



AGENDA

April 25, 2019

PLANNING COMMISSION MEETING

7:00 p.m.

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

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 March 28, 2019

6. REQUESTS/PRESENTATIONS

6.1. WRSP PCL W-13 - Cadence DRRS MOD - 3070 Pleasant Grove Bl - File # PL19-0039

REQUEST

The applicant requests approval of a modification to a Design Review Permit for a Residential Subdivision (DRRS) to add three (3) additional plan types to the approved Westpark Village 13D DRRS (File #PL18-0326). The color scheme and materials are consistent with the previous approval.

Applicant/Owner: David Judy, KB Home Sacramento, Inc.

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision Modification subject to three (3) conditions of approval.

6.2. Citywide Climate Action Plan (CAP) and General Plan Update – 311 Vernon Street – File # PL16-0336

REQUEST

This is an informational item. Staff requests that the Planning Commission receive an informational presentation regarding the proposed approach to a Climate Action Plan and the status of the General Plan Update project. No action is required by Planning Commission.

Applicant: City of Roseville, Development Services, Planning Division

SUMMARY RECOMMENDATION

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

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of March 28, 2019
Contact: Jodie Munson, jmunson@roseville.ca.us, 916-774-5418

Meeting Date: 4/25/2019
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of March 28, 2019



MINUTES

March 28, 2019

PLANNING COMMISSION MEETING

7:00 P.M.

**Council Chamber
311 Vernon Street
Roseville, California
www.roseville.ca.us**

1. CALL TO ORDER

Chair Krafka called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Brashears, Dohner, Jensen, Mendonsa, Caporusso, Krafka

3. PLEDGE OF ALLEGIANCE

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

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

Motion by Tracy Mendonsa, seconded by Justin Caporusso, to approve the Minutes of March 14, 2019. The Motion Passed.

Roll call vote: Ayes: Brashears, Caporusso, Dohner, Jensen, Krafka, Mendonsa

5.1. Minutes of March 14, 2019

6. REQUESTS/PRESENTATIONS

6.1. Tree Permit – 5100 Phillip Road – INFILL PCL 372 Blue Oaks Boulevard Tree Permit – File # PL19-0016

REQUEST

The applicant requests a Tree Permit to remove 34 native oak trees, conditionally remove 10 native oak trees, and encroach into the protected zone of 16 native oak trees for the construction of Blue Oaks Boulevard between Hayden Parkway and Westbrook Boulevard.

Applicant: Vance Jones, Mackay & Soms
Owner: Anthem United Creekview Developments

RECOMMENDATION

- A. Adopt the two (2) findings of fact and approve the Tree Permit subject to eighteen (18) conditions of approval.

Associate Planner Gina McColl, presented the staff report.

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

Owner, Mike Meyer, Anthem United Creekview Developments, stated he had received a copy of the staff report and was in agreement with the staff's recommendation.

Commissioner Discussion:

- None

Chair Krafka closed the public hearing.

Motion by Justin Caporusso, seconded by Erich Brashears, to approve the request for a Tree Permit to remove 34 native oak trees, conditionally remove 10 native oak trees, and encroach into the protected zone of 16 native oak trees for the construction of Blue Oaks Boulevard between Hayden Parkway and Westbrook Boulevard. The Motion Passed.

Roll call vote: Ayes: Brashears, Caporusso, Dohner, Jensen, Krafka, Mendonsa

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- Several items that were heard before the Planning Commission over the past few months will be heard before City Council.
- There will not be a 4/11/19 Planning Commission meeting.
- There may be a 4/25/19 Planning Commission meeting.
- There will be a 5/9/19 Planning Commission meeting.

Commissioner Reports

- None

8. ADJOURNMENT

Motion by Tracy Mendonsa, seconded by Rob Jensen, to adjourn the meeting.
The Motion Passed unanimously at 7:11 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: WRSP PCL W-13 - Cadence DRRS MOD - 3070 Pleasant Grove BI - File # PL19-0039
Contact: Kinarik Shallow, kshallow@roseville.ca.us, 916-746-1309

Meeting Date: 4/25/2019
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 File #PL18-0326 Approved Plans

Attachment 2 RS-DS Development Standards

Attachment 3 File #PL18-0326 COA

Exhibit A Plans

ITEM 6.1: **Design Review Permit for Residential Subdivision Modification – WRSP PCL W-13 – Cadence DRRS Mod – 3070 Pleasant Grove Boulevard – File #PL19-0039**

REQUEST

The applicant requests approval of a modification to a Design Review Permit for a Residential Subdivision (DRRS) to add three (3) additional plan types to the approved Westpark Village 13D DRRS (File #PL18-0326). The color scheme and materials are consistent with the previous approval.

Applicant/Property Owner – David Judy, KB Home Sacramento, Inc.

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision Modification subject to three (3) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Under normal circumstances, the Approving Authority for modifications to a Design Review Permit would be the Planning Manager. However, following notice of the proposed project, a request for a public hearing was made by a neighboring property owner located at 8120 Concerto Way. The City's Zoning Ordinance directs requests for a public hearing to be considered by the Planning Commission. The resident who requested the hearing has concerns that the new proposed plans are smaller in comparison to the surrounding neighborhoods and will negatively impact future home values. Further discussion is provided in the Public Outreach section of this report.

BACKGROUND

The project site is located in Westpark Phase 3 on Parcel 13D of the West Roseville Specific Plan (WRSP), near the northwest corner of Westbrook Boulevard and Pleasant Grove Boulevard (Figure 1). The site is adjacent to undeveloped low density residential parcels to the north and east, an undeveloped high density residential parcel to the west, and Pleasant Grove Bl. to the south.

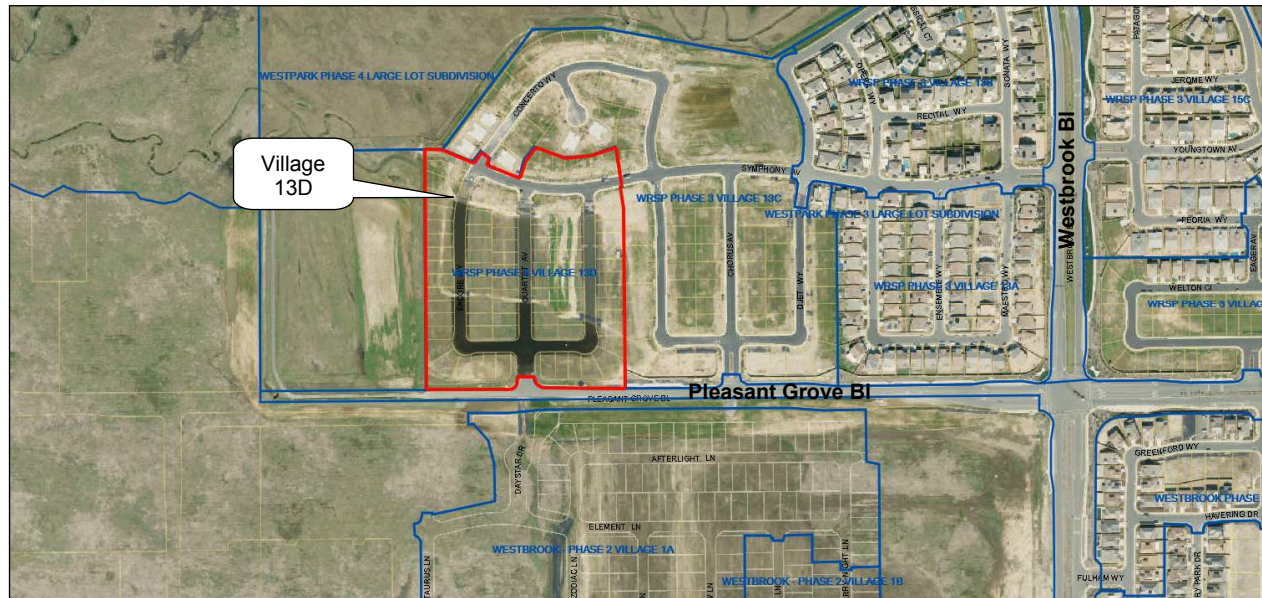
On November 18, 2010, the Planning Commission approved a Specific Plan Amendment (file #2010PL-050) to modify the 139-acre Westpark Phase 3 portion of the Specific Plan. The amendment included increasing the density of Parcel W-13 from 4.4 to 5.2 units per acre. With that request, 309 units zoned Small Lot Residential/Development Standards (RS/DS) were approved for construction on Parcel W-13 over four phases (13A: 74 lots; 13B: 60 lots; 13C: 87 lots; 13D: 88 lots). The Tentative Subdivision Map for Parcel W-13 was approved concurrent with the Specific Plan Amendment. At this time, a majority of the units in Village 13A and 13B are constructed and have been granted occupancy, while Village 13C and 13D have not yet been constructed.

Modified RS development standards were approved for Village 13D to allow for smaller lot sizes and reduced rear yard space in order to provide a range of housing options. A condition of approval was added to the WRSP Phase 3 Amendment stating that approval of a Design Review Permit for a Residential Subdivision (DRRS) would be required prior to the construction of Village 13D to ensure the proposed lot sizes would be adequate for development. On October 25, 2018, the Planning Commission approved a DRRS (File #PL18-0326) to allow the construction of 88 detached single-family homes in

Village 13D (Attachment 1). The approved DRRS includes three, two-story plan types ranging in size from 2,137 square feet to 2,620 square feet. Each lot is a minimum of 4,275 square feet in area, exceeding the minimum lot size requirement of 3,600 square feet for an interior lot.

The applicant's current request is to modify the approved DRRS to allow three additional plan types, for a total of six. The proposed plan types are smaller in size, ranging from 1,255 square feet to 1,676 square feet, and two of the new plan types will be single-story to provide for a variety of housing types. The proposed colors and materials will be consistent with what was previously approved. The proposed homes will be built consistent with the WRSP RS development standards and no deviation from these standards is requested.

Figure 1: Project Area



SITE INFORMATION

Location: 3070 Pleasant Grove Boulevard, WRSP Village 13D

Total Size: ±13 acres (Lots 222-309)

Topography and Setting: The project site was previously graded and is relatively flat. Residential streets have also been graded and utilities have been stubbed to the future home pads. Surrounding land uses are low density residential to the north, south, and east, and high density residential to the west.

EVALUATION

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the West Roseville Specific Plan (WRSP). Attachment 2 includes the applicable WRSP RS development standards. As mentioned above, the homes will comply with these standards. Exhibit A includes conceptual elevations showing architectural treatment, lot layout, and floor plans.

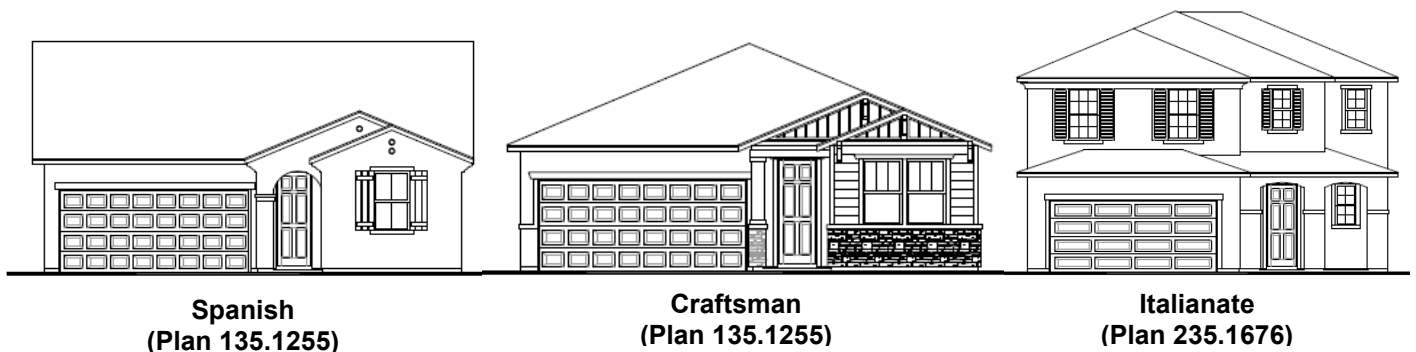
Plan Types: The proposed project will provide three additional plan types, ranging in size from 1,255 square feet to 1,676 square feet. Two of the proposed plan types will be single-story and one will be two-story. Table 1 identifies the square footage, number of bedrooms, and number of floors for each plan type. All plans include a two-car garage and covered entries. Each plan has approximately 1,350 square feet of rear yard space, which exceeds the minimum useable open space requirement of 450 square feet.

Table 1: Plan Type Features and Dimensions

Plan Type	Square Footage (Excluding Garage)	Bedrooms	Floors
Plan 135.1255	1,255	3	1
Plan 135.1654	1,654	4	1
Plan 235.1676	1,676	3	2

Streetscape: Consistent with the previous DRRS, each of the three floor plans will be offered in one of three architectural styles—Spanish, Craftsman, and Italianate. An example of the elevations is shown in Figure 2. The proposed project will provide for a combination of single-story and two-story homes; this combination creates a more varied and interesting streetscape, consistent with the Community Design Guidelines. The homes include building projections, varied roof forms, and variation in color and materials. Architectural treatment will be applied to all elevations, and all exterior windows and doors will be trimmed. Street-facing elevations (applicable to corner lots and lots backing up to Pleasant Grove Bl.) will include enhanced treatments including decorative trim details on the windows and enhanced siding. Overall, the design of the project provides a visually engaging and cohesive streetscape.

Figure 2: Sample Elevations



Color and Materials: The proposed colors and materials are consistent with the previously approved DRRS. Each of the three architectural styles will offer three color schemes consisting of natural or neutral tones. The color schemes are similar to the colors used in the nearby subdivisions. The designs incorporate a mix of materials (i.e., stucco, lap siding, and stone) and decorative embellishments (i.e., corbels, gables, and window shutters) which add visual interest and character to the project.

Landscape: The proposed landscape will include a mix of groundcovers, shrubs of varying heights, and accent trees for the front yard. The selected landscape will provide a mix of colors and textures which will complement the streetscape. As proposed and conditioned, the landscape will be consistent with the WRSP Landscape Guidelines and the City's Water Efficient Landscape Ordinance (WELO).

FINDINGS

Section 19.78.060.J of the Zoning Ordinance Section requires that two (2) findings be made prior to the approval of a Design Review Permit Modification. The required findings are listed below in ***bold italics***.

- 1. The proposed modification is substantially consistent with the intent of the original approval.***
- 2. The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable Specific Plan.***

CONCLUSION

Staff has reviewed the proposed modifications to the DRRS for Parcel W-13D and found them to be consistent with the intent of the original approval and with the applicable standards and guidelines. In addition, the proposed size and overall design of the project is compatible with the originally approved project and the existing housing products located within the project vicinity. The project is consistent with the applicable design guidelines as it will incorporate a variety of cohesive architectural styles, creating a visually interesting streetscape. As discussed above and as conditioned, staff supports approval of the proposed project.

ENVIRONMENTAL DETERMINATION

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

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

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

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of intent to approve the project was distributed on March 12, 2019 to property owners within 300-feet of the project site, and to the Roseville Coalition of Neighborhood Associations. Two comments were received as a result of this notice. One resident requested a public hearing and the second resident requested more information on the project. A notice of the Planning Commission hearing was published on April 12, 2019. To date, no additional comments were received after this notice.

The resident who requested the public hearing raised concerns that the smaller plan types are not consistent with the size of the homes in the surrounding neighborhoods. Staff and the applicant have made efforts to address the resident's concerns by explaining that Village 13D was designed with smaller lot sizes and was intended to have homes with smaller footprints, whereas the adjacent villages have larger lot sizes that can accommodate larger footprints. With the existing approved DRRS and the proposed modifications, the project will provide for homes in a range of sizes that can respond to different household needs and market segments, which is consistent with the intent of the original approval of the subdivision. Although the proposed plan types are smaller in comparison to the neighborhoods immediately adjacent to the project site, there are several small lot subdivisions within the vicinity of the project that were approved with similar sized homes. The Fiddymont Ranch Village 3 subdivision is located approximately 2 miles away from the project site, at the northwest corner of Bob Doyle Drive and Westpark Drive, and includes homes that range from approximately 1,300 square feet to 2,300 square feet. Additionally, a DRRS Modification (file #PL18-0344) was approved for Parcel JM-20 of the Sierra

Vista Specific Plan (SVSP), located approximately 2 miles southeast of the project site, which includes eight plan types ranging in size from 1,343 square feet to 2,341 square feet; six of these plan types are under 2,000 square feet.

The resident also raised concerns that the smaller plan types will negatively impact property values. However, it is not in staff's purview to review the project with respect to how it affects property values. As discussed in the Evaluation and Findings sections, the project is reviewed for consistency with the intent of the original approval, and for consistency with the City's Zoning Ordinance, Community Design Guidelines, and the West Roseville Specific Plan. Staff finds that these required findings for approval can be made.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as listed in the staff report and approve the **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION MODIFICATION – 3070 PLEASANT GROVE BL. – WRSP PCL W-13 – CADENCE DRRS MOD – FILE # PL19-0039** subject to three (3) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION MODIFICATION (FILE # PL19-0039)

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **April 25, 2019** and if not effectuated shall expire on **April 25, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **April 25, 2022**.
2. The project is approved as shown in Exhibit A, and as conditioned below. (Planning)
3. The project is subject to the previously approved conditions of approval for the WRSP PCL W-13 – Village 13D Cadence DRRS (File #PL18-0326), except as modified by these Conditions. (Planning)

ATTACHMENTS

1. File #PL18-0326 Approved Plans
2. RS/DS Development Standards
3. File #PL18-0326 Conditions of Approval

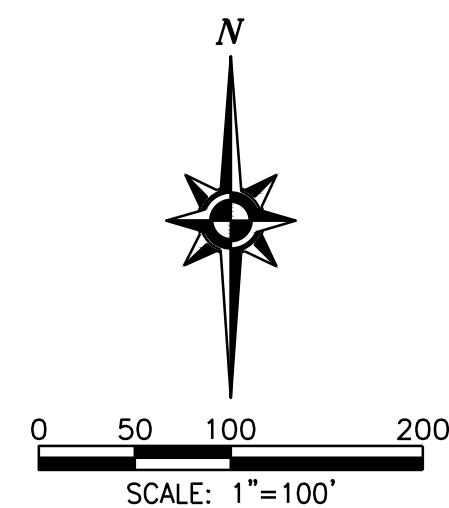
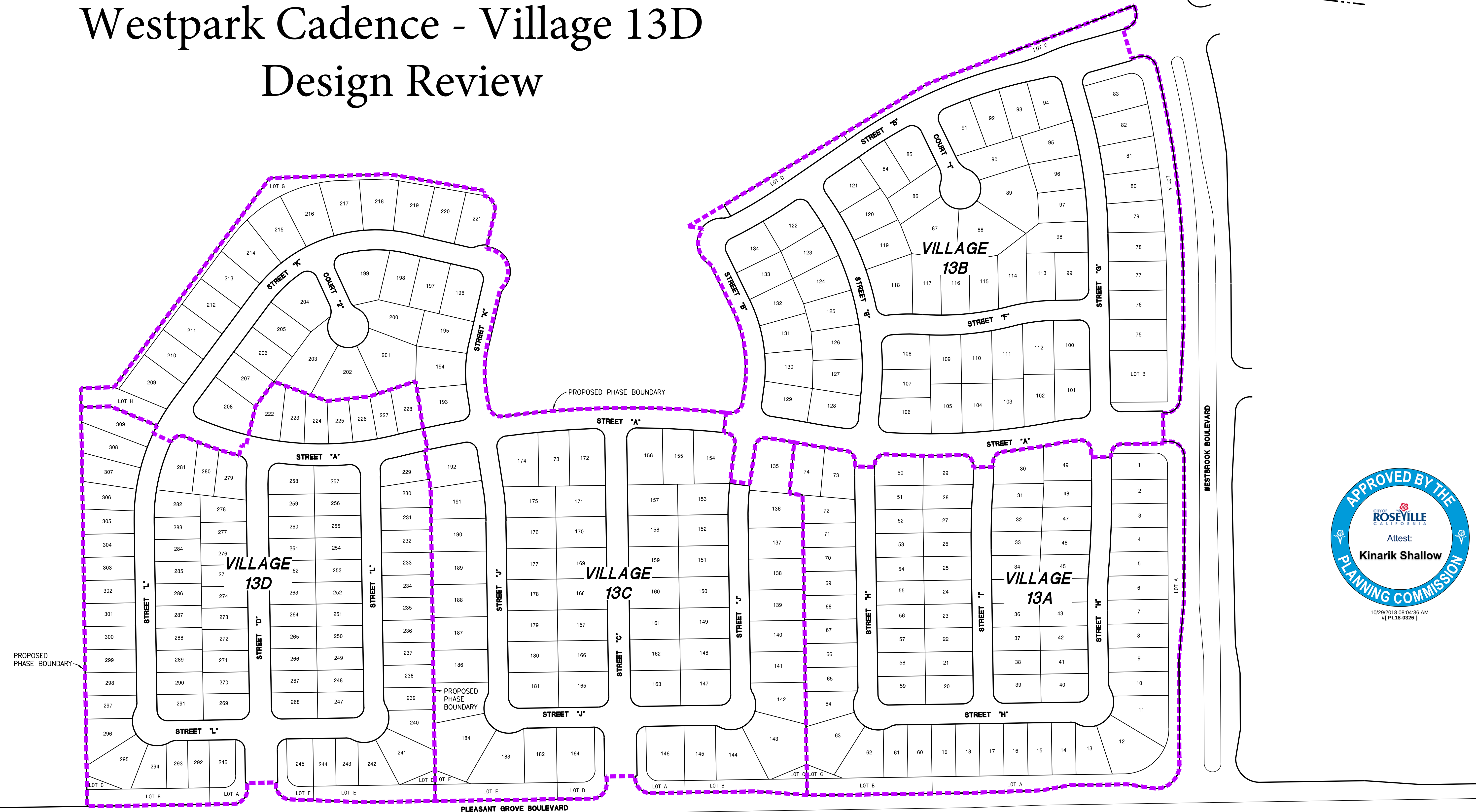
EXHIBIT

- A. Plans

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

Westpark Cadence - Village 13D

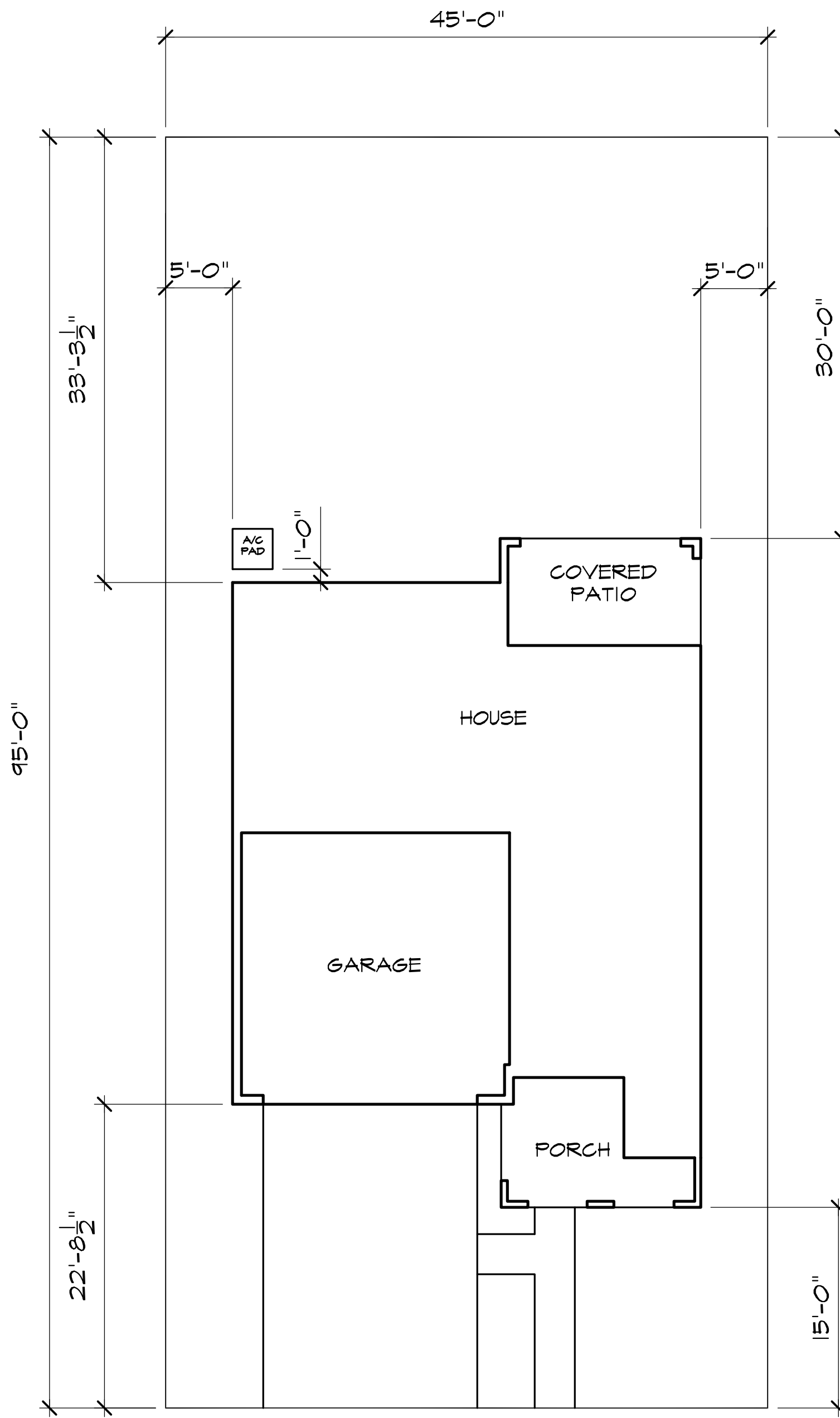
Design Review



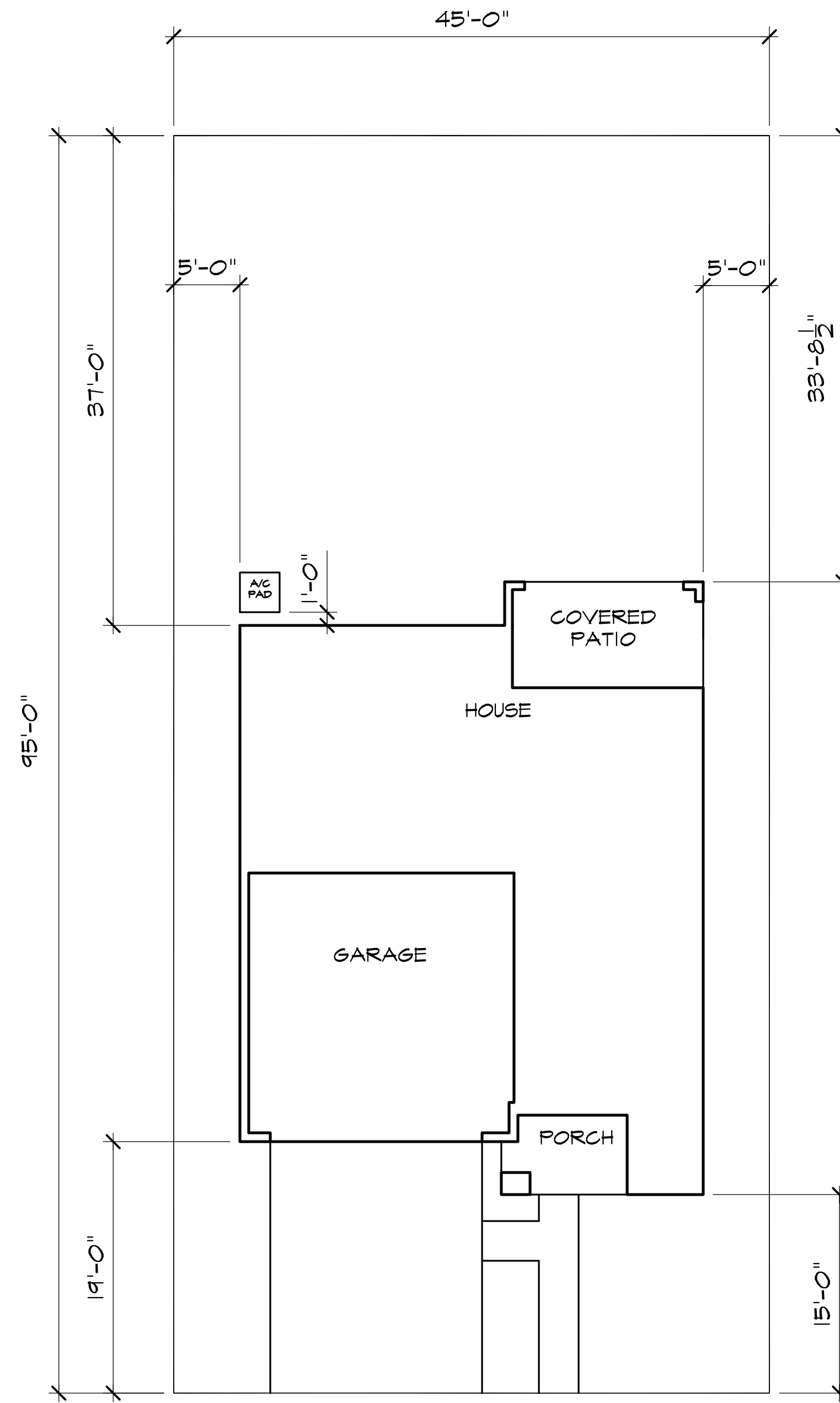
Phasing Exhibit

Westpark Village 13

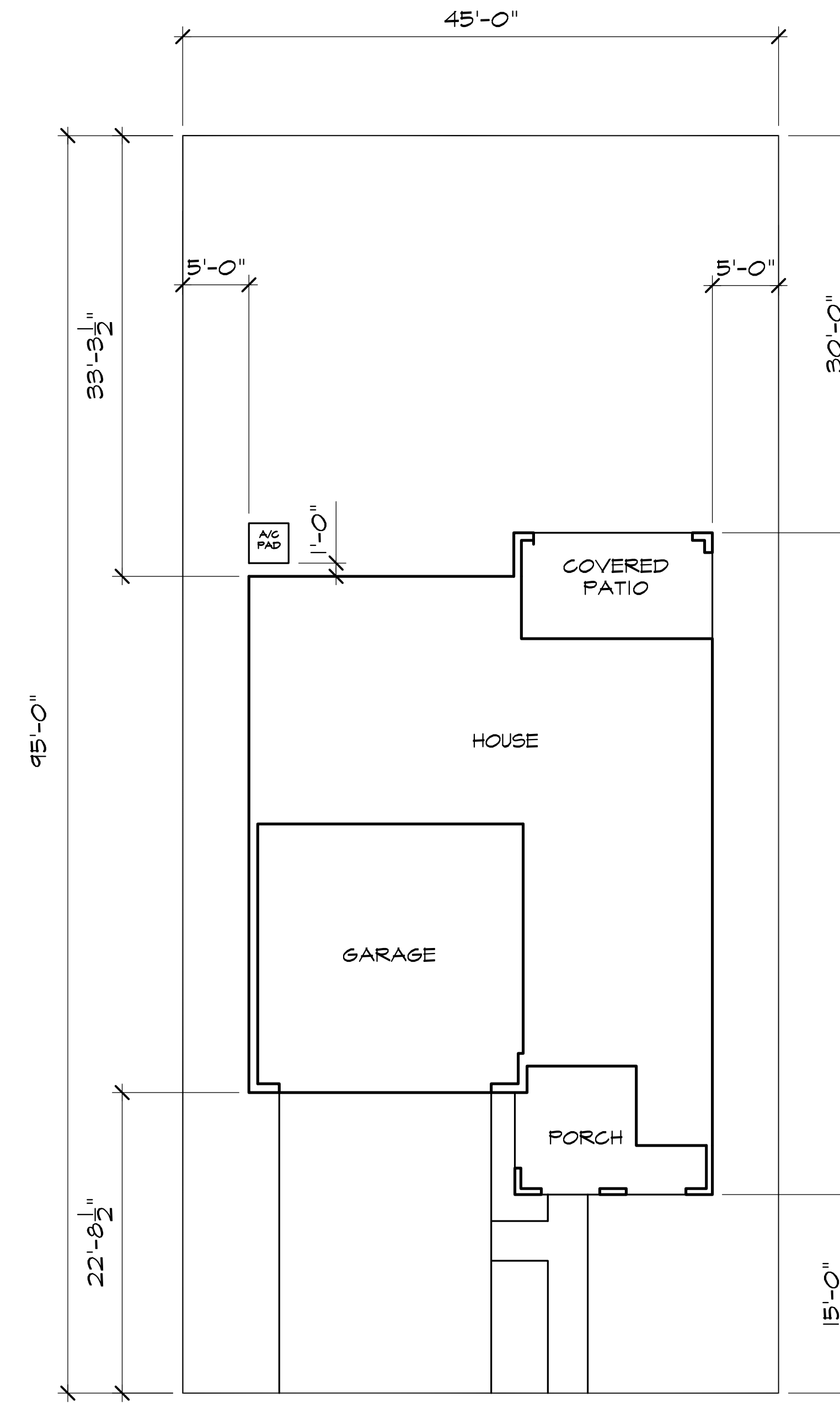
Roseville **MACKEY & SOMPS** California
Scale 1"=100' ENGINEERS PLANNERS SURVEYORS
1502 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1199
August 29, 2013
18463-00



'A'



'B'



'C'



PLAN 235.2137

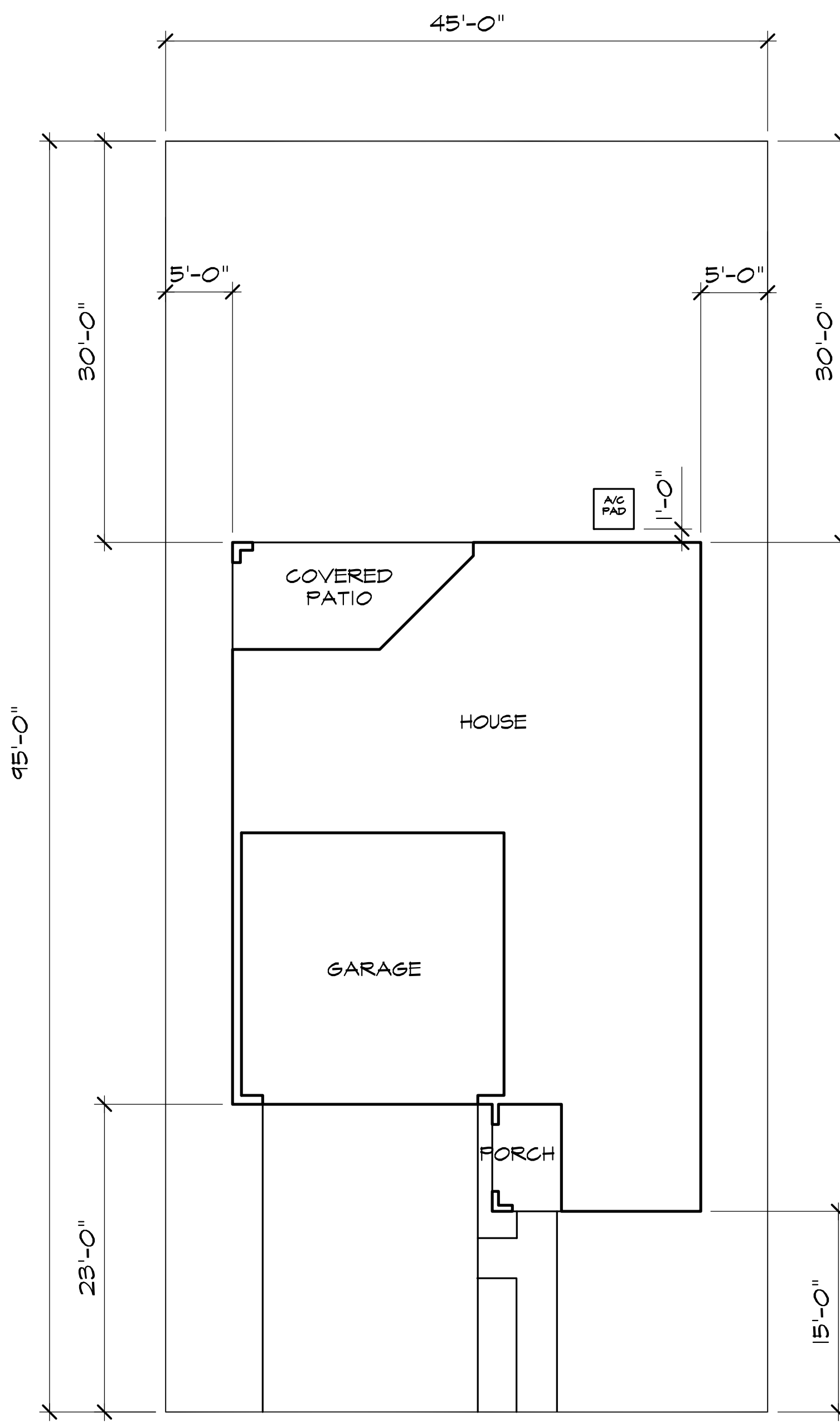
PLOT PLANS
SCALE: 1/8" = 1'-0"

WESTPARK CADENCE - VILLAGE 13D

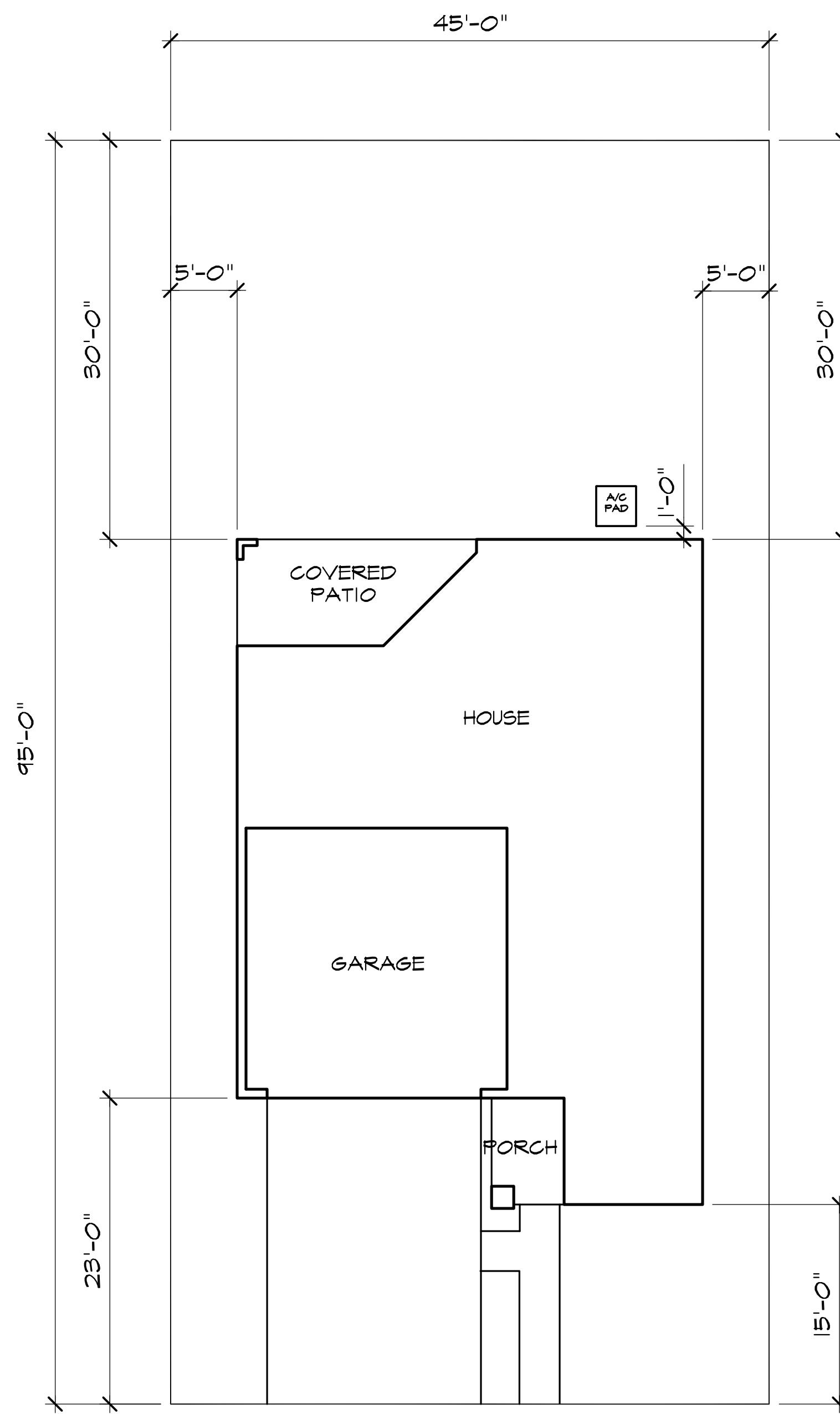


KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

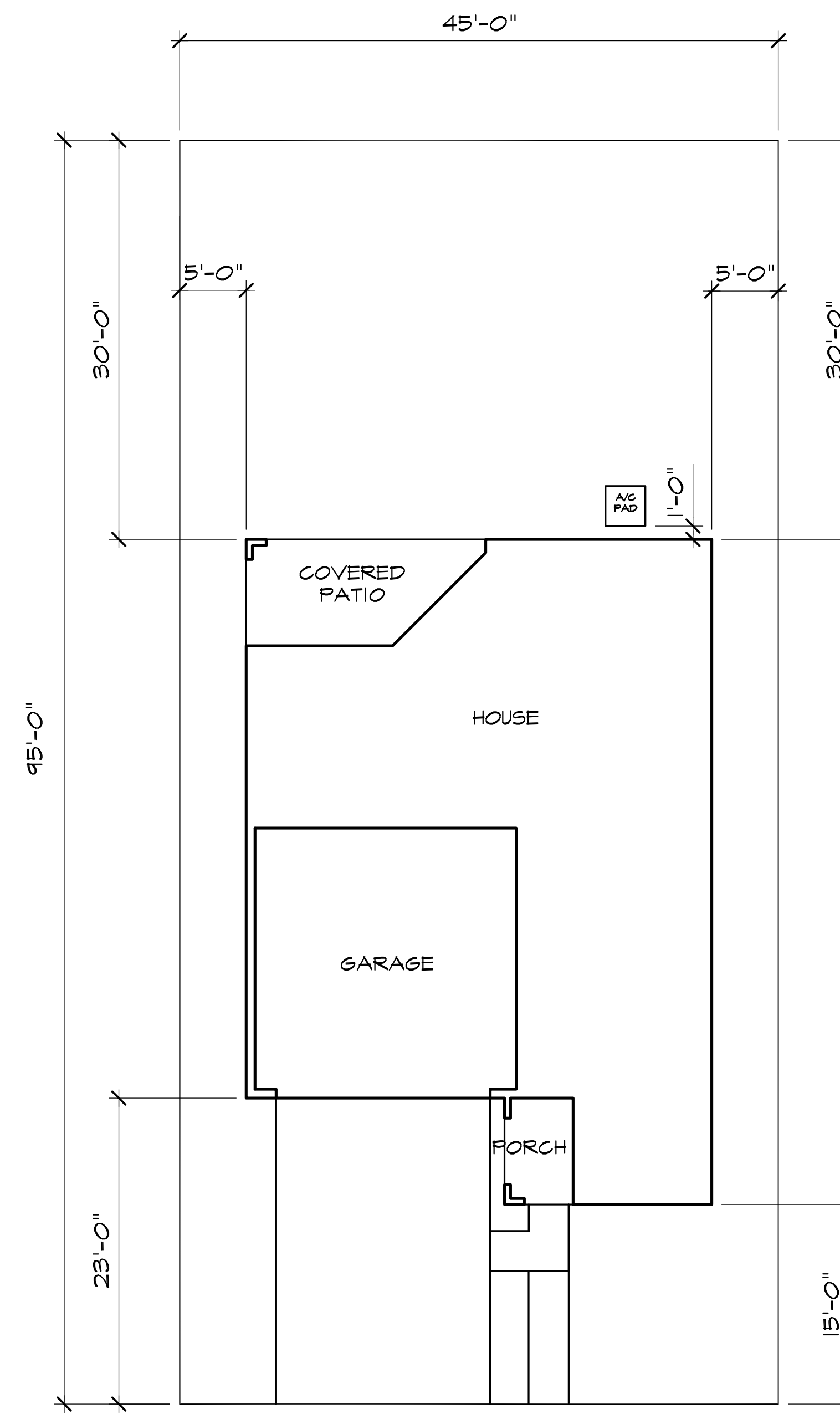
PLAN No. : ALL PLANS
JOB No. : 500-456
STORY: 2-STORY
SEPTEMBER 28, 2018



'A'



'B'



'C'



PLAN 235.2487

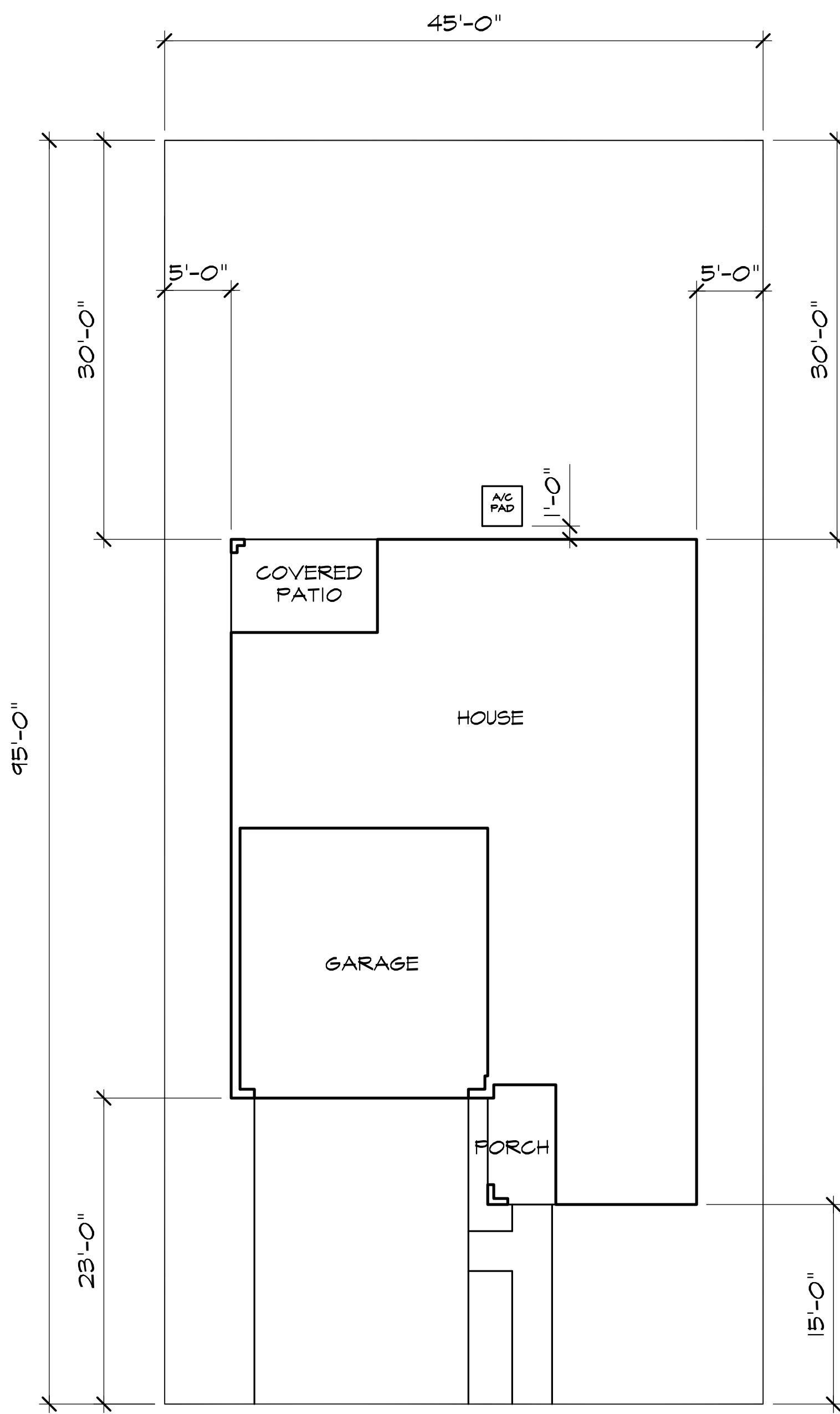
PLOT PLANS
SCALE: 1/8" = 1'-0"

WESTPARK CADENCE - VILLAGE 13D

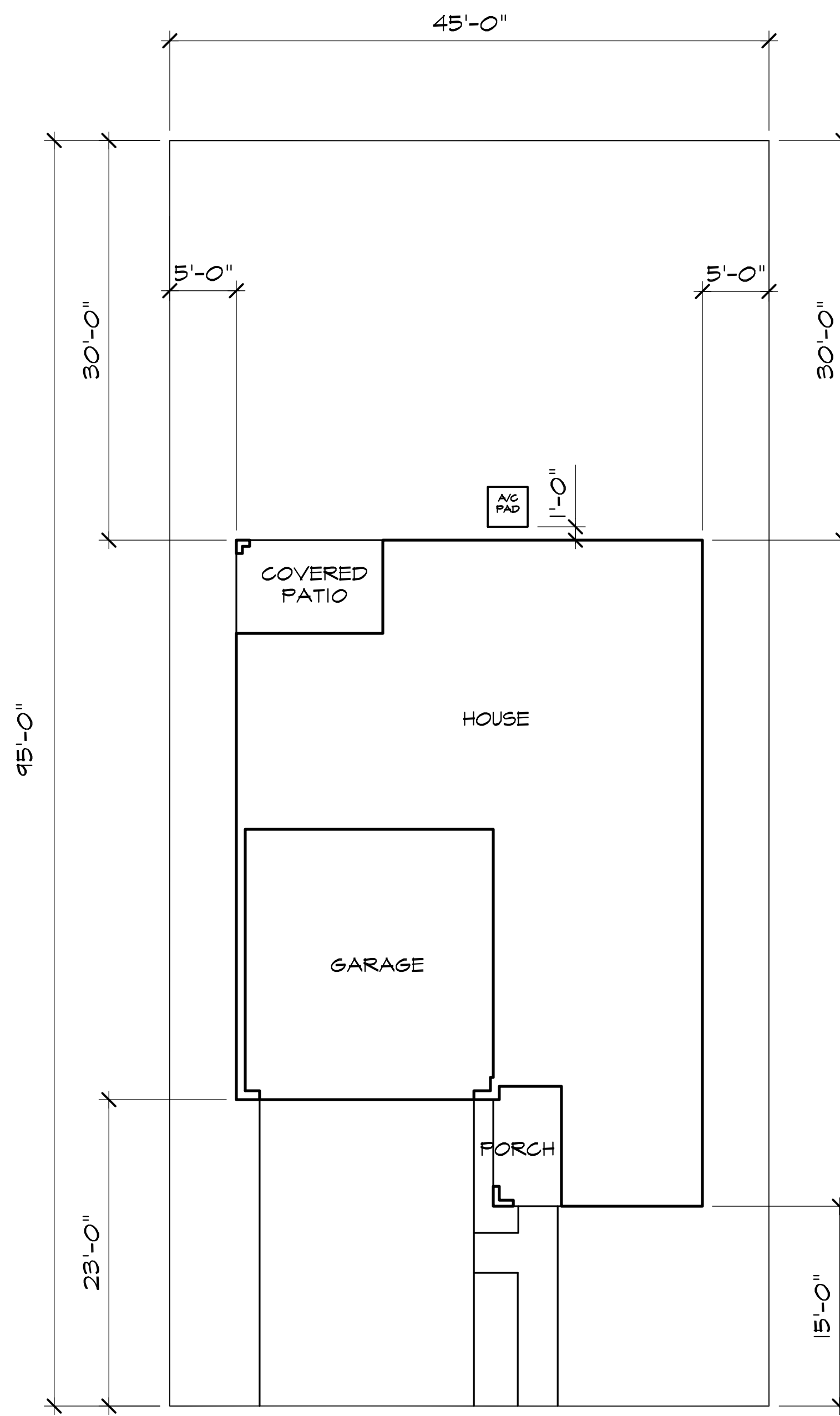


KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

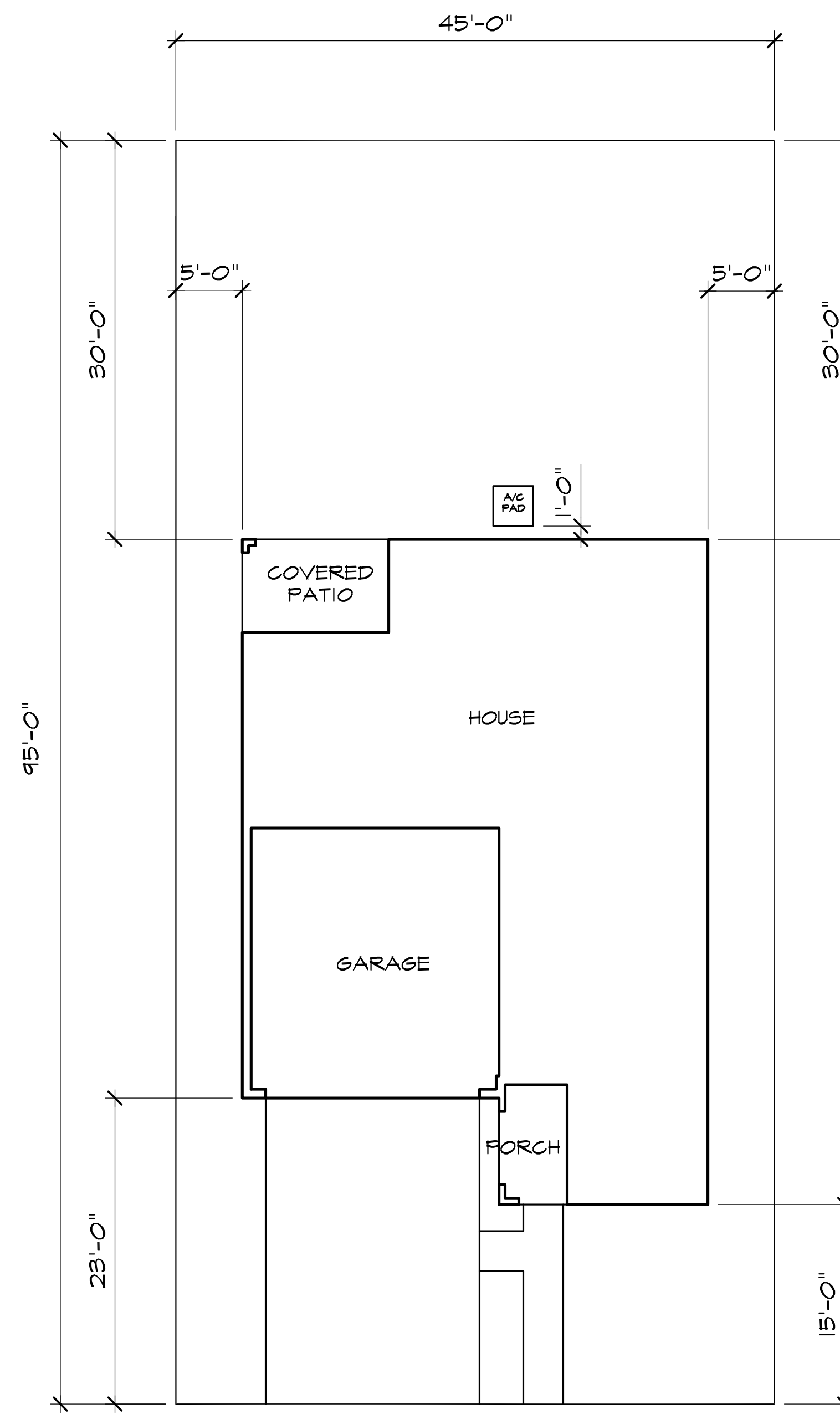
PLAN No. : ALL PLANS
JOB No. : 500-456
STORY: 2-STORY
SEPTEMBER 28, 2018



'A'



'B'



'C'

PLAN 235.2620

PLOT PLANS
SCALE: 1/8" = 1'-0"



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

PLAN No. : ALL PLANS
JOB No. : 500-456
STORY: 2-STORY
SEPTEMBER 28, 2018

WESTPARK CADENCE VILLAGE 13D

Central California Division
Project #500456
Rev. September 28, 2018

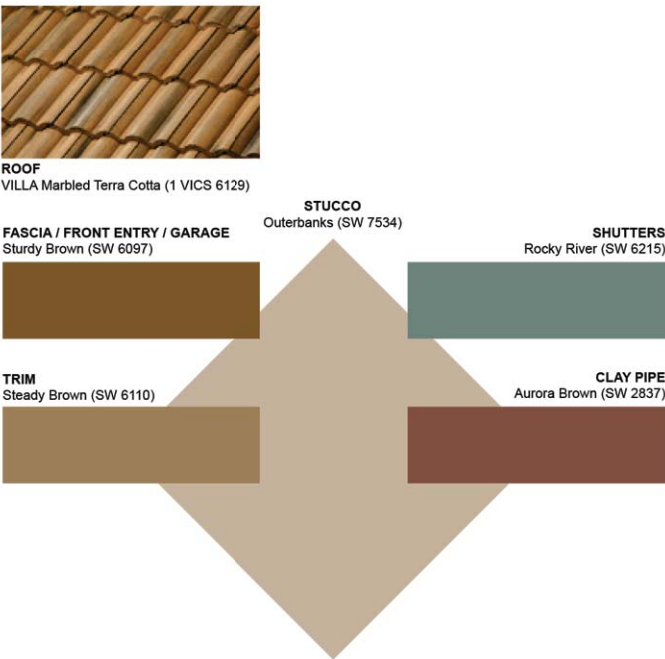


SCHEME 1

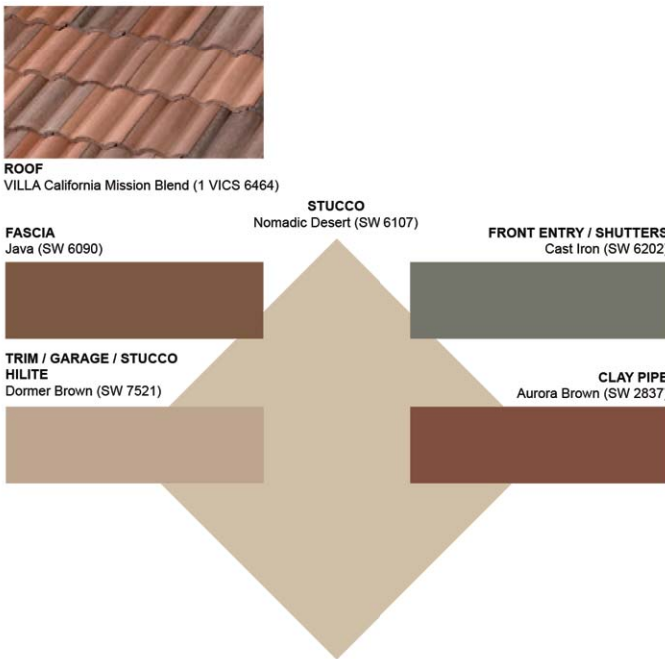


SPANISH 'A' ELEVATIONS

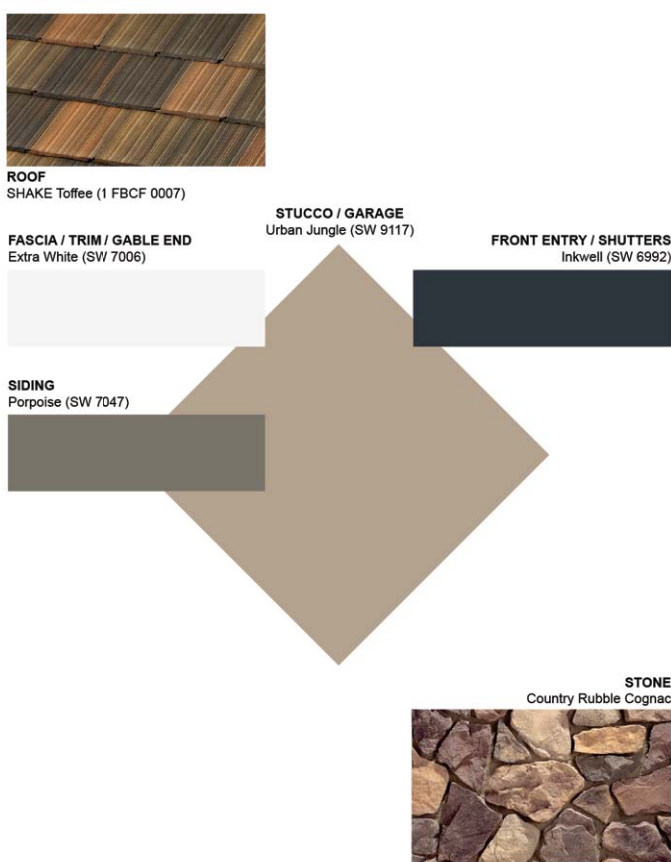
SCHEME 2



SCHEME 3



SCHEME 4

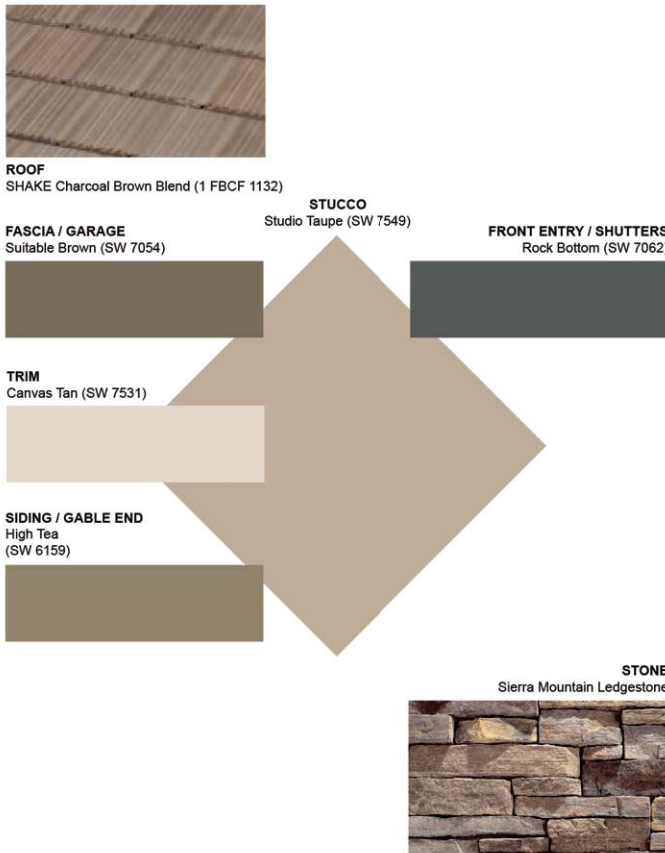


CRAFTSMAN 'B' ELEVATION

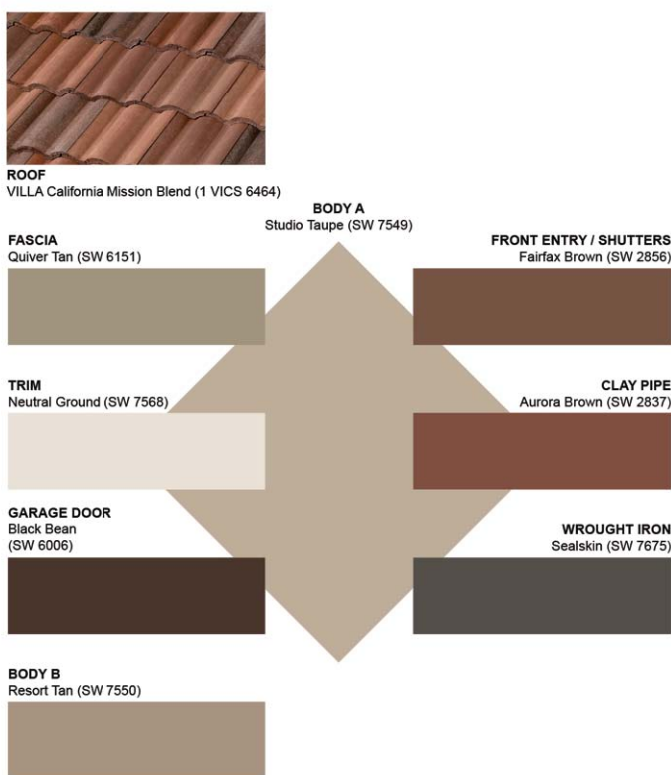
SCHEME 5



SCHEME 6

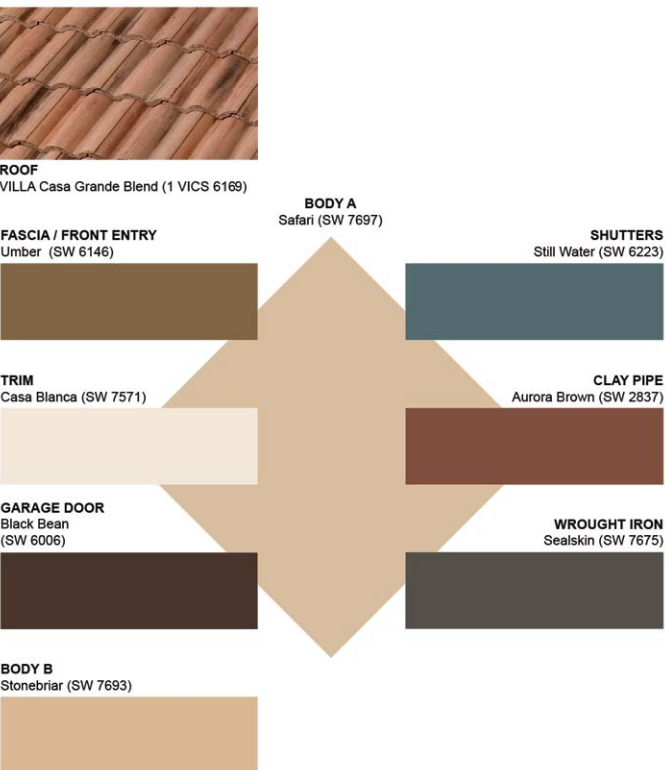


SCHEME 7



ITALIANATE 'C' ELEVATIONS

SCHEME 8



SCHEME 9



KB Home reserves the right to modify or discontinue any products, colors or styles at any time without prior notice. Displays of options, colors, textures, brick, stone, tile, shutters, roofing materials, siding, surfaces, stain and material combinations viewed on a sample color board may differ from the appearances of the options on homes when viewed in person. Please visit a KB Home model home community to view actual colors textures, materials, and combinations.

Westpark Cadence Village 13D

CENTRAL CALIFORNIA DIVISION
PROJECT # 500456
28 September 2018

SPANISH "A" ELEVATIONS

MATERIALS	MFG.	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	SHERWIN WILLIAMS	SW 7035	SW 7534	SW 6107
STUCCO HILITE	SHERWIN WILLIAMS	SW 6149	N/A	SW 7521
FRONT ENTRY	SHERWIN WILLIAMS	SW 6174	SW 6097	SW 6202
SHUTTERS	SHERWIN WILLIAMS	SW 6174	SW 6215	SW 6202
FASCIA	SHERWIN WILLIAMS	SW 7523	SW 6097	SW 6090
TRIM	SHERWIN WILLIAMS	SW 6157	SW 6110	SW 7521
GARAGE DOOR	SHERWIN WILLIAMS	SW 6144	SW 6097	SW 7521
CLAY PIPE	SHERWIN WILLIAMS	SW2837	SW2837	SW2837
ROOF TILE	BORAL ROOF TILE	1 VICS 6330	1 VICS 6129	1 VICS 6464

CRAFTSMAN "B" ELEVATIONS

MATERIALS	MFG.	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	SHERWIN WILLIAMS	SW 9117	SW 6136	SW 7549
LAP SIDING	SHERWIN WILLIAMS	SW 7047	SW 6139	SW 6159
GABLE END	SHERWIN WILLIAMS	SW 7006	SW 6385	SW 6159
FRONT ENTRY	SHERWIN WILLIAMS	SW 6992	SW 6013	SW 7062
SHUTTERS	SHERWIN WILLIAMS	SW 6992	SW 6013	SW 7062
FASCIA	SHERWIN WILLIAMS	SW 7006	SW 6385	SW 7054
TRIM	SHERWIN WILLIAMS	SW 7006	SW 6385	SW 7531
GARAGE DOOR	SHERWIN WILLIAMS	SW 9117	SW 6385	SW 7054
ROOF TILE	BORAL ROOF TILE	1 FBCF 0007	1 FBCF 3233	1 FBCF 1132
STONE	EL DORADO STONE	COUNTRY RUBBLE COGNAC	BARLEY CLIFFSTONE	SIERRA MOUNTAIN LEDGESTONE

ITALIANATE "C" ELEVATIONS

MATERIALS	MFG.	SCHEME 7	SCHEME 8	SCHEME 9
BODY A	SHERWIN WILLIAMS	SW 7549	SW 7697	SW 6109
BODY B	SHERWIN WILLIAMS	SW 7550	SW 7693	SW 6110
FRONT ENTRY	SHERWIN WILLIAMS	SW 2856	SW 6146	SW 6188
SHUTTERS	SHERWIN WILLIAMS	SW 2856	SW 6223	SW 6188
FASCIA	SHERWIN WILLIAMS	SW 6151	SW 6146	SW 7536
TRIM	SHERWIN WILLIAMS	SW 7568	SW 7571	SW 7536
GARAGE DOOR	SHERWIN WILLIAMS	SW 6006	SW 6006	SW 6006
CLAY PIPE	SHERWIN WILLIAMS	SW 2837	SW 2837	SW 2837
WROUGHT IRON	SHERWIN WILLIAMS	SW 7675	SW 7675	SW 7675
ROOF TILE	BORAL ROOF TILE	1 VICS 6464	1 VICS 6169	1 VICS 6129

NOTES:
**ALL COLOR LOCATIONS TO BE DETERMINED BY COLOR KEYS, GENERATED BY KB HOME ARCHITECTURE.



Color Material Board

WESTPARK CADENCE - VILLAGE 13D



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

PLAN No. : ALL PLANS
JOB No. : 500-456
STORY: 2-STORY
September 28, 2018



Elevation 'B' - Craftsman



Elevation 'C' - Italianate

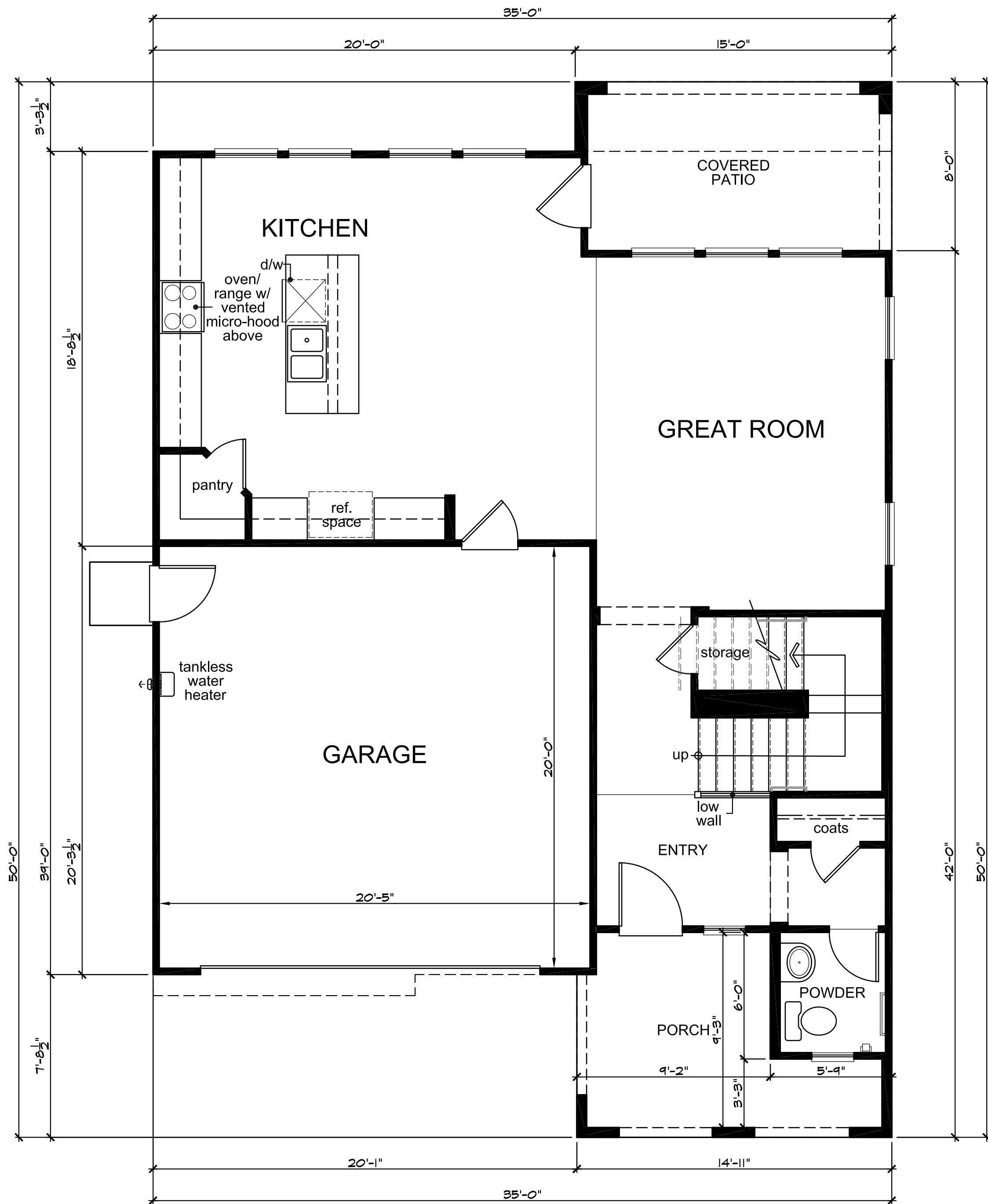


Elevation 'A' - Spanish

ELEVATION LEGEND

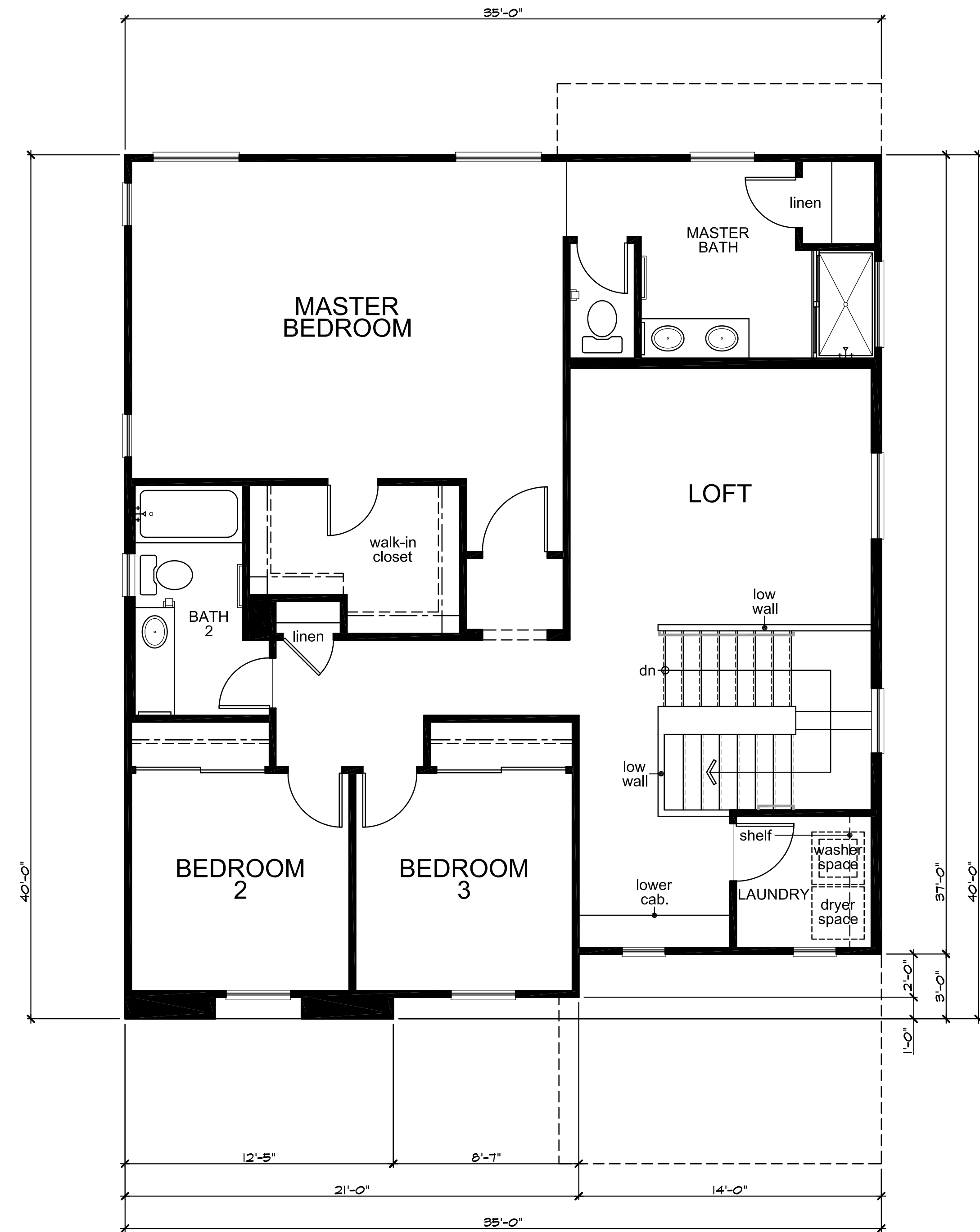
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 WOOD POST
- 16 DECORATIVE ACCENT
- 17 WOOD CORBEL
- 18 POT SHELF & CORBEL
- 19 BOARD & BATTEN
- 20 STONE VENEER
- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING





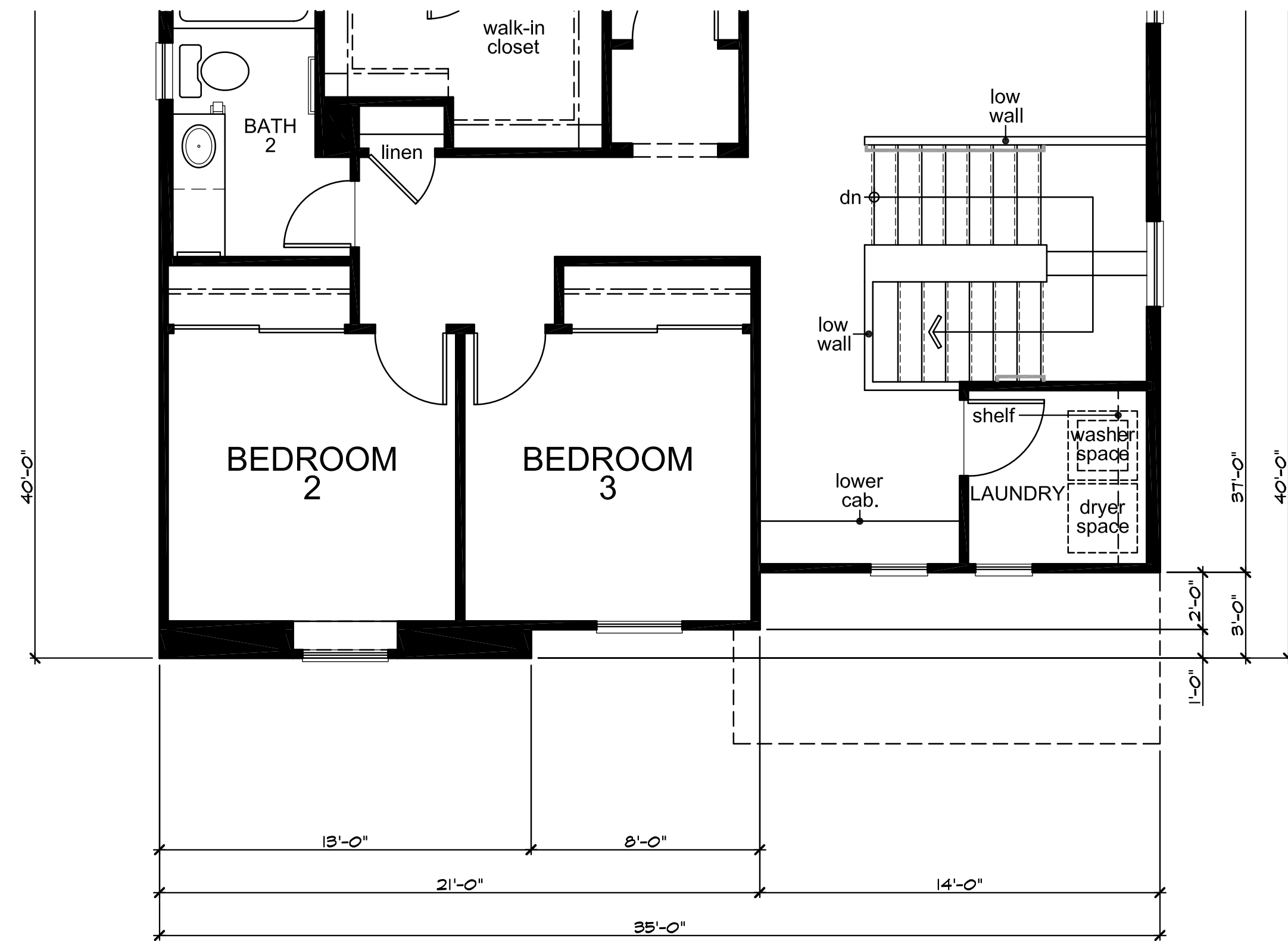
First Floor Plan 'A'

PLAN 235.2137			
FIRST FLOOR AREA	885	SQ. FT.	
SECOND FLOOR AREA	1254	SQ. FT.	
TOTAL AREA	2137	SQ. FT.	
GARAGE AREA	421	SQ. FT.	
PORCH AREA			
	ELEVATION 'A'	108	SQ. FT.
	ELEVATION 'B'	55	SQ. FT.
	ELEVATION 'C'	108	SQ. FT.
PATIO	117	SQ. FT.	

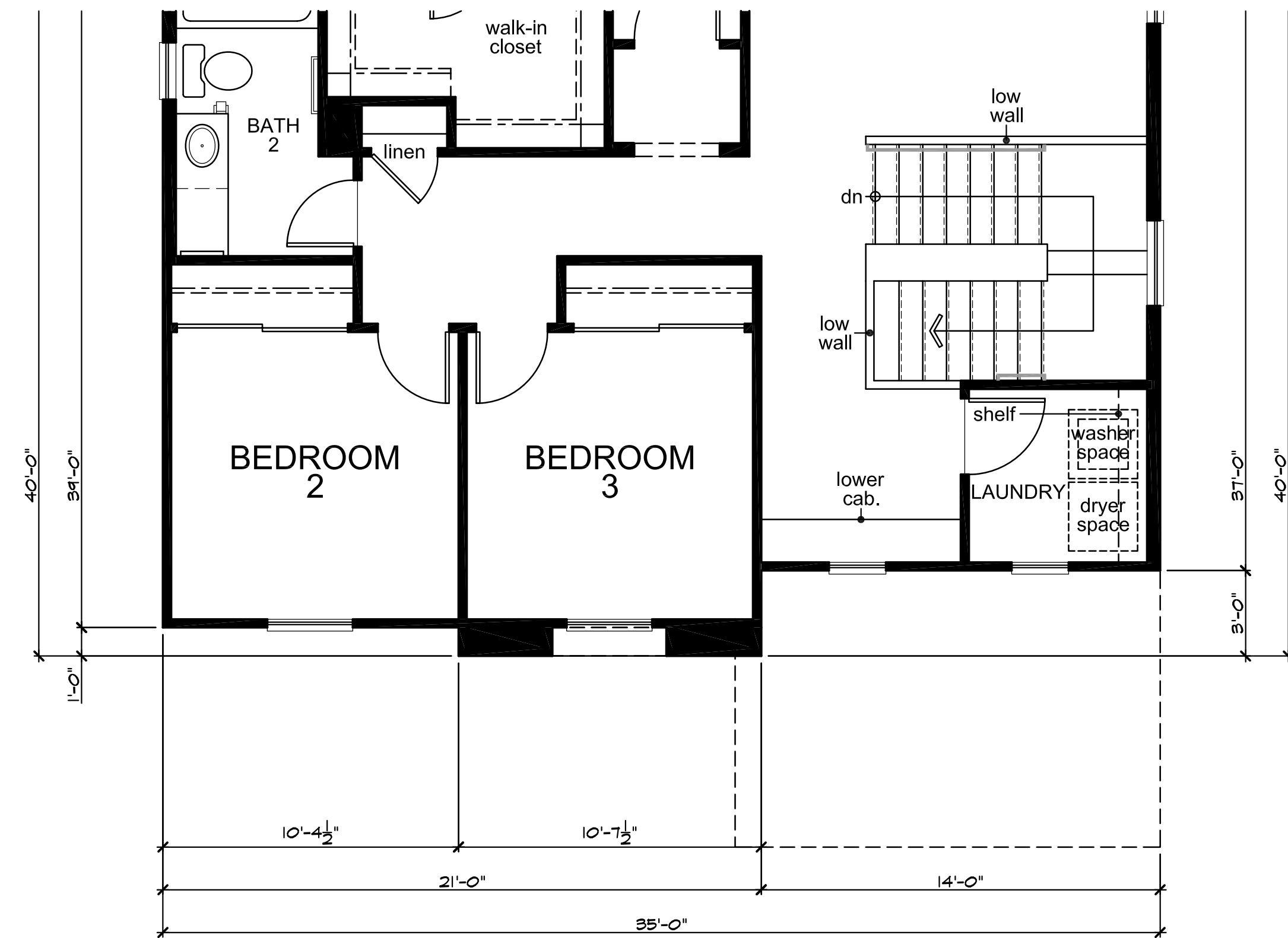


First Floor Plan 'A'

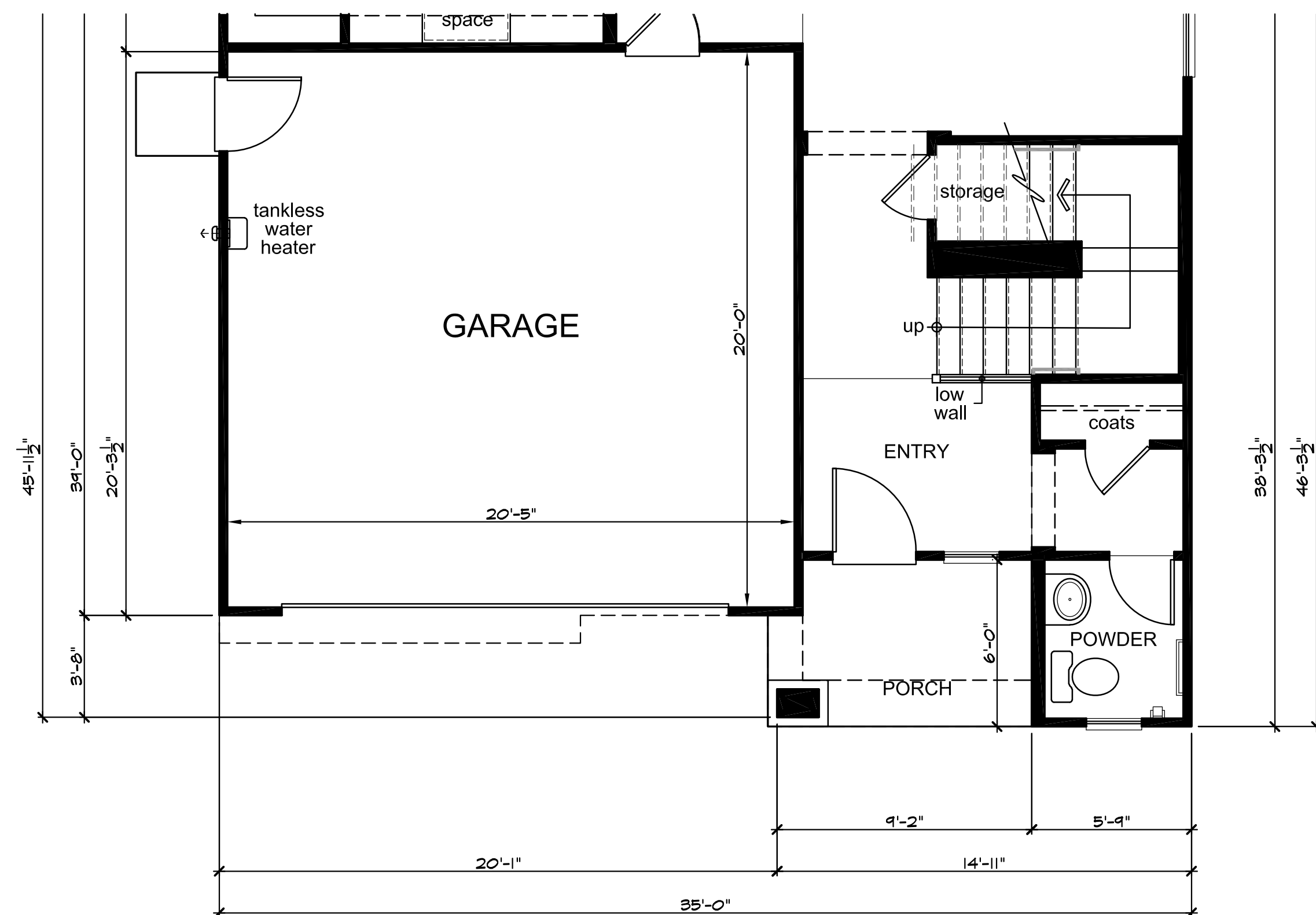




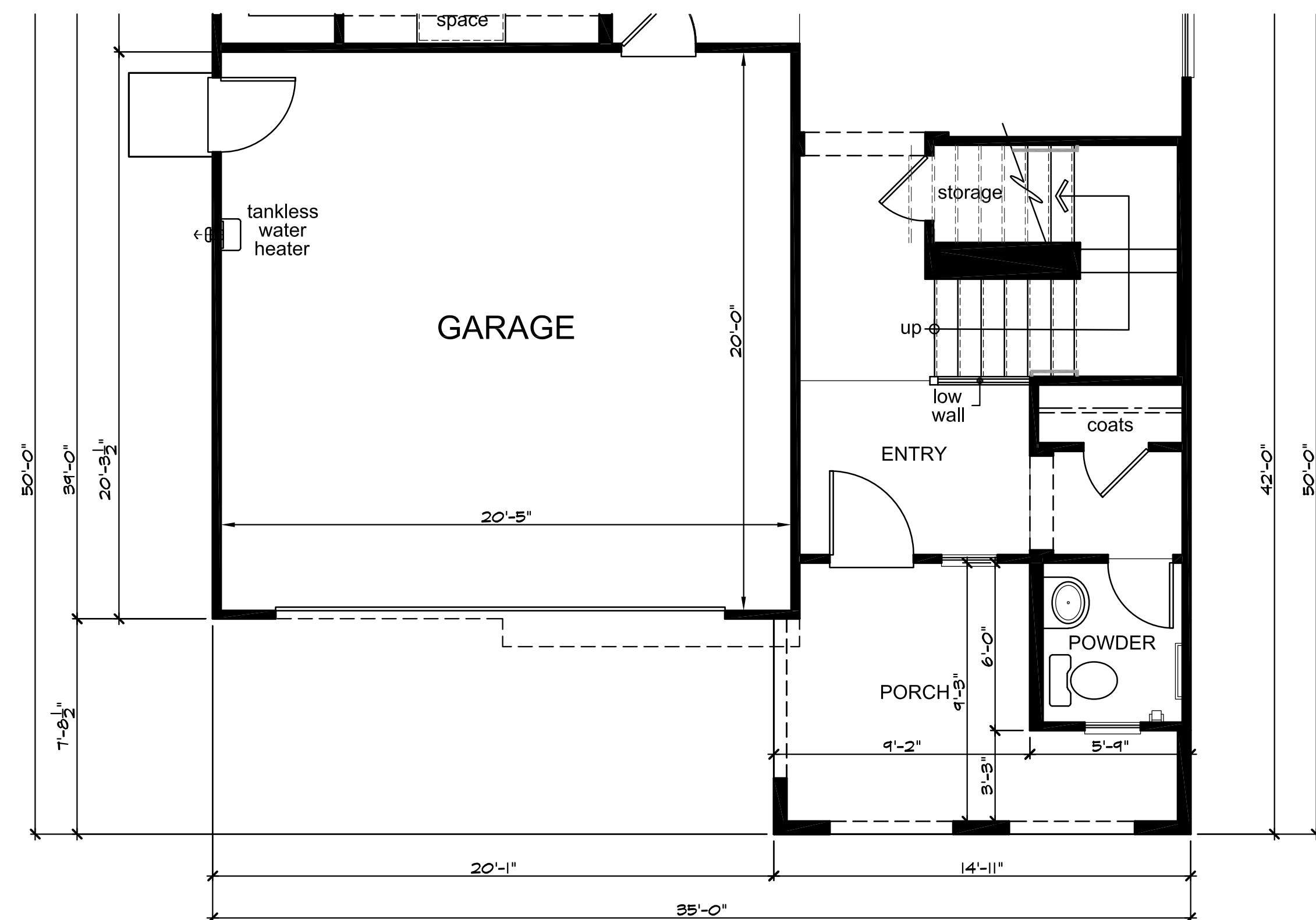
Partial Second Floor Plan 'B'



Partial Second Floor Plan 'C'

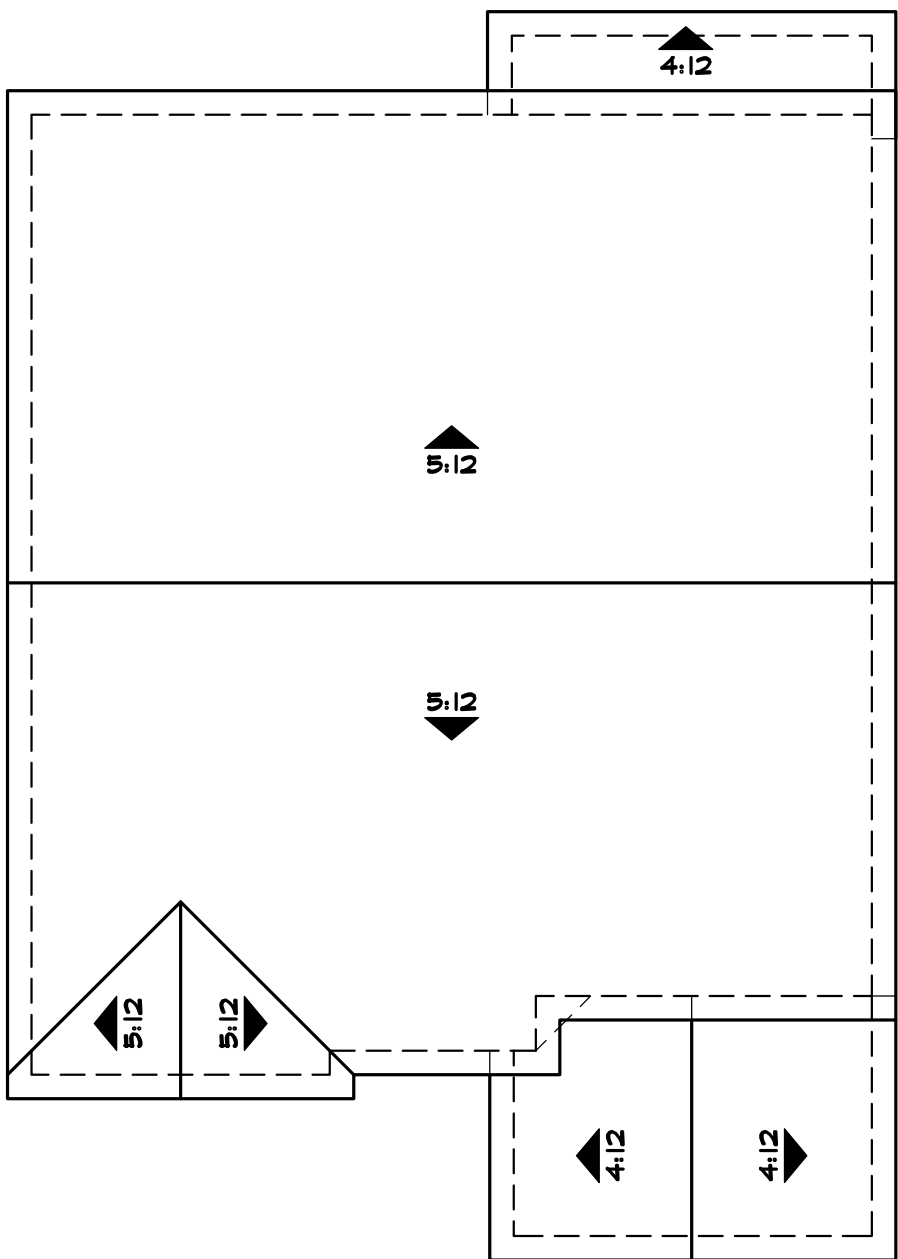


Partial First Floor Plan 'B'

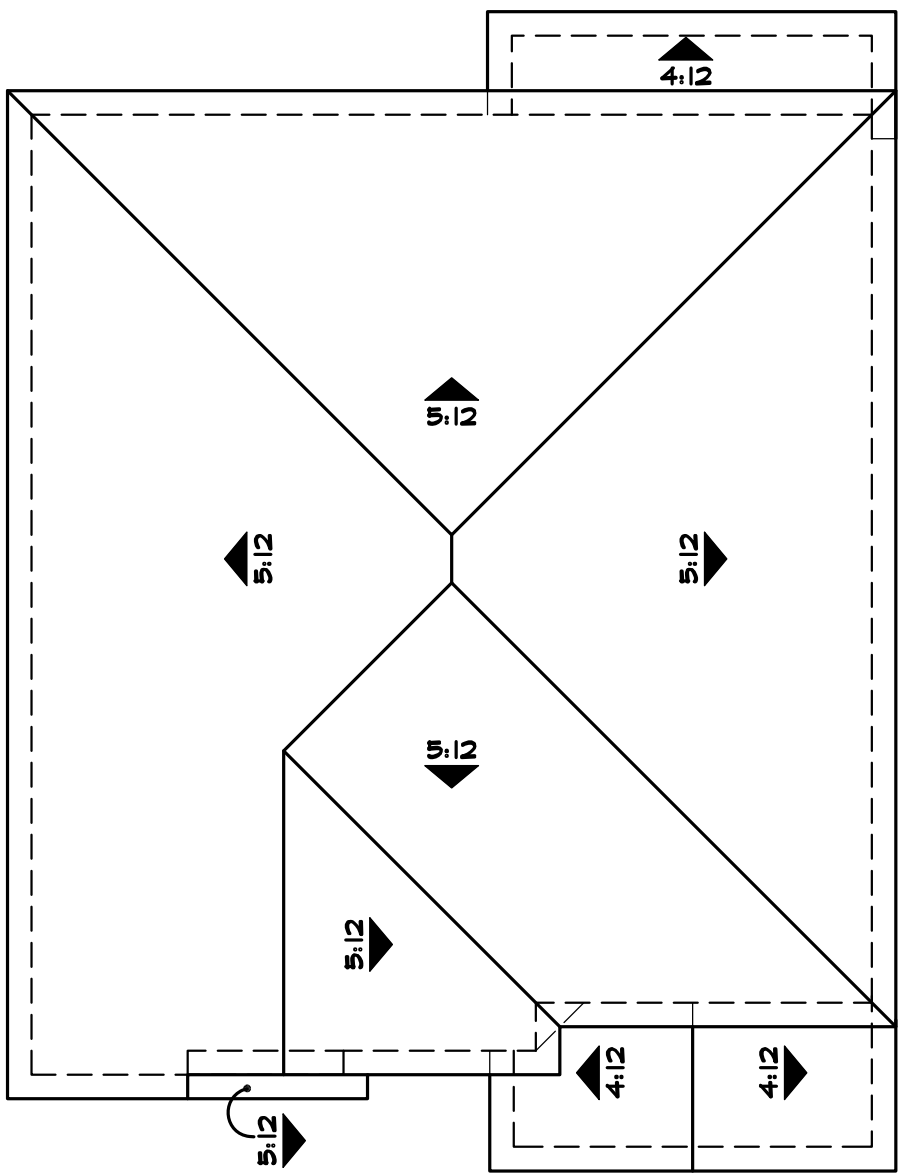


Partial First Floor Plan 'C'

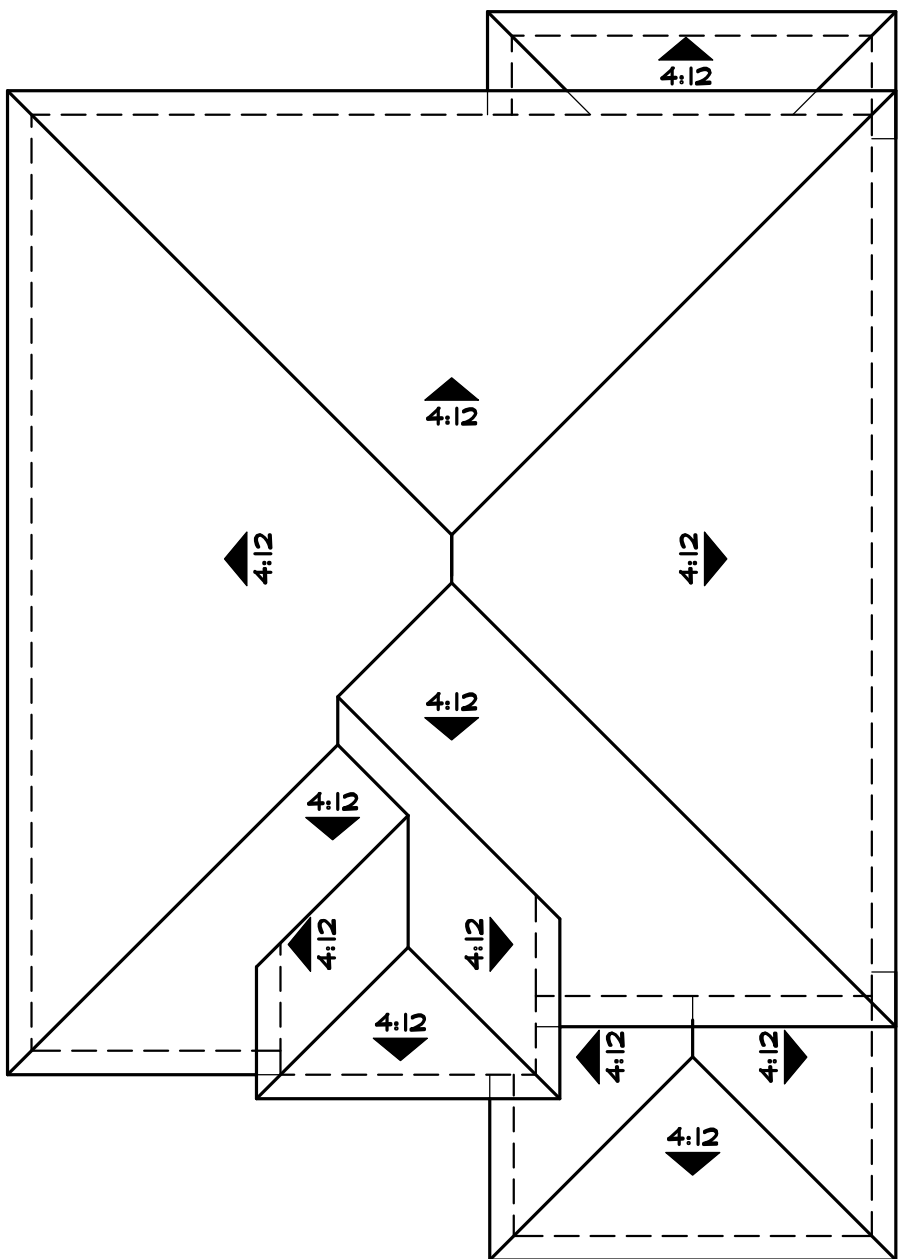




'A'



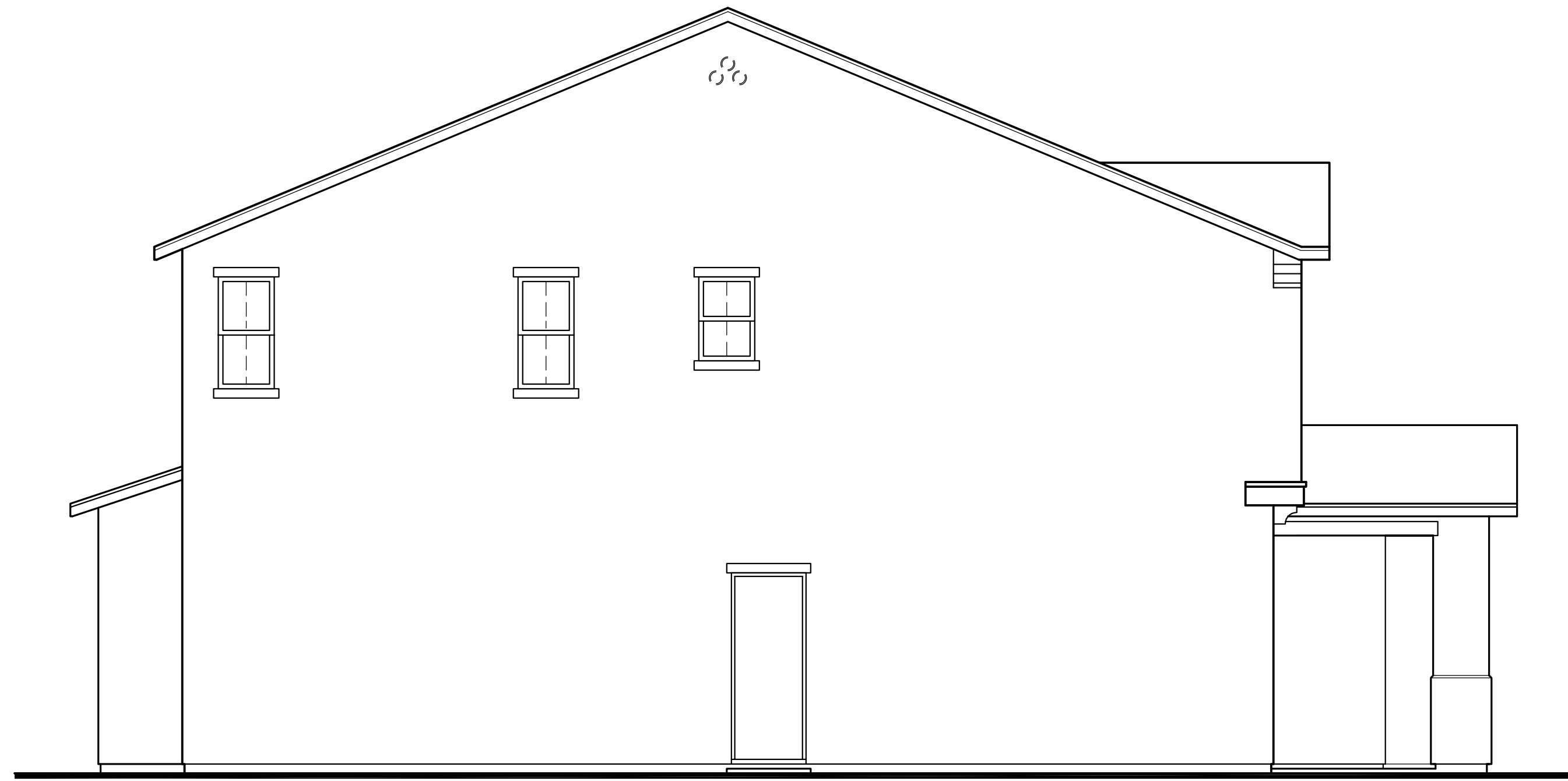
'B'



'C'

Roof Plans





Left Elevation 'A'



Right Elevation 'A'

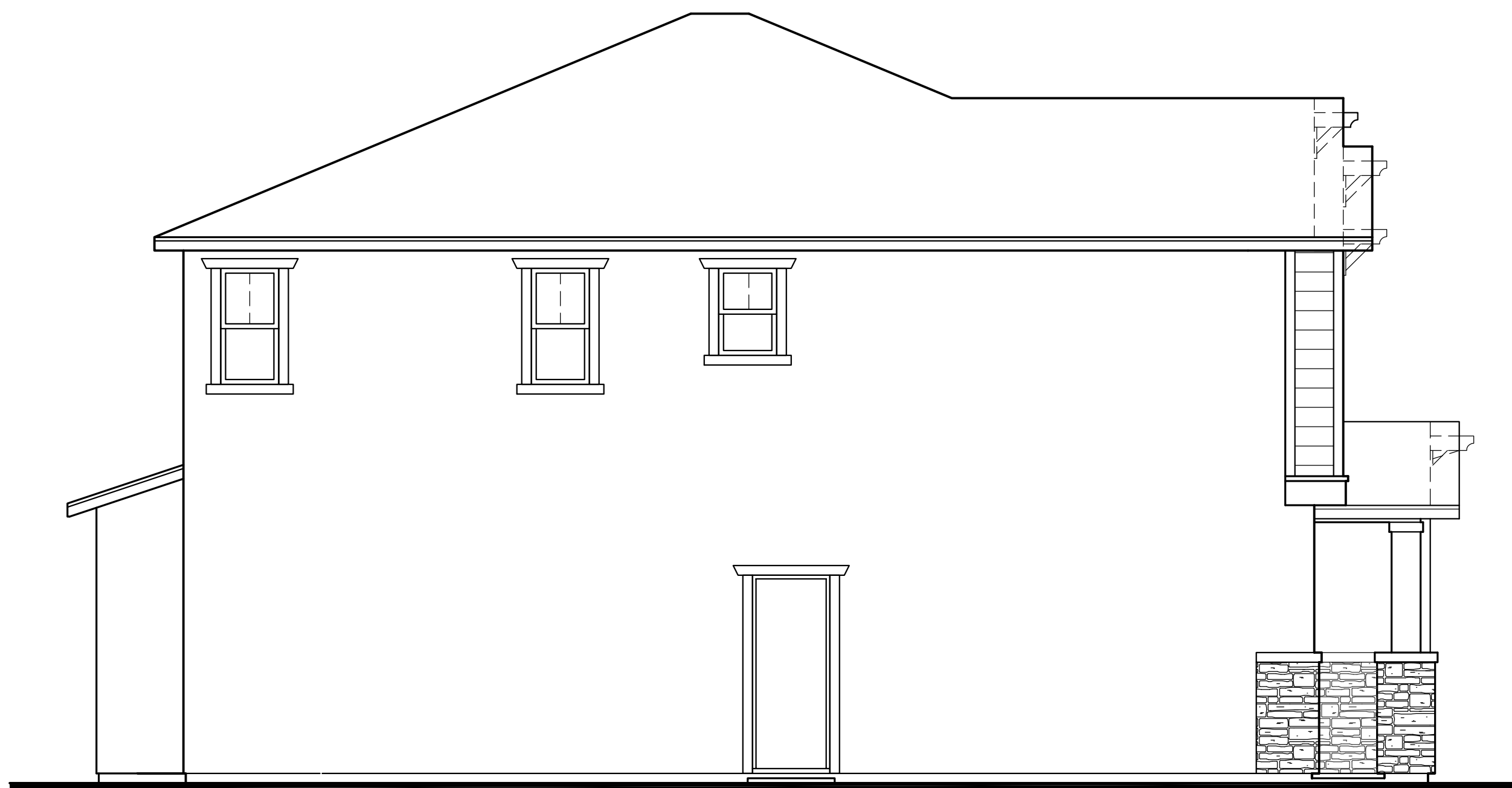


Front Elevation 'A' - Spanish



Rear Elevation 'A'





Left Elevation 'B'



Right Elevation 'B'

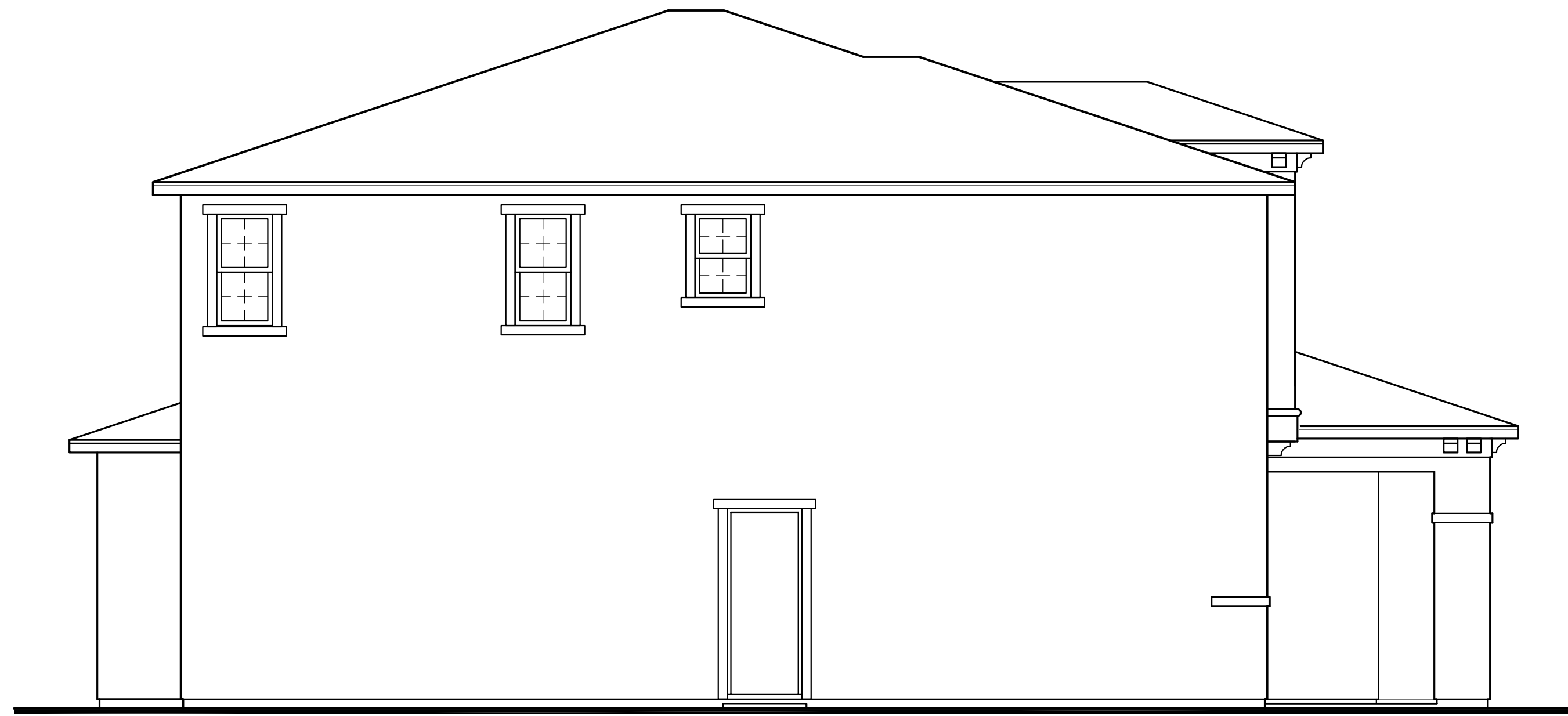


Front Elevation 'B' - Spanish

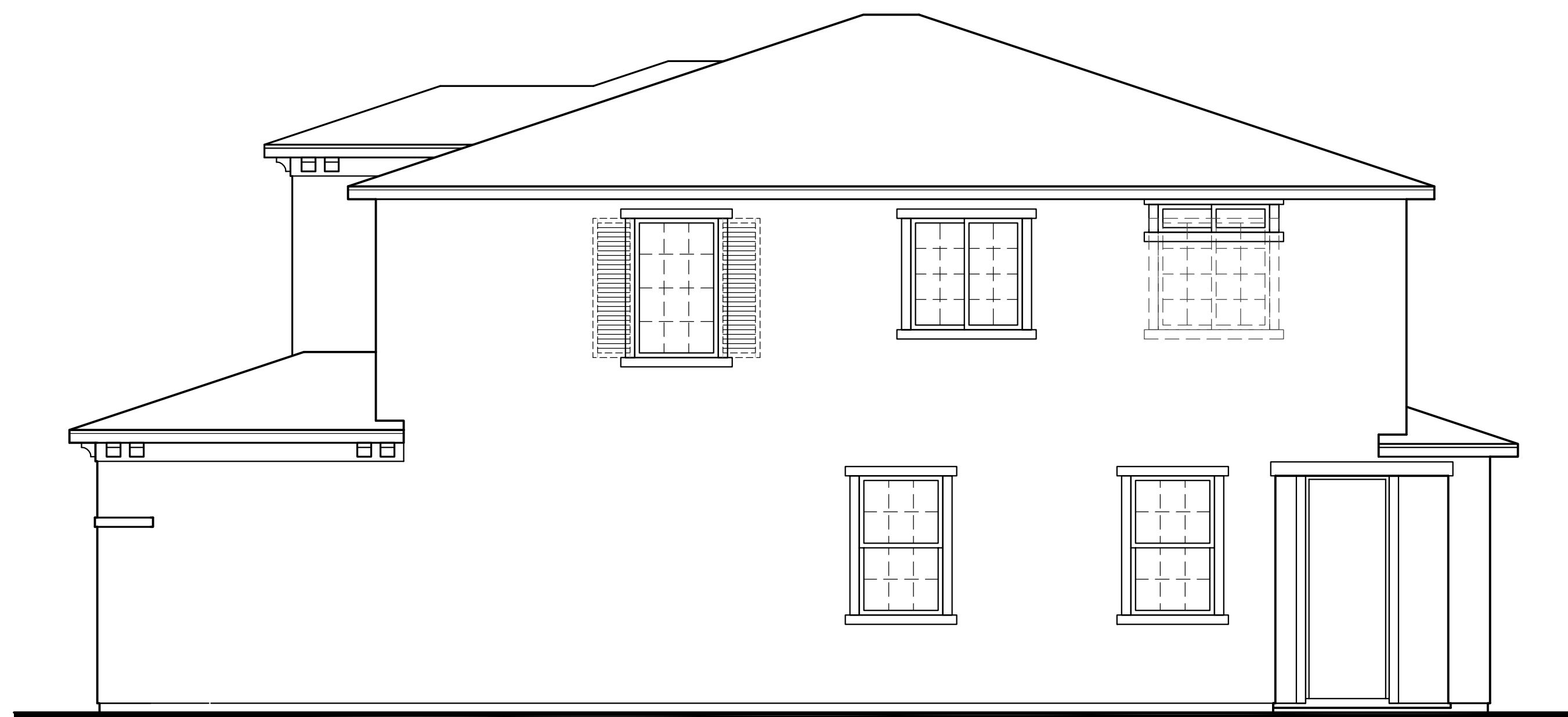


Rear Elevation 'B'





Left Elevation 'C'



Right Elevation 'C'

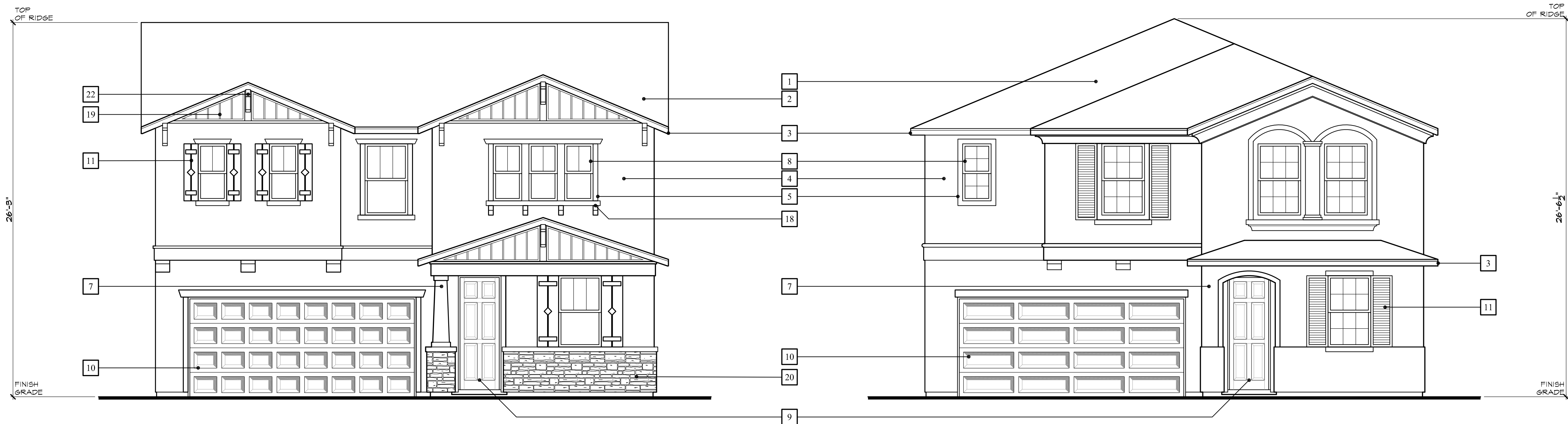


Front Elevation 'C' - Spanish



Rear Elevation 'C'





Elevation 'B' - Craftsman

Elevation 'C' - Italianate

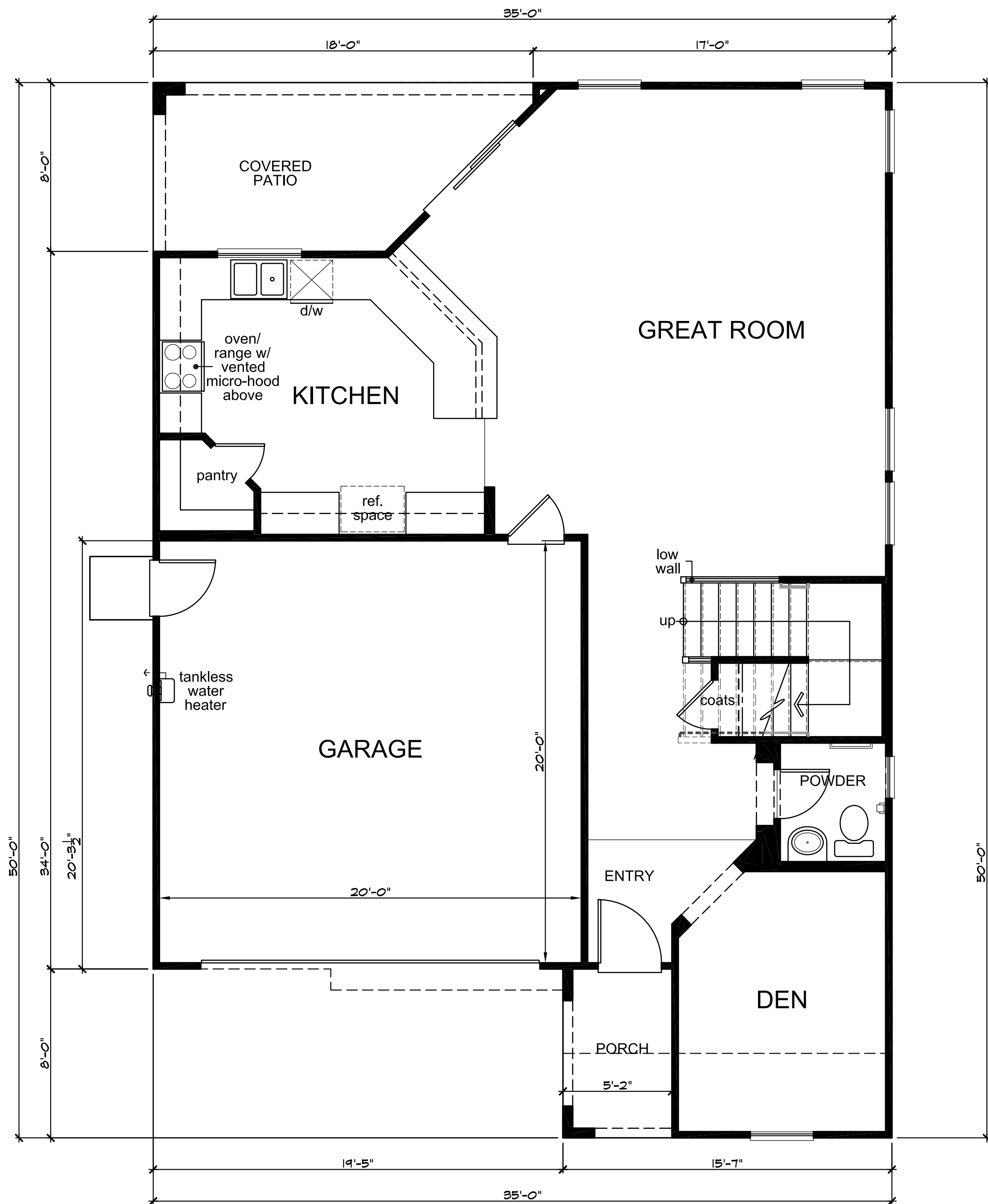


Elevation 'A' - Spanish

ELEVATION LEGEND

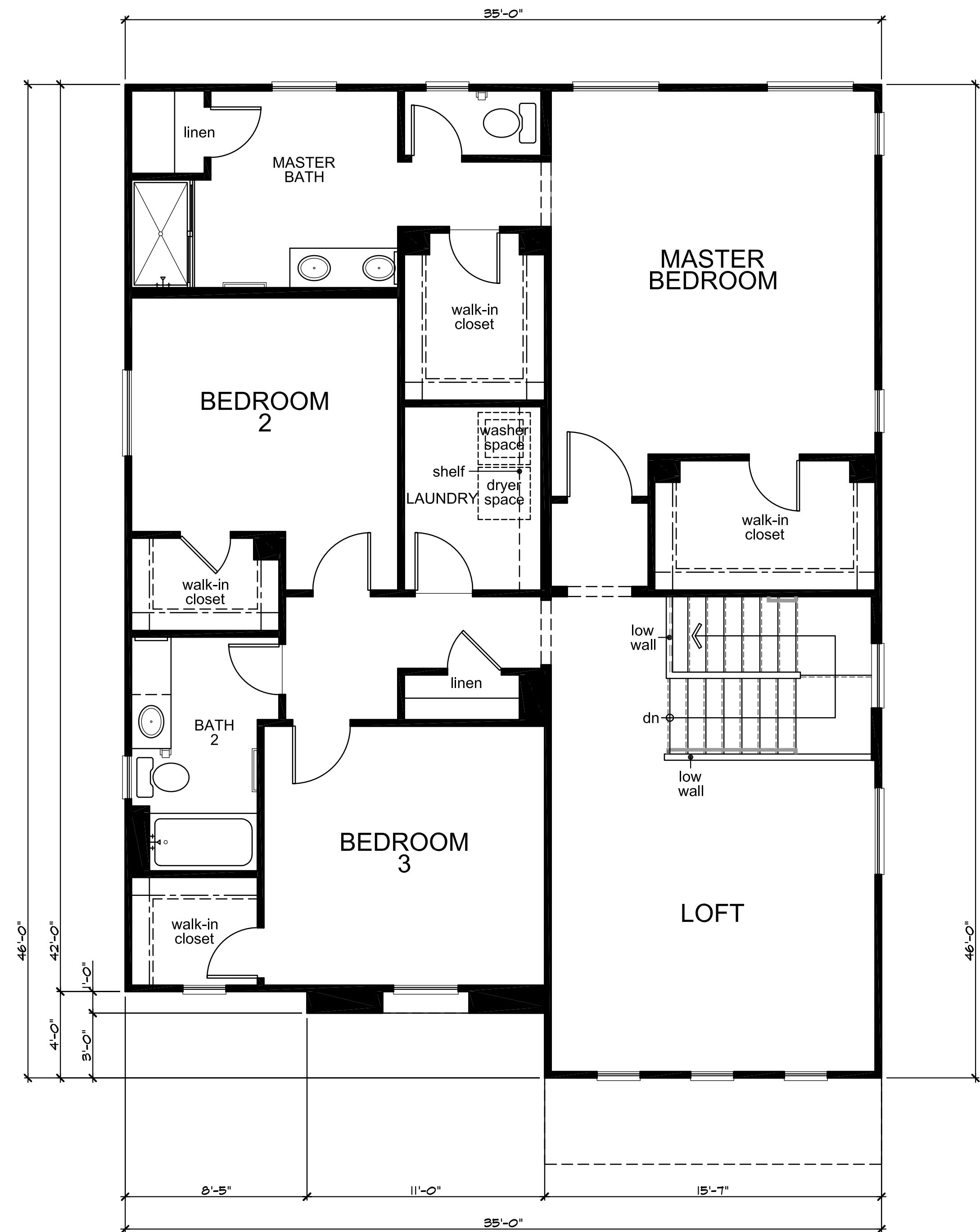
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 WOOD POST
- 16 DECORATIVE ACCENT
- 17 WOOD CORBEL
- 18 POT SHELF & CORBEL
- 19 BOARD & BATTEN
- 20 STONE VENEER
- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING





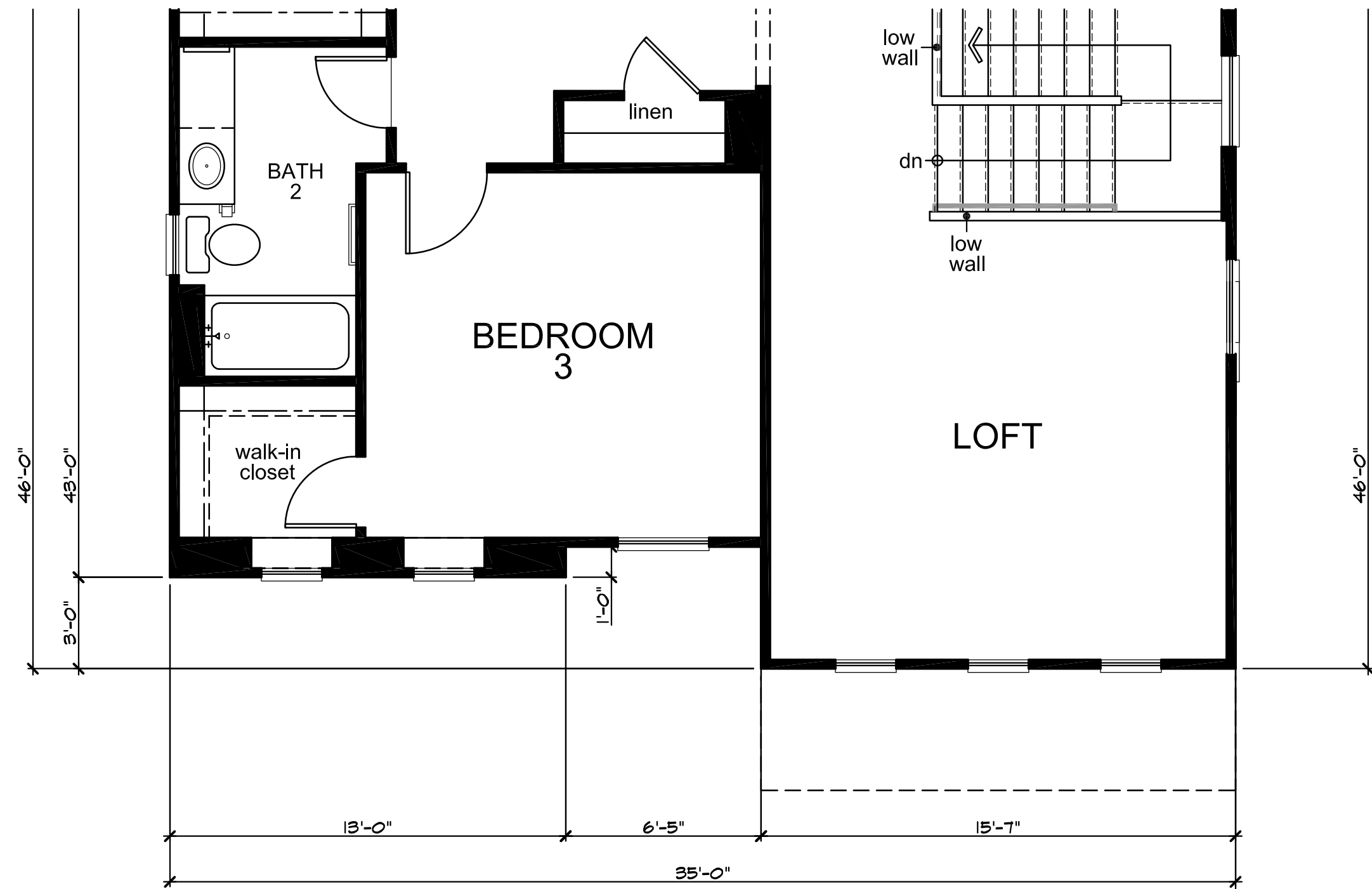
First Floor Plan 'A'

PLAN 235.2487			
FIRST FLOOR AREA	1022	SQ. FT.	
SECOND FLOOR AREA	1466	SQ. FT.	
TOTAL AREA	2487	SQ. FT.	
GARAGE AREA	412	SQ. FT.	
PORCH AREA			
	ELEVATION 'A'	41	SQ. FT.
	ELEVATION 'B'	41	SQ. FT.
	ELEVATION 'C'	41	SQ. FT.
PATIO	120	SQ. FT.	

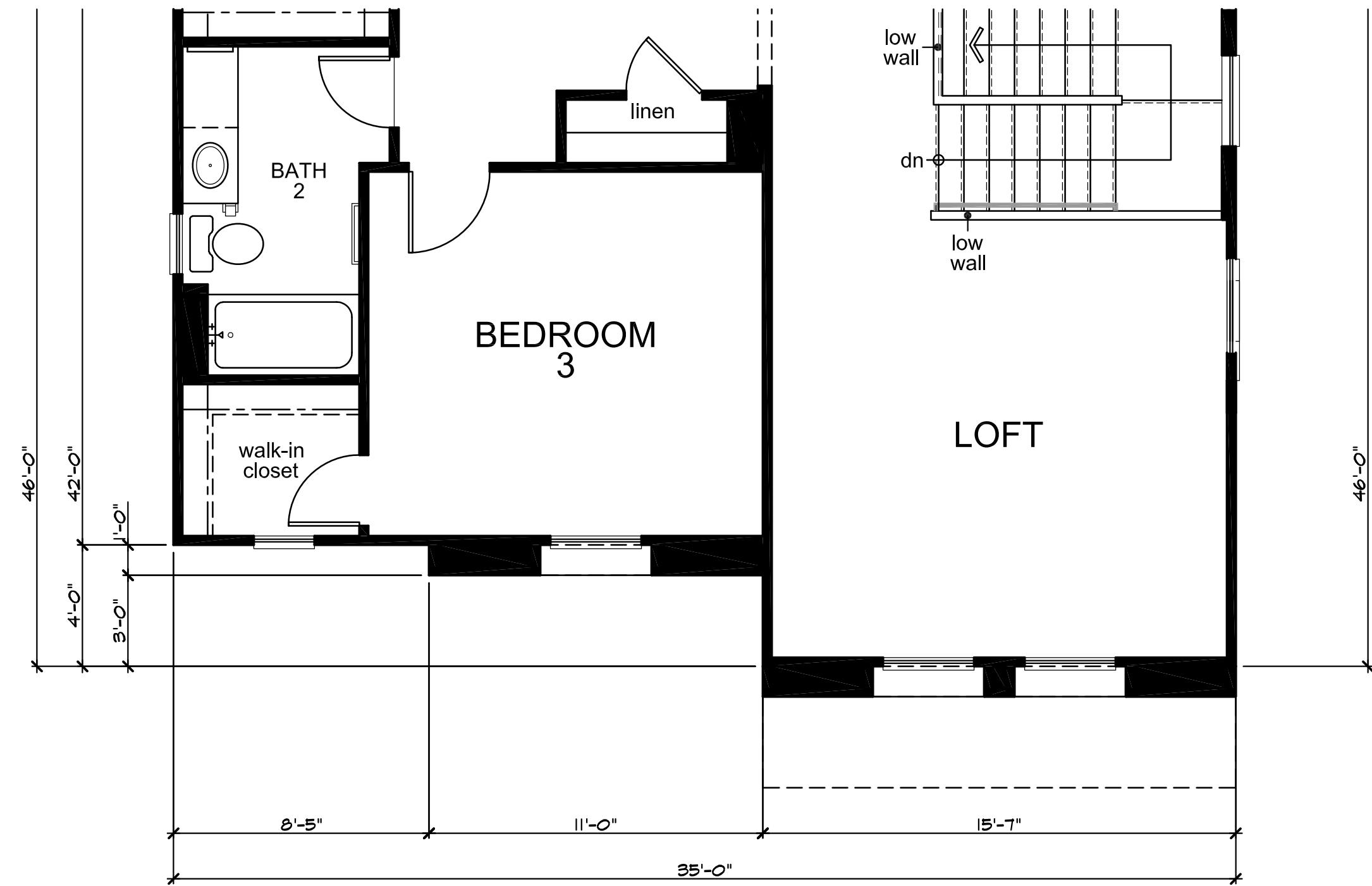


Second Floor Plan 'A'





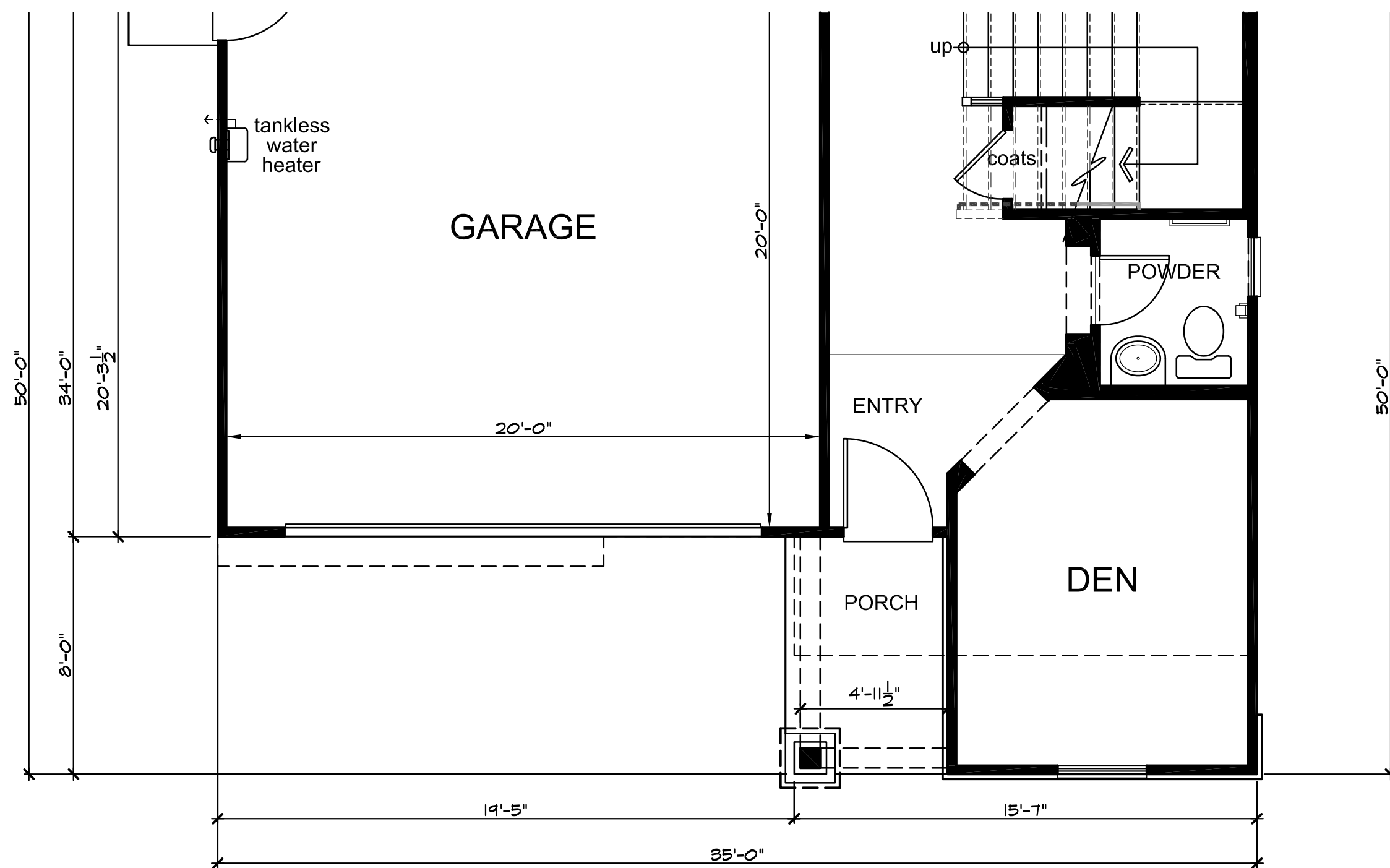
Partial Second Floor Plan 'B'



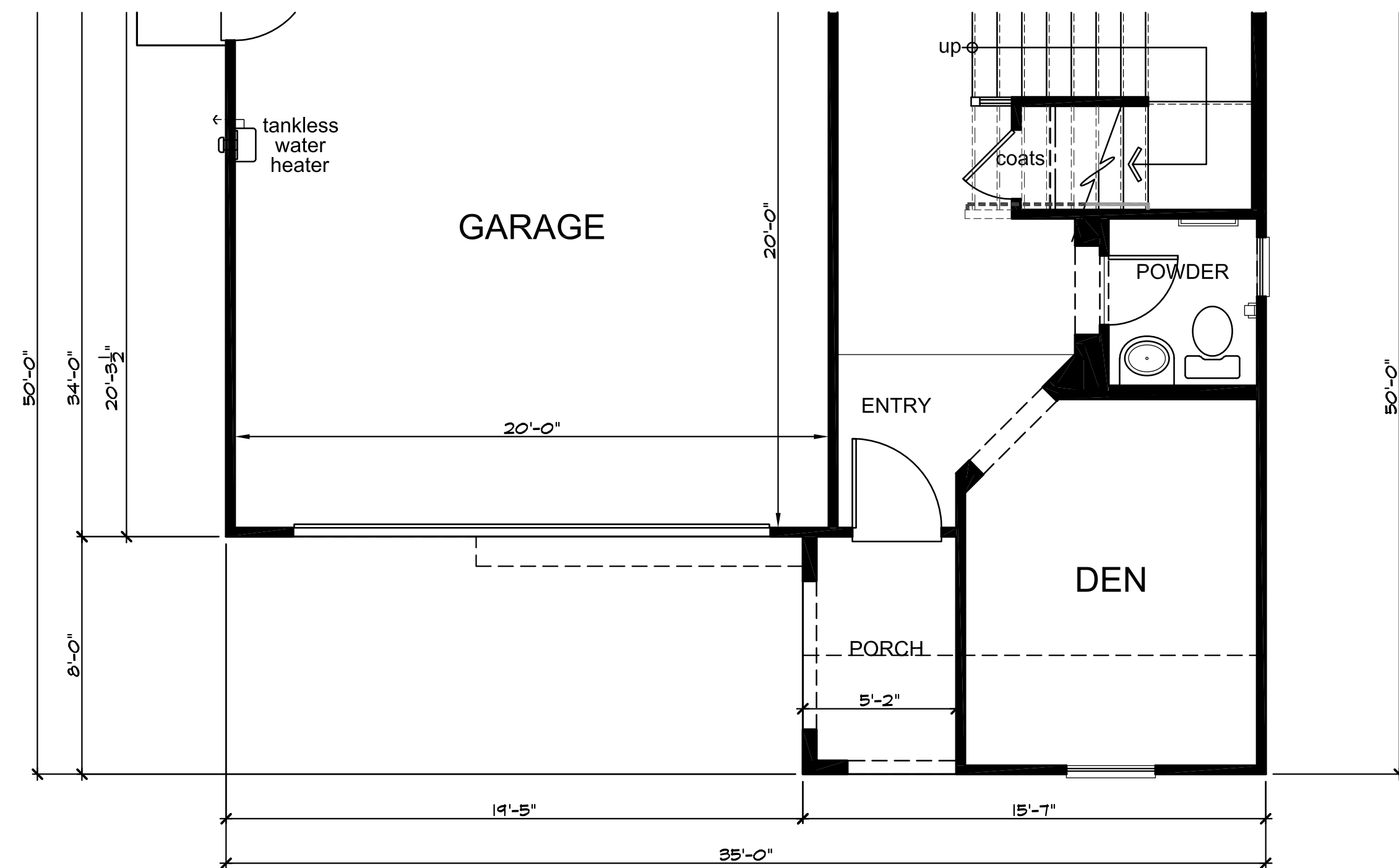
Partial Second Floor Plan 'C'



10/28/2010 08:04:36 AM
[PL18-0326]

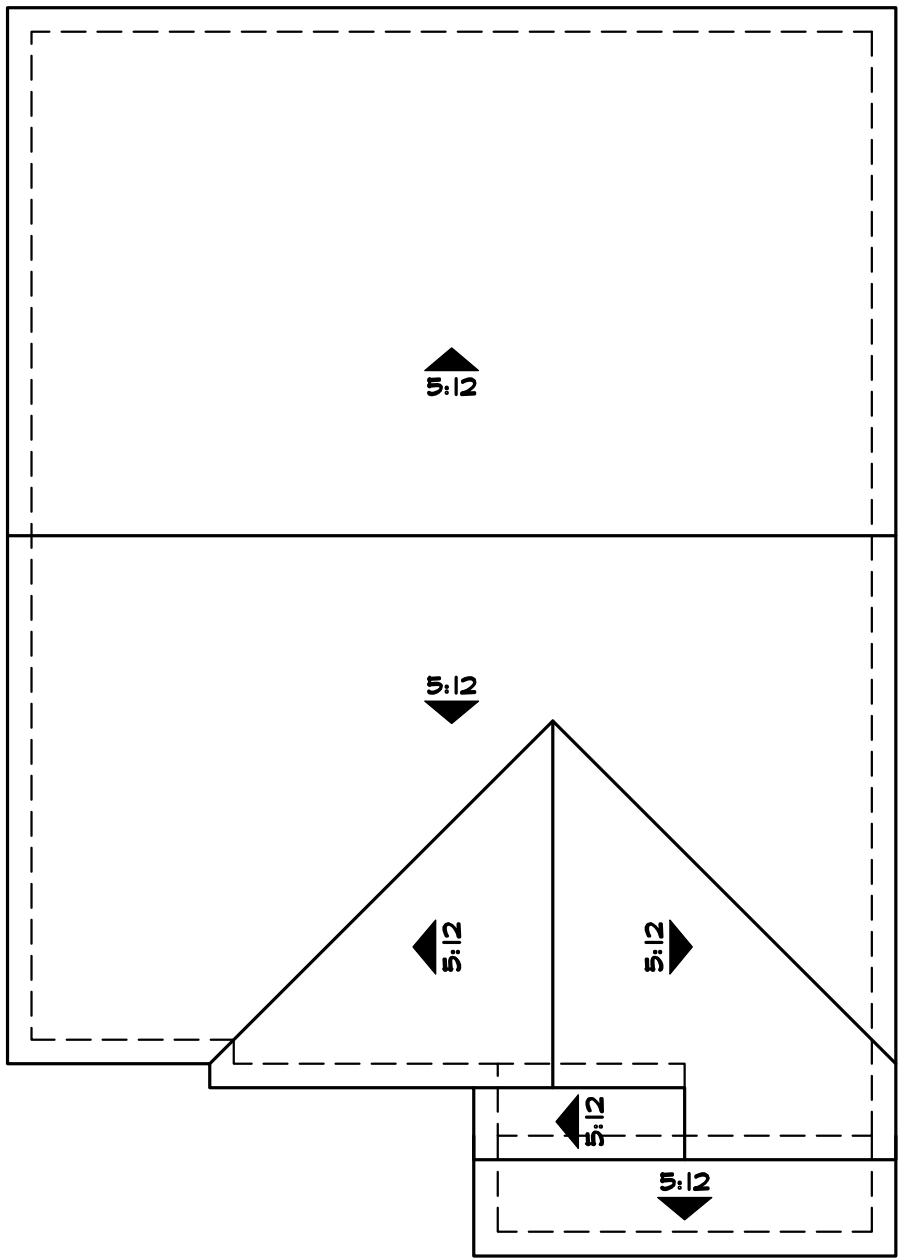


Partial First Floor Plan 'B'

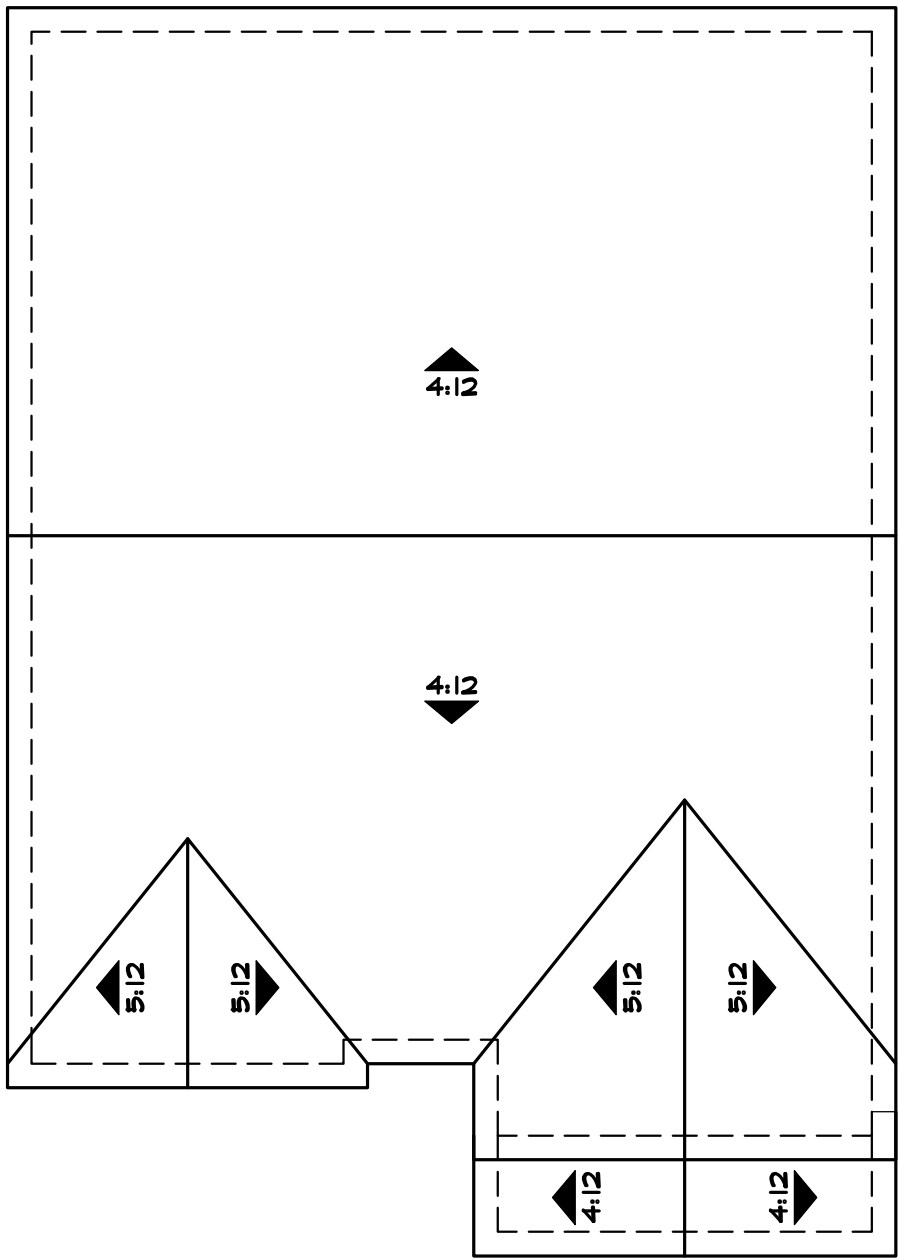


Partial First Floor Plan 'C'

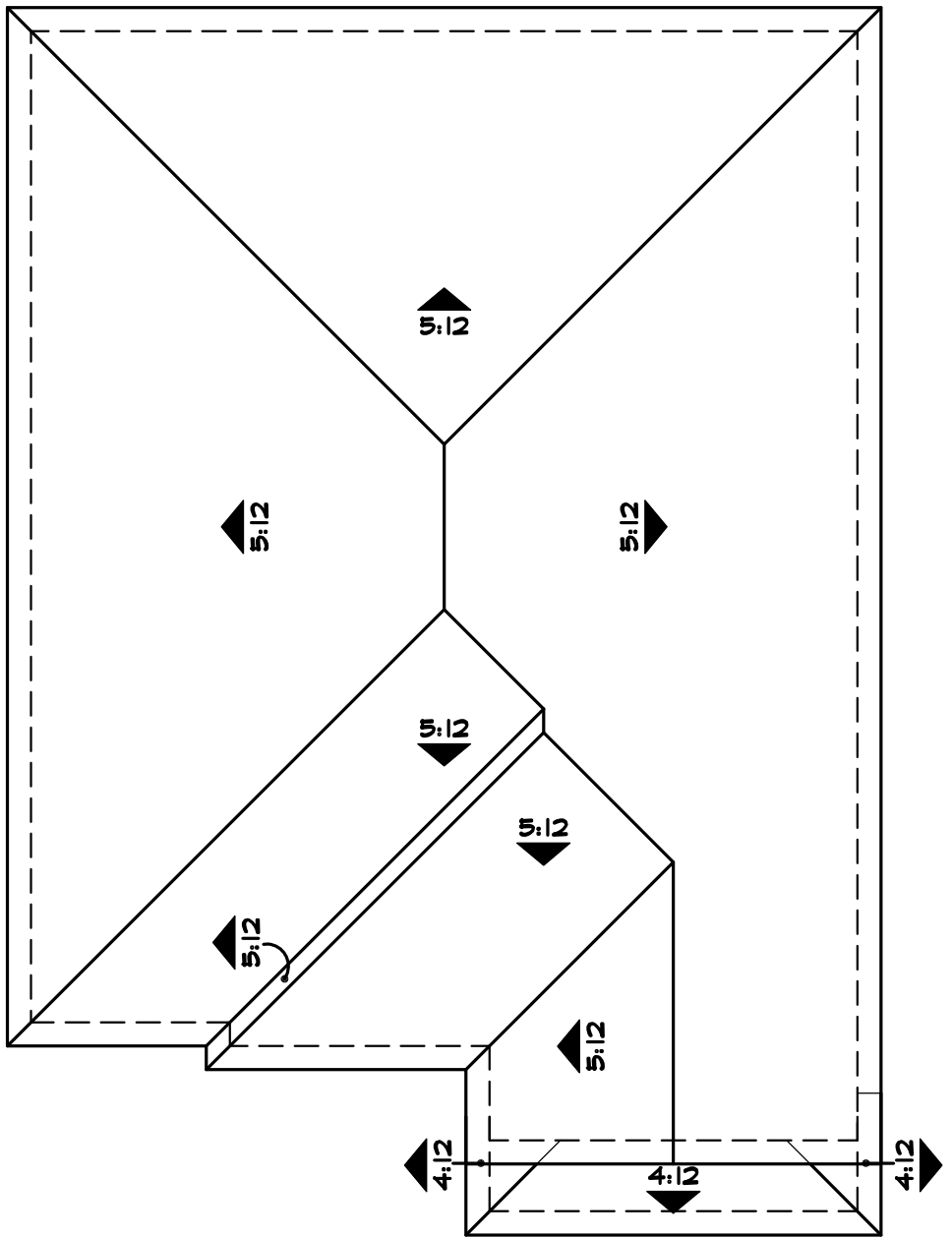




'A'



'B'



'C'

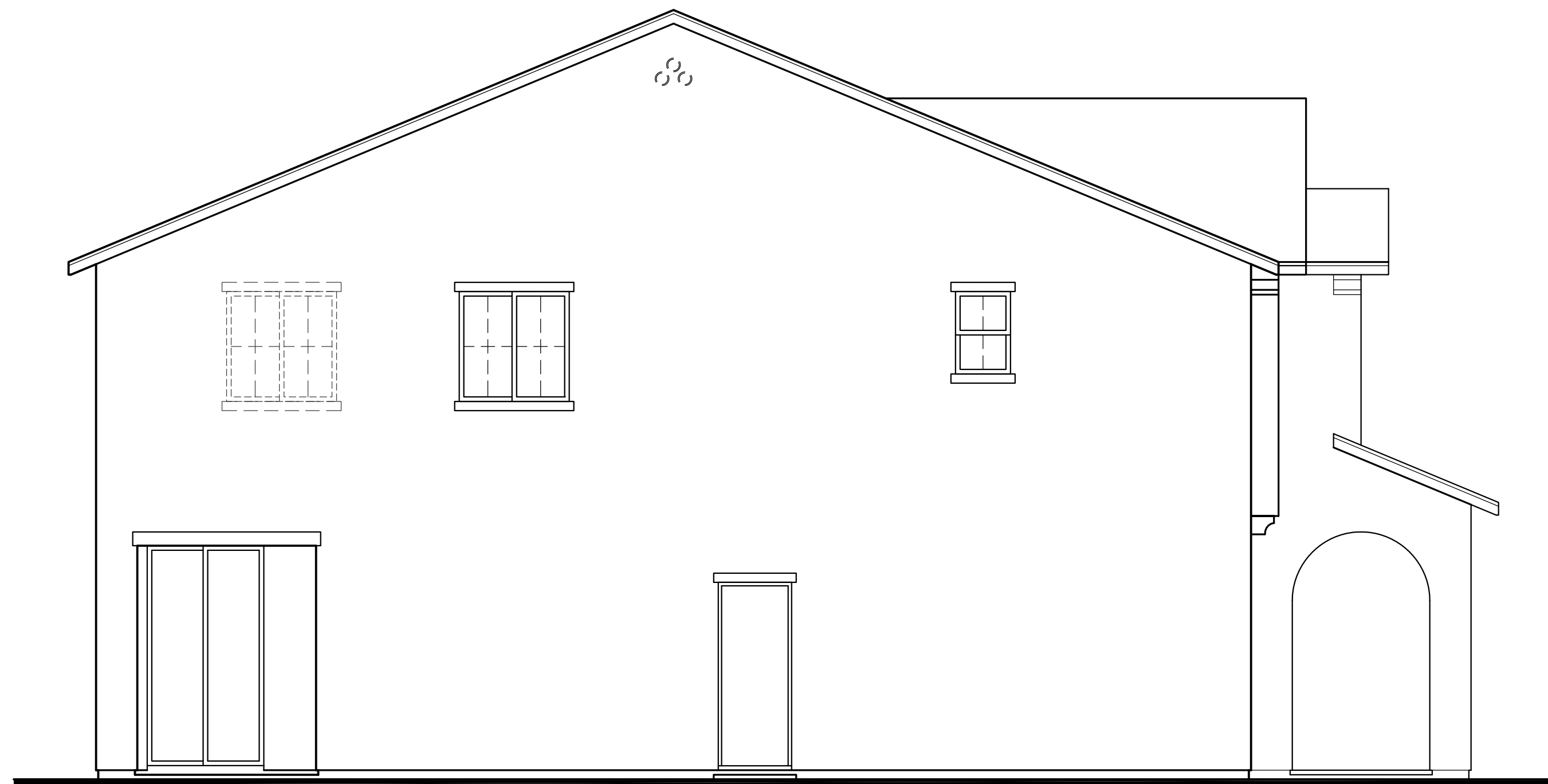
Roof Plans



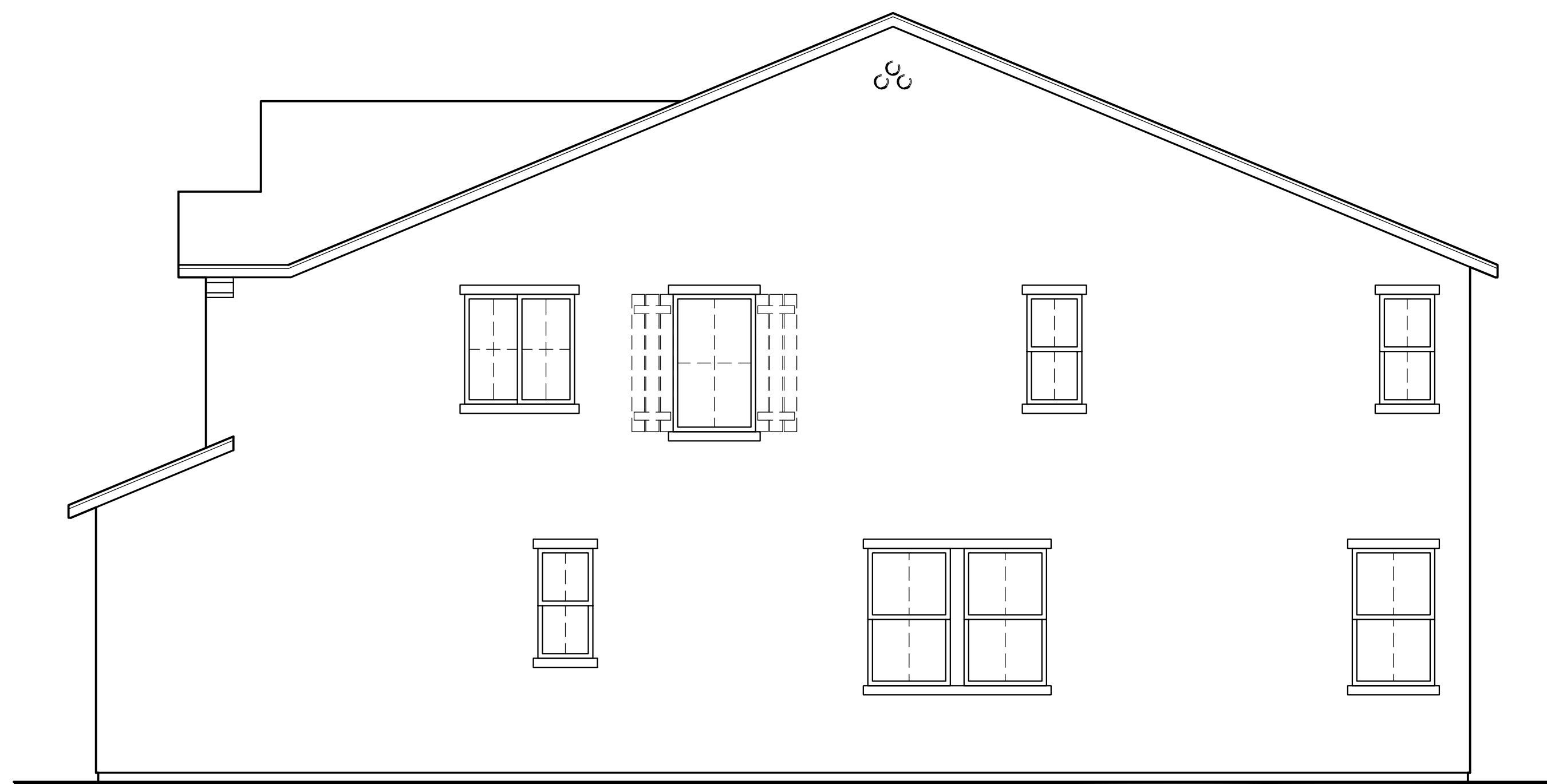
KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

PLAN No. : 235.2487
JOB No. : 500-456
STORY: 2-STORY
SEPTEMBER 28, 2018



Left Elevation 'A'



Right Elevation 'A'

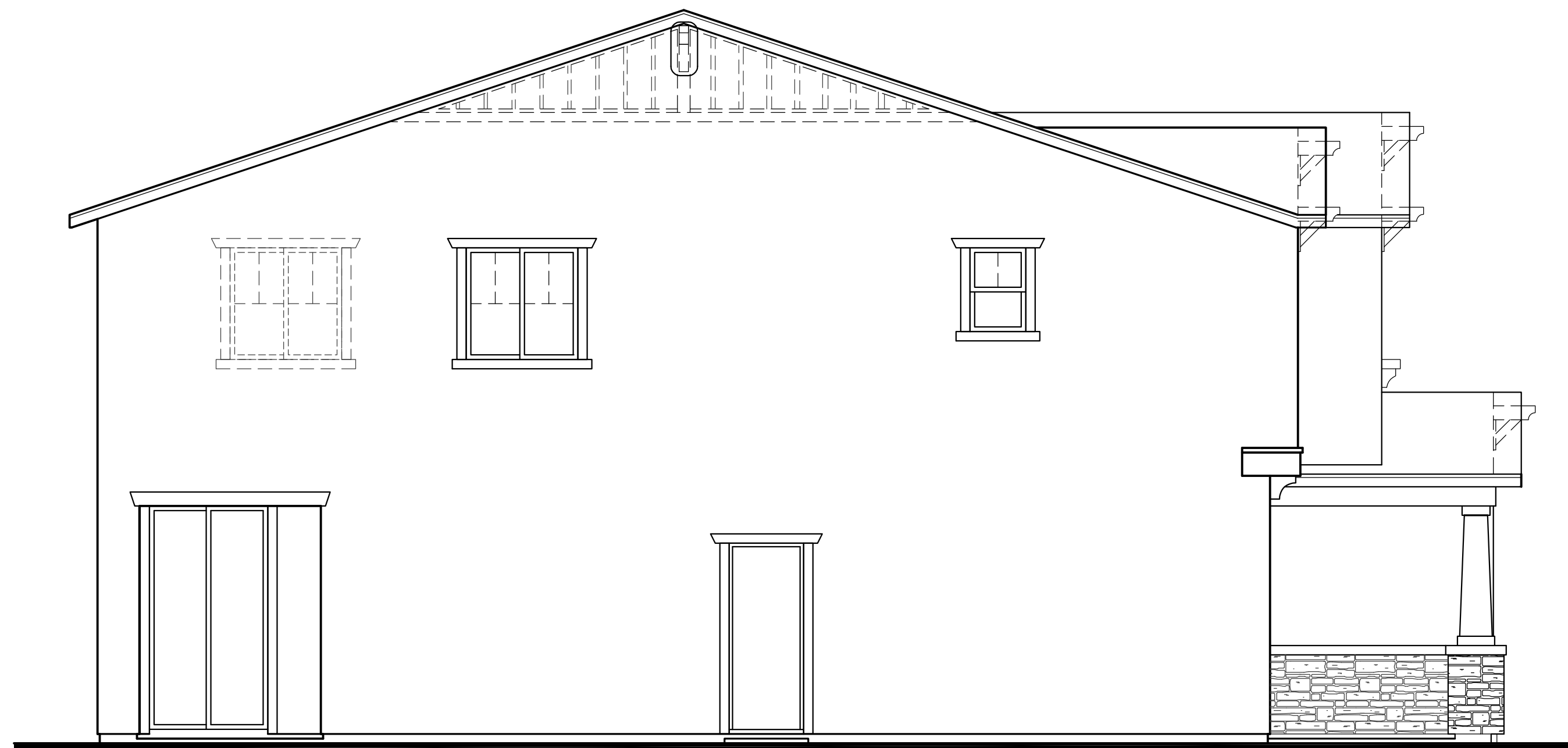


Front Elevation 'A' - Spanish

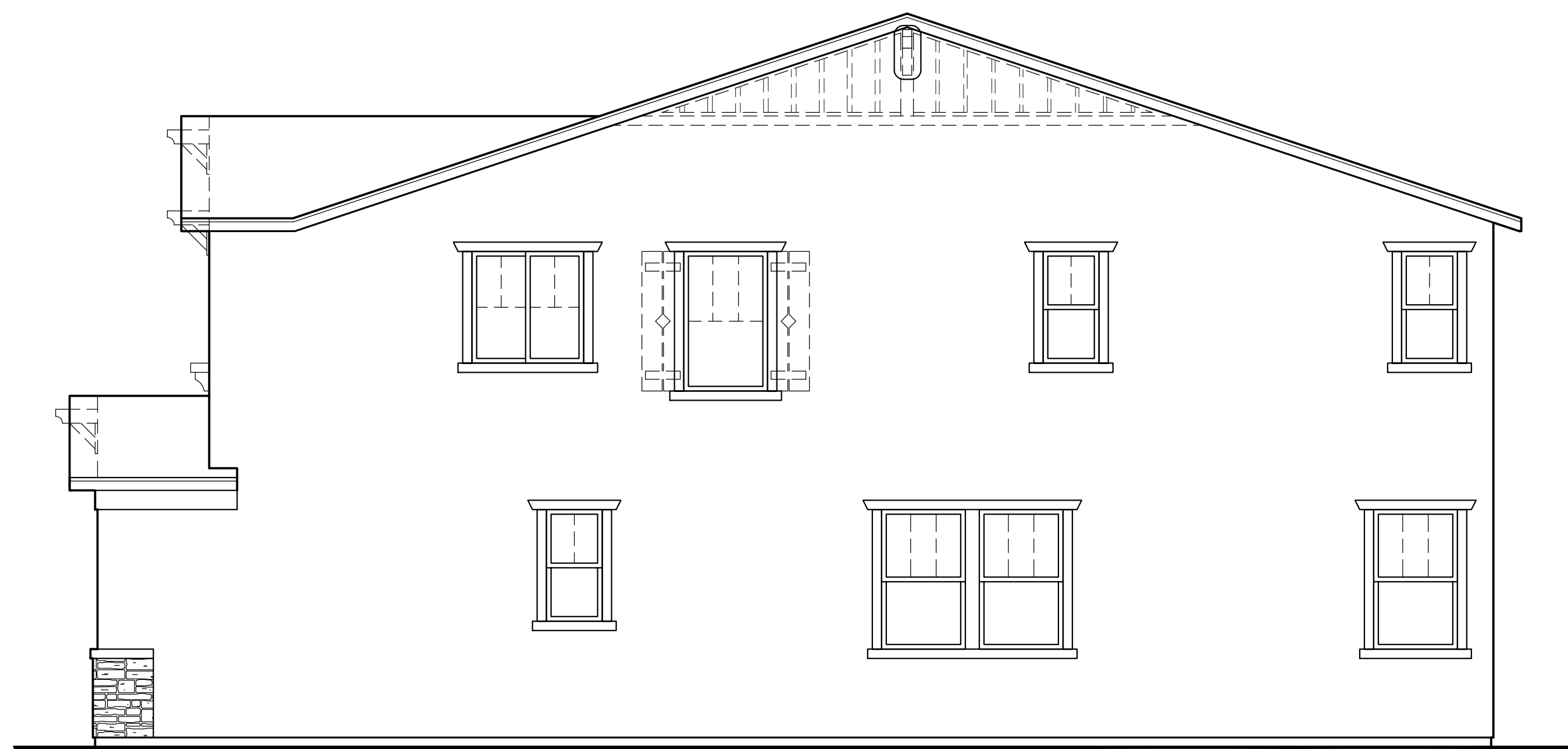


Rear Elevation 'A'





Left Elevation 'B'



Right Elevation 'B'

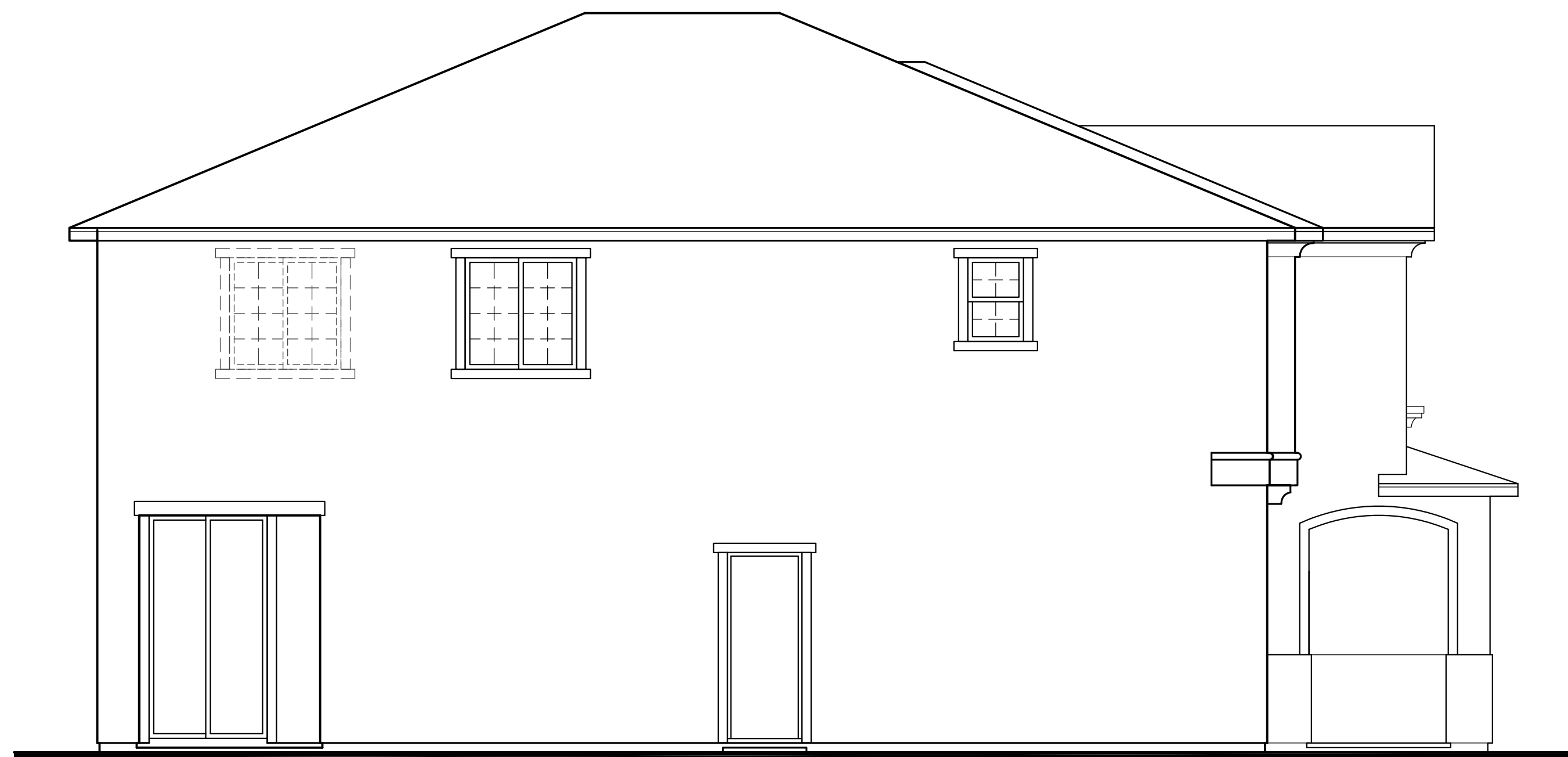


Front Elevation 'B' - Spanish



Rear Elevation 'B'





Left Elevation 'C'



Right Elevation 'C'

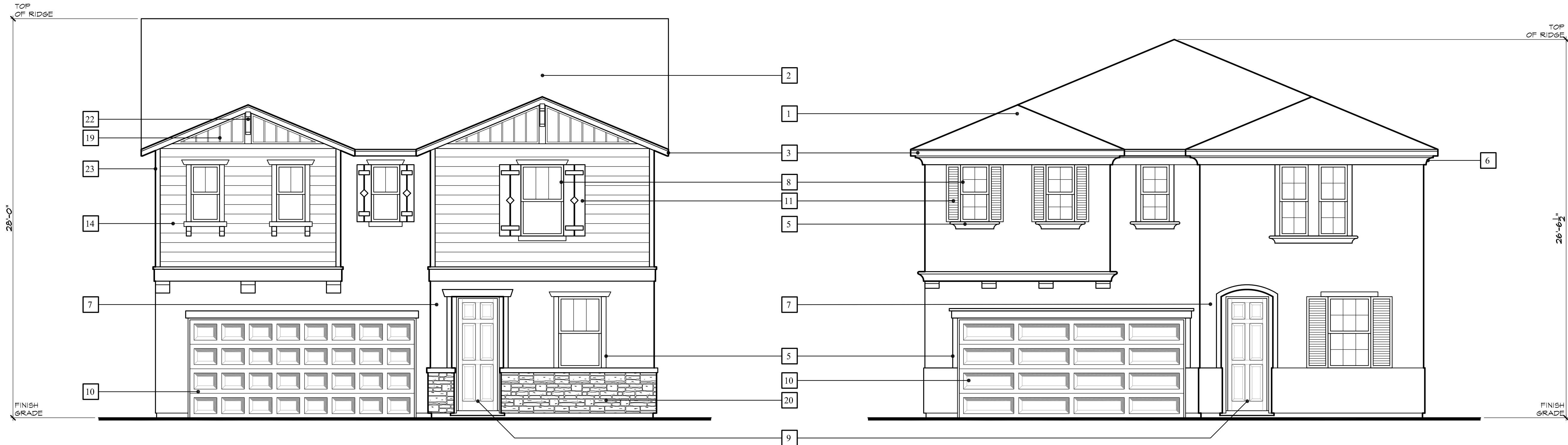


Front Elevation 'C' - Spanish



Rear Elevation 'C'





Elevation 'B' - Craftsman

Elevation 'C' - Italianate



Elevation 'A' - Spanish

ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 WOOD POST
- 16 DECORATIVE ACCENT
- 17 WOOD CORBEL
- 18 POT SHELF & CORBEL
- 19 BOARD & BATTEN
- 20 STONE VENEER
- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING



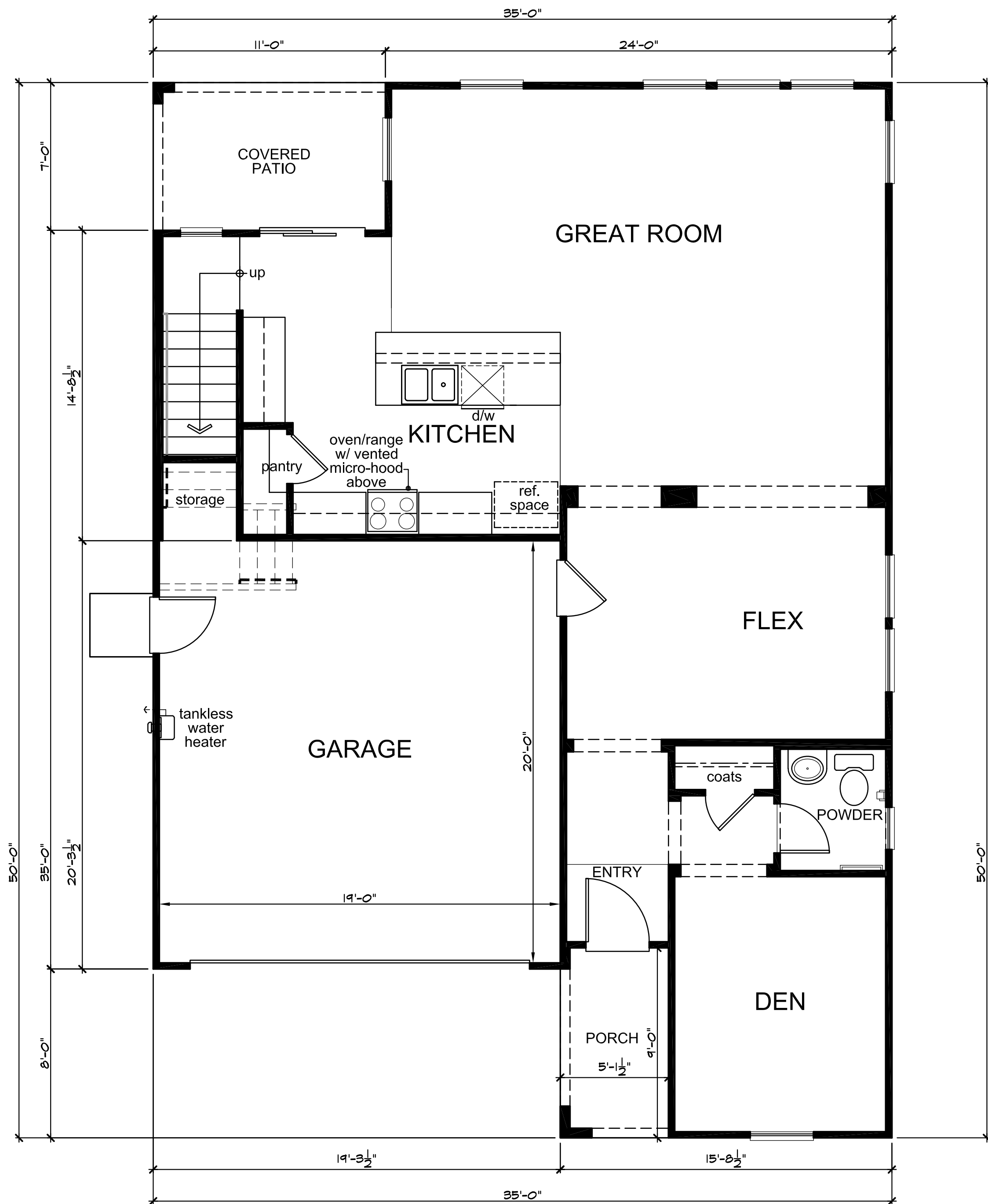
10/29/2018 08:04:36 AM
[PL18-0326]



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

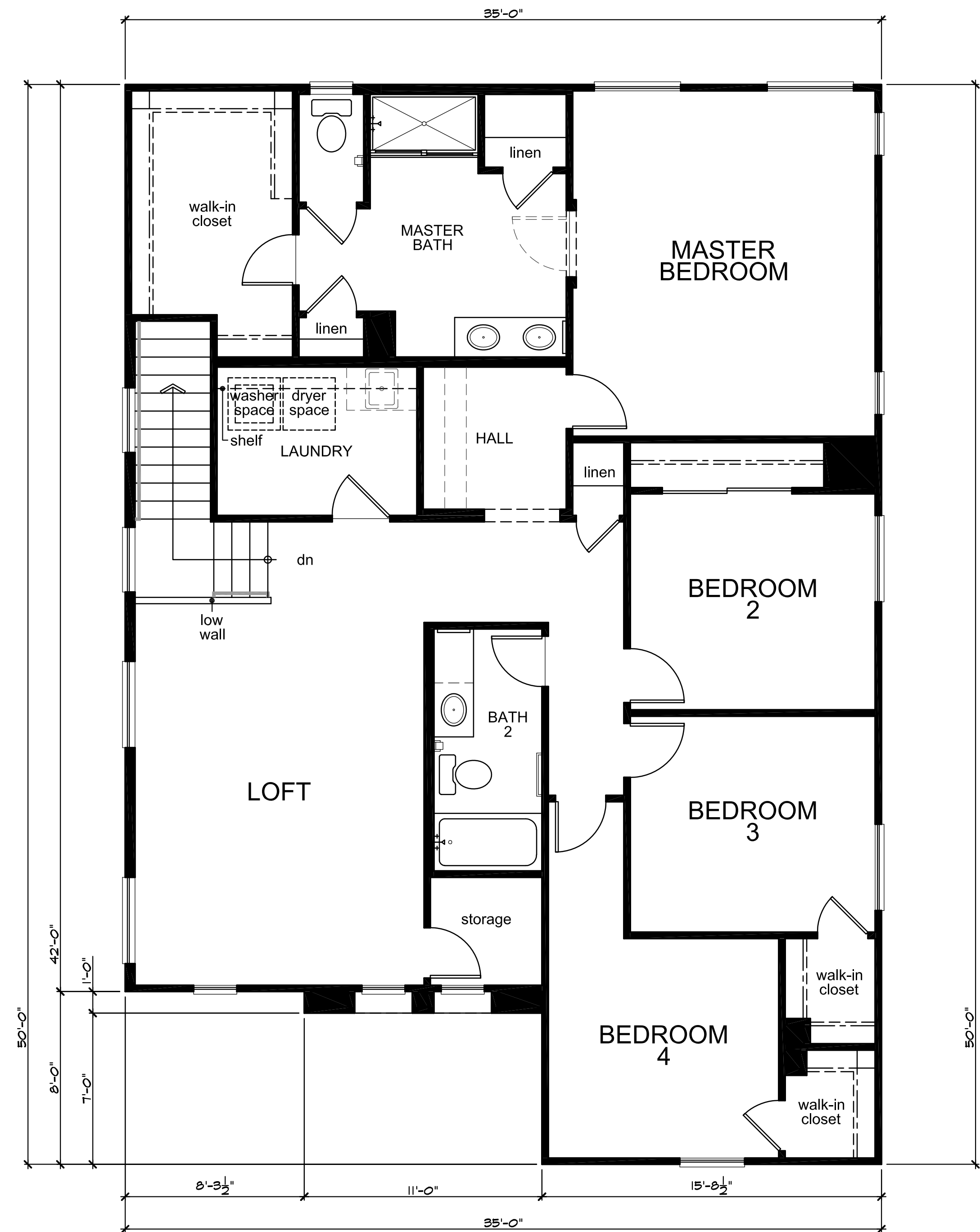
WESTPARK CADENCE - VILLAGE 13D

PLAN No. : 235.2620
JOB No. : 500-456
STORY: 2-STORY
SEPTEMBER 28, 2018



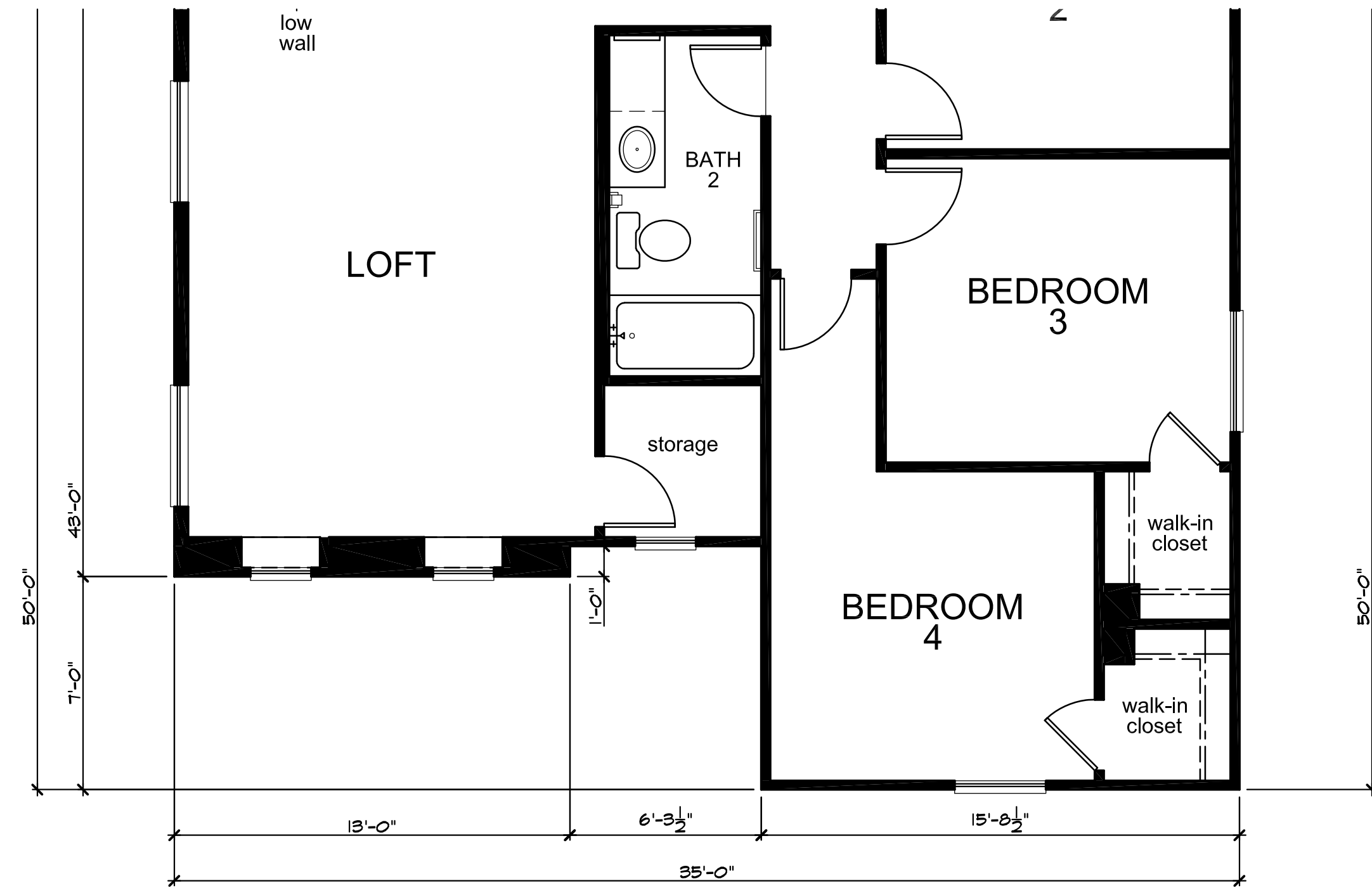
First Floor Plan 'A'

PLAN 2352620			
FIRST FLOOR AREA	1081	SQ. FT.	
SECOND FLOOR AREA	1539	SQ. FT.	
TOTAL AREA	2620	SQ. FT.	
GARAGE AREA	342	SQ. FT.	
PORCH AREA			
	ELEVATION 'A'	46	SQ. FT.
	ELEVATION 'B'	46	SQ. FT.
	ELEVATION 'C'	46	SQ. FT.
PATIO	77	SQ. FT.	

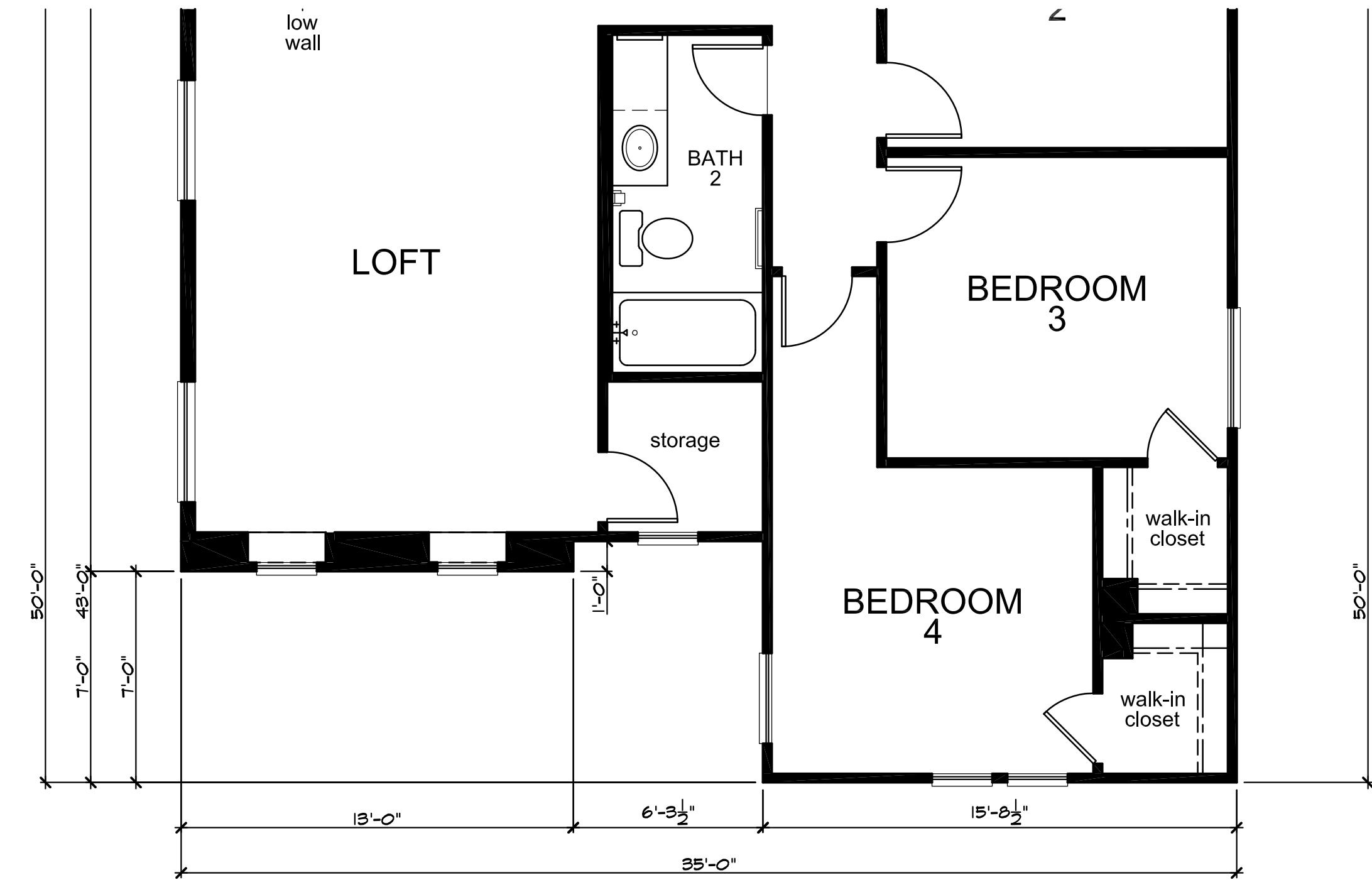


Second Floor Plan 'A'

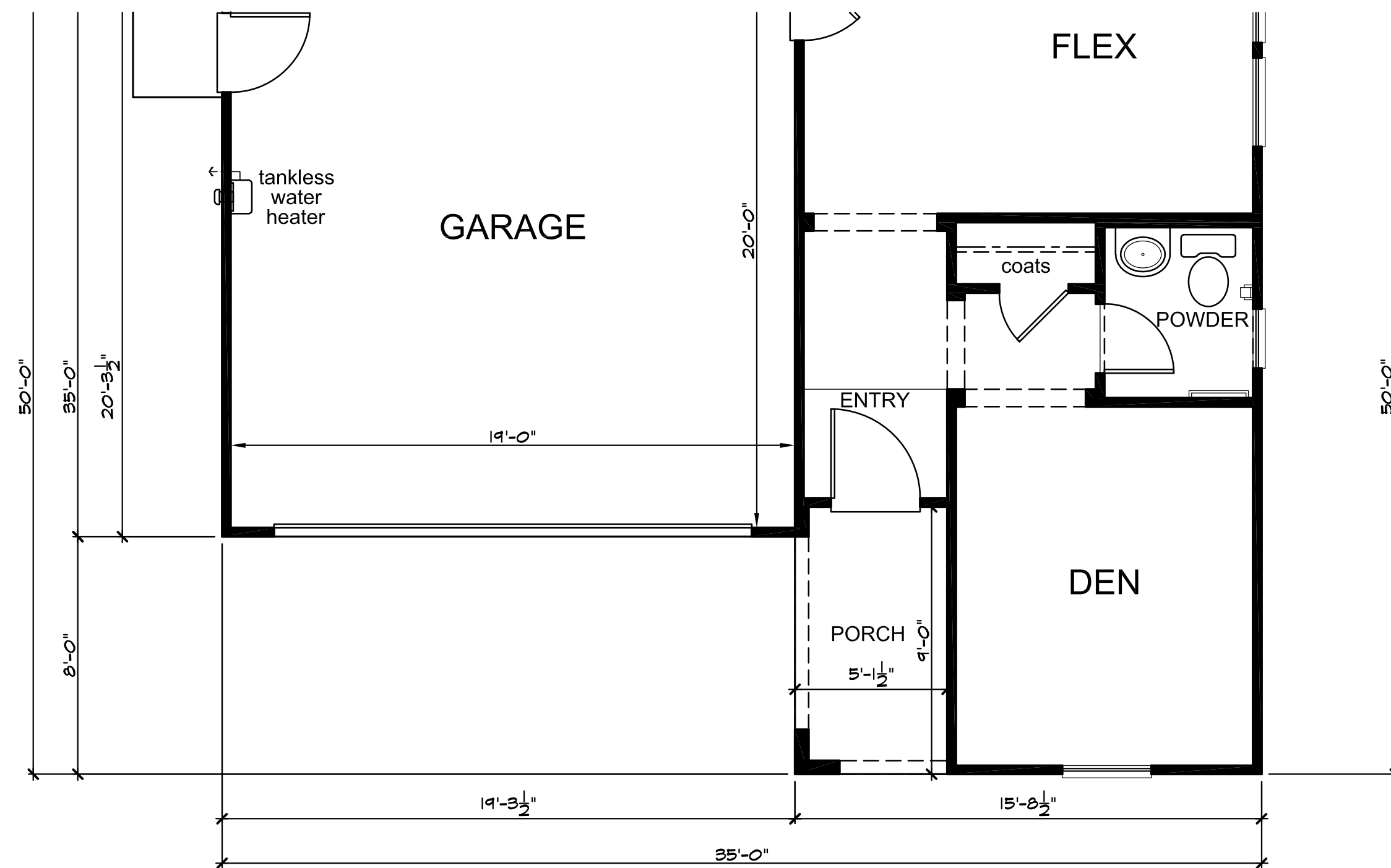




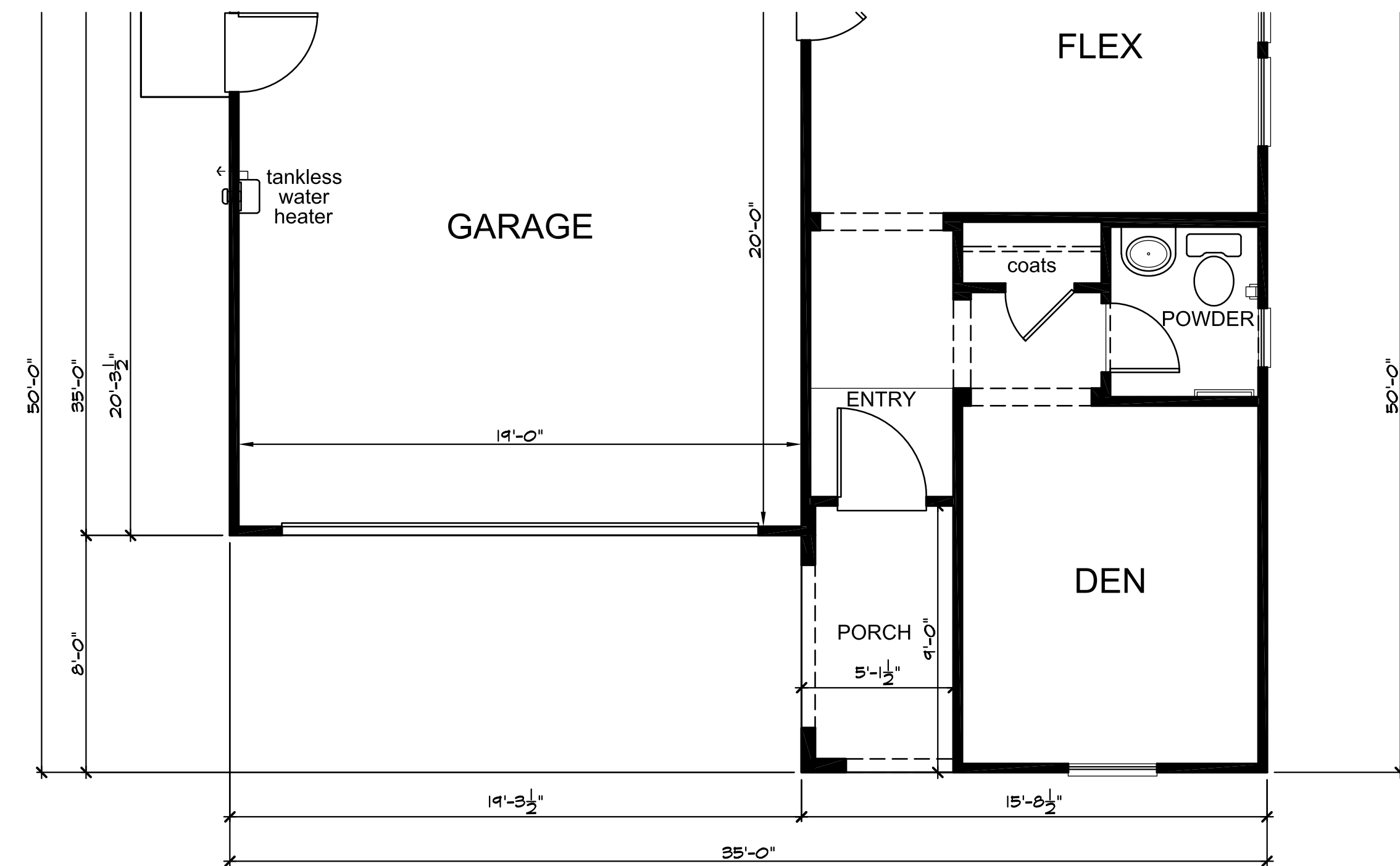
Partial Second Floor Plan 'B'



Partial Second Floor Plan 'C'

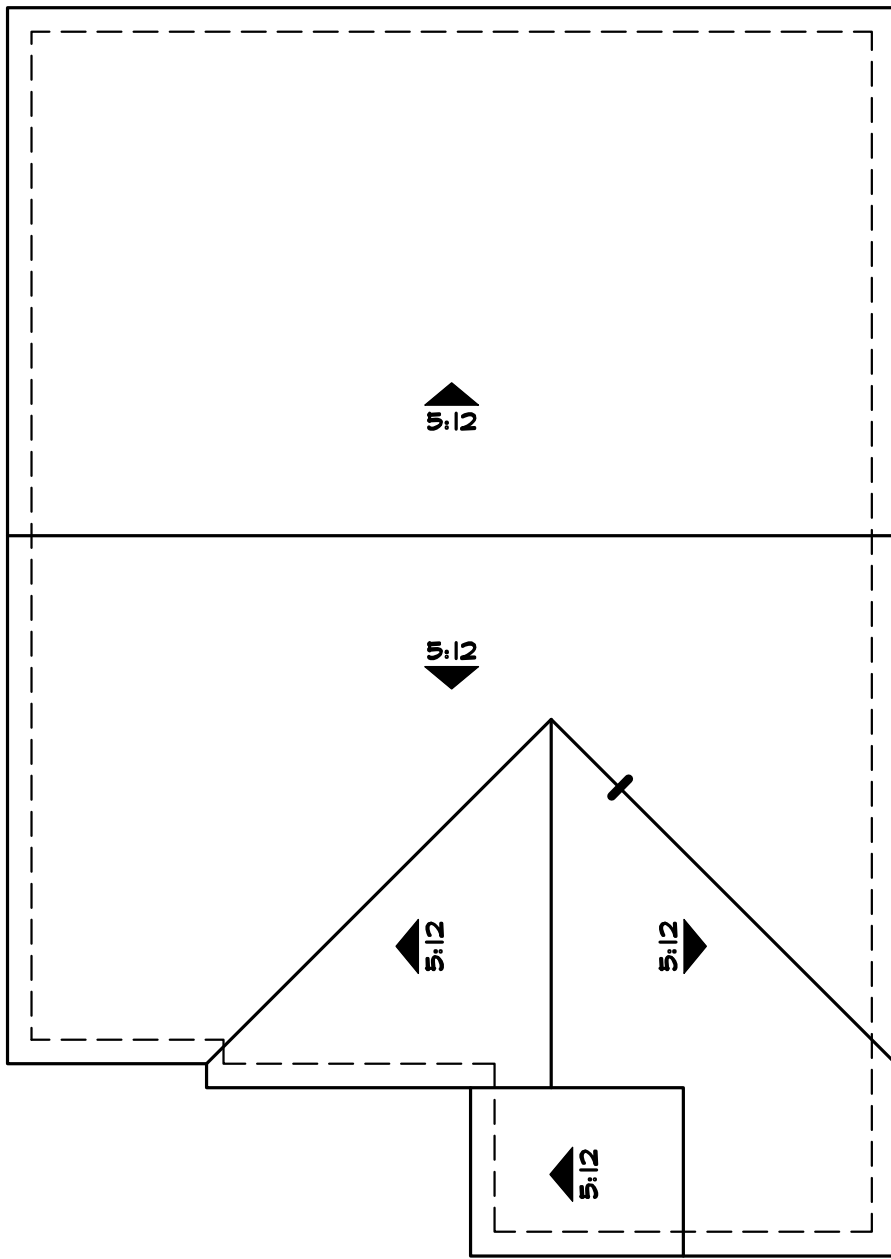


Partial First Floor Plan 'B'

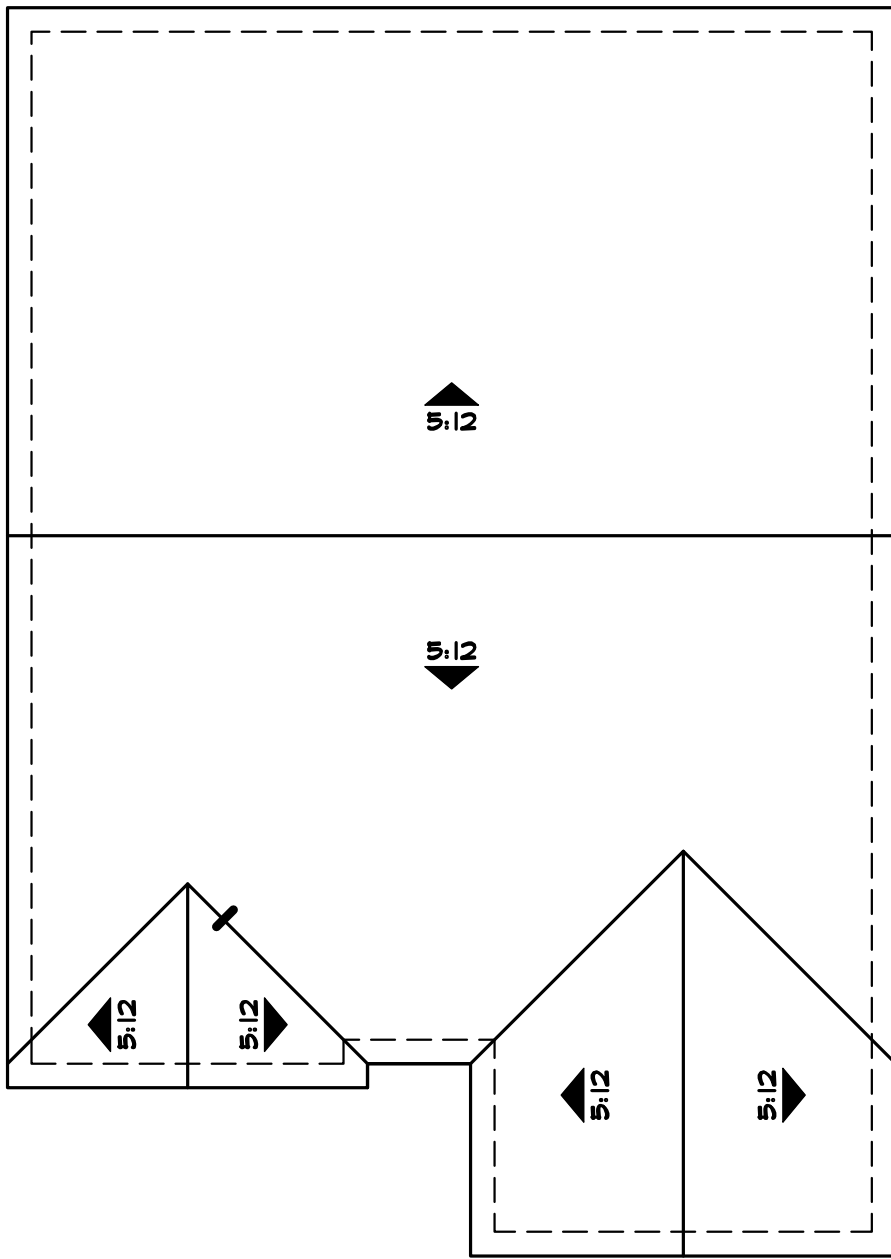


Partial First Floor Plan 'C'

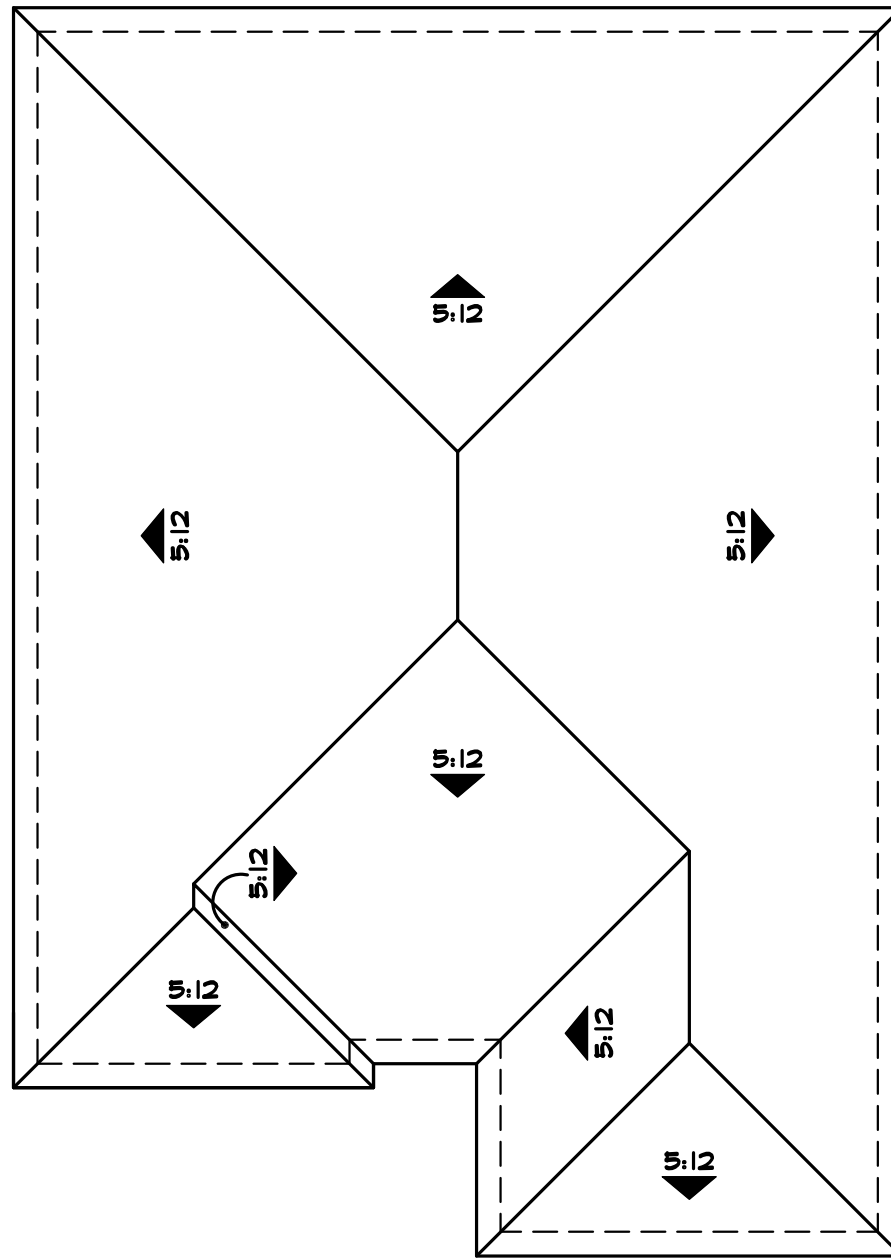




'A'



'B'



'C'

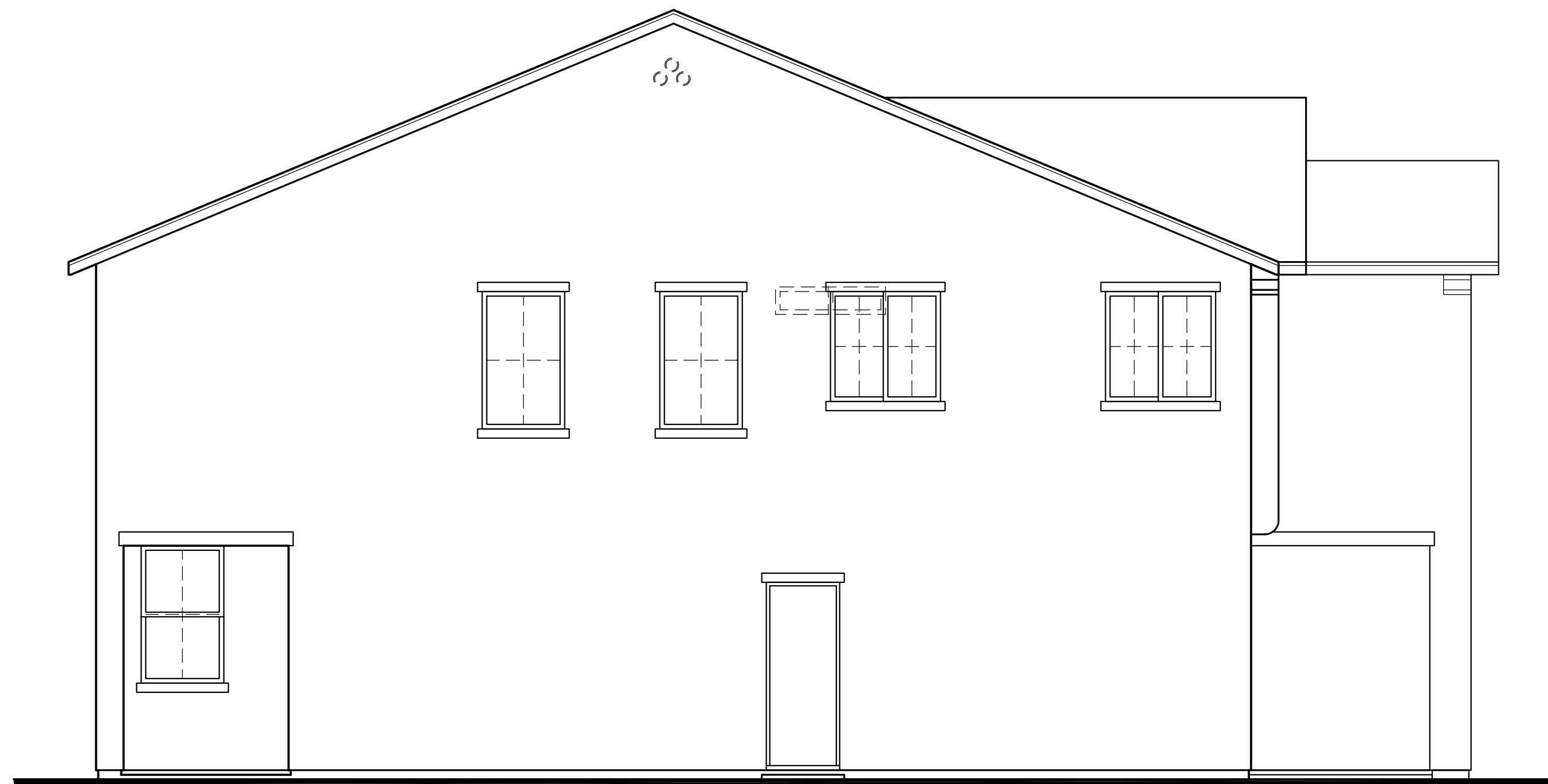
Roof Plans



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

PLAN No. : 235.2620
JOB No. : 500-456
STORY: 2-STORY
SEPTEMBER 28, 2018



Left Elevation 'A'



Right Elevation 'A'

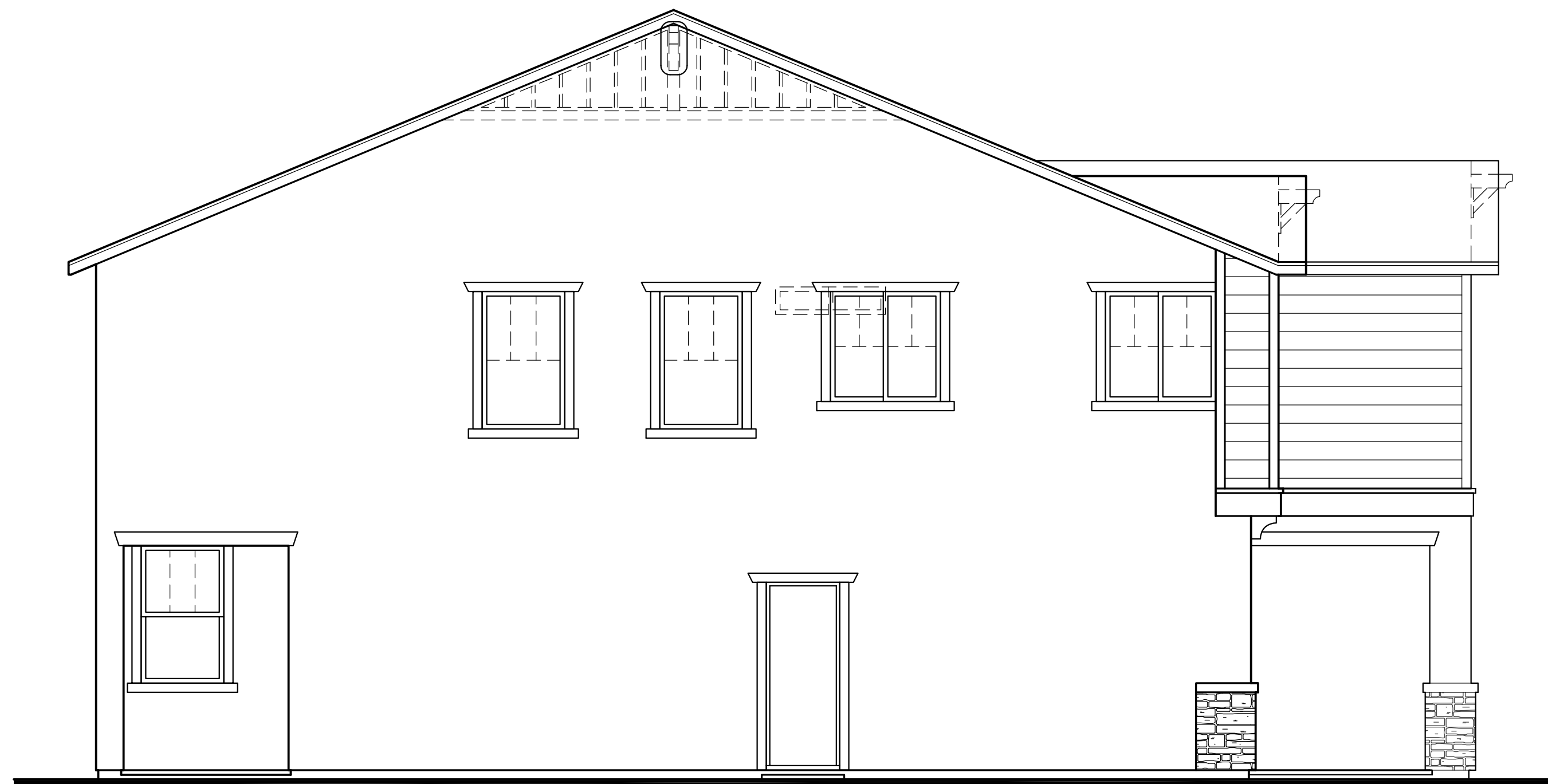


Front Elevation 'A' - Spanish



Rear Elevation 'A'





Left Elevation 'B'



Right Elevation 'B'

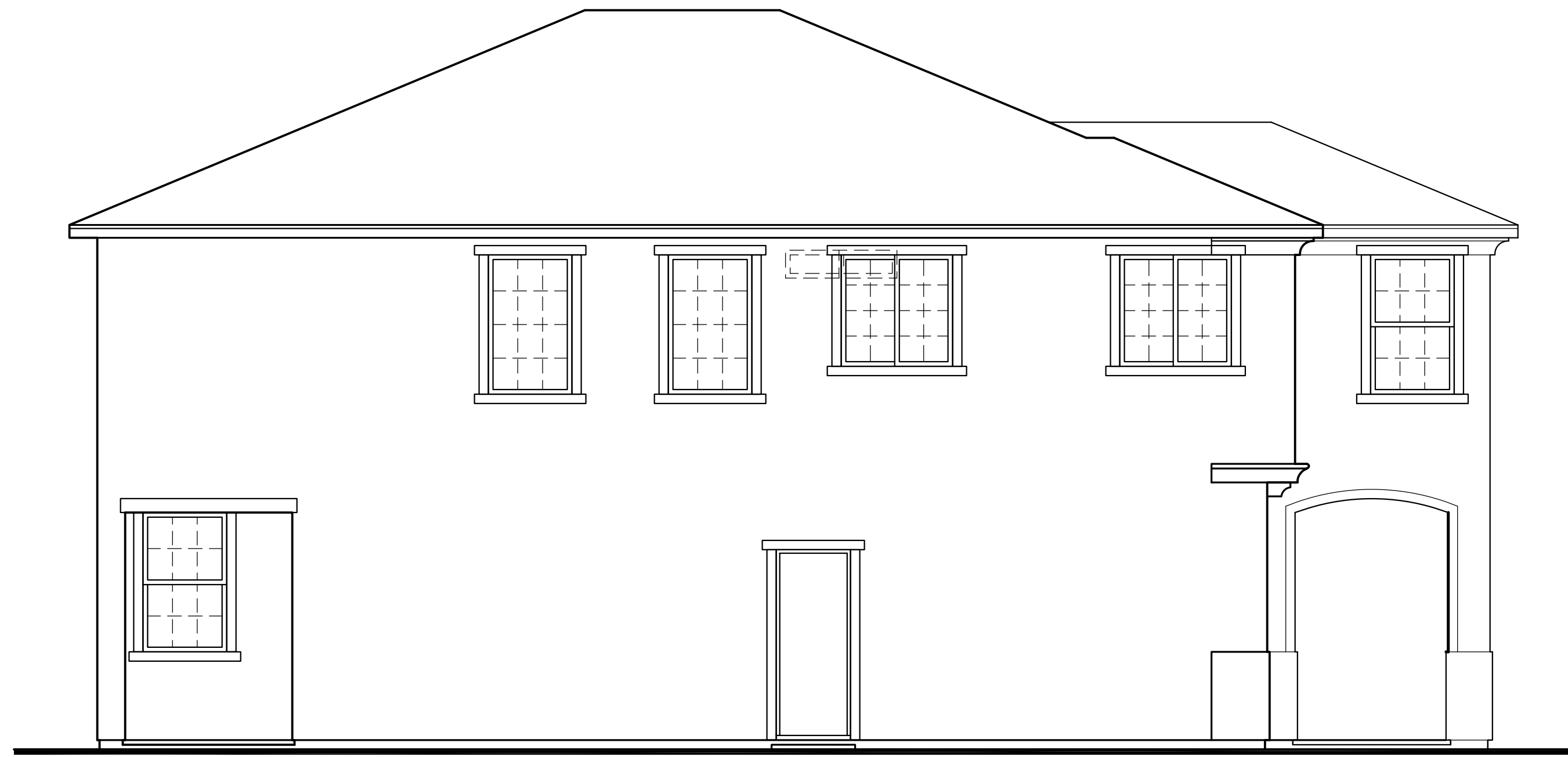


Front Elevation 'B' - Spanish



Rear Elevation 'B'





Left Elevation 'C'



Right Elevation 'C'



Front Elevation 'C' - Spanish



Rear Elevation 'C'



LANDSCAPE IMPROVEMENT PLANS FOR

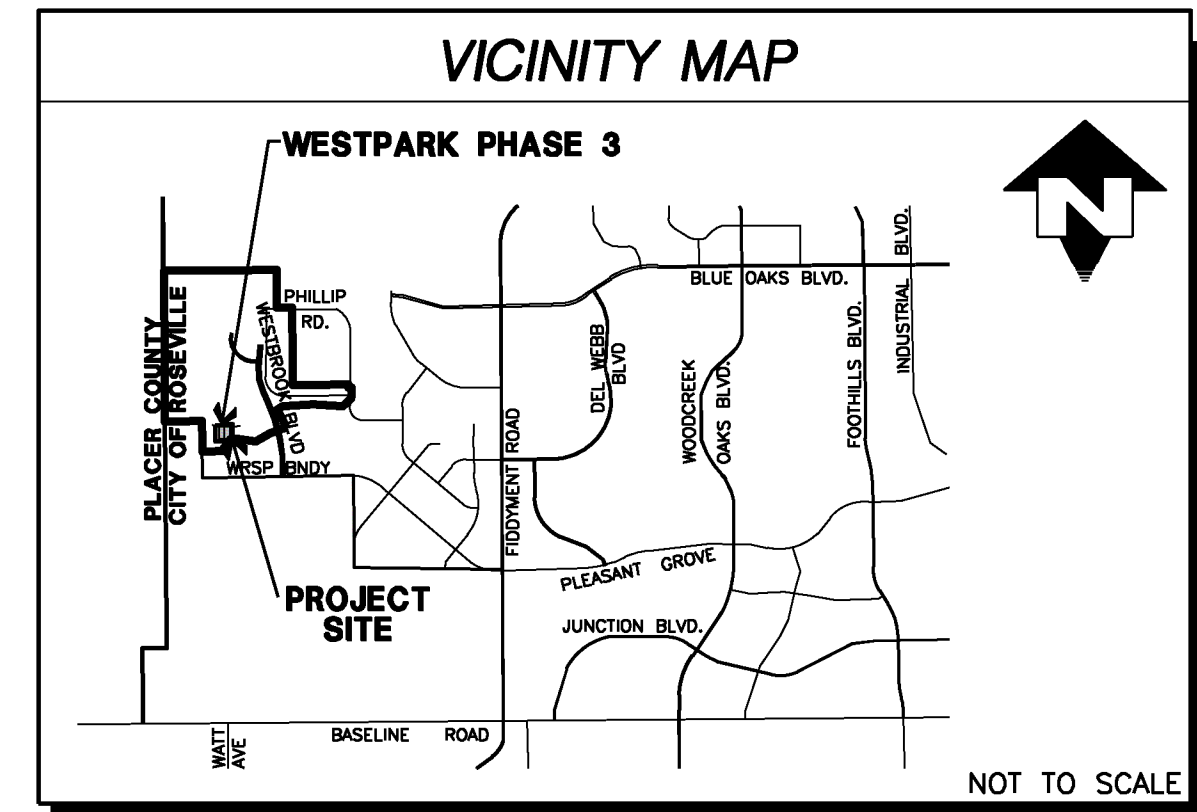
"CADENCE" - WESTPARK VILLAGE 13D

PRODUCTION LANDSCAPES

CITY OF ROSEVILLE, CALIFORNIA

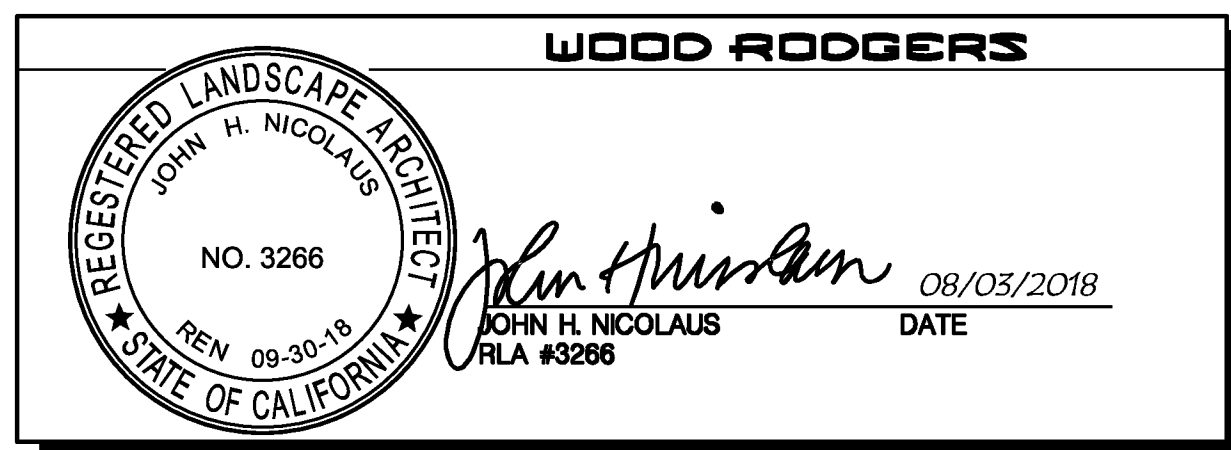
SHEET INDEX

L-1.00	COVER SHEET
L-1.01	LANDSCAPE NOTES
L-1.02	M.W.E.L.O. CALCULATIONS
L-2.00	DRAINAGE PLAN - CORNER LOTS & DETAILS
L-2.01	DRAINAGE PLAN - IN-LINE LOTS
L-3.00	IRRIGATION DETAILS & CONTROLLER SCHEDULE
L-3.01	IRRIGATION PLAN - CORNER LOTS
L-3.02	IRRIGATION PLAN - IN-LINE LOTS
L-4.00	PLANTING DETAILS
L-4.01	PLANTING PLAN - CORNER LOTS
L-4.02	PLANTING PLAN - IN-LINE LOTS



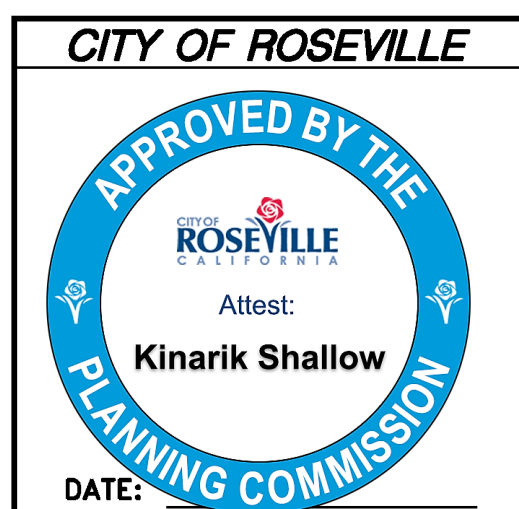
IMPORTANT NOTE REGARDING CERTIFICATE OF COMPLETION REQUIREMENTS:

AFTER INSTALLATION OF THESE PLANS THE OWNER/DEVELOPER SHALL SUBMIT A CERTIFICATE OF COMPLETION AND ASSOCIATED DOCUMENTS PER CITY OF ROSEVILLE WATER EFFICIENT LANDSCAPE REQUIREMENTS CODE SECTION



OWNER/DEVELOPER: KB HOME 3005 DOUGLAS BOULEVARD, SUITE 250 ROSEVILLE, CA 95661 CONTACT: DAVID JUDY (916) 845-3875 DAJUDY@KBHOME.COM	LANDSCAPE ARCHITECT: WOOD RODGERS, INC. 3301 C STREET, BLDG. #100-B SACRAMENTO, CALIFORNIA 95816 CONTACT: JOHN NICOLAUS (916) 503-5084 JNICOLAUS@WOODRODGERS.COM
--	---

LANDSCAPE DOCUMENT PACKAGE	
PROJECT INFORMATION: DATE: AUGUST 3, 2018 APPLICANT: WOOD RODGERS, INC. PROJECT ADDRESS: PLACER COUNTY, TRACT NO. 342 (LOTS 222-308) PROJECT TYPE: NEW; DEVELOPER INSTALLED, PRIVATE MAINTAINED WATER SUPPLY TYPE: POTABLE PROJECT CONTACTS: JOHN NICOLAUS - LANDSCAPE ARCHITECT (916) 503-5084 JNICOLAUS@WOODRODGERS.COM	
WATER EFFICIENT LANDSCAPE WORKSHEET: HYDROZONE INFORMATION TABLE SEE IRRIGATION SHEET L3.15 WATER BUDGET CALCULATIONS: SEE IRRIGATION SHEET L3.15	
LANDSCAPE DESIGN PLAN: SEE PLANTING SHEETS L4.00 IRRIGATION DESIGN PLAN: SEE IRRIGATION SHEETS L3.00 GRADING DESIGN PLAN: SEE GRADING AND DRAINAGE SHEETS L2.00	
WATER EFFICIENT LANDSCAPE ORDINANCE STATEMENT: I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.	
SIGNATURE:	DATE: 08/03/2018



DATE: AUGUST 3, 2018		SCALE: H: V:		DRAWN BY: Y. XU		DESIGNED BY: J. NICOLAUS		CHECKED BY: J. NICOLAUS	
PROJECT NO. 1828.034		DRAWING L1.00		SHT 1 OF 11		COUNTY OF PLACER		CALIFORNIA	
PROJECT NO. 1828.034		DRAWING L1.00		SHT 1 OF 11		COUNTY OF PLACER		CALIFORNIA	
PROJECT NO. 1828.034		DRAWING L1.00		SHT 1 OF 11		COUNTY OF PLACER		CALIFORNIA	

1. WORK SHALL CONFORM TO THESE PLANS AND THE SPECIFICATIONS.
2. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR.
3. ALL ROADS USED FOR CONSTRUCTION TRAFFIC SHALL BE KEPT CLEAN AND FREE OF DEBRIS. ANY ROADS THAT DO NOT MEET THESE REQUIREMENTS ARE SUBJECT TO FINES AS PER LOCAL CODES.
4. ANY EXISTING FACILITIES SHOWN ON THESE PLANS ARE INFORMATIONAL ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO THE START OF WORK. CONTACT USA ALERT AT 1800.6422444 TO AND ALL NECESSARY UTILITY AGENCIES TO IDENTIFY AND LOCATE UNDERGROUND UTILITIES. ALL AREAS TO BE EXCAVATED SHALL BE MARKED WITH WHITE PAINT PRIOR TO CONTACTING USA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING, SITE LAYOUT AND DIMENSIONS TO CONSTRUCT THE WORK AS DESCRIBED IN THESE PLANS.
6. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, FENCES, HARDSCAPE AND OTHER EXISTING STRUCTURES. ANY EXISTING ITEMS NOT SPECIFICALLY NOTED ON THE PLANS FOR REMOVAL SHALL BE PROTECTED IN PLACE. ALL EXISTING ITEMS TO REMAIN THAT ARE DAMAGED BY THE WORK SHALL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL AT ALL TIMES. THE CONTRACTOR MUST TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY DAMAGE, WATER AND/OR SEDIMENT RUN-OFF. CONTRACTOR SHALL ASSURE THAT ANY DEBRIS GENERATED FROM THE WORK DESCRIBED IN THIS PLAN SET IS COLLECTED AND LEGALLY DISPOSED OF OFF THE SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING AND POSITIVE SURFACE GRADING IN ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL VERIFY ALL ROUGH GRADES IN THE FIELD AND BRING ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
9. THE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT AND THE CITY INSPECTOR A MINIMUM OF ONE WEEK PRIOR TO THE START OF WORK. CONTRACTOR MUST COORDINATE THE PRE-CONSTRUCTION MEETING DATE WITH THE LANDSCAPE ARCHITECT AND CITY INSPECTOR A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE MEETING DATE.
10. ANY EXISTING HARDSCAPE (CONCRETE, ASPHALT, ETC) SHALL BE SAW CUT AND REMOVED IN A NEAT AND STRAIGHT LINE.
11. ALL CONCRETE SHALL BE A 6 SACK MIX.
12. COMPACTION OF BACKFILL BY METHOD OF "JETTING" SHALL NOT BE PERMITTED.
13. ALL ENGINES USED FOR CONSTRUCTION SHALL USE NOISE SUPPRESSION DEVICES TO MINIMIZE NOISE TO THE SURROUNDING AREAS.
14. DUST SHALL BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION PERIOD BY APPLICATION OF WATER TO THE SITE, INCLUDING DAYS WHEN CONSTRUCTION ACTIVITY DOES NOT OCCUR.
15. ALL USA MARKINGS SHALL BE COMPLETELY REMOVED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
16. ALL AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
17. HOURS OF CONSTRUCTION ACTIVITIES SHALL ADHERE TO LOCAL JURISDICTIONAL REQUIREMENTS. NO WORK IS ALLOWED ON SUNDAY.

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE DRAINAGE TO DRAIN INLETS OR CURBS IN ALL LANDSCAPED AREAS.
2. THE LOCATION OF ALL CATCH BASINS, AREAS DRAINS, PIPE, ETC. SHALL BE LOCATED TO AVOID ANY SITE FEATURES NOT SPECIFICALLY SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR MINOR FIELD ADJUSTMENTS TO ENSURE PROPER DRAINAGE.
3. DRAIN ALL PAVEMENT AREAS A MINIMUM OF 1%, AND ALL LANDSCAPE AREAS A MINIMUM OF 2%.
4. ALL DRAINAGE MATERIALS SHALL BE FREE OF DEBRIS TO ENSURE PROPER FLOW. THE MINIMUM SLOPE OF DRAINAGE PIPE SHALL BE 5%.
5. GRADES ARE TO BE CONSTANT AND UNIFORM WITHIN SWALES AND BETWEEN SPOT ELEVATIONS.
6. TOP OF DRAINAGE SWALES SHALL BE LOCATED A MINIMUM OF 3' AWAY FROM WALKS.
7. VERIFY ALL WALL, STEP AND FINISH FLOOR ELEVATIONS WITH CIVIL ENGINEERING DRAWINGS. IN CASE OF DISCREPANCY, CALL BOTH CIVIL ENGINEER AND LANDSCAPE ARCHITECT.
8. FILL AREAS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION.
9. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE GRADING WORK WAS PERFORMED UNDER HIS DIRECTION AND IN CONFORMANCE WITH THESE PLANS AND IN CONFORMANCE WITH ALL LOCAL CODES.
10. EROSION CONTROL MEASURES SHALL BE IN PLACE IN ACCORDANCE WITH LOCAL CODES DURING ALL PHASES OF GRADING. SUCH EROSION CONTROL MEASURES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL BY THE CITY INSPECTOR.
11. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, GUTTERS, SIDEWALKS AND CATCH BASINS. STANDING WATER SHALL BE REMOVED FROM DRAINAGE OPEN TRENCHES. THIS REQUIREMENTS SHALL REMAIN IN EFFECT UNTIL FINAL ACCEPTANCE OF THE PROJECT.

1. UPON AWARD OF CONTRACT, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT IF ANY PLANT MATERIAL IS NOT AVAILABLE AND NOTIFY LANDSCAPE ARCHITECT OF PROPOSED PLANT SUBSTITUTES. FINAL PLANT SUBSTITUTES SHALL BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO ORDERING. ANY PLANT SUBSTITUTES SHALL NOT ALTER THE CONTRACTORS BID UNLESS A CREDIT IS DUE TO THE OWNER.
2. PLANT SYMBOL, LOCATIONS ARE INFORMATIONAL AND SUBJECT TO MINOR FIELD REVISIONS BASED ON ACTUAL CONDITIONS. CONTRACTOR MUST REVIEW FIELD CONDITIONS AND NOTIFY LANDSCAPE ARCHITECT IF ANY MAJOR REVISIONS ARE REQUIRED.
3. THE CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE OF PLANT DELIVERY TO THE PROJECT SITE TO SCHEDULE A PLANT INSPECTION FOR WRITTEN APPROVAL OF PLANT MATERIAL. ANY PLANT MATERIAL INSTALLED PRIOR TO WRITTEN APPROVAL BY LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO COST TO THE OWNER.
4. EXCAVATED PLANT PITS SHALL PROVIDE ADEQUATE DRAINAGE FOR PLANT SURVIVAL. CONTRACTOR SHALL FILL EXCAVATED PLANT PITS WITH WATER AND ENSURE THAT ALL PLANT PITS DRAIN WITHIN ONE HOUR.
5. AFTER PLANTING IS COMPLETE, A PRE-EMERGENT WEED KILLER SHALL BE USED TO CONTROL WEEDS ON ALL NON-TURF AREAS.
6. PLANTER AREAS SHALL HAVE A MINIMUM SLOPE OF 15-2% AND A MAXIMUM SLOPE OF 2:1.
7. A 3" LAYER OF WALK-ON FIR BARK MULCH IS REQUIRED IN ALL PLANTER AREAS.
8. CONTRACTOR TO LOCATE ALL TREES NO CLOSER THAN 5' FROM BUILDING AND 3' FROM CURBS OR WALKS.
9. CONTRACTOR SHALL INSTALL LINEAR ROOT BARRIERS ADJACENT TO ANY HARDSCAPE LOCATED WITHIN 5' OF A TREE PLANTING.
10. ALL NURSERY STAKES SHALL BE REMOVED PRIOR TO THE START OF THE MAINTENANCE PERIOD.
11. SOIL TESTING:
 - A. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. CONTRACTOR SHALL COLLECT SAMPLES IN THE PRESENCE OF OWNERS REPRESENTATIVE. SAMPLE LOCATION TO BE IDENTIFIED ON THE PLAN BY THE CONTRACTOR.
 - B. A SOIL FERTILITY ANALYSIS FOR EVERY 1 IN 7 LOTS SHALL BE PERFORMED FOR THIS PROJECT.
 - C. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
 - D. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: PH, SALINITY, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS.
 - E. RESULTS OF SOIL TESTING SHALL BE PROVIDED TO LANDSCAPE ARCHITECT, WITH AMENDMENT RECOMMENDATIONS APPROVED BY LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE.
 - F. SOIL TESTING FOR PRODUCTION LANDSCAPES SHALL COMPLY WITH MWELO AB1881 SECTION 4925

1. THE DESIGN OF THE IRRIGATION SYSTEM IS DIAGRAMMATIC. CONTRACTOR MUST MAKE NECESSARY FIELD ADJUSTMENTS TO GUARANTEE HEAD-TO-HEAD COVERAGE FOR ALL PLANTER AREAS. CONTRACTOR MUST ALSO MAKE MINOR ADJUSTMENTS TO ACCOMMODATE FIELD CONDITIONS NOT SPECIFICALLY NOTED ON THE PLANS AND TO MINIMIZE OVSERSPRAY ONTO AREAS ADJACENT TO THE IRRIGATION SYSTEM.
2. THE IRRIGATION SYSTEM IS DESIGNED WITH A MINIMUM OPERATING PRESSURE STATED ON THE DRAWINGS. CONTRACTOR SHALL TEST THE AVAILABLE STATIC WATER PRESSURE AND NOTIFY THE LANDSCAPE ARCHITECT OF A ANY CONFLICTS BETWEEN STATED PRESSURE AND ACTUAL PRESSURE. CONTRACTOR IS RESPONSIBLE FOR MODIFICATIONS TO THE SYSTEM DESIGN IN THE EVENT OF INADEQUATE PRESSURE.
3. IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF THE WATER LINE GOING INTO THE HOUSE.
4. THE IRRIGATION CONTROLLER SHALL BE WALL MOUNTED IN GARAGE.
5. ALL IRRIGATION MAINLINES LATERAL LINES SHALL BE FLUSHED PRIOR TO INSTALLATION OF SPRINKLERS.
6. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE AN IRRIGATION COVERAGE TEST A MINIMUM OF 48 HOURS PRIOR TO THE MEETING DATE. LANDSCAPE ARCHITECT WILL PROVIDE CONTRACTOR WRITTEN APPROVAL OF THE IRRIGATION COVERAGE PRIOR TO INSTALLATION OF PLANT MATERIAL. ANY PLANT MATERIAL INSTALLED PRIOR TO IRRIGATION COVERAGE APPROVAL BY LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL PENDING MODIFICATIONS TO THE IRRIGATION SYSTEM.
7. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS' AUTHORIZED REPRESENTATIVE. OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
8. THE IRRIGATION CONTROLLER SHALL BE SET TO OPERATE THE IRRIGATION SYSTEM WATERING SCHEDULE BETWEEN THE HOURS OF 7:00 PM AND 9:00 AM.

PROJECT NO.
1828.034

DRAWING
L1.01

SHT **2** OF **11**

WATER EFFICIENT LANDSCAPE WORKSHEET PER TYPICAL PLAN 2137 - IN-LINE LOT								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)			52.2		MAWA ETAF		0.55	
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW WATER USE SHRUBS	1	0.3	DRIP EMITTERS	0.81	0.37	354	130.97	4,238.73
ZONE 2 / MED. WATER USE VINES	2	0.5	FLOOD BUBBLERS	0.75	0.67	25	16.67	539.40
ZONE 3 / LOW-MED. WATER USE TREES	3	0.5	ROOT ZONE BUBBLERS	0.75	0.67	50	33.33	1,078.80
TOTALS						429	180.97	
SPECIAL LANDSCAPE AREAS								
					1		-	-
					1		-	-
TOTALS						-	-	-
TOTAL LANDSCAPE AREA							429	
ETWU TOTAL							5,856.93	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							7,629.52	

WATER EFFICIENT LANDSCAPE WORKSHEET PER TYPICAL PLAN 2137 - CORNER LOT								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)			52.2		MAWA ETAF		0.55	
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW WATER USE SHRUBS	1	0.3	DRIP EMITTERS	0.81	0.37	946	350.23	11,334.83
ZONE 2 / LOW-MED. WATER USE VINES	2	0.5	FLOOD BUBBLERS	0.75	0.67	63	41.67	1,348.50
ZONE 3 / LOW-MED. WATER USE TREES	3	0.5	ROOT ZONE BUBBLERS	0.75	0.67	50	33.33	1,078.80
TOTALS						1,058	425.23	
SPECIAL LANDSCAPE AREAS								
					1		-	-
					1		-	-
TOTALS						-	-	-
TOTAL LANDSCAPE AREA							1,058	
ETWU TOTAL							13,762.13	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							18,834.75	

WATER EFFICIENT LANDSCAPE WORKSHEET PER TYPICAL PLAN 2487 - IN-LINE LOT								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)			52.2		MAWA ETAF		0.55	
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW WATER USE SHRUBS	1	0.3	DRIP EMITTERS	0.81	0.37	488	180.80	5,851.53
ZONE 2 / MED. WATER USE VINES	2	0.5	FLOOD BUBBLERS	0.75	0.67	25	16.67	539.40
ZONE 3 / MED. WATER USE TREES	3	0.5	ROOT ZONE BUBBLERS	0.75	0.67	50	33.33	1,078.80
TOTALS						563	230.80	
SPECIAL LANDSCAPE AREAS								
					1		-	-
					1		-	-
TOTALS						-	-	-
TOTAL LANDSCAPE AREA							563	
ETWU TOTAL							7,469.73	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							10,024.54	

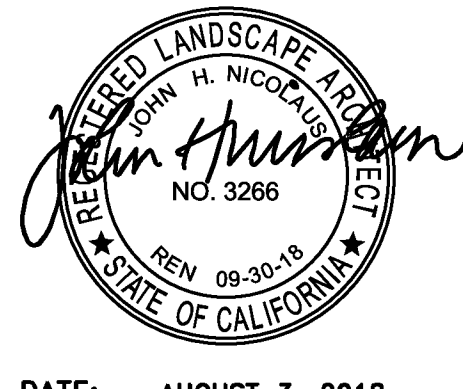
WATER EFFICIENT LANDSCAPE WORKSHEET PER TYPICAL PLAN 2487 - CORNER LOT								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)			52.2		MAWA ETAF		0.55	
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW WATER USE SHRUBS	1	0.3	DRIP EMITTERS	0.81	0.37	1,074	397.75	12,872.72
ZONE 2 / MED. WATER USE VINES	2	0.5	FLOOD BUBBLERS	0.75	0.67	63	41.67	1,348.50
ZONE 3 / MED. WATER USE TREES	3	0.5	ROOT ZONE BUBBLERS	0.75	0.67	50	33.33	1,078.80
TOTALS						1,186	472.75	
SPECIAL LANDSCAPE AREAS								
					1		-	-
					1		-	-
TOTALS						-	-	-
TOTAL LANDSCAPE AREA							1,186	
ETWU TOTAL							15,300.02	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							21,118.51	

WATER EFFICIENT LANDSCAPE WORKSHEET PER TYPICAL PLAN 2620 - IN-LINE LOT								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)			52.2		MAWA ETAF		0.55	
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW WATER USE SHRUBS	1	0.3	DRIP EMITTERS	0.81	0.37	490	181.46	5,872.75
ZONE 2 / MED. WATER USE VINES	2	0.5	FLOOD BUBBLERS	0.75	0.67	25	16.67	539.40
ZONE 3 / MED. WATER USE TREES	3	0.5	ROOT ZONE BUBBLERS	0.75	0.67	50	33.33	1,078.80
TOTALS						565	231.46	
SPECIAL LANDSCAPE AREAS								
					1		-	-
					1		-	-
TOTALS						-	-	-
TOTAL LANDSCAPE AREA							565	
ETWU TOTAL							7,490.95	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							10,056.04	

WATER EFFICIENT LANDSCAPE WORKSHEET PER TYPICAL PLAN 2620 - CORNER LOT								
(AS REQUIRED BY THE M.W.E.L.O.)								
REFERENCE EVAPOTRANSPIRATION (ETO)			52.2		MAWA ETAF		0.55	
HYDROZONE / PLANT TYPE	VALVE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ.FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS								
ZONE 1 / LOW WATER USE SHRUBS	1	0.3	DRIP EMITTERS	0.81	0.37	1,073	397.23	12,855.94
ZONE 2 / MED. WATER USE VINES	2	0.5	FLOOD BUBBLERS	0.75	0.67	63	41.67	1,348.50
ZONE 3 / MED. WATER USE TREES	3	0.5	ROOT ZONE BUBBLERS	0.75	0.67	50	33.33	1,078.80
TOTALS						1,185	472.23	
SPECIAL LANDSCAPE AREAS								
					1		-	-
					1		-	-
TOTALS						-	-	-
TOTAL LANDSCAPE AREA							1,185	
ETWU TOTAL							15,283.24	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							21,093.59	

NOTES:	
1 IRRIGATION EFFICIENCY	3 ETAF for MAWA CALCULATIONS
SPRAY 0.75	RESIDENTIAL 0.55
DRIP 0.81	ALL OTHERS 0.45
2 PLANT FACTOR	4 MAWA (ANNUAL GALLONS ALLOWED)
LOW 0.1-0.3	= (ETO) / (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
MED 0.4-0.6	5 ETWU
HIGH 0.7-1	= (ETO) / (0.62) [(ETAF) (LA) + SLA]
IMPORTANT NOTE REGARDING IRRIGATION DESIGN EFFICIENCY: THE IRRIGATION SYSTEM HYDRAULICS, CONTROLLER OPERATION, NOZZLE SELECTION, HEAD SPACING AND PLACEMENT ARE DESIGNED TO BE IN CONFORMANCE WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881). THE IRRIGATION DESIGN IS INTENDED TO OPERATE WITH A MINIMUM DISTRIBUTION UNIFORMITY OF 75% FOR OVERHEAD SPRAY DEVICES AND 81% FOR RIP SYSTEM DEVICES UPON COMPLETION. WHILE THE DESIGN IS DIAGRAMMATIC, THE CONTRACTOR SHALL ENSURE THAT THE MINIMUM DISTRIBUTION UNIFORMITY IS MET BY MAKING MINOR YET VIABLE ADJUSTMENTS IN THE FIELD DURING THE CONSTRUCTION PROCESS. CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF FOR ANY REASON HE/SHE FORESEES THAT THE SYSTEM, AS DESIGNED, CAN NOT MEET THE MINIMUM DISTRIBUTION UNIFORMITY SPECIFIED.	

WOOD RODGERS



DATE: AUGUST 3, 2018

CITY OF ROSEVILLE



DATE:

LANDSCAPE IMPROVEMENT PLANS FOR
WESTPARK CADENCE VILLAGE 13D
PRODUCTION LANDSCAPES
M.W.E.L.O. CALCULATIONS

COUNTY OF PLACER

DATE: AUGUST 3, 2018
SCALE: H: N/A V: N/A
DRAWN BY: Y. XU
DESIGNED BY: J. NICOLAUS
CHECKED BY: J. NICOLAUS

PROJECT NO. 1828.034
DRAWING L1.02
SHT 3 OF 11

WOOD RODGERS

3301 D ST., BLDG. 100-B
SACRAMENTO, CA 95816
TEL 916.341.7760
FAX 916.341.7767

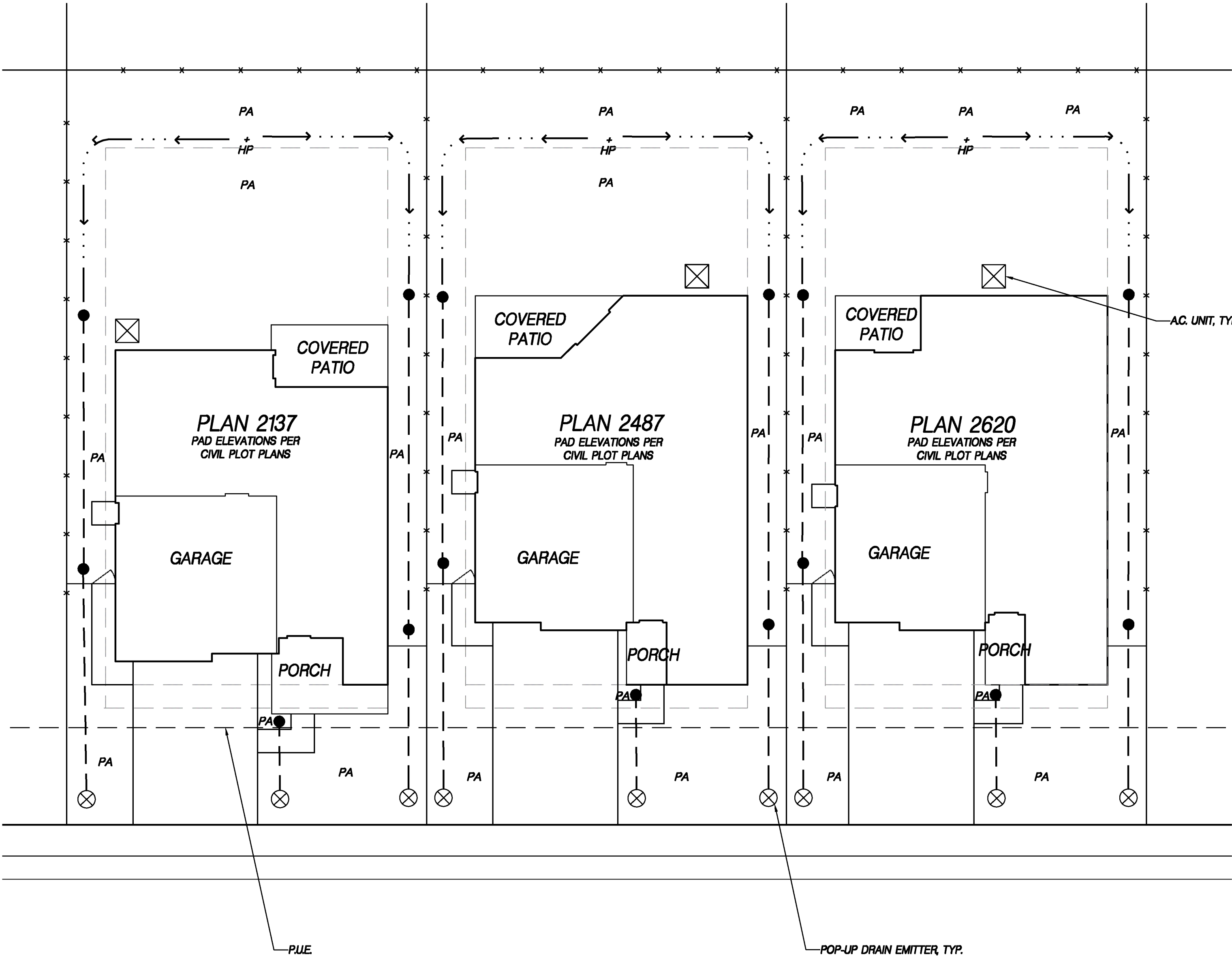
CALIFORNIA

ENGR

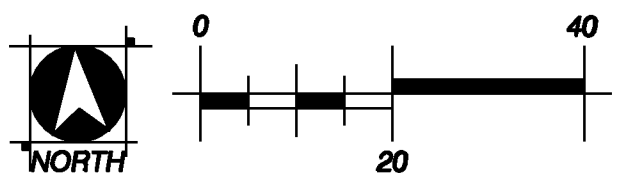
BY

DATE

AGENCY APPROVED



POP-UP DRAIN EMITTER, TYP.
DAYLIGHT OVER CURB, COLLECT IN GUTTER
AND OUTLET TO STORM DRAINS SYSTEM PER
CIVIL PLANS (TYPICALLY PLACE EMITTERS 2'
BACK FROM CURB/ BACK OF WALK (AS
APPLICABLE))



SEE SHEET L200
DRAINAGE LEGEND
AND DETAILS

SEE SHEET L101 FOR
NOTES

I HAVE COMPLIED WITH THE CRITERIA OF THE SACRAMENTO CITY CODE
CHAPTER 14.18 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN
THE GRADING DESIGN PLAN.

SIGNED: *John H. Nicolai* DATE: 08/03/2018

WOOD RODGERS

CITY OF ROSEVILLE

DATE: AUGUST 3, 2018

DATE: 10/28/2018 08:05:11 AM
[PL18-0326]

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 D ST., BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

**LANDSCAPE IMPROVEMENT PLANS FOR
WESTPARK CADENCE VILLAGE 13D
PRODUCTION LANDSCAPES
DRAINAGE PLAN IN-LINE LOTS & DETAILS**

DATE: AUGUST 3, 2018
SCALE: H: N/A V: N/A
DRAWN BY: Y. XU
DESIGNED BY: J. NICOLAUS
CHECKED BY: J. NICOLAUS

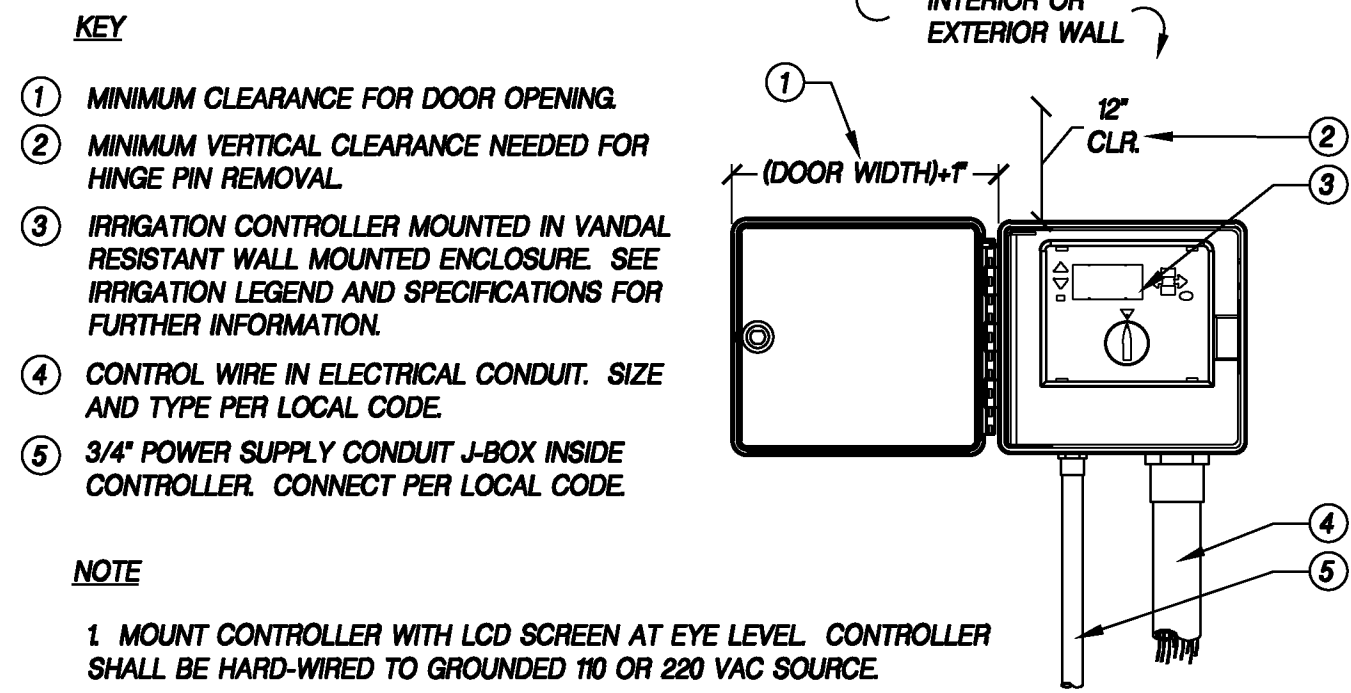
PROJECT NO.
1828.034

DRAWING
L2.00

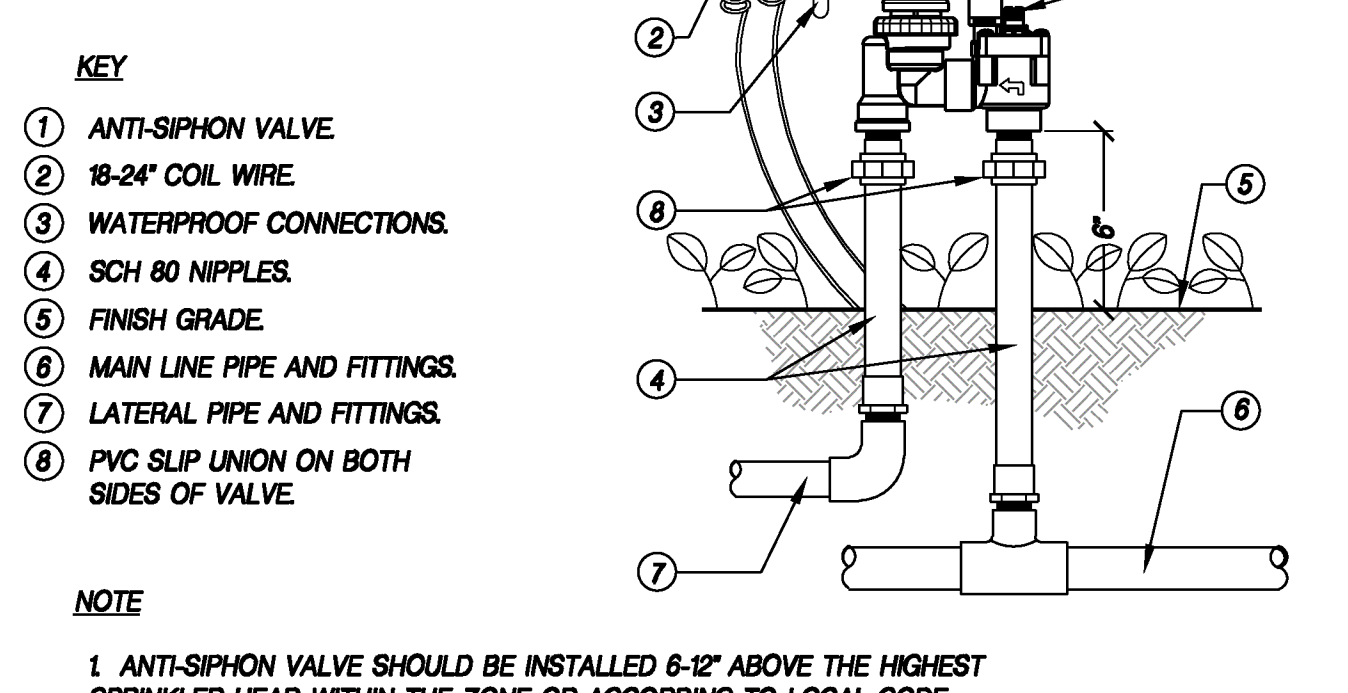
SHT 4 OF 11

COUNTY OF PLACER
CALIFORNIA

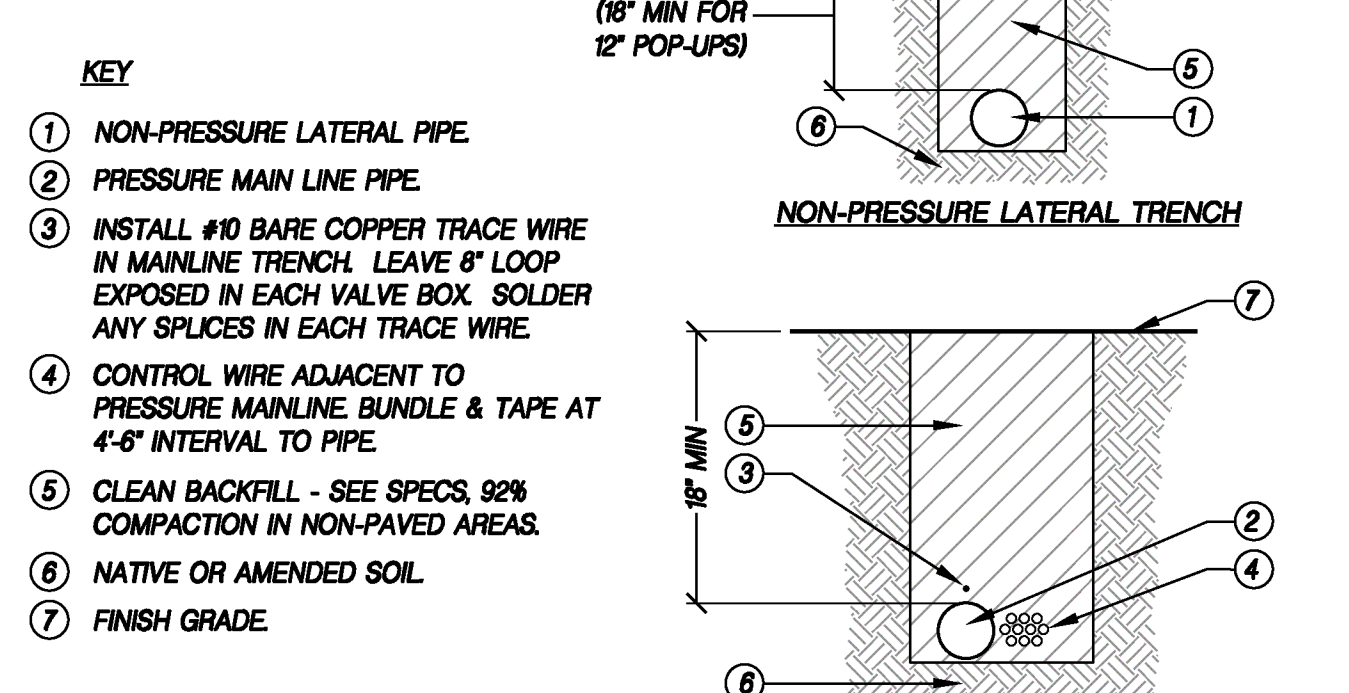
ENGR INT BY AGENCY APPROVED



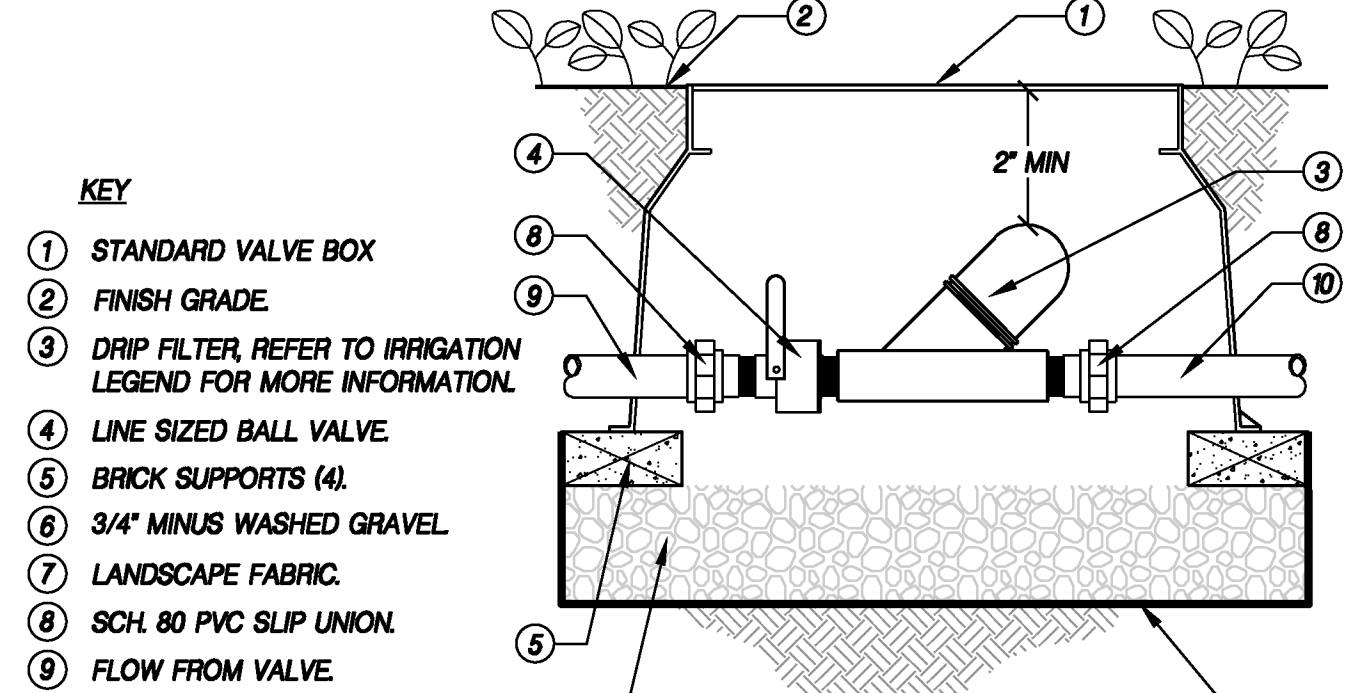
A WALL MOUNTED CONTROLLER
NTS SECTION



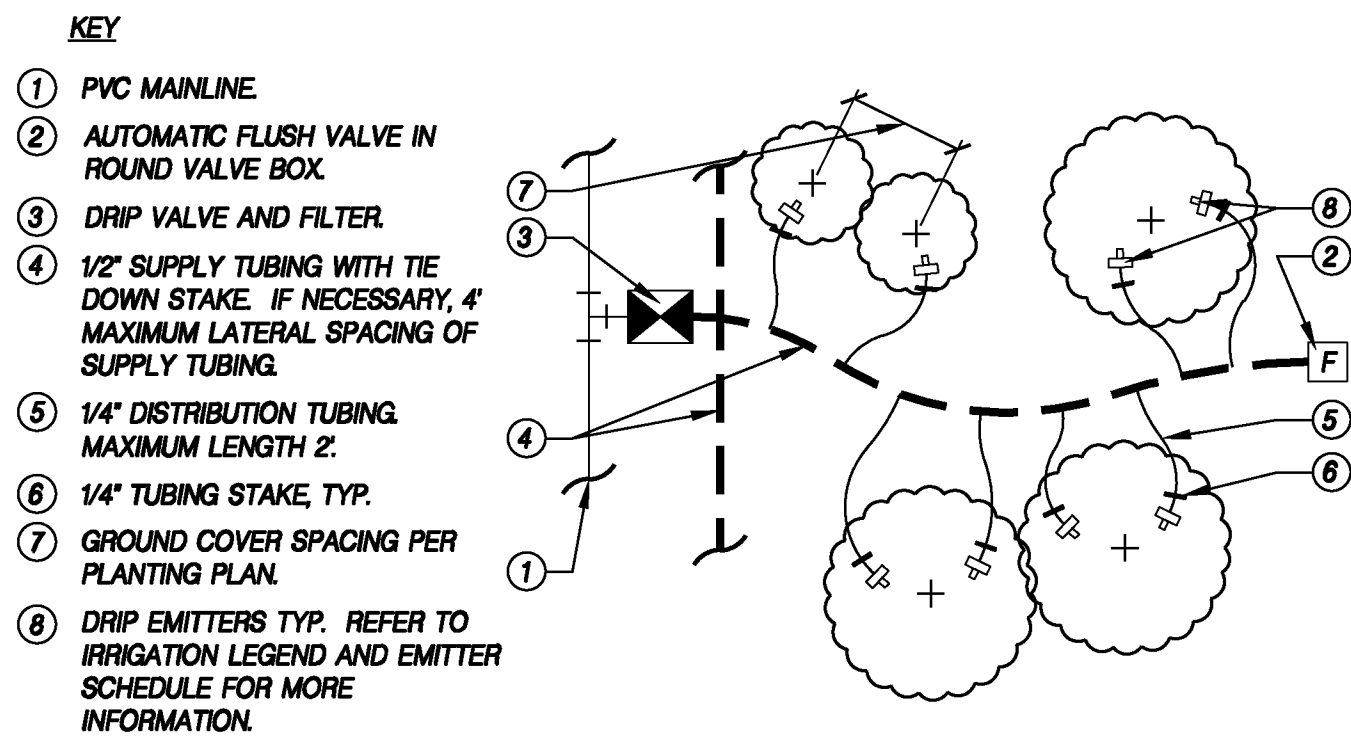
B ANTI-SIPHON VALVE
NTS SECTION



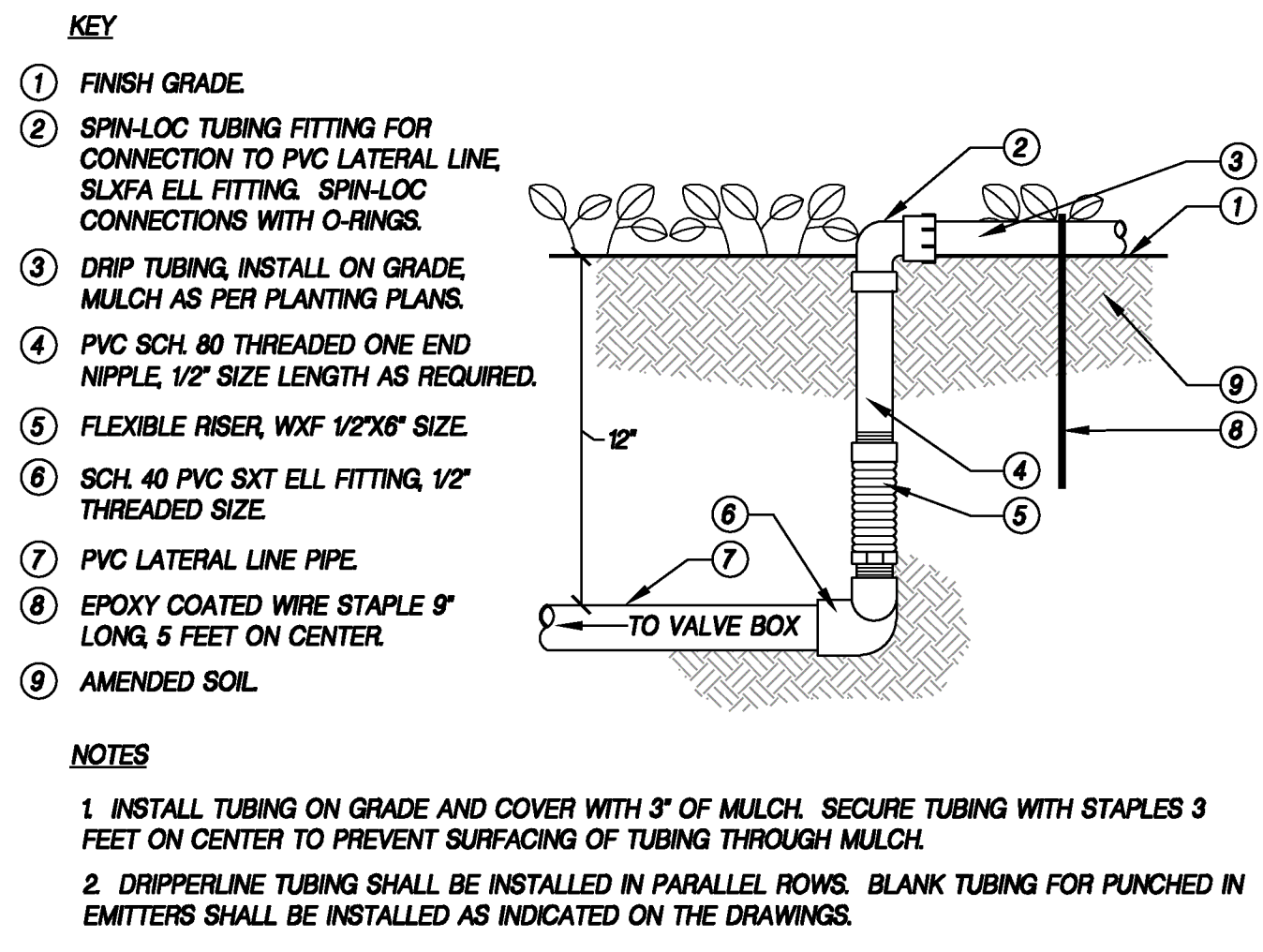
C PIPE TRENCHING
NTS SECTION



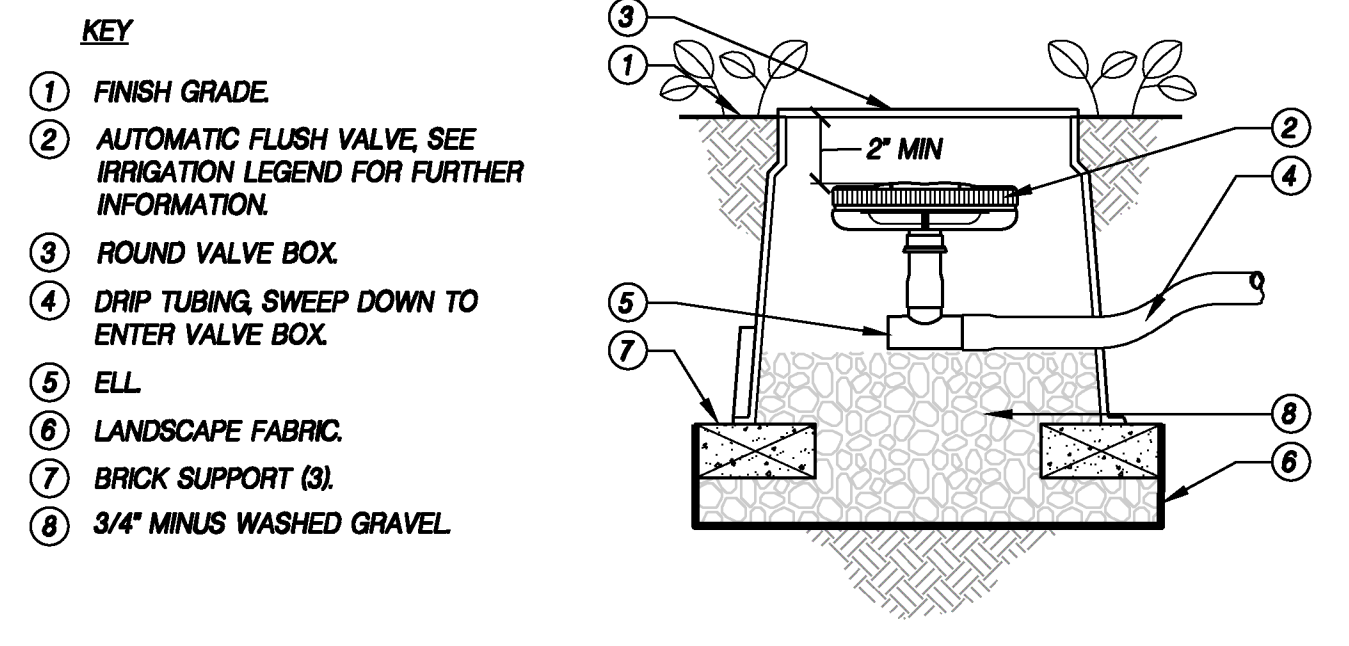
D DRIP FILTER
NTS SECTION



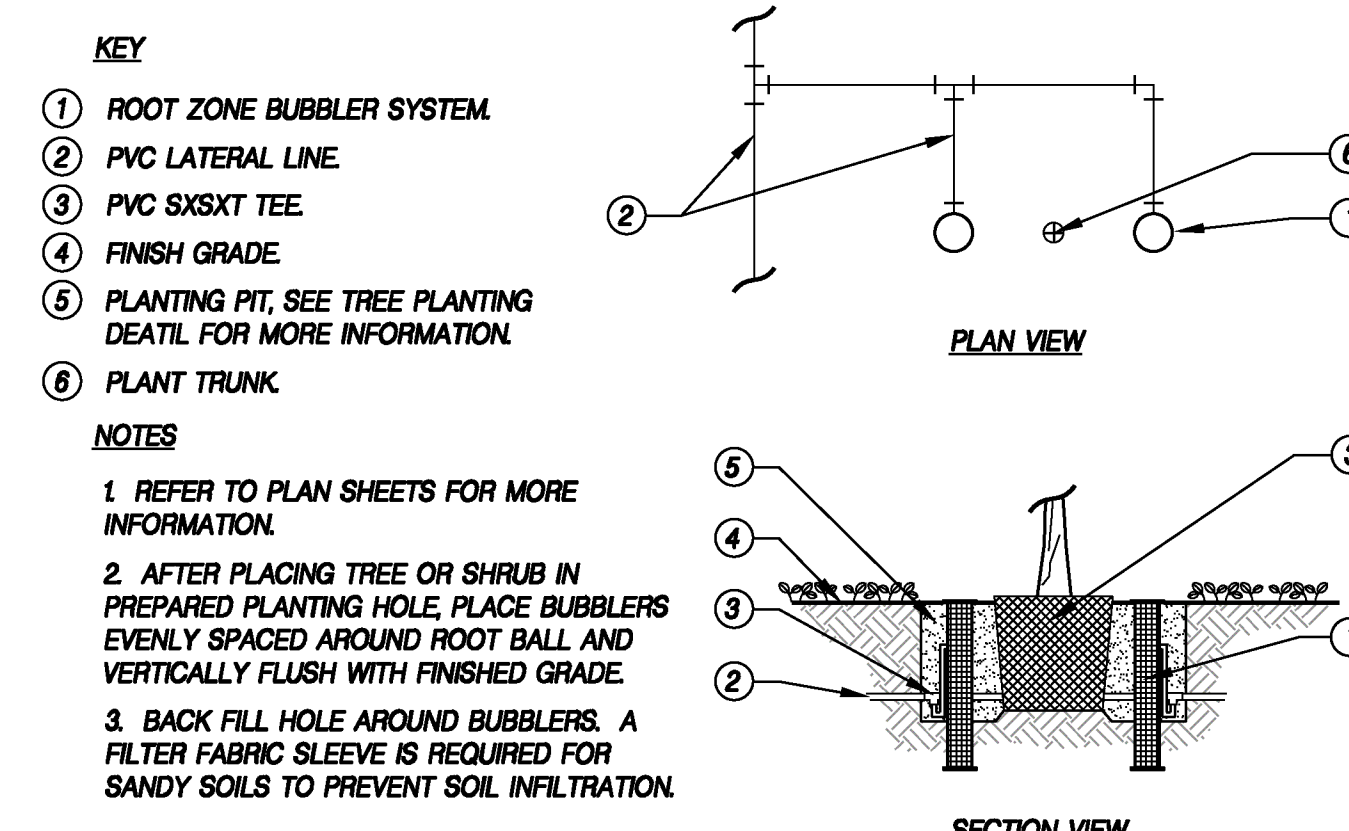
E SCHEMATIC DRIP LINE LAYOUT
NTS SECTION



F FLEXIBLE DRIP TUBING INSTALLED ABOVE GRADE
NTS SECTION



G AUTOMATIC FLUSH VALVE
NTS SECTION



H ROOT ZONE BUBBLER
NTS SECTION

IRRIGATION CONTROLLER SCHEDULE																														
							ESTABLISHMENT PERIOD (6 MONTHS)												MAINTENANCE PERIOD											
							RUN TIME IN MINUTES PER DAY												RUN TIME IN MINUTES PER DAY											
VALVE	GPM	PLANT TYPE	WATER USE	IRRIGATION METHOD	PRECIP	WATERING DAYS/WK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	5	SHRUBS / GC	LOW	DRIP EMITTERS	0.7	3	4	6	11	17	22	31	31	26	20	13	6	4	3	5	9	14	18	26	26	22	17	11	5	3
2	1-2.5	VINES	MEDIUM	FLOOD BUBBLER	5	3	1	2	4	5	6	8	8	7	6	4	2	1	1	2	3	4	5	7	7	6	5	3	2	1
3	2-5	TREES	MEDIUM	RZ BUBBLER	5	3	1	2	4	5	6	8	8	7	6	4	2	1	1	2	3	4	5	7	7	6	5	3	2	1

CONTROLLER SCHEDULING NOTES:

- RUN TIME IN MINUTES PER DAY SHALL OCCUR ON EACH WATERING DAY PER WEEK. RUN TIME = WEEKLY ETO*60/(PR)*WATERING DAYS
- CONTROLLERS SHALL BE PROGRAMMED USING MULTIPLE PROGRAM FEATURES IN ORDER TO OBTAIN THE MAXIMUM FLOW DEMAND. IF NECESSARY, PROGRAM MULTIPLE VALVES TO RUN SIMULTANEOUSLY SO THAT THE MAXIMUM FLOW DEMAND IS MET.
- RUN TIMES IN MINUTES PER DAY SHALL BE DIVIDED INTO THE NECESSARY AMOUNT OF CYCLES TO AVOID RUNOFF. REFER TO MODEL WATER EFFICIENT LANDSCAPE ORDINANCE CALCULATIONS ON SHEET L101 FOR ADDITIONAL WATER USE AND EVAPOTRANSPIRATION INFORMATION.

WOOD RODGERS

CITY OF ROSEVILLE

DATE: AUGUST 3, 2018

DATE: 10/25/2018 08:05:11 AM

DATE: AUGUST 3, 2018

SCALE: H: N/A V: N/A

DRAWN BY: Y. XU

DESIGNED BY: J. NICOLAUS

CHECKED BY: J. NICOLAUS

WOOD RODGERS

3301 D ST. BLDG. 100-B TEL 916.341.7760

SACRAMENTO, CA 95816 FAX 916.341.7767

LANDSCAPE IMPROVEMENT PLANS FOR

WESTPARK CADENCE VILLAGE 13D

PRODUCTION LANDSCAPES

IRRIGATION DETAILS & CONTROLLER SCHEDULE

COUNTY OF PLACER

PROJECT NO. 1828.034

DRAWING **L3.00**

SHT 7 OF 11

SYMBOL	MANUFACTURER # MODEL # DESCRIPTION	DOSE
--------	------------------------------------	------

  **RAIN BIRD RWS-M-B-C** **20**
MINI ROOT WATERING SYSTEM WITH 4.0" DIAMETER X
18.0' LONG WITH LOCKING GRATE, SEMI-RIGID MESH
TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM
BUBBLER AS INDICATED. WITH CHECK VALVE

NOT SHOWN RAIN BIRD MDCFCAP
DRIPLINE VALVE VALVE CAP IN COMPRESSION FITTING
COUPLER. PLACE WITHIN A SMALL ROUND VALVE BOX

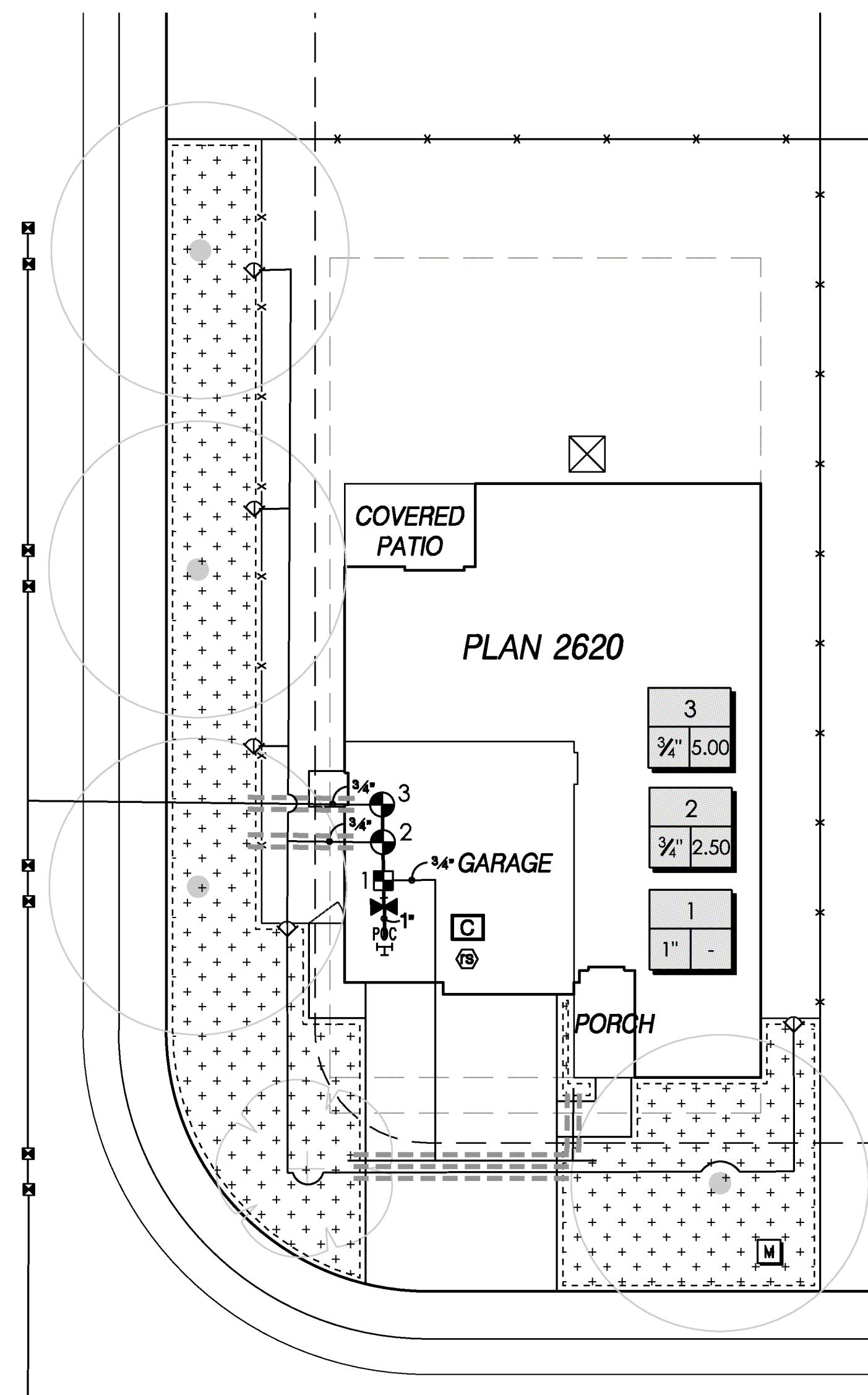
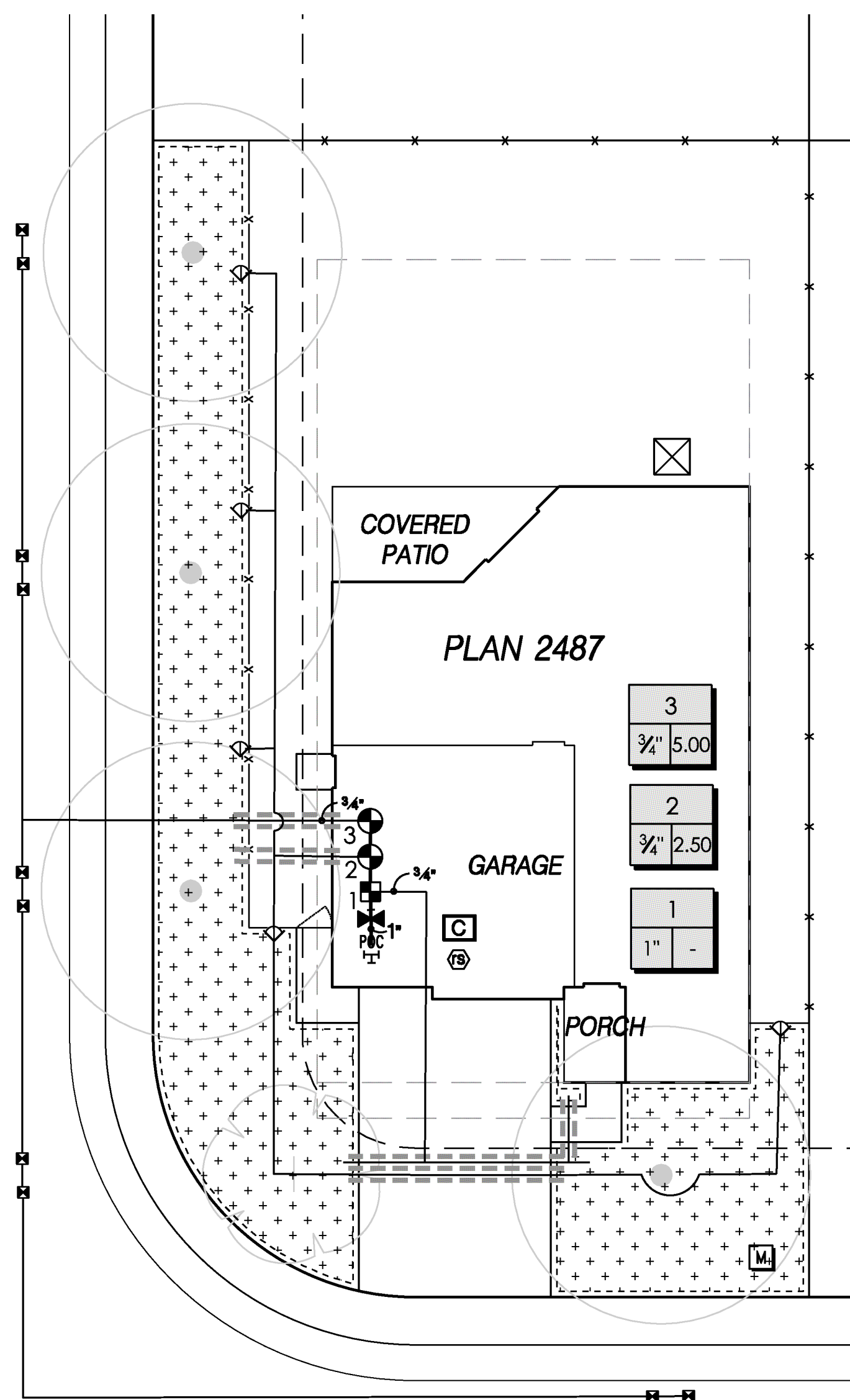
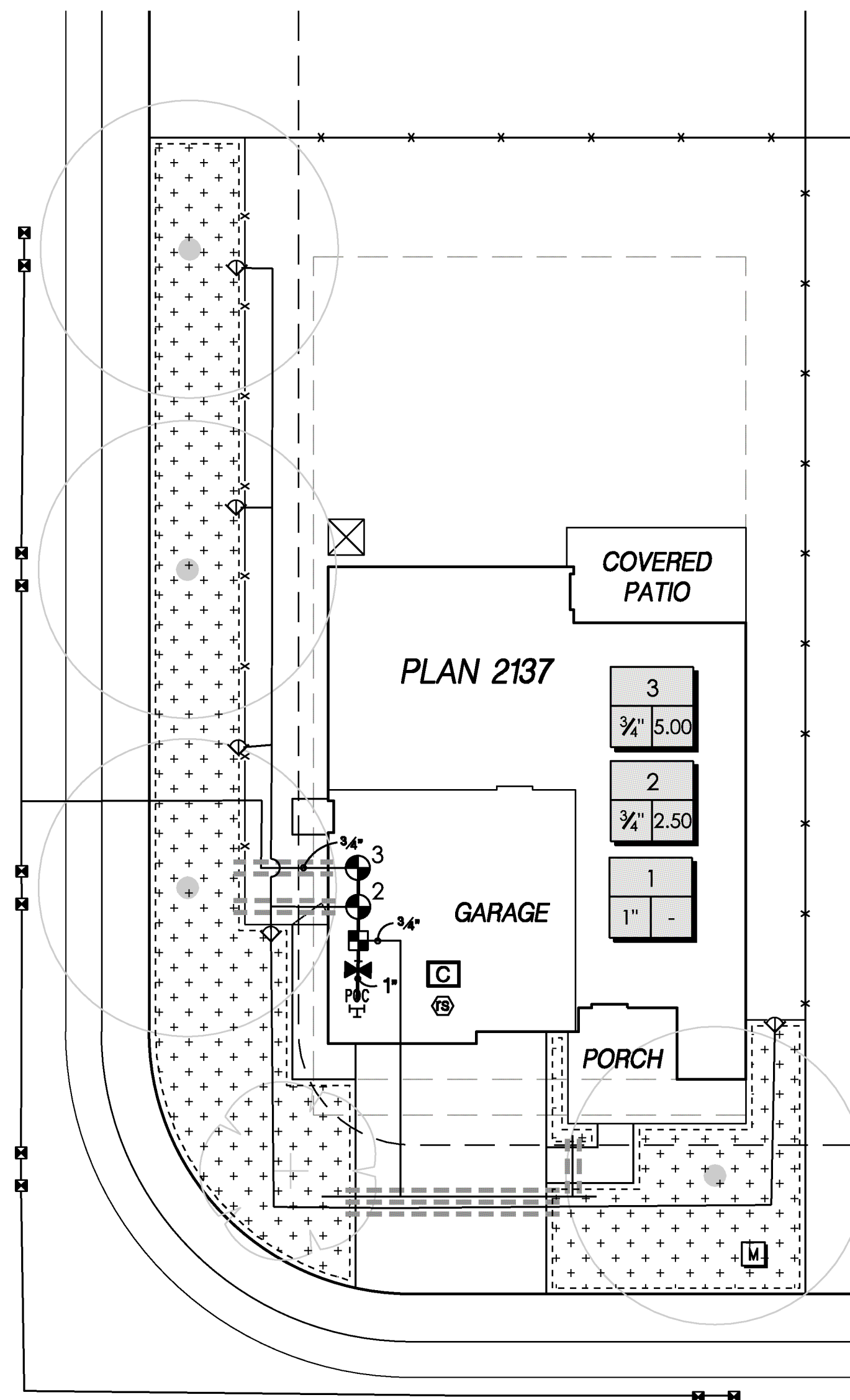
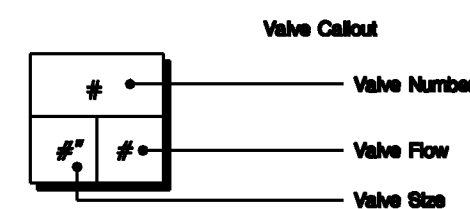
✂ *MATCO-NORCA 514T (OR APPROVED EQUAL)
1/2"-4" BRASS GATE VALVE (MANUAL SHUT-OFF VALVE),
FULL PORT, WITH SOLID WEDGE IPS. WHEEL HANDLE.
SAME SIZE AS MAINLINE PIPE*

TS *RAIN BIRD WR2 RAIN SENSOR
WIRELESS RAIN FREEZE SENSOR WITH OUTDOOR
INTERFACE, CONNECTS TO ESP-TM2 CONTROLLERS,
INSTALL AS NOTED.*

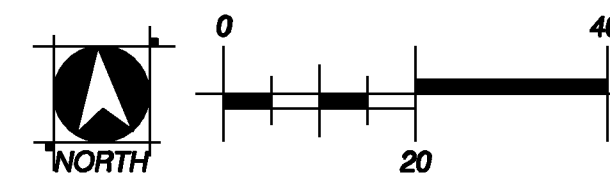
POINT OF CONNECTION T
IRRIGATION POINT OF CONNECTION SHALL BE MADE
OFF OF THE WATER LINE GOING TO THE HOUSE.

_____ IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
 - - - - - IRRIGATION MAINLINE: PVC SCHEDULE 40

===== PIPE SLEEVE: PVC SCHEDULE 40 AND CLASS 315
TYPICAL PIPE SLEEVE SHALL BE TWICE THE SIZE OF
THE IRRIGATION PIPE. EXTEND SLEEVES 18 INCHES
BEYOND EDGES OF PAVING OR CONSTRUCTION



EACH IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF THE WATER LINE GOING INTO THE HOUSE. THIS SYSTEM IS DESIGNED FOR A MAXIMUM DEMAND OF 9 GPM WITH A MINIMUM OPERATING PRESSURE OF 20 PSI AND A MINIMUM STATIC PRESSURE OF 40 PSI. CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IF PRESSURE DIFFERS GREATER THAN 10% OF THE REPORTED 40 PSI.



SEE SHEET L1.01 FOR
NOTES

SIGNED: [Signature] DATE: 08/03/20

DATE: AUGUST 3, 2018 DATE:

LANDSCAPE IMPROVEMENT PLANS FOR
WESTPARK CADENCE VILLAGE 13D
PRODUCTION LANDSCAPES
IRRIGATION PLAN CORNER LOTS

COUNTY OF PLACER

DRAWING
L3.01

11

SHT 7 OF 1

11

COUNTY OF PLACER

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	RAIN BIRD 1804-SAM-PRS-1400 FLOOD BUBBLER 4.0" POPUP WITH CHECK VALVE AND PRESSURE REGULATOR	20

	RAIN BIRD RWS-M-B-C MINI ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 18.0' LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE	20
--	---	----

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.

NOT SHOWN	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER. PLACE WITHIN A SMALL ROUND VALVE BOX.
-----------	--

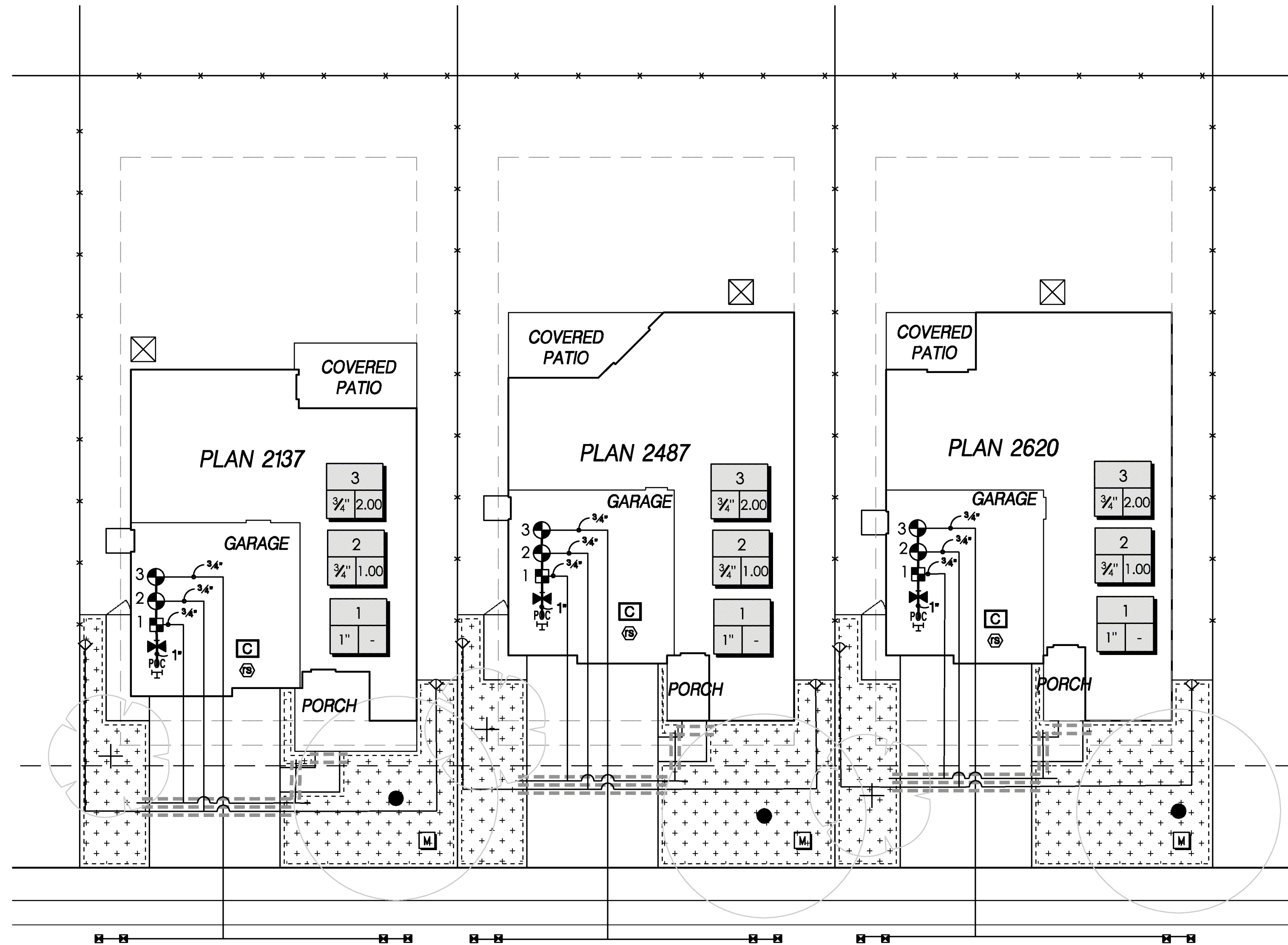
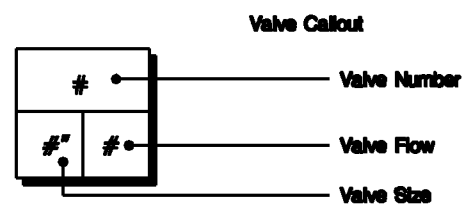
	AREA TO RECEIVE DRIP EMITTERS
	RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH-BLUE, 10GPH-BLACK AND 20GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.
Emitter Notes:	
10 GPH emitters (1 assigned to each 1 gal plant)	
10 GPH emitters (2 assigned to each 5 gal plant)	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD ASVF ELECTRIC REMOTE CONTROL VALVE, WITH ATMOSPHERIC BACKFLOW PREVENTER 3/4", 1" AVAILABLE.
	MATCO-NORCA 514T (OR APPROVED EQUAL) 1/2"-4" BRASS GATE VALVE (MANUAL SHUT-OFF VALVE), FULL PORT, WITH SOLID WEDGE IPS. WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE.
	RAIN BIRD ESP-TM2-08 8 STATION CONTROLLER WITH W-FI CONNECTION #LNKWiFi AND RAIN/FREEZE SENSOR #WR2-RFC. 120 VAC POWER PROVIDED BY AN AVAILABLE OUTLET IN THE GARAGE. ESTABLISH CONNECTION TO WiFi AND RAIN SENSOR.
	RAIN BIRD WR2 RAIN SENSOR WIRELESS RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO ESP-TM2 CONTROLLERS, INSTALL AS NOTED.
	WATER METER 5/8" WATER METER INSTALLED PER CIVIL IMPROVEMENT PLANS. CONTRACTOR TO FIELD VERIFY SIZE AND LOCATION
	POINT OF CONNECTION "P" IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF OF THE WATER LINE GOING TO THE HOUSE. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND SIZE PRIOR TO INSTALLATION

IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21

IRRIGATION MAINLINE: PVC SCHEDULE 40

PIPE SLEEVE: PVC SCHEDULE 40 AND CLASS 315 TYPICAL PIPE SLEEVE SHALL BE TWICE THE SIZE OF THE IRRIGATION PIPE. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION



POINTS OF CONNECTION:

EACH IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF THE WATER LINE GOING INTO THE HOUSE. THIS SYSTEM IS DESIGNED FOR A MAXIMUM DEMAND OF 9 GPM WITH A MINIMUM OPERATING PRESSURE OF 20 PSI AND A MINIMUM STATIC PRESSURE OF 40 PSI. CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IF PRESSURE DIFFERS GREATER THAN 10% OF THE REPORTED 40 PSI.

SEE SHEET L3.00 FOR DETAILS

SEE SHEET L101 FOR NOTES

I HAVE COMPLIED WITH THE CRITERIA OF THE SACRAMENTO CITY CODE CHAPTER 14.18 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN.

SIGNED:

DATE: 08/03/2018

WOOD RODGERS

CITY OF ROSEVILLE



DATE: AUGUST 3, 2018



DATE: 10/28/2018 08:05:11 AM

LANDSCAPE IMPROVEMENT PLANS FOR
WESTPARK CADENCE VILLAGE 13D
PRODUCTION LANDSCAPES
IRRIGATION PLAN IN-LINE LOTS

PROJECT NO.
1828.034DRAWING
L3.02

SHT 8 OF 11

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 D ST. BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

CALIFORNIA

COUNTY OF PLACER

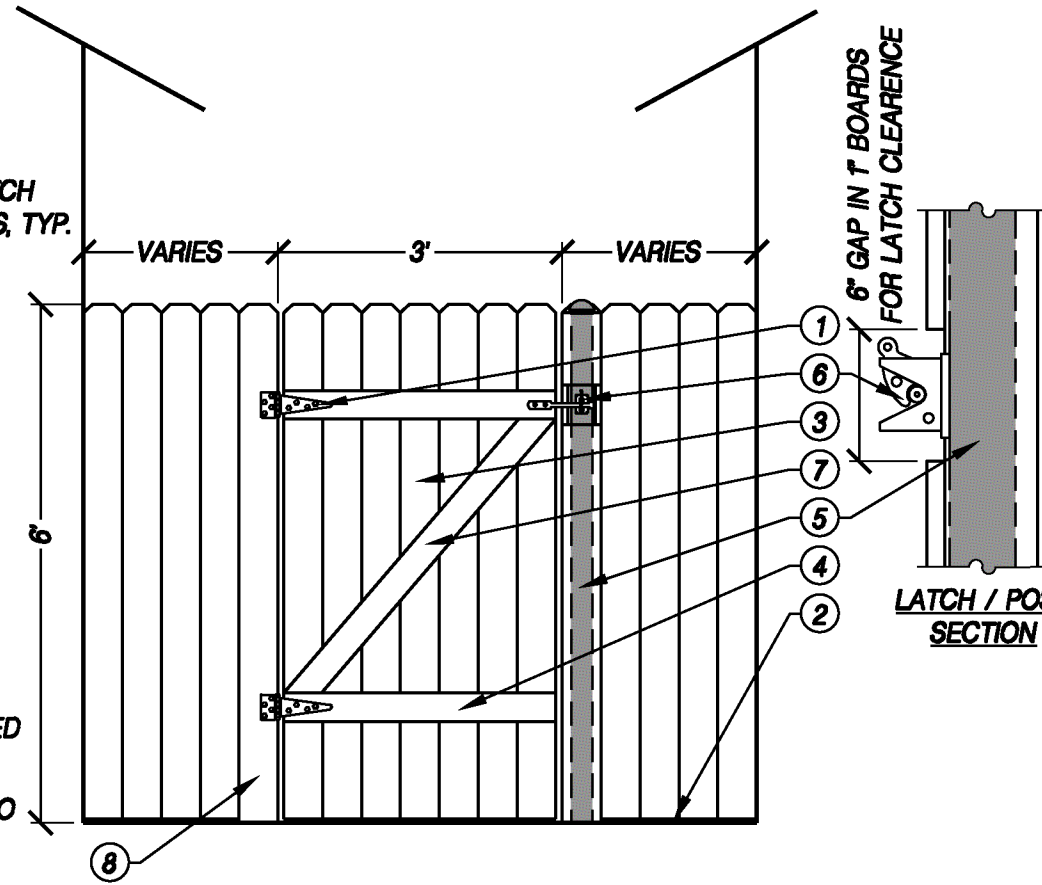
J:\1000-s\1828-Westpark\Westpark_PHL_Village_13D\Landscapes\Jing\13.02_IRR03_1TP_130.dwg 8/7/2018 10:44 AM Corey Kozinec

KEY

- HINGE, TYPICAL
- FINISH GRADE
- 7x4" GATE BOARDS
- 2x4" HORIZONTAL BRACE TYP.
- 15" DIA. GALVANIZED STEEL POST ON LATCH SIDE ONLY. COVER WITH 1" THICK BOARDS, TYP.
- GRAVITY LATCH
- 2x4" DIAGONAL BRACE
- 4x4" PRESSURE TREATED POST

NOTES

- ALL WOOD EXCEPT FOR POSTS SHALL BE CONSTRUCTION HRTROREDWOOD OR CEDAR #2 OR BETTER.
- STEEL POST SHALL BE COVER WITH 1" THICK BOARDS. CUT BOARD WIDTHS AND LENGTHS AS REQUIRED.
- AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.
- CONCRETE FOOTING TO BE SLOPED TO ENSURE WATER RUNOFF.



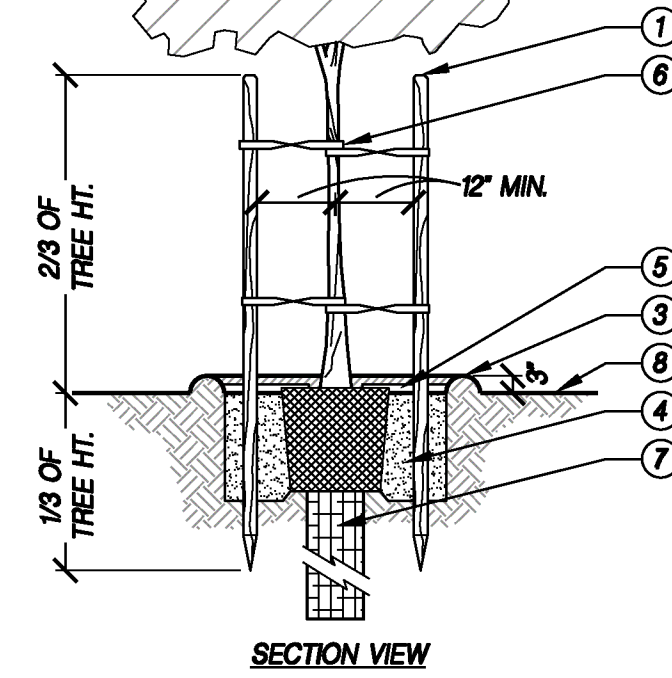
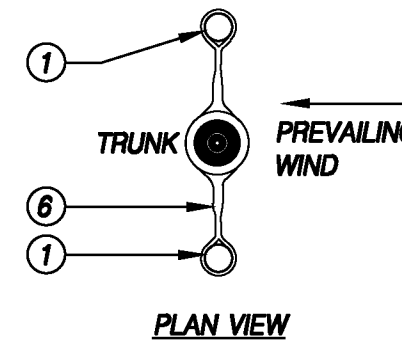
A WOOD GATE

NTS

ELEVATION

KEY

- 2" DIA. TREATED LODGEPOLE PINE STAKE, TWO (2) PER TREE. DO NOT PENETRATE ROOTBALL.
- ROOT BALL, SET CROWN 2" ABOVE FINISH GRADE.
- WATER RETENTION BERM (EXCEPT IN TURF AREAS).
- PLANTING PIT WIDTH TO BE TWICE THE DIAMETER OF ROOT BALL FOR BACKFILL MIX. REFER TO SPECIFICATIONS.
- BARK MULCH, KEEP 3" MIN. AWAY FROM TRUNK.
- CINCH TIES AT TWO LOCATIONS (4) TOTAL TYP. REFER TO SPECIFICATIONS FOR TYPE.
- 6" DIA. AUGURED HOLE THROUGH HARD PAN, OR 10'-0" DEPTH, WHICHEVER IS MINIMUM. FILL WITH BACKFILL MIX OR DRAIN ROCK.
- FINISH GRADE.



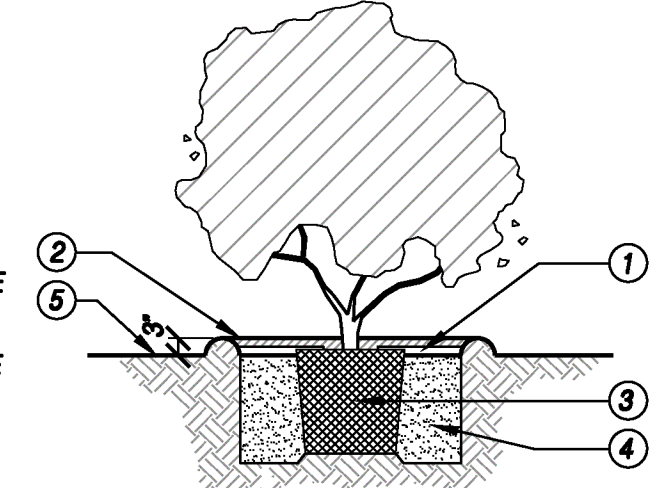
D TREE PLANTING W/ AUGURED HOLE (LODGE POLE STAKE)

NTS

WR-PL-05

KEY

- BARK MULCH, KEEP 3" MIN. AWAY FROM TRUNK.
- WATER RETENTION BERM.
- ROOT BALL, SET CROWN 2" ABOVE FINISH GRADE.
- PLANTING PIT WIDTH TO BE TWICE THE DIAMETER OF ROOTBALL.
- FINISH GRADE.



G SHRUB PLANTING

NTS

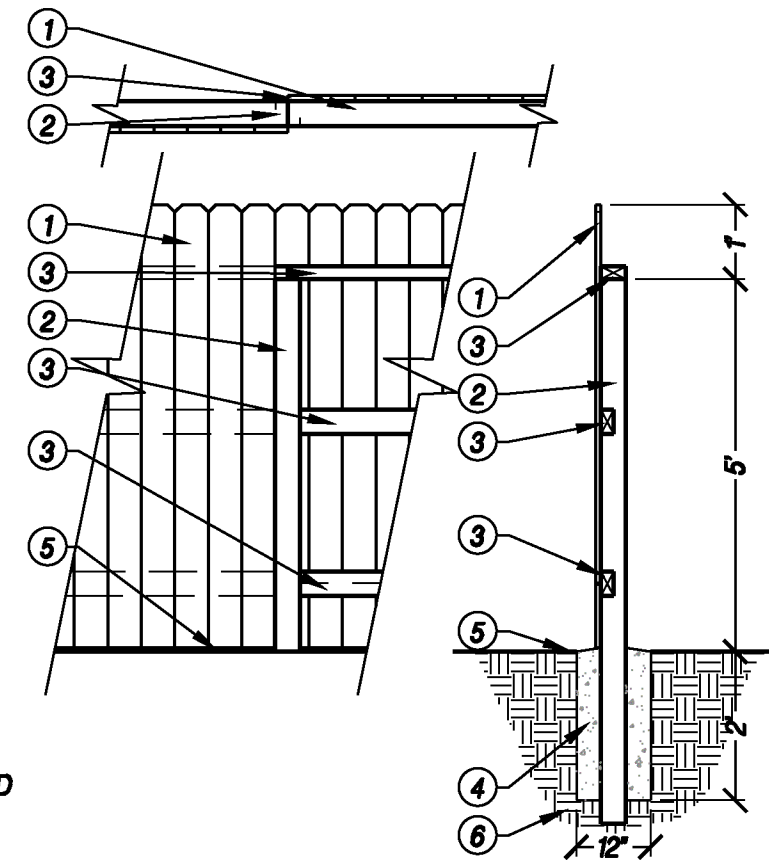
SECTION

KEY

- 1x4x6" DOG EARED ROUGH SAWN FENCE BOARDS.
- 4x4x7" POST AT 8'O.C.
- THREE 2x4x8" RAILS.
- 12x24" CONCRETE FOOTING SLOPED TO DRAIN. CUT BOARDS AROUND FOOTING.
- FINISH GRADE.
- UNDISTURBED NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT.

NOTES

- ALL WOOD EXCEPT FOR POSTS SHALL BE CONSTRUCTION HRTROREDWOOD OR CEDAR #2 OR BETTER.
- ALL POSTS TO BE P.T.D.F. GRADE B OR BETTER.
- AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.



B 6' WOOD FENCE (WITHOUT KICKBOARD)

NTS

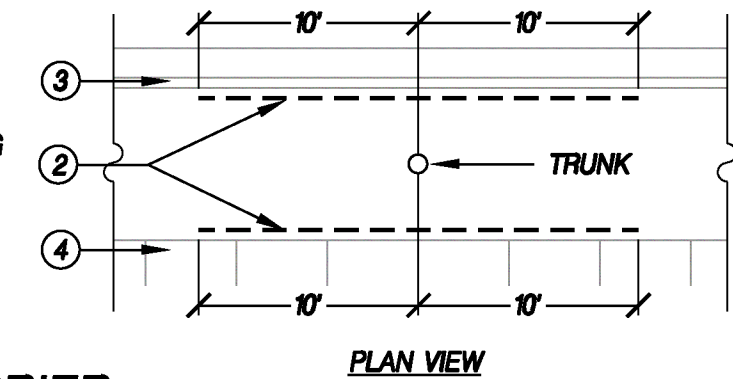
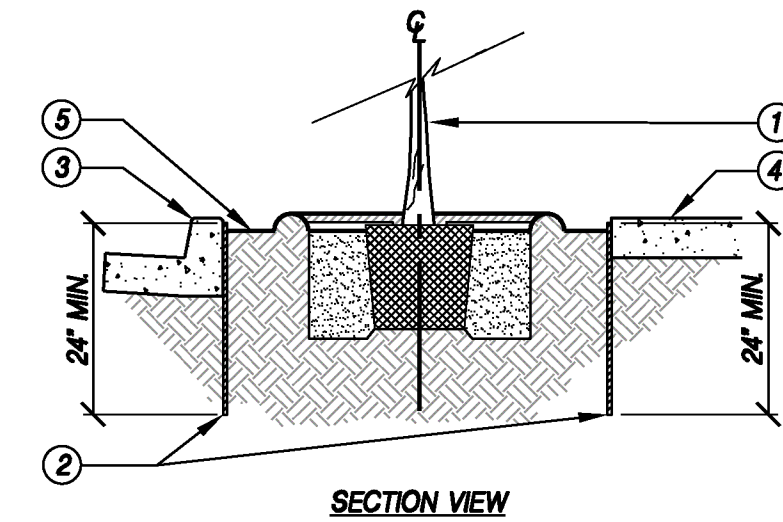
WR-LA-FNC-13

KEY

- TREE PLANTING DETAIL.
- ROOT CONTROL BARRIER.
- CURB AND GUTTER (AS APPLICABLE).
- ADJACENT SIDEWALK/HARDSCAPE (AS APPLICABLE).
- FINISH GRADE.

NOTES

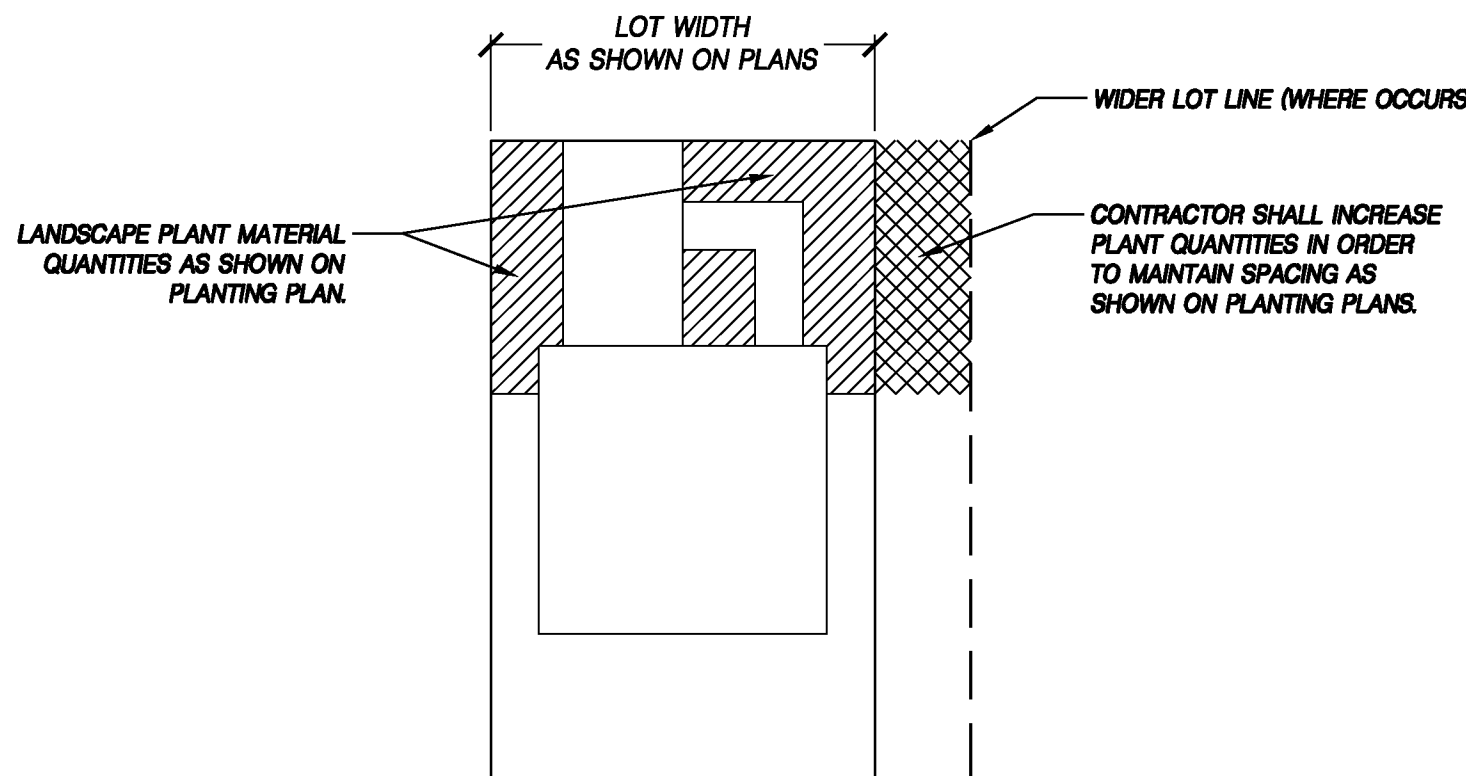
- WHERE STREET TREES ARE WITHIN 5' OF CURB AND/OR WALK, INSTALL PANELS ALONG BACK OF CURB AND/OR FACE OF WALK.



E ROOT CONTROL BARRIER

NTS

PLAN/SECTION



NOTE:

PLANTING DESIGN AND PLANT QUANTITIES DISPLAYED ON EACH PLANTING PLAN REPRESENT TYPICAL PLANTER AREA COVERAGE FOR THE LOT WIDTH SHOWN FOR FLOOR PLANS THAT ARE PLACED ON LARGER LOTS THAN THOSE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL INCREASE PLANT QUANTITIES AS NECESSARY TO MAINTAIN SIMILAR PLANTER AREA COVERAGE.

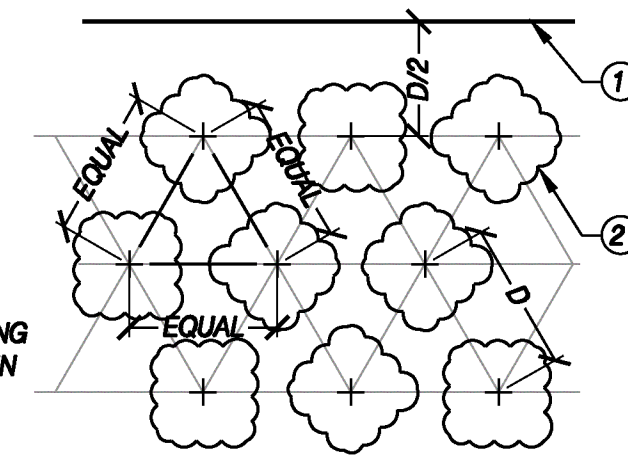
C PLANT QUANTITIES SCHEMATIC

NTS

PLAN

KEY

- MOW CURB, PAVEMENT EDGE, OR WOOD HEADER (AS APPLICABLE).
- GROUND COVER PLANT, SIZE AND SPACING AS DENOTED ON PLANTING LEGEND. SPACE ON CENTER AND IN TRIANGULAR PATTERN.

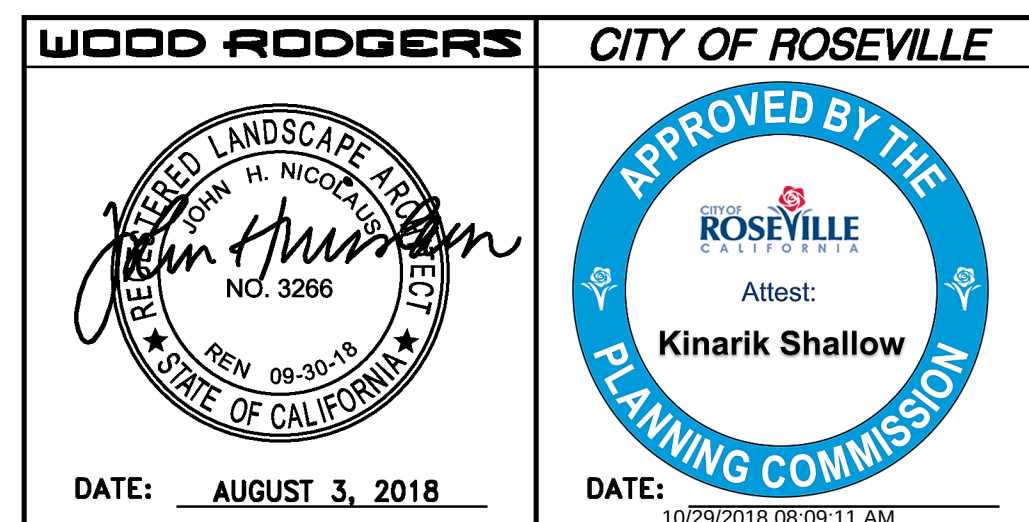


F GROUND COVER SPACING/LAYOUT

NTS

PLAN

SEE SHEET L101 FOR NOTES



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 D ST. BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

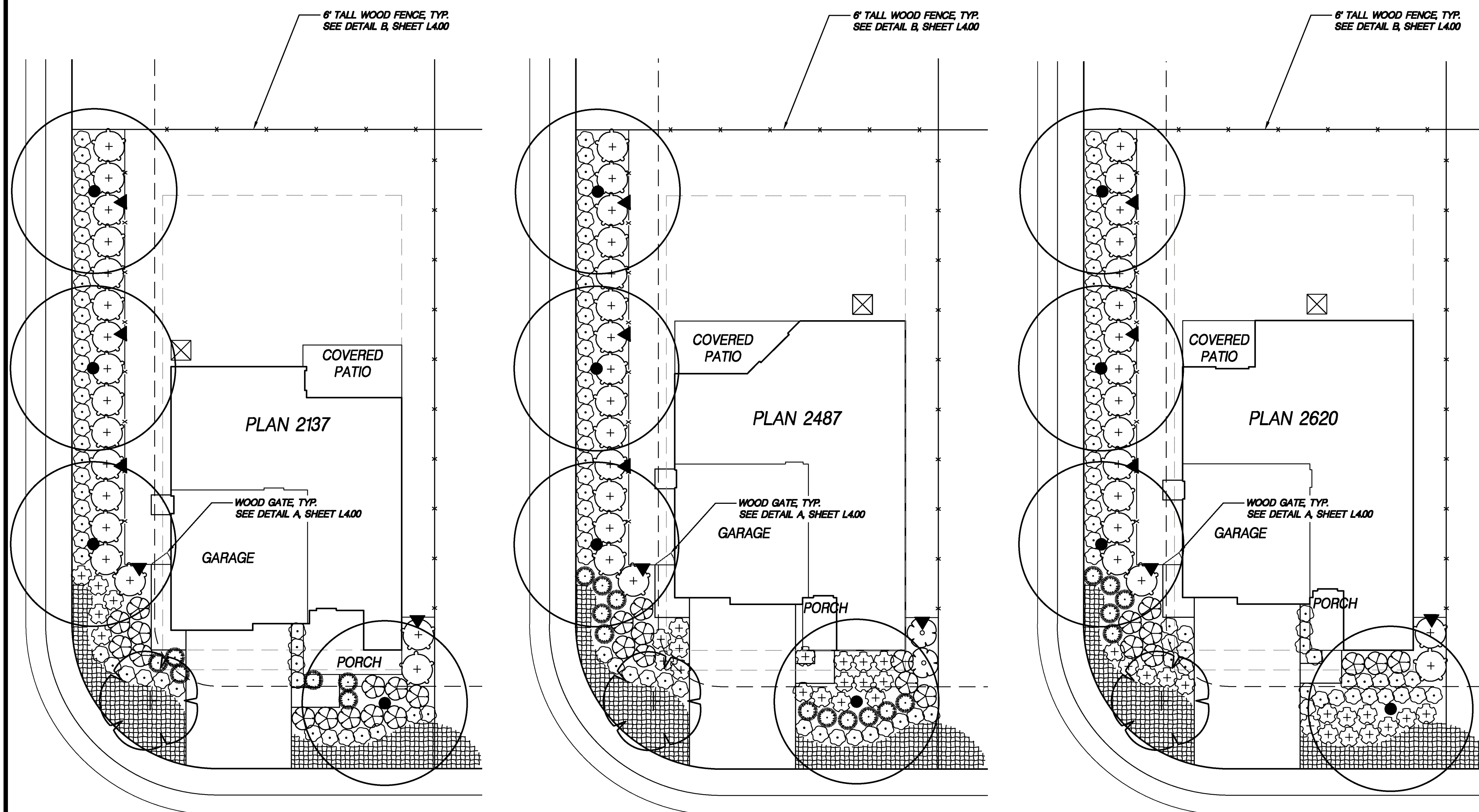
CALIFORNIA
LANDSCAPE IMPROVEMENT PLANS FOR
WESTPARK CADENCE VILLAGE 13D
PRODUCTION LANDSCAPES
PLANTING DETAILS

COUNTY OF PLACER

PROJECT NO.
1828.034
DRAWING
L4.00
SHT 9 OF 11

TYPICAL FRONT YARD PLANT SCHEDULE

	'ST' / REFER TO STREET TREE SCHEDULE PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	15 GAL 15 GAL 15 GAL	LOW MEDIUM MEDIUM
	'AT' / ACCENT TREE (ALTERNATE SP. PER LOT) ARBUTUS X 'MARINA' / ARBUTUS STANDARD LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER RHUS LANCEA / AFRICAN SUMAC MULTI-TRUNK	15 GAL 15 GAL 15 GAL	LOW LOW LOW
	'A-SUN' / SMALL FOUNDATION SHRUB (ALTERNATE SP. PER LOT) DIETES X 'NOLA ALBA' / KATRINA AFRICAN IRIS EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	5 GAL 5 GAL 5 GAL	LOW LOW LOW
	'A-SHADE' / SMALL FOUNDATION SHRUB (ALTERNATE SP. PER LOT) DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GAL	LOW
	'B-SUN' / MEDIUM FOUNDATION SHRUB (ALTERNATE SP. PER LOT) CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	5 GAL 5 GAL 5 GAL	LOW LOW LOW
	'B-SHADE' / MEDIUM FOUNDATION SHRUB (ALTERNATE SP. PER LOT) ACACIA COGNATA 'COUSIN ITT' / RIVER WATTLE	5 GAL	LOW
	'C-SUN' / LARGE SHRUB (ALTERNATE SP. PER LOT) ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL 5 GAL 5 GAL	LOW LOW LOW
	'C-SHADE' / LARGE SHRUB (ALTERNATE SP. PER LOT) PRUNUS C. 'BRIGHT N TIGHT TM' / BRIGHT N TIGHT CAROLINA LAUREL	5 GAL	LOW
	'D-SUN' / FOLIAGE ACCENT SHRUB (ALTERNATE SP. PER LOT) BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY CAREX DIVULSA / BERKELEY SEDGE NANDINA DOMESTICA 'GULF STREAM TM' / HEAVENLY BAMBOO	5 GAL 5 GAL 5 GAL	LOW LOW LOW
	'D-SHADE' / FOLIAGE ACCENT SHRUB (ALTERNATE SP. PER LOT) AGAVE ATTENUATA 'NOVA' / BLUE CLONE	5 GAL	LOW
	'E-SUN' / FLOWERING ACCENT SHRUB (ALTERNATE SP. PER LOT) GAURA L. 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA HEMEROCALLIS X 'MONOLD' TM / DOUBLE GOLD EVERGREEN DAYLILY PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL 1 GAL 5 GAL	LOW LOW LOW
	'E-SHADE' / FLOWERING ACCENT SHRUB (ALTERNATE SP. PER LOT) EURYOPS PECTINATUS 'VIRIDIS' / GREEN-LEAFED EURYOPS	5 GAL	LOW
	'F-SUN' / TALL COLUMNAR SHRUB CALLISTEMON VIMINALIS 'SLIM' / BOTTLE BRUSH CUPRESSUS S. 'TINY TOWER' TM / TINY TOWER ITALIAN CYPRESS PODOCARPUS ELONGATUS 'ICEE BLUE' TM / ICEE BLUE YELLOW WOOD	15 GAL 15 GAL 15 GAL	LOW LOW LOW
	'F-SHADE' / TALL COLUMNAR SHRUB (ALTERNATE SP. PER LOT) ELAEOCARPUS DECIPiens 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / TAWHIWHI PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW	5 GAL 5 GAL 15 GAL	MEDIUM MEDIUM MEDIUM
	'G-SUN' / VINES (ALTERNATE SP. PER LOT) PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY	5 GAL	MEDIUM
	'G-SHADE' / VINES (ALTERNATE SP. PER LOT) FICUS PUMILA / CREEPING FIG	5 GAL	MEDIUM
	'GC' / GROUNDCOVERS BACCHARIS PILULARIS 'TWIN PEAKS' / TWIN PEAKS COYOTE BRUSH COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	1 GAL 1 GAL 1 GAL	LOW LOW LOW



STREET TREE SCHEDULE			
TREES	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE SPECIES TO BE PLANTED ALONG ENCORE WAY	15 GAL	LOW
	QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK SPECIES TO BE PLANTED ALONG SYMPHONY AVENUE	15 GAL	MEDIUM
	ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA SPECIES TO BE PLANTED ALONG QUARTET AVENUE	15 GAL	MEDIUM

- TREE PLANTING NOTES**
- ALL TREES SHALL BE LOCATED AT LEAST FIVE FEET (5') FROM ALL FIRE HYDRANTS, STORM DRAIN INLETS AND OTHER PUBLIC UTILITIES.
 - ALL TREES SHALL BE LOCATED A MINIMUM FIFTEEN (15') FROM ALL STREET LIGHTS.
 - ALL TREES PLANTED WITHIN EIGHT FEET (8') OF HARDSCAPE SHALL BE INSTALLED WITH ROOT BARRIER PANELS.
 - PROPOSED TREE LOCATIONS SHALL BE BASED ON STANDARD JOINT TRENCH LOCATIONS. TYPICAL TREE LOCATIONS SHOWN ARE INTENDED TO HELP DEFINE QUANTITY OF TREES TO BE INSTALLED ON EACH RESIDENTIAL LOT. ALL LOTS SHALL HAVE A MINIMUM OF ONE STREET TREE PER LOT. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED BUT THE TREE QUANTITIES PER LOT SHALL REMAIN AS SHOWN.
 - TREE SYMBOLS ARE SHOWN AT ROUGHLY 85% OF THEIR MATURE SIZE TO DEMONSTRATE SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

SEE SHEET L400 FOR
PLANTING DETAILS &
L101 FOR NOTES

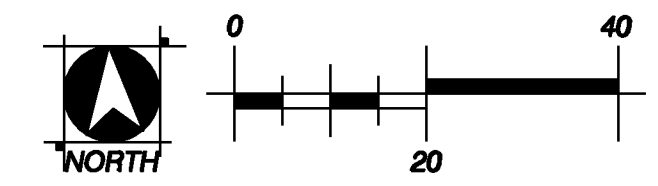
I HAVE COMPLIED WITH THE CRITERIA OF THE SACRAMENTO CITY CODE CHAPTER 14.18 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN.
SIGNED:
DATE: 08/03/2018

WOOD RODGERS

DATE: AUGUST 3, 2018

CITY OF ROSEVILLE

Attest:
Kinarik Shallow
DATE: 10/29/2018 08:09:32 AM



WOOD RODGERS  DATE: <u>AUGUST 3, 2018</u>	CITY OF ROSEVILLE  DATE: <u>AUGUST 3, 2018</u>
--	---

PROJECT NO.
1828.034

DRAWING
L3.02

SHT **11** OF **11**

DATE: AUGUST 3, 2018
SCALE: H: N/A V: N/A
DRAWN BY: Y. XU
DESIGNED BY: J. NICOLAUS
J. NICOLAUS

[illegible]

WESTPARK PHASE 3 VILLAGE 13D
DEVELOPMENT STANDARDS

Description	Standard
Zoning	RS/DS (attached sidewalk)
Minimum lot area (Sqft)	
Interior	3,600
Corner	4,400
Minimum lot width	
Interior	45'
Corner	55'
Permitted Density	
Residential Density	1 Dwelling 1 second unit
Setbacks (attached sidewalk)	
Front Living (from back of walk)	15'
Front Porch (from back of walk)	12.5'
Front Garage (from back of walk w/rollup door)	18'
Front Side Load Garage	15'
Side, Interior	5'
Side, Corner	5'
street side on first floor	12.5'
street side on second floor	15'
Rear	10' min with min usable open space of 450 sqft
Maximum lot coverage	NONE
Maximum building height	
Principal Building	35'
Design Review	YES
Supplemental Design Guidelines	
Front Yard Stagger	None
Stagger for 3 rd Car Garages	2' between 3 rd car bay and two-car garage
Two-story unit mix	No limit
Separation between 2nd Story Elements	10' min from adjacent 2-story dwellings
Building Exterior	Architectural Enhancement treatment shall be applied to rear elevations of a building that backs up to Pleasant Grove Boulevard



Development Services
Planning Division
311 Vernon Street
Roseville, CA 95678

October 30, 2018

David Judy
KB Home Sacramento, Inc.
3005 Douglas Blvd., St.
Roseville, CA 95661

SUBJECT: WRSP PCL W-13 - Village 13D Cadence DRRS
File # PL18-0326
City Wide Job # 190036

On **OCTOBER 25, 2018**, the *Planning Commission* **APPROVED** the request for a **DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION** to approve the architecture and home designs for 88 lots, known as Cadence, located at **3070 PLEASANT GROVE BL.**

EXPIRATION DATE

You have two (2) years from the date of the Planning Commission's approval in which to effectuate the permit, or else the **DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION** approval becomes null and void.

The expiration date of this request is **OCTOBER 25, 2020**.

EXTENSION OF PERMIT

You may request that a permit be extended for a period up to a maximum of one (1) year. An application for an extension shall be submitted to the Planning Division prior to the expiration date indicated above. No notice will be sent to you prior to the date of permit expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

FEE NOTIFICATION

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City

stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk.**

APPEAL PROCEDURE

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the **City Council** by filing a written appeal and paying the required fee **within ten (10) calendar days of October 25, 2018. The appeal shall be filed with the City Clerk.**

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.

Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section 1094.6. (See Roseville City Council Resolution No. 82-81)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

1. The development standards, unit designs and landscape plans for WRSP PCL W-13 – Village 13D Cadence are approved as shown 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 **October 25, 2018** and if not effectuated shall expire on **October 25, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **October 25, 2021**.
3. The landscape plan shall comply with the Landscape Guidelines for West Roseville 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 West Roseville Specific Plan certified by the City of Roseville on February 4, 2004 (SCH# 2002082057). (All Departments)
5. To provide variation along the streetscape, no two identical unit designs shall be located adjacent to one another. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

6. The project Landscape Plans shall comply with the following:

- a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
- 7. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
 - 8. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
 - 9. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
 - 10. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
 - 11. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
 - 12. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
 - 13. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
 - 14. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. Fire hydrants shall not be located at

the end of any residential court. Preferred location would be street corners and entry points to a subdivision. (Fire)

15. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses. Fire hydrants shall not be placed behind vehicle parking stall not viewable from the public street. (Fire)
16. If this project will be phased, the fire department requirements for access and circulation throughout shall be approved by the City for such proposal. Access road shall comply in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by this department. (Fire)
17. 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:

18. All electric metering shall be directly outside accessible. (Electric)
19. 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:

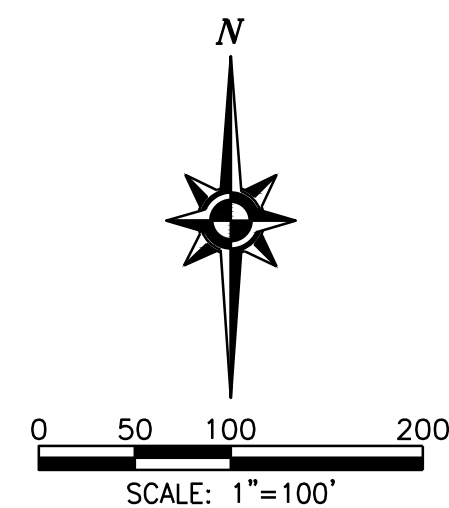
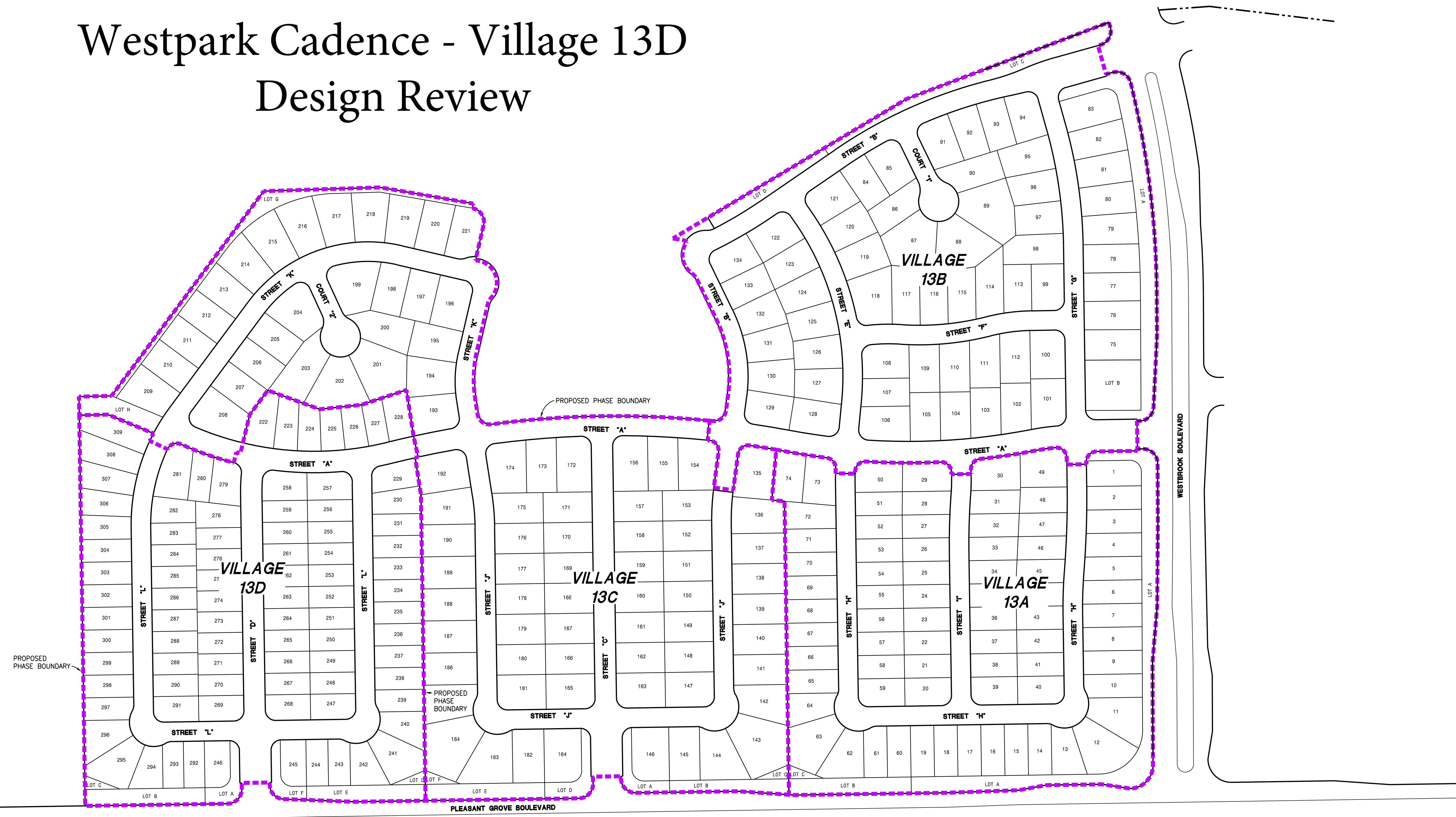
20. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and 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)
21. 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)
22. 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)

23. 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)
24. 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)
25. Fences and walls shall be consistent with the locations and treatments specified in the West Roseville Specific Plan Design Guidelines. (Planning)
26. 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)
27. 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)

NOTICE TO PROJECT APPLICANT: All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Division as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Planning Division's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.

Westpark Cadence - Village 13D

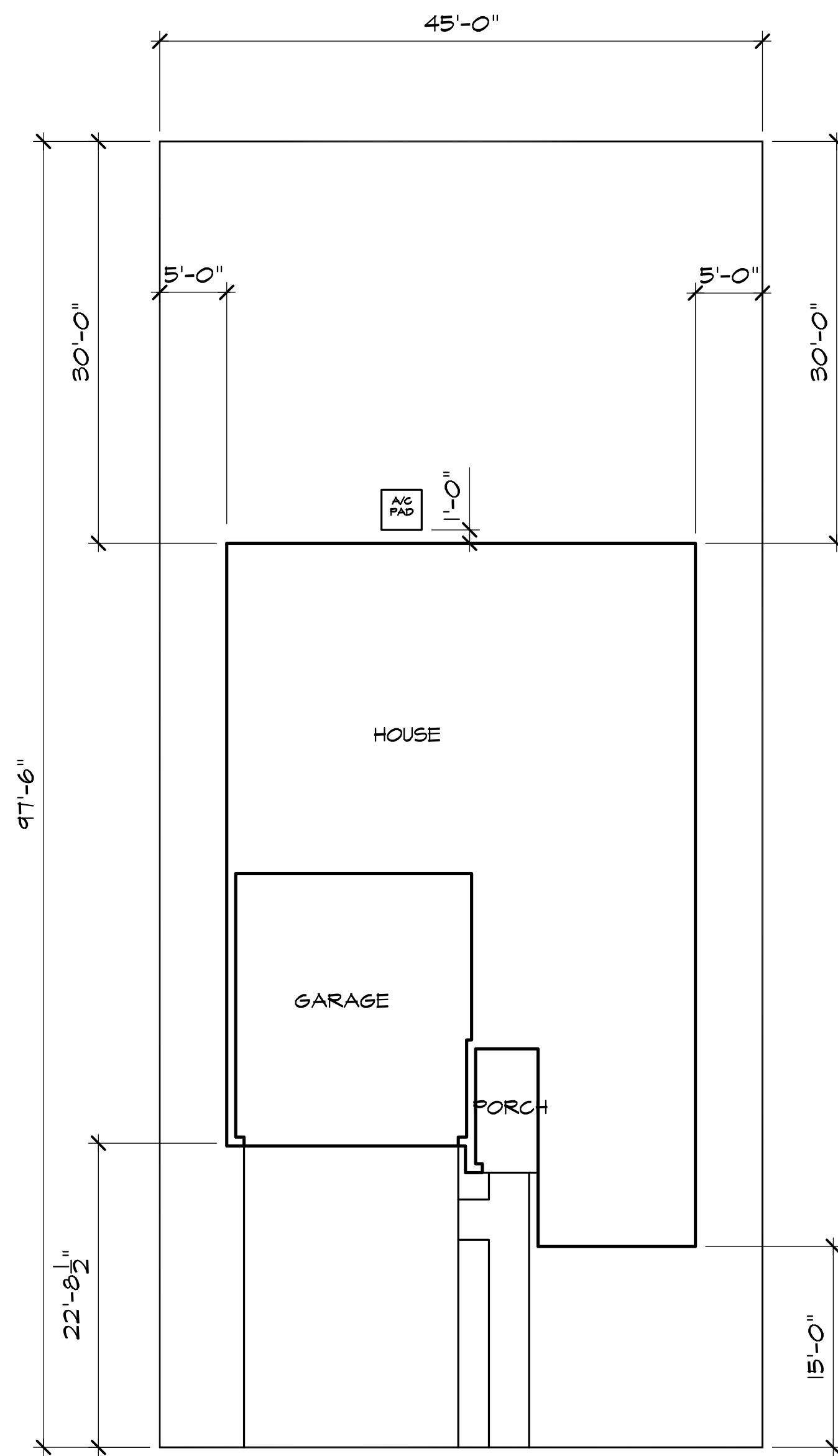
Design Review



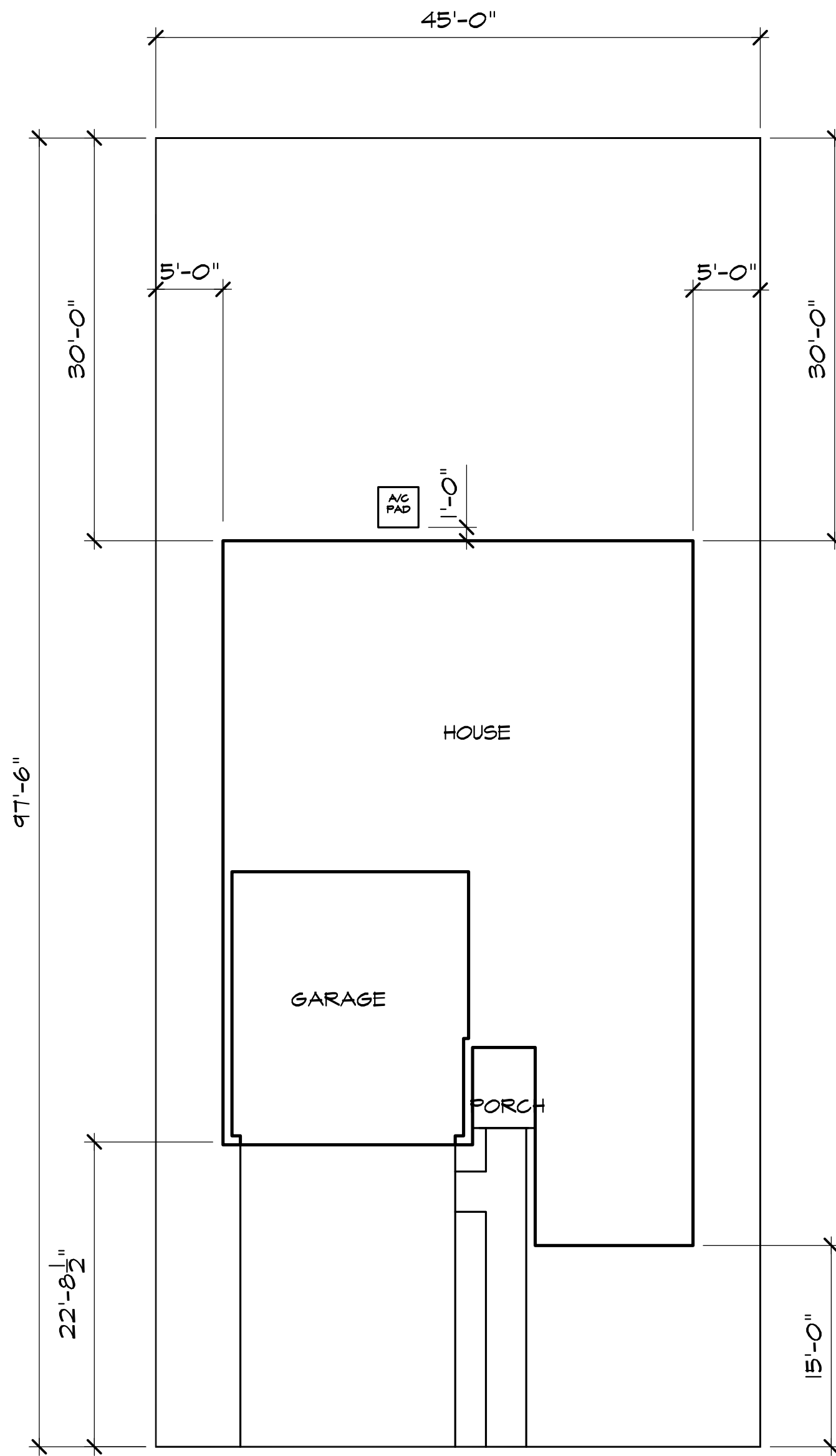
Phasing Exhibit

Westpark Village 13

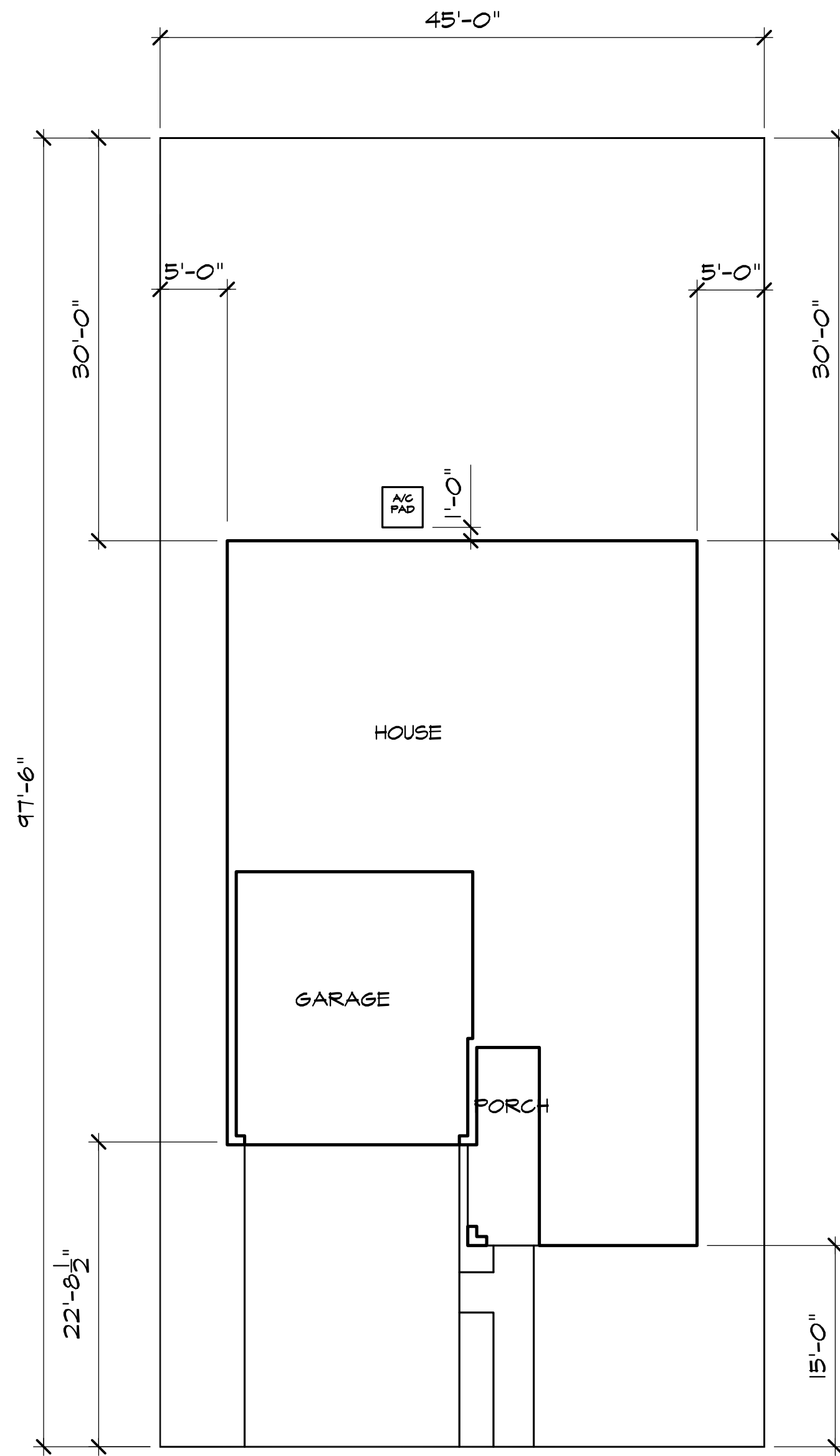
Roseville **Mackay & Somps** California
Scale 1"=100' ENGINEERS PLANNERS SURVEYORS
1502 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189
August 29, 2013
18463-00



'A'



'B'



'C'

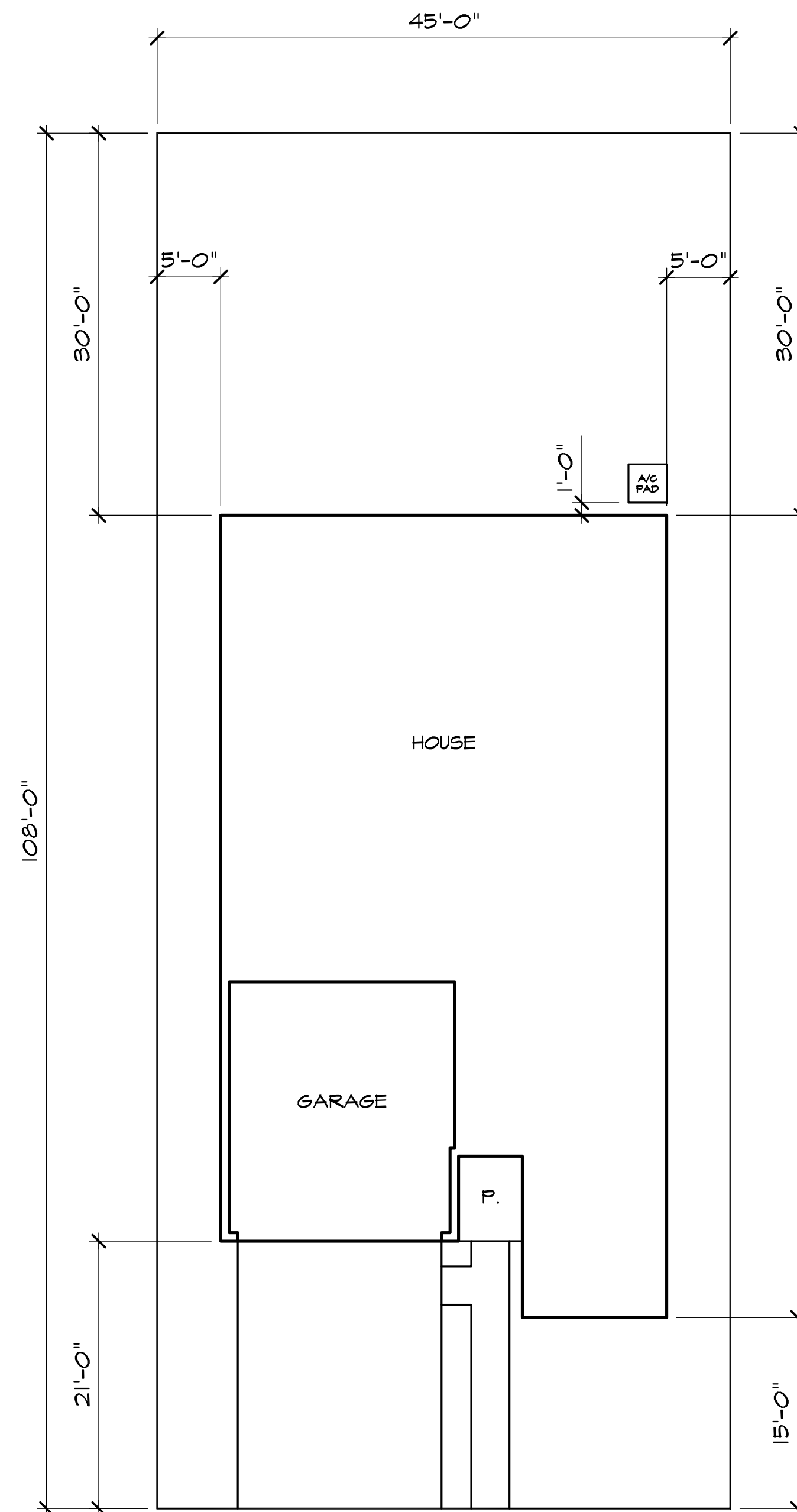
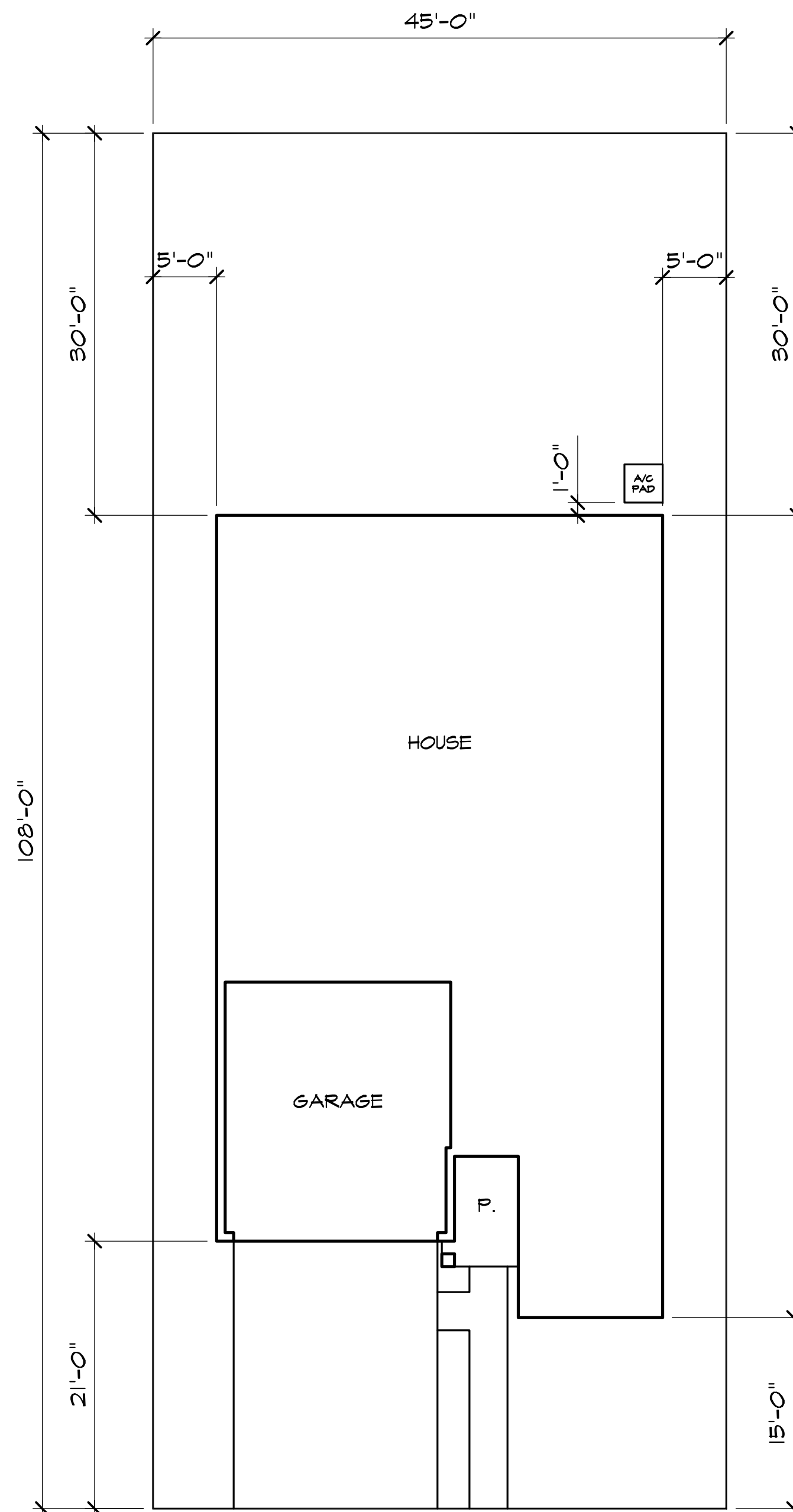
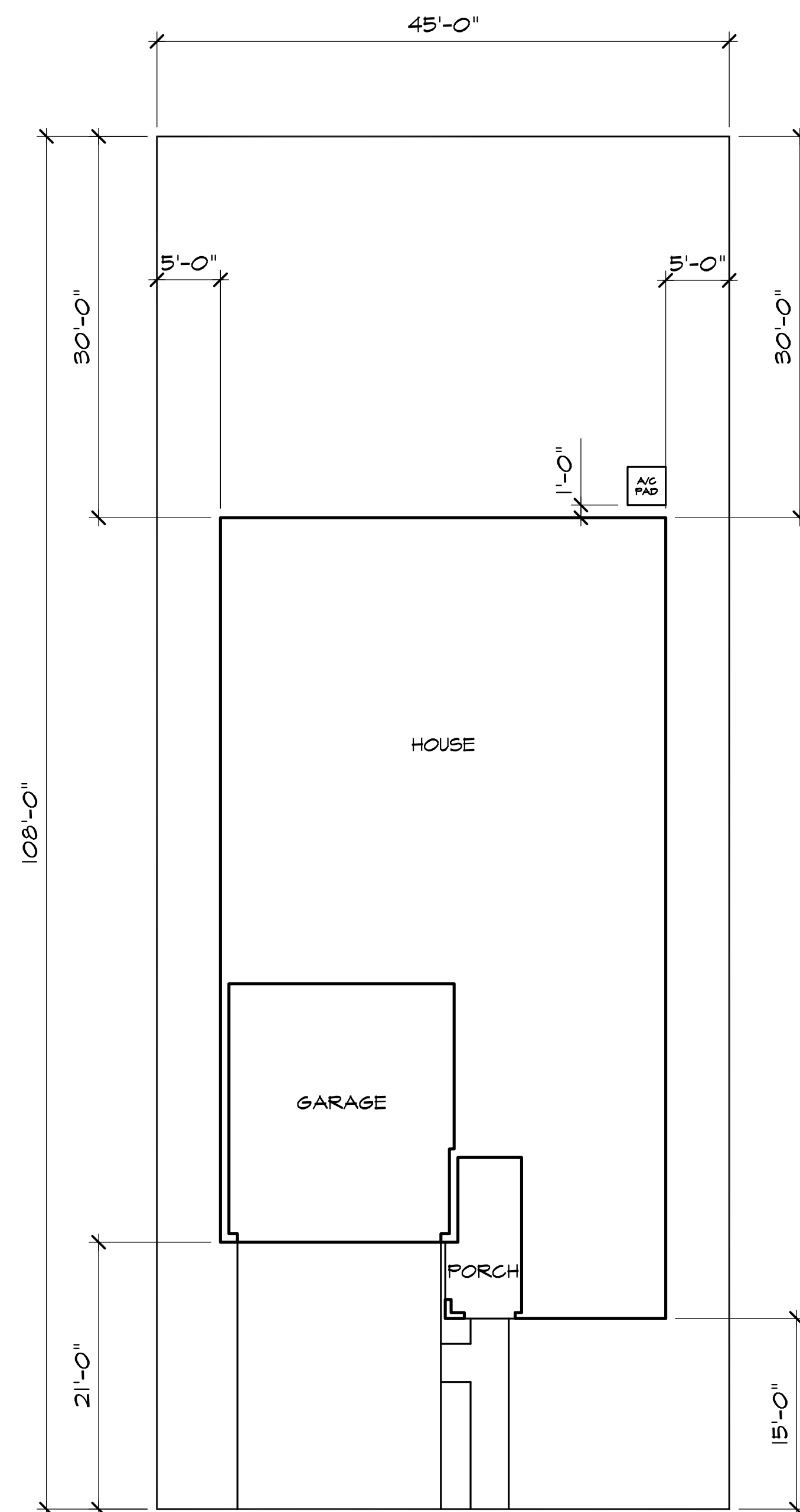
PLOT PLANS



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

PLAN No. : 135.1255
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019



PLOT PLANS

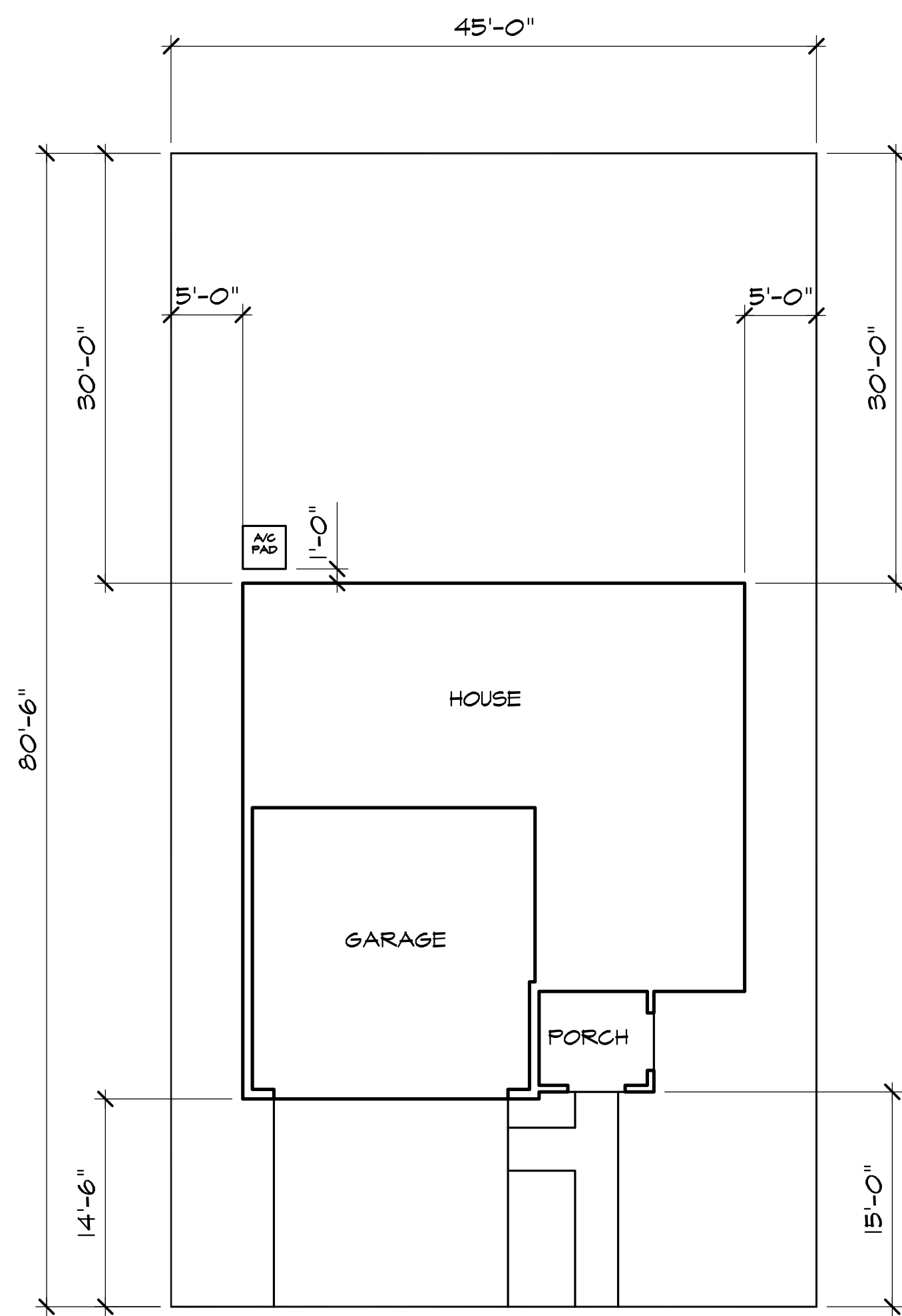


KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916) 945-3880

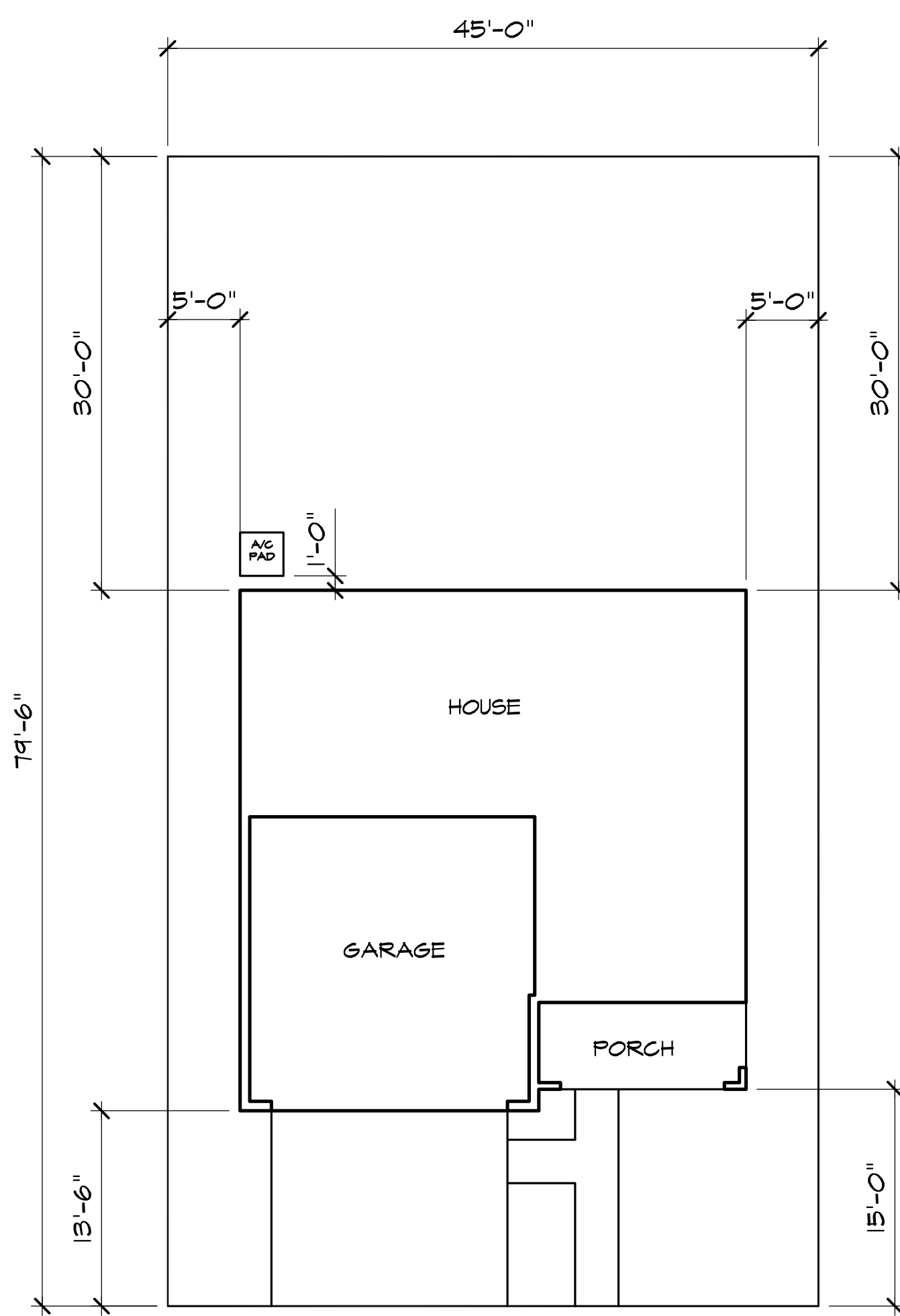
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

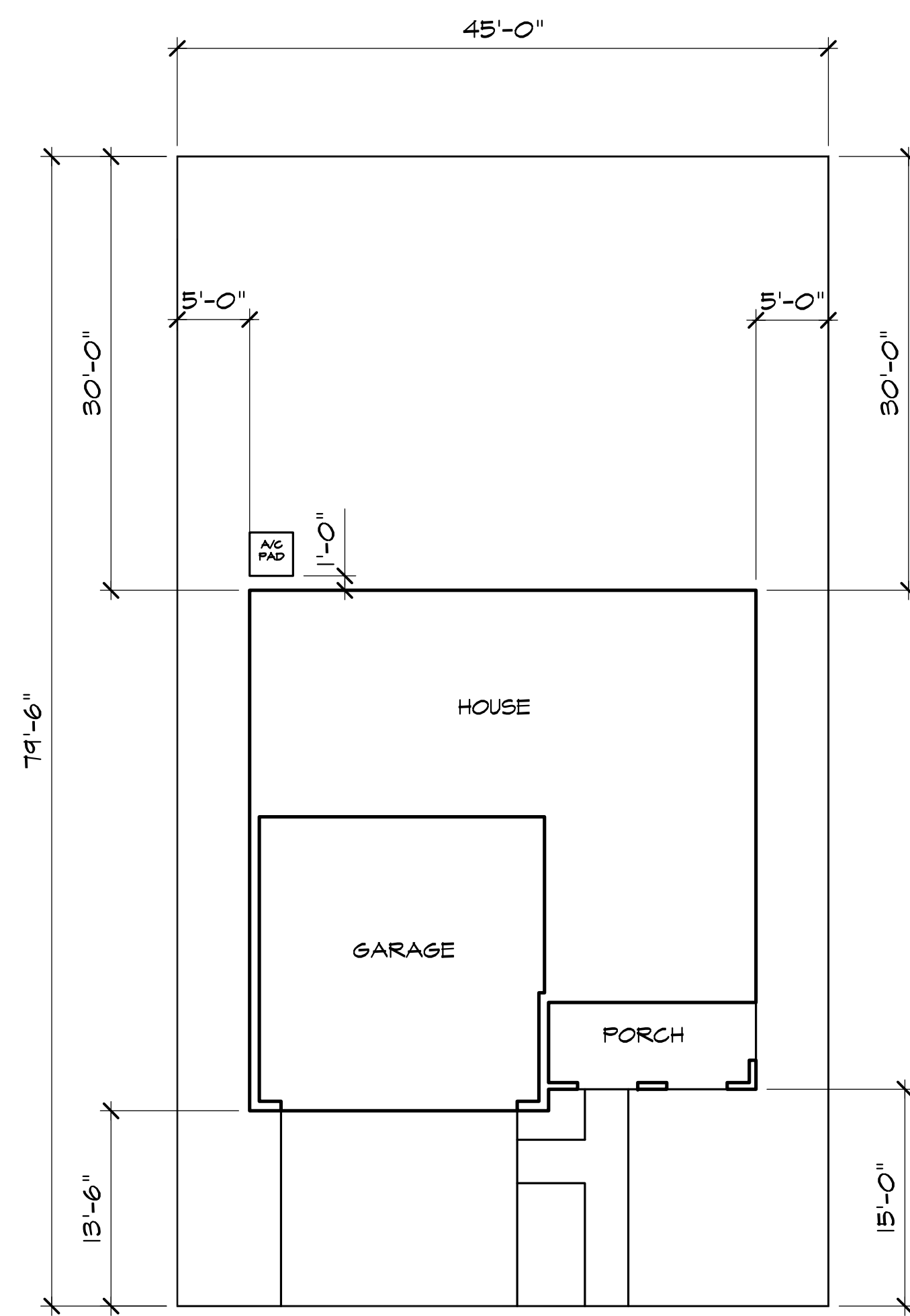
PLAN No. : 135.1654
JOB No. : 500-456
STORY: 1-STORY
FEBRUARY 01, 2019



'A'



'B'



'C'

PLOT PLANS

WESTPARK CADENCE - VILLAGE 13D



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

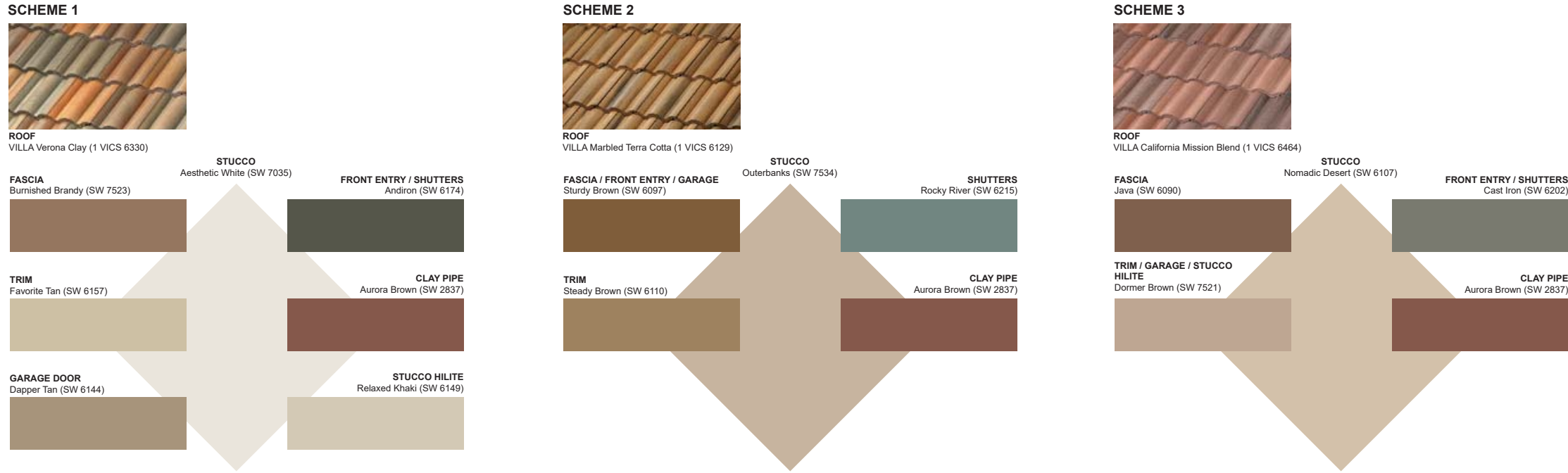
PLAN No. : 135.1676
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019

Westpark Cadence Village 13D

Central California Division
Project #500456
Revised December 05, 2018



SPANISH 'A' ELEVATIONS



CRAFTMAN 'B' ELEVATION



ITALIANATE 'C' ELEVATIONS



KB Home reserves the right to modify or discontinue any products, colors or styles at any time without prior notice. Displays of options, colors, textures, brick, stone, tile, shutters, roofing materials, siding, surfaces, stain and material combinations viewed on a sample color board may differ from the appearances of the options on homes when viewed in person. Please visit a KB Home model home community to view actual colors textures, materials, and combinations.

Westpark Cadence Village 13D

CENTRAL CALIFORNIA DIVISION

PROJECT # 500456

28 September 2018

SPANISH "A" ELEVATIONS

MATERIALS	MFG.	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	SHERWIN WILLIAMS	SW 7035	SW 7534	SW 6107
STUCCO HILITE	SHERWIN WILLIAMS	SW 6149	N/A	SW 7521
FRONT ENTRY	SHERWIN WILLIAMS	SW 6174	SW 6097	SW 6202
SHUTTERS	SHERWIN WILLIAMS	SW 6174	SW 6215	SW 6202
FASCIA	SHERWIN WILLIAMS	SW 7523	SW 6097	SW 6090
TRIM	SHERWIN WILLIAMS	SW 6157	SW 6110	SW 7521
GARAGE DOOR	SHERWIN WILLIAMS	SW 6144	SW 6097	SW 7521
CLAY PIPE	SHERWIN WILLIAMS	SW2837	SW2837	SW2837
ROOF TILE	BORAL ROOF TILE	1 VICS 6330	1 VICS 6129	1 VICS 6464

CRAFTSMAN "B" ELEVATIONS

MATERIALS	MFG.	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	SHERWIN WILLIAMS	SW 9117	SW 6136	SW 7549
LAP SIDING	SHERWIN WILLIAMS	SW 7047	SW 6139	SW 6159
GABLE END	SHERWIN WILLIAMS	SW 7006	SW 6385	SW 6159
FRONT ENTRY	SHERWIN WILLIAMS	SW 6992	SW 6013	SW 7062
SHUTTERS	SHERWIN WILLIAMS	SW 6992	SW 6013	SW 7062
FASCIA	SHERWIN WILLIAMS	SW 7006	SW 6385	SW 7054
TRIM	SHERWIN WILLIAMS	SW 7006	SW 6385	SW 7531
GARAGE DOOR	SHERWIN WILLIAMS	SW 9117	SW 6385	SW 7054
ROOF TILE	BORAL ROOF TILE	1 FBCJ 3181	1 FBCF 3233	1 FBCF 0198
STONE	EL DORADO STONE	COUNTRY RUBBLE COGNAC	BARLEY CLIFFSTONE	SIERRA MOUNTAIN LEDGESTONE

ITALIANATE "C" ELEVATIONS

MATERIALS	MFG.	SCHEME 7	SCHEME 8	SCHEME 9
BODY A	SHERWIN WILLIAMS	SW 7549	SW 7697	SW 6109
BODY B	SHERWIN WILLIAMS	SW 7550	SW 7693	SW 6110
FRONT ENTRY	SHERWIN WILLIAMS	SW 2856	SW 6146	SW 6188
SHUTTERS	SHERWIN WILLIAMS	SW 2856	SW 6223	SW 6188
FASCIA	SHERWIN WILLIAMS	SW 6151	SW 6146	SW 7536
TRIM	SHERWIN WILLIAMS	SW 7568	SW 7571	SW 7536
GARAGE DOOR	SHERWIN WILLIAMS	SW 6006	SW 6006	SW 6006
CLAY PIPE	SHERWIN WILLIAMS	SW 2837	SW 2837	SW 2837
WROUGHT IRON	SHERWIN WILLIAMS	SW 7675	SW 7675	SW 7675
ROOF TILE	BORAL ROOF TILE	1 VICS 6464	1 VICS 6169	1 VICS 6129

NOTES:

* Roofs changed for scheme 4 and 6 12/6

**ALL COLOR LOCATIONS TO BE DETERMINED BY COLOR KEYS, GENERATED BY KB HOME ARCHITECTURE.

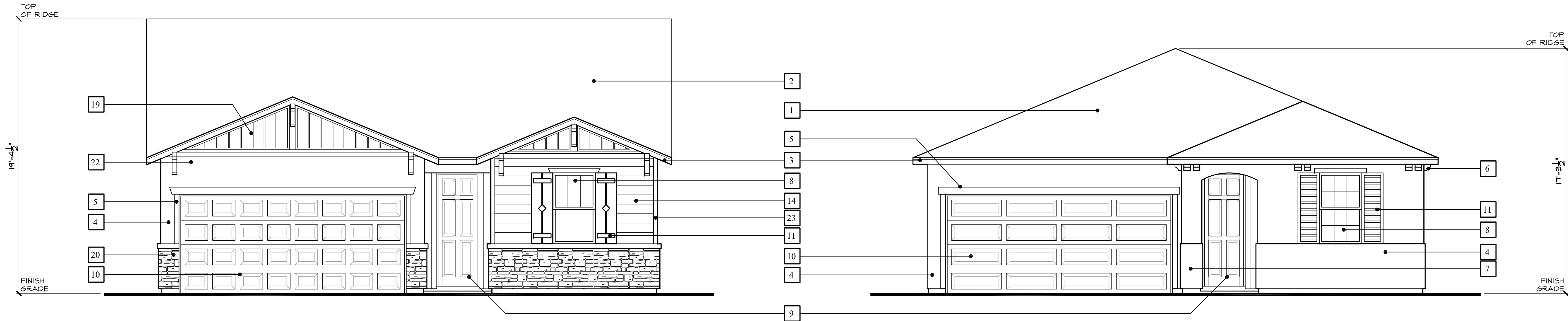
Color Material Board



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

PLAN No. : ALL PLANS
JOB No. : 500-456
STORY: 1 & 2-STORY
February 01, 2019

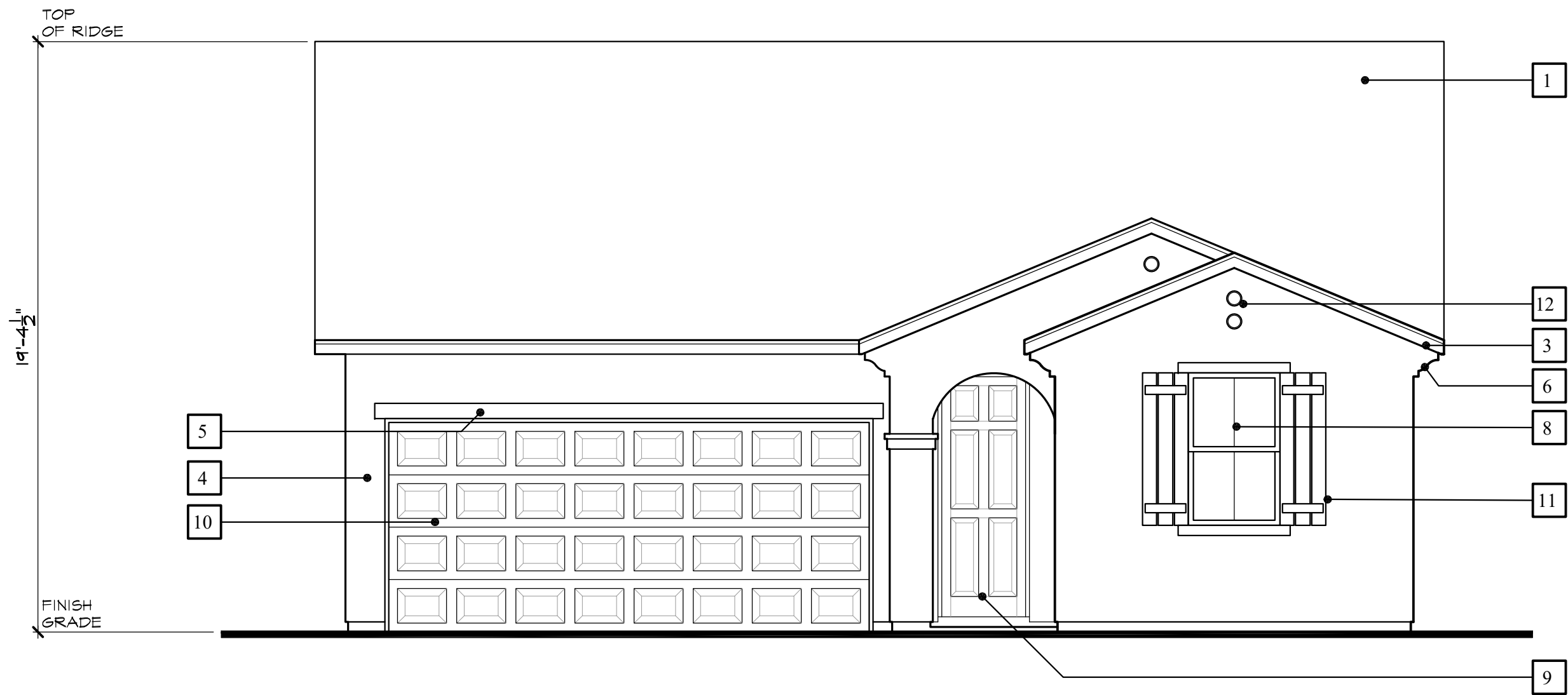


Elevation 'B' - Craftsman

Elevation 'C' - Italianate

ELEVATION LEGEND

- | | |
|----|--|
| 1 | CONCRETE 'S' TILE ROOFING |
| 2 | CONCRETE FLAT TILE ROOFING |
| 3 | WOOD FASCIA BOARD |
| 4 | STUCCO FINISH |
| 5 | STUCCO OVER FOAM TRIM |
| 6 | STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM |
| 7 | DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING) |
| 8 | PRE-FAB WINDOW SYSTEM |
| 9 | COMPOSITE ENTRY DOOR |
| 10 | METAL ROLL-UP GARAGE DOOR |
| 11 | DECORATIVE FOAM SHUTTERS |
| 12 | DECORATIVE CLAY PIPES |
| 13 | DECORATIVE WROUGHT IRON |
| 14 | WOOD SIDING |
| 15 | WOOD POST |
| 16 | DECORATIVE ACCENT |
| 17 | WOOD CORBEL |
| 18 | POT SHELF & CORBEL |
| 19 | BOARD & BATTEN |
| 20 | STONE VENEER |
| 21 | BRICK VENEER |
| 22 | DECORATIVE BRACE |
| 23 | WOOD TRIM |
| 24 | DECORATIVE FOAM VENTS |
| 25 | VINYL RAILING |
| 26 | WROUGHT IRON RAILING |



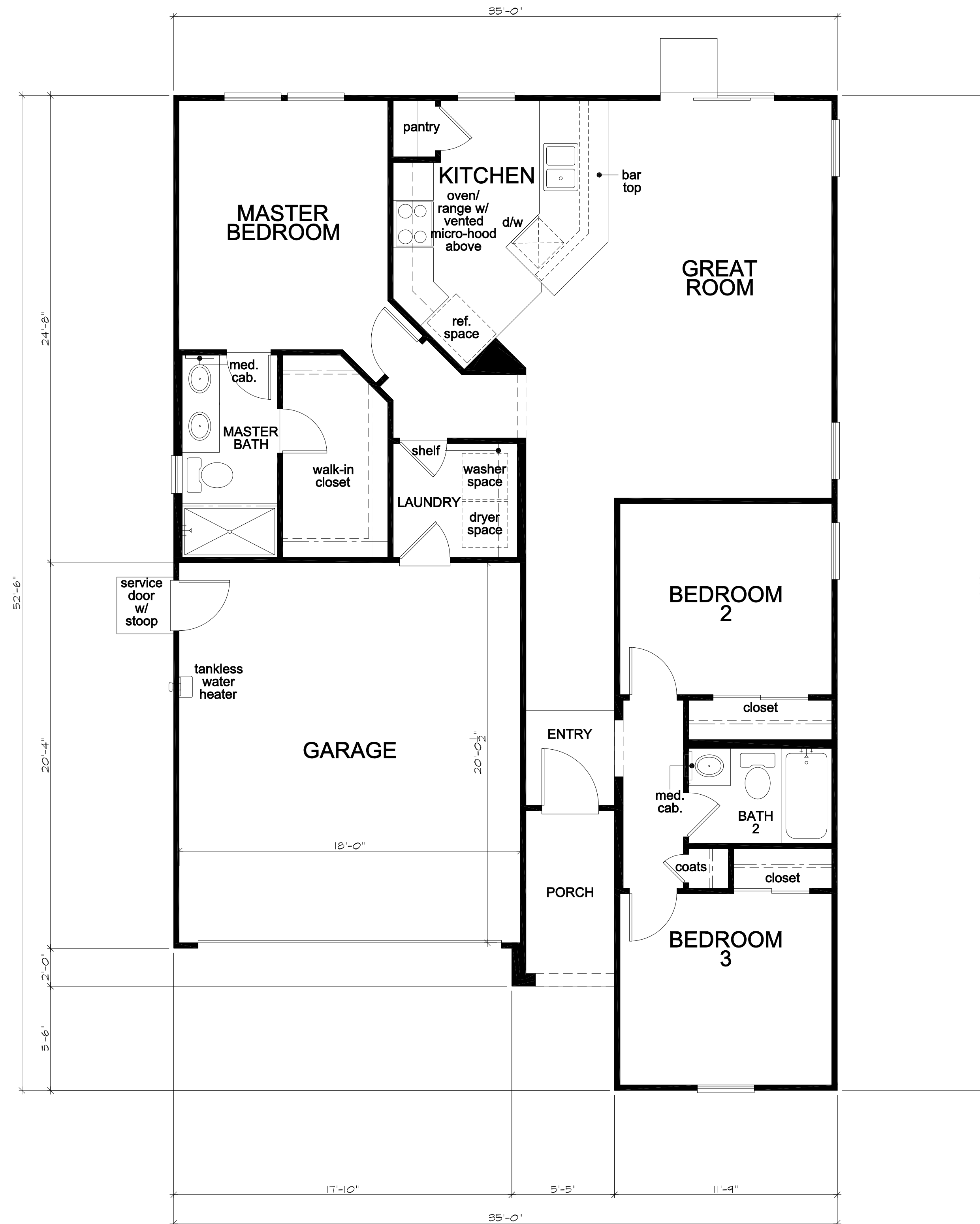
Elevation 'A' - Spanish



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

PLAN No. : 135.1255
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019



Floor Plan 'A'

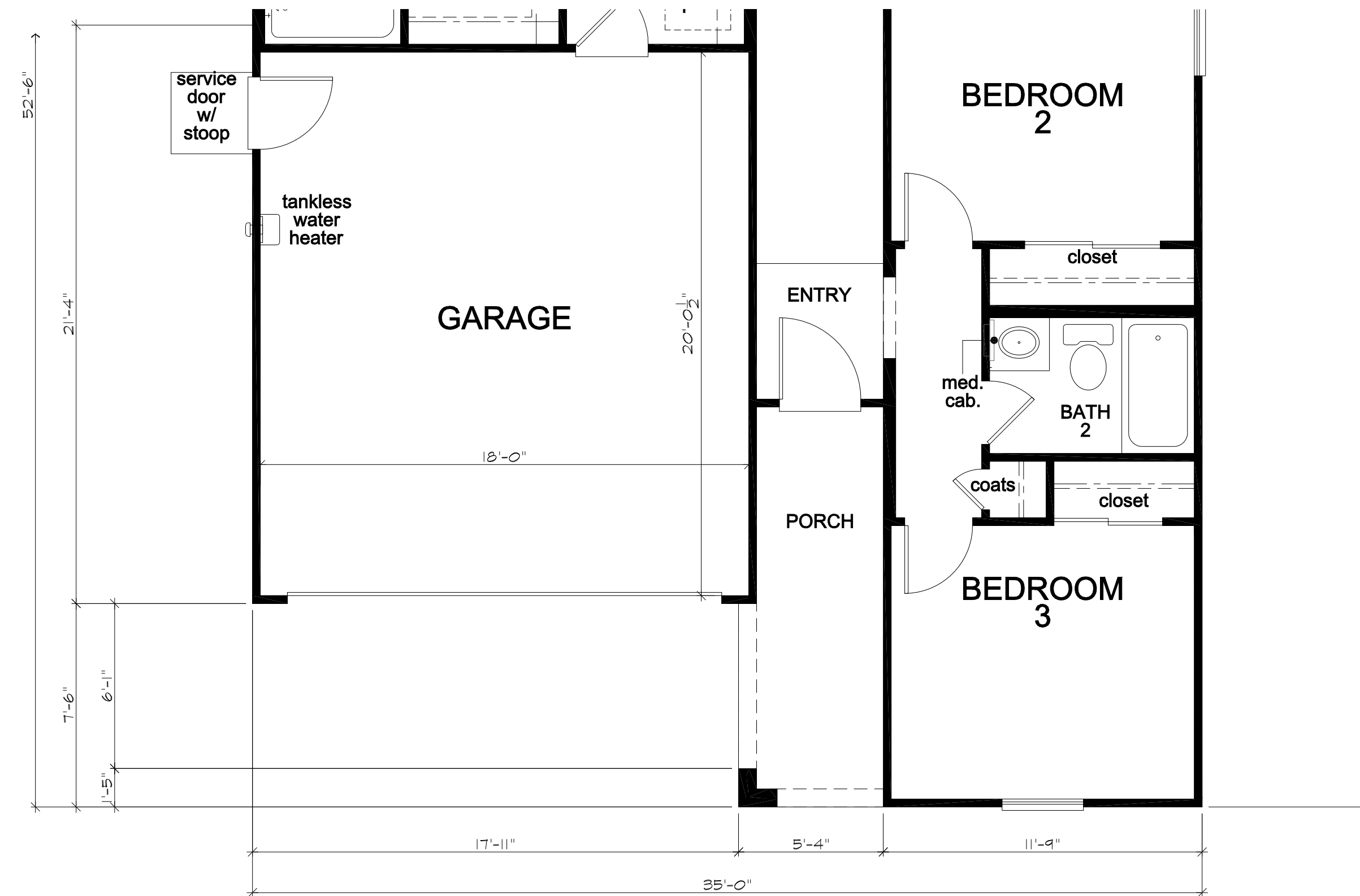
PLAN 135.1255			
FLOOR AREA	1255	SQ. FT.	
TOTAL AREA	1255	SQ. FT.	
GARAGE AREA	374	SQ. FT.	
PORCH AREA			
	ELEVATION 'A'	45	SQ. FT.
	ELEVATION 'B'	28	SQ. FT.
	ELEVATION 'C'	74	SQ. FT.

WESTPARK CADENCE - VILLAGE 13D

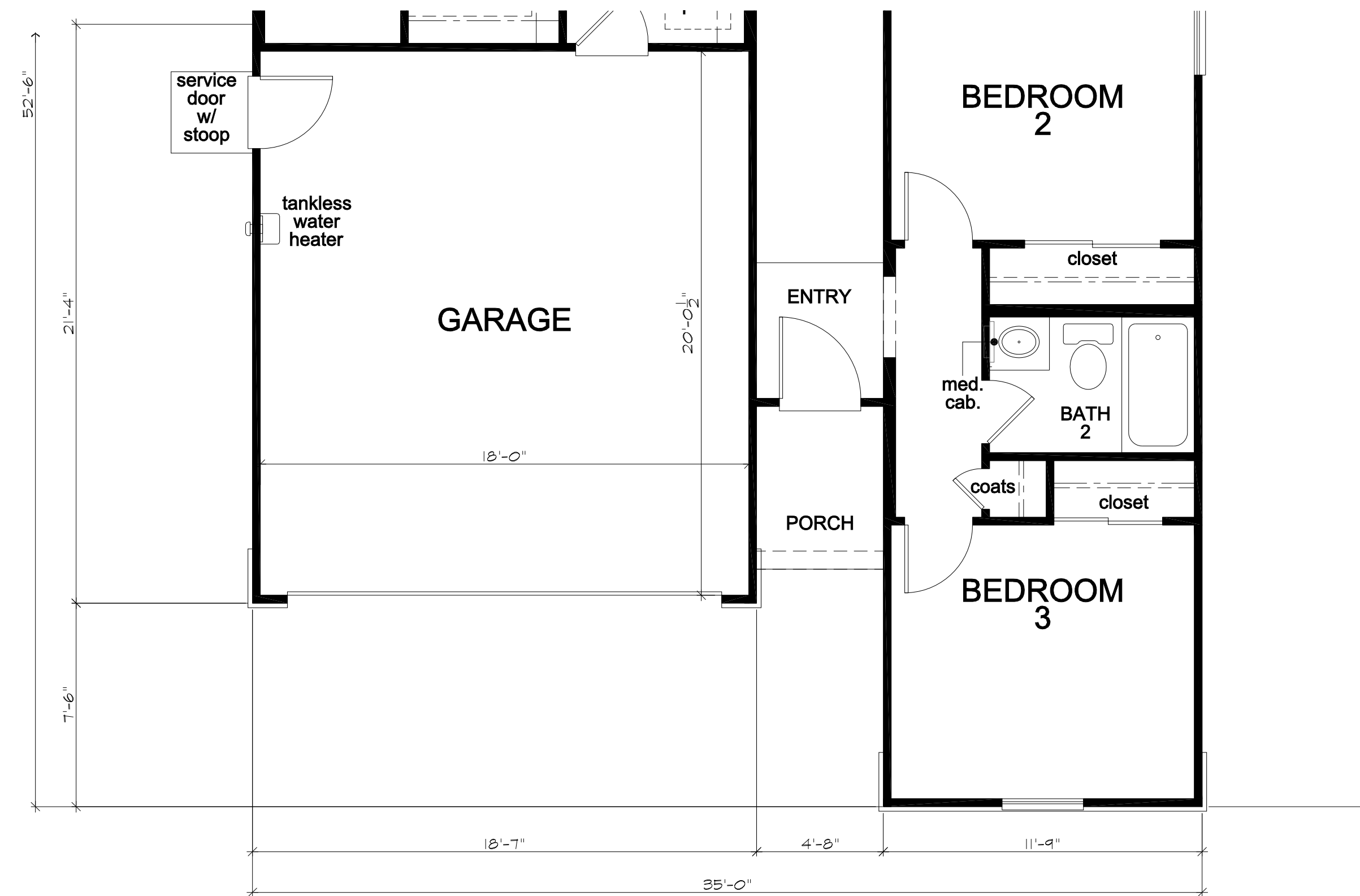


KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

PLAN No. : 135.1255
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019



Partial Floor Plan 'C'



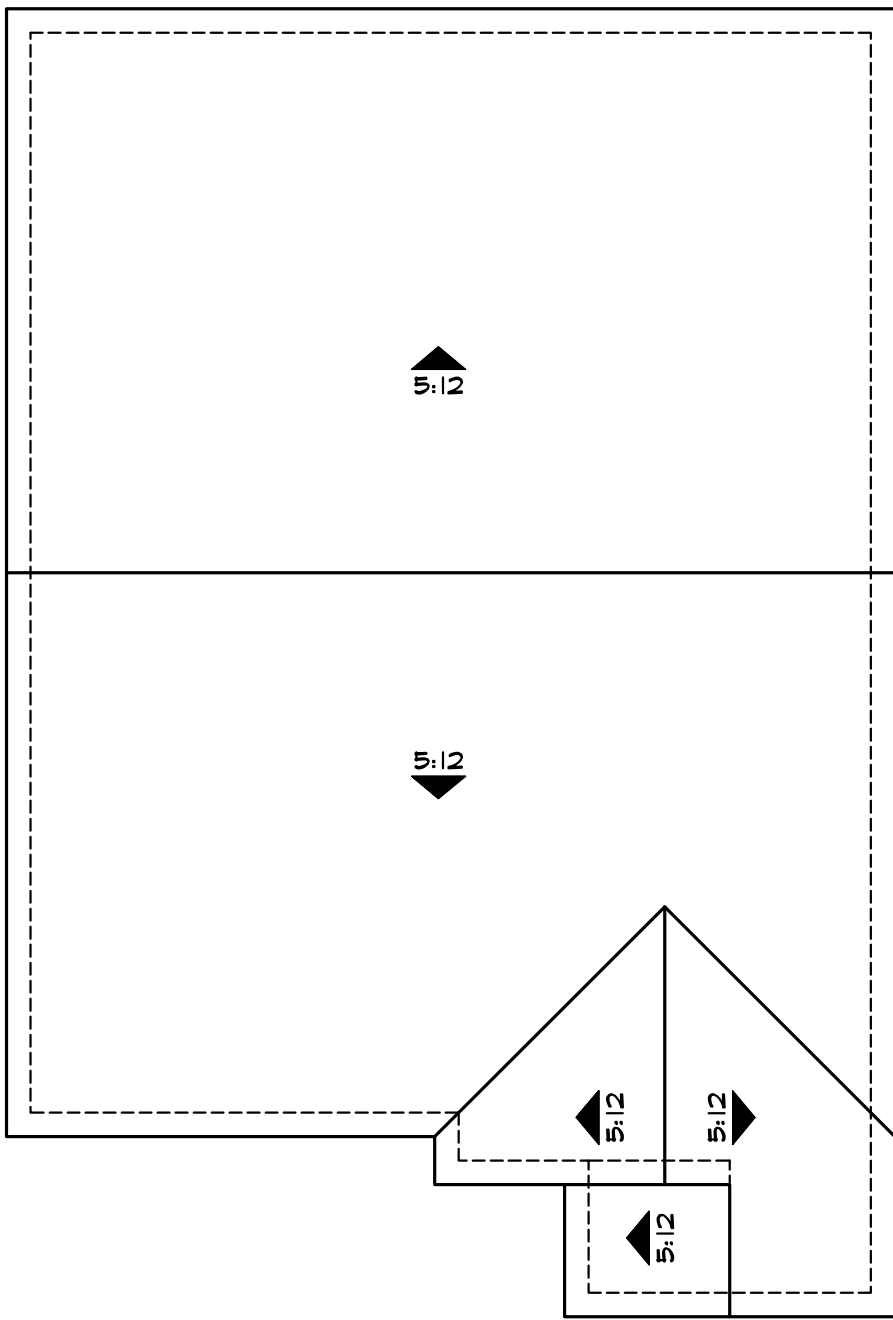
Partial Floor Plan 'B'



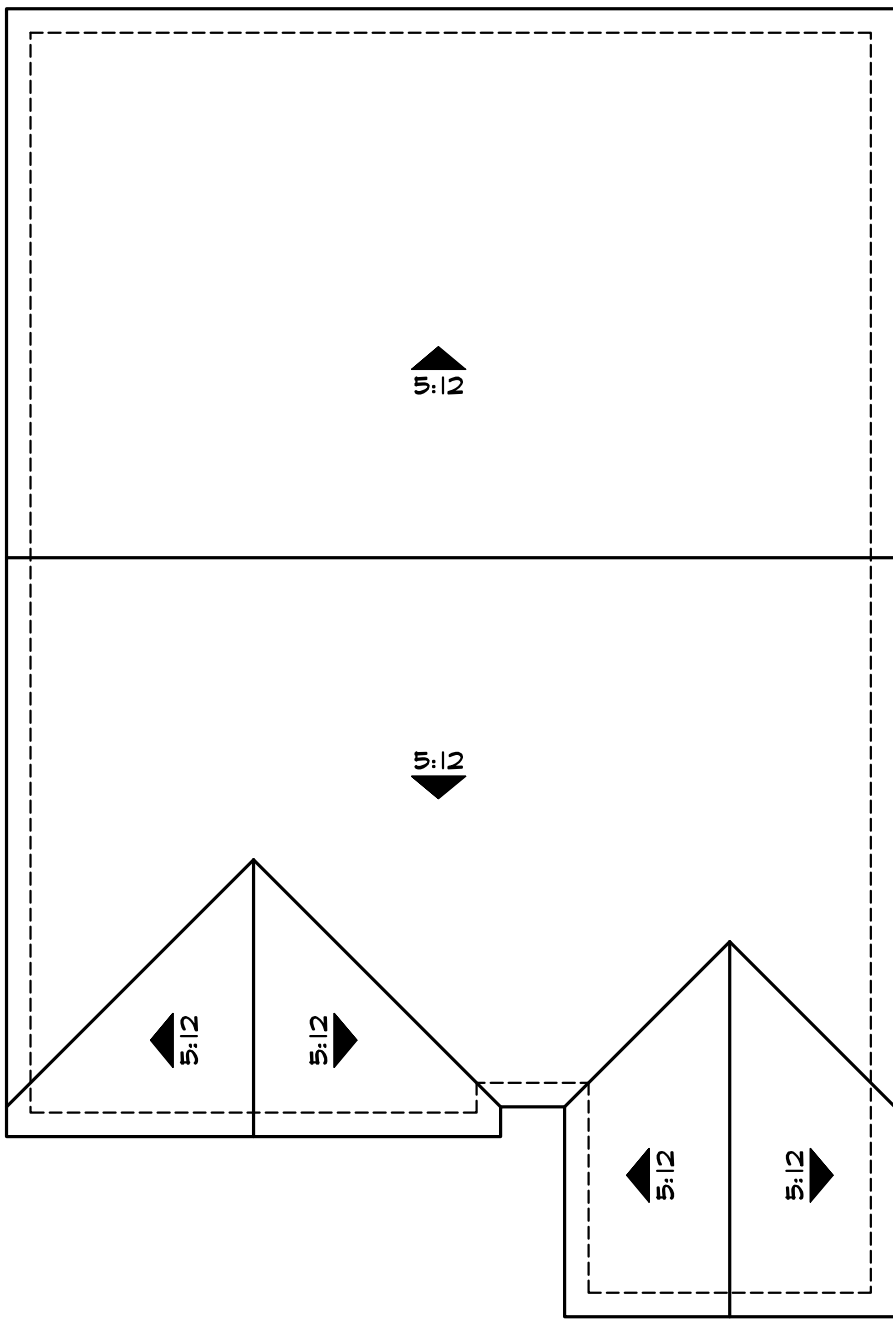
KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

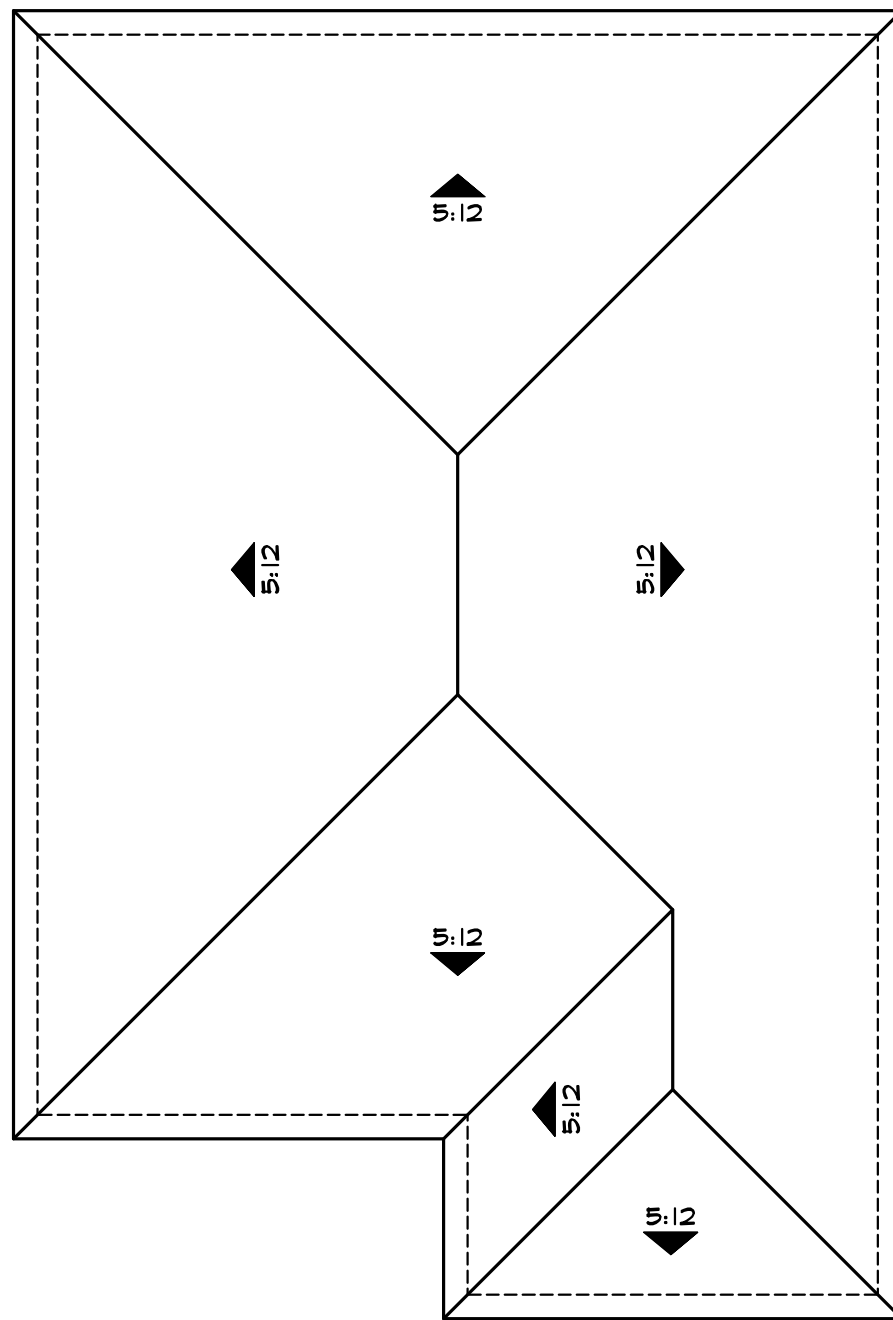
PLAN No. : 135.1255
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019



'A'



'B'



'C'

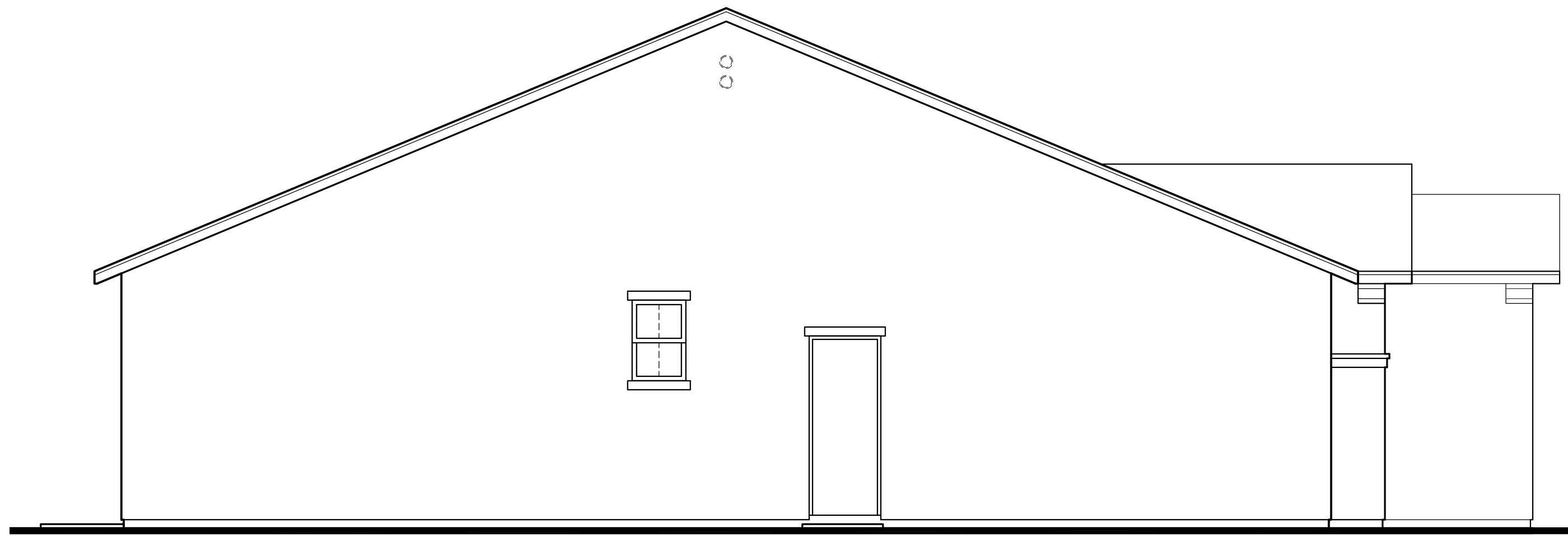
Roof Plans

WESTPARK CADENCE - VILLAGE 13D



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

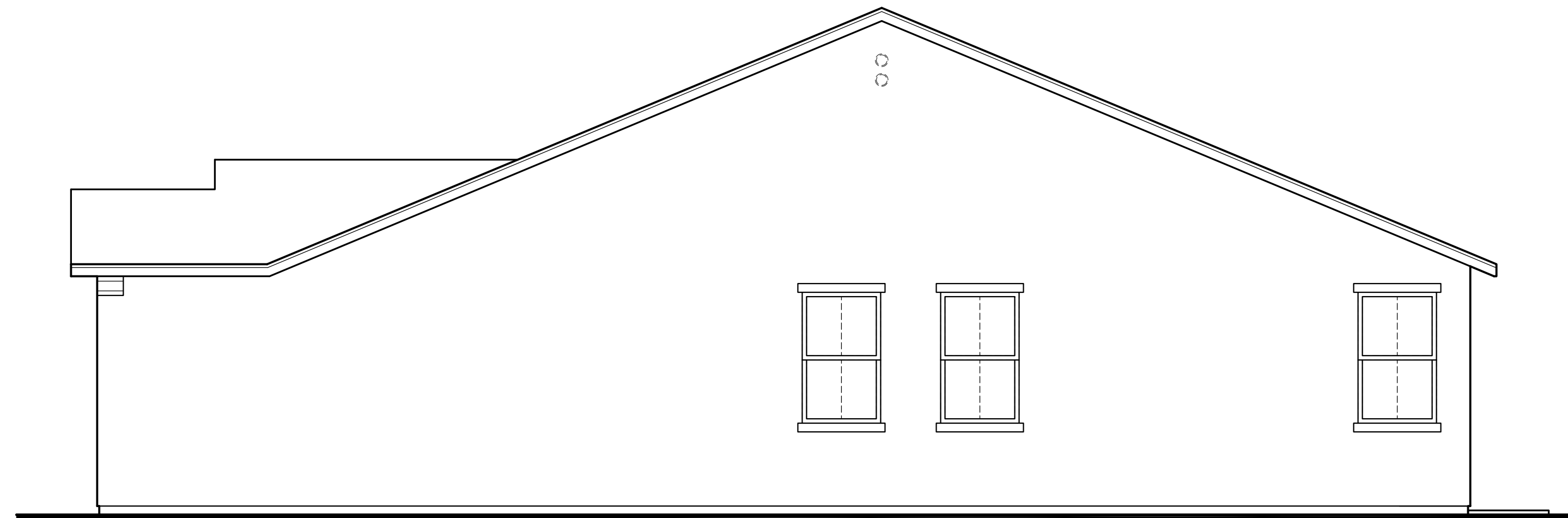
PLAN No. : 135.1255
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019



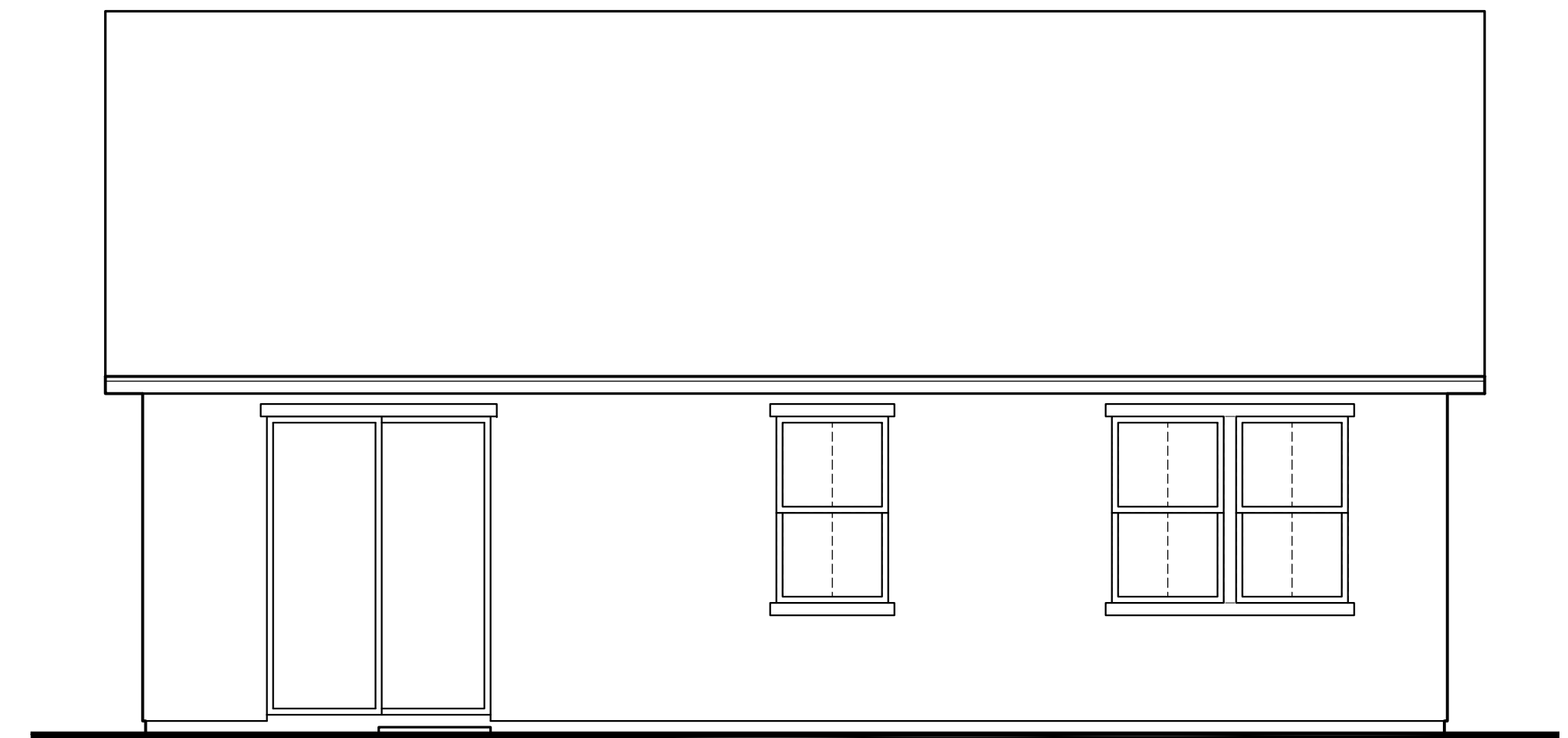
Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'



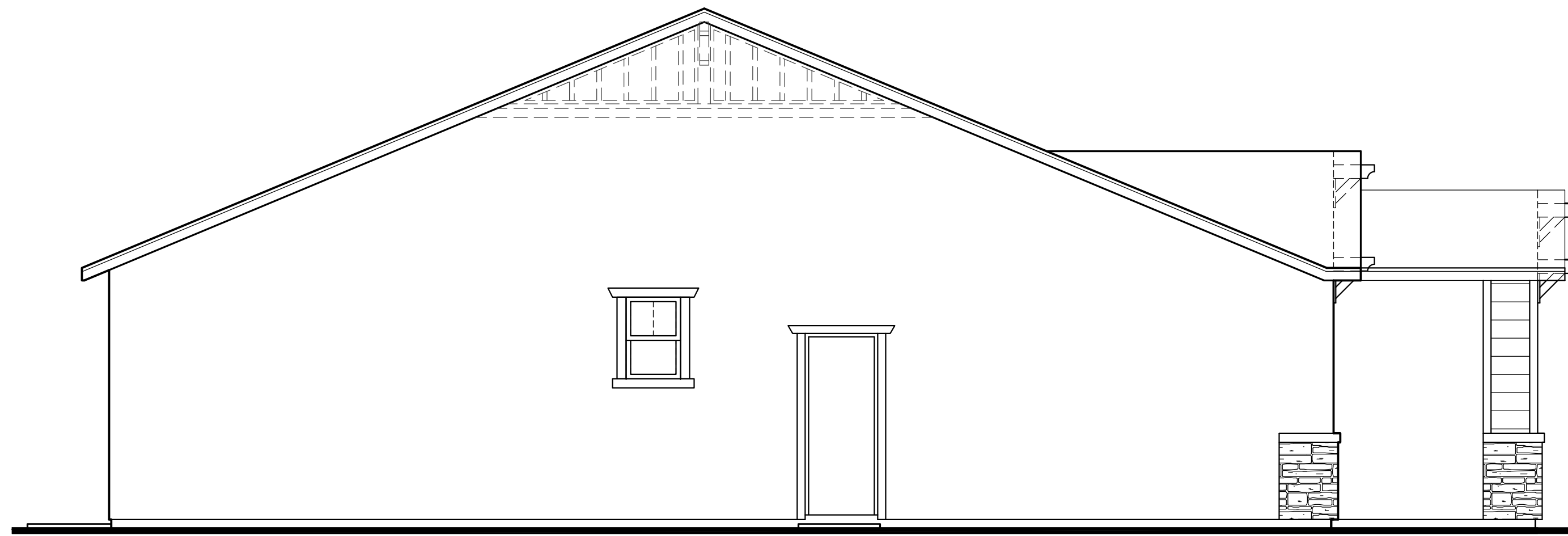
Rear Elevation 'A'



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

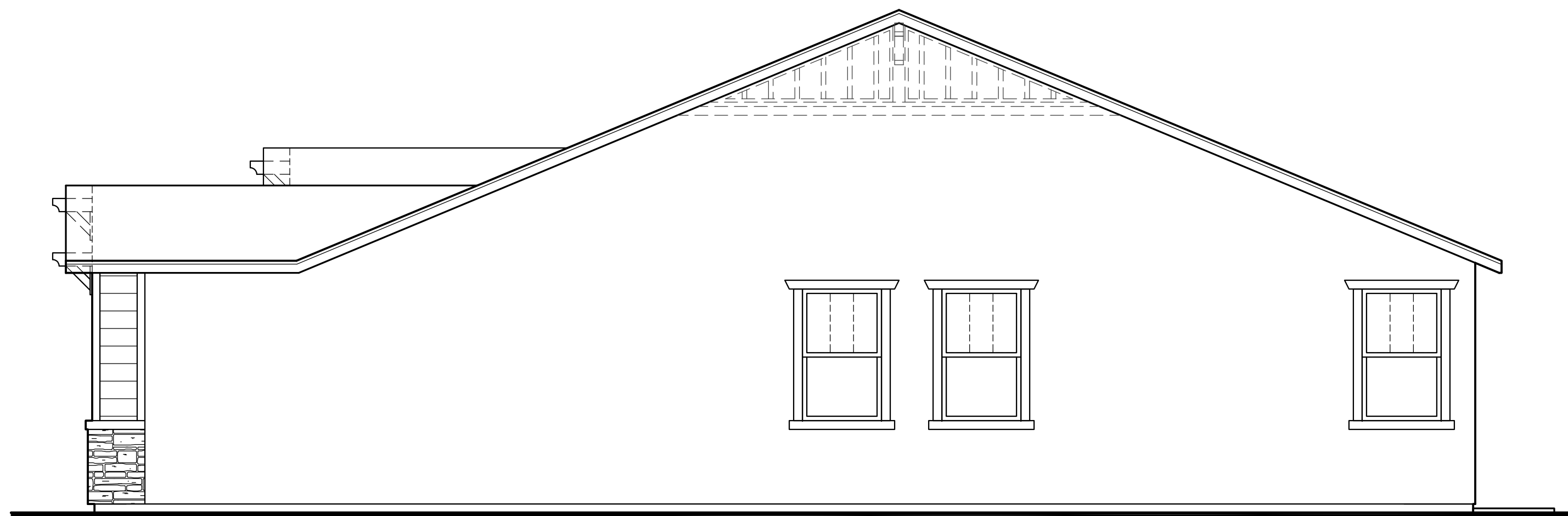
PLAN No. : 135.1255
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019



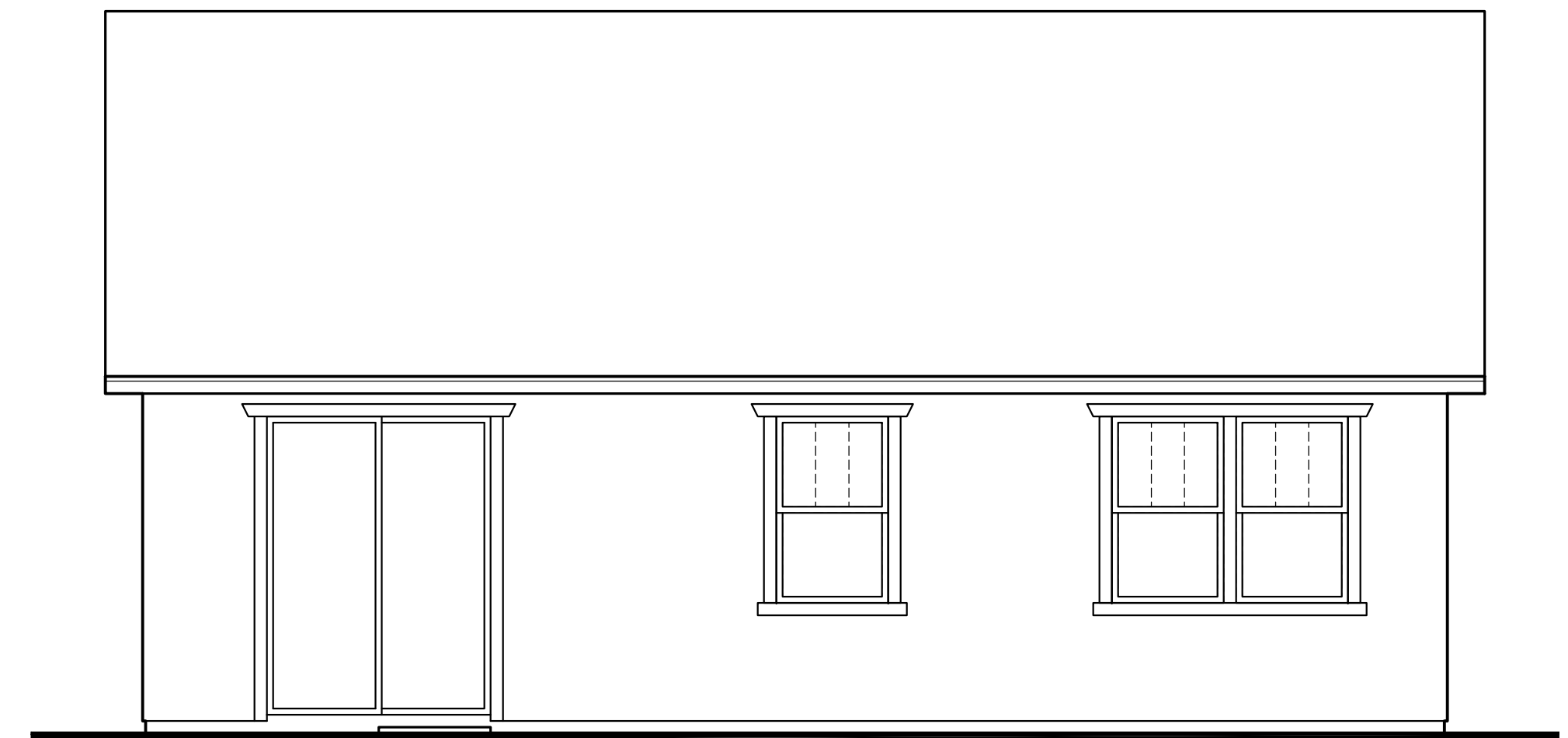
Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



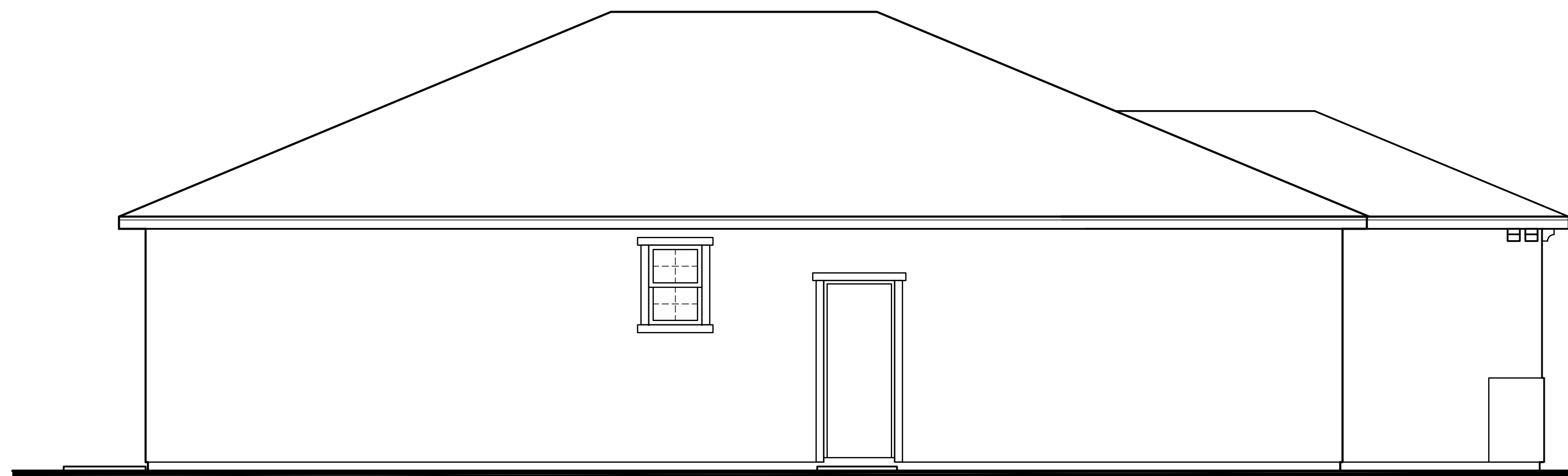
Rear Elevation 'B'



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

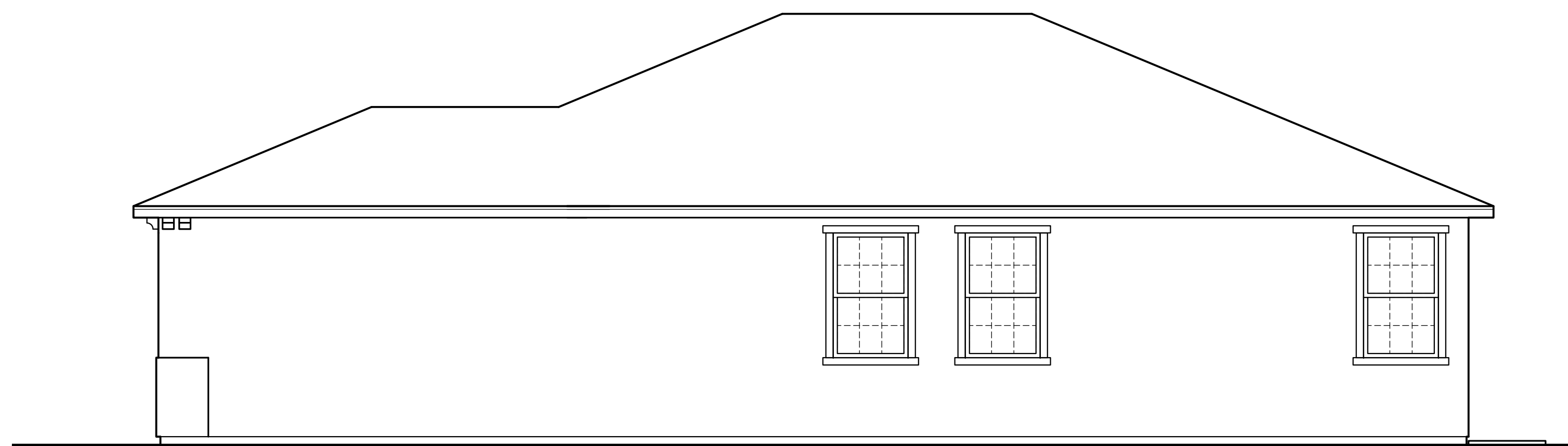
PLAN No. : 135.1255
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019



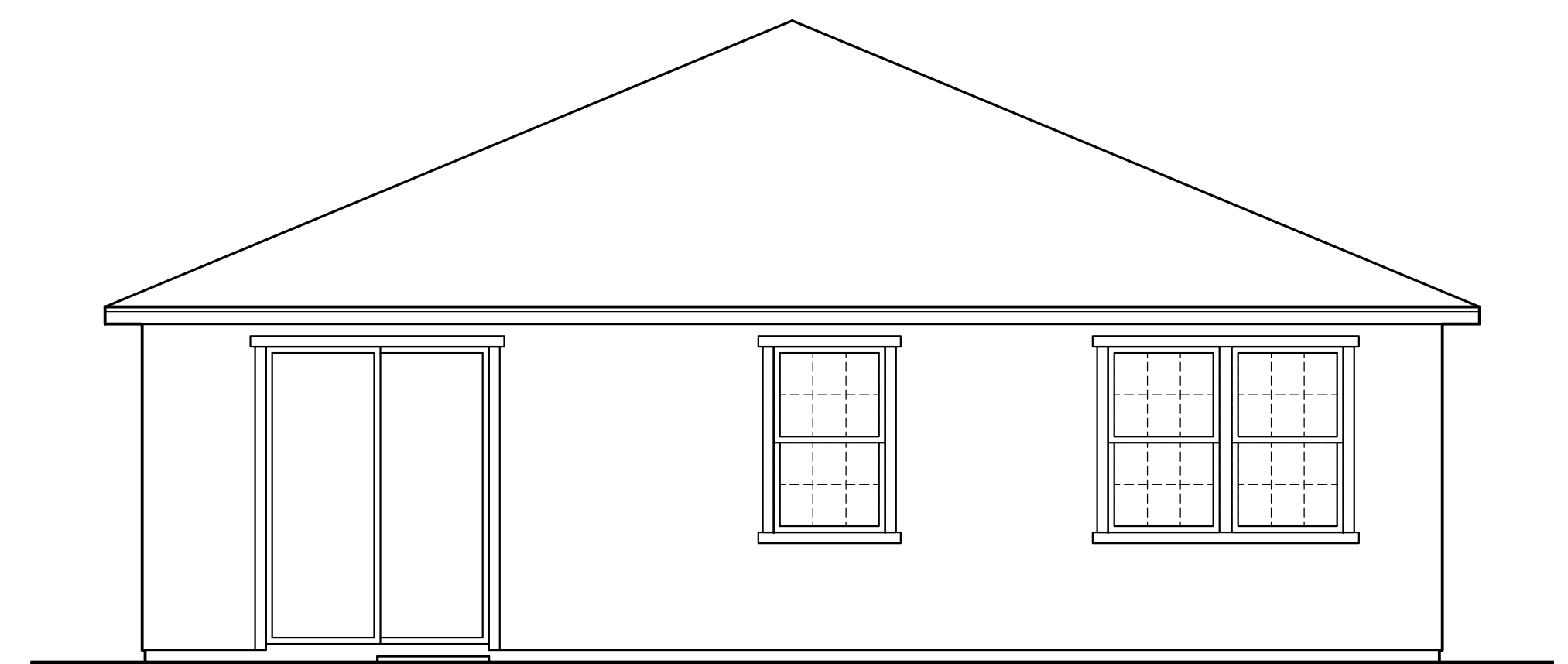
Left Elevation 'C'



Front Elevation 'C' - Italianate



Right Elevation 'C'



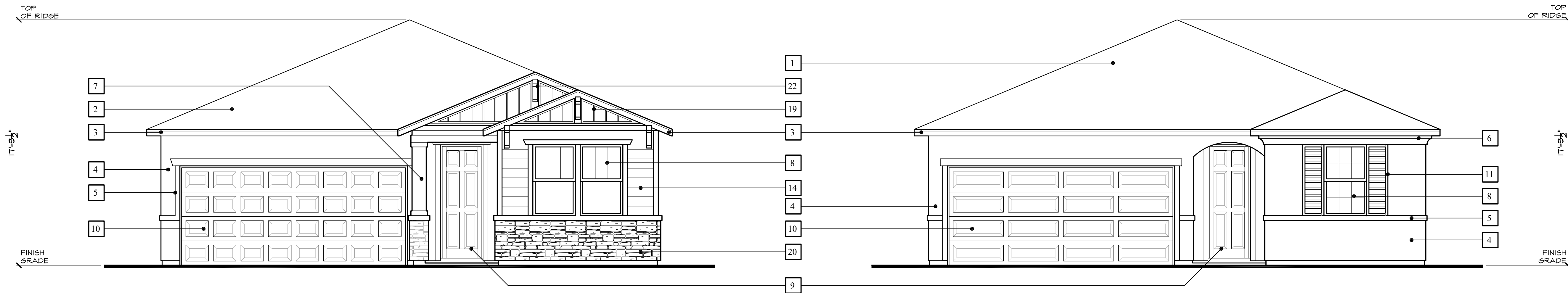
Rear Elevation 'C'



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

PLAN No. : 135.1255
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019

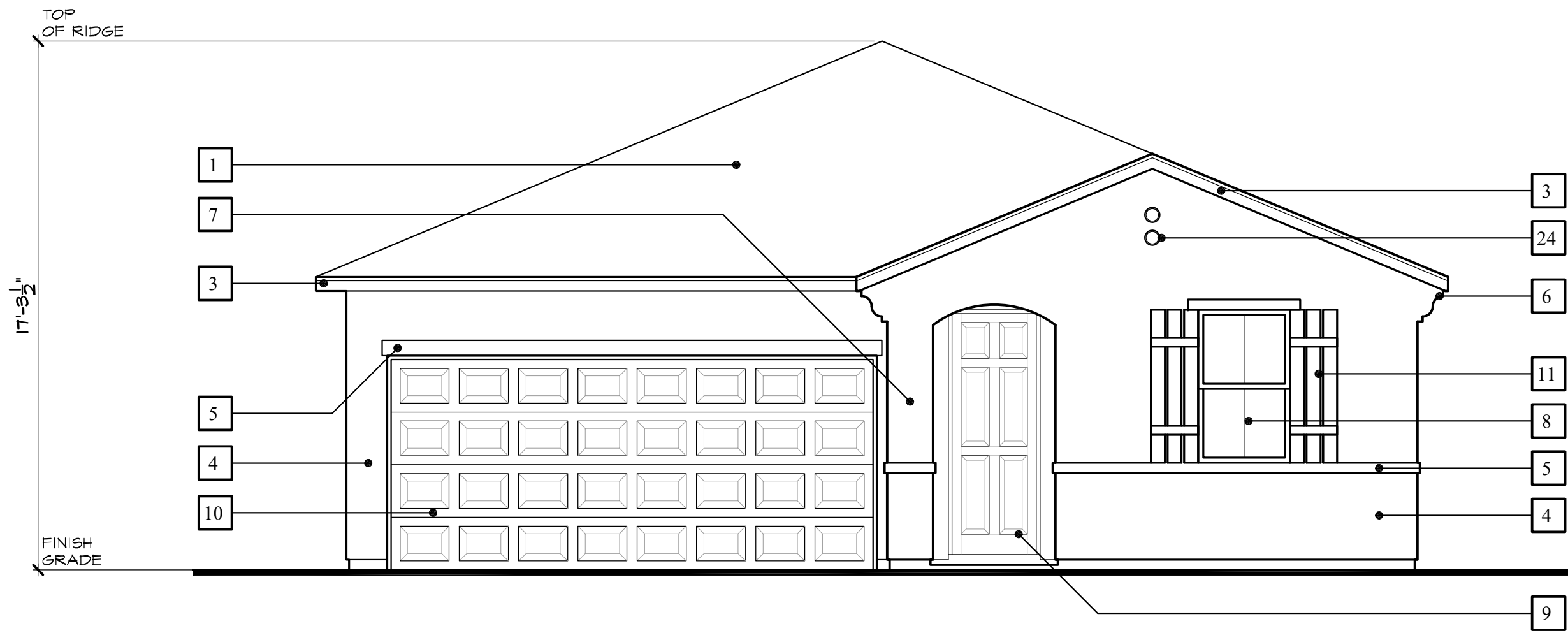


Elevation 'B' - Craftsman

Elevation 'C' - Italianate

ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 WOOD POST
- 16 DECORATIVE ACCENT
- 17 WOOD CORBEL
- 18 POT SHELF & CORBEL
- 19 BOARD & BATTEN
- 20 STONE VENEER
- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING



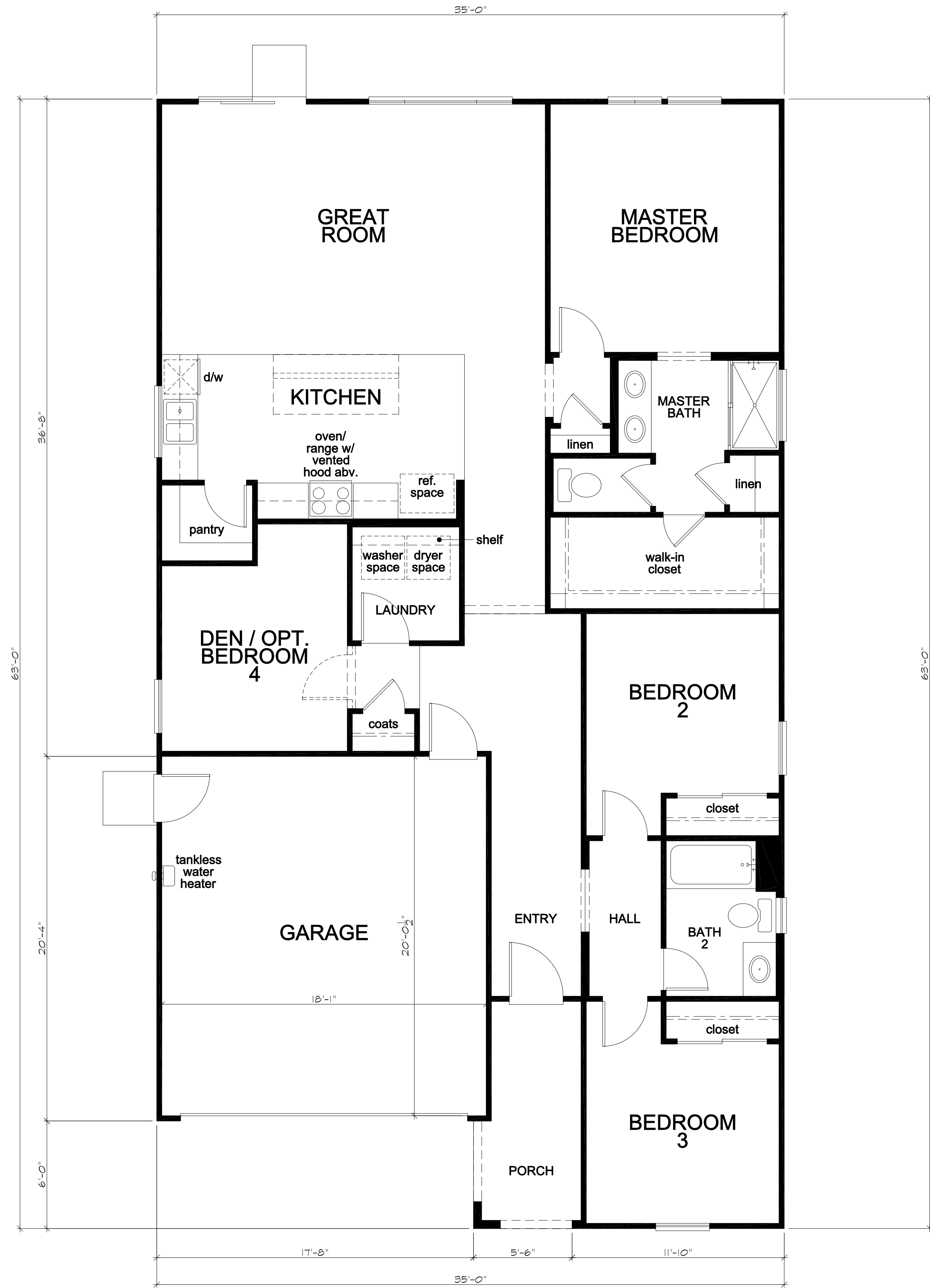
Elevation 'A' - Spanish



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

PLAN No. : 135.1654
JOB No. : 500-456
STORY: 1-STORY
FEBRUARY 01, 2019



Floor Plan 'A'

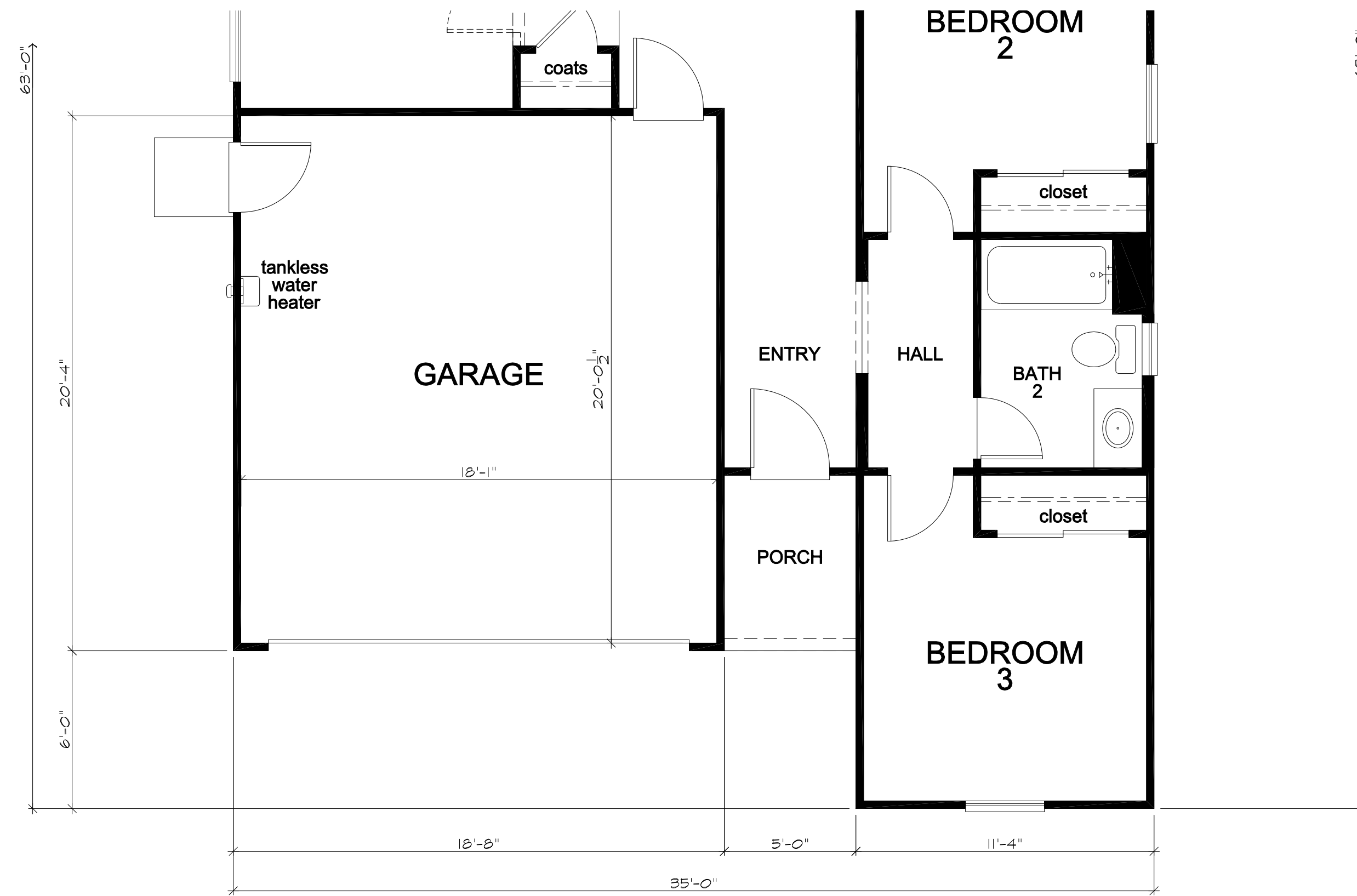
PLAN 135.1654		
FLOOR AREA	1654	SQ. FT.
TOTAL AREA	1654	SQ. FT.
GARAGE AREA	376	SQ. FT.
PORCH AREA		
ELEVATION 'A'	69	SQ. FT.
ELEVATION 'B'	45	SQ. FT.
ELEVATION 'C'	33	SQ. FT.



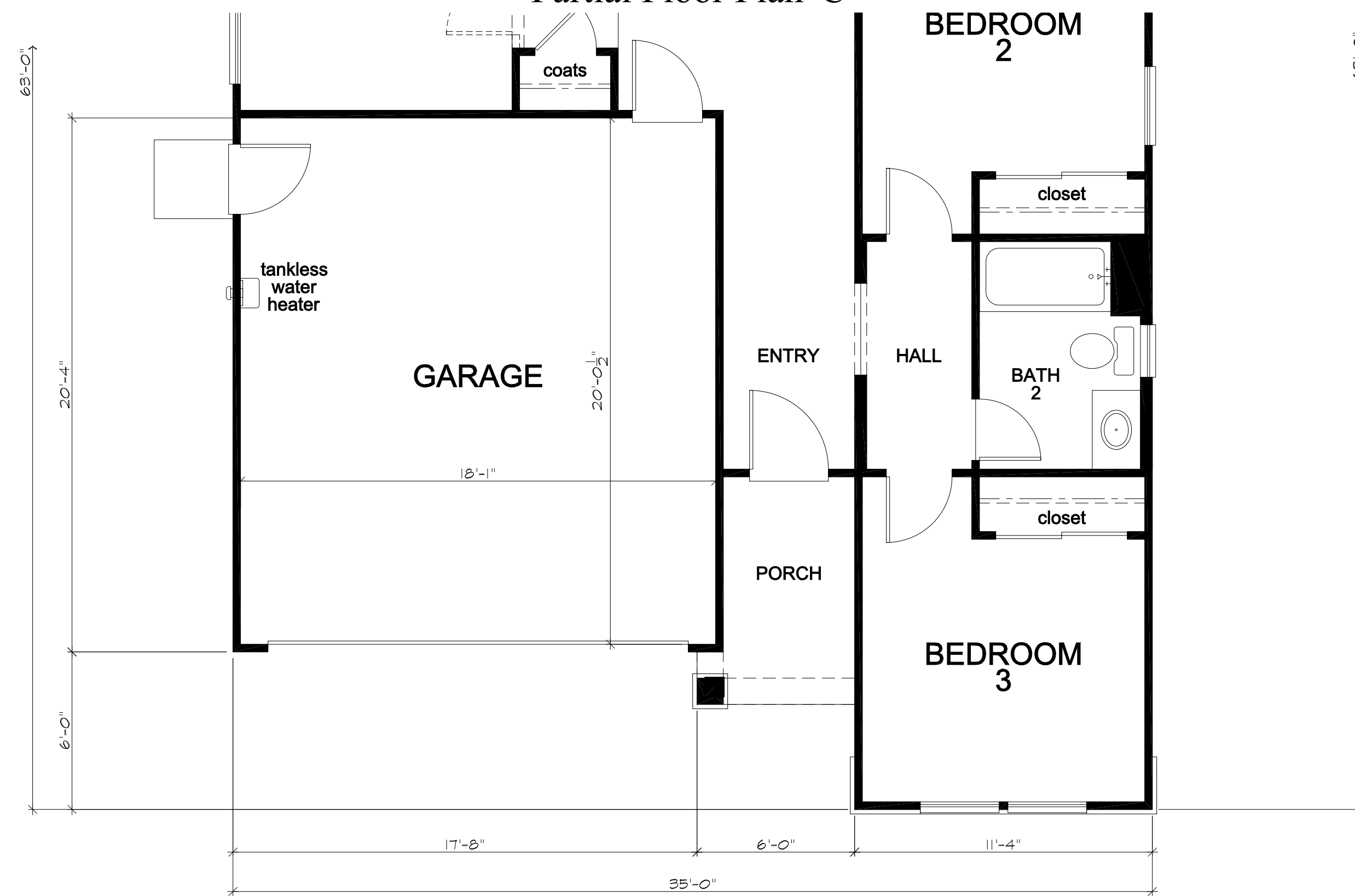
KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

PLAN No. : 135.1654
JOB No. : 500-456
STORY: 1-STORY
FEBRUARY 01, 2019



Partial Floor Plan 'C'



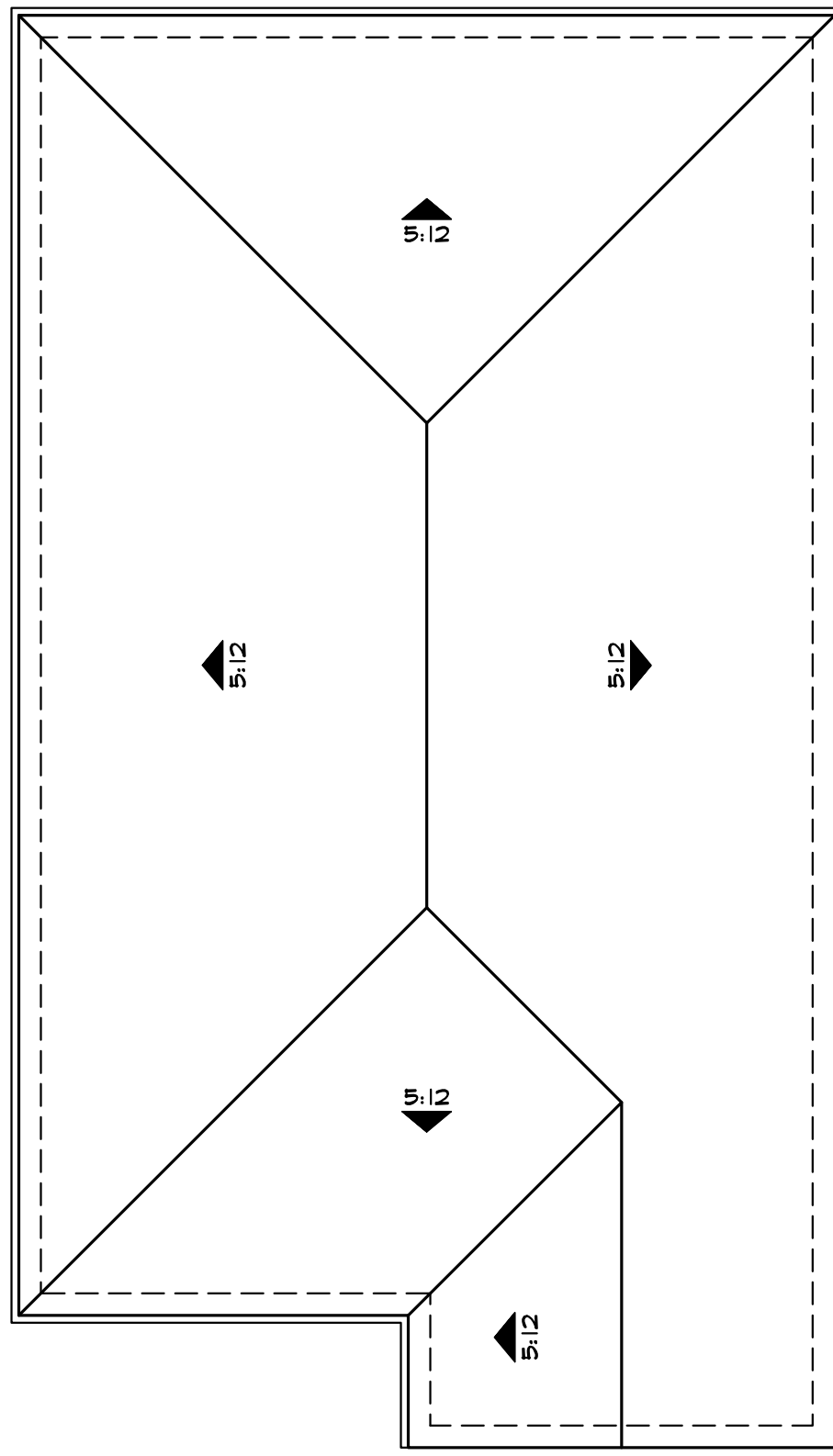
Partial Floor Plan 'B'

WESTPARK CADENCE - VILLAGE 13D

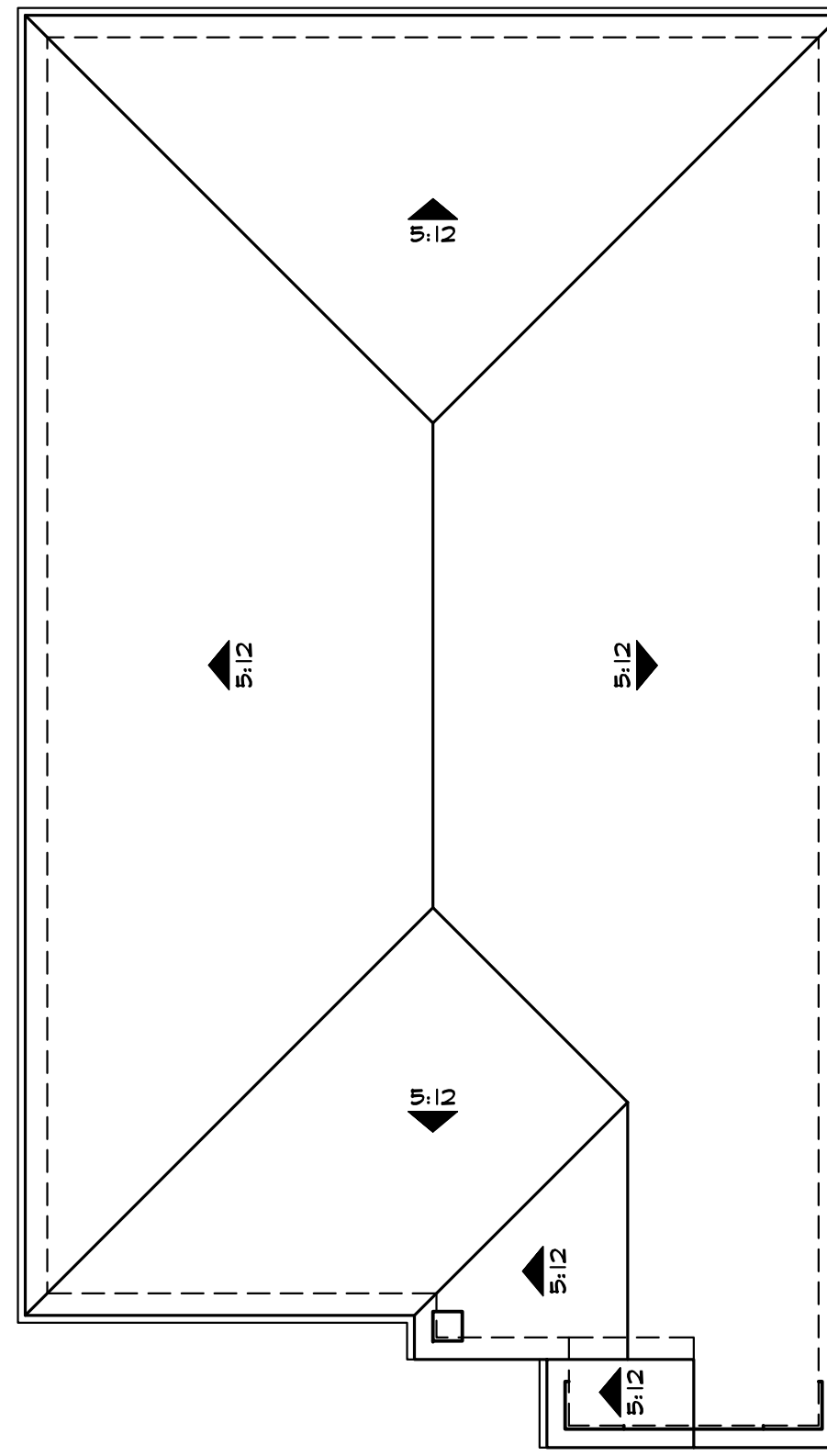


KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

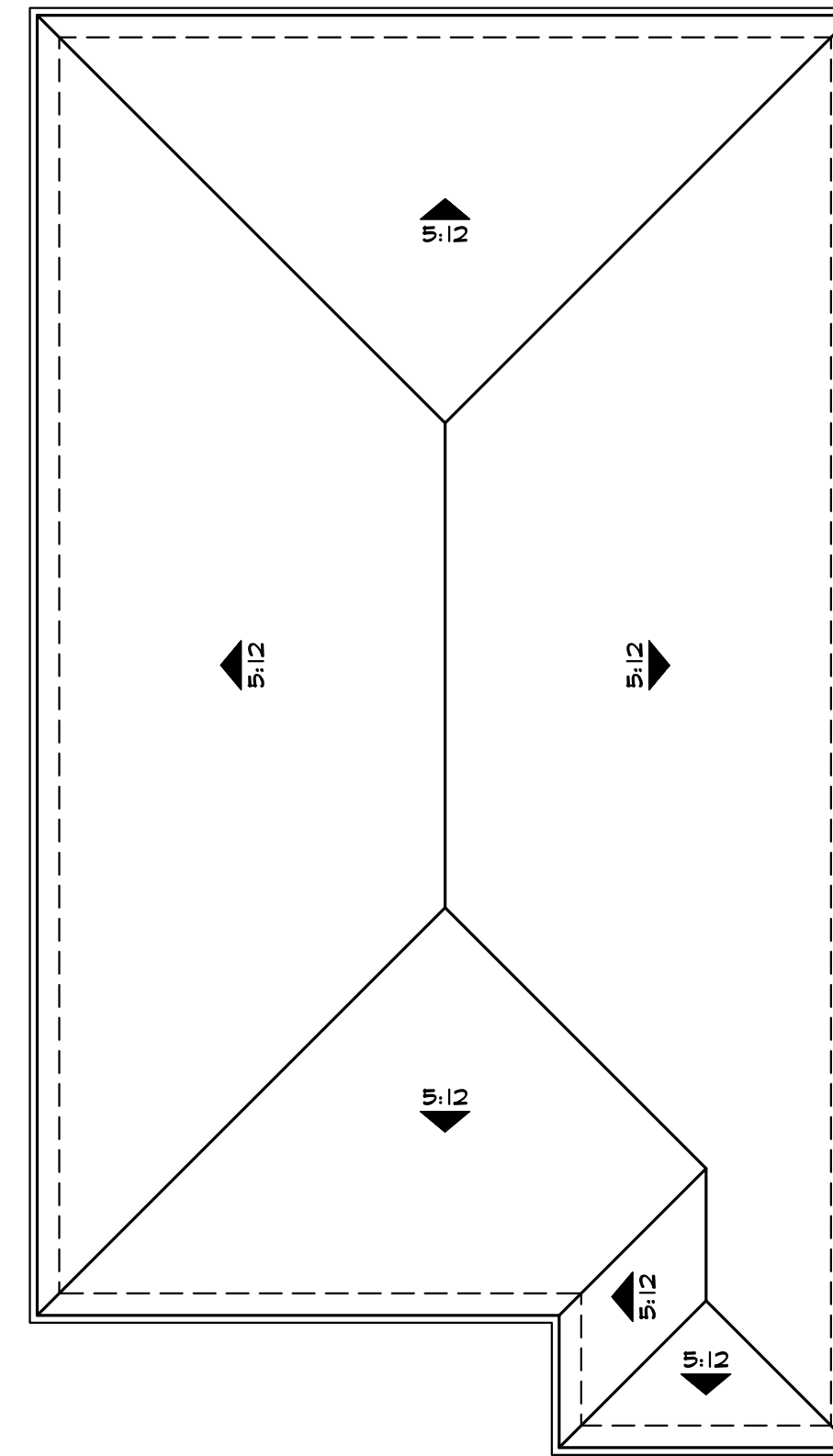
PLAN No. : 135.1654
JOB No. : 500-456
STORY: 1-STORY
FEBRUARY 01, 2019



'A'



'B'



'C'

Roof Plans



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

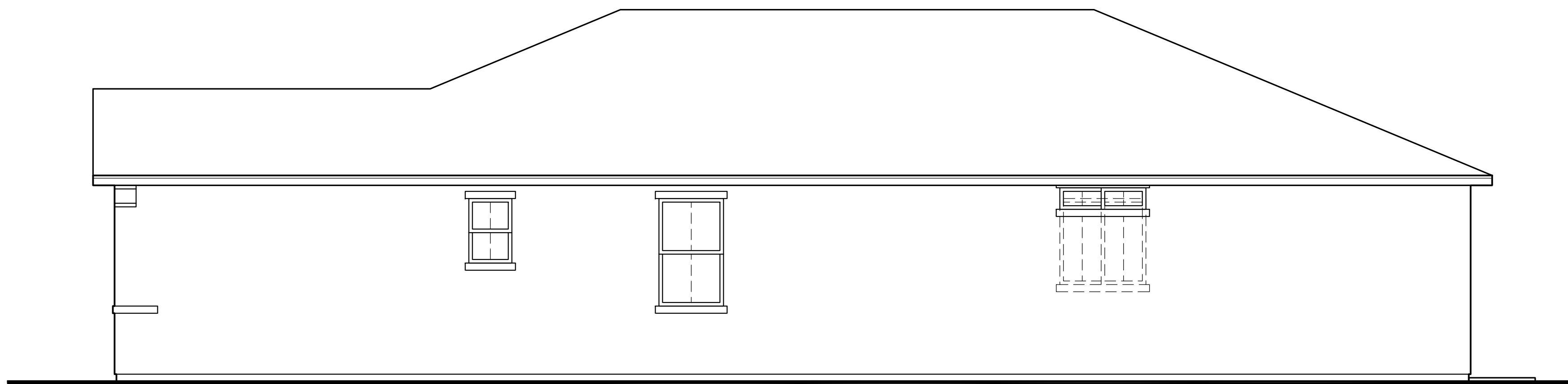
PLAN No. : 135.1654
JOB No. : 500-456
STORY: 1-STORY
FEBRUARY 01, 2019



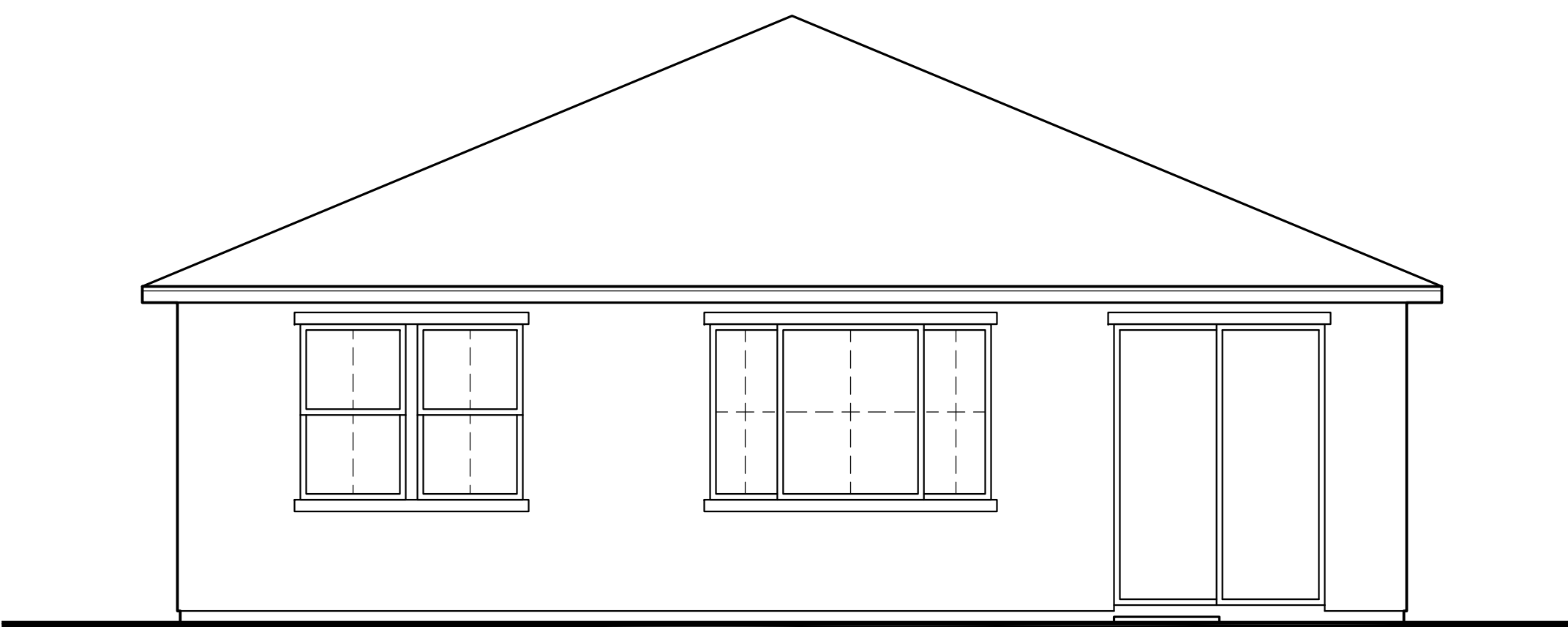
Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'



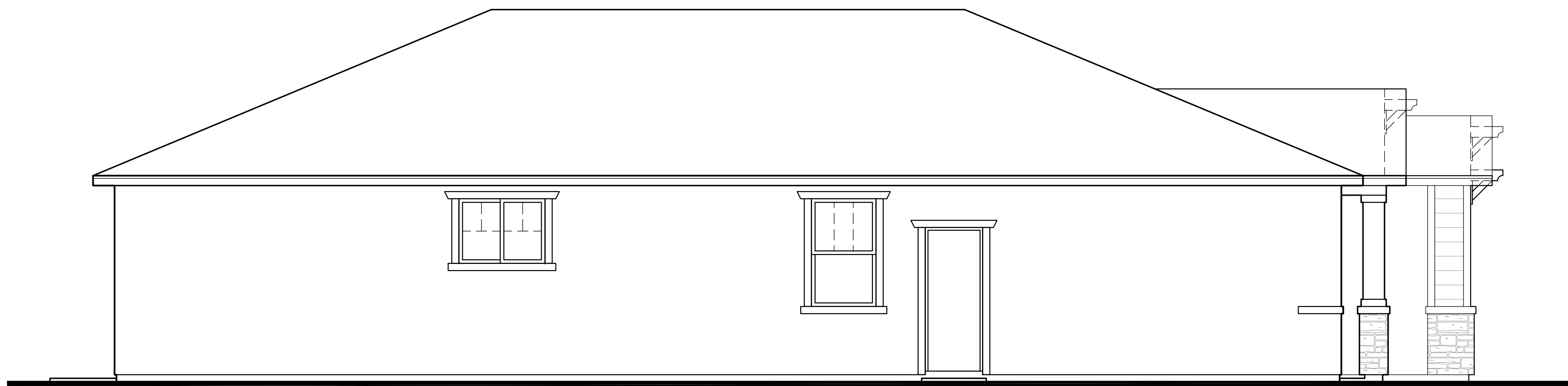
Rear Elevation 'A'



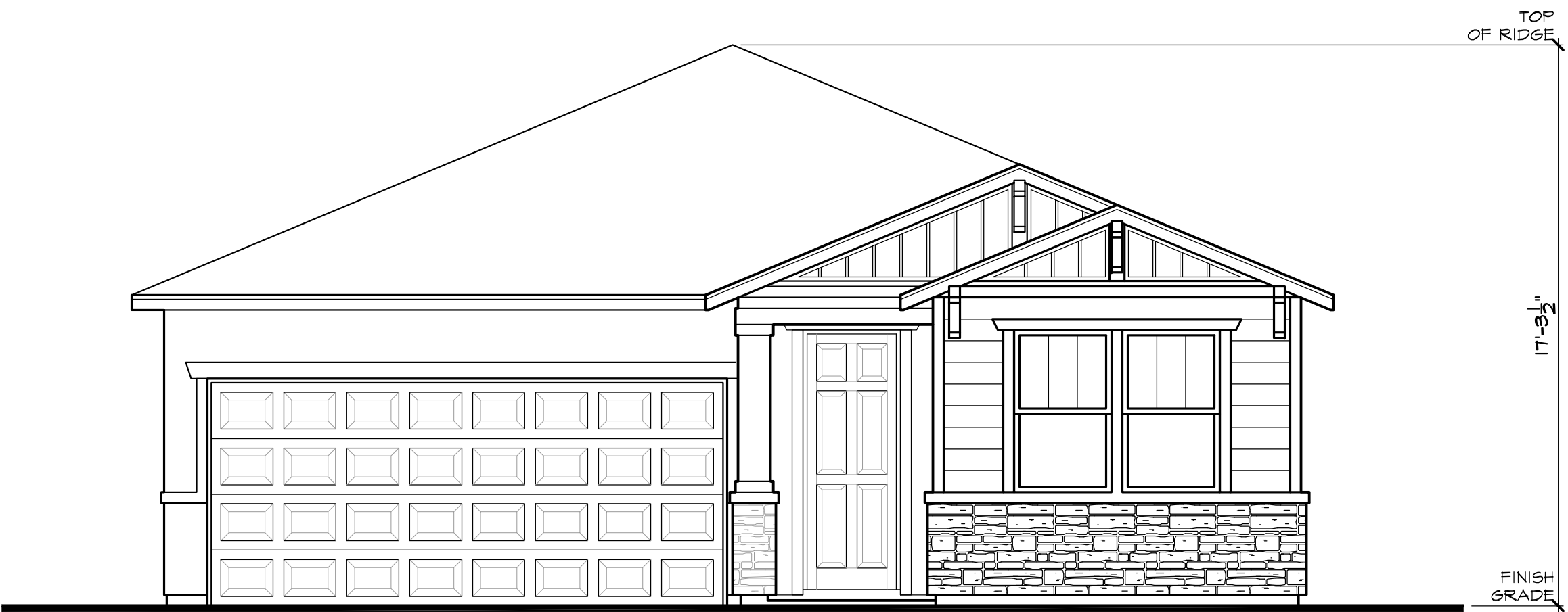
KB Home Central California
 3005 Douglas Blvd, Suite 250
 Roseville, CA 95661
 (916) 945-3880
 CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

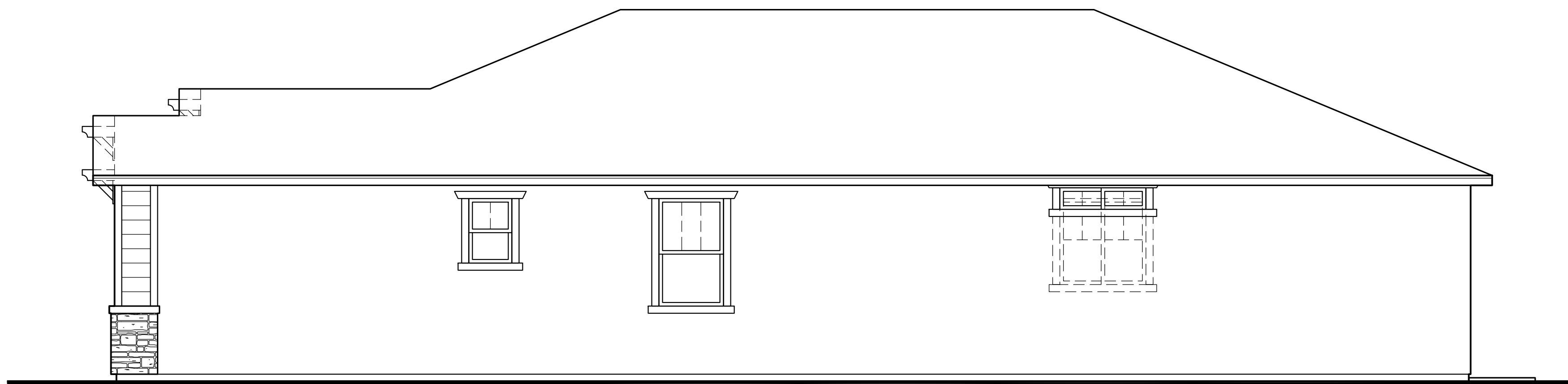
PLAN No. : 135.1654
 JOB No. : 500-456
 STORY: 1-STORY
 FEBRUARY 01, 2019



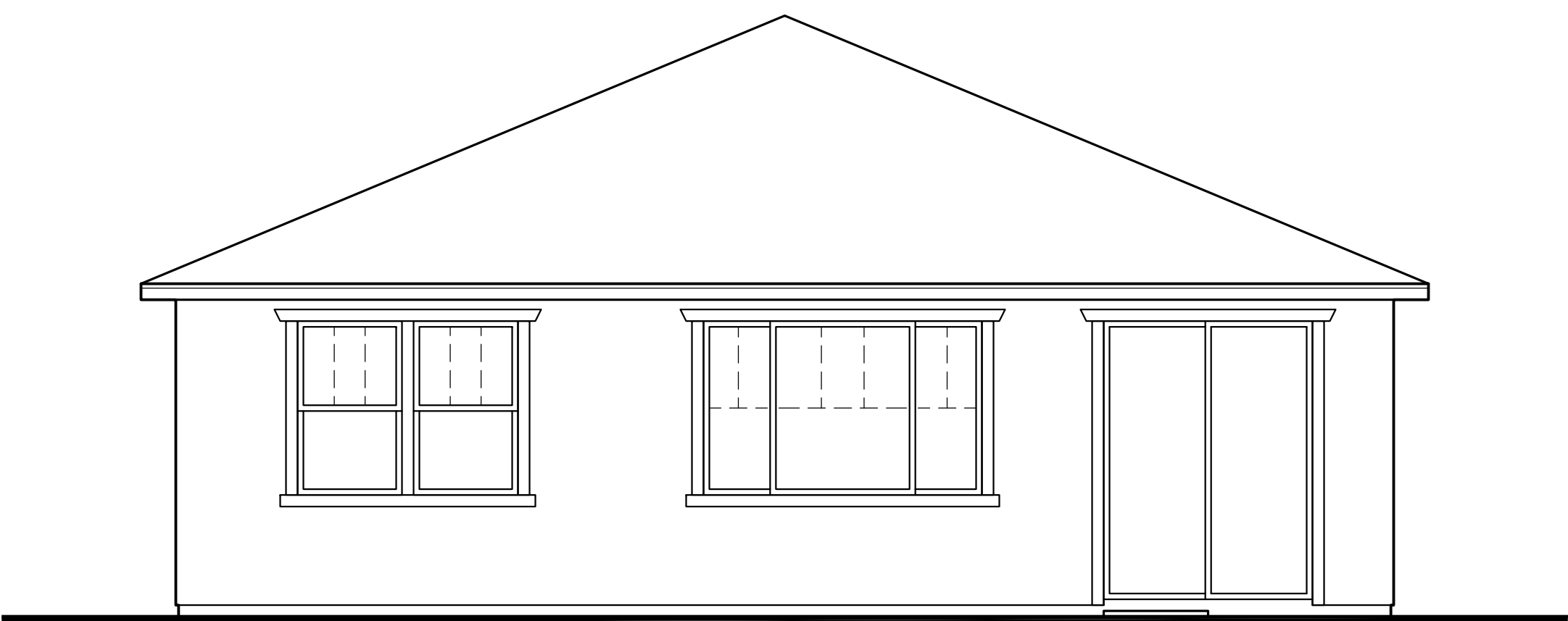
Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



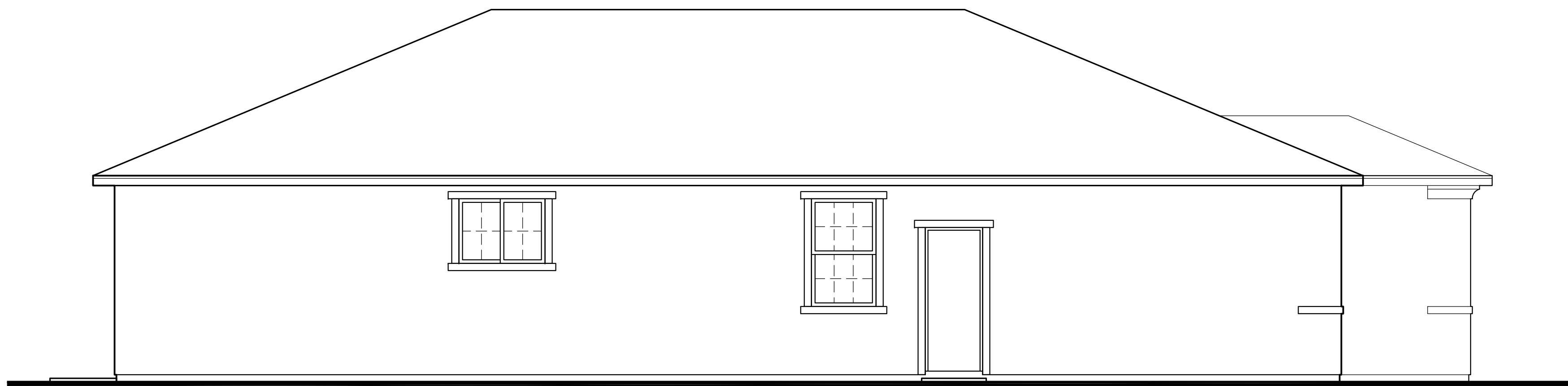
Rear Elevation 'B'



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

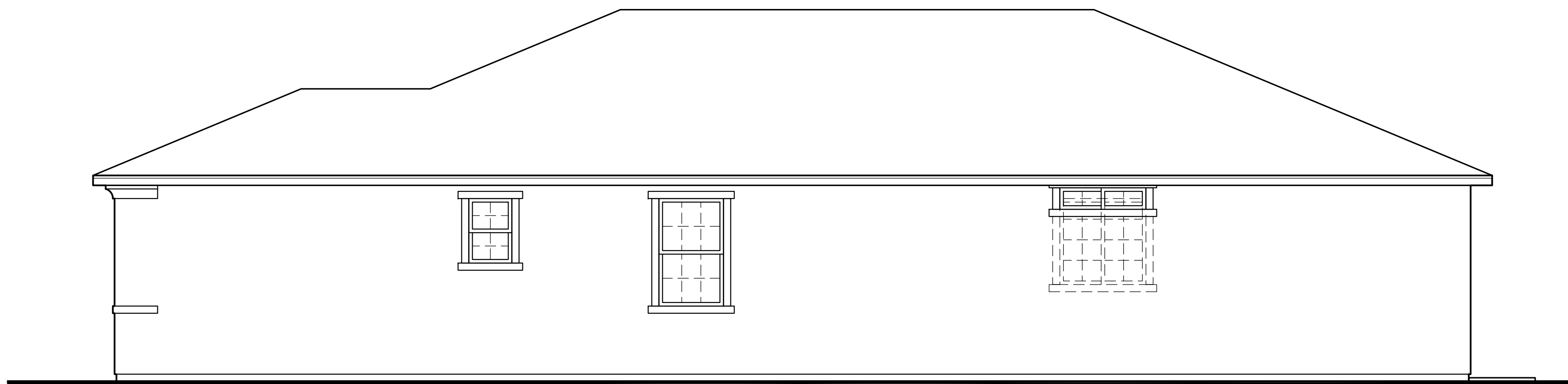
PLAN No. : 135.1654
JOB No. : 500-456
STORY: 1-STORY
FEBRUARY 01, 2019



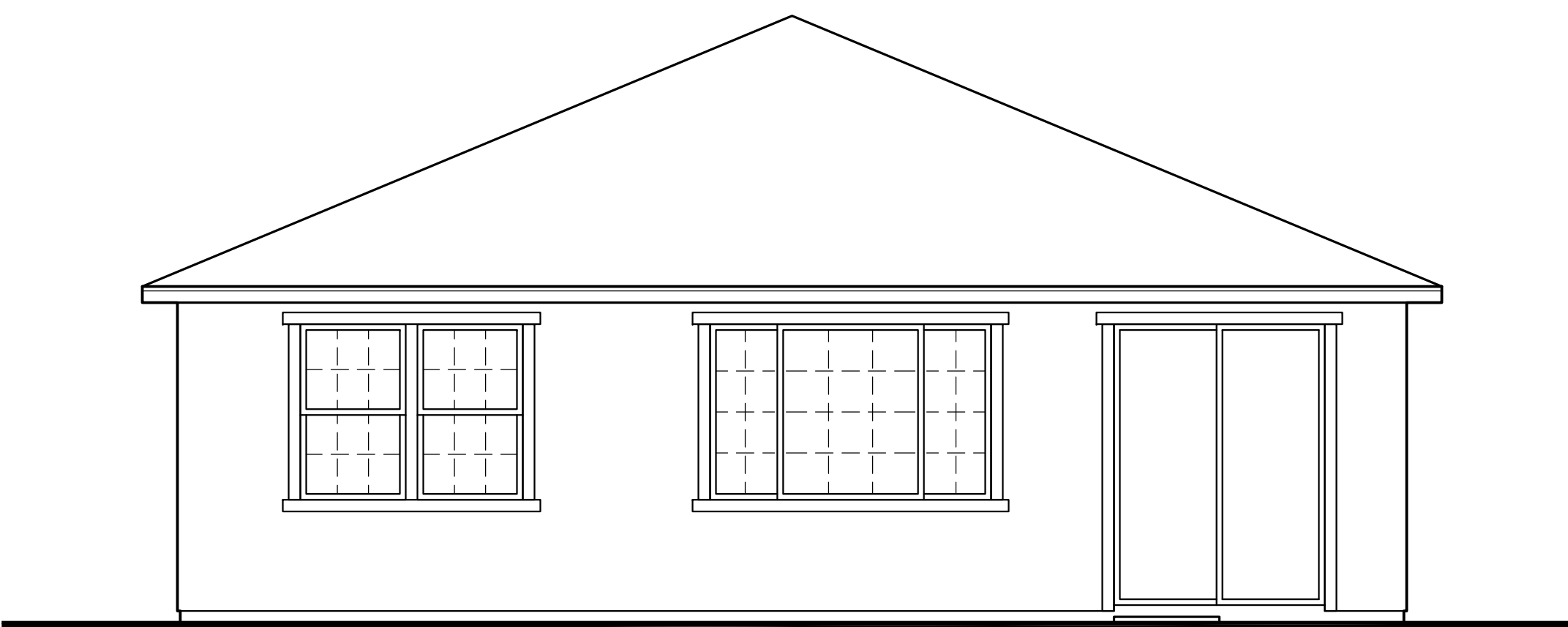
Left Elevation 'C'



Front Elevation 'C' - Italianate



Right Elevation 'C'



Rear Elevation 'C'



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

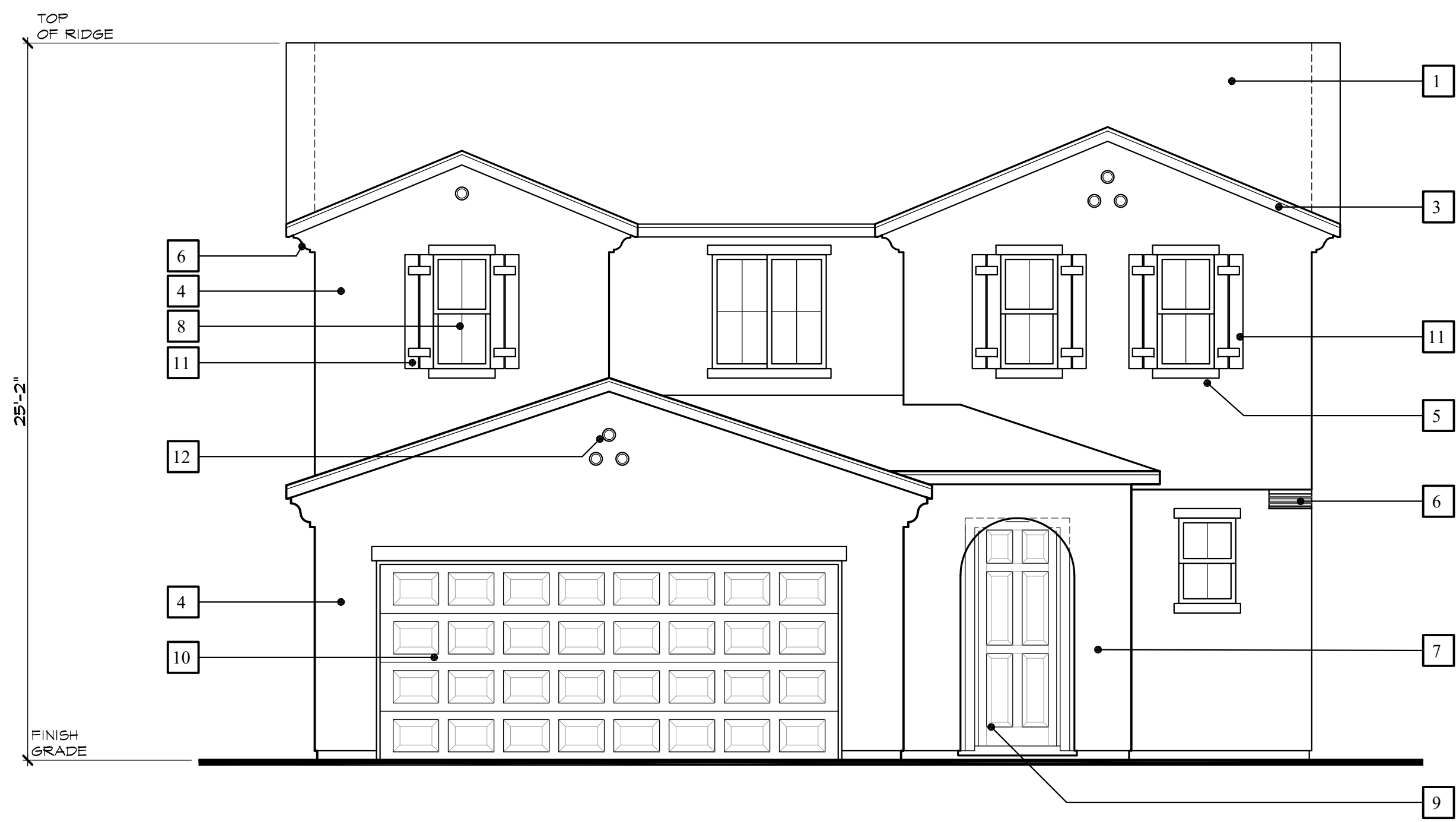
PLAN No. : 135.1654
JOB No. : 500-456
STORY: 1-STORY
FEBRUARY 01, 2019



Elevation 'B' - Craftsman



Elevation 'C' - Italianate



Elevation 'A' - Spanish

ELEVATION LEGEND

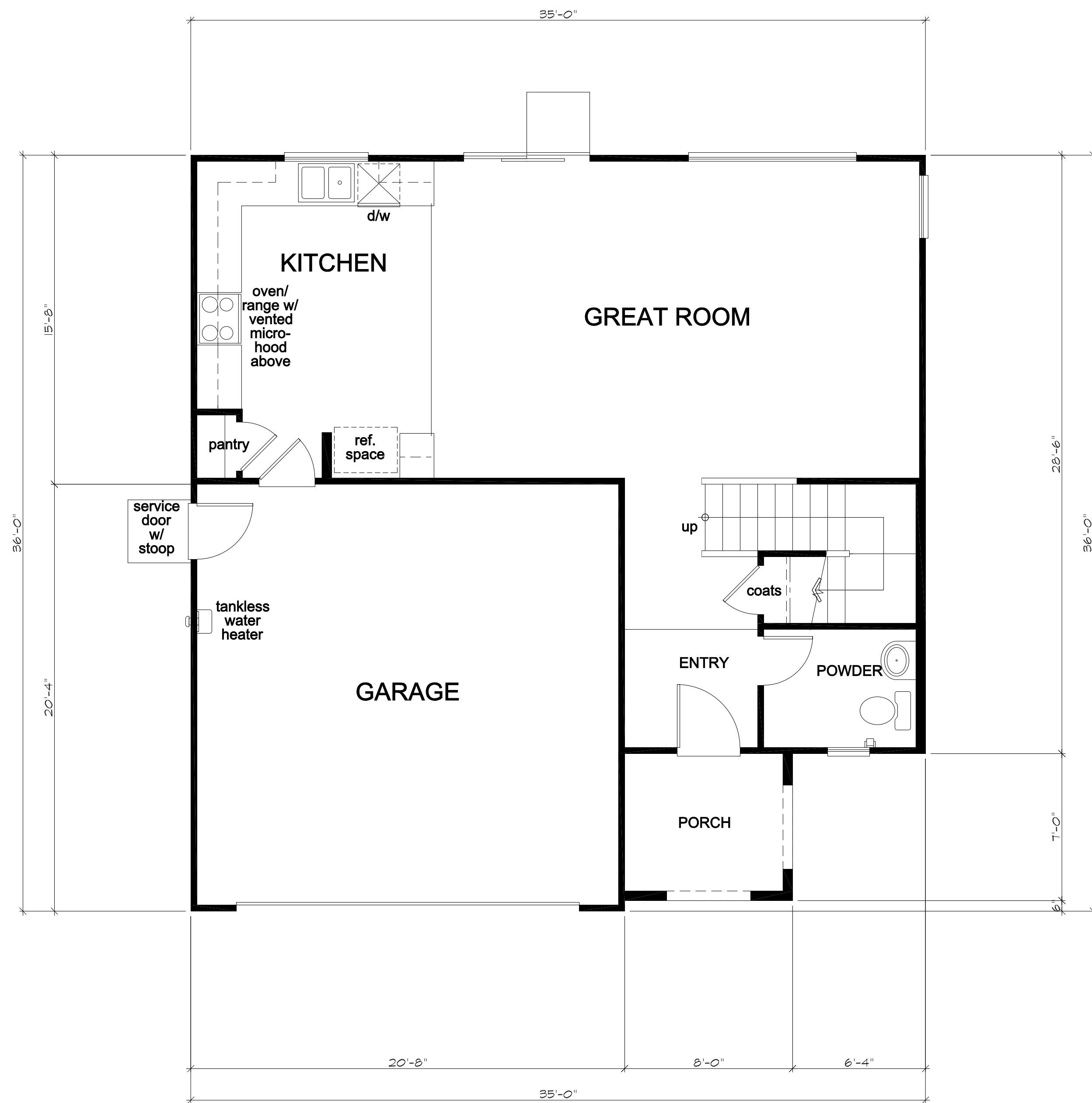
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 WOOD POST
- 16 DECORATIVE ACCENT
- 17 WOOD CORBEL
- 18 POT SHELF & CORBEL
- 19 BOARD & BATTEN
- 20 STONE VENEER
- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

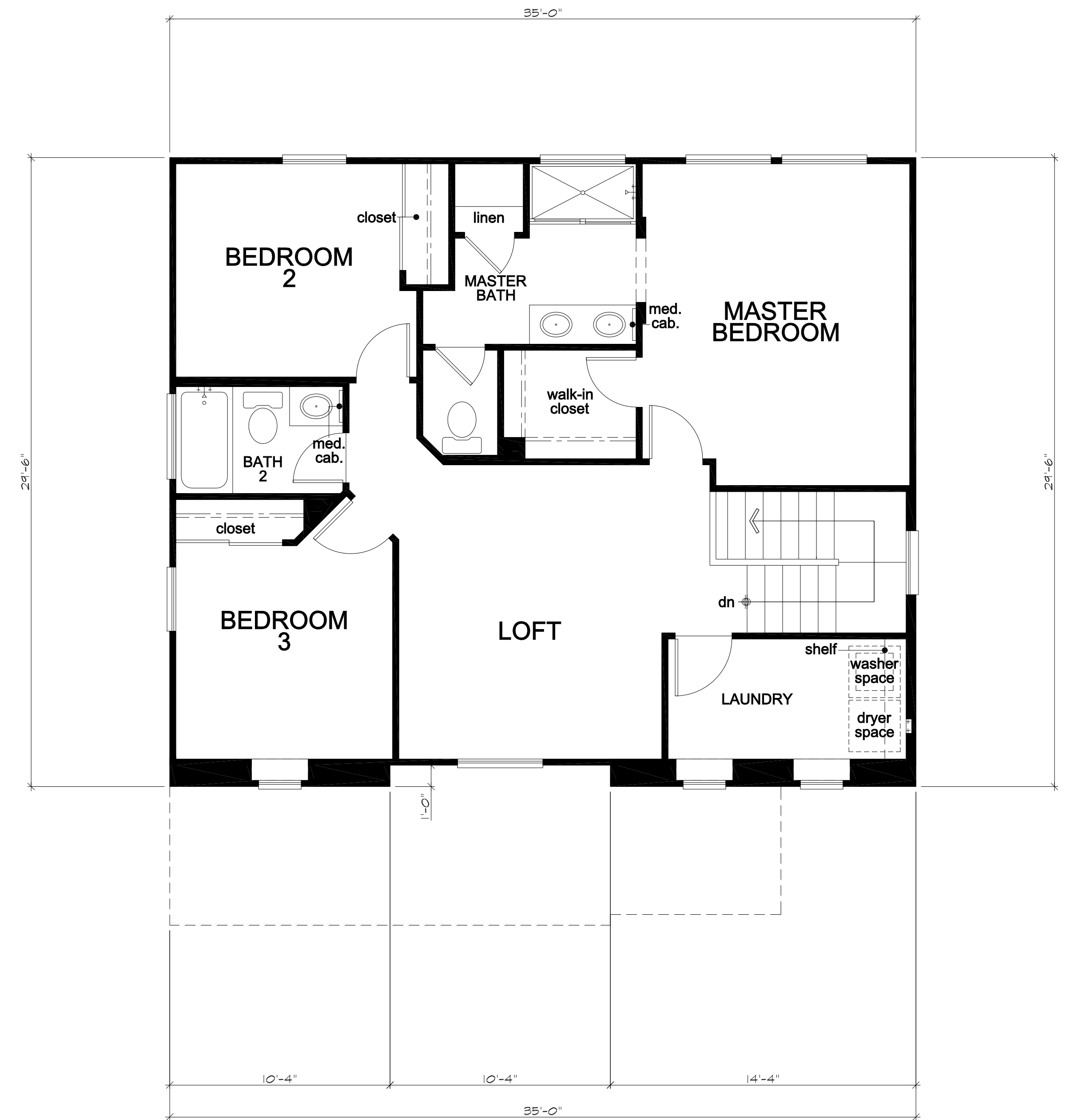
WESTPARK CADENCE - VILLAGE 13D

PLAN No. : 135.1676
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019



First Floor Plan 'A'

PLAN 235.1676			
FIRST FLOOR AREA	736	SQ. FT.	
SECOND FLOOR AREA	940	SQ. FT.	
TOTAL AREA	1676	SQ. FT.	
GARAGE AREA	417	SQ. FT.	
PORCH AREA			
ELEVATION 'A'	56	SQ. FT.	
ELEVATION 'B'	26	SQ. FT.	
ELEVATION 'C'	26	SQ. FT.	



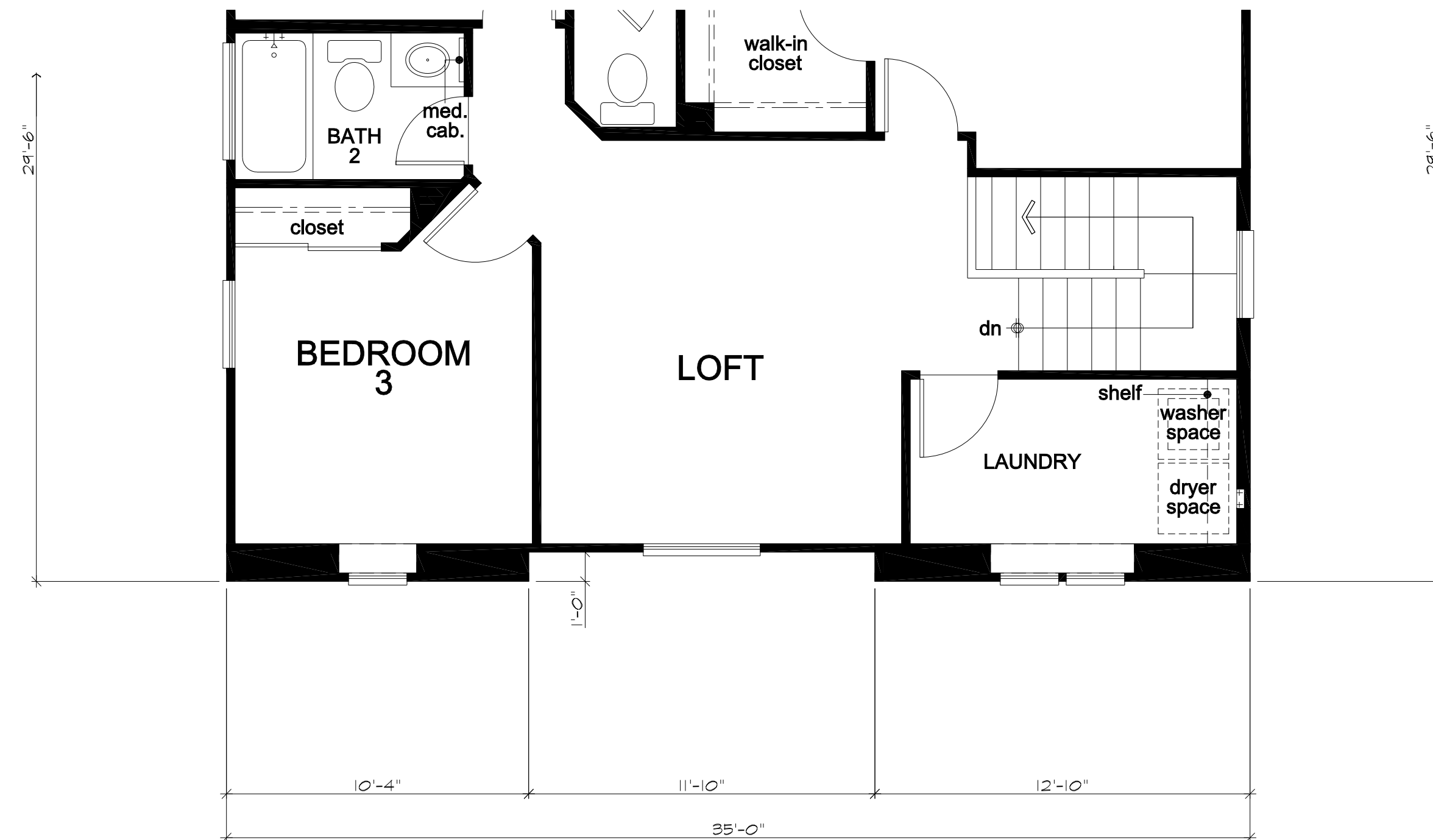
Second Floor Plan 'A'



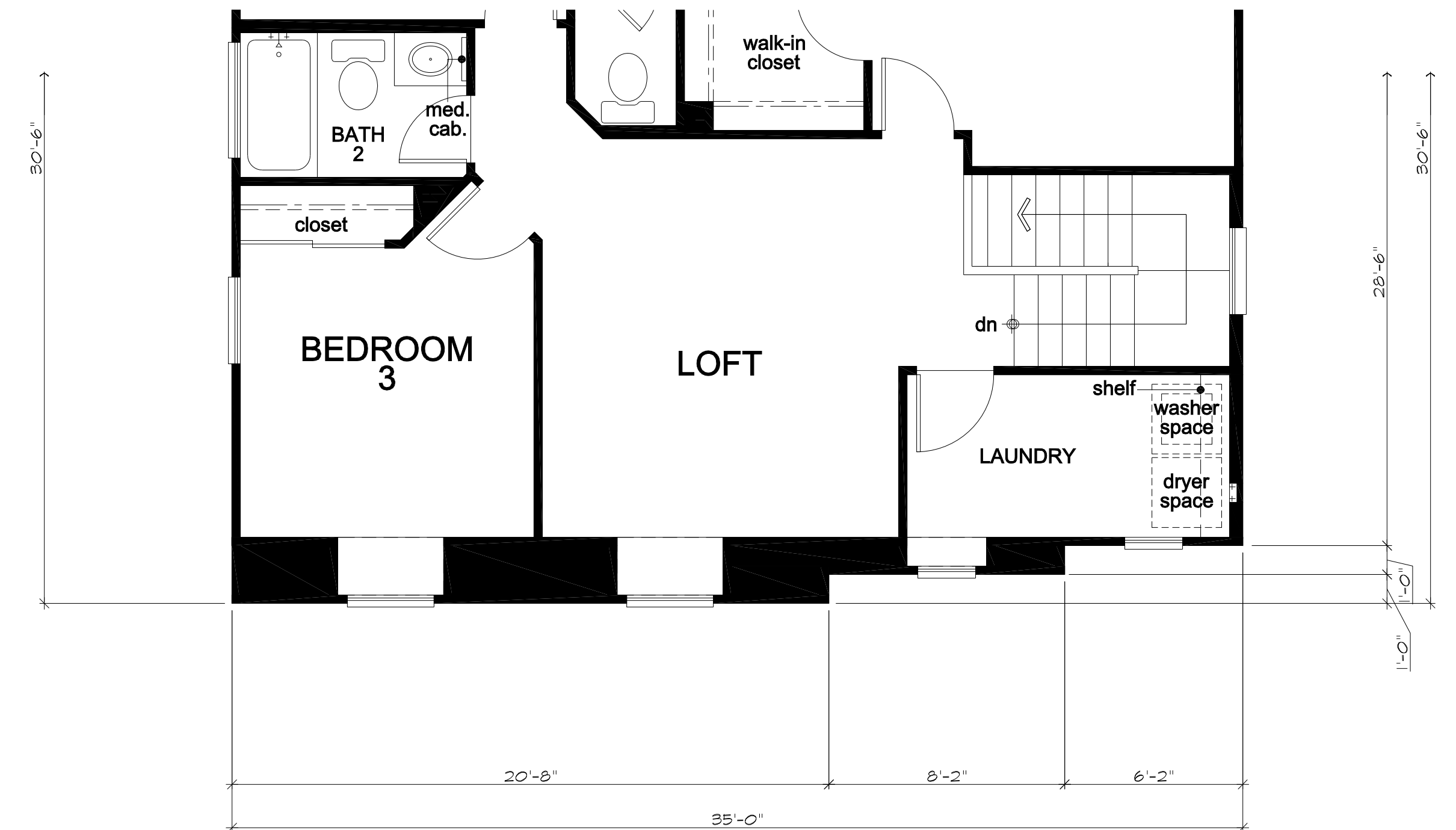
KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

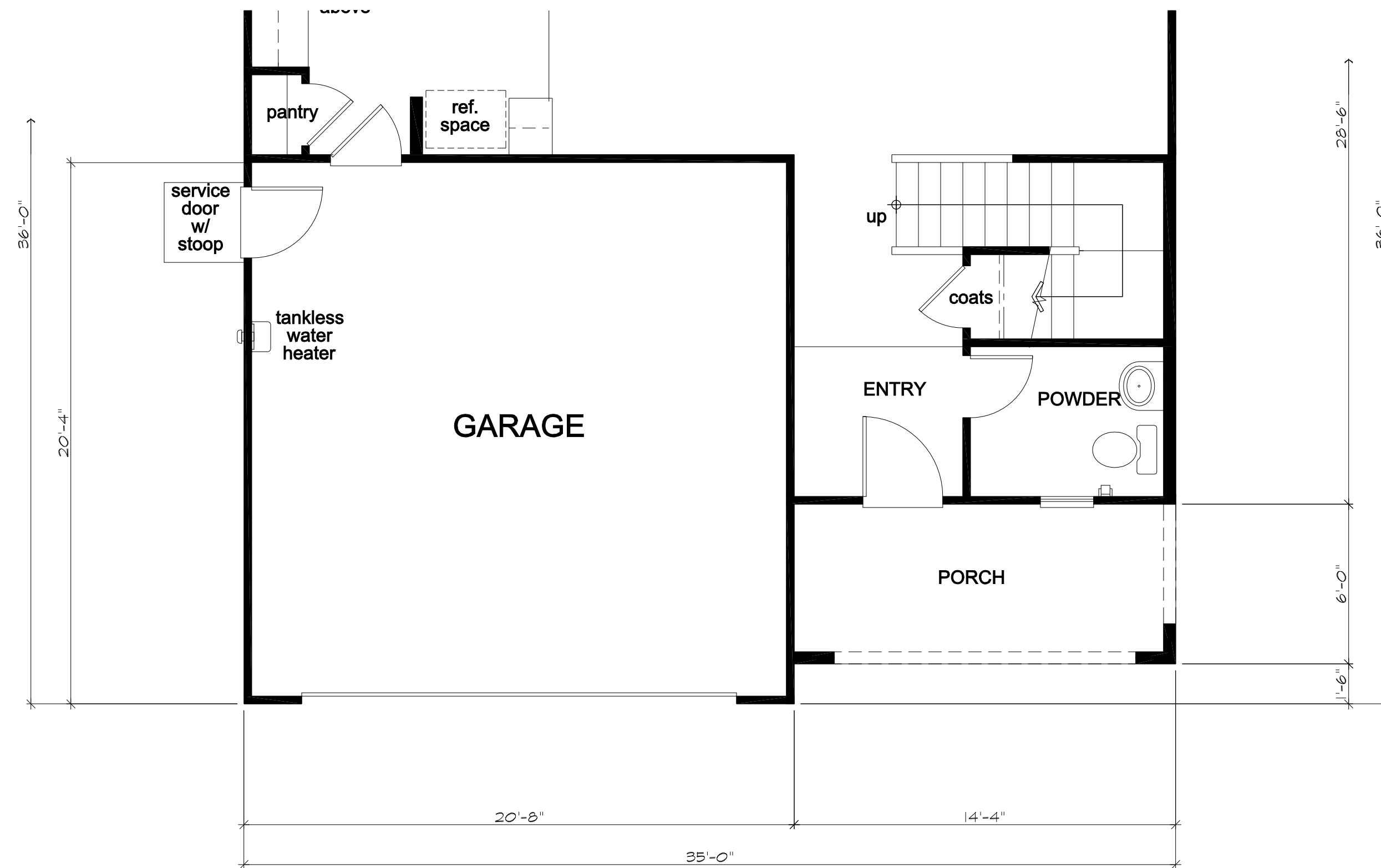
PLAN No. : 135.1676
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019



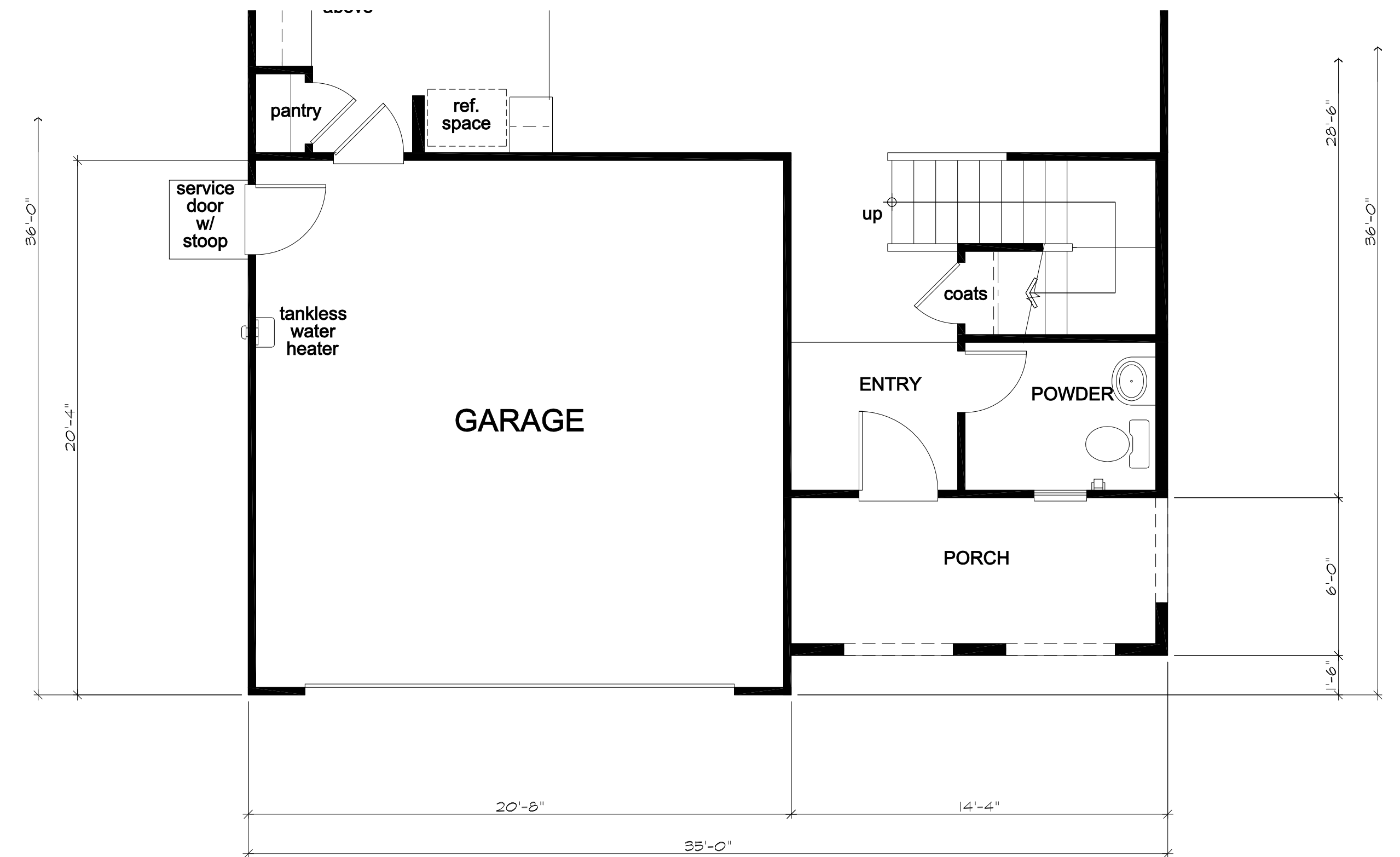
Partial Second Floor Plan 'B'



Partial Second Floor Plan 'C'



Partial First Floor Plan 'B'



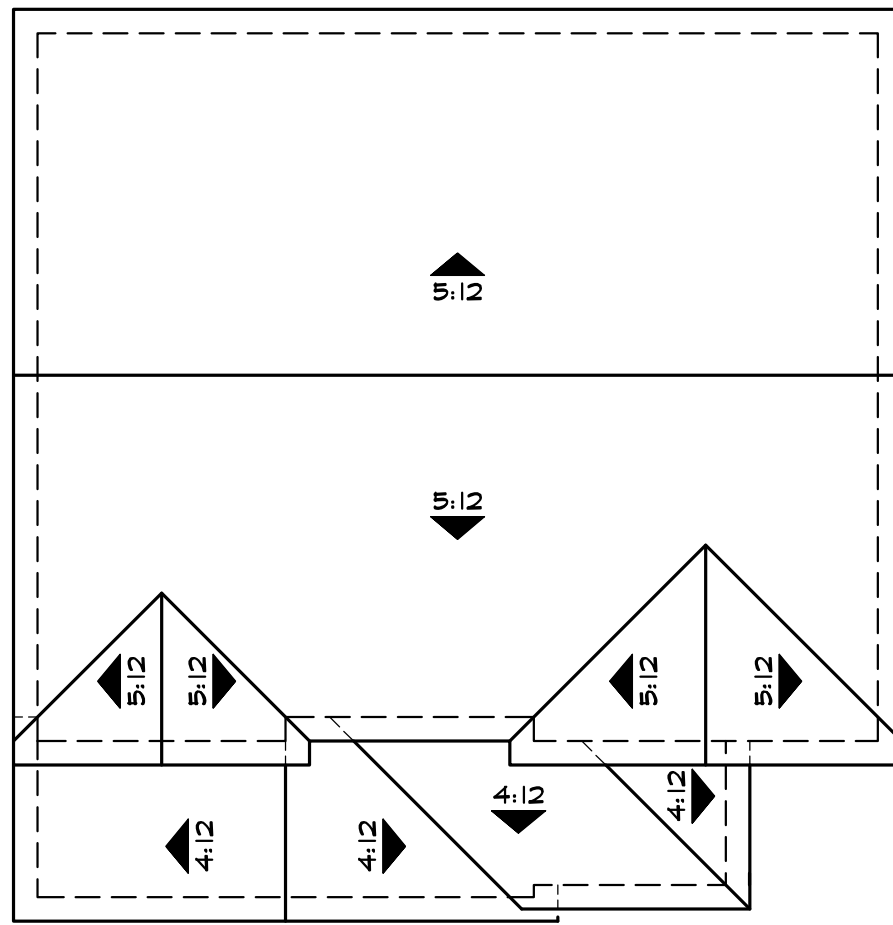
Partial First Floor Plan 'C'



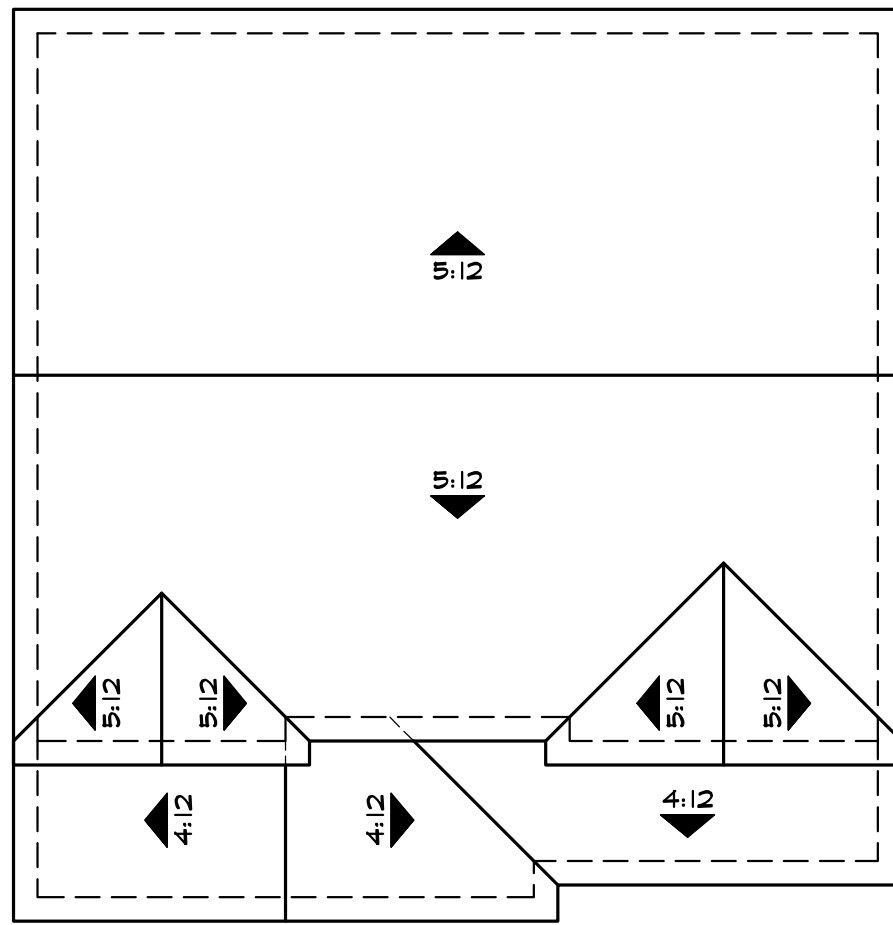
KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

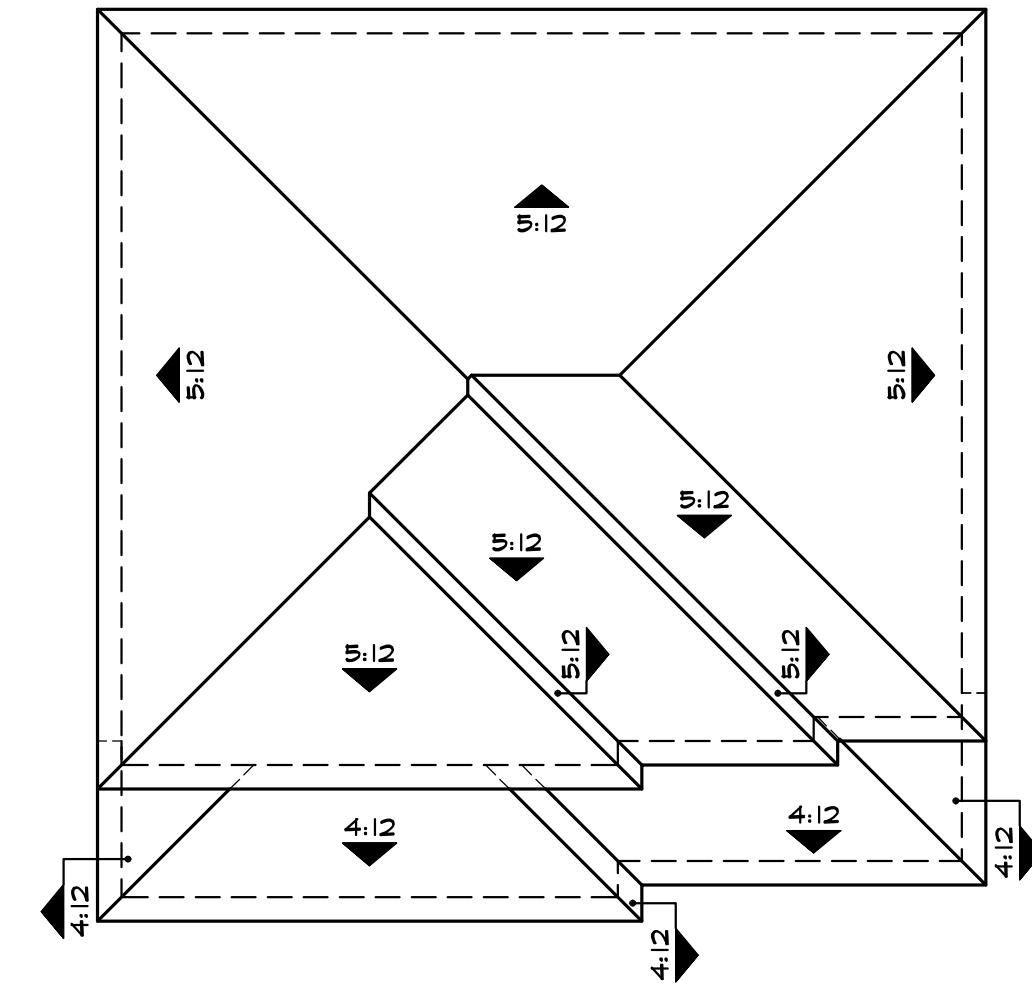
PLAN No. : 135.1676
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019



'A'



'B'



'C'

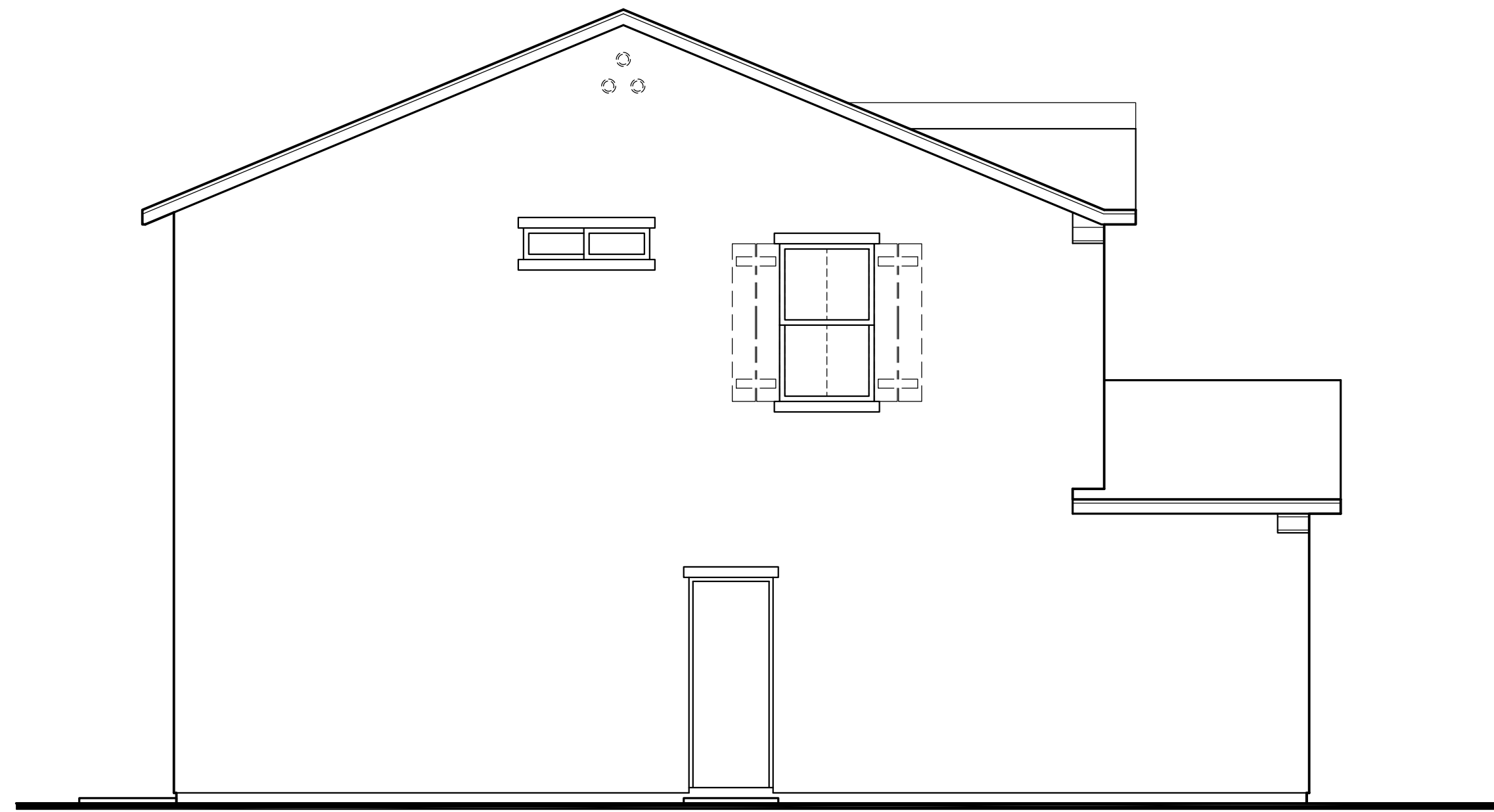
Roof Plans

WESTPARK CADENCE - VILLAGE 13D

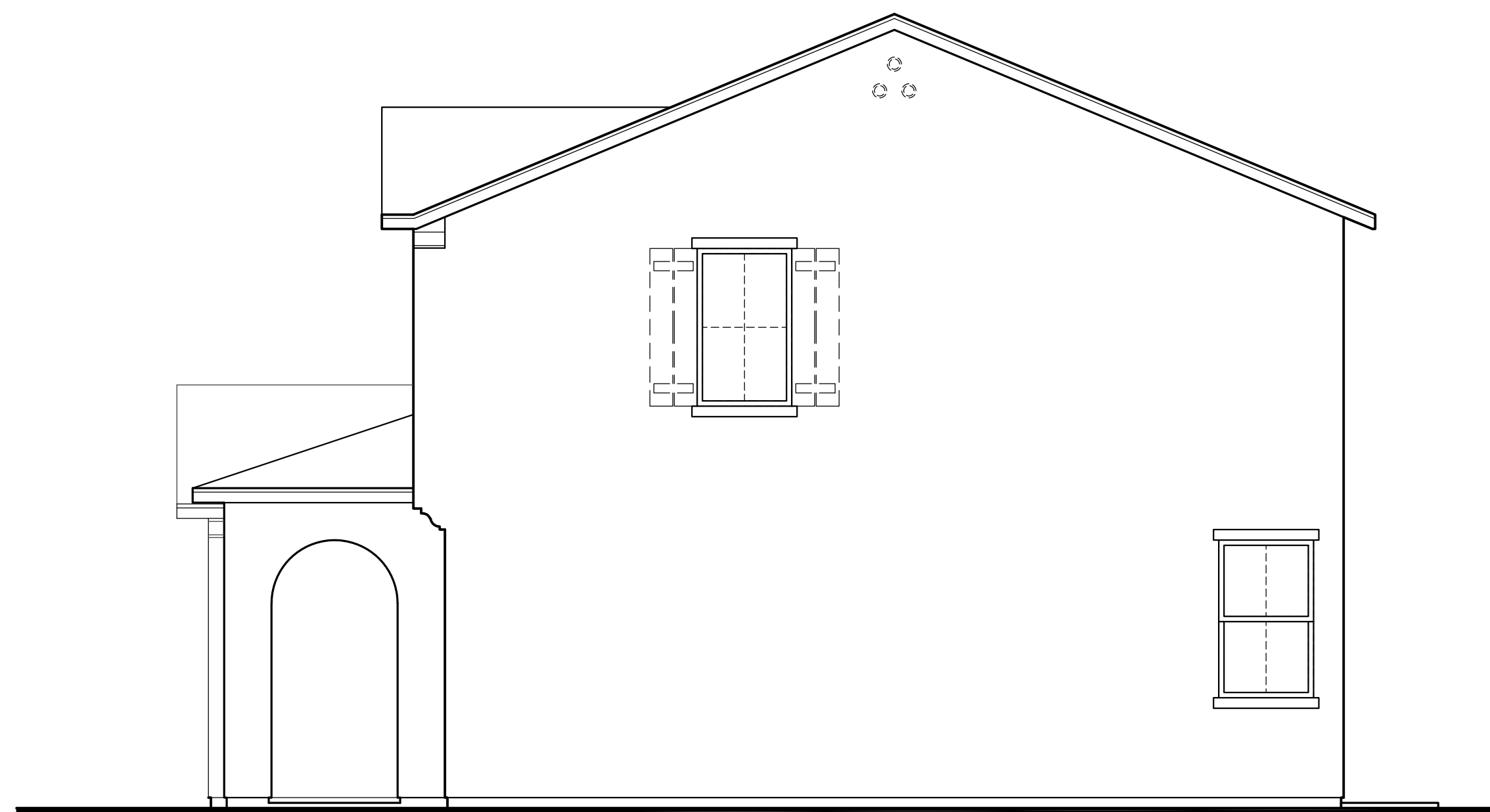


KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

PLAN No. : 135.1676
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019



Left Elevation 'A'



Right Elevation 'A'



Front Elevation 'A' - Spanish



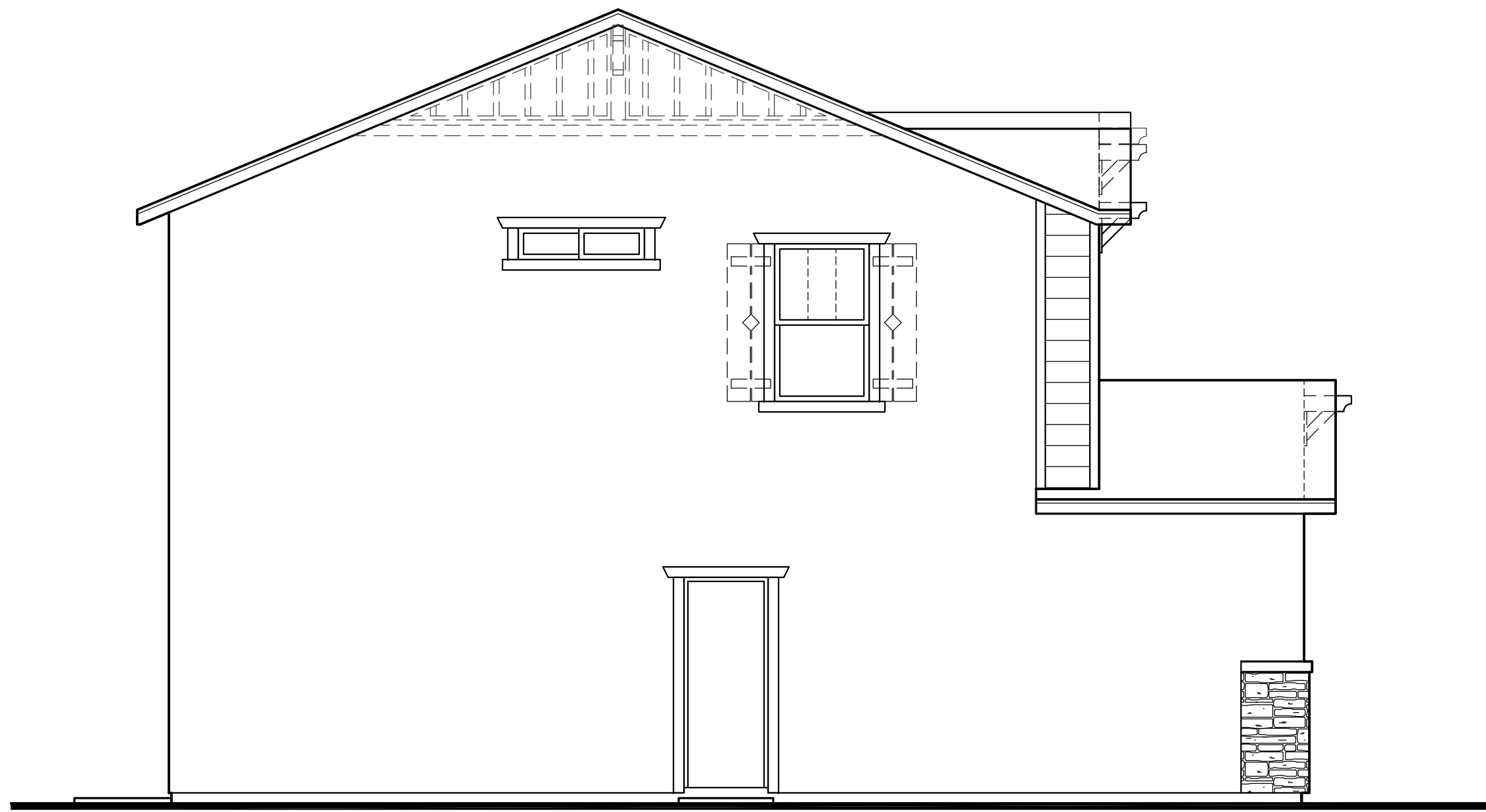
Rear Elevation 'A'



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

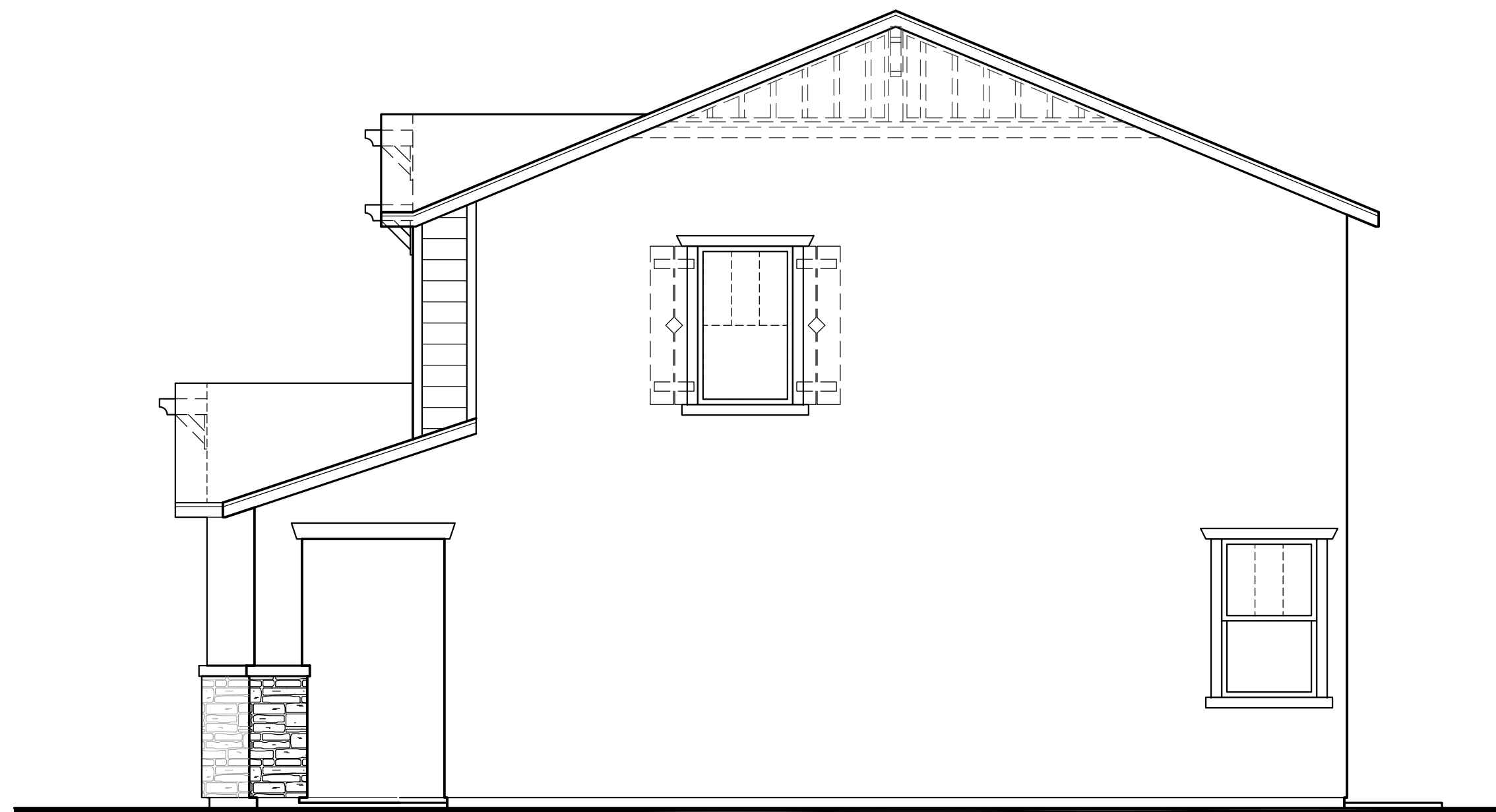
PLAN No. : 135.1676
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019



Left Elevation 'B'



Front Elevation 'B' - Spanish



Right Elevation 'B'



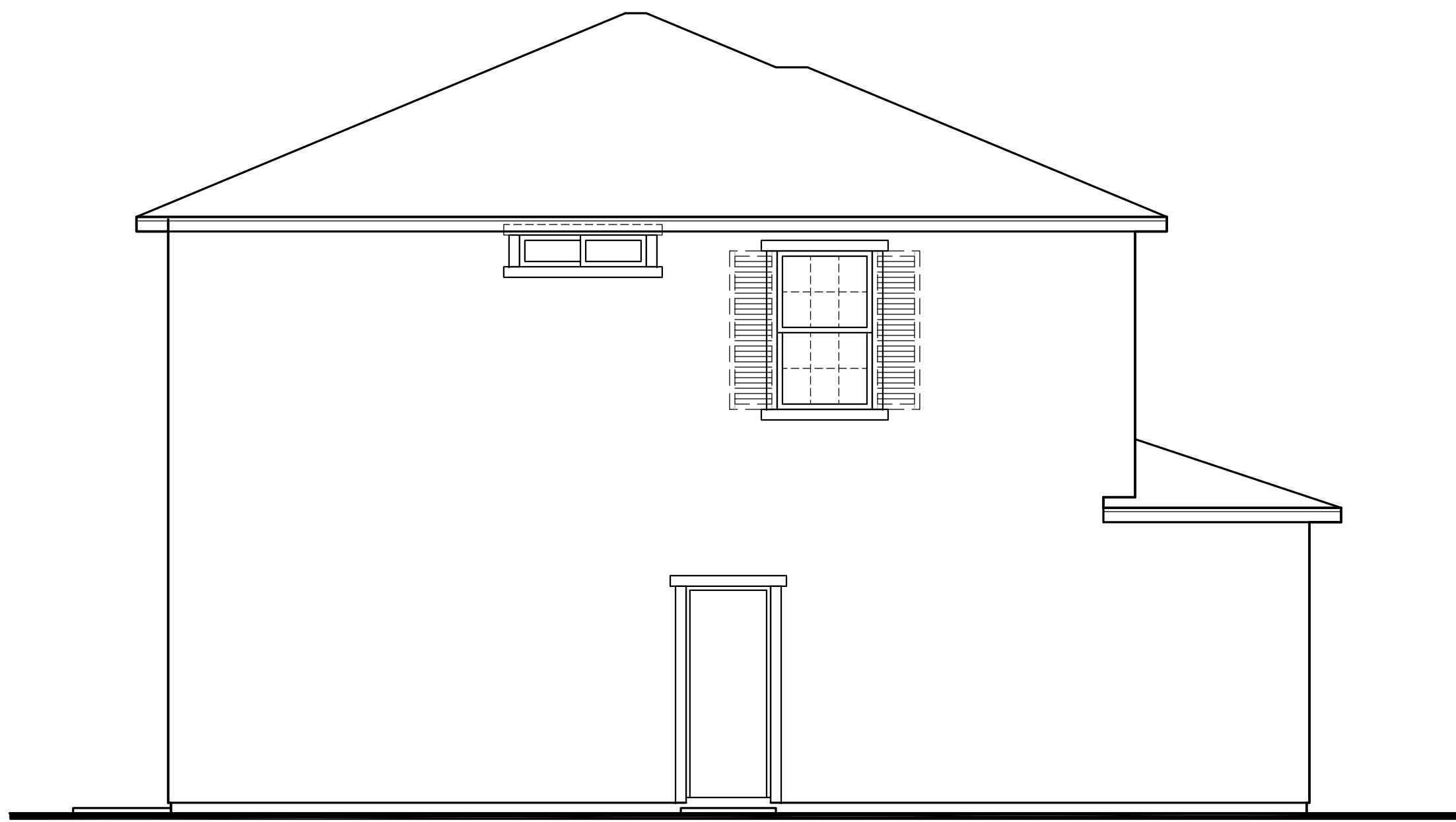
Rear Elevation 'B'



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

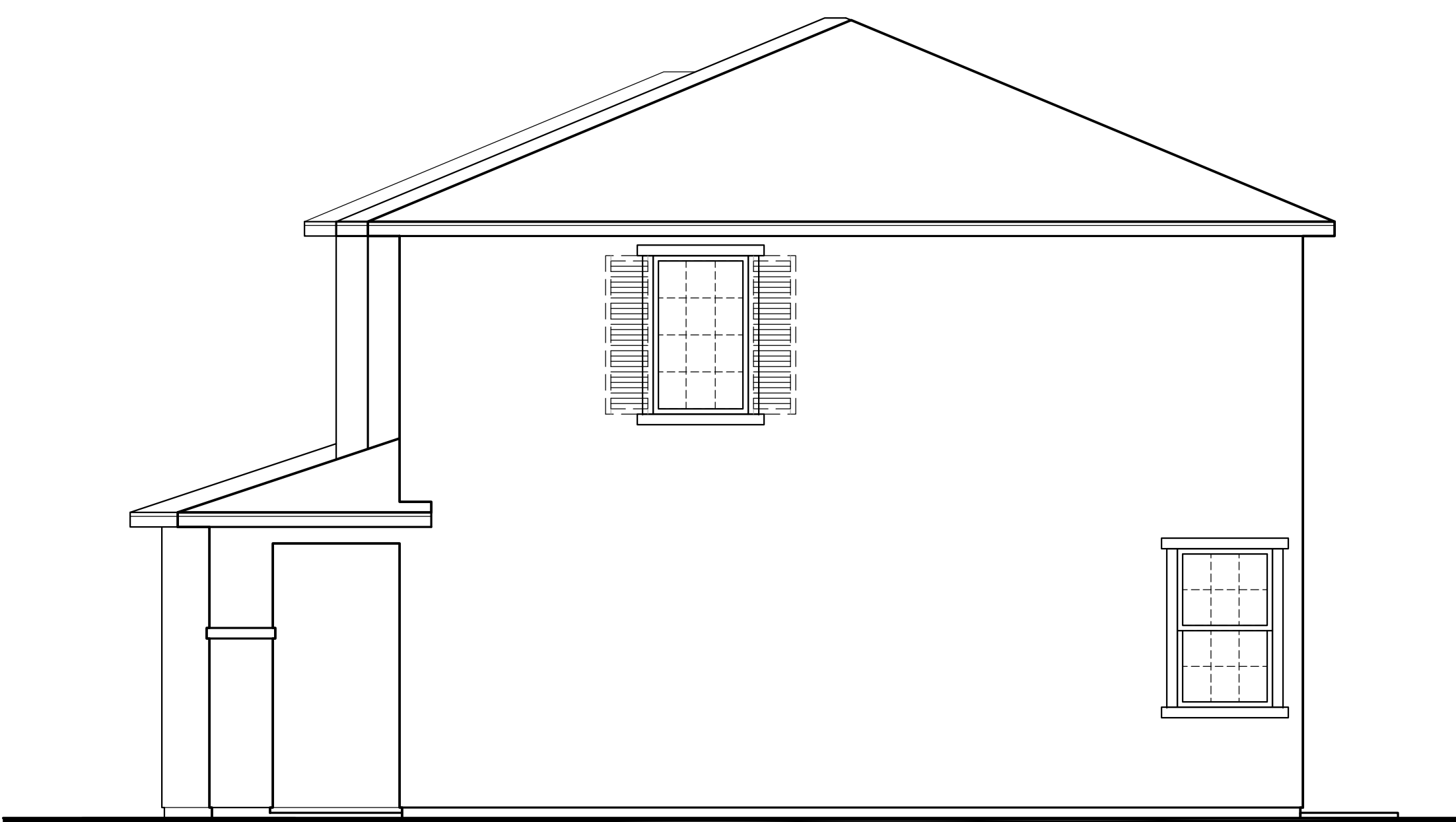
PLAN No. : 135.1676
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019



Left Elevation 'C'



Front Elevation 'C' - Italianate



Right Elevation 'C'



Rear Elevation 'C'



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF ROSEVILLE

WESTPARK CADENCE - VILLAGE 13D

PLAN No. : 135.1676
JOB No. : 500-456
STORY: 1-STORY
February 01, 2019



PLANNING COMMISSION COMMUNICATION

Title: Citywide Climate Action Plan (CAP) and General Plan Update – 311 Vernon Street –
File # PL16-0336

Contact: Gina McColl, gmccoll@roseville.ca.us, 916-774-5452

Meeting Date: 4/25/2019
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 AECOM Memo

ITEM 6.2: **Informational Item – 311 Vernon Street – Citywide Climate Action Plan (CAP) and General Plan Update – File #PL16-0336**

REQUEST

This is an informational item. Staff requests that the Planning Commission receive an informational presentation regarding the proposed approach to a Climate Action Plan and the status of the General Plan Update project. No action is required by Planning Commission.

Applicant – City of Roseville, DS Planning Division

SUMMARY RECOMMENDATION

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

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The Planning Division has been overseeing the preparation of an update to the City's General Plan for the last several years, primarily to address changes in legislation and case law. Simultaneously, staff has also been working on preparing a Climate Action Plan to address State mandates for greenhouse gas reductions. The purpose of this report is to provide the Planning Commission with background and a status update on both projects. No action is requested; it is purely for informational purposes. Staff anticipates returning to the Planning Commission in early 2020 with a draft of the proposed changes to the General Plan and a document(s) addressing the City's approach to the State mandate on greenhouse gas reductions. An Environmental Impact Report (EIR) will also be completed to cover both documents, as required by the Californian Environmental Quality Act (CEQA).

DISCUSSION

General Plan

The General Plan is a fundamental and legally-required tool to guide the City through change and growth. It addresses the physical development of the City and includes Council adopted policies, which provide direction for decision-making on City services and resources. It is both a long-range and a strategic planning document, containing long-term goals and policies through the horizon year of 2035. State law requires that every county and city have an adopted General Plan. In addition, the City is required to regularly update its General Plan to keep it in compliance with State law. Although the City has regularly updated the General Plan as part of the Specific Plan process, there are no new, pending Specific Plan areas the City could use for future updates. In addition, the City's last stand-alone, comprehensive General Plan Update was in 1992 and, along with the required updates, the formatting, graphics, and tables in the current document would benefit from an update. A secondary purpose of the General Plan Update is to continue to afford a streamlined CEQA process for all development consistent with the General Plan land use assumptions.

Required Updates: VMT

In 2015, the Governor's Office of Planning and Research distributed a draft of the proposed updates to the General Plan Guidelines, which included substantial new requirements and direction to expand existing required elements. In addition to these required updates, Senate Bill 743 (SB 743) removed Level of Service as a significance threshold in the CEQA Guidelines, replacing this threshold with a vehicle miles traveled (VMT) standard, to be used for assessing transportation impacts in CEQA analysis by July 2020. The City's current method for determining traffic impacts uses an LOS standard, which is reflected in the Circulation Element of the City's current General Plan. SB 743 does not prohibit the use of LOS by a jurisdiction. Since the City's roadway Capital Improvement Program and related mitigation fees are based on LOS policy, staff recommends the General Plan continue to include LOS policy. However, a primary goal of the General Plan Update is to insulate all development anticipated in the General Plan. Consequently, the General Plan Update EIR will therefore need to include a VMT analysis to consider the traffic impacts from assumed development occurring within the General Plan horizon. The General Plan will also be updated to reference the VMT approach and include policies to address consistency with the VMT analysis.

Climate Action Plan Not a Viable Solution

As staff was contemplating the need for an update of the General Plan, the way greenhouse gases are analyzed was also changing. Specifically, a major change occurred to the standard methodology used throughout California for determining greenhouse gas impacts under CEQA. This change, which was prompted by the California Supreme Court ruling in November 2015 commonly referred to as the Newhall Ranch decision, concludes that comparing project emissions to statewide targets is not enough; lead agencies must provide substantial evidence showing how the amount of reduction of GHG emissions at the project level relates to the achievement of statewide reduction targets. The ruling makes project-level analysis of greenhouse gases more complicated and costly, and could require an Environmental Impact Report even for relatively small projects. Staff determined adoption of a Climate Action Plan (CAP) would be an option to insulate past and future development projects under CEQA. A CAP would include analysis of Citywide greenhouse gas emissions and would demonstrate consistency with Statewide targets, allowing individual projects to rely on the CAP rather than preparing their own standalone GHG analysis, streamlining existing and future development processes.

The City's environmental consultant (AECOM) completed the estimated GHG emissions that are anticipated in the City based on current development and the anticipated development under the General Plan in the years 2030 and 2035 (horizon year). AECOM prepared a memo (Attachment 1) to outline the emissions findings, reductions needed to hit State targets, and options for streamlining, including alternatives to a CAP. In summary, AECOM determined that in order to prepare a CAP meeting the minimum standards outlined by the State Office of Planning and Research, the City would need to achieve a 22% reduction for the year 2030 and a 33% reduction for the year 2035. These levels of reductions may not be achievable without either significant land use changes or significant investments by the City, neither of which were anticipated at the time Council gave initial direction to staff to prepare a CAP. As such, staff requested AECOM make alternative recommendations to a CAP. A more feasible option would be a combination of a rigorous General Plan EIR and updated policies in the General Plan. This approach would still provide future projects that are consistent with the adopted General Plan land use plan with a streamlined CEQA process. Staff intends to work with AECOM to vet these policies and prepare the General Plan Update EIR based on this option.

Work Plan and Status Update

In 2017, the City acquired AECOM Consulting to assist staff in preparation of the CAP, the General Plan Update and the associated EIR. AECOM's contract outlined the following work program for the three components of the project:

General Plan Update

1. Update document template
2. Address new legislation through new or revised goals/policies and updated text
3. Remove outdated policies

Climate Action Plan

1. Determine the City's baseline GHG Inventory
2. Prepare GHG emissions forecasts based on the GP 2030 and 2035 land uses
3. Recommend GHG targets necessary to meet GHG reduction requirements
4. Identify GHG reductions strategies
5. Develop a Citywide CAP
6. Establish framework for ongoing CAP monitoring revisions

Environmental Impact Report

1. Notice of Preparation
2. Draft EIR
3. Final EIR

The anticipated timeframe to complete the above-listed tasks is June 2020, in time to meet the State mandate for SB 743 (VMT). Thus far a baseline GHG inventory and recommended GHG targets have been completed for the CAP portion of the project. With the General Plan Update portion of the project, a draft template has been vetted with City staff, AECOM completed a review of the existing General Plan and identified areas that need to be updated to meet new legislation, and discussions have occurred on the suggested policy approach to address SB 743. The City's Development Services – Long Range Planning Division is overseeing the project.

Conclusion

In undertaking these projects, a significant goal is provide coverage and streamlining for development which is already anticipated by the City's General Plan. Staff has made significant progress on development of the General Plan Update and CAP projects, including developing some important data which has led to a further refinement of staff approach to achieving the goal of the project. Staff has brought this update to Planning Commission in order to ensure that Commissioners are aware of the current progress of the projects, and are kept informed.

PUBLIC OUTREACH AND NEXT STEPS

The public was notified of the City's intent to complete the CAP and General Plan Update project and support was gained with the adoption of the General Plan Update Fee. Additional outreach will occur once a draft document has been prepared. The City intends to hold stakeholder meetings, a public workshop, and present the documents at the various City Commissions prior to final action by the City Council.

ENVIRONMENTAL DETERMINATION

This informational staff report is not a "project" as defined by CEQA. Therefore no environmental review is required at this time. As mentioned, a comprehensive EIR will be prepared consistent with CEQA for the GPU project.

RECOMMENDATION

No action is required. Following staff's presentation, the Planning Commission may ask questions and provide feedback. Staff will be providing a similar update to City Council in June. It is anticipated the

completed CAP, or an alternative to the CAP, along with the draft GPU and associated EIR will return to Planning Commission for action in spring of 2020.

ATTACHMENT

1. AECOM Memo on CAP and CEQA Streamlining Options (dated September 19, 2018)



AECOM
2020 L Street, Suite 400
Sacramento, CA 95811
www.aecom.com

916.414.5800 tel
916.414.5850 fax

To: Roseville General Plan Update Team
From: Matthew Gerken and Josh Lathan
Date: September 19, 2018
Subject: Climate Action Plan and other CEQA Streamlining Options

One component under consideration for Roseville's General Plan Update Project, which is currently underway, is a Climate Action Plan (CAP). A CAP can be helpful for communities that want to provide a platform to coordinate among departments, agencies, decision makers, and other stakeholders to identify the most efficient greenhouse gas (GHG) reduction opportunities (as opposed to applying mitigation on a project-by-project basis), and to coordinate climate-related goals with economic development, other environmental, and other planning goals at the community-wide level. A CAP is also a good tool to use to optimize targeted co-benefits for a community. Co-benefits include reducing household transportation costs, expanding mobility options, reducing long-term household and business utility costs, and enhancing public health, among others. A CAP is also good for communities interested in pursuing efficiency improvements, expanding transportation modes, etc. in existing developed areas, in addition to new growth areas.

Local agencies are not required to have CAPs; however, consistency with GHG targets *is* required to be analyzed under CEQA, and one of the benefits of having a qualifying CAP is that it can be used to streamline environmental review for future projects for GHG emissions impacts under CEQA Guidelines section 15183.5.¹ With recent changes to State law, increasingly ambitious emissions reductions will be needed in order to demonstrate consistency with State targets.²

The General Plan team has prepared an existing GHG inventory for Roseville and forecasts for future years (2030 and 2035). We also prepared analysis to demonstrate different reduction scenarios that could achieve local consistency with State goals.

Roseville's existing emissions are dominated by the transportation and energy sectors, which produce 97% of the City's existing emissions. The transportation sector accounts for the majority (54%) of the City's emissions, and residential and non-residential energy emissions account for another 43%. Any successful CAP for Roseville would need to focus on GHG emissions reductions in these sectors.

¹ See also CEQA Guidelines §§ 15064.4 and 15126.4(c), and CEQA Guidelines Appendix G, § VII.

² There is no prescriptive reduction target from the State or from the Placer County Air Pollution Control District (PCAPCD) for Roseville's CAP. The framework for GHG reduction targets is based on the California Global Warming Solutions Act of 2006 (AB 32). AB 32 calls for a reduction in statewide GHG emissions to 1990 levels by 2020. SB 32, which amended the Act in 2016, establishes a target of 40% below 1990 GHG emissions by 2030. Beyond 2030, statutory reduction targets will likely be increasingly ambitious. The Governor's Executive Order No. S-3-05 sets a target of 80% below 1990 levels by 2050 for statewide GHG emissions.

LEVEL OF REDUCTIONS NEEDED

To be consistent with State goals for reductions of all sources of GHG emissions in Roseville, and to be consistent with a CAP that would achieve those reductions, will require reductions of approximately 202,300 metric tons of carbon dioxide equivalent (MT CO₂e) by 2030, which is a 22% reduction compared to forecast emissions for 2030. For 2035, reductions of approximately 305,500 MT CO₂e, or 33% compared to forecast emissions, will be required.^{3,4} For the reasons explained below, this may not be possible for Roseville at this time.

Some jurisdictions have been able to achieve reductions that are consistent with SB 32's increased reduction goals (i.e., 40% below 1990 GHG emissions by 2030). This has been achieved through a mix of ambitious strategies, such as programs to require high percentages of renewable energy for electricity, density increases, transit programs, and purchase of carbon offsets. In Roseville, some of these programs may be difficult, while others should be feasible, as explained in more detail below.

REDUCTION STRATEGIES NEEDED TO HIT THE TARGET

The City could commit to getting a high percentage of electricity from emissions-free sources (more than 60%), double the number of electric vehicles used by City residents and employees, reduce vehicle miles traveled (VMT) per capita by 7 to 17%, switch 10% or more of existing homes from natural gas to electric heat, and, potentially, purchase additional carbon allowances or offsets through and organization such as the Climate Action Reserve.⁵

According to Roseville Electric, increasing the percentage of electricity coming from renewable sources beyond existing State mandates and/or procuring additional carbon allowances or offsets would come at a cost of many millions of dollars per year that would have to be passed on to customers through rate increases. This cost is significant, which could make it prohibitive to implement. To reduce VMT would require an expansion of transit, bicycling, and walking opportunities; increased density and mixing of uses in areas with access to transit, bicycle, and pedestrian facilities; and increasing the proportion of development that occurs in relatively low-VMT areas, such as the Downtown and Riverside Gateway Specific Plan Areas and other areas with relatively compact development that places residents in walking and biking distance of shopping, entertainment, jobs, and transit hubs.

OPTIONS FOR STREAMLINING

While CAPs have been a good tool for some cities and counties to provide CEQA streamlining, as well as a framework that can optimize costs and benefits and maximize co-benefits of GHG reduction strategies, they are not the only tool available to streamline future project-level CEQA review. The options in addition to CAPs include:

³ The City's emissions can be quantified on a per-capita or per-service-population basis in order to compare with other communities and the state as a whole. "Service population" is the sum of residential population and local employment. The City would need to achieve a GHG efficiency level of 2.79 MT CO₂e per service population in 2030 to be consistent with the State's own goals. By 2035, the efficiency level needed to demonstrate consistency with the State's goals will be reduced to 2.25 MT CO₂e per service population.

⁴ Existing City and State programs (Renewables Portfolio Standard, State clean car standards, etc.) will reduce the City's emissions by approximately 14% by 2030 and by approximately 12% by 2035 from 2016 levels, even as the City continues to grow.

⁵ Theoretically, a local government could develop their own offset program. Projects with high rates of GHG emissions could pay a fee to reduce their emissions rate to some threshold level. This fee could be used for energy efficiency improvements in homes, to fund transit expansions, to purchase EV charging stations, expand trails, or other projects that would reduce GHG emissions. However, this could be very difficult administratively.

- ▶ Option 1: A rigorous General Plan EIR that analyzes community-wide GHG emissions, identifies feasible mitigation for the City and future projects, and provides streamlining for future projects through use of the “partial” exemption described in CEQA Guidelines Section 15183. Under this Guidelines provision, if an EIR for a General Plan has been certified, projects consistent with the General Plan do not require further CEQA, unless there are project-specific issues that are “peculiar to the project or its site.”
- ▶ Option 2: A General Plan/General Plan EIR that develops a project-level GHG significance threshold and menu of mitigation options to provide guidance and certainty for future project-level CEQA analyses of projects that were not specifically contemplated by the General Plan EIR.⁶
- ▶ Option 3: A CAP that focuses on all emissions sources *except* passenger vehicle GHG emissions, which are the focus of SACOG’s Sustainable Communities Strategy (including the ongoing update).⁷

STAFF RECOMMENDATION

If City staff and decision makers agree that a CAP would be challenging to achieve, the General Plan Update team recommends a combination of Options 1 and 2 in order to provide the best streamlining and certainty for future projects.

Option 1 would be used for “typical” development projects, such as retail, housing, office, and similar uses. Option 2 could be used for more unusual types of projects that would not be assumed under the General Plan, such as large-scale commercial recreation projects, a college or university, industrial projects with very high energy demands, or other less typical types of development projects.

⁶ In this option, we would develop custom significance thresholds that would allow projects to demonstrate consistency with the State’s own GHG reduction goals. We could also develop a menu of mitigation options for future projects to apply, as appropriate, to move toward achieving the significance threshold/s. Purchasing carbon offsets, which are relatively inexpensive per ton of GHG reduced, could be among those options for mitigation that are incorporated into future projects and made conditions of project approval.

⁷ We are unaware of any jurisdiction that has used this approach.