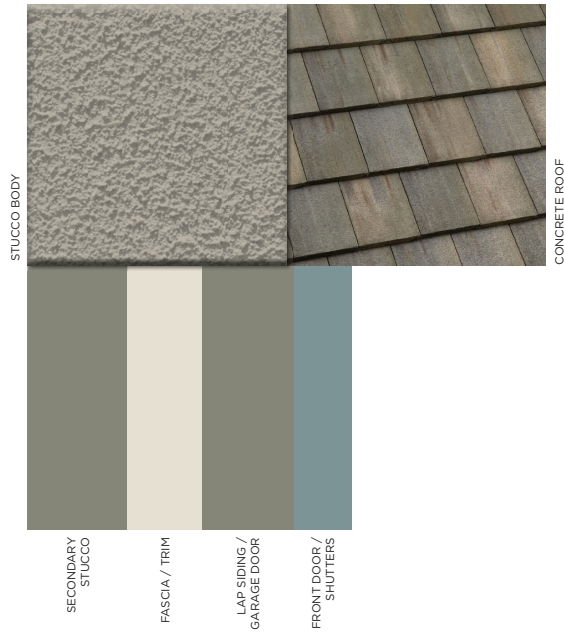


*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "A" PRAIRIE

Exhibit B

CONTEMPORARY CRAFTSMAN SCHEME #25



WINDING CREEK PHASE 3
VILLAGE 22
ROSEVILLE, CA



Kevin L. Crook
Architect
Inc.

#22028
APR. 7, 2022

CONTEMPORARY CRAFTSMAN SCHEME #26



WINDING CREEK PHASE 3
VILLAGE 22
ROSEVILLE, CA



Kevin L. Crook
Architect
Inc.

#22028
APR. 7, 2022

CONTEMPORARY CRAFTSMAN SCHEME #27



WINDING CREEK PHASE 3
VILLAGE 22
ROSEVILLE, CA



Kevin L. Crook
Architect
Inc.

#22028
APR. 7, 2022

COLOR BOARDS - "C" CONTEMPORARY CRAFTSMAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER
CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL
BOARDS FOR ACTUAL COLORS.



WINDING CREEK PHASE 3 VILLAGE 22
Roseville, CA

7/20/2022
A-36

Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE
#22028

Exhibit B

FARMHOUSE SCHEME #28

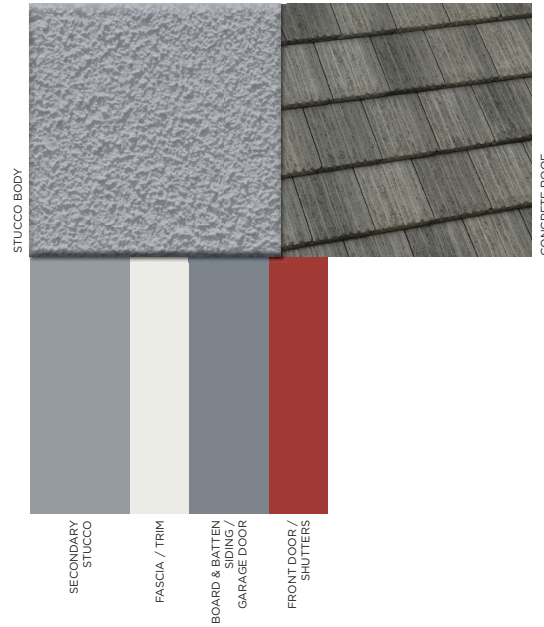


WINDING CREEK PHASE 3
VILLAGE 22
ROSEVILLE, CA



Kevin L. Crook
Architect
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#22028
APR. 7, 2022

FARMHOUSE SCHEME #29



WINDING CREEK PHASE 3
VILLAGE 22
ROSEVILLE, CA



Kevin L. Crook
Architect
Inc.
#22028
APR. 7, 2022

FARMHOUSE SCHEME #30



WINDING CREEK PHASE 3
VILLAGE 22
ROSEVILLE, CA



Kevin L. Crook
Architect
Inc.
#22028
APR. 7, 2022

COLOR BOARDS - "E" FARMHOUSE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER
CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL
BOARDS FOR ACTUAL COLORS.



WINDING CREEK PHASE 3 VILLAGE 22
Roseville, CA

7/20/2022
A-37

Kevin L. Crook
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PLANNING + ARCHITECTURE

LANDSCAPE CONSTRUCTION DOCUMENTS FOR
WINDING CREEK PHASE 3, VILLAGE C-22
PRODUCTION LANDSCAPE PLANS
ROSEVILLE, CALIFORNIA

VICINITY MAP

Exhibit C

CONSTRUCTION SPECIFICATIONS

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS TO FURNISH AND INSTALL DRAINAGE SYSTEMS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE THROUGHOUT THE PROCESS OF WORK IN A REASONABLE AND VISIBLE CONDITION, FREE OF SURFACE WATER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL PIPES PRIOR TO THE INSTALLATION OF PAVING AND OTHER SITE IMPROVEMENTS THAT MAY CREATE CONFLICTS WITH INSTALLATION OF OTHER WORK.
4. THE BOTTOM OF TRENCHES SHALL BE GRADED AND PREPARED TO PROVIDE A FIRM AND WORKABLE BED FOR THE PIPE THROUGHOUT THE ENTIRE LENGTH OF PIPE.
5. ALL TRENCHES SHALL BE BACK-FILLED WITH CLEAN, ON-SITE MATERIAL, COMPACTED TO 95% RELATIVE COMPACTION.
6. THE CONTRACTOR SHALL CONSTRUCT FINISH GRADES OF LANDSCAPE TO DIRECT WATER TOWARDS DRAINAGE STRUCTURES OR STREET AS APPLICABLE.
7. FINISH GRADES IN PLANTER AREAS SHALL BE 1" BELOW TOP OF CURB OR PAVING IN TURF AREAS AND 2" BELOW TOP OF GRADE OR PAVING IN SHRUB AREAS.
8. ALL EXISTING GRADES AND PAV ELEVATIONS SHOWN ARE PER THE CIVIL ENGINEERS' RECORD DRAWINGS.
9. GENERALLY, ALLOWABLE SLOPES FOR PAVING AND LANDSCAPE AREAS SHALL BE AS FOLLOWS:

	MINIMUM	MAXIMUM
CONCRETE WALKS (LONGITUDINAL)	0%	5%
CONCRETE WALKS (CROSS SLOPES)	1%	2%
LANDSCAPE AREAS	2%	5%
10. GRADE BREAK TRANSITIONS CONSTRUCTED IN PAVED AREAS SHALL BE SMOOTH WITHOUT ANY NOTICEABLE POINT.
11. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL CONCRETE FRAMEWORK IN PLACE AND THE CONCRETE FINISHES OF CONCRETE, AND RESERVES THE RIGHT TO MAKE ANY FIELD MODIFICATIONS AND GRADE ADJUSTMENTS DEEMED NECESSARY. THE FINISH GRADES OF ALL LANDSCAPE AREAS ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.

CONCRETE

GENERAL

A. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO CONSTRUCT THE CONCRETE IMPROVEMENTS AS SHOWN ON THE DRAWINGS, AND NOTED HEREIN.

3. ALL CONCRETE SHALL CONSIST OF PORTLAND CEMENT, FINE AGGREGATE (SAND), COARSE AGGREGATE AND WATER, PROPORTIONED AND MIXED TO ATTAIN 28 DAY COMPRESSIVE STRENGTH OF 2800 PSI WITH A SLUMP NOT TO EXCEED THREE INCHES. CONCRETE REINFORCEMENT PER GEOTECHNICAL REPORTS.

C. THE CONTRACTOR SHALL CONFORM WITH ALL APPLICABLE RECOMMENDATIONS CONTAINED IN "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" PUBLICATION # 347-78 OF THE AMERICAN CONCRETE INSTITUTE.

MATERIALS

A. CEMENT STYLE SHALL BE TYPE II LOW ALKALI PORTLAND CEMENT CONFORMING TO ASTM C-150. THE SAME BRAND OF CEMENT SHALL BE USED THROUGHOUT THE PROJECT.

B. WELDED WIRE MESH (WWM) SHALL CONFORM TO ASTM A-185

C. COLOR: NATURAL GRAY EXCEPT WHERE NOTED ON PLANS.

D. REINFORCING STEEL FOR PAVING AND WALLS SHALL BE NEW BILLET STEEL BARS CONFORMING TO ASTM A615-68.

FORMS

A. FORMS SHALL BE FREE OF WARP, SET PLUMB AND TRUE TO LINE AND GRADE WITH UPPER EDGES FLUSH WITH SPECIFIED GRADE OR FINISH SURFACE OF THE CONSTRUCTED IMPROVEMENT, AND NOT MORE THAN 1/2" WIDER THAN THE SPECIFIED THICKNESS OF THE EDGE OF THE CONCRETE TO BE PLACED.

B. WOODEN FORMS SHALL HAVE A NET THICKNESS OF AT LEAST 1-1/2" AND SHALL BE FREE FROM IMPERFECTIONS WHICH WOULD IMPAIR THE STRENGTH FOR THE USE INTENDED. BENDERS OR THIN PLANK FORMS MAY BE USED ON CURVES. FORMS SHALL BE SECURED BY NAILING TO SIDE STAKES OF SUFFICIENT LENGTH AND CROSS SECTIONAL AREA TO ADEQUATELY RESIST LATERAL DISPLACEMENT DURING THE PLACEMENT OF CONCRETE.

FINISHING

A. CONCRETE SURFACES SHALL BE FLOATED PRIOR TO STEEL TROWEL. FORMED EDGES SHALL BE ROUNDED TO A RADIUS OF 1/2" OR AS SPECIFIED ON THE DRAWINGS. EDGES AT EXPANSION JOINTS SHALL BE ROUNDED TO A RADIUS OF 1/4".

B. CONCRETE FINISHES SHALL BE AS NOTED ON THE DRAWINGS AND SPECIFIED HEREIN.

C. NO ADVERTISING IMPRESSION, STAMPS, OR MARKS OF ANY DESCRIPTION WILL BE PERMITTED ON CONCRETE SURFACES. BROOM FINISH SHALL BE PERFORMED AFTER FINISH TROWELLING BY DRAWING THE FOLLOWING BROOM TYPES ACROSS THE

1.) MEDIUM BROOM FINISH - PUSH WITH MEDIUM OR STIFF BRISTLES.

JOINTS

A. SET PREMOLDED EXPANSION JOINT STRIP BELOW FINISH GRADE SURFACE, TEMPORARILY SECURED TO THE TOP OF EXPANSION STRIP OR USE PLASTIC FILLER. EXPANSION JOINTS SHALL BE SEALED WITH POLYSULFIDE OR POLYURETHANE WATERPROOF CAULKING. USE 1/2" EXPANSION JOINTS THROUGHOUT.

B. SCORED CONTROL JOINTS SHALL BE TOOLED TO A MINIMUM DEPTH OF 3/4" AND SHALL HAVE A RADIUS OF 1/8".

C. EXPANSION JOINTS TO BE 20' O.C.; DEEP TOOLED JOINTS TO BE 10' O.C.; SCORE JOINTS TO BE 5' O.C.

CURING COMPOUND

A. RESIN-BASE, CLEAR CURING COMPOUND CONFORMING TO ASTM C 309, TYPE 2.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. BY LICENSED CONTRACTORS AND EXPERIENCED SUPERVISORS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS/HER WORK.
2. LOCATIONS OF UTILITIES SHALL BE APPROXIMATE. VERIFY LOCATIONS WITH CIVIL ENGINEERS AND UTILITY PLANS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND BE HELD ACCOUNTABLE FOR ALL DAMAGES INCURRED.
3. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS; ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO THE CONSTRUCTION.
4. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
5. SAFETY OF PERSONS AND PROPERTY:
 - A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT.
 - B. THE CONTRACTOR SHALL TAKE RESPONSIBLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY, OR LOSS OF PROPERTY TO THE OTHER PERSONS WHO MAY BE AFFECTED THEREBY. THE WORK, MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF SITE, UNDER CARE, CUSTODY, OR CONTROL OF THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTORS, AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO SUCH AS TREES, SHRUBS, LAWNS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES.
6. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL FOR SUCH USE IS OBTAINED FROM THE OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, AND APPLICABLE GOVERNING AUTHORITY. NO VARIATION FROM DESIGN, MATERIALS, EQUIPMENT, OR PRODUCT SHALL BE ALLOWED WITHOUT SUCH APPROVALS.
7. ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING, FACE OF WALL OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL RADIUS AND CURVES ARE TO HAVE SMOOTH CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
8. ALL FORMS AND ALIGNMENT OF PAVING AND WALL FOOTINGS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PAVING WITH A MINIMUM OF A 4 HOUR NOTICE REQUIRED.
9. CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS AS SHOWN ON IRRIGATION PLANS.
10. WALLS AND FENCES ARE SHOWN TO BE CENTERED ON PROPERTY LINES UNLESS OTHERWISE NOTED.
11. CONCRETE ENTRY WALLS ARE TO BE CENTERED ON ENTRY STOOPS UNLESS OTHERWISE NOTED.

GENERAL IRRIGATION NOTES

1. THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHOWN WITHIN THE PAVED AREAS IS FOR CONVEYANCE PURPOSES ONLY. SHOWN SHALL BE INSTALLED IN PLANTING AREAS, ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHROB AREAS WHEREVER POSSIBLE.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK ON THE PROJECT.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH GRADE DIFFERENCES AND WITH ALL LOCATIONS OF STRUCTURES, UTILITIES, AND FENCES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INFORMATION REGARDING THE LOCATION, TO INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH FOOTINGS, UNDER PAVEMENT. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
5. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM PRESSURE AND THE MAXIMUM FLOW CAPACITY OF THE LATERAL PIPING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE, SERVICE LINE SIZE, AND WATER METER SIZE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE CONTRACTOR'S WATER PRESSURE AND FLOW CAPACITY DATA AND THAT INDICATED ON THE DRAWINGS IS TO BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE AS WELL AS THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
6. ALL PIPE SIZES SHALL CONFORM TO THOSE SHOWN. ON THE DRAWINGS, LATERAL PIPE NOT SHOWN ON DRAINAGE AND DOWNSTREAM CAN BE 3/4" OR 1" POLYETHYLENE GLASS REINFORCED. SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED. HOWEVER, SUBSTITUTIONS FOR LARGER PIPE SIZE MAY BE APPROVED.
7. ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING OR WALLS SHALL BE INSTALLED SEPARATELY FROM THE ELECTRICAL. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) INCHES (75 MM) DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE (MINIMUM 1" SIZE) FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
8. ALL EXCAVATIONS ARE TO BE BACKFILLED TO 85% COMPACT (95% UNDER PAVING) UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL REVIEW AND VERIFY THE LOCATION AND TYPE OF ELECTRICAL EQUIPMENT SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL ELECTRICAL DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO BOTH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL OBTAIN THE PERMISSION OF THE CONTRACTOR'S ELECTRICAL SUBCONTRACTOR TO VERIFY THE FINEST CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER(S).
10. IRRIGATION CONTROL PIPING SHALL BE #1/4-1" U.P. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE WHITE IN COLOR AND PILOT WIRES SHALL BE A COLOR OTHER THAN WHITE.
11. ALL WIRE SPLICES SHALL BE MADE WITHIN VALVE BOXES. SPLICES SHALL BE MADE WITH A COPPER CRIMP-TYPE CONNECTOR AND INSTALLED WITHIN 3" MOBT SEALING PAK. ALL WIRE SHALL BE EQUAL. TAKE WIRES IN BUNDLES EVERY 4".
12. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL NOZZLES AND VALVES FOR OPTIMUM COVERAGE.
13. IRRIGATION EQUIPMENT NOT OTHERWISE DETAILLED OR SPECIFIED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL GUARANTEE THAT THE IRRIGATION SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE WORK IS COMPLETED. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DEFECTIVE MATERIALS OR WORK AT NO ADDITIONAL COST TO THE OWNER.
15. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN ACCURATE AS-BUILT SET OF IRRIGATION DRAWINGS PRIOR TO FINAL ACCEPTANCE OF THE WORK.
16. ALL IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE WORK UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS, NOZZLES AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY INTO PAVING, WALKS, WALLS, FENCES, ETC.

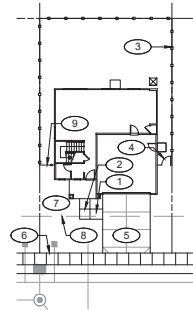
GENERAL PLANTING NOTES

1. CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND THROUGH THE COMPLETION OF PICKUP WORK.
2. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
3. VERIFY EXISTING GRADE IN FIELD PRIOR TO PLANTING. EXISTING GRADE SHALL BE WITHIN ONE TENTH (1/10) OF A FOOT OF FINISH GRADE. FINISH GRADE SHALL BE 1 INCH BELOW TOP OF CURB AND RAMP AND 2 INCHES BELOW TOP OF CURB OR PAVING IN GRASS COVER AREAS.
4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
5. PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES.
6. PRIOR TO START OF PROJECT CONTRACTOR SHALL SUBMIT SOURCES OF PLANT MATERIALS AND TREES TO LANDSCAPE ARCHITECT.
7. PRIOR TO INSTALLATION, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE. PLANT MATERIALS REJECTED FOR THE PROJECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
8. CONTRACTOR SHALL APPROVE ALL THREE LOCATIONS PRIOR TO INSTALLATION. IF ANY CONTRACT MATERIALS ARE REJECTED BY THE ARCHITECT, THE FOLLOWING: FREE APPROVAL SITE VISIT. ANY AND ALL TREES INSTALLED COULD BE SUBJECT TO RELOCATION AT CONTRACTOR'S EXPENSE.
9. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL BE FREE OF WEEDS, ROCKS, AND DEBRIS.
10. THE SOILS AMENDMENTS SPECIFIED HEREIN ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE A SOILS ANALYST REPORT FROM AN APPROVED SOILS LABORATORY PRIOR TO THE INSTALLATION OF PLANT MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE A FREE APPROVAL SITE VISIT. ANY AND ALL TREES INSTALLED COULD BE SUBJECT TO RELOCATION AT CONTRACTOR'S EXPENSE.
11. THE SOILS AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE THE PROJECT SITE HAS BEEN ROUGH GRADED CONTRACTOR SHALL OBTAIN A SOILS ANALYST REPORT AND SUBMIT ONE TO THE LANDSCAPE ARCHITECT'S REPRESENTATIVE AND ONE TO THE LANDSCAPE ARCHITECT. THE SOIL PREPARATION AND AMENDMENT RECOMMENDATIONS INCLUDED IN THE SOILS REPORT SUPERSEDE THESE NOTES AND SHALL BE FOLLOWED BY THE CONTRACTOR.

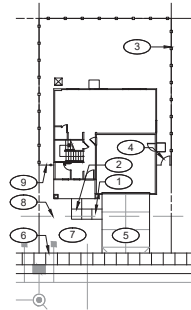
AMOUNT PER 1,000 SQUARE FEET
100 LBS. AGRO NITROGEN DERIVED ORGANIC AMENDMENT DERIVED FROM REDWOOD, FIR, OR CEDAR SAWDUST.
30LBS. 0-20-20 PELLETIZED FERTILIZER
100 LBS. AGRICULTURAL GYPSUM
13 LBS. SOL. SULFUR
12. **ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY.** ONCE THE PROJECT SITE HAS BEEN ROUGH GRADED CONTRACTOR SHALL OBTAIN A SOILS ANALYST REPORT AND SUBMIT ONE TO THE LANDSCAPE ARCHITECT'S REPRESENTATIVE AND ONE TO THE LANDSCAPE ARCHITECT. THE SOIL PREPARATION AND AMENDMENT RECOMMENDATIONS INCLUDED IN THE SOILS REPORT SUPERSEDE THESE NOTES AND SHALL BE FOLLOWED BY THE CONTRACTOR.
13. THE PLANTING PIT PERIMETERS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DEPTH OF THE ROOTBALL. THE ROOTBALL AND DRAGON ON THE PLANTING DETAILS. THE PITS SHALL BE SCANNED. THE ROOTBALL SHALL BE SET ON UNDISTURBED SOIL AND THE CROWN SHALL BE SET 1" ABOVE FINISH GRADE. A 3" BERM SHALL BE CREATED AROUND THE PLANT PIT AND MULCHED WITH 3" MINIMUM BARK MULCH.
14. **4 PARTS ON SITE SOIL**
4 PARTS BY VOLUME SOILS AMENDMENT DERIVED ABOVE (#6) SOIL PREP MIX.
1.5 LBS/LY TO MIX OF 20-20-20 IRON SULFATE
1.5 LBS/LY TO MIX AGRICULTURAL GYPSUM
15. **THIRTY DAYS AFTER INSTALLATION ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH APPROVED 16-6-8 FERTILIZER APPLIED AT A RATE OF SIX (6) POUNDS PER 1000 SQ.FT. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT 60 DAY INTERVALS.**
16. **FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) OR EQUAL, IN QUANTITIES AS FOLLOWS:**
1 GALLON SHRUB 1
5 GALLON SHRUB 3
15 GALLON SHRUB OR TREE 4
24" BOX TREE & LARGER 1" 4" OR BOX SIZE
- PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
17. **ALL SHRUBS AND FALLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR DYE ADDED. BARK COLORING TO BE MURR JOHNS BROWN, OR EQUIVALENT. THE DYE SHALL BE APPLIED TO THE MULCH BY A SUBCONTRACTOR OR LANDSCAPE MAINTENANCE EMPLOYEE. A DIVISION OF WASTE MANAGEMENT RECYCLE AMERICA TO BE 877-953-2784.**
18. PRIOR TO COMPLETION, THE LANDSCAPE ARCHITECT SHALL REVIEW THE PROJECT LANDSCAPE FOR COMPLIANCE OF INSTALLATION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS PRIOR TO A SITE VISIT.
19. TREE SUBTRACTS SHALL BE THE FOLLOWING, OR AS PER LOCAL CODES AND ORDINANCES:

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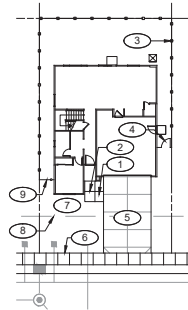
Exhibit C



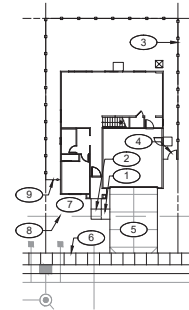
PLAN 3521 - INLINE



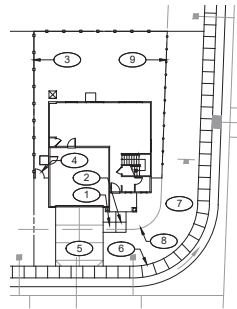
PLAN 3522 - INLINE



PLAN 3524 - INLINE



PLAN 3526 - INLINE



TYPICAL CORNER
PLAN 3521 FOR REFERENCE

CONSTRUCTION CALLOUT LEGEND

- (1) CONCRETE PAVING. FINISH: MEDIUM BROOM. COLOR: NATURAL GRAY
SEE DETAIL A / L-6.0.
- (2) CONCRETE SCORELINE, TYPICAL.
- (3) GOOD NEIGHBOR FENCE. SEE DETAIL C / L-6.0.
- (4) WOOD GATE. SEE DETAIL B / L-6.0.
- (5) CONCRETE DRIVEWAY PER CIVIL ENGINEER'S PLAN. SCORELINES NOT TO EXCEED 6' x 8'. SEE DETAIL F / L-6.0.
- (6) SIDEWALK PER CIVIL ENGINEER'S PLANS.
- (7) PLANTING AREA, TYPICAL.
- (8) PUBLIC UTILITY EASEMENT.
- (9) 6' ENHANCED WOOD FENCE FOR ALL PUBLIC FACING FENCES.
SEE DETAIL G / L-6.0.

- REFER TO SHEET L-1.0 FOR GENERAL NOTES & SPECIFICATIONS.
- REFER TO SHEET L-6.0 FOR CONSTRUCTION DETAILS.



WINDING CREEK
PH.3, VILLAGE 22
PRODUCTION
LANDSCAPE PLANS

Heritage
HOMES

1601 Shattuck Road, Suite 4200
West Sacramento, CA 95605

NO.	DATE	REVISIONS	BY

STUDIO 1515
LANDSCAPE ARCHITECTURE
1438 FOURTH STREET, SUITE 100
ROSEVILLE, CA 95678

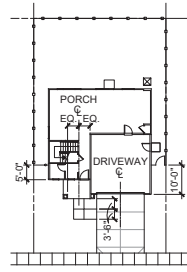
WINDING CREEK PHASE 3, VILLAGE 22
PRODUCTION LANDSCAPE PLANS
CONSTRUCTION CALLOUT PLAN
ROSEVILLE, CALIFORNIA



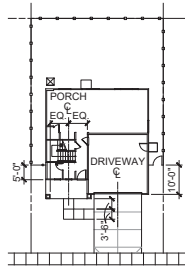
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L-2.0

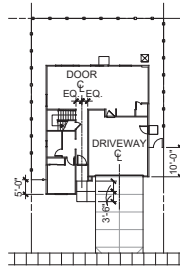
Exhibit C



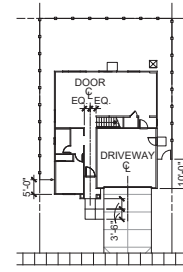
PLAN 3521 - INLINE



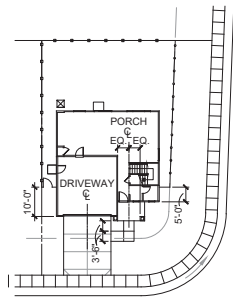
PLAN 3522 - INLINE



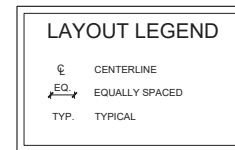
PLAN 3524 - INLINE



PLAN 3526 - INLINE



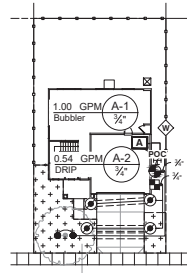
TYPICAL CORNER
PLAN 3521 FOR REFERENCE



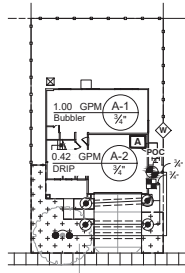
- REFER TO SHEET L-1.0 FOR GENERAL NOTES & SPECIFICATIONS.
- REFER TO SHEET L-6.0 FOR CONSTRUCTION DETAILS.



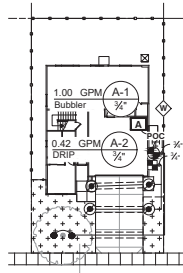
Exhibit C



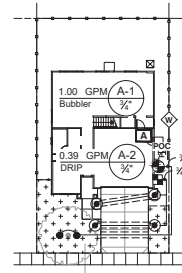
PLAN 3522 - IN-LINE



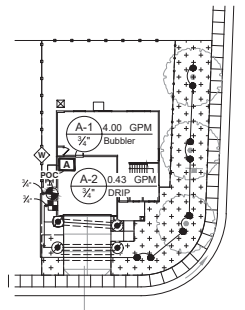
PLAN 3522 - IN-LINE



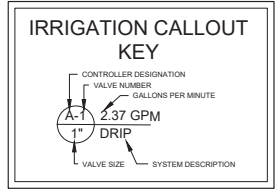
PLAN 3524 - IN-LINE



PLAN 3526 - IN-LINE



TYPICAL CORNER
PLAN 3521 FOR REFERENCE



IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD RWS-8-C-SOCK 1401
	RAIN BIRD XACZ-675-PRF
	PIPE TRANSITION POINT ABOVE GRADE
	AREA TO RECEIVE DRIP EMITTERS
	RAIN BIRD XB-PC
Emitter Notes:	
0.5 GPH emitters (1 assigned to each rosepot plant)	
0.5 GPH emitters (1 assigned to each 1 gal. plant)	
0.5 GPH emitters (2 assigned to each 2 gal. plant)	
0.5 GPH emitters (2 assigned to each 5 gal. plant)	
0.5 GPH emitters (4 assigned to each 15 gal. plant)	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD ASVF
	ELECTRIC REMOTE CONTROL VALVE, WITH ATMOSPHERIC BACKFLOW PREVENTER, 3/4", 1" AVAILABLE.
	RAIN BIRD TM2-8-120V
	8 STATION 120V MODEL, SUITABLE FOR INDOOR OR OUTDOOR INSTALLATIONS FACTORY-INSTALLED OUTDOOR-RATED POWER CORD, LINK WIFI READY
	RAIN BIRD WR2-PC
	WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER
	POINT OF CONNECTION 3/4" 3/4" IRRIGATION POINT OF CONNECTION TO BE CONNECTED TO IRRIGATION WATER LINE PER CIVIL ENGINEER'S PLANS.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	PIPE SLEEVE: PVC SCHEDULE 40

IRRIGATION LAYOUT NOTE

THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREA IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTING AREAS WHERE POSSIBLE. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS. CONTRACTOR SHALL INSTALL MAINLINE AND LATERALS CLEAR OF JOINT TRENCH AND OTHER UTILITIES PER CODE.

IRRIGATION DESIGN IS BASED ON A MINIMUM 1" SERVICE LINE, 5/8" METER, STATIC WATER PRESSURE OF 50 P.S.I. AND A MAXIMUM FLOW RATE OF 5 GPM

- REFER TO SHEET L-1.0 FOR IRRIGATION NOTES & SPECIFICATIONS
- REFER TO SHEET L-8.0 FOR IRRIGATION DETAILS
- REFER TO SHEET L-9.0 FOR MWEO CALCULATIONS.



WINDING CREEK PH.3, VILLAGE22- PRODUCTION LANDSCAPE PLANS

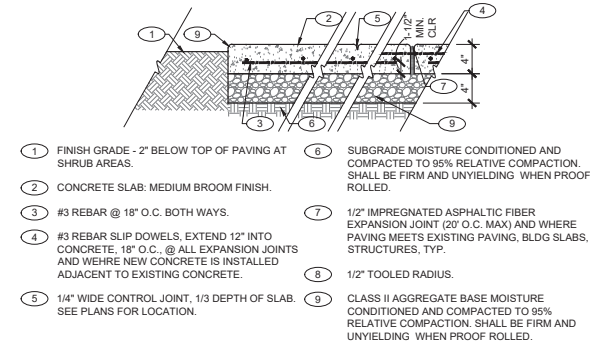
Meritage Homes
460 S. Haverhill Road, Suite 400A
West Sacramento, CA 95605

STUDIO 1515
LANDSCAPE ARCHITECTURE
1438 FOURTH STREET NAKA, CA 94559
(916) 441-1515

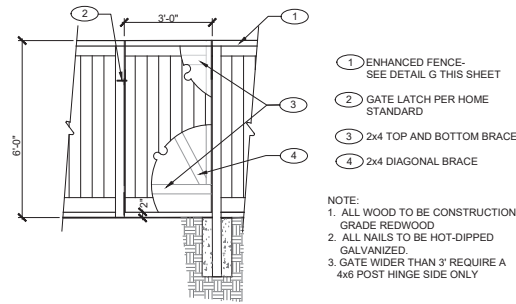
WINDING CREEK PHASE 3, VILLAGE 22
PRODUCTION LANDSCAPE PLANS
IRRIGATION PLAN
ROSEVILLE, CALIFORNIA

DATE: APRIL 8, 2022
DRAWN: MHI
DESIGNED: RIB
CHECKED: SH
JOB NO.: 8122009.0
SHEET NO.: **L-5.0**

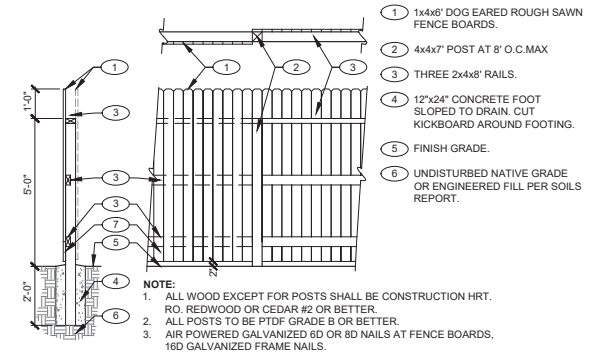
Exhibit C



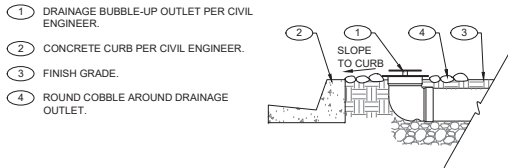
A CONCRETE PAVING
SCALE: 1-1/2" = 1'-0"



B WOOD GATE
SCALE: 1/2" = 1'-0"



C 6' GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



D DRAINAGE OUTLET W/COBBLE
SCALE: N.T.S.

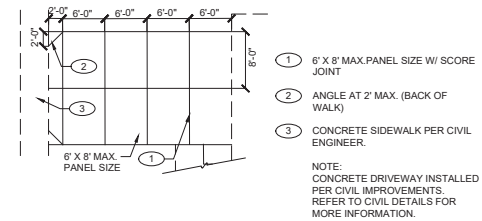
NOTES:

1. MAILBOXES SHALL BE 'CLUSTER MAILBOX CBU UNIT WITH PEDESTAL' AVAILABLE THROUGH CUSTOM HOME ACCESSORIES. COLOR: SANDSTONE

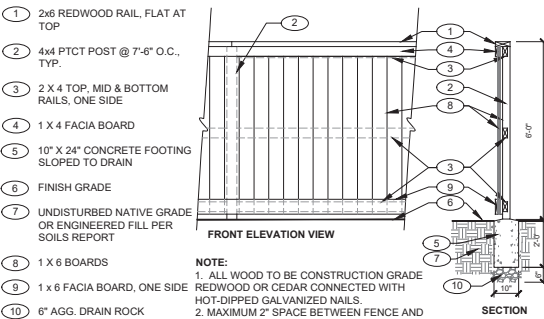
<https://store.mailboxes.info/cluster-box-unit-12.html>
1-800-2650041

2. REFER TO MANUFACTURER'S SPECIFICATIONS AND INSTALLATION REQUIREMENTS FOR CONCRETE PAD, LAYOUT DIMENSIONS AND CONNECTIONS.

3. FINAL CBU MAILBOX DOOR NUMBER TO BE VERIFIED WITH POST OFFICE.

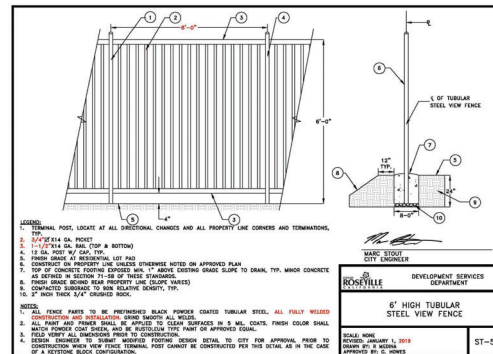


F TYPICAL DRIVEWAY SCORING LAYOUT
SCALE: 1/8" = 1'-0"



G ENHANCED WOOD FENCE
SCALE: 1/2" = 1'-0"

E MAILBOX UNITS
SCALE: 1/2" = 1'-0"



H VIEW FENCE
SCALE: N.T.S.

WINDING CREEK
PH.3, VILLAGE 22
PRODUCTION
LANDSCAPE PLANS

Heritage
Hortus

4601 Shattuck Road Suite 4200
West Sacramento, CA 95605

DATE: 4/1/22

BY: JAYD

REVISIONS

NO.

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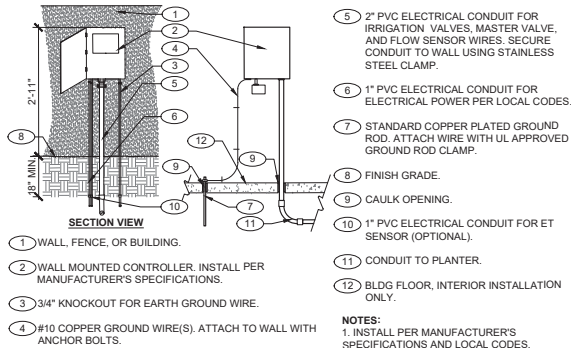
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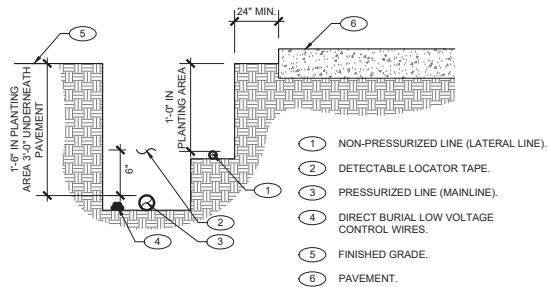
NO.

DATE

Exhibit C

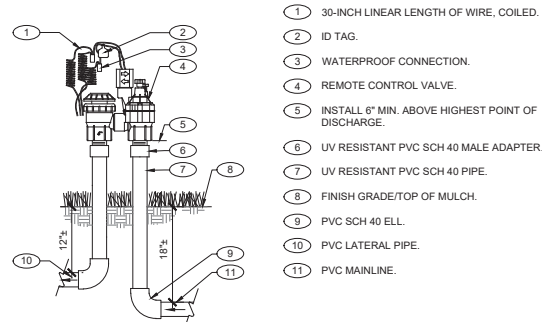


A WALL MOUNTED CONTROLLER
SCALE: NTS

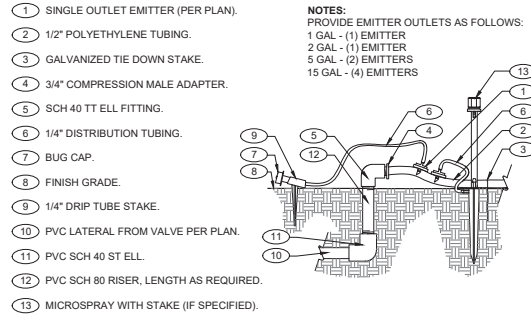


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
3. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

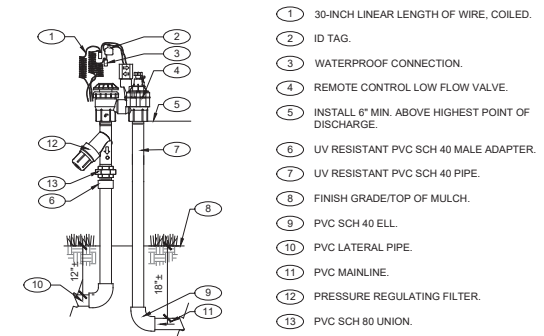
D TRENCHING
SCALE: NTS



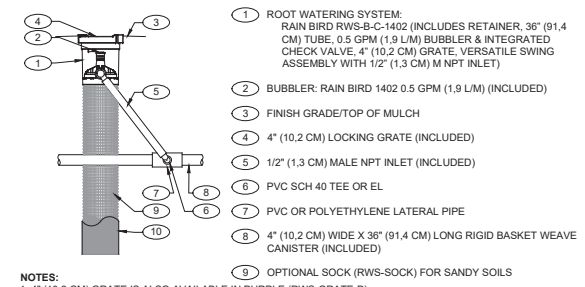
B ANTI-SIPHON REMOTE CONTROL VALVE
SCALE: NTS



E ON-SURFACE DRIP
SCALE: NTS



C ANTI-SIPHON RC LOW FLOW VALVE
SCALE: NTS



F ROOT WATERING SYSTEM
SCALE: 1-1/2" = 1'-0"

WINDING CREEK
PH.3, VILLAGE22
PRODUCTION
LANDSCAPE PLANS

Heritage
Landscape Architecture

4601 Shattuck Road Suite 400A
West Sacramento, CA 95605

DATE: BY: APPROVED:

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Exhibit C

Water Efficient Landscape Worksheet

Adapted from California Code
of Regulations Title 24,
Division 5, Chapter 3.7. Model
Water Efficient Landscape
Ordinance

Site Information
Site Name: Winding Creek II Plan 3521 Typical Interior
Site Type: Residential
Annual Eto (Inches/Yr): 32.2
Allowed ETAF: 0.55

Hydrozone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (%)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	*Estimated Total Water Use (gpf/yr)
Regular Landscape Areas							
MOSS SHRUBS	0.4	Mod./Auto.	Drop	0.81	0.5	162	2,000
MOSS TREES	0.4	Mod./Auto.	Bubble	0.81	0.5	9	144
SUBTOTAL					170	32	2,124
Special Landscape Areas							
1					1	0	0
2					1	0	0
3					1	0	0
SUBTOTAL					3	0	0
*Estimated Total Water Use (ETWU) =						32	3,124
Maximum Allowed Water Allowance (MAWA) =						3,124	3,124

(a) Hydrozone & Planting Description
1) Front Lawn
2) Low water use planting
3) Medium water use

(b) Irrigation Method
Overhead Sprinkler
Drip
Bubble

(c) Irrigation Efficiency
0.75 for spray head
0.81 for drip

(d) ETAF (Annual Gallons Required)
Eto x 0.62 x ETAF x Area
0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

(*) MAWA (Annual Gallons Allowed)
(Eto x 0.62) x (ETAF x LA) = (Eto x ETAF) x LA
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations
Regular Landscape Areas
Total ETAF x Area
Total Area
Average ETAF
All Landscape Areas
Total ETAF x Area
Total Area
Average ETAF

Notes:
Average ETAF (ET adjustment factor) for Regular Landscape Areas must be 0.55 or below for residential use, and 0.45 or below for non-residential areas.
Calculator developed to meet code effective Jan. 1, 2015
This calculator is for estimating purposes only.

Water Efficient Landscape Worksheet

Adapted from California Code
of Regulations Title 24,
Division 5, Chapter 3.7. Model
Water Efficient Landscape
Ordinance

Site Information
Site Name: Winding Creek II Plan 3522 Typical Interior
Site Type: Residential
Annual Eto (Inches/Yr): 32.2
Allowed ETAF: 0.55

Hydrozone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (%)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	*Estimated Total Water Use (gpf/yr)
Regular Landscape Areas							
MOSS SHRUBS	0.4	Mod./Auto.	Drop	0.81	0.5	162	2,000
MOSS TREES	0.4	Mod./Auto.	Bubble	0.81	0.5	9	144
SUBTOTAL					170	32	2,124
Special Landscape Areas							
1					1	0	0
2					1	0	0
3					1	0	0
SUBTOTAL					3	0	0
*Estimated Total Water Use (ETWU) =						32	3,124
Maximum Allowed Water Allowance (MAWA) =						3,124	3,124

(a) Hydrozone & Planting Description
1) Front Lawn
2) Low water use planting
3) Medium water use

(b) Irrigation Method
Overhead Sprinkler
Drip
Bubble

(c) Irrigation Efficiency
0.75 for spray head
0.81 for drip

(d) ETAF (Annual Gallons Required)
Eto x 0.62 x ETAF x Area
0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

(*) MAWA (Annual Gallons Allowed)
(Eto x 0.62) x (ETAF x LA) = (Eto x ETAF) x LA
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations
Regular Landscape Areas
Total ETAF x Area
Total Area
Average ETAF
All Landscape Areas
Total ETAF x Area
Total Area
Average ETAF

Notes:
Average ETAF (ET adjustment factor) for Regular Landscape Areas must be 0.55 or below for residential use, and 0.45 or below for non-residential areas.
Calculator developed to meet code effective Jan. 1, 2015
This calculator is for estimating purposes only.

Water Efficient Landscape Worksheet

Adapted from California Code
of Regulations Title 24,
Division 5, Chapter 3.7. Model
Water Efficient Landscape
Ordinance

Site Information
Site Name: Winding Creek II Plan 3524 Typical Interior
Site Type: Residential
Annual Eto (Inches/Yr): 32.2
Allowed ETAF: 0.55

Hydrozone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (%)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	*Estimated Total Water Use (gpf/yr)
Regular Landscape Areas							
MOSS SHRUBS	0.4	Mod./Auto.	Drop	0.81	0.5	170	2,124
MOSS TREES	0.4	Mod./Auto.	Bubble	0.81	0.5	9	144
SUBTOTAL					179	32	2,268
Special Landscape Areas							
1					1	0	0
2					1	0	0
3					1	0	0
SUBTOTAL					3	0	0
*Estimated Total Water Use (ETWU) =						32	3,124
Maximum Allowed Water Allowance (MAWA) =						3,124	3,124

(a) Hydrozone & Planting Description
1) Front Lawn
2) Low water use planting
3) Medium water use

(b) Irrigation Method
Overhead Sprinkler
Drip
Bubble

(c) Irrigation Efficiency
0.75 for spray head
0.81 for drip

(d) ETAF (Annual Gallons Required)
Eto x 0.62 x ETAF x Area
0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

(*) MAWA (Annual Gallons Allowed)
(Eto x 0.62) x (ETAF x LA) = (Eto x ETAF) x LA
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations
Regular Landscape Areas
Total ETAF x Area
Total Area
Average ETAF
All Landscape Areas
Total ETAF x Area
Total Area
Average ETAF

Notes:
Average ETAF (ET adjustment factor) for Regular Landscape Areas must be 0.55 or below for residential use, and 0.45 or below for non-residential areas.
Calculator developed to meet code effective Jan. 1, 2015
This calculator is for estimating purposes only.

A PLAN 3521 - INLINE SCALE: nts

B PLAN 3522 - INLINE SCALE: nts

C PLAN 3524 - INLINE SCALE: nts

Water Efficient Landscape Worksheet

Adapted from California Code
of Regulations Title 24,
Division 5, Chapter 3.7. Model
Water Efficient Landscape
Ordinance

Site Information
Site Name: Winding Creek II Plan 3526 Typical Interior
Site Type: Residential
Annual Eto (Inches/Yr): 32.2
Allowed ETAF: 0.55

Hydrozone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (%)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	*Estimated Total Water Use (gpf/yr)
Regular Landscape Areas							
MOSS SHRUBS	0.4	Mod./Auto.	Drop	0.81	0.5	162	2,000
MOSS TREES	0.4	Mod./Auto.	Bubble	0.81	0.5	9	144
SUBTOTAL					170	32	2,124
Special Landscape Areas							
1					1	0	0
2					1	0	0
3					1	0	0
SUBTOTAL					3	0	0
*Estimated Total Water Use (ETWU) =						32	3,124
Maximum Allowed Water Allowance (MAWA) =						3,124	3,124

(a) Hydrozone & Planting Description
1) Front Lawn
2) Low water use planting
3) Medium water use

(b) Irrigation Method
Overhead Sprinkler
Drip
Bubble

(c) Irrigation Efficiency
0.75 for spray head
0.81 for drip

(d) ETAF (Annual Gallons Required)
Eto x 0.62 x ETAF x Area
0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

(*) MAWA (Annual Gallons Allowed)
(Eto x 0.62) x (ETAF x LA) = (Eto x ETAF) x LA
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations
Regular Landscape Areas
Total ETAF x Area
Total Area
Average ETAF
All Landscape Areas
Total ETAF x Area
Total Area
Average ETAF

Notes:
Average ETAF (ET adjustment factor) for Regular Landscape Areas must be 0.55 or below for residential use, and 0.45 or below for non-residential areas.
Calculator developed to meet code effective Jan. 1, 2015
This calculator is for estimating purposes only.

Water Efficient Landscape Worksheet

Adapted from California Code
of Regulations Title 24,
Division 5, Chapter 3.7. Model
Water Efficient Landscape
Ordinance

Site Information
Site Name: Winding Creek II Typical Corner Typical Interior
Site Type: Residential
Annual Eto (Inches/Yr): 32.2
Allowed ETAF: 0.55

Hydrozone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (%)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	*Estimated Total Water Use (gpf/yr)
Regular Landscape Areas							
MOSS SHRUBS	0.4	Mod./Auto.	Drop	0.81	0.5	170	2,124
MOSS TREES	0.4	Mod./Auto.	Bubble	0.81	0.5	9	144
SUBTOTAL					179	32	2,268
Special Landscape Areas							
1					1	0	0
2					1	0	0
3					1	0	0
SUBTOTAL					3	0	0
*Estimated Total Water Use (ETWU) =						32	3,124
Maximum Allowed Water Allowance (MAWA) =						3,124	3,124

(a) Hydrozone & Planting Description
1) Front Lawn
2) Low water use planting
3) Medium water use

(b) Irrigation Method
Overhead Sprinkler
Drip
Bubble

(c) Irrigation Efficiency
0.75 for spray head
0.81 for drip

(d) ETAF (Annual Gallons Required)
Eto x 0.62 x ETAF x Area
0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

(*) MAWA (Annual Gallons Allowed)
(Eto x 0.62) x (ETAF x LA) = (Eto x ETAF) x LA
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations
Regular Landscape Areas
Total ETAF x Area
Total Area
Average ETAF
All Landscape Areas
Total ETAF x Area
Total Area
Average ETAF

Notes:
Average ETAF (ET adjustment factor) for Regular Landscape Areas must be 0.55 or below for residential use, and 0.45 or below for non-residential areas.
Calculator developed to meet code effective Jan. 1, 2015
This calculator is for estimating purposes only.

D PLAN 3526 - INLINE SCALE: nts

E PLAN 3521 - TYPICAL CORNER SCALE: nts



PLANNING COMMISSION COMMUNICATION

Title: NCRSP PCL 35 – Round 1 Signage, 1191 Galleria Bl., Suite #150, File # PL22-0179
Contact: Shelby Maples, smaples@roseville.ca.us, (916) 746-1347

Meeting Date: 9/8/2022
Item #: 5.4.

ATTACHMENTS:

Description

Staff Report

Exhibit A Sign Package



Planning Division Staff Report
Planning Commission Meeting ***September 8, 2022***
Prepared by: Shelby Maples, Associate Planner

ITEM 5.4: **Regional Mall Master Sign Permit Modification – 1151 Galleria BL. STE. 150– NCRSP
PCL 35 – Round 1 Signage – PL22-0179**

REQUEST

The applicant request approval to modify the approved Regional Mall Master Sign Permit (RMMSP) for the Galleria Mall. Proposed changes will incorporate signage for the new Round 1 entertainment venue, including illuminated exterior signs and vinyl lettering for a bowling pin sculpture totaling approximately 303 square feet.

Applicant- David Ford, All Sign Services

Owner – Seritage SRC Finance, LLC

SUMMARY RECOMMENDATION

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

- A. Approve the proposed modifications to the Regional Mall Master Sign Permit subject to two (2) 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 Galleria Mall is located at the northwest corner of Galleria Boulevard and Roseville Parkway on Parcel 35 of the North Central Roseville Specific Plan. On January 6, 1999, the City Council approved a Sign Ordinance Amendment (File # RMMSP 99-02) that established a separate section in the Ordinance, similar to the Automall provision, which requires a comprehensive Regional Mall Master Sign Permit (RMMSP) for exterior signage for the Mall and the anchors. The RMMSP is intended to establish the details of the sign program for the shopping center and all of the parcels on the Mall property (NCRSP Parcel 35). The Ordinance amendment was approved by the City Council with the acknowledgement that the RMMSP would include signs that exceeded the maximum height, area, and quantity limitations. The Council believed that this was appropriate due to the magnitude of the mall project and its unique distinction as the only conventional regional retail mall in the City, with approximately 1.1 million square feet and 140 tenants under one roof at that time. The Mall underwent a major expansion to add 480,000 square feet for a total of 1.6 million square feet, beginning in 2006. On October 5, 2018 a Major Project Permit Modification (PL18-0201) was approved to allow the building formerly occupied by Sears to be renovated to include an indoor entertainment facility (Round 1) on the ground floor and a movie theater (Cinemark) on the second floor. To accommodate the movie theater use, the roof of the building was raised approximately 35 feet.

Entitlement History

As required by the Sign Ordinance Amendment, the RMMSP is subject to the review and approval of the Planning Commission. On September 23, 1999, the Planning Commission approved the original Regional Mall Master Sign Permit, which established the criteria for all wall-mounted and freestanding signs

throughout the mall complex. Construction was completed and the mall opened for business in August of 2000.

The RMMSP has been amended four times since the original approval as follows:

- On April 22, 2004 the Planning Commission approved a modification to the RMMSP (File # RMMSP 04-05) to allow changes to the sign criteria that allowed the new owners of the Mall, Westfield LLC, to incorporate the Westfield corporate identity into the Mall's signage.
- On April 12, 2007 the Planning Commission approved a modification to the RMMSP (File # 2007PL-0183) to provide criteria for temporary construction signage as well as criteria for temporary signage for the annual Sacramento Capitals World Tennis event.
- On January 10, 2008, the Planning Commission approved a modification to the RMMSP (File # 2008PL-161) to add signage for the Promenade, including The Cheesecake Factory, as well as directional, parking garage, and plateau deck signage as part of the Mall's expansion.
- On October 8, 2020, the Planning Commission approved a modification to the RMMSP (File # PL20-0100) to add signage for the Cinemark movie theatre, totaling approximately 802 square feet.

Figure 1: Project Location



The current request is to modify the RMMSP to allow various changes to the sign criteria to address signage needs for the new Round 1 entertainment venue. Round 1 will occupy a portion of the former Sears building on the north side of the Mall. These changes include two (2) new exterior wall signs for Round 1, as well as vinyl lettering for a bowling pin sculpture. Table 1 provides a summary of the area of each of the proposed signs. Further details of the proposed modifications are described in the Evaluation section below.

Table 1 – Proposed Round 1 Signs

Sign Name	Location	Area (square feet)
A – Wall Sign	West Elevation	144.83 square feet
B – Wall Sign	North Elevation	144.83 square feet
C – Bowling Pin Sign	West Elevation	13.44 square feet
Total		303.1 square feet

EVALUATION

Section 17.06.540 of the Sign Ordinance establishes the Regional Mall Master Sign Permit program for the City's Regional Mall. Location, height, area, design, and overall number of signs are considered as part of the evaluation. Discussion is provided below to evaluate the proposed changes.

The proposed project includes wall signs for the new Round 1 entertainment venue. There are two (2) wall signs proposed, totaling 289.66 square feet of wall sign area. The two signs are face-lit, acrylic channel letter signs depicting the Round 1 logo, and are 6'7" tall and 22" wide. The signs are of equal size and proposed on the north and west elevations of the building. As previously mentioned, a special section of the Sign Ordinance was approved by the City Council acknowledging that due to the size and scale of the Mall, the RMMSP will include signs that exceed the height, area, and quantity requirements prescribed by the Sign Ordinance.

To evaluate the requested signs, staff compared the proposed sign package for Round 1 to previously permitted signs for the Mall. For example, Macy's has approximately 665 square feet of signage (excluding the parking garage), JC Penney has approximately 673 square feet, and Cinemark has approximately 709 square feet (excluding the parking garage sign). The overall signage for Round 1 is proposed at approximately 303 square feet. As this use is smaller than Cinemark, Macy's, and JC Penney, staff finds that the Round 1 signs are proportional to the building and consistent with previous sign approvals for other tenants in the Mall.

The project also proposes vinyl lettering with the Round 1 logo on an 18-foot tall bowling pin sculpture. The area of the lettering totals 13.44 square feet. No lighting is proposed. The bowling pin sculpture, which was approved with Building Permit # BD20-0360, will be located on the western elevation of the site. The western elevation of the building is largely blocked by an existing parking garage, and has limited visibility to the loop road around the Galleria Mall. Figures 2 and 3 below provide elevations for the north and west sides of the building.

Figure 3: West Elevation, with Wall Sign and Bowling Pin

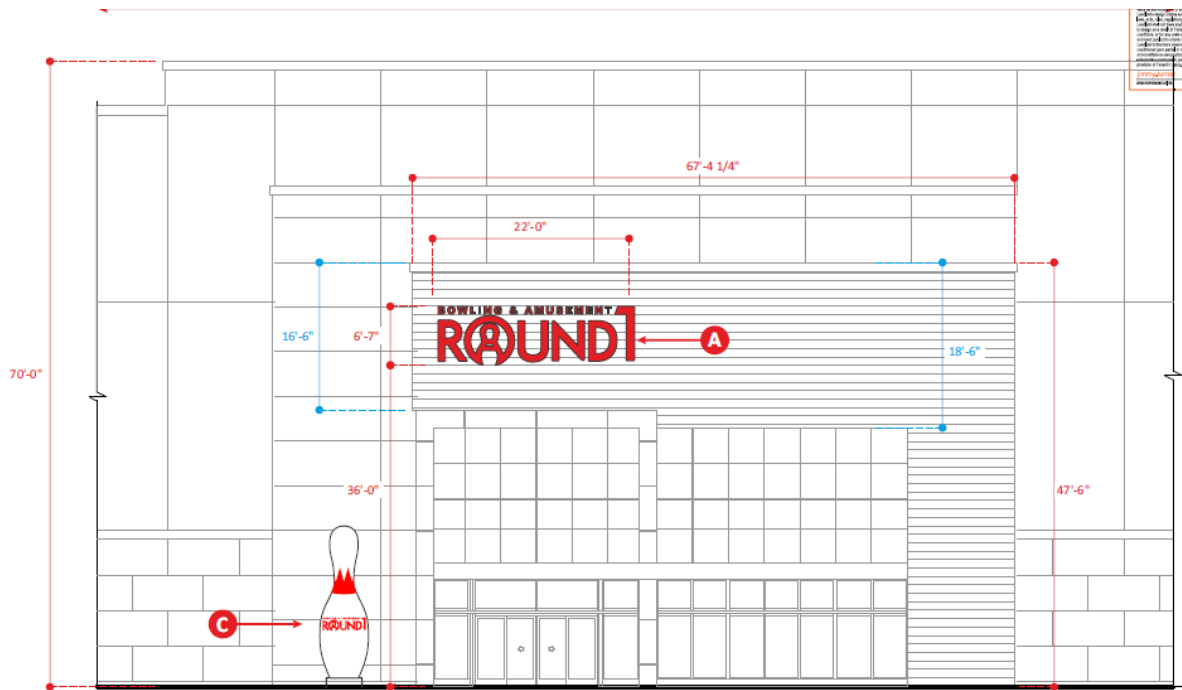
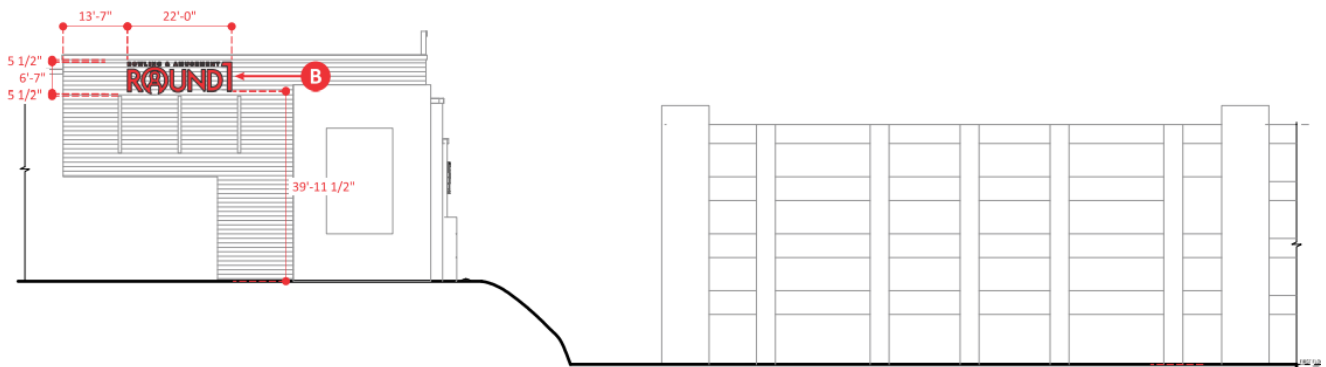


Figure 3: North Elevation



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 August 27, 2022, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

The Planning Division has reviewed the proposed changes to the Regional Mall Master Sign Permit and has found them to be consistent with past RMMSP approvals and past Planning Commission approvals. While the majority of the Mall's signs will not be affected by the proposed changes, staff feels that the revisions and additional signage are tasteful, well-coordinated, and will be complementary to the design and appearance of the Mall. Therefore, staff recommends that the Planning Commission approve the request as proposed and conditioned.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311(a), which exempts the construction of on-premises signs, and pursuant to Section 205 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Approve the **REGIONAL MALL MASTER SIGN PERMIT MODIFICATION – 1151 GALLERIA BL. STE. 150 –NCRSP PARCEL 35 – ROUND 1 SIGNAGE – PL22-0179** subject to 2 (two) conditions of approval.

CONDITIONS OF APPROVAL FOR REGIONAL MALL MASTER SIGN PERMIT MODIFICATION

PL22-0179

1. The RMMSP is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
2. A Sign Permit and Building Permit are required prior to installation of any signage. (Planning, Building)

Exhibits

- A. Sign Package

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.



13158 ARCTIC CIR.
SANTA FE SPRINGS, CA 90670
PH. 562.436.5188
WWW.TDISIGNS.COM

PROJECT INFO:

Round 1
Round 1- Westfield Galleria
1191 Galleria Blvd. Ste. 150
Roseville, CA
95678

ACCOUNT MANAGER:

A. RIVAS

DESIGNER:

VN

DRAWING TYPE:

PRESENTATION ☐
PERMIT ☒
SHOP ☐

CLIENT APPROVAL

REVISION NOTES:

- 11/5/21 VN: Revised as per email
-
- 12/02 VN: Exterior Signs
- 2/10 VN: LL
- 2/22 VN: Window Vinyl
- 4/18 JV: Reduce C, add raceways
- 4/27 VN: Revised as per email
- 7/22 VN: Revised as per email

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DATE:

04/27/2022

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200187-09.1

PAGE:

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PC EXHIBIT A

W

UNIBAIL ROQAMCO WESTFIELD

SHOP DRAWING REVIEW

☐ APPROVED ☒ APPROVED AS NOTED ☐ RESUBMIT

Landlord review is for design intent and compliance with Landlord's criteria ONLY. It is the responsibility of the Tenant, Tenant's Consultants, and Tenant's General Contractor to help verify all site conditions to ensure the work represented herein, satisfactorily meets Landlord's design criteria and the requirements of all local, state, and Federal building codes, laws, acts, rules, regulations, ordinances, permitting requirements, inspections, and reviews. Landlord shall not have any liability or obligation to the Tenant arising from errors or omissions in design as a result of Tenant's failure to adequately survey or document existing site conditions, or for any costs associated with the mandatory removal of all installations that do not meet Landlord's criteria or the fabrication and installation conditions of this approval. Landlord furthermore reserves the right to rescind or revise any approval that was conditioned upon partial or missing information. Approval of Tenant's plans by Landlord does not constitute an assumption of responsibility by Landlord for their accuracy or sufficiency as intended for construction, permitting, or performance and in no way supersedes any provision of Tenant's Lease.

jimmy.turner

UNRW REPRESENTATIVE

2/28/2022

DATE

BOWLING & AMUSEMENT
ROUND 1

EXTERIOR MARKETING PACKAGE

Round 1 - Westfield Galleria
1191 Galleria Blvd. Ste. 150
Roseville, CA 95678

THE FOLLOWING CANNOT BE VISIBLE TO THE PUBLIC:
WIRING, ELECTRICAL DEVICES, SCREWS, FASTENERS,
HARDWARE, MOUNTING DEVICES, RACEWAYS, LABELS,
SWITCHES, LIGHT LEAKS, REQUIRED UL LABELS TO BE OUT
OF CUSTOMER VIEW.

SIGNAGE MUST BE CONTROLLED BY A TIME CLOCK SET TO
MALL OPERATING HOURS

NO TRIM CAPS OR "BEAUTY CAPS" PERMITTED FOR INTERIOR
SIGNS.

ENSURE EVEN ILLUMINATION. IF USED, ALL HALO LIGHTING
MUST USE DIFFUSER ON BACK TO AVOID REFLECTIONS ON
STOREFRONT;
NO WEEP HOLES FOR INTERIOR SIGNS;
FOR EXTERIOR WEEP HOLES, PROVIDE LIGHT BAFFLES TO
AVOID LIGHT LEAKS.

SIGNAGE REQUIRES AHJ APPROVAL. LANDLORD APPROVAL
DOES NOT GUARANTEE AHJ APPROVAL.

ENSURE GAUGE OF METAL AND ACRYLIC IS THICK ENOUGH
TO AVOID "OIL-CANNING"

ALL WELDS TO BE GROUND SMOOTH; ALL EDGES TO BE
CRISP; NO LIGHT LEAKS AT EDGES

ALL FASTENERS VISIBLE TO THE PUBLIC MUST BE
COUNTERSUNK AND PAINTED TO MATCH; USE MINIMAL
AMOUNT (AND SMALLEST HEAD) OF VISIBLE FASTENERS AS
POSSIBLE

NO VISIBLE SEAMS ON FACE OF LETTER OR RETURNS; WELD
AND GRIND SMOOTH ANY SEAMS

STANDOFFS AND VISIBLE CONDUIT TO BE PAINTED TO
MATCH WALL COLOR



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SANTA FE SPRINGS, CA 90670
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Roseville, CA
95678

ACCOUNT MANAGER:
A. RIVAS

DESIGNER:
VN

DRAWING TYPE:
PRESENTATION ☐
PERMIT ☒
SHOP ☐

CLIENT APPROVAL

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UNIBAIL-ROUNDCO-WESTFIELD

SITE MAP

SHOP DRAWING REVIEW

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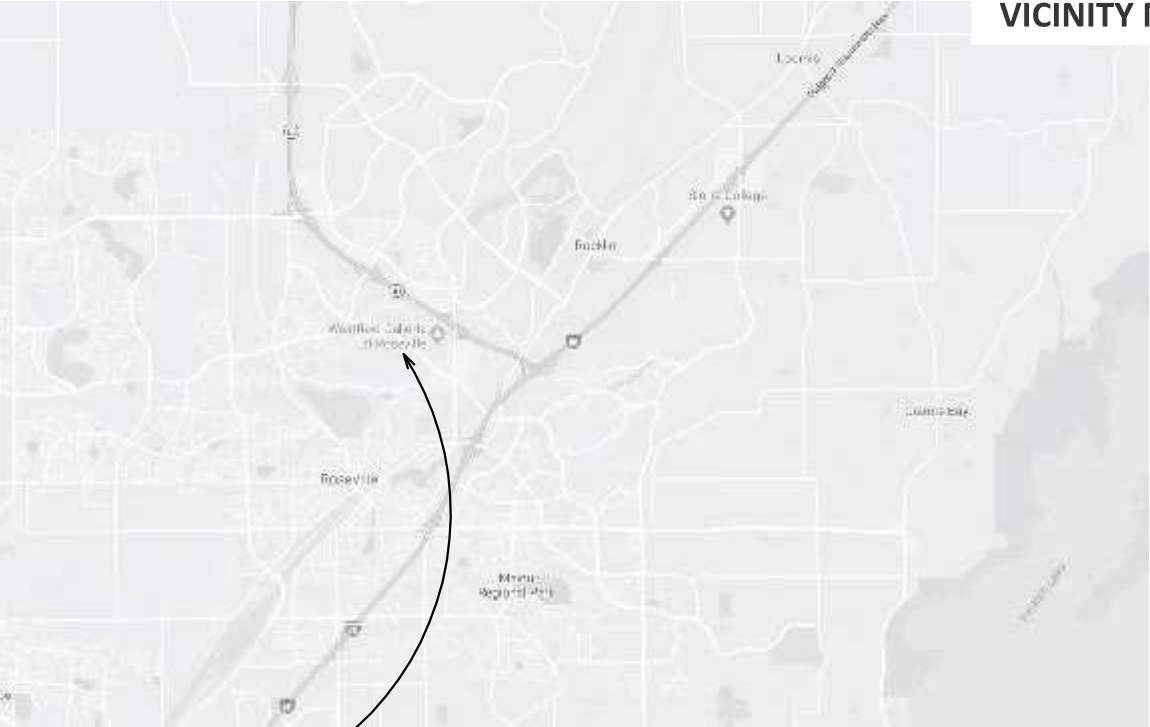
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jimmy.turner

2/28/2022

UPM REPRESENTATIVE

DATE



SITE LOCATION

SIGN A: Manufacture and install (1) set of Face-lit Channel Letters on West Elevation
SIGN B: Manufacture and install (1) set of Face-lit Channel Letters on North Elevation
SIGN C: Manufacture and install (1) set of Bowling Pin Vinyl Graphics



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jimmyturner

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1 RENDERING

SCALE: NTS



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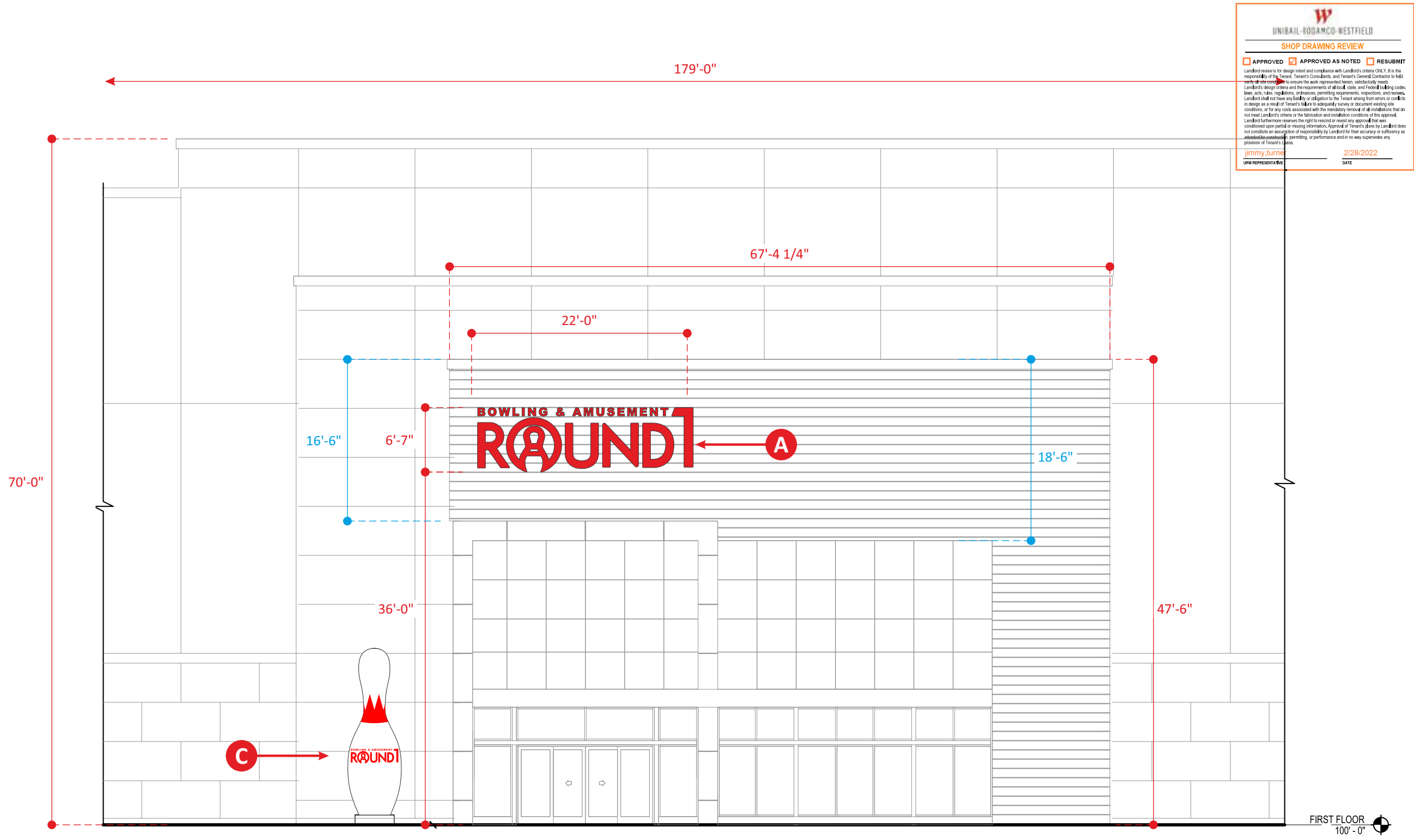
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2

WEST ELEVATION (PARTIAL)- FACE-LIT CHANNEL LETTERS (144.83 SQFT)

- VINYL GRAPHICS ON BOWLING PIN (13.44 SQFT)

SCALE: 3/32" = 1'-0"



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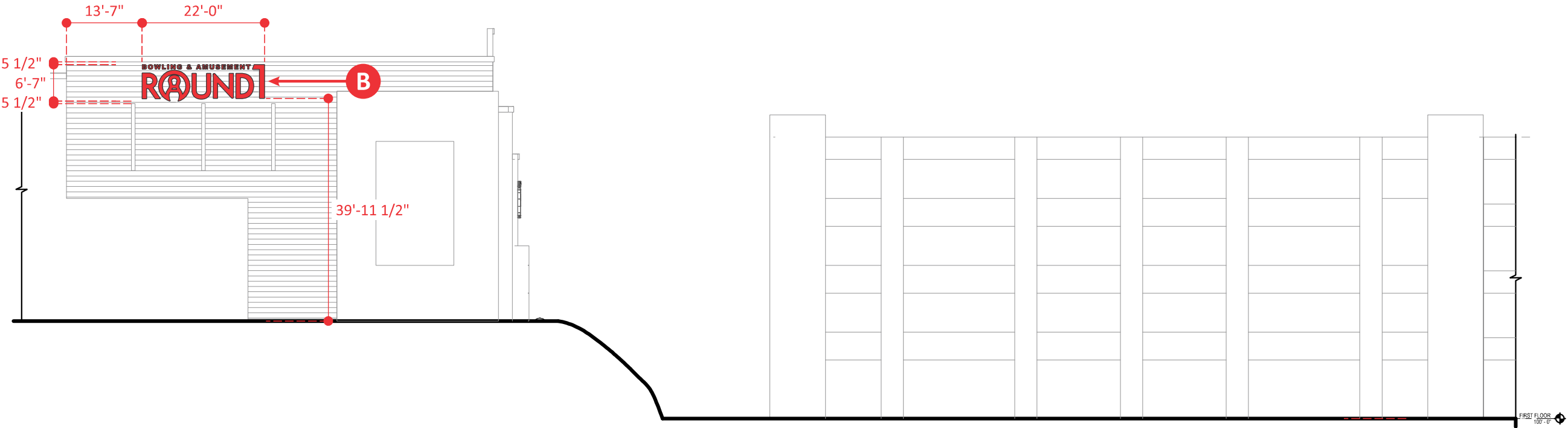
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UNIBAIL RODRIGUEZ WESTFIELD

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A

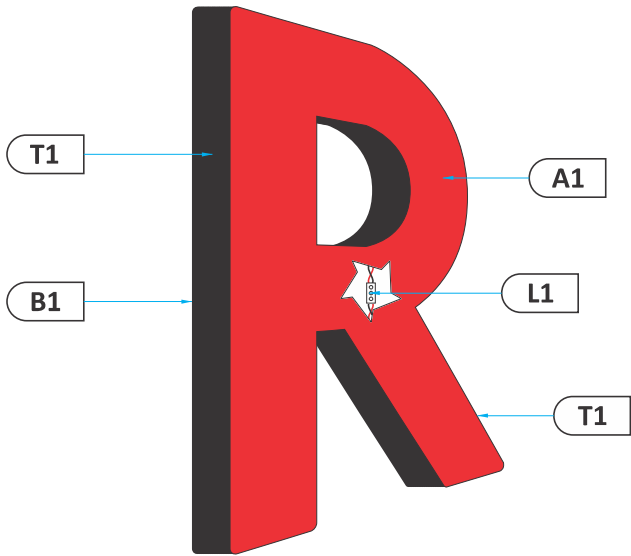


DESCRIPTION: FACE-LIT CHANNEL LETTER
QTY: ONE (1) SET

NOTE: ELECTRICAL LEADS ON THE TOP/BACK OF THE LETTERS

SIGN AREA: 144.83 SQFT
SCALE: 3/8" = 1'-0"

MATERIAL/COLOR CALLOUTS



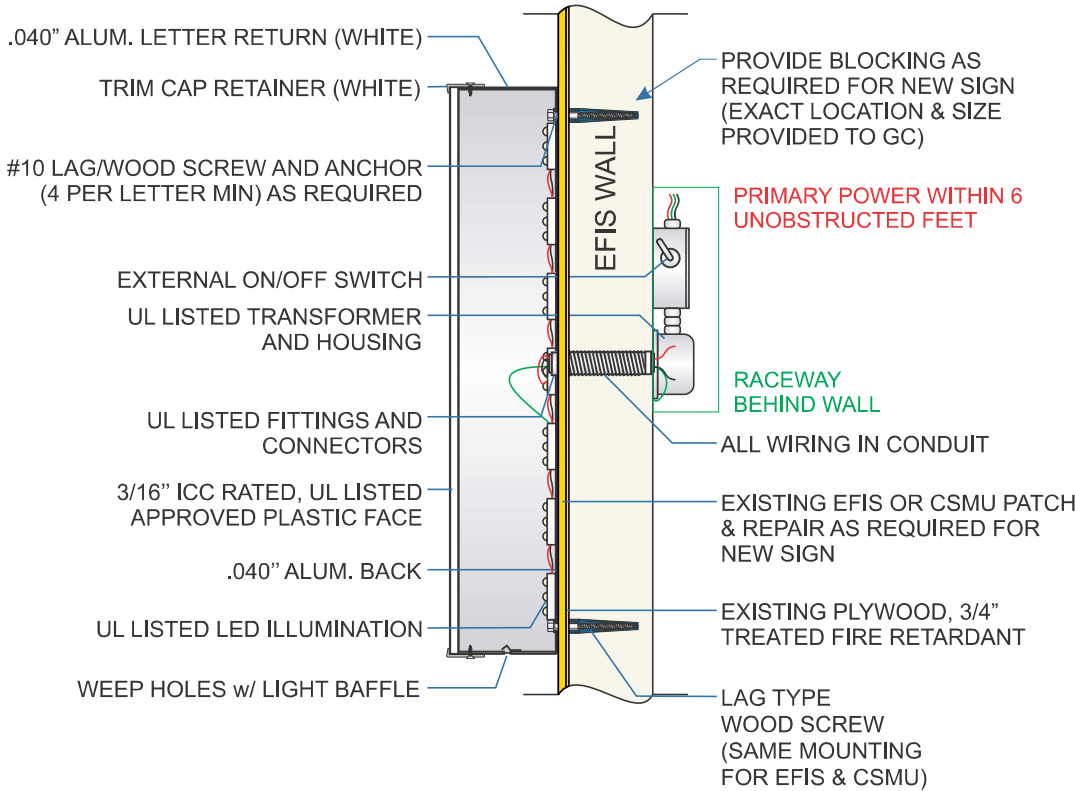
A1	3/16" Red Acrylic # 2793
R1	.040" Black Aluminum Returns
B1	.040" Aluminum Backs
L1	White LEDs
T1	1" Black Trimcap

GENERAL NOTES

- INSTALLATION OF THIS SIGN SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF NEC, UI48, UL 2161 COMPLIANT AND/OR OTHER APPLICABLE LOCAL CODES.
- BRANCH CIRCUIT:
 - ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT).
 - SIGN CIRCUITS MUST NOT BE SHARED.
 - PROPERTY SIZED GROUND WIRE THAT CAN BE TRACKED TO THE BREAKER PANEL MUST BE PROVIDED.
- UL AND DATA LABELS REQUIRED.
- SIGNS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE SIGN SECTIONS AND THE NEC. AUTHORITIES HAVING JURISDICTION ARE RESPONSIBLE FOR THE ULTIMATE DECISION TO APPROVE AN INSTALLATION.

NOTE: UL labels will be at top of letters

ATTACHMENT DETAIL





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SANTA FE SPRINGS, CA 90670
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DESIGNER:
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 - 8. 4/18 JV: Reduce C, add raceways
 - 9. 4/27 VN: Revised as per email
 - 10. 7/22 VN: Revised as per email

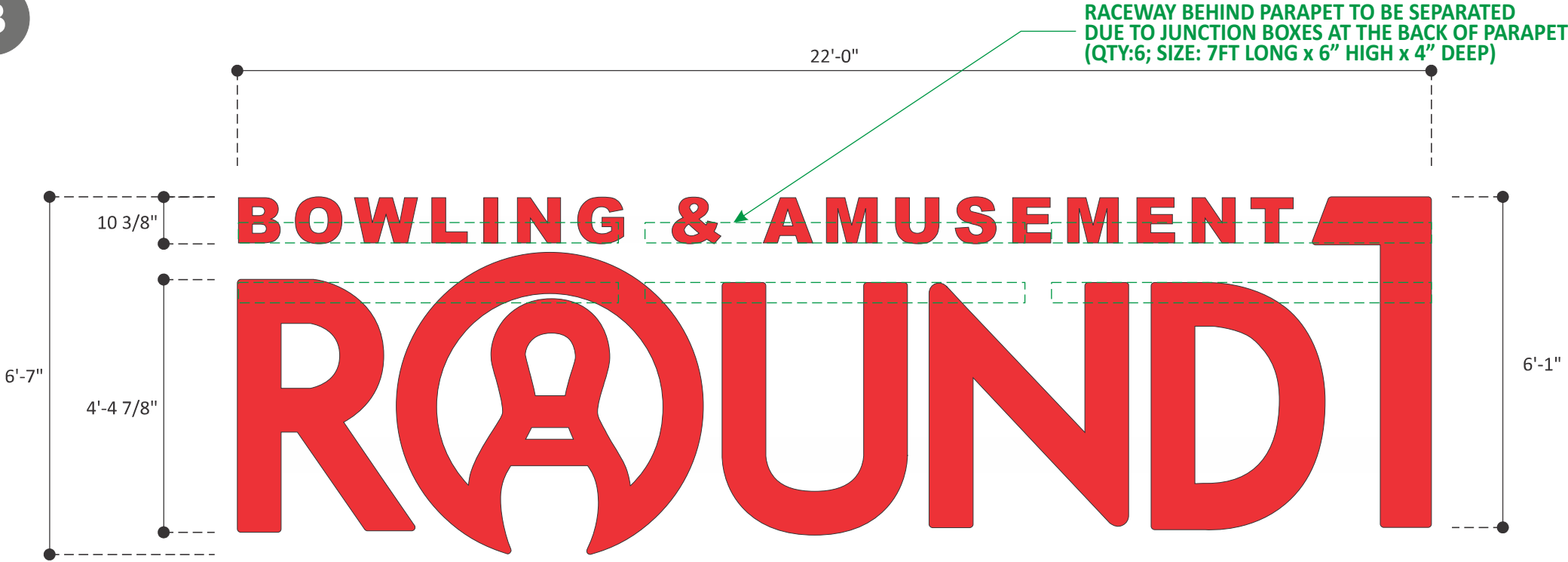
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APPROVAL. IT IS NOT TO BE SHOWN TO ANYONE
OUTSIDE OF YOUR ORGANIZATION, REPRODUCED
OR COPIED IN ANY FASHION. OWNERSHIP OF THIS
DESIGN IS HELD BY TDI SIGNS. AUTHORIZATION TO
USE THIS DESIGN MUST BE OBTAINED BY TDI SIGNS.
COLORS DEPICTED ARE A GRAPHIC REPRESENTATION,
REFER TO CALL OUTS FOR ACTUAL COLORS TO BE USED.

DATE:
04/27/2022

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B



SIDE VIEW

DESCRIPTION: FACE-LIT CHANNEL LETTERS
QTY: ONE (1) SET

NOTE: ELECTRICAL LEADS ON THE TOP/BACK OF THE LETTERS

SIGN AREA: 144.83 SQFT
SCALE: 3/8" = 1'-0"

DETAIL CALLOUTS

UNIBAIL-WIJAMCO-WESTFIELD

SHOP DRAWING REVIEW

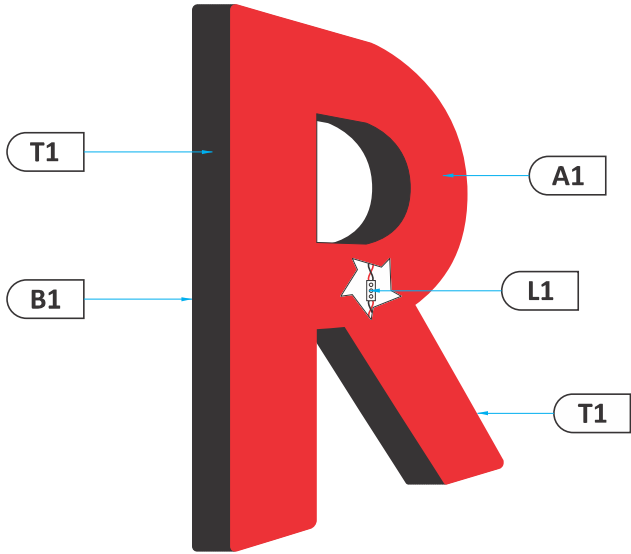
☐ APPROVED ☒ APPROVED AS NOTED ☐ RESUBMIT

Landlord agrees to design intent and compliance with Landlord's criteria ONLY. It is the responsibility of the Tenant, Tenant's Consultants, and Tenant's General Contractor to field verify all site conditions to ensure the work represented herein, satisfactorily meets Landlord's design criteria and the requirements of all local, state, and Federal building codes, laws, acts, rules, regulations, ordinances, permitting requirements, inspections, and reviews. Landlord shall not have any liability or obligation to the Tenant arising from errors or omissions in design as a result of Tenant's failure to adequately survey or document existing site conditions, or for any costs associated with the mandatory removal of all installations that do not meet Landlord's criteria or the fabrication and installation conditions of the approval. Landlord furthermore reserves the right to rescind or revise any approval that was conditioned upon partial or missing information. Approval of Tenant's plans by Landlord does not constitute an assumption of responsibility by Landlord for their accuracy or sufficiency as intended for construction, permitting, or performance and in no way supersedes any provision of Tenant's Lease.

jimmy.turner 2/28/2022

UNW REPRESENTATIVE DATE

MATERIAL/COLOR CALLOUTS



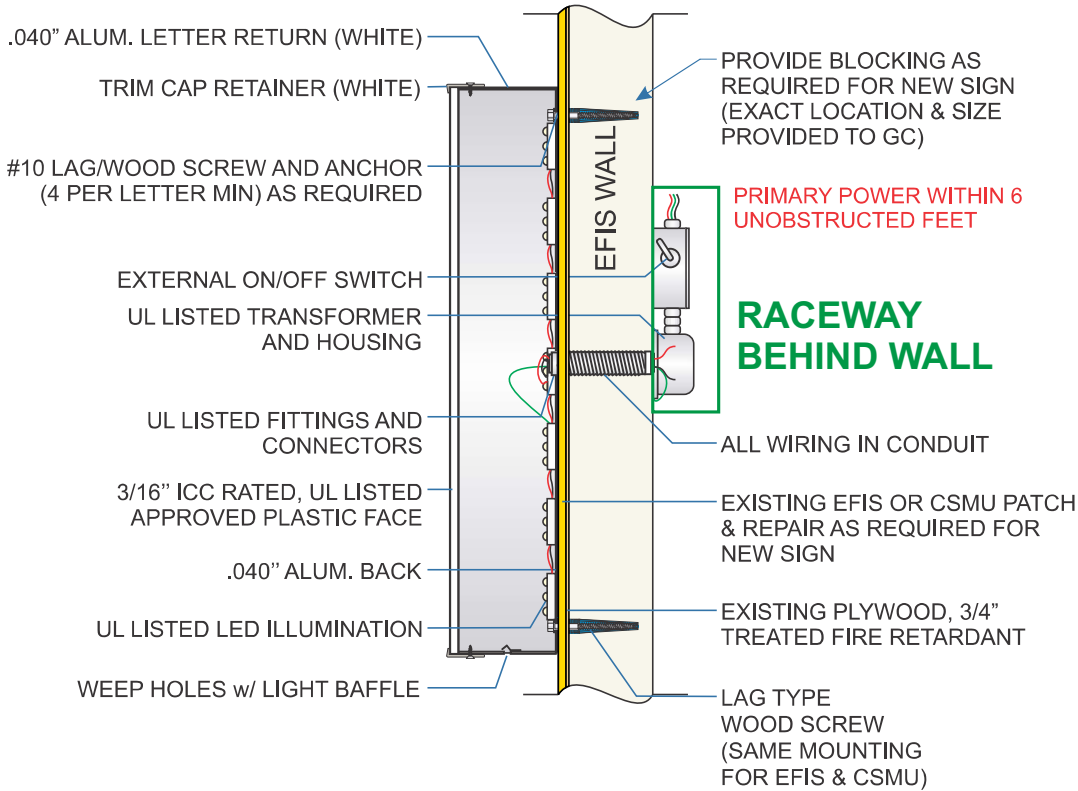
A1	3/16" Red Acrylic # 2793
R1	.040" Black Aluminum Returns
B1	.040" Aluminum Backs
L1	White LEDs
T1	1" Black Trimcap

GENERAL NOTES

- INSTALLATION OF THIS SIGN SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF NEC, UI48, UL 2161 COMPLIANT AND/OR OTHER APPLICABLE LOCAL CODES.
- BRANCH CIRCUIT:
 - ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT).
 - SIGN CIRCUITS MUST NOT BE SHARED.
 - PROPERTY SIZED GROUND WIRE THAT CAN BE TRACKED TO THE BREAKER PANEL MUST BE PROVIDED.
- UL AND DATA LABELS REQUIRED.
- SIGNS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS PROVIDED WITH THE SIGN SECTIONS AND THE NEC. AUTHORITIES HAVING JURISDICTION ARE RESPONSIBLE FOR THE ULTIMATE DECISION TO APPROVE AN INSTALLATION.

NOTE: UL labels will be at top of letters

ATTACHMENT DETAIL





13158 ARCTIC CIR.
SANTA FE SPRINGS, CA 90670
PH. 562.436.5188
WWW.TDISIGNS.COM

PROJECT INFO:
Round 1
Round 1- Westfield Galleria
1191 Galleria Blvd. Ste. 150
Roseville, CA
95678

ACCOUNT MANAGER:
A. RIVAS

DESIGNER:
VN

DRAWING TYPE:

PRESENTATION ☐
PERMIT ☒
SHOP ☐

CLIENT APPROVAL

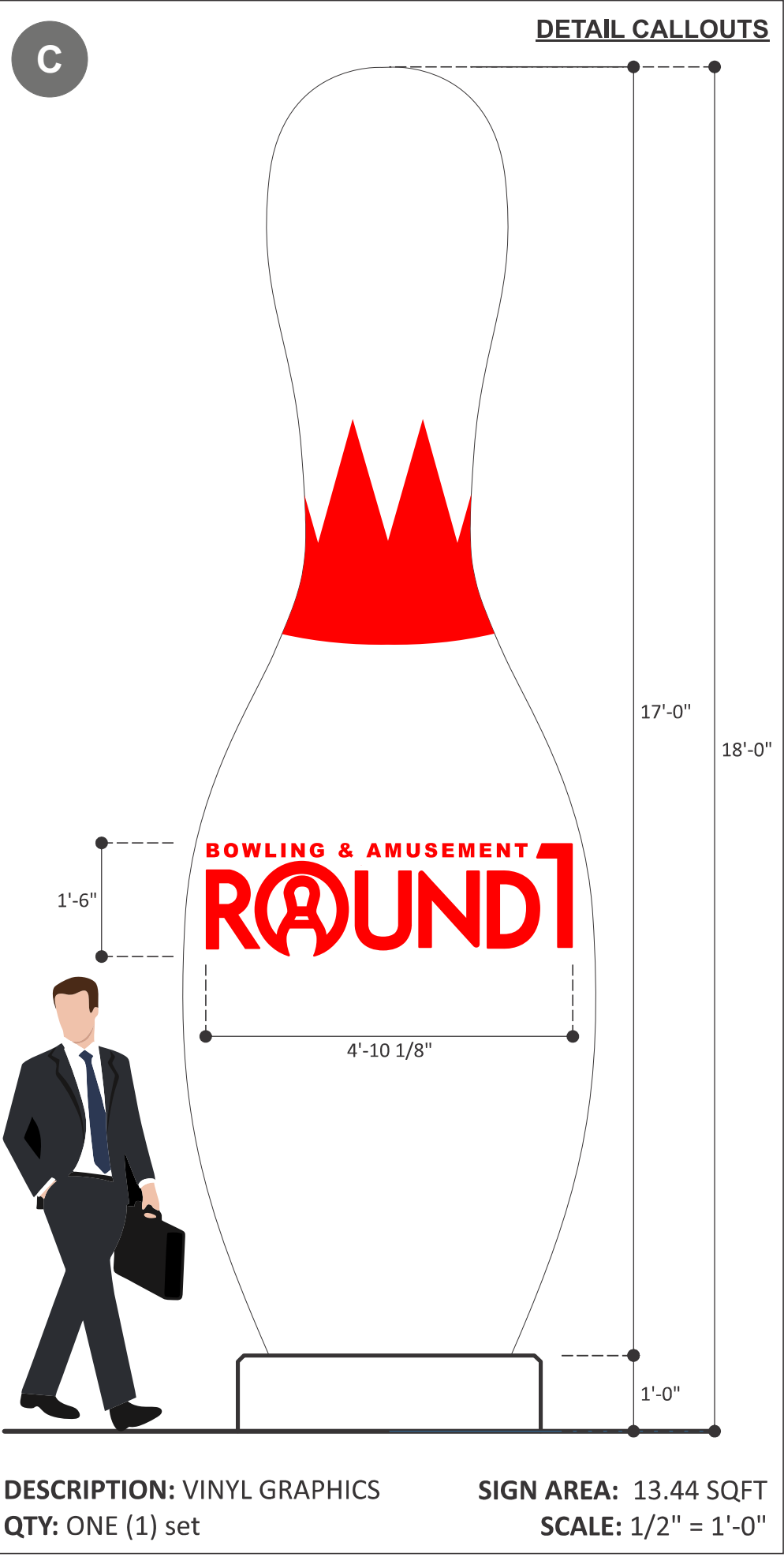
- REVISION NOTES:**
- 3. 11/5/21 VN: Revised as per email
 - 4.
 - 5. 12/02 VN: Exterior Signs
 - 6. 2/10 VN: LL
 - 7. 2/22 VN: Window Vinyl
 - 8. 4/18 JV: Reduce C, add raceways
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COLORS DEPICTED ARE A GRAPHIC REPRESENTATION,
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DATE:
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DESCRIPTION: VINYL GRAPHICS
QTY: ONE (1) set

SIGN AREA: 13.44 SQFT
SCALE: 1/2" = 1'-0"

**PIN SCULPTURE TO BE
SUPPLIED BY TENANT.
GENERAL CONTRACTOR
TO SUPPLY CONCRETE
BASE.**

**NOTE: "BOWLING PIN
ALREADY APPROVED
VIA PERMIT # BD20-0360"**

POLYURETHANE FINISHES FRP
OVER STEEL SKIN AND STEEL
FRAMING. - INSTALLED BY GC.

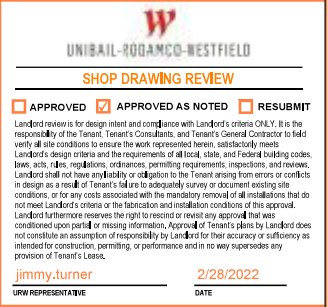
ALUMINUM TUBE FRAME

ANCHOR BOLTS

1" CHAMFER EDGE, TYP.

PIN BASE AND
FOUNDATION
BY GENERAL
CONTRACTOR

ATTACHMENT DETAILS:



MATERIAL/COLOR CALLOUTS

#	DESCRIPTION
1	3M 3630-33 Red Vinyl

GENERAL NOTES

1. INSTALLATION OF THIS SIGN SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF NEC, UI48, UL 2161 COMPLIANT AND/OR OTHER APPLICABLE LOCAL CODES.

2. BRANCH CIRCUIT:
- ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT).
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- PROPERTY SIZED GROUND WIRE THAT CAN BE TRACKED TO THE BREAKER PANEL MUST BE PROVIDED.

3. UL AND DATA LABELS REQUIRED.

4. SIGNS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS PROVIDED WITH THE SIGN SECTIONS AND THE NEC. AUTHORITIES HAVING JURISDICTION ARE RESPONSIBLE FOR THE ULTIMATE DECISION TO APPROVE AN INSTALLATION.

EXAMPLE



PROJECT INFO:
Round 1
Round 1- Westfield Galleria
1191 Galleria Blvd. Ste. 150
Roseville, CA
95678

Round 1
Round 1- Westfield Galleria
1191 Galleria Blvd. Ste. 150
Roseville, CA
95678

DESIGNER:
VN

PRESENTATION ☐

PERMIT ☒

SHOP ☐

REVISION NOTES:

3. 11/5/21 VN: Revised as per email
- 4.
5. 12/02 VN: Exterior Signs
6. 2/10 VN: LL
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04/27/2022

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This project shall comply with the 2019 editions of the California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CEC), California Energy Code (CEnC) and the California Green Building Standards Code, all amendments to the CA codes adopted by the City of Roseville, and all other codes, regulations, and approvals established by the City of Roseville.