City of Woodland

PLANNING COMMISSION AGENDA

June 20, 2013
CITY COUNCIL CHAMBERS
6:30 PM

1. Call to order

2. Roll Call

3. **Approval of Minutes for May 16, 2013**

4. **Director's Report**: This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.

5. **Public Comment**: This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

6. **Communication - Commission Statements and Requests**: This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

7. **Subcommittee Reports**:

PUBLIC HEARING:

8. **Golden State Reclamation Project (CONTINUED)** - Request to approve a Conditional Use Permit to allow the construction and operation of a concrete slurry processing facility. Included in the proposed project design are two reclamation ponds for the concrete slurry, one retention pond for leachate, one storage building for construction equipment, and one on-site mobile office trailer. The site (APN 027-350-058) is located in an industrial area in the northeastern portion of the City of Woodland, Yolo County. The proposed project site is located on a 17.56-acre property at 231 Hanson Way in the Industrial zone. The requested entitlements include a Conditional Use Permit, review of the proposed Initial Study and Mitigated Negative Declaration and the proposed adoption of the Mitigation Monitoring and Reporting Plan, and a review of the Site Plan and Design Review.

Applicant:	Travis Brandt, Golden State Reclamation
Environmental Document:	Initial Study and Mitigated Negative Declaration with a Mitigation Monitoring Reporting Plan
Staff Contact:	Paul L Hanson, AICP, Senior Planner
Recommended Action:	Conditional Approval

9. **Pioneer Investors, LLC - Heidrick Ranch II Development Agreement (DA) Amendments:**
The applicant, Pioneer Investor, LLC, is requesting amendments to the Heidrick Ranch II Development Agreement. The proposed amendments will update to the conditions of approval and provide clarification of the infrastructure of construction at the intersection of Harry Lorenzo Avenue and Farmers Central Road.

Applicant:	Melanie Mathews, Pioneer Investors, LLC
Staff Contact:	Cindy Norris, Principal Planner
	Paul L Hanson, AICP, Senior Planner
Recommended Action:	Approval with Conditions

NEW BUSINESS:

10 **Lennar Homes of California "Lennar Homes at Spring Lake" Design Review -** Design review for 98 R-4 units for "Lennar Homes at Spring Lake", within the Spring Lake Specific Plan area. The units consist of 98 single-family. Subject property (APN 042-030-031, 033, & 040) is located in the Spring Lake Specific Plan area south of Heritage Parkway and on both sides of Meikle Avenue.

Applicant:	Don Barnett, Lennar Homes of California
Staff Contact:	Cindy Norris, Principal Planner
	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approval with Conditions

OLD BUSINESS: NONE

10. Adjournment

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.

City of Woodland

PLANNING COMMISSION AGENDA

May 16, 2013
CITY COUNCIL CHAMBERS
6:30 PM
DRAFT MINUTES

1. Call to order

2. Roll Call
Commissioners Present: Murray, Lopez, Murphy, Wurzel, Holt, Wells, Lizarraga

Staff Present: Ken Hiatt, Community Development Director; Cindy. Norris, Principal Planner; Dan Sokolow, Senior Planner/Housing and CDBG Coordinator; Heidi Tshcudin, General Plan Project Manager; Jeff Goldman, AECOM Housing Consultant; Mathew Gerken, AECOM, Housing consultant; Bruce Grove, RBF Planning Consultant

3. **Approval of Minutes for April 18, 2013**
Ayes: Lopez,, Holt, Wells, Murray, Murphy, Lizarraga, Wurzel
No's:
Abstain:

4. **Director's Report**: This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.
   - *Introduce Ken Hiatt, new Community Development Director*
   - *Change of regular schedule back to 2 meetings a month to be held open, 1st and 3rd; availability for June 6? (Commissioners Wurzel and Kirby indicated that they are not available on the 6th)*
   - *Joint Planning Commission and City Council workshop on June 11, 2013 at the Community and Senior Center*
   - *Number of reports coming out in advance of the joint workshop that will provide a great amount of information: Workshop summary report; Community Survey Report; Existing Conditions Report.*

5. **Public Comment**: This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
None

6. **Communication - Commission Statements and Requests**: This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.
None

7. **Subcommittee Reports**:
Commissioner Holt stated that he had attended the General Plan Steering Committee #2 in which the Housing Element had been a topic for the group.

PUBLIC HEARING:

8. **Draft Housing Element 2013 – 2021**: That the Planning Commission make the following recommendations to the City Council: 1) Receive the Draft 2013 Housing Element; 2) Direct staff to transmit the document to the State Department of Housing and Community Development (HCD) for review and comment; and 3) Commence preparation of appropriate environmental impact analysis on the Draft 2013 Housing Element in preparation for adoption later this year.

Applicant:	City of Woodland
Staff Contact:	Cindy Norris, Principal Planner, and Heidi Tschudin, General Plan Project Manager
Recommended Action:	Receive the Draft and Recommend the actions outlined above to the City Council

Motion: Commissioner Lizarraga made a motion that the Planning Commission recommends to the City Council that the Council review the draft housing element, direct staff to submit the document to the Department of Housing and Community Development and commence preparation of appropriate environmental review, which was seconded by Commissioner Murray.

Ayes: Commissioners: Wells, Lopez, Murray, Holt, Murphy, Wurtzel, and Lizarraga
Nos: Commissioner:

NEW BUSINESS:

9. **Review of the proposed City of Woodland Capital Improvement Program (CIP) for 2013/14 – 2016/2017**:
The 10-year Capital Improvement Programs (CIP) that presents a balanced ten-year spending plan. The Capital Budget represents the first year of the CIP and identifies projects for which appropriations will be requested. The CIP and associated Capital Budget are typically re-evaluated, updated and presented to the City Council annually. Pursuant to Government Code 65401, a finding of conformity with the General Plan is required for new projects.

Applicant:	City of Woodland
Staff Contact:	Lynn Johnson, Senior Management Analyst
Recommended Action:	Finding of conformity with the General Plan

Motion: Commissioner Lizzaraga made a motion that the Planning Commission make a finding that the proposed new project for the 2013/14 – 2016/2017 CIP are consistent with the General Plan, which was seconded by Commissioner Wells-.

Ayes: Commissioners: Wells, Lopez, Murray, Holt, Murphy, Wurtzel, and Lizarraga
Nos: Commissioner:

10. **Woodland Commerce Center Draft Environmental Impact Report Circulation**: The Draft EIR for Woodland Commerce Center is a program level analysis for annexation, a General Plan Amendment to formally change the City's corporate boundaries, a Tentative Subdivision Map (TSM) to subdivide the site into approximately 15 parcels for future development, and a Development Agreement to extend the life of the Tentative Subdivision Map beyond the limits established in the California Subdivision Map Act, and to provide for other provisions. The DEIR public review period started on Friday, April 26, 2013, and will end on Monday, June 10, 2013. The Notice of Public Comment Meeting/Notice of Availability of the Draft EIR was published in the Daily Democrat newspaper on Thursday, April 25, 2013. A public comment meeting will be held on

Thursday, May 30, 2013, in the City Council Chambers from 5:30 – 7:00 p.m. to receive comments from the public on the Draft EIR.

Applicant:	City of Woodland
Staff Contact:	Dan Sokolow, Senior Planner
Recommended Action:	Informational Review and to receive comments from Planning Commissioners on the Draft EIR

The Commissioners offered comments on the draft.

OLD BUSINESS: NONE

11. Adjournment

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.

City of Woodland

MEMORANDUM

TO: **PLANNING COMMISSION MEMBERS**

FROM: Cindy Norris, Principal Planner
Paul L. Hanson, AICP, Senior Planner

SUBJECT: Pioneer Investors, LLC – Heidrick Ranch II Development Agreement (DA) Amendments

DATE: June 20, 2013

RECOMMENDATION:
Staff recommends that the Planning Commission review and recommend approval to the City Council, the proposed Pioneer Investor, LLC - Heidrick Ranch II Development Agreement amendments.

BACKGROUND:
On April 6, 2004, the City Council approved the ±44.64 acre, Heidrick Ranch Vesting Subdivision Map No. 4670 consisting of 141 single-family lots at an R-5 density (Phases I & II) and a remainder parcel (Lot "A") at an R-25 density. The approval included zoning, vesting tentative subdivision map, and development agreement. Phase I of the map was recorded and single-family homes have been constructed on a majority of the lots, and the multi-family site has site plan and design approval. On October 21, 2010, the Planning Commission recommended the City Council approved a Development Agreement Amendment between the City of Woodland and Pioneer Investors, LLC for Heidrick Phase II and revised phasing of the approved Heidrick Ranch Tentative Map (21.57-acre parcel (APN 041-010-087) **(See Attachment "A")**.

PROPOSAL
The applicant's request is for a Development Agreement Amendment to amend one (1) condition and remove three (3) other conditions of approval **(See Attachment "B")**.

The following conditions of approval recommended for deletion: Conditions shown in strikethrough for deletions.

~~58. *Fee credits generated by a project in the First Release (including those units with First Release Building Unit Allocations ["BUA's"], those units constructed to meet First Release affordable housing requirements, and those multifamily sites which participated in the First Release) may be applied toward First Release building permits at the time of issuance. For all other projects, no fee credits may be used toward payment of Spring Lake Infrastructure Fee (SLIF) obligations, regardless of whether such credits are held, transferred, or generated, unless one of the following occurs: (i) bonds have been issued by the CFD in connection with the final map for a project, in which case fee credits may be used equal to the amount of the net bond proceeds; (ii) until such time that the First Release property owners owed reimbursement for oversizing improvements have been fully reimbursed in accordance with the Funding and Reimbursement Agreement (FRA) dated September 7, 2004 (including, but not limited to, Sections 2.3, 2.7, and 2.8); or (iii) until such time that the FRA may be amended to allow the use of fee credits prior to the complete reimbursement of the First Release property owners.*~~

~~1. *Pioneer Drive*~~

~~*b. Widen the southbound lanes for the segment of Pioneer Avenue, from East Gibson Road to Collector 4, to its ultimate width. Upon the approval of the final map that triggers the 1000th unit in the SLSP planning area east of Highway 113. Bus turn out is required on Pioneer Avenue for southbound traffic south of Collector 4. Within 10 days of approval of this DA amendment, the City shall invoice the Pioneer Investors, LLC for the Heidrick map's fair share of the widening of Pioneer Avenue between East Gibson Road to Collector 4 to its ultimate width. The amount of the invoice is $268,972.02. Applicant shall pay the invoiced amount within 21 days of invoice and prior to any final maps.*~~

~~e. *Intersection of Pioneer Avenue and Collector 4/High School shall include construction of signal improvements as identified in the traffic study (with 700th building permit). Signal is to be constructed at applicant's expense subject to a reimbursement from the financing district. This requirement shall be deemed satisfied by payment of funds as described in b. above.*~~

The following condition of approval recommended for modification. Condition shown in strikethrough for deletions and double underline for new text:

5. County Road 101

~~a. Final map for lots 77 through 90 shall include dedication of land for a roundabout at Farmers Central Road and Harry Lorenzo Drive (CR 1010). Applicant shall submit design for the roundabout to the City for approval with this final map. Applicant shall modify lots as necessary.~~

The first final map in Heidrick that connects to Harry Lorenzo Avenue (CR 101) shall improve Harry Lorenzo Avenue (CR 101) from Farmer's Central Road to CR 25A, unless completed by others. Along the frontage of the map the project shall modify the street section to City structural and drainage standards including a street cross section that include a 12' travel lane, an 8 foot parking lane (including 2 foot gutter pans), 8.5 foot street-side planter strips (including 0.5 ft curb) and 5.5' wide sidewalk on the east half of

the street, and include a 12' travel lane, an 8 foot parking lane (including 2 foot gutter pans) and a 0.5 ft curb on the west side of the street (abutting the MPRA), plus transition sections. This will apply unless an alternative interim pavement section is approved by the City Engineer. South of the new street section constructed by the project the improvement shall be for type three Slurry or Micro pave as determined by the City plus signing and striping to City Standards for the existing two lane rural road.

Staff Recommended Modifications

Staff is also recommending a modification to the conditions of approval for clarification. Conditions shown in strikethrough for deletions and double underline for new text:

4. Farmers Central Road

   j. ~~Final map for lots 77 through 90 shall include dedication of land for a roundabout at Farmers Central Road and Harry Lorenzo Drive (CR 1010). Applicant shall submit design for the roundabout to the City for approval with this final map. Applicant shall modify lots as necessary~~.

   Final map for lots 70 - 99 shall include connection of Farmers Central Road (FCR) to Harry Lorenzo Avenue (aka Road 101) and design and construction of the Roundabout at the intersection of Harry Lorenzo Avenue and FCR. Applicant shall construct full improvements south of centerline and two 12' travel lanes with 4' paved shoulders north of centerline, plus full improvements at the roundabout (within the ultimate alignment). This will apply unless an alternative pavement section is approved by the City Engineer.

   Lots 77 through 99 shall be modified to allow for construction of the roundabout and the onsite right of way required. Condition shall be deemed fulfilled if construction is completed by others; however, a fair share reimbursement amount may be required at final map as determined by the City. City shall include the roundabout in the next SLIF CIP draft update for approval and final consideration by Council. City shall endeavor to collect a fair share of the total cost from adjacent property owners with their next entitlement request.

   Should after a good faith effort based on an Appraisal to MAI standards, the applicant has been unable to obtain offsite right of way, the applicant may request that the City obtain the land at the cost of the applicant. Applicant shall fully fund all costs which shall be handled through a deposit account, the initial deposit will be based on the estimated cost of land, staff time and attorney time to obtain the land as determined by the City. After land has been obtained, City shall relinquish balance of funds on hand.

   k. Temporary cul-de-sacs and emergency vehicle access shall have fixed obstacles to prevent traffic from driving across undeveloped ground to road 101. Emergency vehicle access shall have city approved removable bollards to allow for emergency vehicle access. All temporary cul de sacs at the end of roads shall a continuous barrier to traffic in accordance with City detail 0350 or other continuous barrier method approved by the City Engineer.

l. The applicant shall improve the bicycling facilities and opportunities within the Spring Lake Specific Plan.

REVIEW
Staff is recommending approval of the requested Development Agreement conditions of approval deletions because the conditions are no longer necessary.

- Condition 58 was an interim condition, while City staff finalized the use of fee credits. As of March 5, 2013, the City has amended the ordinance and adopted administrative guides for the use of fee credits.
- Condition 1 (b & e) concerning the widening of Pioneer Avenue no longer applies because Pioneer Avenue has been completed using other SLIF funding.

Staff is also recommending approval of Development Agreement conditions of approval amendments to the Harry Lorenzo Avenue (County Road 101) Condition (a) and Farmers Central Road Conditions (j, k, and l) in order to provide for clarification for the required infrastructure improvements.

RECOMMENDATION
Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the amendments to the Pioneer Investors LLC - Heidrick Ranch II Development Agreement conditions of approval by making an affirmative motion as follows:

MOTION #1 **I move that the Planning Commission make a recommendation to the City Council for the approval of the Pioneer Investors LLC Development Agreement Amendments based on the identified Findings of Fact (See Attachment "B") and subject to the identified Modified Conditions of Approval (See Attachment "D"), by taking the following actions:**

1. Adopt the attached Ordinance No. _____ **(Attachment "C")** Amending the Development Agreement between the City of Woodland and Pioneer Investors, LLC – Heidrick Ranch II Relative to Property Located Within the Spring Lake Specific Plan Area including the Modified Findings and Conditions of Approval **(Attachment "D").**

MOTION #2 **I move that the Planning Commission make a recommendation to the City Council to deny the Pioneer Investors LLC – Heidrick Ranch II Development Agreement Amendments based subject to the following findings: (Specify)**

ATTACHMENTS:

A. Vicinity Map & Tentative Map
B. Applicant request to modify the Development Agreement
C. Findings of Fact
D. Ordinance Approving the Development Agreement Amendment
E. Modified Conditions of Approval

City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy Norris, Principal Planner
Paul L. Hanson, AICP, Senior Planner

SUBJECT: Design Review for *Lennar Homes at Spring Lake*

DATE: June 20, 2013

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Review and approve the proposed conceptual residential designs for *Lennar Homes at Spring Lake.*
2. Approve a minor design modification to allow the Plan 3, Multi-generational design, to have an internal courtyard rather than a projecting front porch or courtyard.

PROJECT PROPOSAL:

An application has been filed for Site Plan and Design Review for a residential project (*Lennar Homes at Spring Lake*) on 22.6 acres (98 residential lots) within the R-4 zone of the Spring Lake Planning Area **(Attachment A – Application & Site Plan, Elevations, and Landscape Plans)**. The project consists of 98 single-family homes, 32 two-story homes and 66 one-story homes with four (4) floor plans and sixteen (16) elevations. The homes range in size from 2,616 to 2,982 square feet. The plan submittal includes a lot layout plan, typical front yard landscape plan, enhanced driveway designs, and a residential design booklet with red line changes. Lennar Homes proposes to construct all the homes with solar roof tiles and enhanced driveways.

BACKGROUND:

The 22.6 acres (98 residential lots) is the Heritage Unit 4A, 4C, and 7, located at the south of Heritage Parkway and on both sides of Meikle Avenue. The subdivision was created by the Russell Ranch Remainder Vesting Tentative Subdivision Map No. 4784 approved on November 17, 2005.

PROJECT ANALYSIS:
The project design review was performed using the Spring Lake Specific Plan (adopted December 18, 2001 and subsequently amended) and the Spring Lake Specific Plan Design Standards as approved May 20, 2003.

COMPLIANCE WITH SLSP DESIGN STANDARDS

Number Proposed Plans

Plans	Number of Elevations	Number of Lots	No. of Stories
1	4	26	1
2	4	25	1
3	4	15	1
4	4	32	2
Total	**16**	**98**	

Architectural Styles The following is a description of the architectural styles being proposed for *Lennar Homes at Spring Lake*.

Western Craftsman

The Craftsman style home is simple, informal, and efficient, and the exteriors emphasize the use of natural materials. The Craftsman style primarily exhibits covered porches, additional courtyards and low slung roof forms. True to the nature of the design, exteriors are often painted in colors found naturally in the surrounding environment. Craftsman homes are characterized by exposed or expressive structural elements like battered columns and knee braces at the eaves.

Italian Villa

Distinct features of Italian Villa architecture are influenced by the emergence of world travel in the late 1800's; with the ability to travel to Italy, Americans experienced the architecture firsthand and began to bring elements of the style back to America. Italian Villa architecture is simple and formal, with details such as arches and decorative window surrounds characterizing the style. Roof forms are simple with low pitches.

Farmhouse

The Farmhouse style is representative of the rural agricultural countryside so prevalent of northern and central California. Casual in form, this style is elegant in its clean simplicity. The style often features layered forward-facing gable roof forms, covered porches, shutters, and traditional brick accents.

French Normandy

The French Normandy style incorporates many adapted French styles brought to the United States after World War I. This style is also commonly referred to as the French Cottage and blends the best design elements of rural French countryside homes. French style architecture is characterized by its picturesque detailing, such as shutters, gable

siding accents, and steeply pitched roofs.

Lennar Homes will be introducing a new housing product called a multi-generational home. Lennar Homes describes this product type:

> *Plan 3 is a unique and highly regarded new concept of living, which we call our multi-generation home. Plan 3 includes a home within a home to allow families to "age in place" by providing a separate suite within the main home. The suite includes a bedroom, bathroom, small sitting area and wet bar that is incorporated into the main home, connects to the main home, but also provides a separate entrance and garage. The suite is intended for a relative of the homeowner, such as an aging parent or returning adult child to live with the rest of the family while still having space of their own for privacy and comfort. Multi-generational families already make up a significant portion of American households and the numbers are expected to rise. Our multi-generation home is designed to meet the needs and desires of the multi-generational household. However, the multi-generation home is not intended to be used as a rental unit by people not related to the homeowner. The suite in the multi-generation home does not have a kitchen. The wet bar includes a sink, and refrigerator but does not include a stove, oven or 220 electrical power.*

The Housing Industry comments on Multi-Generational Homes:

> ***Benefits of Multi generational Homes***
> *In addition to easing financial burdens, there are many other advantages to living in a multigenerational home. First and foremost, everyone benefits from a familial support system. Having your family around can help with practical issues like childcare and chores, but it also helps fight loneliness, isolation, and depression. This is true among all age groups, but can be especially important for seniors; around 15% of seniors over the age of 65 suffer from depression, which is twice the national average for those over 18. A multigenerational home can provide both the practical and emotional support that allows all generations to thrive.*

Staff supports this new type of housing product. Further, on June 4, 2013, the City Council approved the draft 2013 Housing Element with following policy.

> **Policy 2.A.10** ***The City shall allow housing options that allow residents to age in place such as multi-generational housing.***

A desired intent of the Spring Lake Specific Plan is to create variety and interest along a street and to activate the front and provide opportunity for neighborhood social interaction. Toward this end applicant has worked to develop color pallets with a mix of architectural materials and roof styles and that are diverse yet appropriate to each architectural style. To further enhance the street front appearance, the applicant has provided front courtyards or porch elements on a majority of the homes. In working with the applicant to achieve greater variety, Lennar has proposed additional enhancements to the front elevations as shown in the 'red line' versions of the plans as provided in the booklets. These enhancements include additional accent materials such as shingle siding and board and batten, enhanced courtyard pilasters, as well as adding porch railings and shutters to some plans.

The exterior materials being proposed include:

Features	Style or Material
Roofs	Barrel and Shake profile, Concrete
Masonry	Cultured Stone and Brick
Stucco	Rough and smooth finish on trim accents
Trim	Wood
Shutters	Faux wood
Wood post & beam	Wood
Siding	Wood siding and shingles

As part of the submittal packet, the applicant has included a residential design booklet with red line changes requested by City staff. This is to demonstrate responsiveness to staff during the design review process.

The applicant has worked with staff to create a Multi-generational product that also meets the spirit and intent of the Spring Lake Specific Plan. The Plan 3, multi-generational home has a larger footprint, 2,935 square feet and provides three garage spaces, a two-car and a separated single-car garage that serves the separate suite. The applicant indicated a strong desire to staff, that in order to best address the target market, those aging in place and senior residents, that a single-story floor-plan was desired for this Plan. However, this results in a larger footprint. As a result, the multi-gen homes have been specifically plotted to meet minimum setbacks (**Attachment "A").** Necessary lot line adjustments will be provided to extend the Plan 3 lots, and in each case a two-story, Plan 4 will be placed on the adjoining lot. The multi-generational plans represent 16% of the homes within the development.

Further, with regard to the Plan 3, the applicant has indicated to staff that having an available separate garage space for the multi-generational suite is essential to function. This of course results in two garage elements facing the street front. The Plan 3 provides a central internal courtyard rather than a projecting front courtyard or porch. Staff feels that because the majority of the homes in the development do provide either porch or courtyard elements that staff recommends support for a minor design modification to accept the multi-gen homes as proposed. To address staff's concerns, the applicant has agreed to provide an enhanced treatment to the Plan 3 courtyard entry that may include decorative low gates, trellis, and accent paving and planting (Condition of Approval # 1).

Staff's review of the conceptual residential elevations and plans, finds the residential designs, as conditioned, in substantial compliance with the Spring Lake Specific Plan and the Spring Lake Design Standards. The applicant shall comply with these conditions specific to the Design Review application, but shall also be subject to conditions provided in the originally approved Development Agreement for the Heritage Remainder Area.

RECOMMENDED CONDITIONS OF APPROVAL

COA #1: All residential units shall include a separated, enhanced pedestrian pathway from back of walk to the courtyard, porch, or front door. An enhanced treatment to the front entry and courtyard area of the Plan 3 that shall be reviewed and approved by the Community Development Department prior to issuance of Building Permits.

COA #2: Public landscaping Final landscaping plans for all areas to be maintained by the SLSP Lighting and Landscape District shall be submitted for review and approval by Community Development and the Department of Parks and Recreation. Due to poor soil conditions in the project area, soil sample analysis shall be provided for publicly maintained landscaping areas.

COA #3: Compliance with the following standards is required prior to issuance of a building permit:

- Public facilities shall be oriented and screened from public view to the greatest extent feasible.

COA #4 Applicant shall comply with the State of California's Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the new State ordinance on the final front yard landscape plans in accordance with City requirements.

COA #5: Prior to issuance of any building permit, the developer shall submit a Construction Impact Management Plan, including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

COA #6: Ground nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, the applicant shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then Mitigation Measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.

COA #7: Implement all redline changes as provided in Attachment "A" to the staff report.
Prior to issuing any building permit, a final site and design review of final plans shall be conducted by staff. This final review may require further site and design changes to

ensure compliance with the Spring Lake Specific Plan and Spring Lake Design Standards.

COA #8: *Lennar Homes at Spring Lake* shall with comply with Spring Lake Specific Plan and Spring Lake Design Standards for any changes proposed after the initial design review approval of 6/20/13. These proposed changes shall be submitted to staff for review. Minor changes can be approved by staff and major changes will be reviewed by the Planning Commission.

COA #9: Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency with and including site plan, landscaping, and improvement plans, prior to submittal for review.

COA #10: Landscape Plan Submittal. Detailed Landscape and Irrigation plans shall be submitted to and approved by the Community Development, and Parks and Recreation Departments concurrent with public improvement plans and prior to issuance of building permits. Landscape plans shall specify the following:

- Locations, size, and quantity of all plant materials.
- A plant legend specifying species type (botanical and common names), container size, maximum growth habit, and quantity of all plant materials.
- Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines, and other pertinent site plan features.
- Planting and installation details and notes including soil amendments.
- Details of all irrigation (drip, sprinkler, and bubbler) as well as equipment such as backflow controller and water meter devices identified.

COA #11: Street Tree Master Plan. Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. Shall be reviewed for conformance with the SL Design Standards and shall be reviewed and approved by the Community Development Department and the City's Public Works Department – tree division. A soils test shall be submitted that will assist in appropriate species selection.

COA #12: Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.

COA #13: Greenbelt Adjacent Fencing. All fencing adjacent to the greenbelt shall be enhanced materially and aesthetically. All wood fencing shall be stained with a water sealant. Fence design shall be submitted for review and approval prior to the issuance of building permits.

COA #14: Interconnecting Walks and Pathways. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards. Details of the path design shall be provided on landscape plans prior to the issuance of building permits.

COA #15: Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of building permits.

COA #16: Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)

COA #17: Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Review and approve the proposed the conceptual residential designs for *Lennar Homes at Spring Lake.*

2. Approve a minor design modification to allow the Plan 3, Multi-generational design, to have an internal courtyard rather than a projecting front porch or courtyard.

RECOMMENDED ACTION: Staff recommends approval of the residential designs by making an affirmative motion as follows:

MOTION NO. 1: Move to APPROVE the residential design for *Lennar Homes at Spring Lake,* as shown in the Plan Booklet, overall site exhibit (lot layout), and color/materials boards, subject to the conditions of approval provided.

- Determine that the project as conditioned is consistent with the Spring Lake Specific Plan.
- Determine that the project as conditioned consistent with the Spring Lake Specific Plan Design Standards.
- Approve the conceptual residential designs for *Lennar Homes at Spring Lake*.

Attachments:

A. Application & Site Plan, Elevations, Landscape Plans, and Residential Design Booklet

ATTACHMENT A

City of Woodland, CA
Permits & Inspections - PLNG-13-00033
002878-0005 Debbie F. 04/30/2013 02:52PM
51158 - WOODLAND CITY OF
PLNG-13-00033 PLANNING MAJOR PROJECTS
Paid Amount: 2,471.00

City of Woodland

520 Court St, Woodland CA 95695 (530) 661-5820 Fax (530) 406-0832

Community Development Department

GENERAL APPLICATION FORM

This application form is required as part of any request to process the planning actions listed below. In addition, the City of Woodland Zoning Code requires specific material to be submitted in conjunction with this form.

Other required items are indicated on the accompanying instruction packets and development brochures. It is the applicant's responsibility to insure that application packages are complete and accurate.

NOTE: AN INCOMPLETE APPLICATION CANNOT BE SCHEDULED FOR PUBLIC HEARING

1 Application Requested

Project No. _____

Amount Paid: $ 2,471.00

Amount Due: $ 2,471.00

- ☐ General Plan Amendment
- ☐ Rezone
- ☐ Tentative Subdivision Map
- ☐ Tentative Parcel Map
- ☐ Vesting Tentative Map
- ☐ Lot Line Adjustment
- ☐ Variance
- ☐ Use Permit (CUP)
- ☐ Planned Development Permit
- ☐ Site Plan Review
- ☐ Design Review
- ☐ Zoning Administrator Permit (ZAP)
- ☐ Other

Is this request part of another application? Yes _____ No X If so, what? _____

2 Project Description

Site address or location: Heritage Units 4A, 4C & 7

Project Name: Lennar Spring Lake

Assessor's Parcel Number: 042-030-031, 033, 040

Is this project located in a Redevelopment Area? ☐ Yes ☒ No

Total Acres: 22.6 AC

Does this request include signage? ☐ Yes ☒ No

Is Your Project Located in a Flood Zone? Yes _____ No X

3 Justification for Request

4C & 7 (West) Subd 5029
Heritage Units
Heritage Unit 4A East #5030

☞ **On a separate sheet, explain in detail your request and why you believe your request is justified.**

4 Owner/Applicant

OWNER:	APPLICANT:
LENNAR HOMES OF CA	LENNAR HOMES OF CA
ADDRESS: 1420 ROCKY RIDGE DR. #320	ADDRESS: 1420 Rocky Ridge Dr. #320
CITY STATE ZIP CODE: ROSEVILLE, CA 95661	CITY STATE ZIP CODE: Roseville, CA 95661
PHONE: (916) 746-8512	PHONE: (916) 746-8512
E-MAIL ADDRESS: don.barnett@Lennar.com	E-MAIL ADDRESS: don.barnett@Lennar.com

PLNG-00033

5 General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
LOW DENSITY RES.	22.6	N/A	

6 Rezoning Request

Existing Land Use Zone	Gross Acres	Proposed General Plan Designation	Gross Acres
R-4	22.6	N/A	

7 Residential Development

How many residential units are being requested? ? 98

Single Family	X	Half-plex	
Duplex		Apartments	
Condominiums		Other	
Townhomes		**Total Units**	

How many lots will be created by this project? N/A

Do you intend to market the units for sale? Yes X No ___

Do you intend to market the units for rent? Yes ___ No X

8 Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:	Indicate the gross and leasable square footage for each type of development:

9 Authority to File Application

Check one: √

- [X] Ownership
- [ ] Power of Attorney*
- [X] Contract to Purchase*
- [ ] Other

(specify) _____

*Attach Evidence of Authority

Place Date Received Stamp Here

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

Applicant: Don Barnett

Date: 4/30/13

Legal Owner: Earl Keith

Date: 4/30/13

Legal Owner: _____

Date: _____

DEPARTMENT USE ONLY

G.P. Designation: _____ Zoning Designation: _____

Applicable Zoning Code Sections: _____

Hearing Body: _____

Environmental Determination: _____

Request:

Logged by: _____ Date: _____

Planner: _____ Date: _____

Statement of Intent and Justification for Lennar Homes at Spring Lake

Lennar Homes is requesting Design Review approval for 98 homes to be built in the Spring Lake Specific Plan in the City of Woodland, California. The lots are located in Units 4A, 4C and 7. Lennar is proposing four distinct floor plans ranging in size from 2,616 sq. ft, 2,739 sq. ft., 2,935 sq. ft. and 2,982 sq. ft. There are three 1-story plans and one 2-story plan. Each home plan has four unique, distinctive and highly articulated elevation styles including "Italian Villa", "French Normandy", "Western Craftsman" and "Farmhouse". The proposed mix of home plans and elevations meets guidelines of the Spring Lake Design Standards for architectural diversity, massing, and articulation.

The materials incorporated on the homes are consistent with the architectural styles. The Italian Villa plans include the use of "S" concrete roof tiles, stucco finishes and exterior wainscot, corbels, shutters and pre-cast stucco trim. The garage style is unique to the Italian Villa elevation. The French Normandy plans include the use of flat concrete tile roofs, stucco finishes, stone veneers, window trim, shutters, and corbels. The garage style will be unique to the French Normandy elevation. The Western Craftsman plans include the use of flat concrete tile roofs, stucco finishes, stone veneers, shingle siding, board & batten siding, wood beams, and wood trim materials. The garage style will be unique to the Western Craftsman elevation. The Farmhouse plans include the use of flat concrete roof tiles, extensive use of horizontal siding, stucco finishes, wood trim, shutters, brick veneer and gable-end vents. The garage style will be unique to the Farmhouse elevation.

Additional design enhancements and features have been incorporated into the home designs that benefit the future homeowners and the Spring Lake neighborhood. All of the homes will include a 2.3 kw (on average) solar panel system incorporated into the roofs of the homes which will provide a substantial benefit to the homeowners by reduced energy costs. All corner homes include elevation enhancements on the street facing side of the home. Plans 1 and 2 will have useable, front courtyards to enhance and promote social interaction among neighbors and encourage activity along the streetscape.

Plan 3 is a unique and highly regarded new concept of living which we call our multi-generation home. Plan 3 includes a home within a home to allow families to "age in place" by providing a separate suite within the main home. The suite includes a bedroom, bathroom, small sitting area and wet bar that is incorporated into the main home, connects to the main home but also provides a separate entrance and garage. The suite is intended for a relative of the homeowner, such as an aging parent or returning adult child to live with the rest of the family while still having space of there own for privacy and comfort. Multi-generational families already make up a significant portion of American households and the numbers are expected to rise. Our multi-generation home is designed to meet

the needs and desires of the multi-generational household. However, the multi-generation home is not intended to be used as a rental unit by people not related to the homeowner. The suite in the multi-generation home does not have a kitchen. The wet bar includes a sink, and refrigerator but does not include a stove, oven or 220 electrical power.

The colors for the homes have been selected to provide a rich and varied palette. Each of the elevation styles incorporates four color palettes each with different body, trim, and accent colors that will promote an attractive and diverse streetscape.

Lennar is extremely proud and excited to present our home plans to the City of Woodland for review and approval. We are hopeful to begin construction of our model homes in August 2013 and the production homes following in the Fall, 2013.

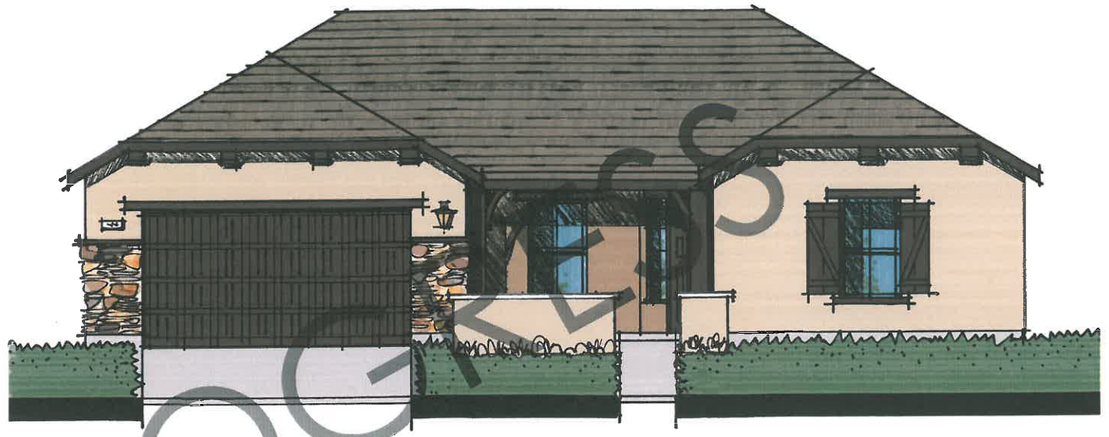
HERITAGE 4A, 4C & 7
PRE-PLOT PLAN EXHIBIT

WOODLAND CALIFORNIA

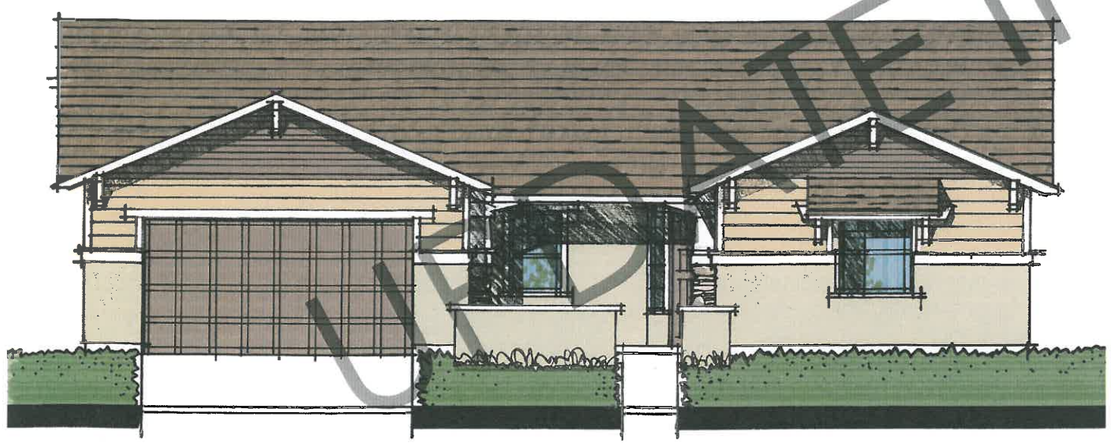
DRAWN LE
CHECKED SG
SCALE 1" = 60'
SHEET 1 OF 1
DATE: 06/11/13
JOB No: 1260.07

S:\Projects\1200\1260 Heritage Units 4A & 4C\AutoCAD\1260-07 PLOT PLANS\1260-07-PRE-PLOT PLAN EXBT\1260-07-Pre-Plan Exhibit.dwg - 24X36 6/11/2013 - 4:39PM Plotted by: llz

Italian Villa



French Normandy



Western Craftsman

Farmhouse

UPDATE IN PROGRESS

Plan 1 | Front Elevations

0 2 4 8

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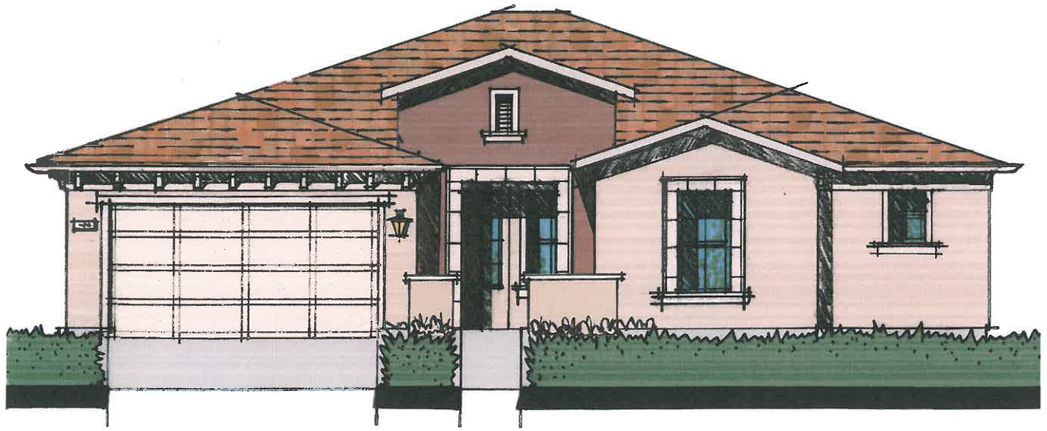
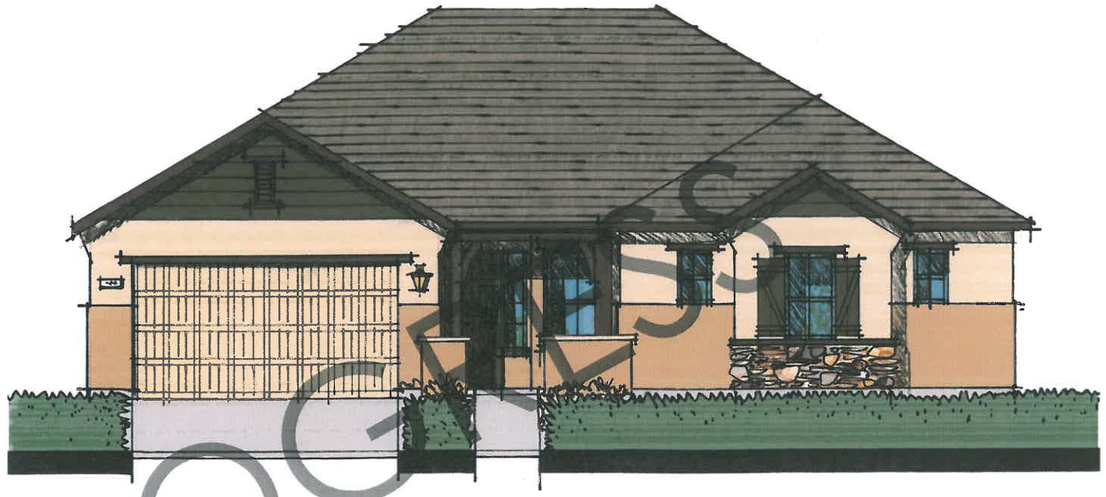
LENNAR AT SPRING LAKE
City of Woodland, California

5905 GRANITE LAKE DRIVE
SUITE 140
GRANITE BAY, CALIFORNIA 95746
P. 916.783.3700
WWW.JDAARCH.COM
JD+A Project Number: 13026 Date: 06.11.2013

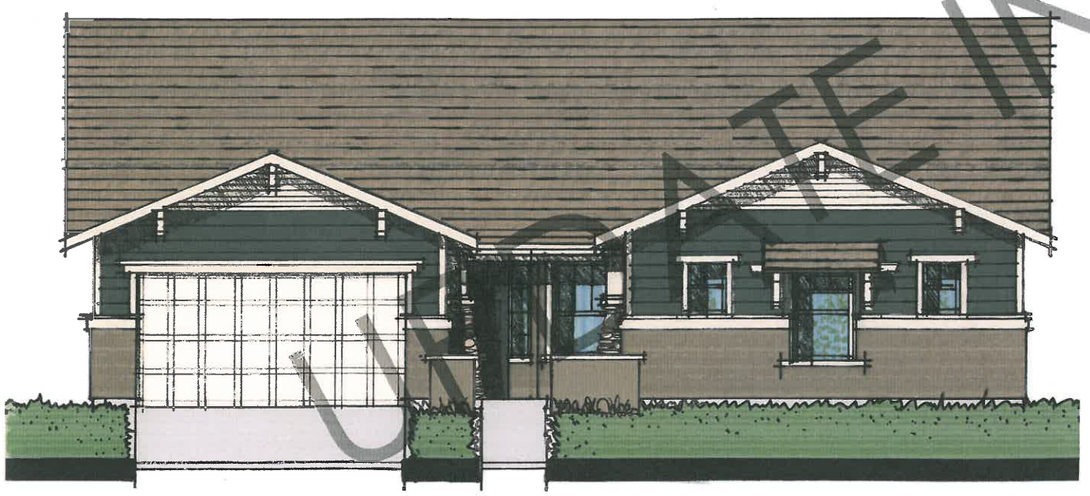
JD+A JEFFREY DEMURE + ASSOCIATES ARCHITECTS · PLANNERS



Italian Villa



French Normandy



Western Craftsman

Farmhouse

UPDATE IN PROGRESS

Plan 2 | Front Elevations

0 2 4 8

5905 GRANITE LAKE DRIVE
SUITE 140
GRANITE BAY, CALIFORNIA 95746
P. 916.783.3700
WWW.JDAARCH.COM
JEFFREY DEMURE + ASSOCIATES ARCHITECTS + PLANNERS

JD+A Project Number: 13026 Date: 06.11.2013

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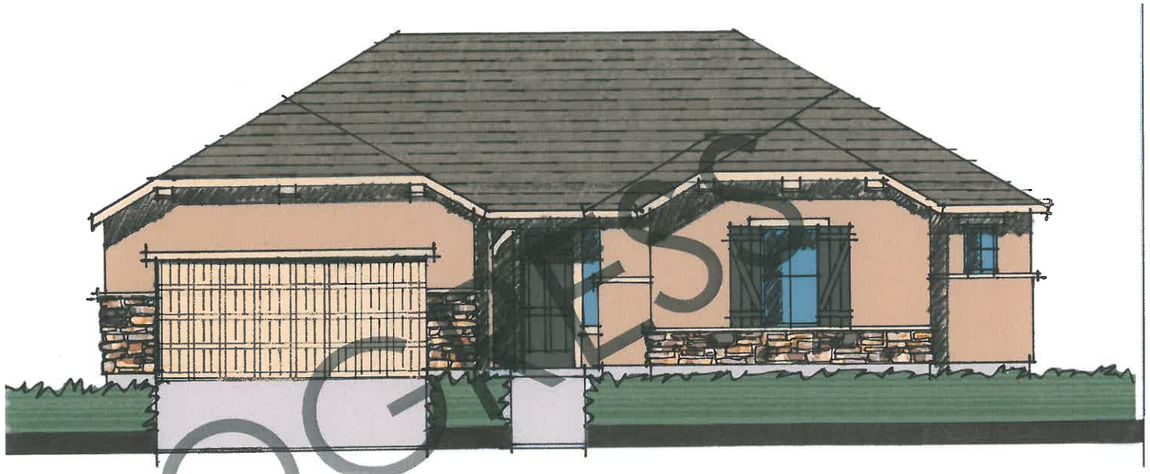
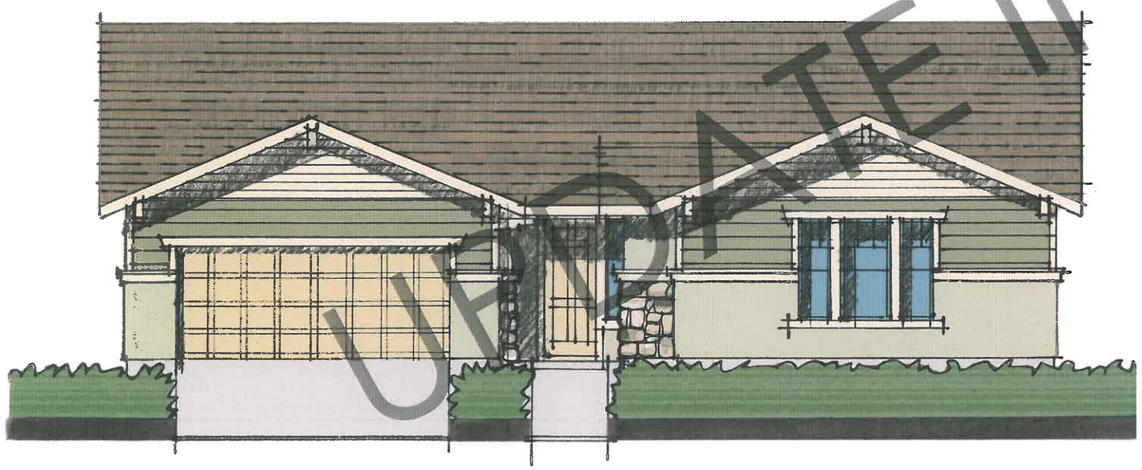
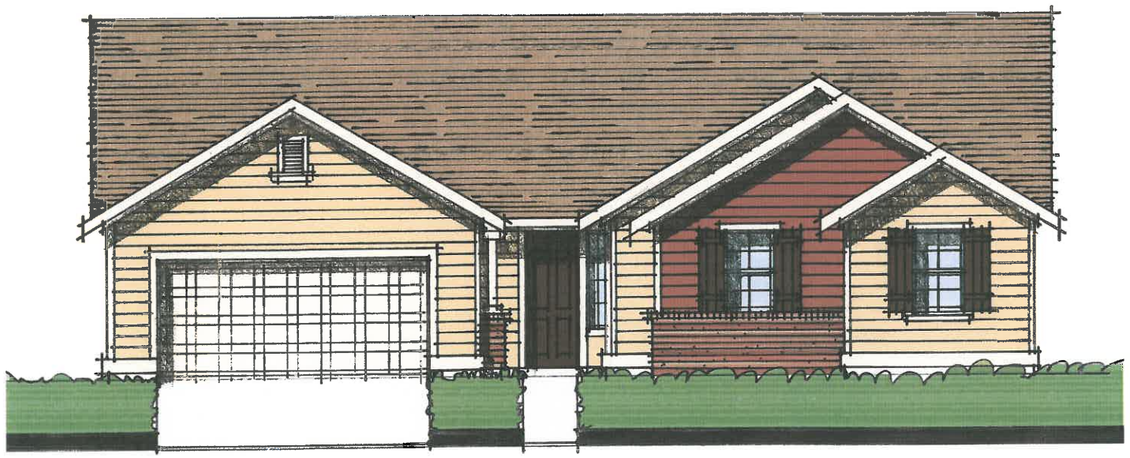
Italian Villa



French Normandy



Western Craftsman



Farmhouse

UPDATE IN PROGRESS

Plan 3 | Front Elevations

0 2 4 8

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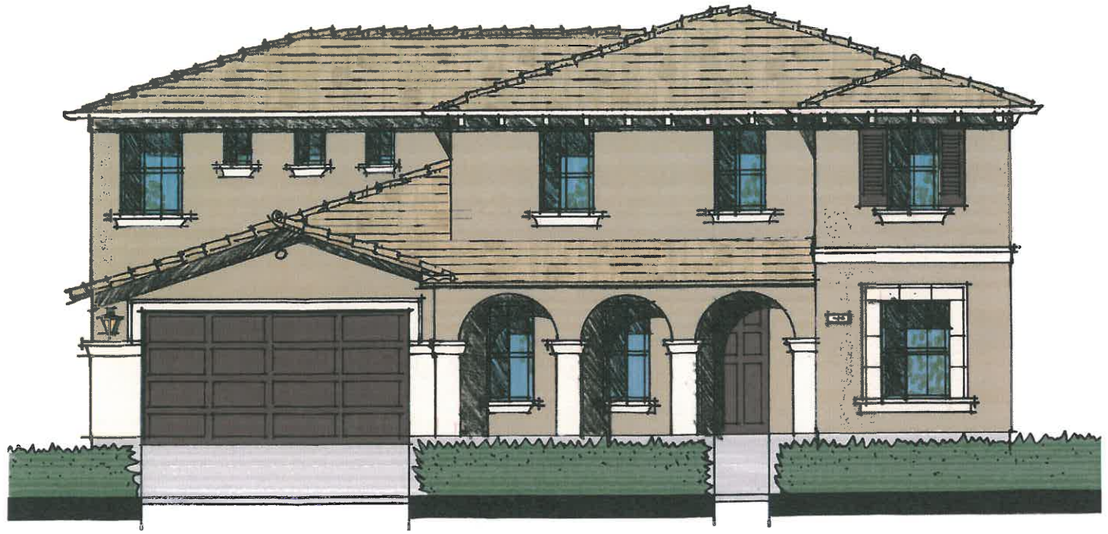
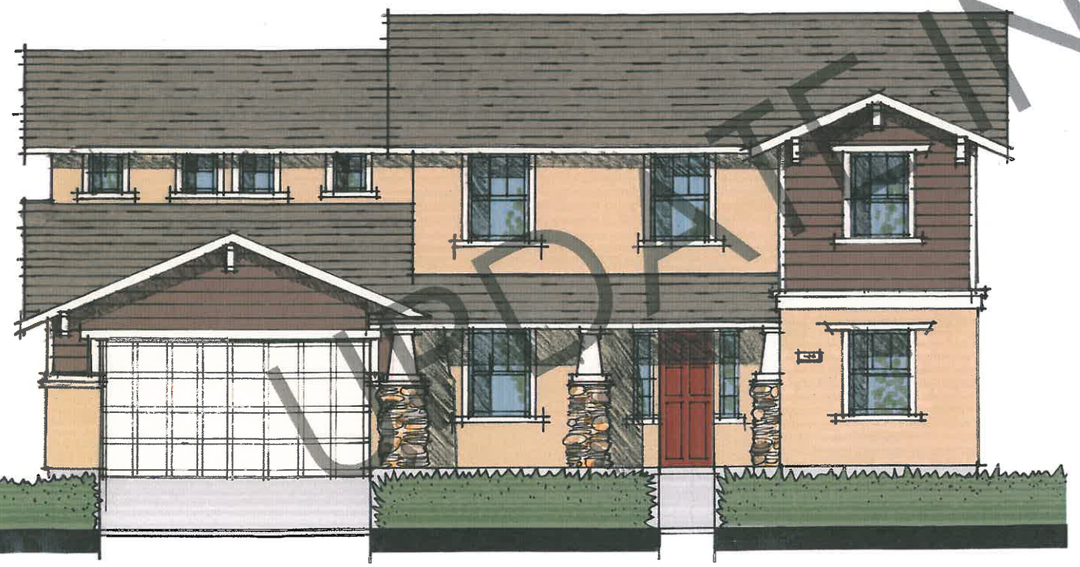


Italian Villa

French Normandy



Western Craftsman

Farmhouse

UNDER CONSTRUCTION

Plan 4 | Front Elevations

0 2 4 8

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City of Woodland, California

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JEFFREY DeMURE + ASSOCIATES ARCHITECTS - PLANNERS

JD+A Project Number: 13026 Date: 06.11.2013

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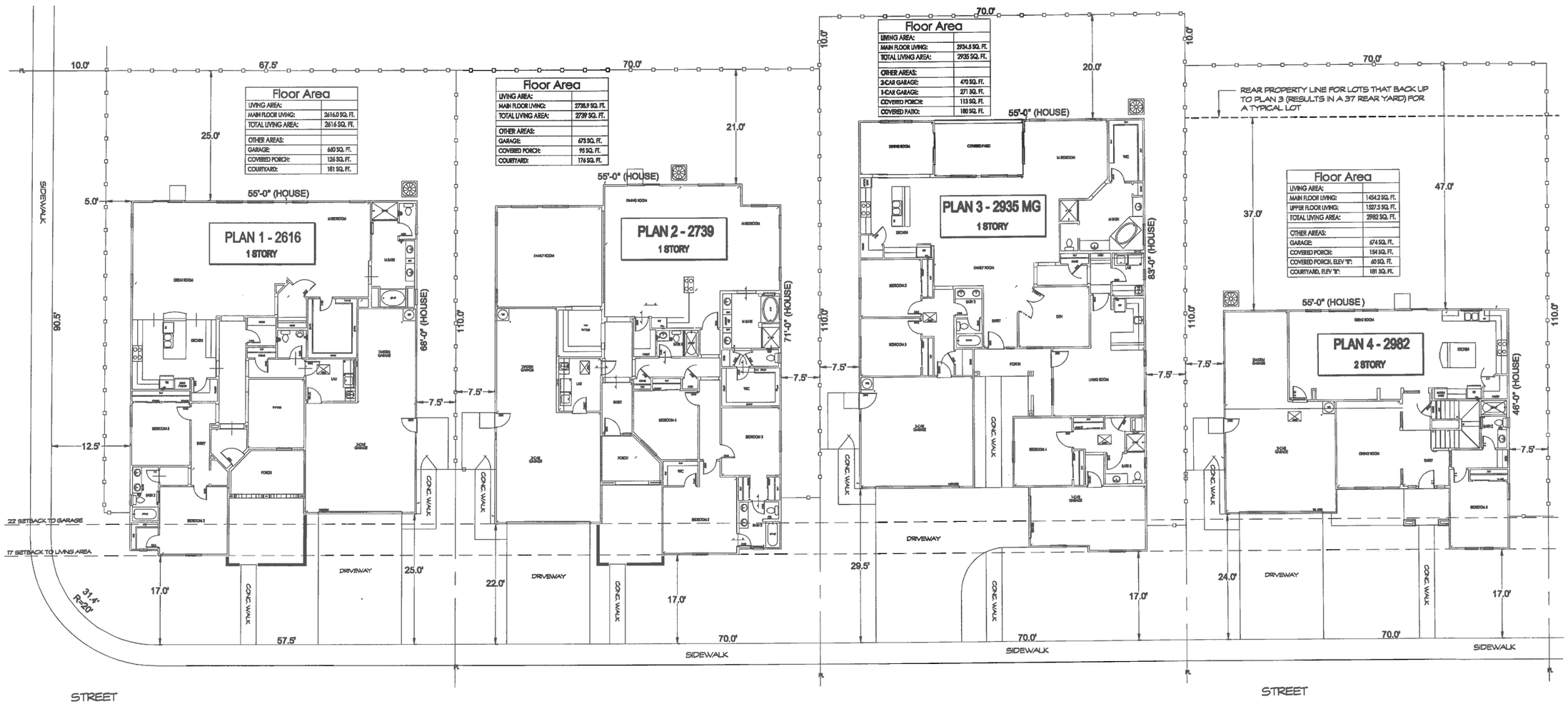
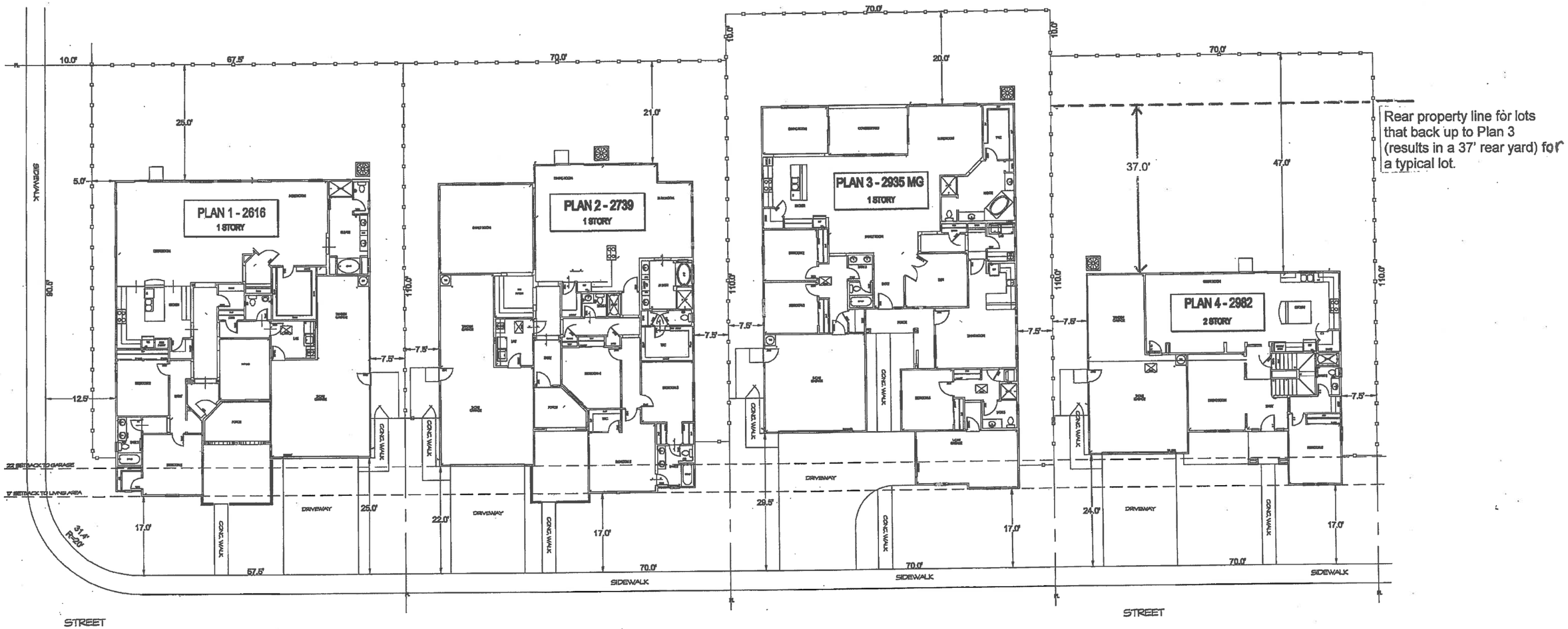
FLOOR AREA



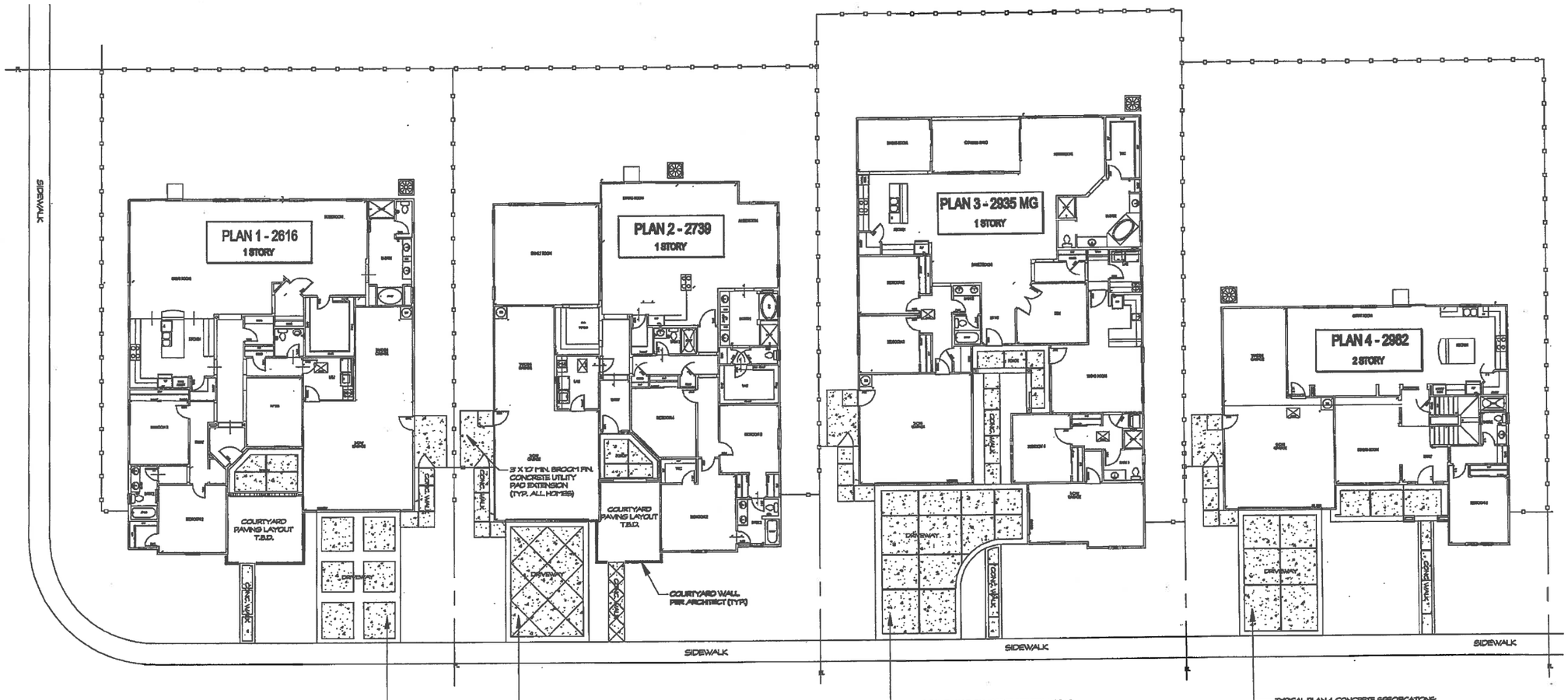
Floor Area
LIVING AREA:
MAIN FLOOR LIVING: 2616.0 SQ. FT.
TOTAL LIVING AREA: 2616 SQ. FT.
OTHER AREAS:
GARAGE: 660 SQ. FT.
COVERED PORCH: 126 SQ. FT.
COURTYARD: 181 SQ. FT.
PLAN 1 - 2616
1 STORY
Floor Area
LIVING AREA:
MAIN FLOOR LIVING: 2738.9 SQ. FT.
TOTAL LIVING AREA: 2739 SQ. FT.
OTHER AREAS:
GARAGE: 673 SQ. FT.
COVERED PORCH: 95 SQ. FT.
COURTYARD: 176 SQ. FT.
PLAN 2 - 2739
1 STORY
Floor Area
LIVING AREA:
MAIN FLOOR LIVING: 2934.5 SQ. FT.
TOTAL LIVING AREA: 2935 SQ. FT.
OTHER AREAS:
2-CAR GARAGE: 470 SQ. FT.
1-CAR GARAGE: 271 SQ. FT.
COVERED PORCH: 113 SQ. FT.
COVERED PATIO: 180 SQ. FT.
PLAN 3 - 2935 MG
1 STORY
Floor Area
LIVING AREA:
MAIN FLOOR LIVING: 1454.2 SQ. FT.
UPPER FLOOR LIVING: 1527.5 SQ. FT.
TOTAL LIVING AREA: 2982 SQ. FT.
OTHER AREAS:
GARAGE: 674 SQ. FT.
COVERED PORCH: 154 SQ. FT.
COVERED PORCH, ELEV "B": 60 SQ. FT.
COURTYARD, ELEV "B": 181 SQ. FT.
PLAN 4 - 2982
2 STORY
REAR PROPERTY LINE FOR LOTS THAT BACK UP TO PLAN 3 (RESULTS IN A 37 REAR YARD) FOR A TYPICAL LOT
55'-0" (HOUSE)
68'-0" (HOUSE)
71'-0" (HOUSE)
83'-0" (HOUSE)
46'-0" (HOUSE)
22 SETBACK TO GARAGE
17 SETBACK TO LIVING AREA
DRIVEWAY
CONC. WALK
SIDEWALK
STREET

SETBACKS



PLAN 1 - 2616
1 STORY
PLAN 2 - 2739
1 STORY
PLAN 3 - 2935 MG
1 STORY
PLAN 4 - 2982
2 STORY
Rear property line for lots that back up to Plan 3 (results in a 37' rear yard) for a typical lot.
SIDEWALK
STREET
DRIVEWAY
CONC. WALK
22 SETBACK TO GARAGE
17 SETBACK TO LIVING AREA
31.4'
R=20'
10.0'
67.5'
70.0'
25.0'
21.0'
20.0'
37.0'
47.0'
5.0'
90.5'
12.5'
7.5'
110.0'
17.0'
25.0'
22.0'
29.5'
24.0'
57.5'

DRIVEWAYS



TYPICAL PLAN 1 CONCRETE SPECIFICATIONS:

- DRIVEWAY TO HAVE LIGHT BROOM FINISH FIELD AREAS WITH 12' WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN ADD 24' WIDE CENTER BANDS IN DRIVEWAY AS SHOWN
- ENTRY WALKWAY TO HAVE MATCHING LIGHT BROOM FINISH FIELD AREAS WITH 6' WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN

TYPICAL PLAN 2 CONCRETE SPECIFICATIONS:

- DRIVEWAY TO HAVE BROOM FINISH FIELD AREAS WITH +/- 6' WIDE DIAGONAL SCORING - 12' WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN (NO DIAGONALS EXCEPT AS NEEDED FOR CONTROL JOINTS)
- ENTRY WALKWAY TO BE LIGHT BROOM FINISH WITH +/- 3' WIDE DIAGONAL SCORING (NO PERIMETER BANDS)

TYPICAL PLAN 3 CONCRETE SPECIFICATIONS:

- DRIVEWAY TO HAVE TEXTURE STAMP FIELD AREAS (ROMAN SLATE STAMP OR SIMILAR TEXTURE) WITH 12' WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ENTRY WALKWAY TO HAVE MATCHING STAMP FIELD AREAS WITH 6' WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN

TYPICAL PLAN 4 CONCRETE SPECIFICATIONS:

- DRIVEWAY TO HAVE LIGHT ROCK SALT (SOLAR SALT OR EQUAL) FINISH FIELD AREAS WITH 12' WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ENTRY WALKWAY TO HAVE MATCHING SALT FINISH FIELD AREAS WITH 6' WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN

LICENSED LANDSCAPE ARCHITECT
JAMES HOSKINS HUTTER, CLA 6666
Signature
APR 2014
Renewal Date
6/30/2025
Date
STATE OF CALIFORNIA

LANDSCAPING

GENERAL IRRIGATION AND DRAINAGE NOTES:

IRRIGATION:

1. All lawn areas shall be spray irrigated using 6" pop-up spray sprinklers for guaranteed 100% coverage throughout.

   Systems are based on a static water pressure of 50 P.S.I. at point of connection. Report any discrepancy to landscape architect.
   Point of connection is based on 15 gallons per minute max. flow rate at P.O.C. dubbed out at house wall by builder)
   All shrub and groundcover areas shall be drip irrigated.

2. All main pressure lines under paving surfaces shall be placed in schedule 40 PVC sleeves (verify sleeve locations on site).

3. Installer shall be responsible for complete 100% coverage in all spray irrigated areas.

4. Adjust sprinklers as needed to minimize overspray onto walks, windows, etc.

5. Installer shall place and connect a dual program irrigation controller at available power source of each home as needed to operate all front yard yard remote control valves (coordinate with superintendent on site).

DRAINAGE:

1. All areas that cannot be surfaced drained shall be drained using 3" ADS solid drain lines, fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.

2. All roof downspouts within property shall be connected to underground drainage system (not shown on plans). This includes all front and rear yard roof downspouts.

PLANT LIST MATRIX

General design intent shall be to create a pleasing mix of plant material as needed to maintain visual interest and a varied but somewhat cohesive streetscape throughout the community. See additional notes below.
Installer shall use a 60% / 40% container size mix between 5 gallon and 1 gallon container sizes. See size recommendations in each section below.
Plant density MINIMUM shall be 1 plant per each 16 square feet of planter area.

STREET TREES: PLAN SYMBOL = (ST) – ALL 15 GALLON SIZE

Installer shall select trees from the following list. Do not mix street tree types on the same street. Each street shall have a single variety of street tree.

Lagerstroemia 'Tuscarora'	Crape myrtle (deep pink)
Lagerstroemia 'Muskogee'	Crape myrtle (lavender)
Koelreuteria paniculata	Goldenrain tree
Acer palmsturn 'Green'	Japanese maple

ACCENT TREES: PLAN SYMBOL = (A) – ALL 15 GALLON SIZE

Installer shall select trees from the following list and attempt to group like trees together per plan. Vary trees from group to group throughout community.

Cercis Canadensis 'Forest Pansy'	Red-leaf eastern redbud
Rhaphiolepis 'Majestic Beauty'	India hawthorn hybrid
Magnolia grandiflora 'Little Gem'	Dwarf southern magnolia

FOUNDATION SHRUBS: PLAN SYMBOL = (F) ALL 5 GALLON SIZE

Installer shall select from the following list and attempt to vary plant groupings somewhat within each lot.
Base selection on planting space provided in each planter area and for desired design intent. For shrubs shown on side yards, do not mix varieties within each lot.

Pittosporum tobira 'Variegata'	Variegated mock orange
Viburnum tinus 'Spring Bouquet'	Laurustinus
Xylosma congestum 'Compacta'	Compact shiny xylosma

ACCENT SHRUBS: PLAN SYMBOL = (AS) – ALL 5 GALLON SIZE

Installer shall select accent shrubs from the following list. These plants may vary within each lot and between lots. Installer shall attempt to provide a wide variety of these shrubs with a more random distribution throughout community than other shrub groups listed here.

Lagerstroemia – Bush varieties	Bush crape myrtle – all colors
Loropetalum 'Purple Majesty'	Chinese fringe plant
Phormium 'Amazing Red'	Compact flax
Coleonema 'Sunset Gold'	Gold Breath of Heaven
Callistemon 'Little John'	Little John Bottlebrush

LAYERING SHRUBS: PLAN SYMBOL = (L) – 5 GALLON AND 1 GALLON

Installer shall select from the following list for use as a lower layer in front of foundation shrubs above. These should be selected with logical groupings in mind as shown on plan. Plant types may vary within each lot but plant types should remain consistent within each grouping. For side yard shrubs, do not mix varieties within each lot.

Nandina dom. 'Nana'	Dwarf heavenly bamboo
Rhaphiolepis 'Ballerina'	Compact India hawthorn
Camellia sasanqua 'Bonanza'	Compact sasanqua camellia
Coprosma kirkii 'Variegata'	Compact variegated mirror plant

GROUNDCOVER SHRUBS: PLAN SYMBOL = (G) – ALL 1 GALLON SIZE

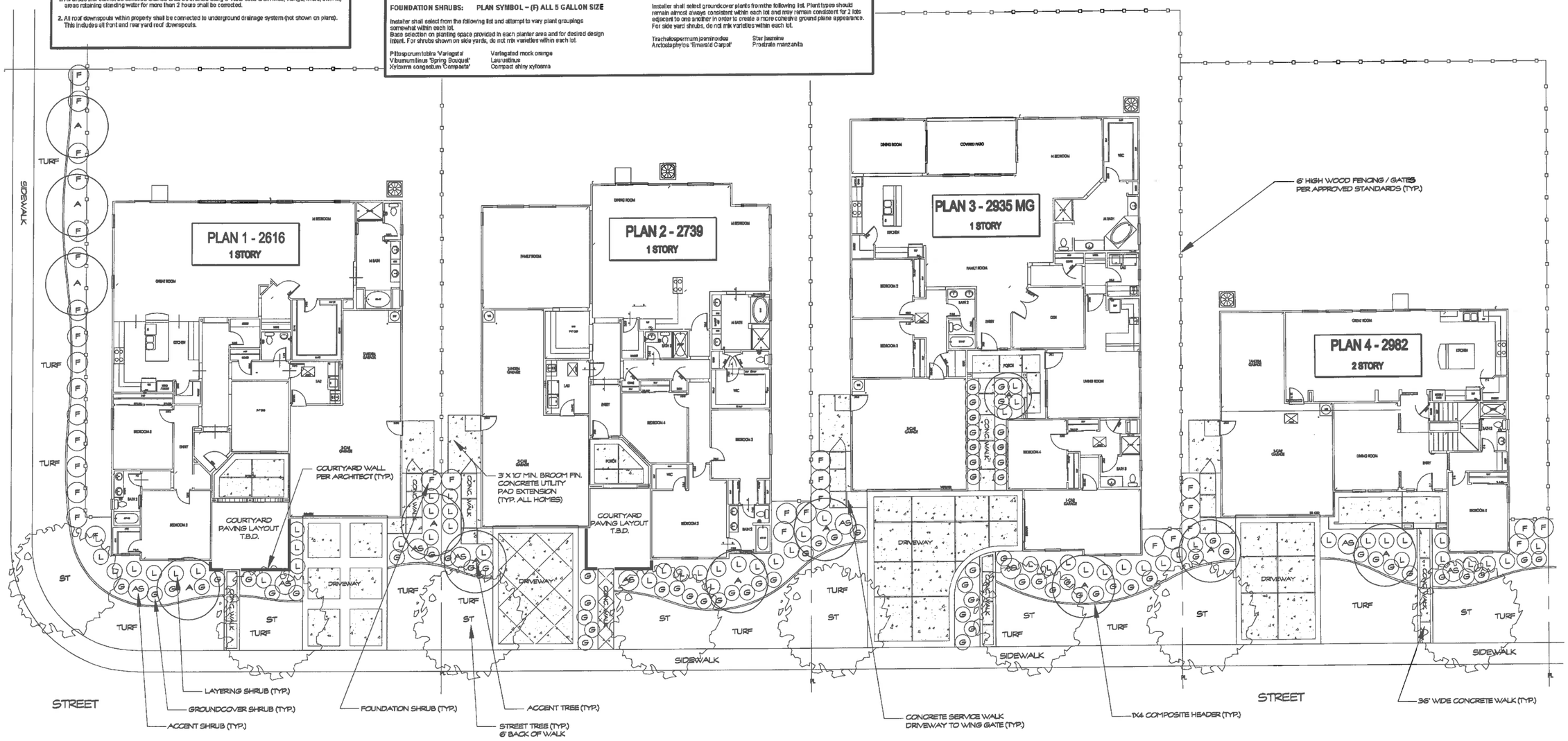
Installer shall select groundcover plants from the following list. Plant types should remain almost always consistent within each lot and may remain consistent for 2 lots adjacent to one another in order to create a more cohesive ground plane appearance. For side yard shrubs, do not mix varieties within each lot.

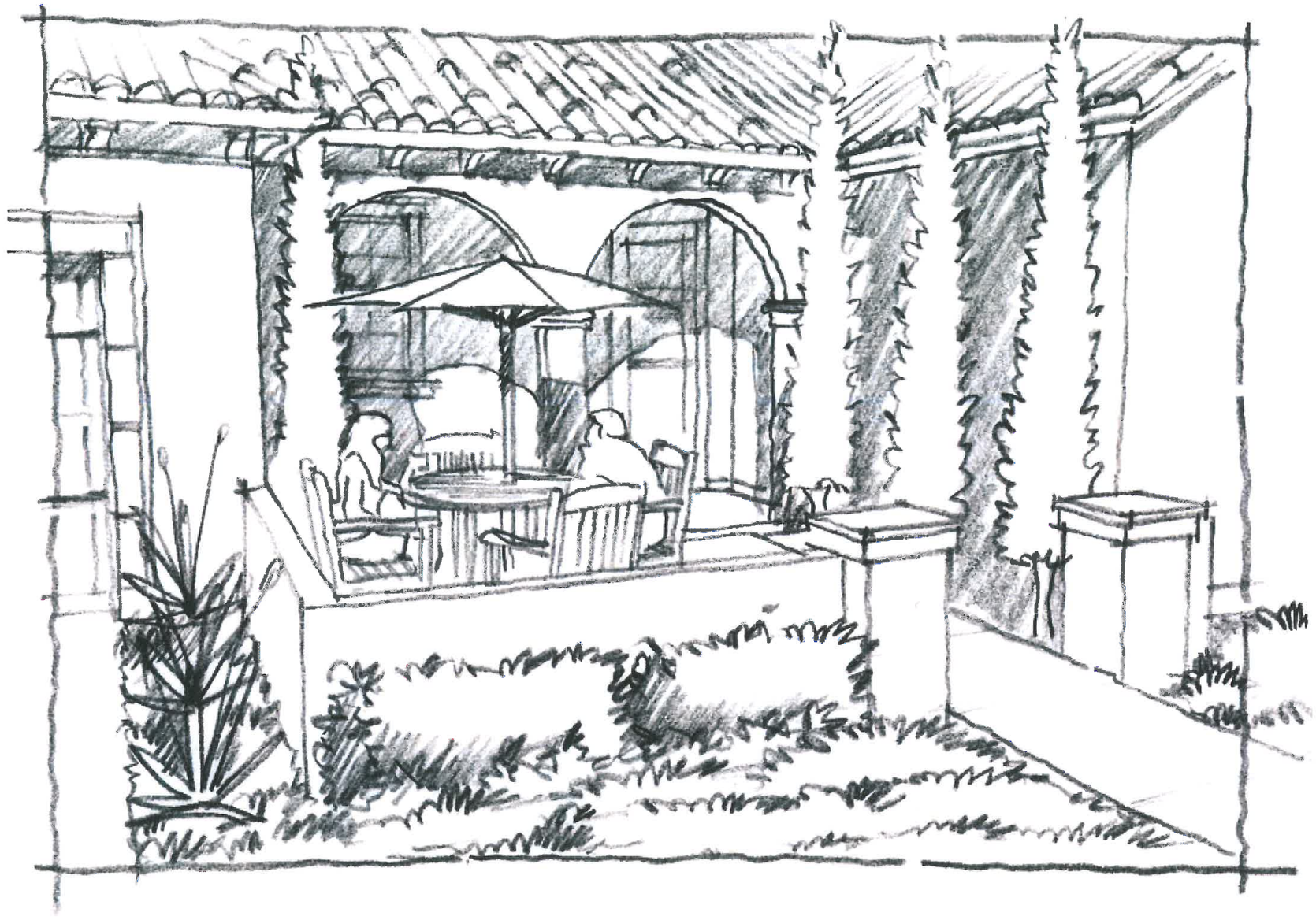
Trachelospermum jasminoides	Star jasmine
Arctostaphylos 'Emerald Carpet'	Prostrate manzanita

GENERAL INSTALLATION NOTES

1. All shrub and groundcover areas shall receive a 2" minimum layer of bark topdressing. Bark shall be 'Mocha Chips' as available at Hardie's Sand & Gravel / Sacramento, CA (or equal – submit sample for approval).
2. Installer shall apply a pre-emergent herbicide to all shrub and groundcover areas per manufacturer's instructions.
3. For all tree planting installations, installer shall leave a 24" diameter area around the base of each tree free of any vegetation (including lawn). Bark topdressing may be applied in this area.
4. Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade where possible.
5. All plant material shall be of acceptable nursery quality. Landscape Architect reserves the right to reject or substitute unacceptable plant material.
6. Installer shall make adjustments to plant types and locations as needed if site conditions warrant necessary changes (planter size, sun exposure, etc.)
7. All trees (street trees and accent trees) shall be planted no closer than 60" to any water meter box. All other plant material shall be planted no closer than 30" to any water meter box.
   Distance measurements are from 'centerline to centerline' of meter box to tree / shrub trunk.
8. Sod lawn areas shown shall be a 90%/10% fescue / bluegrass blend throughout.

LICENSED LANDSCAPE ARCHITECT
JAMES HOGGAN LUTTRELL, CA 2828
Signature
APR 2014
Renewal Date
9-10-2015
Date
STATE OF CALIFORNIA





Schematic Courtyard Concept

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JD+A Project Number: 13026 Date: 06.06.2013

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City of Woodland, California

Design Review Submittal

Prepared by Jeffrey DeMure + Associates Architects Planners, Inc.

April 29, 2013

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DESIGN REVIEW COMMENT LETTER RESPONSE · 06.05.2013
ADDITIONAL REVISIONS PER PLANNING MEETING · 06.06.2013

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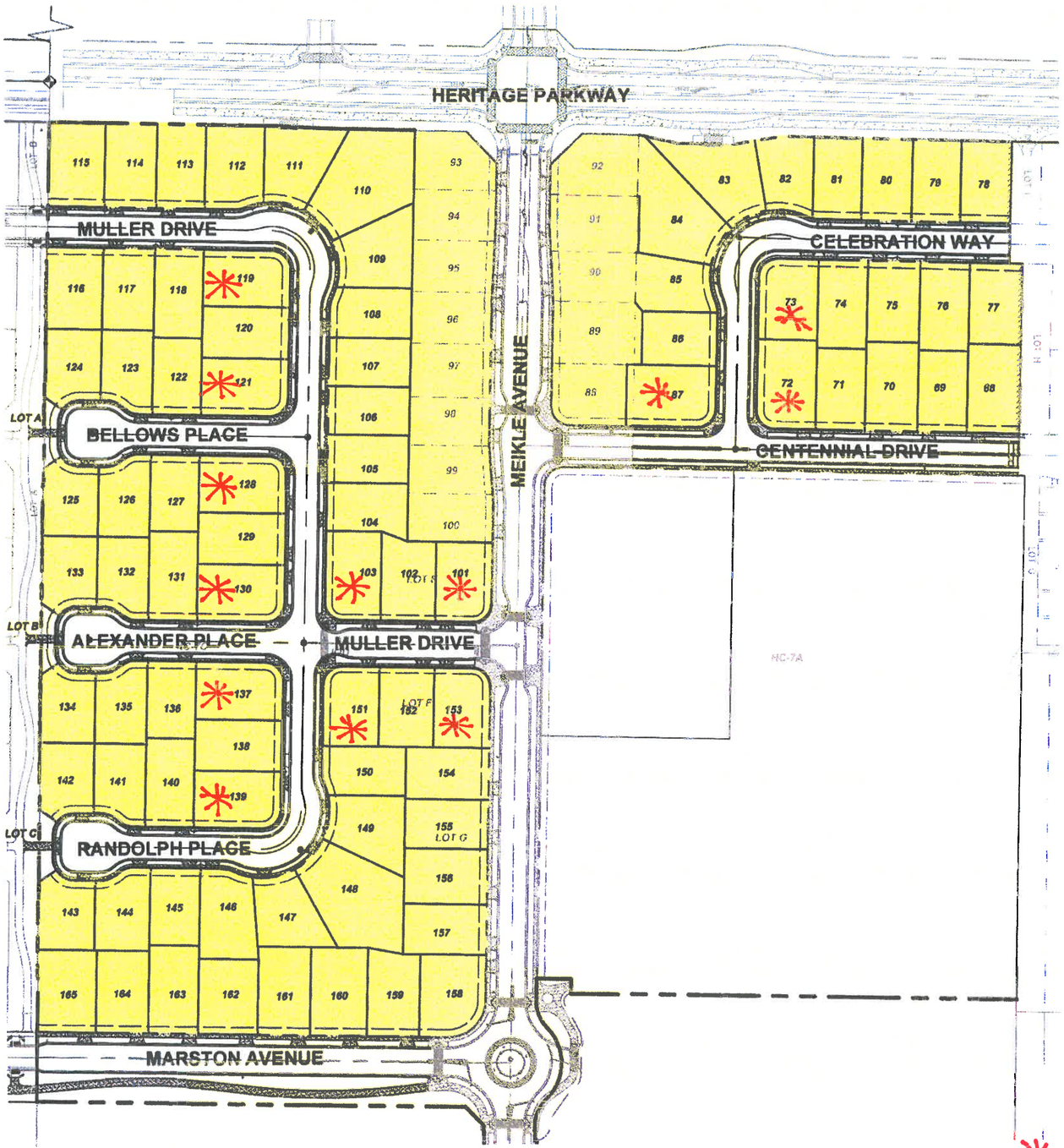
Site Plan



* ENHANCED LOT LOCATIONS.

+ REVISED SITE PLAN BEING PREPARED.

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Streetscape & Architectural Styles

The Craftsman style home is simple, informal, and efficient, and the exteriors emphasize the use of natural materials. The Craftsman style primarily exhibits horizontal floor plans, covered porches, and low slung roof forms. True to the nature of the design, exteriors are often painted in colors found naturally in the surroundings environment. Craftsman homes are characterized by exposed or expressive structural elements like battered columns and knee braces at the eaves.

5:12 ROOF SLOPE

Distinct features of Italian Villa architecture are influenced by the emergence of world travel in the late 1800's; with the ability to travel to Italy, Americans experienced the architecture firsthand and began to bring elements of the style back to America. Italian Villa architecture is simple and formal, with details such as arches and decorative window surrounds characterizing the style. Roof forms are simple with low pitches.

4:12 ROOF SLOPE

The Farmhouse style is representative of the rural agricultural countryside so prevalent of northern and central California. Casual in form, this style is elegant in its clean simplicity. The style often features layered forward-facing gable roof forms, covered porches, shutters, and traditional brick accents.

7:12 ROOF SLOPE

The French Normandy style incorporates many adapted French styles brought to the United States after World War I. This style is also commonly referred to as the French Cottage and blends the best design elements of rural French countryside homes. French style architecture is characterized by its picturesque detailing, such as shutters, gable siding accents, and steeply pitched roofs.

7:12 ROOF SLOPE

- GLASS TO BE ADDED TO ITALIAN VILLA & FARMHOUSE ARCH. STYLES.
- ADD DECORATIVE HARDWARE TO ALL GARAGE DOORS.

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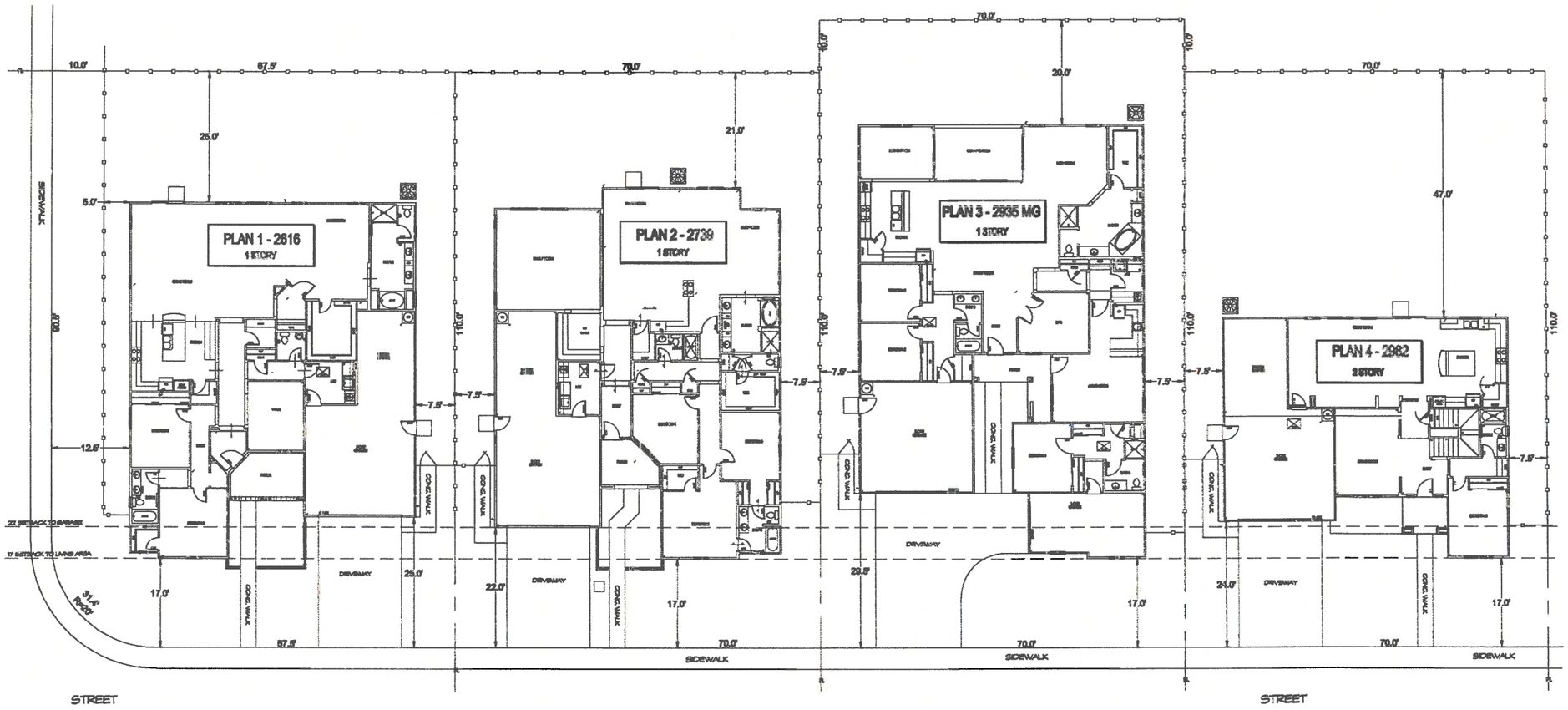
Setback Exhibit

· REVISED EXHIBIT TO BE PROVIDED



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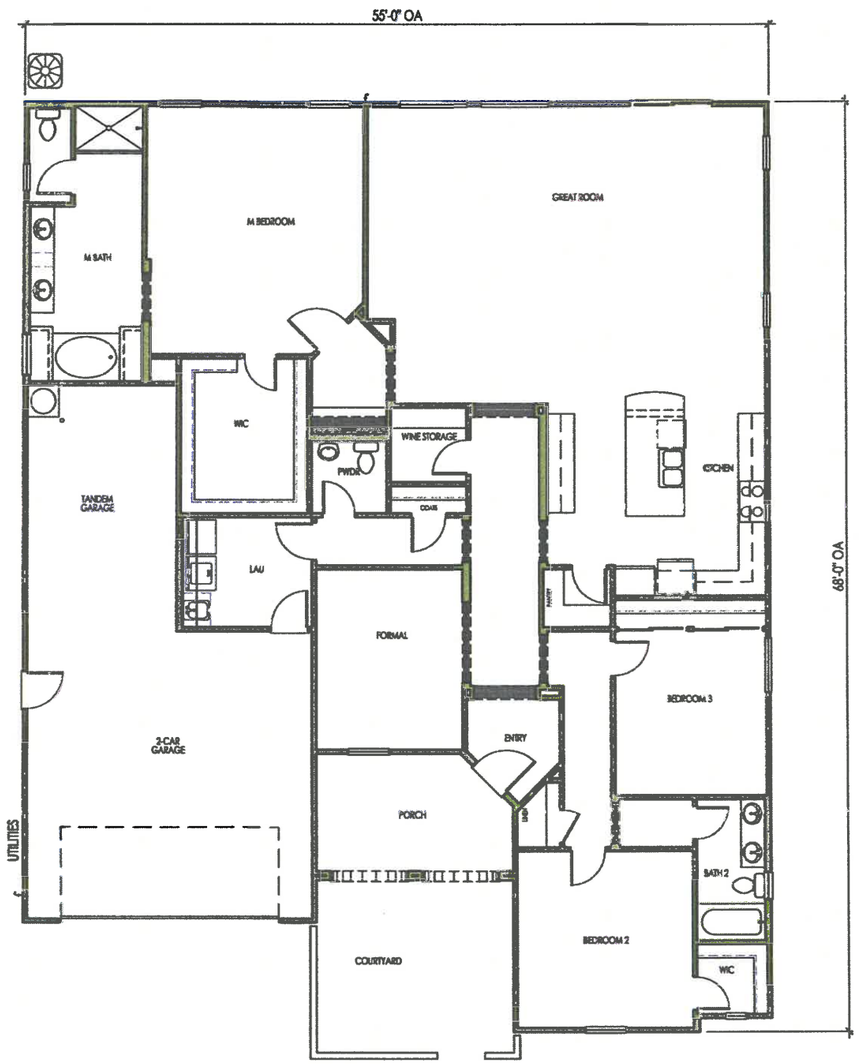
Plan 1 - Floor Plan 2,616 SF



MAIN FLOOR

ELEVATION "A" SHOWN

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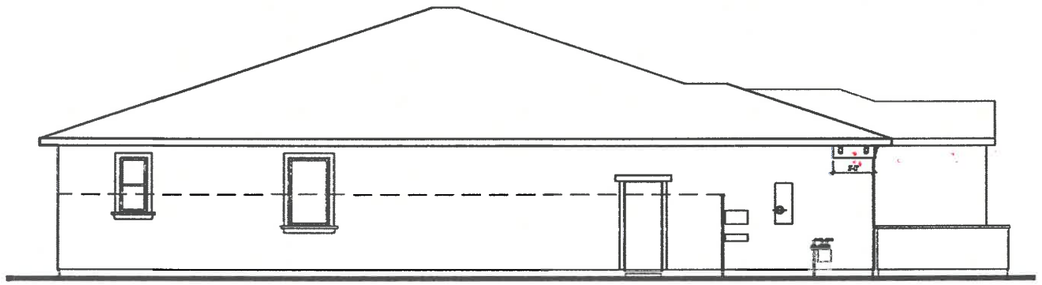
Plan 1 - Elevation 'A' - Sides & Rear



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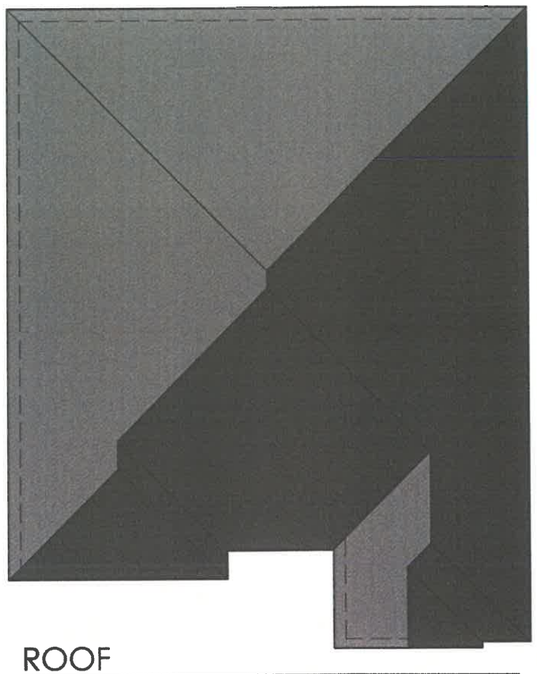
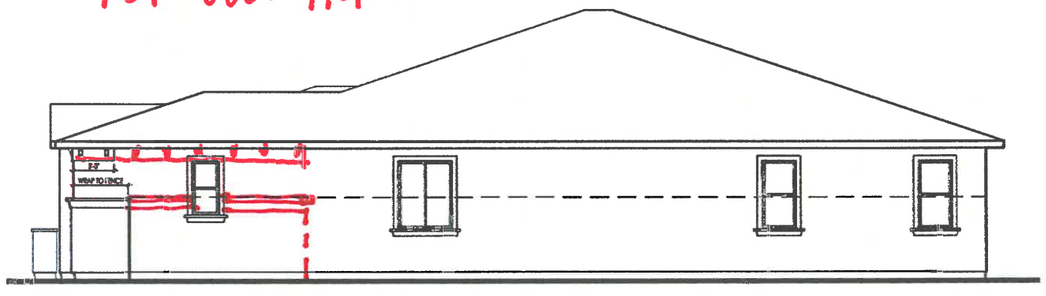


ROOF

· ADDITIONAL DETAIL RETURN AT ENHANCED LOT LOCATIONS



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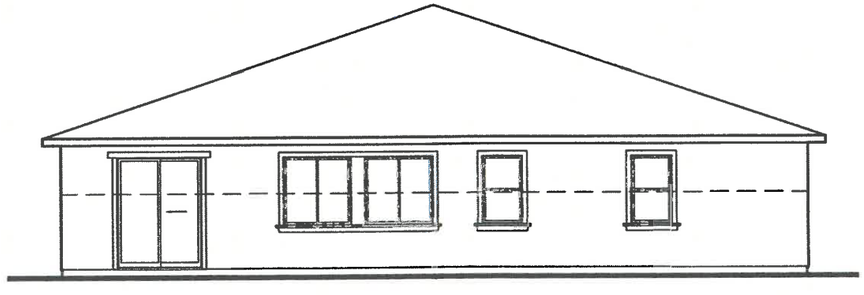

REAR

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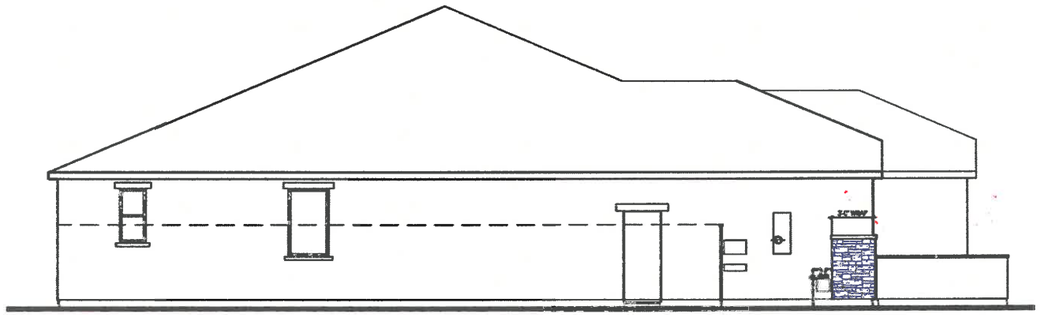
Plan 1 - Elevation 'B' - Sides & Rear



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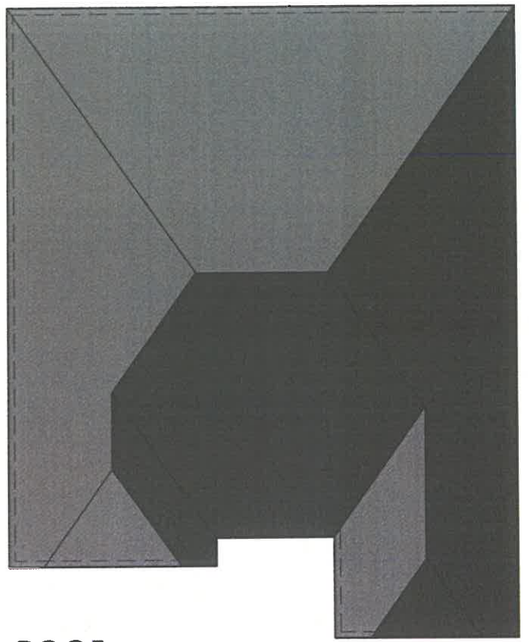

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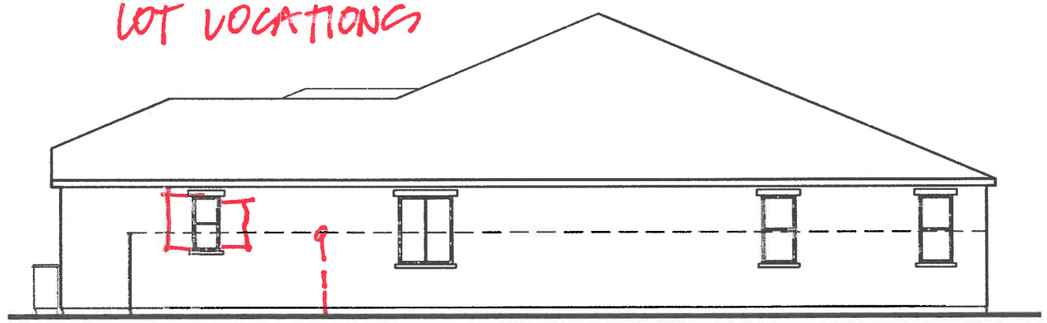
· ADDITIONAL SHUTTERS AT ENHANCED LOT LOCATIONS



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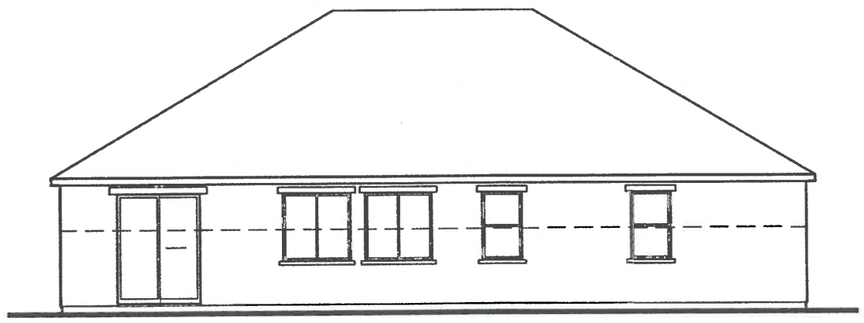

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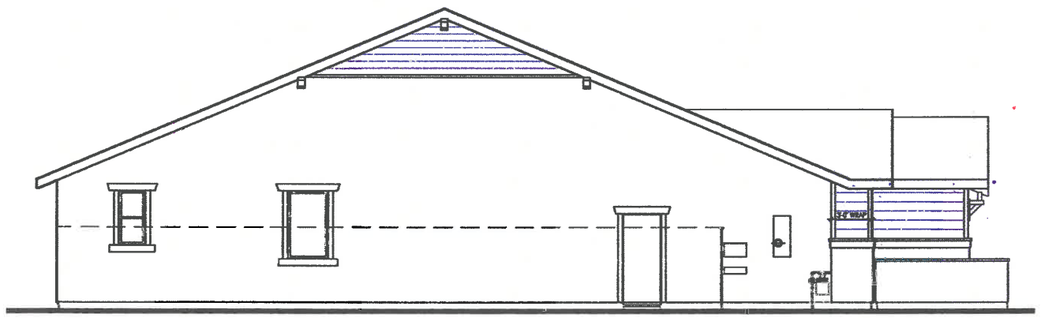
Plan 1 - Elevation 'C' - Sides & Rear



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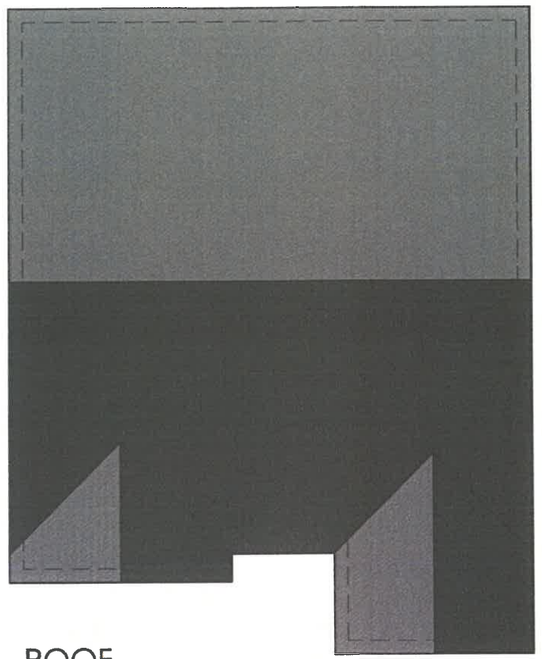
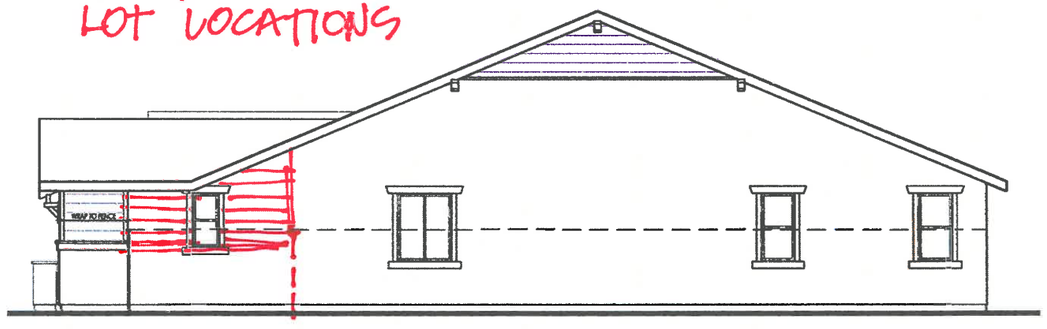


ROOF

·RETURN ADDITIONAL DETAILING AT ENHANCED LOT LOCATIONS



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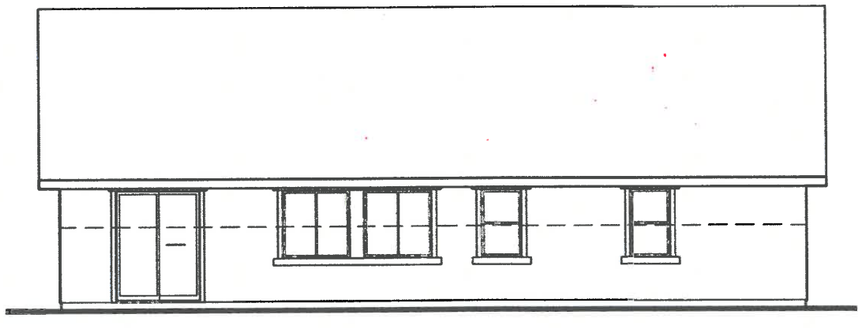

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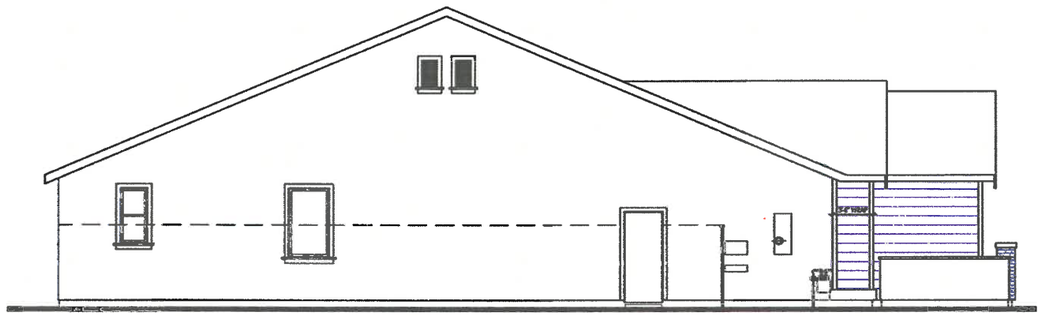
Plan 1 - Elevation 'D' - Sides & Rear



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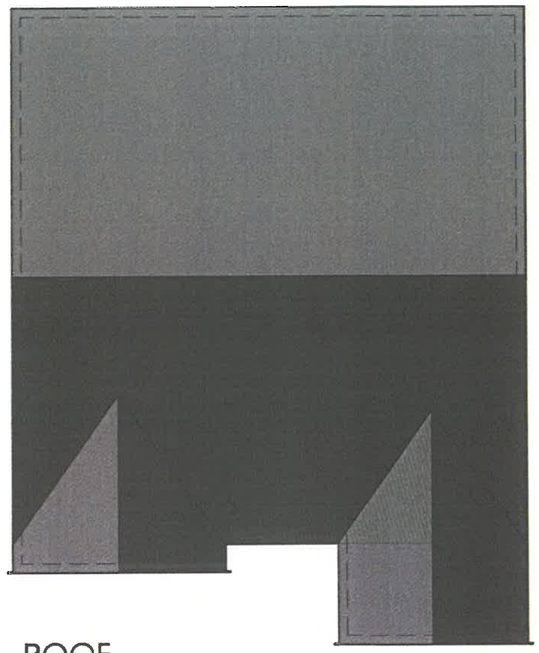
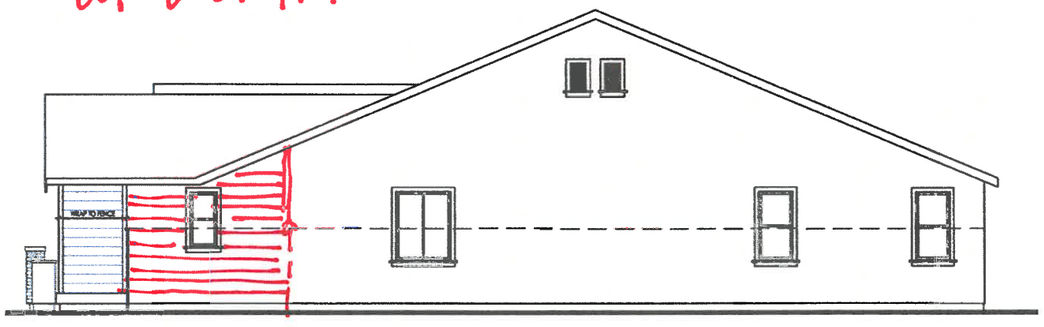


ROOF

· ADDITIONAL DETAIL REQUIRED AT ENHANCED LOT LOCATIONS.



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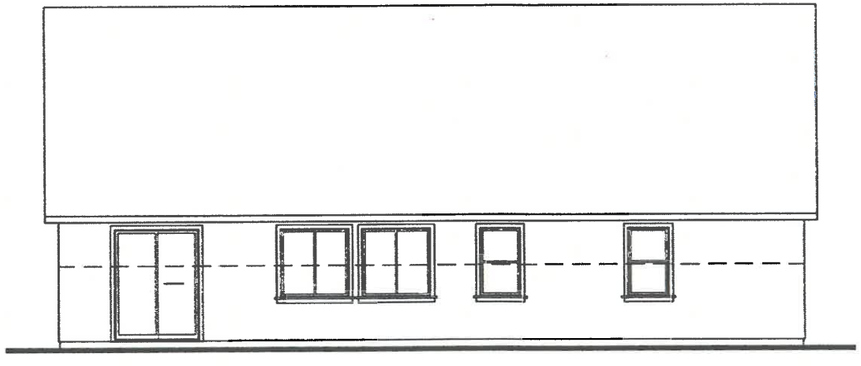

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Plan 2 - Floor Plan 2,739 SF

MAIN FLOOR

ELEVATION "A" SHOWN

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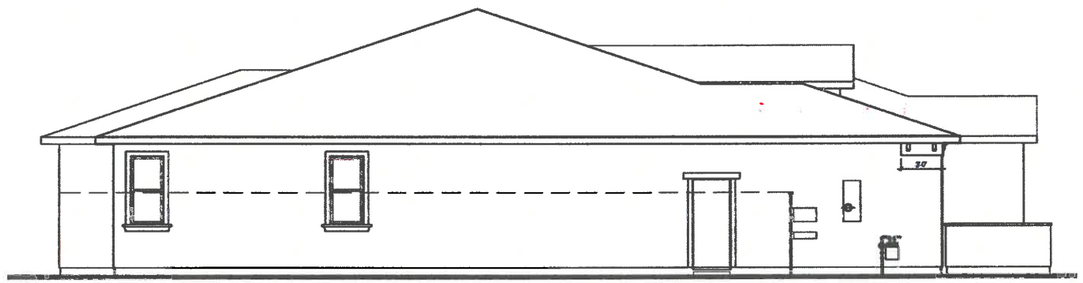
Plan 2 - Elevation 'A' - Sides & Rear



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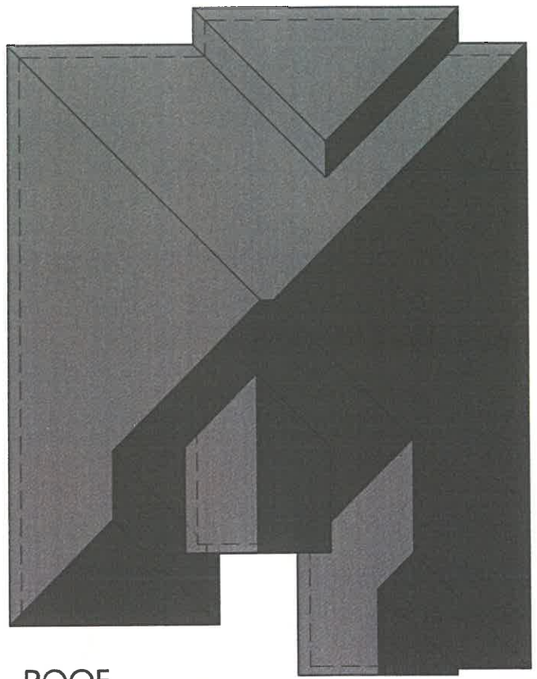
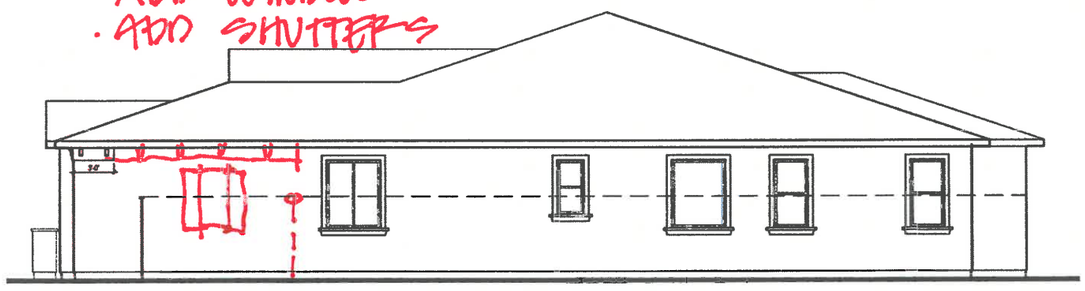


ROOF

- ADDITIONAL DETAIL PER PLAN AT ENHANCED LOTS
- ADD WINDOW
- ADD SHUTTERS



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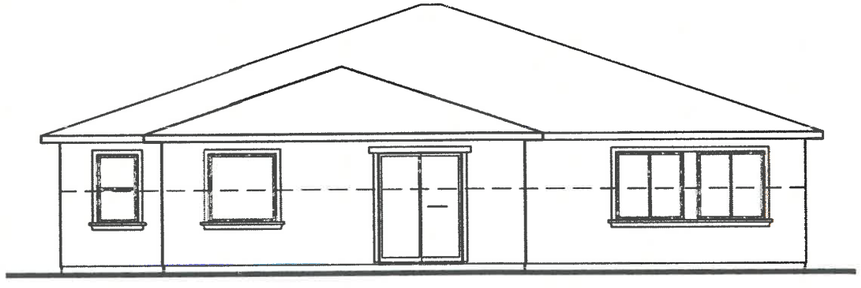

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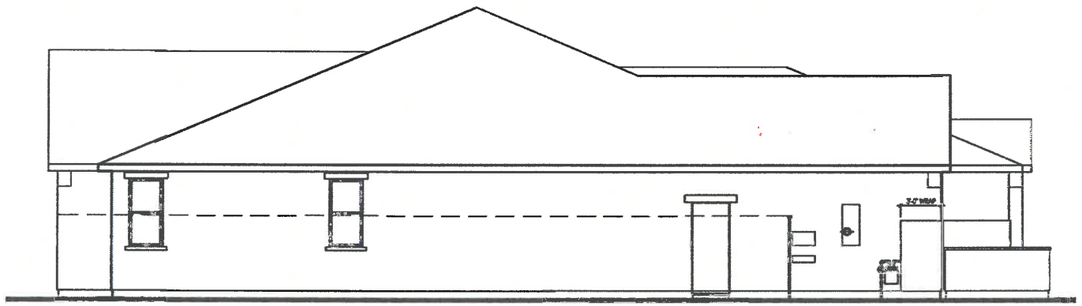
Plan 2 - Elevation 'B' - Sides & Rear



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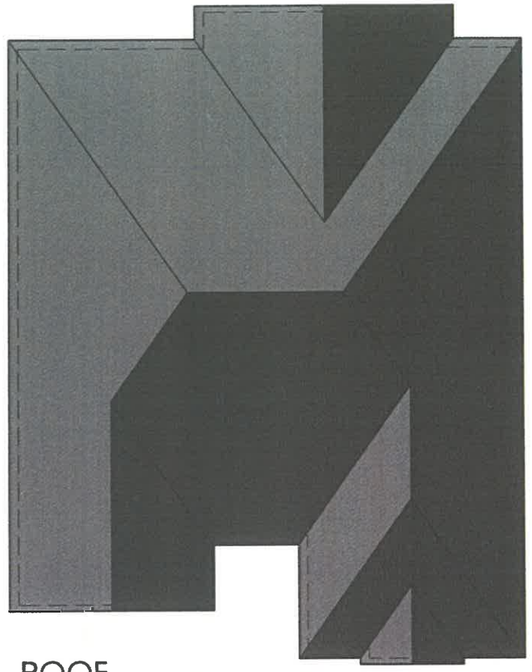
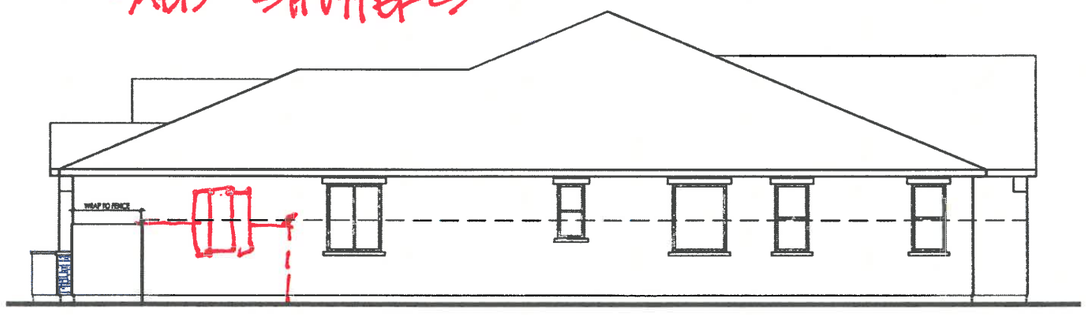


ROOF

- ADDITIONAL DETAIL RETURN AT ENHANCED LOTS
- ADD WINDOW
- ADD SHUTTERS



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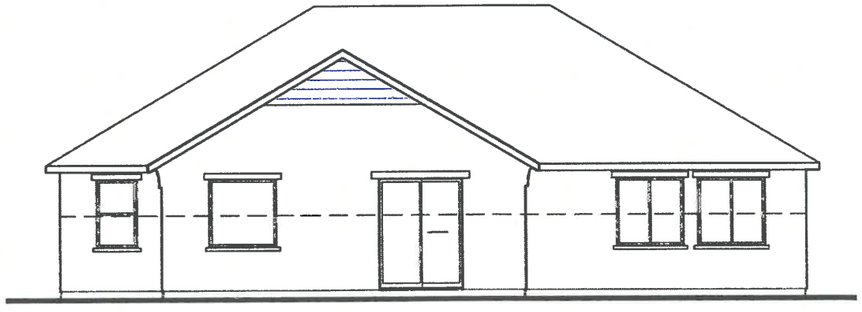

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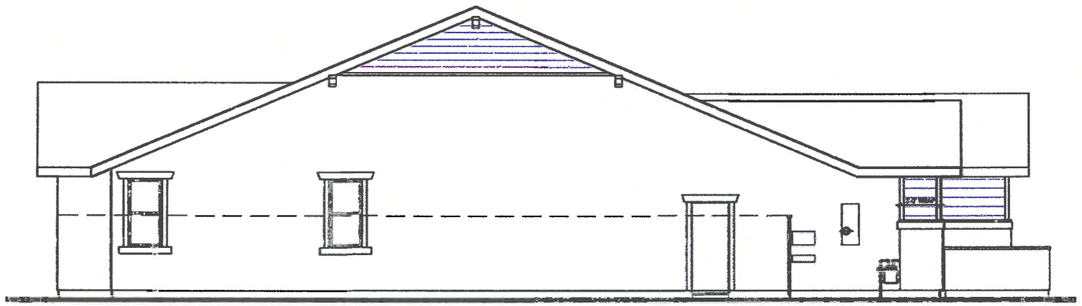
Plan 2 - Elevation 'C' - Sides & Rear



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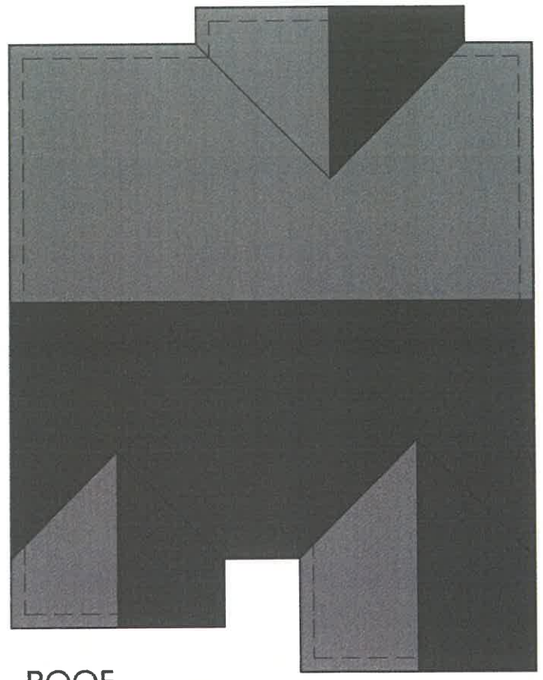

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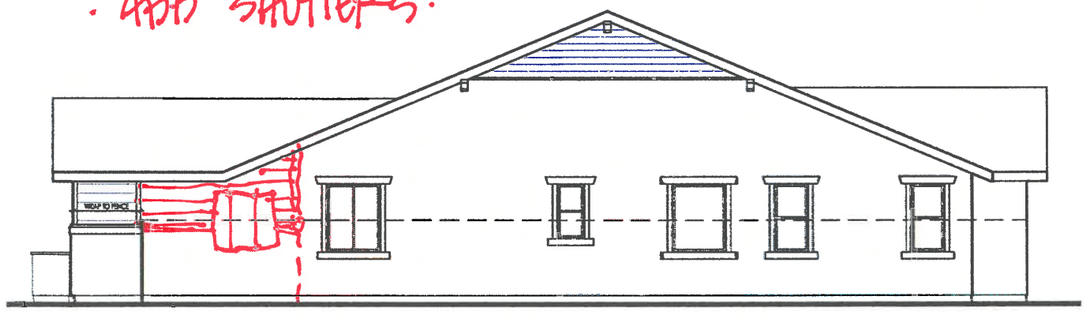
- ADDITIONAL DETAIL RETURNS AT ENHANCED LOTS
- ADD WINDOW
- ADD SHUTTERS.



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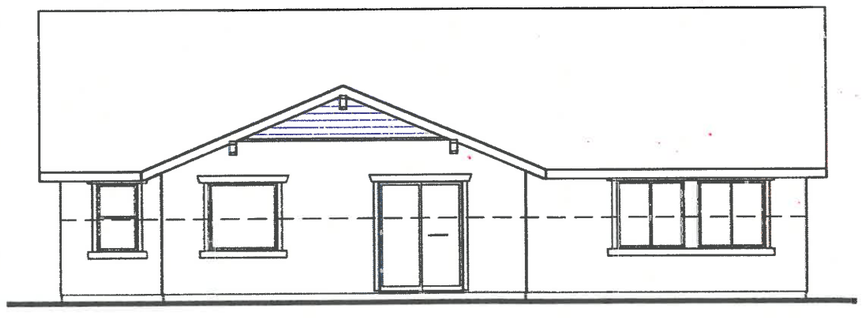

REAR

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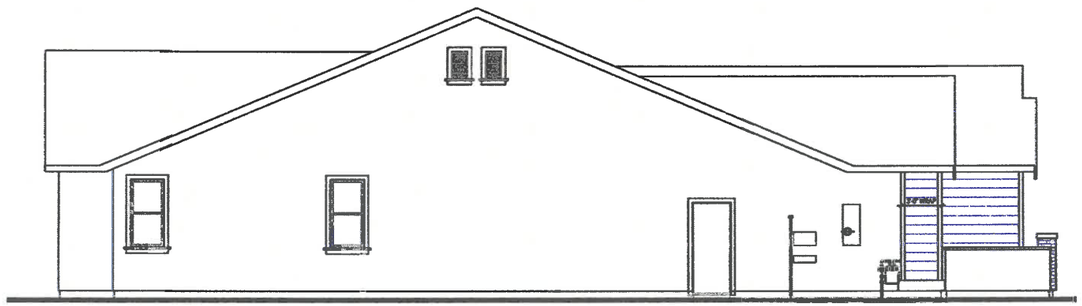
Plan 2 - Elevation 'D' - Sides & Rear



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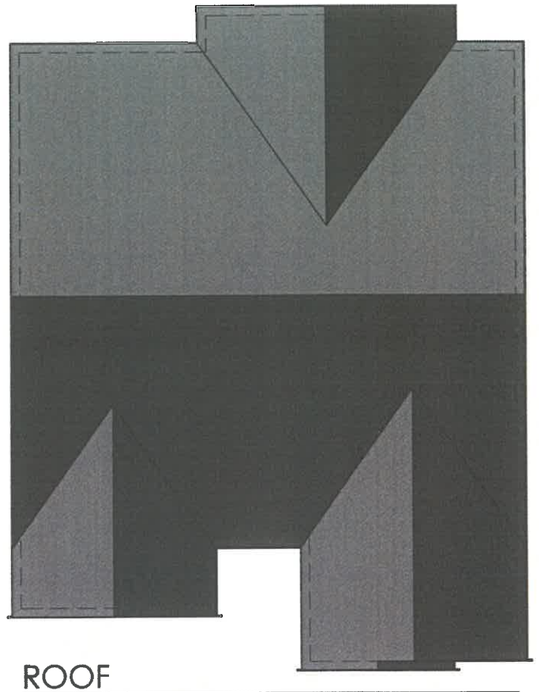
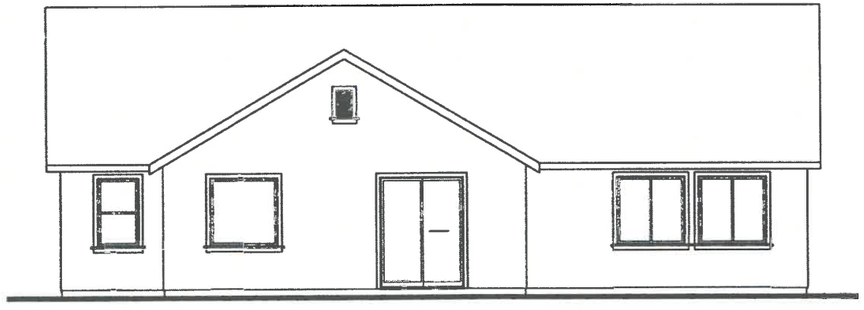


ROOF

- ADDITIONAL DETAIL RETURN AT ENHANCED LOT
- ADD WINDOW
- ADD SHUTTERS

RIGHT



REAR

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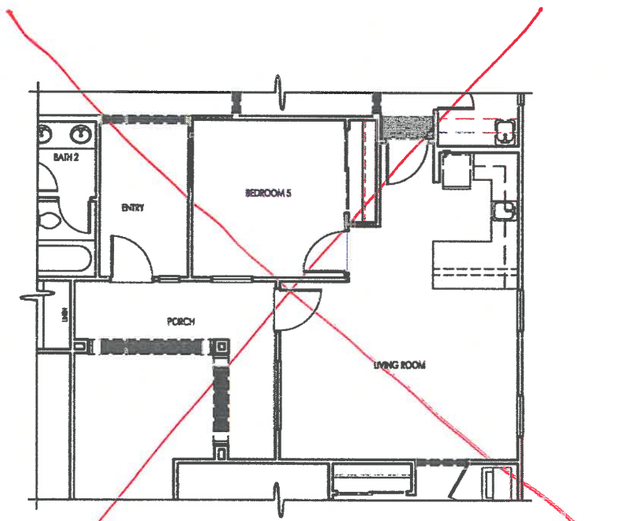
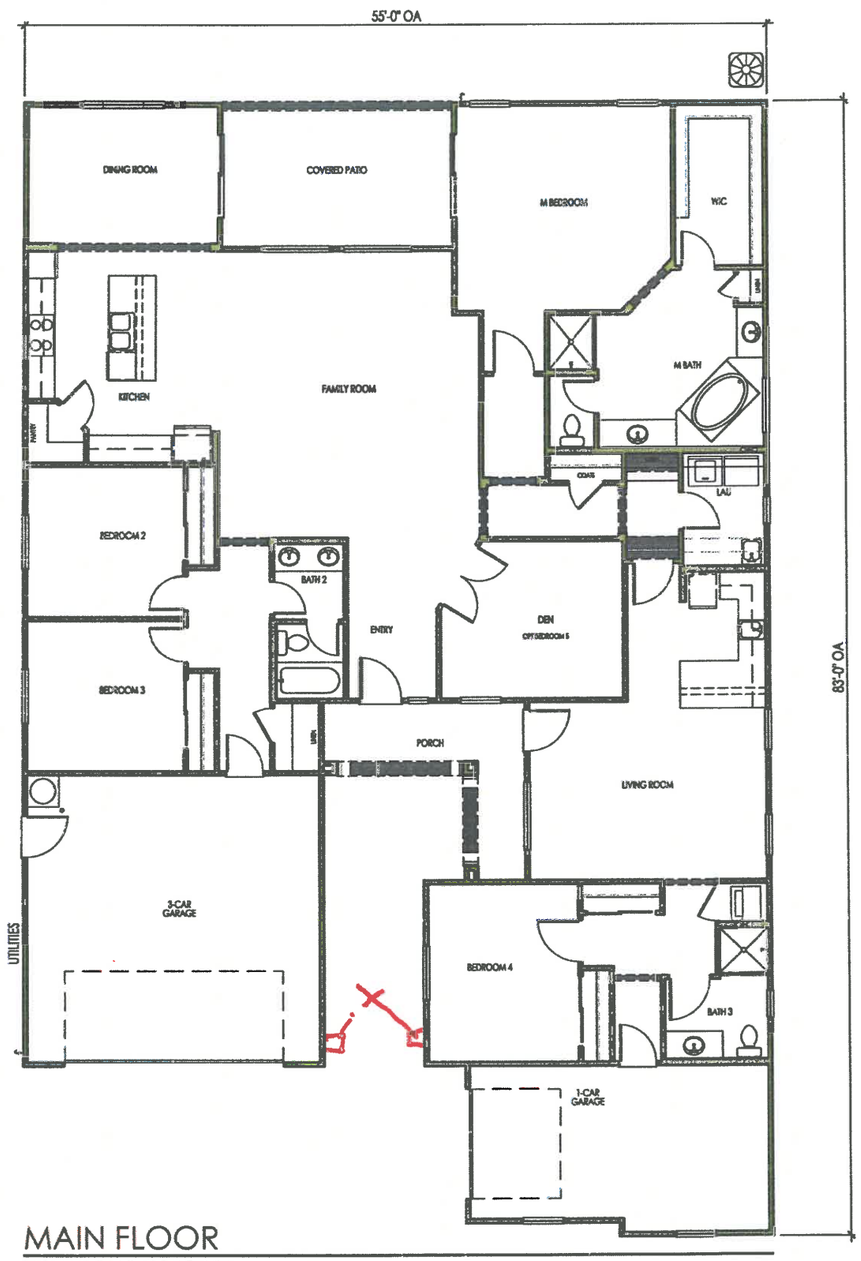
Plan 3 - Floor Plan 2,935 SF



PARTIAL MAIN FLOOR

OPTIONAL BEDROOM 5 AT DEN

NOT OFFERED AS AN OPTION.



MAIN FLOOR

ELEVATION "A" SHOWN

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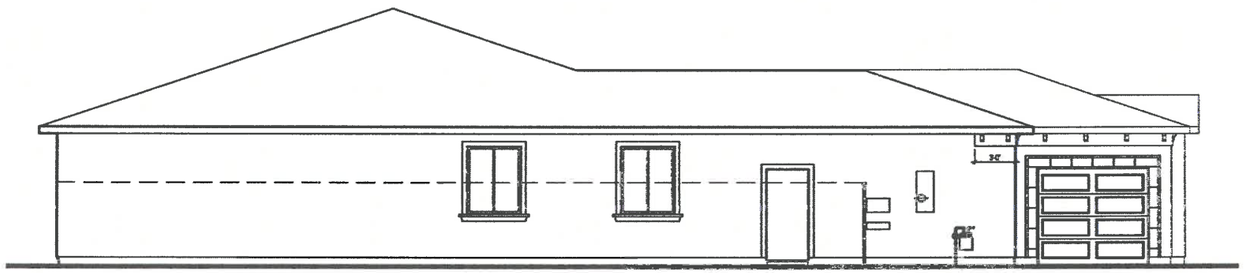
Plan 3 - Elevation 'A' - Sides & Rear



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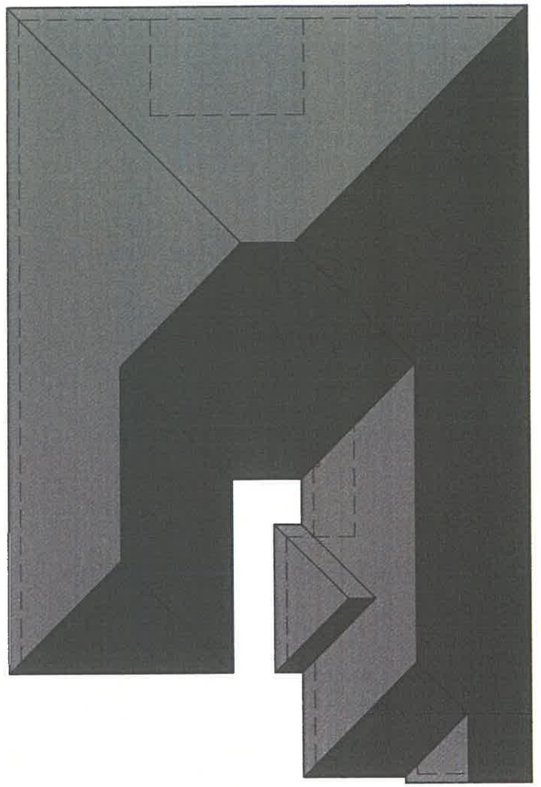
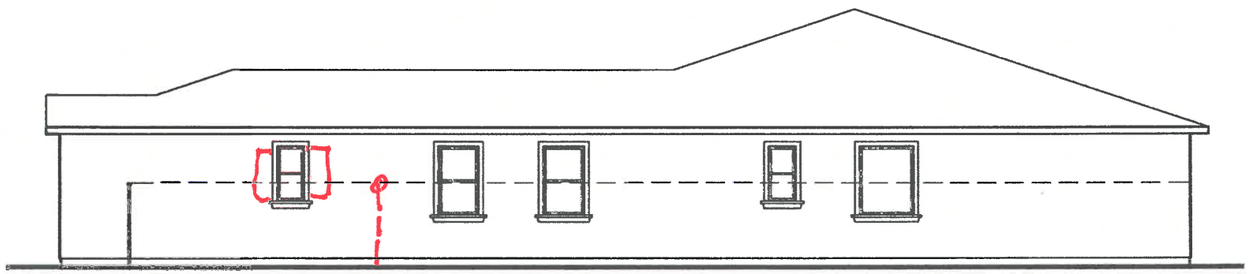


ROOF

- ADD WINDOW
- ADD SHUTTERS AT ENHANCED LOTS.



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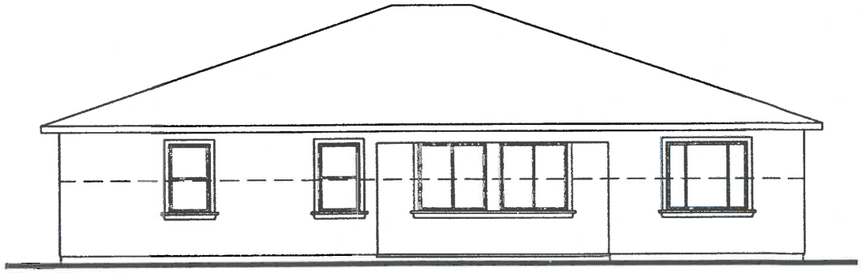

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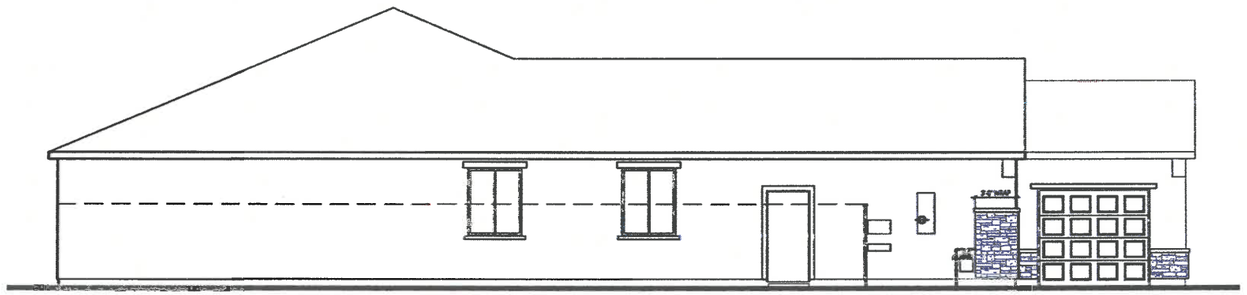
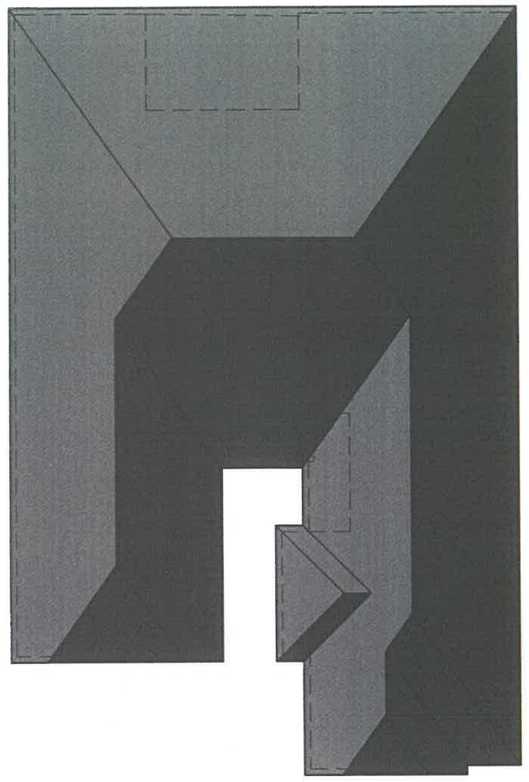
Plan 3 - Elevation 'B' - Sides & Rear



LEFT

'ADD WINDOW
· ADD SHUTTERS AT ENHANCED LOTS

RIGHT



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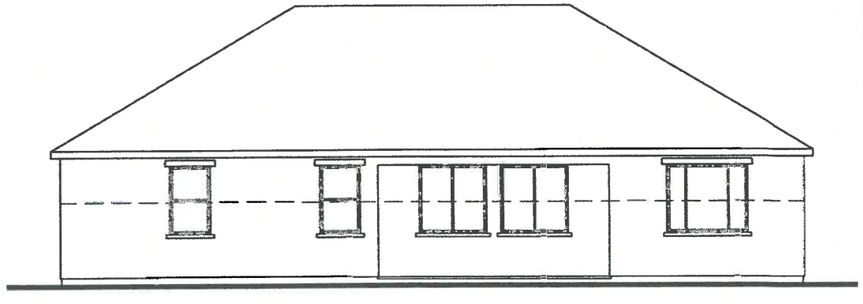

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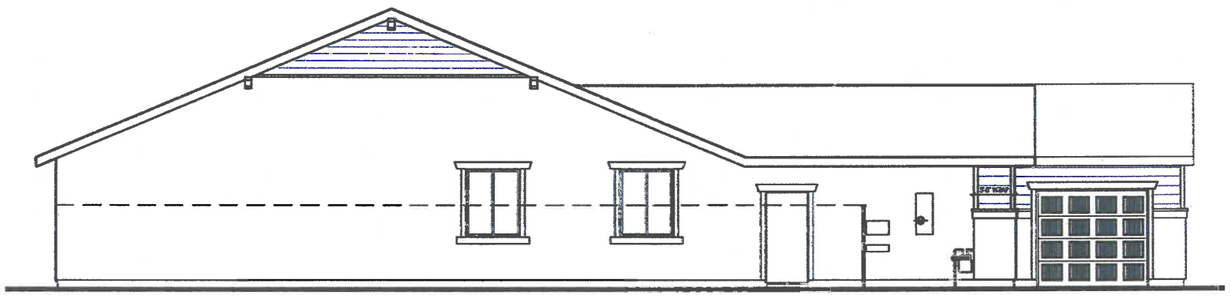
Plan 3 - Elevation 'C' - Sides & Rear



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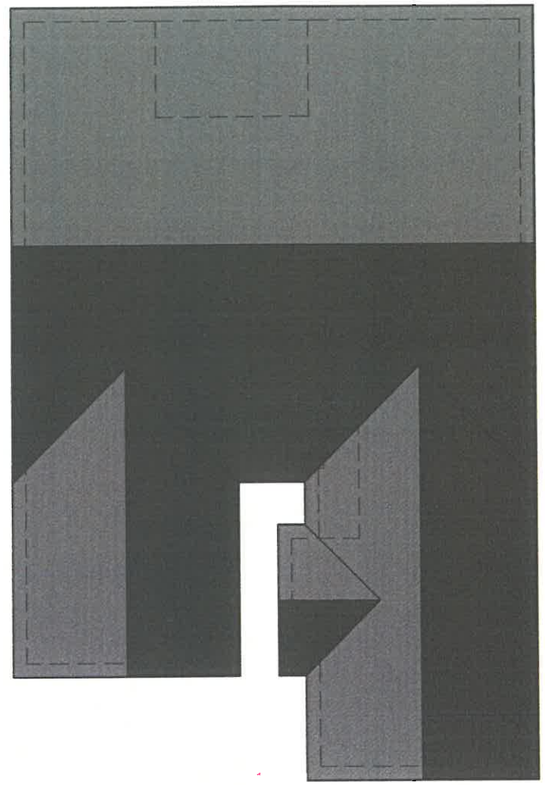
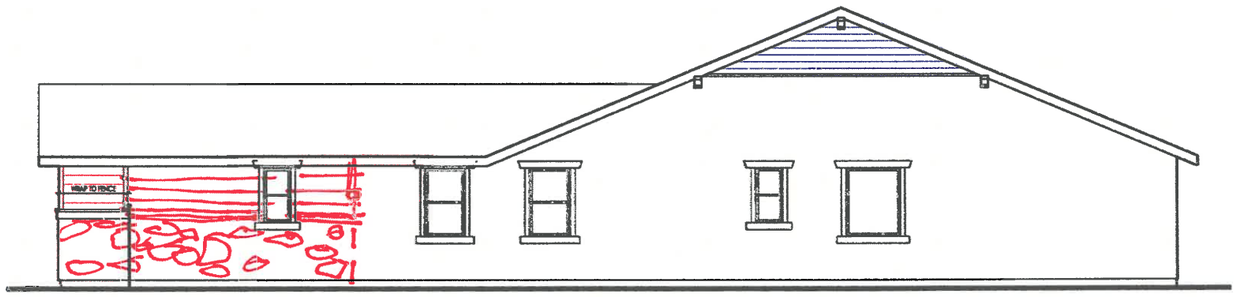


ROOF

. ADDITIONAL DETAIL RETURN AT ENHANCED LOTS.



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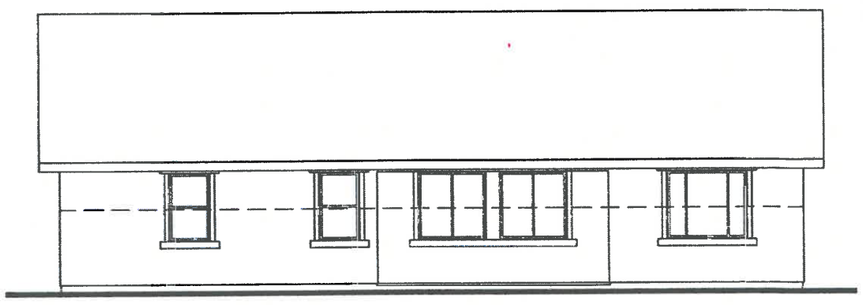

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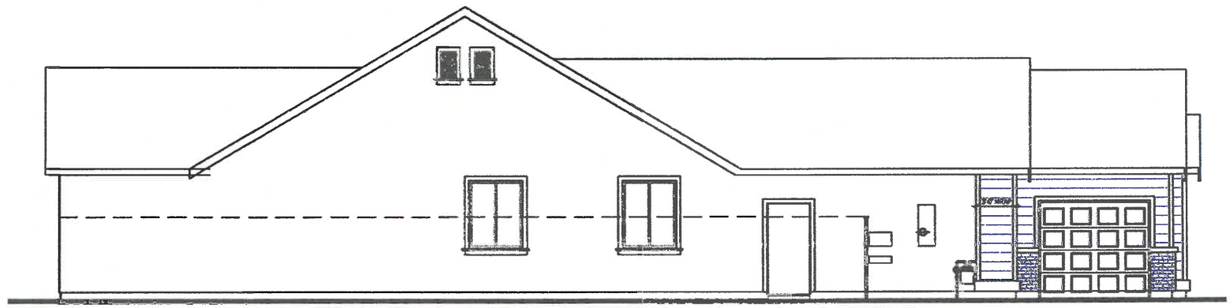
Plan 3 - Elevation 'D' - Sides & Rear



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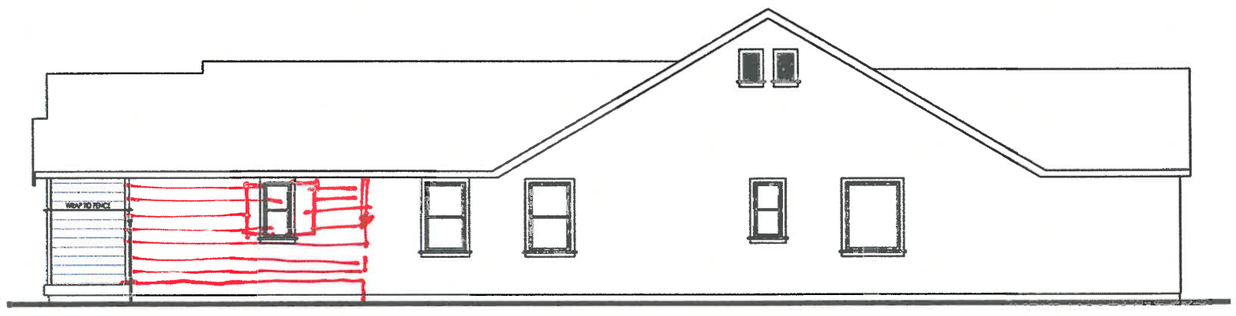
· ADDITIONAL DETAIL RETURN AT ENHANCED LOTS



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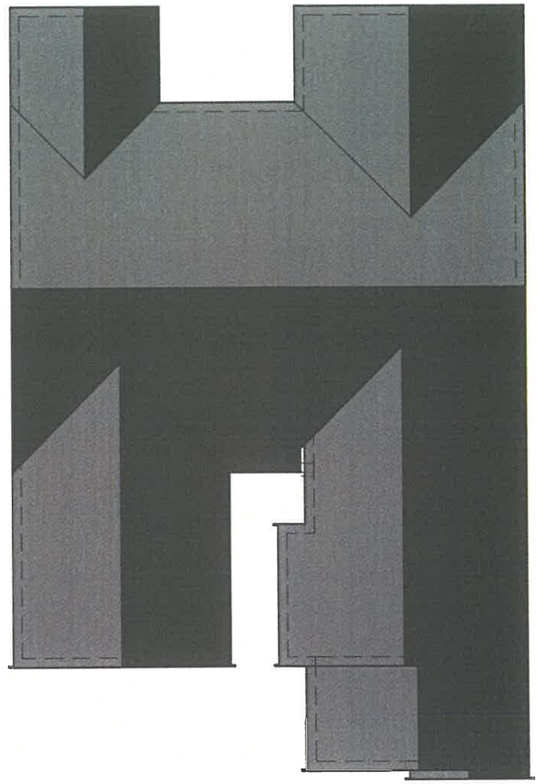

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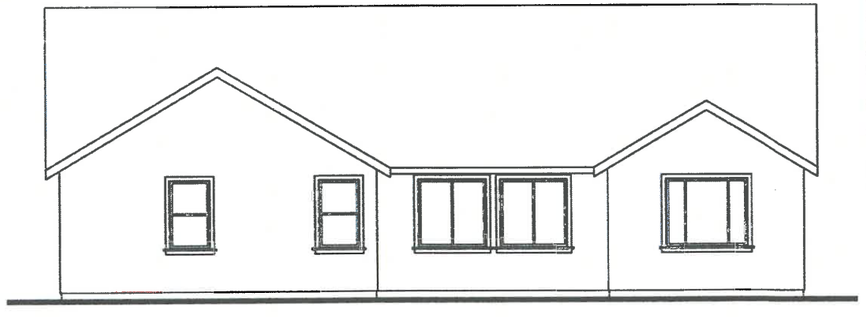

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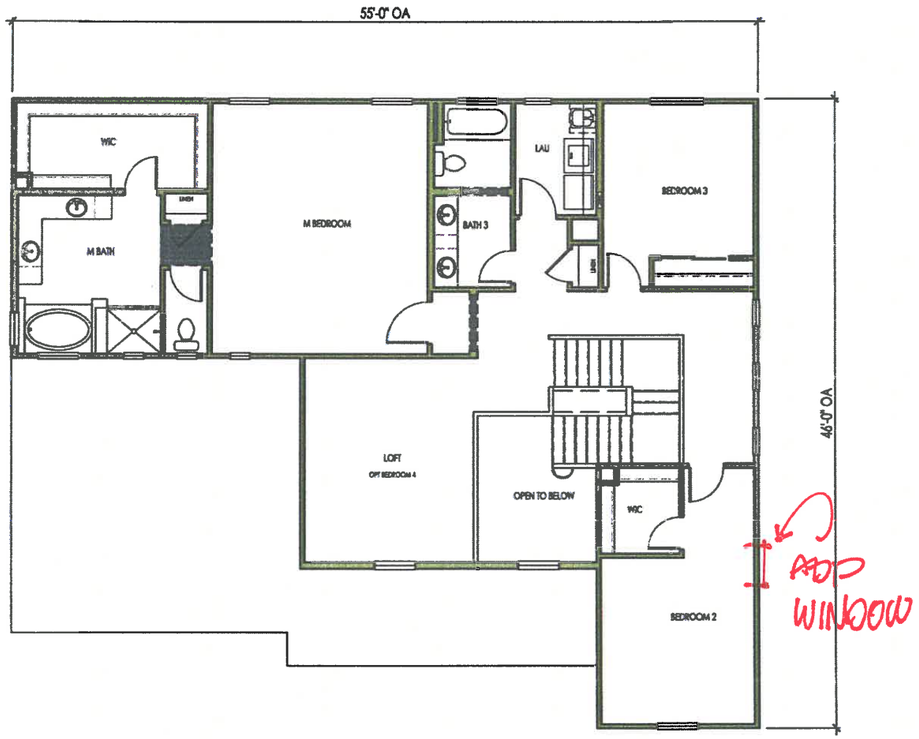
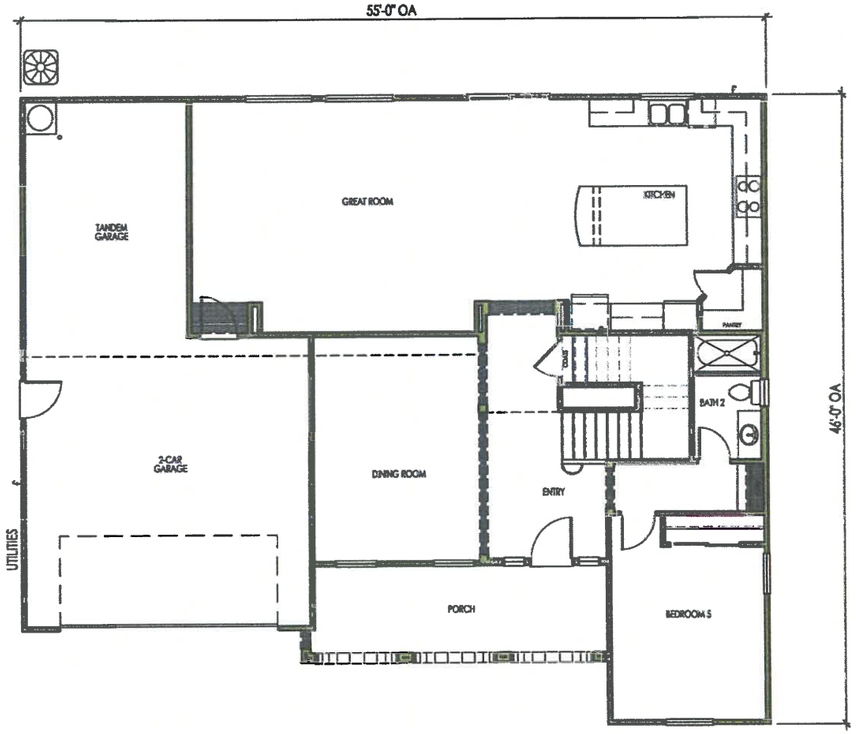
Plan 4 - Floor Plan 2,982 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

ELEVATION "A" SHOWN

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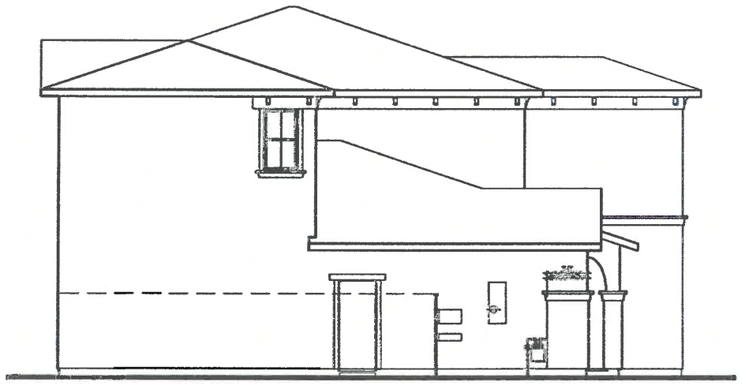
Plan 4 - Elevation 'A' - Sides & Rear



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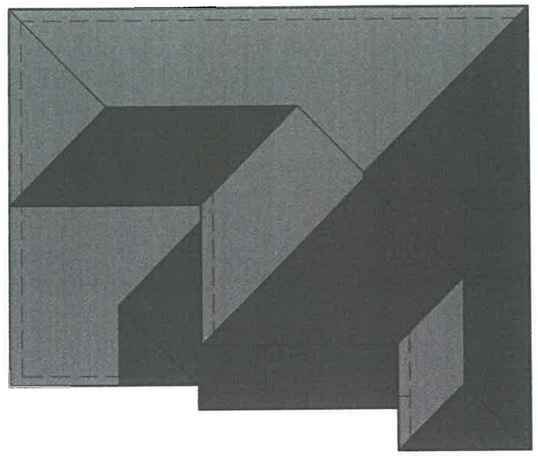
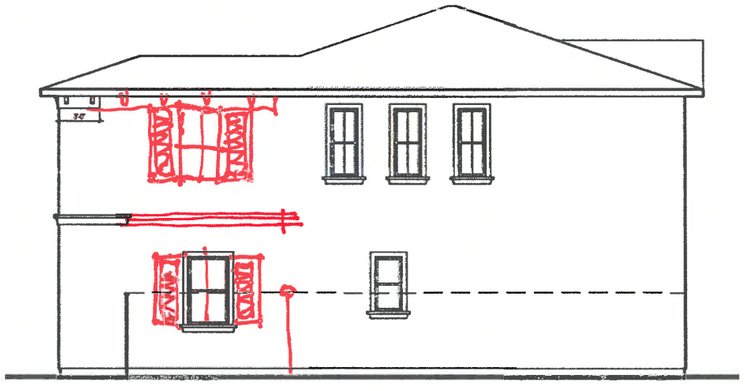


ROOF

- ADD WINDOW
- ADDITIONAL DETAIL RETURN AT ENHANCED LOTS



RIGHT

REAR

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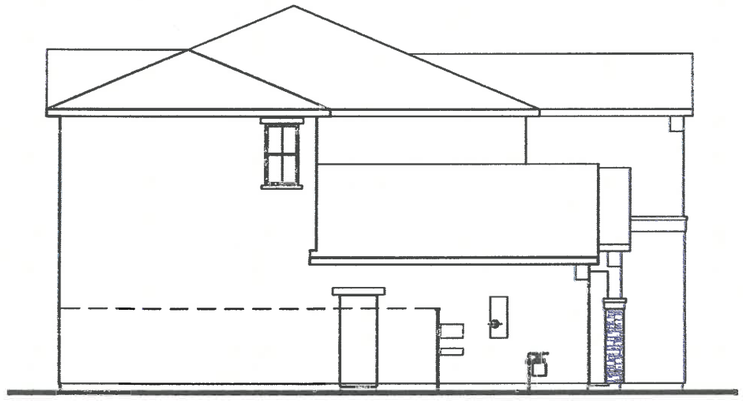
Plan 4 - Elevation 'B - Sides & Rear



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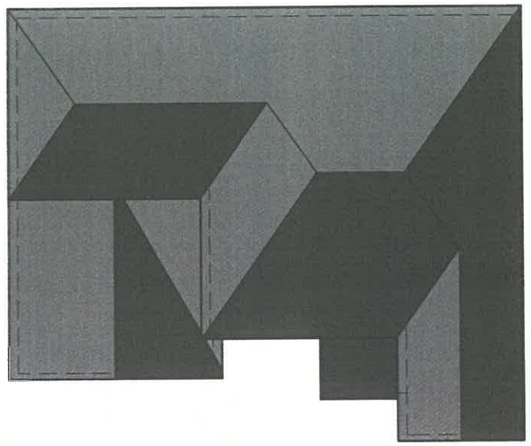

ROOF

- ADD WINDOW
- ADDITIONAL DETAIL AT ENHANCED LOTS

RIGHT

REAR

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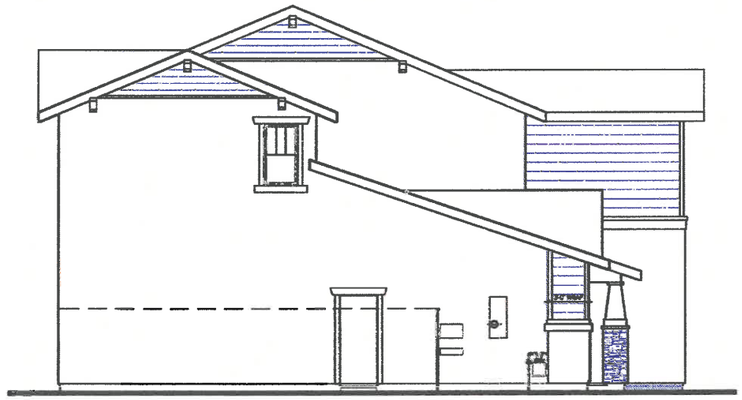
Plan 4 - Elevation 'C' - Sides & Rear



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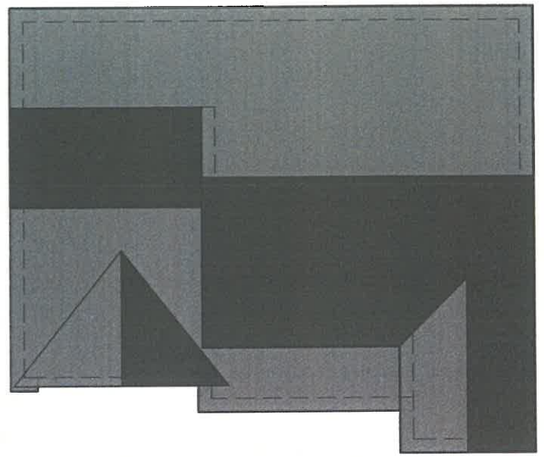
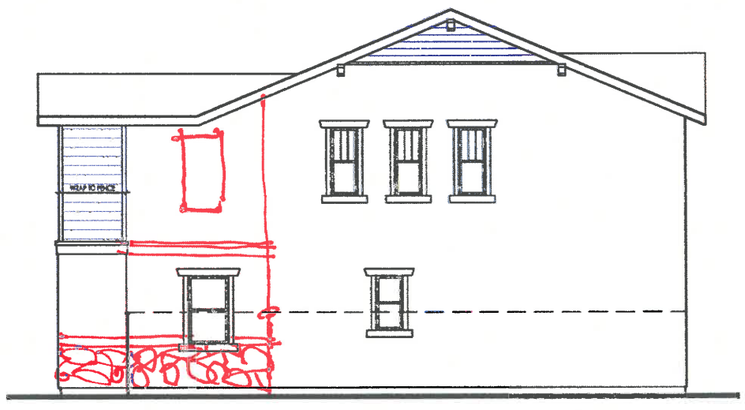


ROOF

- ADD WINDOW
- ADDITIONAL DETAIL AT ENHANCED LOTS



RIGHT

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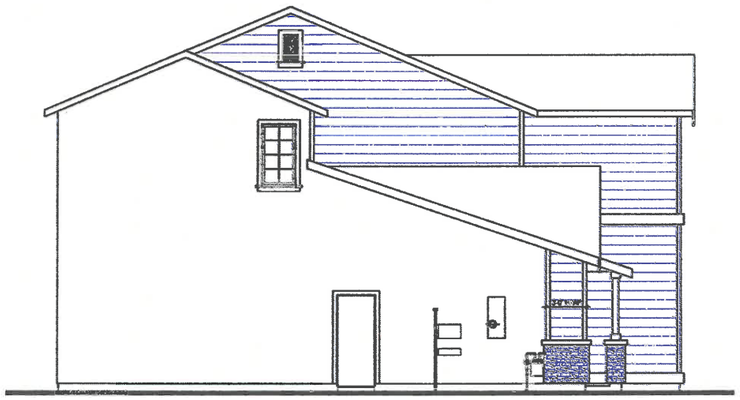
Plan 4 - Elevation 'D' - Sides & Rear



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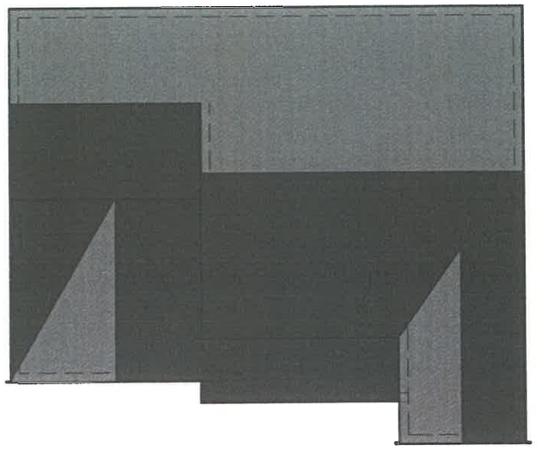

ROOF

- ADD WINDOW
- ADDITIONAL DETAIL AT ENHANCED LOTS

RIGHT

REAR

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Color Palettes

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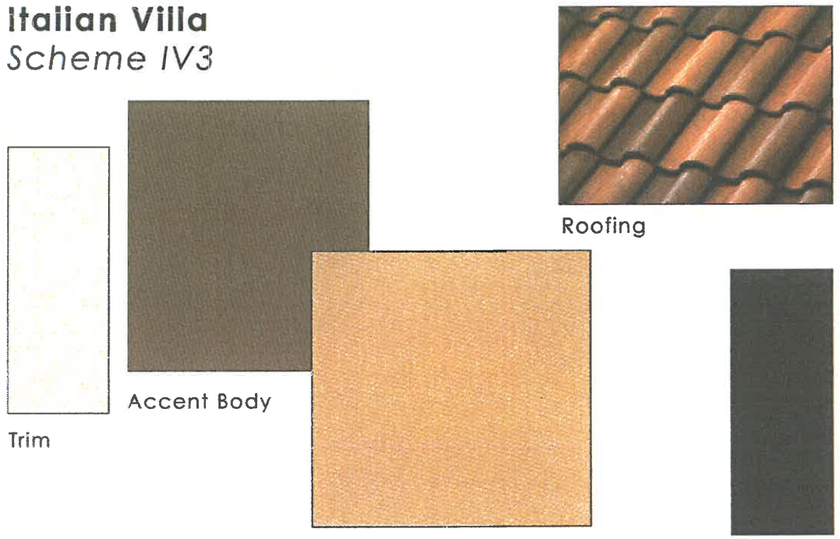
Color Palettes

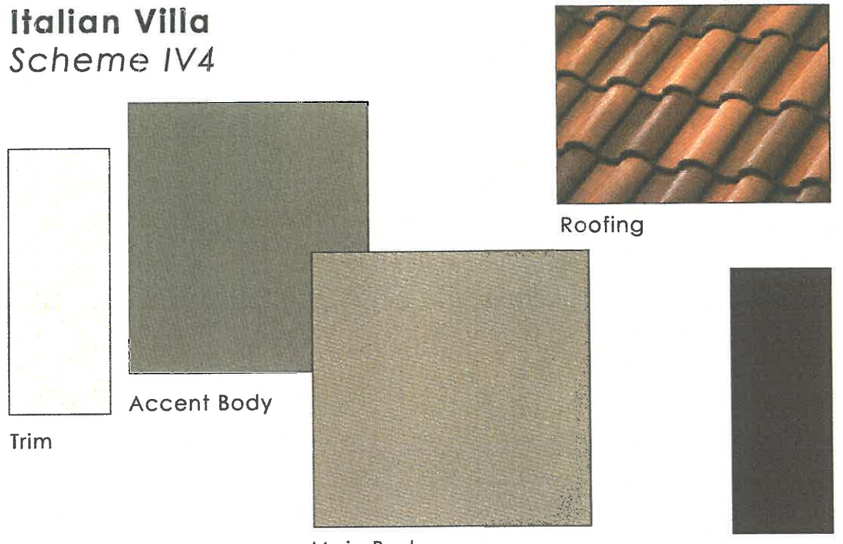
Roofing: Boral
Paint: Sherwin-Williams
Masonry: Cultured Stone (Stone) H.C. Muddox (Brick)

Italian Villa
Scheme IV3



LEGEND			
Roofing	California Mission Blend	1HBCS6464	Barrel Profile
Main Body	Restrained Gold	SW 6129	Stucco Body
Accent Body	Toasty	SW 6095	Accent Areas, Garage Door
Trim	Crisp Linen	SW 6378	Door & Window Trim, Fascia
Accent 1	Sable	SW 6083	Front Door, Shutters

Italian Villa
Scheme IV4



LEGEND			
Roofing	California Mission Blend	1HBCS6464	Barrel Profile
Main Body	Garden Sage	SW 7736	Stucco Body
Accent Body	Sawdust	SW 6158	Accent Areas
Trim	Panda White	SW 6147	Door & Window Trim, Fascia
Accent 1	Deep Maroon	SW 0072	Front Door, Shutters, Garage Door

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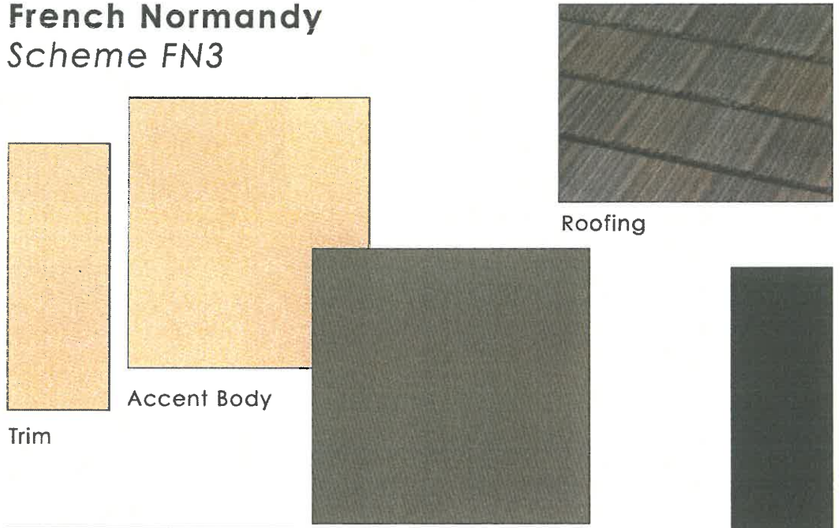
Color Palettes

Roofing: Boral
Paint: Sherwin-Williams
Masonry: Cultured Stone (Stone) H.C. Muddox (Brick)

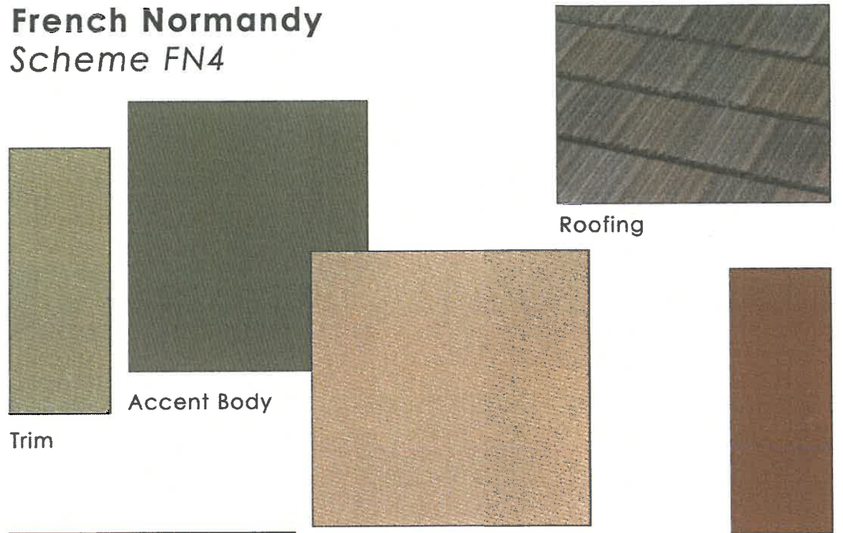
French Normandy
Scheme FN3



Stone

LEGEND			
Roofing	Charcoal Brown Blend	1HBCF1132	Shake Profile
Main Body	Quiver Tan	SW 6151	Stucco Body
Accent Body	Believable Buff	SW 6120	Accent Areas
Trim	Believable Buff	SW 6120	Door & Window Trim, Fascia, Garage Door
Accent 1	Shade-Grown	SW 6188	Front Door, Shutters, Siding
Stone	Toscana	Ancient Villa Ledgestone	Masonry Area

French Normandy
Scheme FN4



Stone

LEGEND			
Roofing	Charcoal Brown Blend	1HBCF1132	Shake Profile
Main Body	Basket Beige	SW 6143	Stucco Body
Accent Body	Avocado	SW 2861	Accent Areas, Siding
Trim	Ruskin Room Green	SW 0042	Door & Window Trim, Fascia, Garage Door
Accent 1	Rookwood Terra Cotta	SW 2803	Front Door, Shutters
Stone	Toscana	Ancient Villa Ledgestone	Masonry Area

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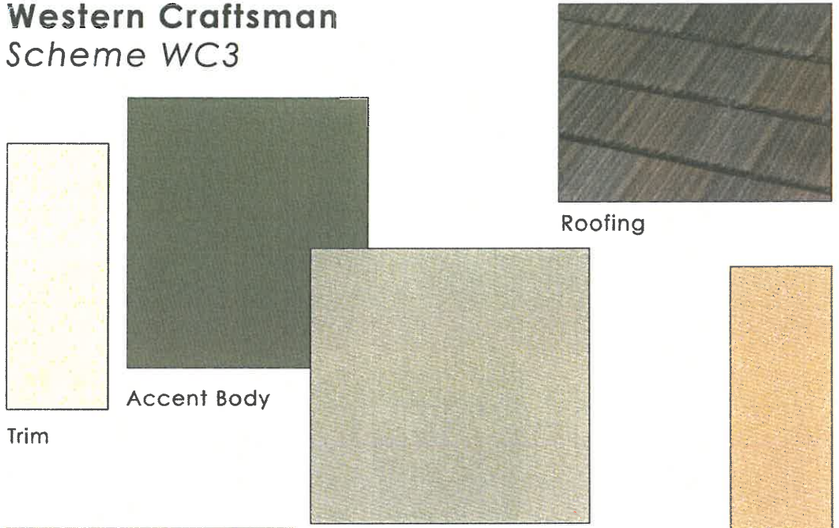
Color Palettes

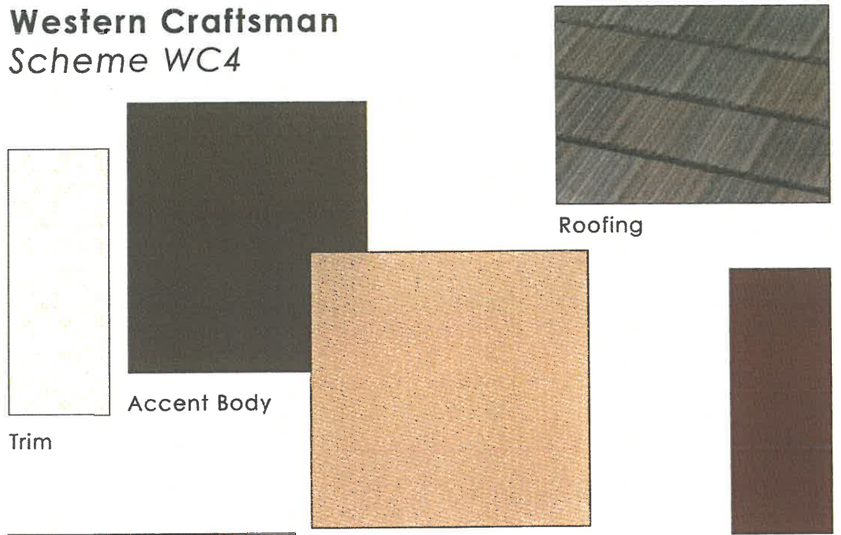
Roofing: Boral
Paint: Sherwin-Williams
Masonry: Cultured Stone (Stone) H.C. Muddox (Brick)

Western Craftsman
Scheme WC3



LEGEND			
Roofing	Charcoal Brown Blend	1HBCF1132	Shake Profile
Main Body	Softened Green	SW 6177	Stucco Body
Accent Body	Artichoke	SW 6179	Wide Horizontal Siding
Trim	Muslin	SW 6133	Door & Window Trim, Fascia
Accent 1	Ecru	SW 6135	Front Door, Garage Door
Stone	Toscana	Ancient Villa Ledgestone	Masonry Area

Western Craftsman
Scheme WC4



LEGEND			
Roofing	Charcoal Brown Blend	1HBCF1132	Shake Profile
Main Body	Whole Wheat	SW 6121	Stucco Body
Accent Body	Aurora Brown	SW 2837	Accent Areas
Trim	Venetian Lace	SW 7119	Door & Window Trim, Fascia, Garage Door
Accent 1	Vermillion	SW 2914	Front Door
Stone	Toscana	Ancient Villa Ledgestone	Masonry Area

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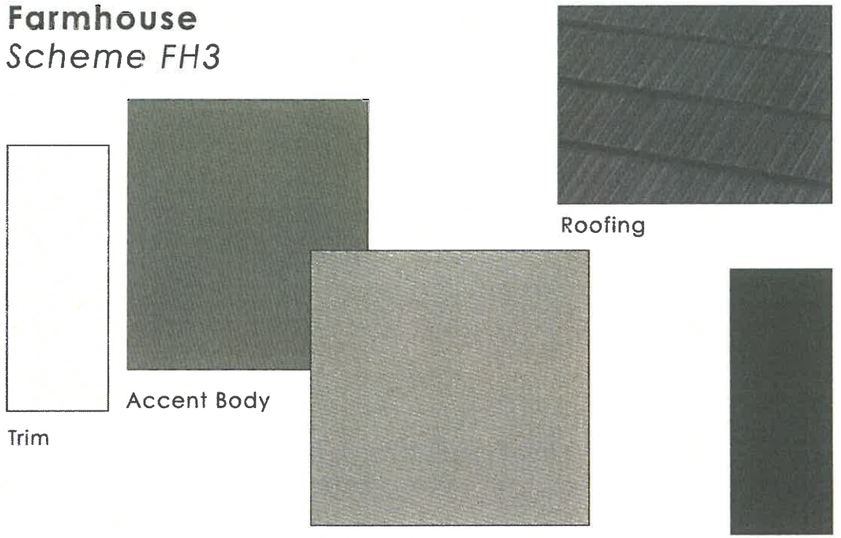
Color Palettes

Roofing: Boral
Paint: Sherwin-Williams
Masonry: Cultured Stone (Stone) H.C. Muddox (Brick)

Farmhouse
Scheme FH3

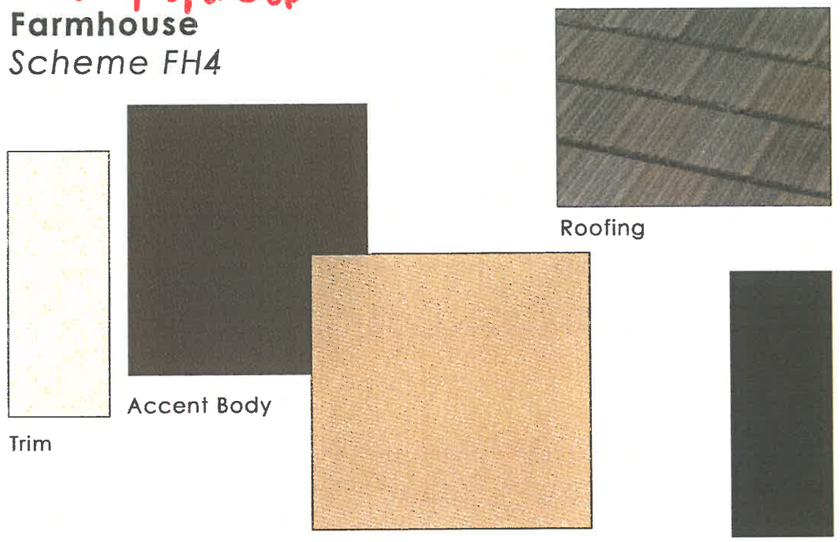


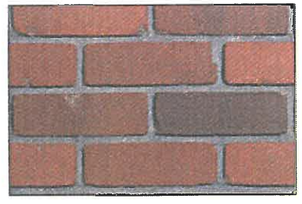
Brick

LEGEND			
Roofing	Charcoal Blend	1FBCF1430	Shake Profile
Main Body	Rare Gray	SW 6199	Stucco Body
Accent Body	Link Gray	SW 6200	Accent Area
Trim	Reserved White	SW 7056	Door & Window Trim, Fascia,
Accent 1	Urbane Bronze	SW 7048	Front Door, Shutters, Garage Door
Brick	Carob		Masonry Area

TO BE REPLACED

Farmhouse
Scheme FH4





Brick

LEGEND			
Roofing	Charcoal Brown Blend	1HBCF1132	Shake Profile
Main Body	Whole Wheat	SW 6121	Stucco Body
Accent Body	Carriage Door	SW 7594	Accent Area
Trim	Classical White	SW 2829	Door & Window Trim, Fascia, Garage Door
Accent 1	Polished Mahogany	SW 2838	Front Door, Shutters
Brick	Old Sacramento Blend		Masonry Area

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Landscape Plan

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Landscape Plan

GENERAL IRRIGATION AND DRAINAGE NOTES:

IRRIGATION:

1. All lawn areas shall be evenly irrigated using 6" pop-up spray sprinklers for guaranteed 100% coverage throughout.

   Systems are based on a static water pressure of 50# S.I. at point of connection. Report any discrepancy to landscape architect.
   Point of connection is based on 15 gallons per minute max. flow rate at P.O.C. stubbed out at housewall by (others).
   All shrub and ground cover areas shall be drip irrigated.

2. All main pressure lines under paving surfaces shall be placed in schedule 40 PVC sleeves (verify sleeve locations on site).

3. Installer shall be responsible for complete 100% coverage in all spray irrigated areas.

4. Adjust sprinklers as needed to minimize overspray onto walks, walls, windows, etc.

5. Installer shall place and connect a cost program irrigation controller at a suitable power source of each home as needed to operate all front yard and remote control valves in conformance with superintendent on site.

DRAINAGE:

1. All areas that cannot be surfaced drained shall be drained using 3" ABS solid drain lines, fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.

2. All roof downspouts within property shall be connected to underground drainage system (not shown on plans). This includes all front and rear yard roof downspouts.

PLANT LIST MATRIX

General design intent shall be to create a pleasing mix of plant material as needed to maintain visual interest and in order to somewhat achieve streetscape throughout the community. See sections & notes below:
Installer shall use a 50%/ 50% container size mix between 5 gallon and 1 gallon container sizes. See size recommendations in each section below:
Plant density MINIMUM shall be 1 plant per each 13 square feet of planter area.

STREET TREES: PLAN SYMBOL = (ST) – ALL 15 GALLON SIZE

Installer shall select trees from the following list. Do not mix street tree types on the same street. Each street shall have a single variety of street tree.

Lagerstroemia "Tuscarora"	Crape myrtle (deep pink)
Lagerstroemia "Sioux"	Crape myrtle (lavender)
Koelreuteria paniculata	Golden rain tree
Acer palmatum "Sierra"	Japanese maple

ACCENT TREES: PLAN SYMBOL = (A) – ALL 15 GALLON SIZE

Installer shall select trees from the following list and attempt to group like trees together per plan. Vary tree form group to group throughout community.

Cercis Canadensis 'Forest Pansy'	Red bud eastern redbud
Rhaphiolepis 'Majestic Beauty'	India hawthorn bushid
Magnolia grandiflora 'Little Gem'	Dwarf southern magnolia

FOUNDATION SHRUBS: PLAN SYMBOL = (F) ALL 5 GALLON SIZE

Installer shall select from the following list and attempt to vary plant groupings somewhat within each lot.
Base selection on planting space provided in each planter area and for desired design intent. For shrubs shown on side yards, do not mix varieties within each lot.

Pittosporum tobira 'Variegata'	Variegated mock orange
Viburnum tinus 'Spring Bouquet'	Laurestinus
Xylosma congestum 'Compacta'	Compact shiny xylosma

ACCENT SHRUBS: PLAN SYMBOL = (AS) – ALL 5 GALLON SIZE

Installer shall select accent shrubs from the following list. These plants may vary within each lot and between lots. Installer shall attempt to provide a wide variety of these shrubs with a more random distribution throughout community than other shrub groups listed here.

Leucophyllum sp. - fresh varieties	Rupthcroans myrtle – all colors
Leonotis leonurus 'Purple Beauty'	Chinese hibiscus plant
Phormium 'Amazing Red'	Compact flax
Cotoneaster 'Hurricane Globe'	Sweet Berry of Heaven
Callistemon 'Little John'	Little John Bottlebrush

LAYERING SHRUBS:PLAN SYMBOL = (L) – 5 GALLON AND 1 GALLON

Installer shall select from the following list for use as a lower layer in front of foundation shrub planting. These shrubs are selected with logical groupings in mind as shown on plan. Plant types may vary within each lot but plant types should remain near within each grouping. For side yard shrubs, do not mix varieties within each lot.

Nandina dom. 'Nana'	Dwarf heavenly bamboo
Rhaphiolepis 'Ballerina'	Compact India hawthorn
Camellia sasanqua 'Bonanza'	Compact sasanqua camellia
Cotoneaster horizontalis 'Variegata'	Compact variegated trailing plant

GROUNDCOVER SHRUBS: PLAN SYMBOL = (G) – ALL 1 GALLON SIZE

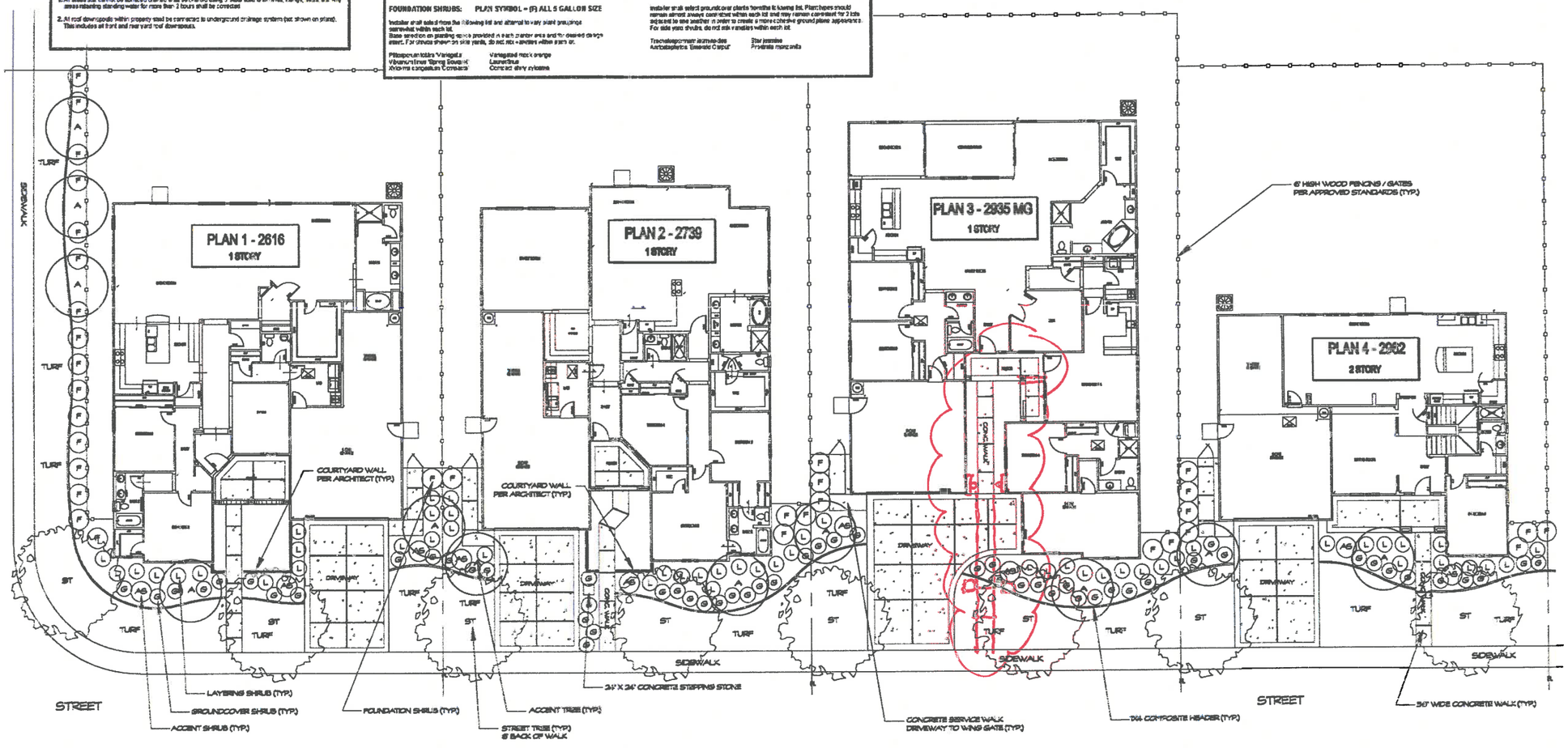
Installer shall select groundcover plants from the following list. Plantings should remain almost always consistent within each lot and may remain consistent for 3 lots adjacent to one another in order to create a more cohesive ground plane appearance. For side yard shrubs, do not mix varieties within each lot.

Trachelospermum asiaticum	Star jasmine
Aptenia cordifolia 'Variegata'	Variegated baby sun rose

GENERAL INSTALLATION NOTES:

1. All shrub and groundcover areas shall receive a 2" minimum layer of bark top dressing. Bark shall be 1" Jolly Gilch" as available at Hobbs's Sand & Gravel / Sacramento, CA (or equal – submit samples for approval).
2. Installer shall apply a pre-emergent herbicide to all shrub and groundcover areas per manufacturer's instructions.
3. For all tree planting installations, installer shall leave a 24" diameter area around the base of each tree free of any vegetation (including lawn). Bark top dressing may be applied in this area.
4. Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade where possible.
5. All plant material shall be of acceptable nursery quality. Landscape Architect reserves the right to reject or substitute unacceptable plant material.
6. Installer shall make adjustments to plant types and locations as needed if site conditions warrant necessary changes (planter size, sun exposure, etc.).
7. All trees (street trees and accent trees) shall be planted no closer than 10' to any water meter box. All other plant material shall be planted no closer than 30" to any water meter box. Distance measurements are from "centerline to centerline" of entire box to tree / shrub trunk.
8. Sod lawn areas shown shall be a 90%/ 7% fescue / bluegrass blend throughout.

LICENSED LANDSCAPE ARCHITECT — JAMES DAVID MORGAN — No. 2612 — Date — STATE OF CALIFORNIA



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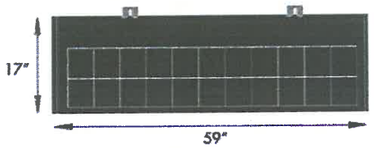
DIMENSIONS



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ELECTRICAL SPECIFICATIONS

Cell	Monocrystalline Silicon
# of Cells and Connection	22 in series
Open Circuit Voltage (Voc)	14.6 V
Maximum Power Voltage (Vmp)	12.0 V
Short Circuit Current (Isc)	6.45 A
Maximum Power Current (Imp)	5.75 A
Peak Power Wp (STC)	69 W

SAFETY & DURABILITY

UL Listed	PV Module & Roofing System
UL 790	Class A Fire Rating
UL 997	110 mph Wind Rating
TAS-100	110 mph Wind Driven Rain
Hail Impact Resistance	1 inch at 50 mph
Warranty	10-year complete system warranty 10-year limited inverter warranty 25-year limited warranty on solar electricity output

ROOF COMPATIBILITY

Roof Pitch	3:12 – 12:12
Roof Tiles	Monier-Life Tile, Eagle, Hanson and other concrete flat, low and high profile 'S' tile
Weight	5 lbs/ft²

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