COUNTY OF SACRAMENTO
CALIFORNIA

Control No.: PLNP2010-00152
Type: UPP – SPP – DRS

TO: COUNTY PLANNING COMMISSION

FROM: PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: **HERITAGE POINT** USE PERMIT, SPECIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW

CONTACT: *Carol Gregory, Planner II, 874-5458; gregoryc@saccounty.net*

PROJECT DESCRIPTION

ASSESSOR'S PARCEL NOS.: 066-0220-001 thru 044, 066-0230-001 thru 049, 066-0240-001 thru 046, and 066-0250-001 thru 054

LOCATION: The property is located on the west side of Bradshaw Road, approximately 400 feet north of Gerber Road, in the Vineyard community. (Supervisor District 5: Don Nottoli)

APPLICANT:

Lennar Homes of California
1075 Creekside Ridge Drive
Roseville, CA 95678
Attention: Don Barnett

ENGINEER:

MacKay & Somps
1552 Eureka Road, Suite 100
Roseville, CA 95661
Attention: Scott Hartstein

OWNER:

Vineyard Point 2009, LLC
1075 Creekside Ridge Drive
Roseville, CA 95678
Attention: Don Barnett

REQUEST:

1. A **Use Permit** to allow a Private Recreation Center consisting of a 2,512 square foot club house with a fitness center, swimming pool, and spa as part of the Vineyard Point Village F Subdivision on approximately 20.5 acres in the RD-7 and RD-10 *(Residential)* zone. The approved Vineyard Point Village F Subdivision is being modified to an age-restrictive, active adult community (55 years or more), reducing the number of approved lots on the site from 193 to 177. The circulation pattern of the approved subdivision will remain the same.
2. A **Special Development Permit** to modify the following standards as part of the prior approval of the Vineyard Point Village F Tentative Subdivision Map and Special Development Permit (Control No.: 2006-SVB-SPP-AHS-0087).
   a. Allow the front yard setback for living areas and porches to be reduced from 10 feet to 5 feet.
   b. Allow the garage setback to be reduced from 20 feet to 5 feet.
   c. Allow the project to be a gated community served exclusively by private roads.
3. A **Design Review** to comply with the Multi-Family Design Guidelines.

ENVIRONMENTAL DOCUMENT: **EXEMPT**

Overview:
The proposed project consists of a request to build a Private Recreation Center for an age-restrictive, active, adult community located at the Vineyard Point Village F Subdivision in the Vineyard community area. The previously approved Subdivision Map has been modified to accommodate this new market orientation with a reduction in the number of approved lots from 193 to 177. Additionally, a Special Development Permit is requested to reduce the front yard and garage setbacks as part of the original approved Vineyard Point Subdivision Map (Control No.: 2006-SVB-SPP-AHS-0087) and to allow the community to be gated and served exclusively by private roads along with Design Review to comply with County Multi-Family Residential Design Guidelines.

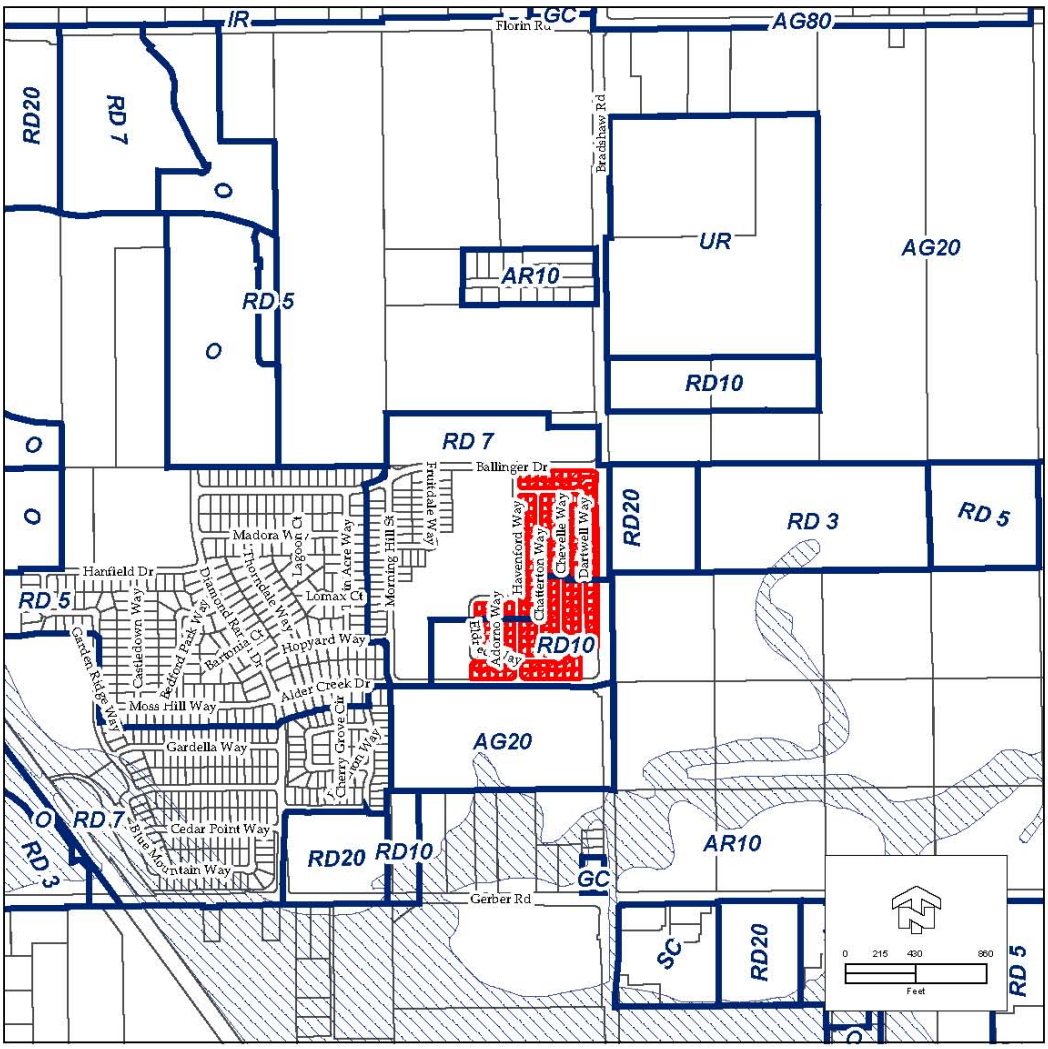
Summary of Significant Issues:
No significant issues have been identified at the time of this writing.

CPAC Recommendation:
The Vineyard Community Planning Advisory Council (CPAC) met on November 2, 2010 and recommended **APPROVAL** (*4-1*) of the proposed project. The Council stated that they were pleased that the proposed project will provide senior housing single-story homes with fewer homes than what was originally approved from the Vineyard Point project (Control No. 2006-SVB-SPP-AHS-0087).

Recommendations:
Staff is recommending **APPROVAL** of the proposed project.

I.	Location Map	4
II.	Project Analysis	5
III.	Staff Recommendations	9
IV.	Attachments	15
V.	Exhibits	15

I. LOCATION MAP



Project Site
Zoning
Flood Zone
Natural Stream
Parcels

Control #: *10-00152*

Parcel #: *See application*

Zoning: *RD-7, RD-10*

Grid Map: *292/188, 300/188*

Code Section: *101-199.16, 17*

District: 5 - Nottoli

II. PROJECT ANALYSIS

A. Adjacent Land Uses and Zoning:

	Existing Land Use	Zoning and Community Plan Designations
Subject Property	Vacant	RD-7, RD-10
North	Agricultural-Residential (across Ballinger Drive)	RD-7
South	Vacant (across Alder Creek Drive)	AG-20
East	Substation/Agricultural-Residential/Vacant (across Bradshaw Road)	RD-10/RD-20/AR-10
West	Vacant	RD-7

B. History/Background: The subject parcels were former Assessor's Parcel Number (APN) 066-0080-006. As a result of zoning certification hearings, the property was rezoned from A-1-C (Agricultural) to A-2 (Agricultural) on June 7, 1972 (Ordinance No. 1111). On September 24, 1975, the property was rezoned from A-2 as a result of zoning codification hearings and a study (ZMA #3400; SZC 75-68). The property was rezoned to AG-20 as a result of Vineyard Rezone Hearings on June 12, 1985 through Resolution No. 85-898 (ZMA #4465; SZC 85-47).

The property was part of the Vineyard Point Rezone, Vesting Tentative Subdivision Map, Tentative Subdivision Map, and Special Development Permit project (Control No. 2002-RZB-SDP-SPP-SVB-0293) approved by the County Board of Supervisors on November 10, 2004. This project rezoned the subject property to RD-7 (Residential) and RD-10 (Residential) and subdivided the site into residential lots as proposed from the North Vineyard Station Specific Plan. The property was also part of the North Vineyard Station Specific Plan Amendments, Zoning Ordinance Amendments, and Infrastructure Finance Plan to accommodate storm water detention and drainage facilities, internal street and park site modifications, the addition of a water treatment facility, and internal residential density adjustments approved by the County Board of Supervisors on November 10, 2004 (Control No. 2003-CPB-ZOB-PWE-0082). Subsequently, the Assessor's Parcel Number was modified to APN: 066-0080-024.

The subject parcels were a portion of the Vineyard Point Amended Vesting Tentative Subdivision Map, Special Development Permit, Exception, and Affordable Housing Plan project approved by the County Board of Supervisors on February 26, 2007 (Control No. 2006-SVB-SPP-AHS-0087). This project specifically illustrated a tentative map residential lotting pattern for the subject property, known as the Village F Subdivision, which included a reduction in development standards for RD-7 and RD-10 lots.

C. Project Description: The applicant is requesting a Use Permit to build a Private Recreation Center consisting of a 2,512± square foot club house with a fitness center, swimming pool, and spa as part of the Vineyard Point Village F Subdivision on approximately 20.5 acres in the RD-7 and RD-10 (Residential) zone. The Private Recreation Center will be added to this subdivision because the previously approved Village F Subdivision is being modified by the applicant into an age-restricted, active adult community, meaning at least one (1) person per a residence is at least 55 years or older. The applicant's justification for this age-restricted community is that it will provide needed affordable housing for the community's aging population and add diversity to the housing stock within the Vineyard Point community.

With the accommodation of the Private Recreation Center and associated off-street parking (five parking stalls total, including handicapped parking) and landscaping, the previously approved Subdivision Map for the Village F Subdivision is being revised with a reduction in the number of approved lots for the subdivision from 193 to 177. The number of lots was also reduced so that the lot width was widened by an additional 10 feet to accommodate the largest homes proposed within this development. With the Use Permit, the applicant is also requesting a Special Development Permit to allow the Heritage Point community to be gated with private streets and to reduce the front yard and garage setbacks further from the previous Special Development Permit approval for a reduction in setbacks. A Homeowners Association will maintain all the common areas, including the private streets, Private Recreation Center, open landscaped areas, and front yard landscaping of all the lots. According to the applicant, improvements have not occurred on the subject property, with the exception of some initial grading.

The Heritage Point subdivision will have four distinct floor plans with three architectural styles: Spanish, Cottage, and Classical. Plan 1 homes will be 930± square feet with two (2) bedrooms, two (2) baths, and a one (1) car garage. Plan 2 will be 1,056± feet with two (2) bedrooms, two (2) baths, and a one (1) car garage. Plan 3 will be 1,188± square feet with two (2) bedrooms, two (2) baths, and a one (1) car garage. Plan 4 will be 1,305± square feet with three (3) bedrooms, two (2) baths, and a two (2) car garage. All homes in the subdivision will be one-story homes and are designed to accommodate age-restricted, active adults. It is expected by the applicant that the majority of the homes will have 1-2 residents only.

D. Access/Circulation/Traffic Issues: There will be two gated main entrances to the proposed development. One (1) entrance will be at Alder Creek Drive, at the southern portion of the site, and the second entrance will be at Ballinger Drive, at the northern portion of the site. Within the community will be several elongated private streets (Dartwell Way, Chevelle Way, Chatterton Way, and Havenford Way) and two smaller block type private streets (Eldred Way and Adorno Way). A paseo walk area is planned from Havenford Way to Dartwell Way, crossing four (4) streets within the community. It is expected that the number of cars owned by residents within the community will be low because of the age of the residents and the number

of people expected to be living within these small homes, which likely will be one person for many of the homes planned. Studies have concluded that traffic generated from age-restricted communities is only one-quarter to one-third of the traffic generated from standard single-family home subdivisions.

The proposed project was reviewed by the Sacramento County Department of Transportation (SacDOT), the County Land Division and Site Improvement Review (LD&SIR) Section, and the Sacramento Metropolitan Fire District. All agencies submitted conditions of approval for the proposed project but did not identify any major issues in regards to access, circulation, and traffic from the proposed project. SacDOT indicated that due to a reduction in the number of lots proposed from the previously approved map, this will reduce the number of new daily trips and number of new trips during the P.M. peak hour. Impacts related to access, circulation, and traffic from the proposed project are considered less than significant.

E. Design and Development Review: The Sacramento County Board of Supervisors adopted the County's Multi-Family Residential Design Guidelines on May 28, 2008. The Multi-Family Residential Design Guidelines are to be used for all pending attached and detached residential projects over eight (8) units per acre. These design guidelines emphasize site design, landscaping and the architectural features of a project. This approach recognizes the role that design plays in creating projects that integrate with the surrounding neighborhoods, and the differentiation between projects and the neighborhood, deemphasizing a standards based approach to design.

The proposed project's density is approximately 8.6 units per an acre, and is subject to the Multi-Family Residential Design Guidelines in terms of review for the design of the proposed private recreation center and homes. Since the subdivision map was previously approved and recorded by the applicant, the site layout and design was not subject to Design Review.

The proposed project was reviewed by the County Design Review Administrator (DRA), Barry Wasserman, and the County Design Review Committee (DRAC) on November 18, 2010. The DRA and the DRAC were supportive of the house and Private Recreation Center designs of the proposed project. They stated that the Private Recreation Center is well-designed and its elements are well-located on the site. For the house designs, they stated that the floor plans work well and should provide very livable environments, with a recommendation that the larger portion of the rear yards be attached and accessible from the major interior living space. The exterior designs of the homes were reasonable, as the diversity of color, texture, and frontage depth is encouraged to give a sense of variety, particularly with the intent of the project to treat the minimal frontage space in a repetitive planting pattern. The DRA and DRAC did have a side discussion regarding the site layout of the proposed project and how it would ideally look if the project was in the early stages of overall site design, but recognized that the subdivision map was already approved and recorded, so they had no discretion over this portion of the project. It should be

noted that the Heritage Point subdivision does have a site layout with a long block orientation that will have an internal pedestrian connection via the paseo walk area mentioned in Section D: Access/Traffic/Circulation Issues of this staff report.

Given the comments above, County Planning staff does not believe the proposed project needs modifying to further enhance the project. With the DRA and DRAC's review of the proposed project from the above comments, the project is compatible with the County's Multi-Family Residential Design Guidelines.

F. Special Development Permit Issues: According to the applicant, the previously approved Tentative Subdivision Map and Special Development Permit for Vineyard Point's Village F Subdivision (Control No. 2006-0087) was a small lot subdivision of ideally detached two-story single-family homes on lots sized averaging at 2,500 square feet. The previously approved Special Development Permit allowed for front, side, and rear yard reductions at 10 feet, 3 feet, and 3 feet, respectively (see Exhibit "7" for further information on the development standards as part of the previously approved Special Development Permit for Vineyard Point). The new Special Development Permit request will allow for the development of small (930± to 1,350± square foot), one-story homes that will be designed for active adult/senior home buyers, since the previous Special Development Permit setbacks could not accommodate this type of design. The request includes a reduction in the front yard setback from 10± feet to 5± feet for both the home and garage. This is a minimum setback and the majority of homes within the development will actually be setback further than 5± feet. The front yards of all homes within the development will be with a unique landscaping design consisting of small trees, flowering shrubs, annuals, and ground cover to accommodate the reduced setbacks. No grass lawn will be located within the front yard setbacks. In addition, all homes within the development will be solar powered homes with solar tiles on the roofs.

The Special Development Permit request also includes allowing the proposed project to be a gated community served by private streets. As stated in Section C: Project Description of this staff report, a Homeowner's Association will maintain the private streets of the community and enforce CC&R's and Rules and Regulations regarding parking along these streets. With the reduction in garage setbacks, it is the intended that all guests who visit residents within the development will park along the streets while residents will park in their garages. It is assumed that the proposed project's private streets will be wide enough to accommodate parking on both sides of the streets, since the subdivision map was approved for public streets and the circulation and width of these streets has initially remained the same. To accommodate the specific nature of the proposed development (age-restricted, active adult community), the requested Special Development Permit deviations are justifiable and supported by County Planning Staff.

G. Drainage Issues: The proposed project was reviewed by the Sacramento County Department of Water Resources (DWR) and the Sacramento County Water Agency.

Both agencies submitted conditions of approval for the proposed project but did not identify any major issues in regards to drainage from the proposed project. Drainage impacts from the proposed project are considered less than significant.

III. STAFF RECOMMENDATIONS

The request is consistent with the County General Plan, the Vineyard Community Plan, and the North Vineyard Station Specific Plan. Access to the proposed project site will be from two (2) gate entrances: one (1) from Alder Creek Drive and the other from Ballinger Drive. Heritage Point (Vineyard Point's Village F Subdivision) will be an age-restricted (55 years and older) community that will provide needed affordable housing for the community's aging population and add diversity to the housing stock within the Vineyard Point community.

The Private Recreation Center and its associated amenities will serve the prospective Heritage Point residents and be a benefit in maintaining a healthy lifestyle, since the intent of the community is to be an active adult community. To accommodate the specific nature of the proposed development, the requested Special Development Permit is justified in that it will provide small one-story homes, due to the reduced front yard and garage setbacks while a Homeowner's Association will maintain the private streets within the community and enforce parking along these streets through CC&R's and Rules and Regulations.

The proposed project request is consistent with the County's Multi-Family Residential Design Guidelines and was supported by the County's Design Review Administrator (DRA) and the County's Design Review Advisory Committee (DRAC) regarding the designs for the proposed homes and Private Recreation Center. No major issues related to access, circulation, traffic, and drainage impacts have been identified from the proposed project. For these reasons, staff recommends **APPROVAL** of this proposal.

A. Recommended Actions:

1. Environmental Documentation: Recognize the **EXEMPT** status of the request under Section 15303, Class 3 and Section 15305, Class 5.

2. Use Permit: **APPROVE** the requested entitlement to allow a Private Recreation Center consisting of a 2,512± square foot club house with a fitness center, swimming pool, and spa as part of the Vineyard Point Village F Subdivision on approximately 20.5 acres, subject to the findings listed in Section III.B and the conditions listed in Section III.C of this report.

3. Special Development Permit: **APPROVE** the requested entitlement to deviate from the following standards, subject to the findings listed in Section III.B of this report, and the conditions listed in the attached Draft Special Development Permit (Attachment "A").

    a. Allow the front yard setback for living areas and porches to be reduced from 10 feet to 5 feet.
    b. Allow the garage setback to be reduced from 20 feet to 5 feet.

c. Allow the project to be a gated community served exclusively by private roads.

4. Design Review: **APPROVE**.

5. Mitigation Monitoring and Reporting Program: None.

B. Recommended Findings: The staff recommendations are based upon the following considerations:

1. The request is consistent with the County General Plan Map Low Density Residential Designation and Text in that no policy conflicts have been identified.

2. The request is consistent with the Vineyard Community Plan Map and Text and the North Vineyard Station Specific Plan Map and Text.

3. Staff has identified no effects from the proposal which would result in a significant detrimental impact on adjoining or neighboring properties if the conditions, as recommended by staff, are adopted.

4. The granting of the Use Permit will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County in that:

a. The Private Recreation Center and its associated amenities will serve the prospective Heritage Point residents, since the intent of the community is to be an active, age-restrictive adult community.
b. The Private Recreation Center is a benefit to the prospective Heritage Point residents in that it will help residents to maintain a healthy lifestyle within their community.
c. The Private Recreation Center was supported by the County Design Review Administrator (DRA) and the County Design Review Advisory Committee (DRAC) in terms of both its site layout and design.

C. Recommended Conditions: Any approval of the Use Permit, Special Development Permit, and Design Review entitlements shall be subject to the following conditions:

1. The final development plans shall be in substantial compliance with Exhibits “1” (Site Plan for Heritage Point), “2” (Recreation Center Schematic Site Plan), “3” (Club House Schematic Floor Plan), “4” (Club House Schematic Elevations), “5” (Typical Landscape Plan – Conceptual for Recreation Center), “6” (Conceptual Gate Exhibit), “7” (Special Development Permit – Proposed Development Standards for Heritage Point), “8” (Typical Home Configuration Exhibit), “9” (Plan 1 Floor Plan, Roof Plans and Elevations), “10” (Plan 2 Floor Plan, Roof Plans, and Elevations), “11” (Plan 3 Floor Plan, Roof Plans, and Elevations), “12” (Plan 4 Floor Plan, Roof Plans,

and Elevations), "13" (Conceptual Landscaping Exhibits for Street Scene, Typical Interior Lot, Typical Alley Lot, Typical Corner Lot), "14" (Exterior Color Schemes – Spanish, Cottage, and Classical Elevations), and "15" (Roof Tile Samples. (***Sacramento County Planning and Community Development Department***)

2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. Any required subsequent procedural actions shall take place within 36 months of the date on which the permit became effective or this action shall automatically be null and void. (***Sacramento County Planning and Community Development Department***)

3. The proposed project is also subject to the conditions of approval for the approved Tentative Subdivision Map for Vineyard Point Village F (Control No. 2006-0087). (***Sacramento County Planning and Community Development Department***)

4. Establish a Homeowner's Association with recorded CC&R's that clearly establish the maintenance of the Association and responsibilities that provide for, but are not limited to the following:

   a. Landscaping and maintenance for any open space lots.

   b. Front-yard landscaping and maintenance for all residential lots.

   c. Maintenance of gates, private roads, and parking lot area for the Private Recreation Center.

   d. Maintenance of the Private Recreation Center and all facilities associated with the center.

   e. Storage of garbage cans.

   f. Conversion of garages.

   g. Placement of garbage cans during pick-up days.

   h. Placement of materials during Neighborhood Cleanup Program.

   i. Regulation of parking along the private streets.

   j. Regulation of the age-restricted requirements of the community (55 years and above). (***Sacramento County Planning and Community Development Department***)

5. At least one (1) person in each residence must be 55 years old, or older. (***Sacramento County Planning and Community Development Department***)

6. Any proposed project not incorporating an entry design that will accommodate access control gates pursuant to Sacramento County Code 17.04, Section 503.6.1 shall not be approved for future access control gates. (***Sacramento County Department of Transportation***)

7. Construct private streets pursuant to the County standards. Construct private drive to a minimum standard of 2 inches of asphalt concrete over a minimum of 6 inches aggregate base to a 20-foot section width or better, including adequate turnaround facilities at the end of the road. (***Sacramento County Land Division and Site Improvement Review – LD&SIR – Section***)

8. Record a maintenance agreement involving all the parcels of the subject map assuring timely maintenance of the private roads. (***Sacramento County Land Division and Site Improvement Review – LD&SIR – Section***)

9. Provide a level of street light illumination equivalent to that required for public streets for the entire portion of the private road system. (***Sacramento County Land Division and Site Improvement Review – LD&SIR – Section***)

10. Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Zoning Code. (***Sacramento County Land Division and Site Improvement Review – LD&SIR – Section***)

11. Connection to the Sacramento Area Sewer District (SASD) sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any on and off-site sewer construction. (***Sacramento Area Sewer District***)

12. Each lot and each building with a sewage source shall have a separate connection to the SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line. (***Sacramento Area Sewer District***)

13. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that SASD can properly maintain the sewer line. During the submission of the improvement plans, the applicant shall demonstrate that this condition is met. (***Sacramento Area Sewer District***)

14. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping,

channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to, non-asphaltic paving, landscaping, lighting, curbing, and all non-drivable street appurtenances. (***Sacramento Area Sewer District***)

15. Gates across SASD easements shall meet SASD standards for accessibility. (***Sacramento Area Sewer District***)

16. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. (***Sacramento Metropolitan Fire District***)

17. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings. (***Sacramento Metropolitan Fire District***)

18. Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. Note: This condition is only applicable to the street serving the Private Recreation Center. (***Sacramento Metropolitan Fire District***)

19. The proposed project is part of the North Vineyard Station Specific Plan and must adhere to the adopted operational Air Quality Mitigation Plan (AQ-15/AQMP). The proposed project must also adhere to the adopted construction mitigation requirements. Note that the operational AQ-15 plan was adopted sometime ago and certain measures may no longer be feasible. If this is the case, please contact the Sacramento Metropolitan Air Quality Management District (SMAQMD) to develop alternative, up to date measures. (***Sacramento Metropolitan Air Quality Management District***)

20. Except for any portion that carries off-site drainage, the on-site drainage system at Heritage Point will be a private drainage system, and shall be labeled as such on the improvement plans and a copy of an approved and executed private maintenance agreement shall be provided to the Sacramento County Department of Water Resources. (***Sacramento County Department of Water Resources***)

21. Water supply will be provided by the Sacramento County Water Agency. (***Sacramento County Water Agency***)

22. Provide public water service to each building. (***Sacramento County Water Agency***)

23. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by the Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval. (***Sacramento County Water Agency***)

24. Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, the applicant shall use water from agricultural wells for grading and construction. (***Sacramento County Water Agency***)

25. Prior to the issuance of any building permits for any commercial or industrial users, conduct a water use efficiency review and submit the findings in required environmental documentation for the proposed project. (***Sacramento County Water Agency***)

26. Prior to the issuance of building permits, require efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service. (***Sacramento County Water Agency***)

27. Provide a 5-foot x 5-foot unobstructed area behind the sidewalk for water meter box installation and maintenance. The area shall not be in a driveway or within paving. The area shall not have buried or above-ground structures and shall not have plantings except turf. (***Sacramento County Water Agency***)

28. Provide 24-hour access to SWCA at all security gates. (***Sacramento County Water Agency***)

29. Provide a 5-foot x 5-foot area behind the walk at each water meter free of paving, surfacing, structures, and wheel loads. (***Sacramento County Water Agency***)

30. Prior to the issuance of any building permits for the proposed project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code. (***Sacramento County Water Agency***)

31. Prior to the issuance of any building permits for the proposed project, the project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento

County Code) to the satisfaction of the County Landscape/Oak Tree Coordinator. (***Sacramento County Water Agency***)

IV. ATTACHMENTS

A. Draft Special Development Permit

B. Context Photos

C. CPAC Referral

V. EXHIBITS

1. Site Plan for Heritage Point
2. Recreation Center Schematic Site Plan
3. Club House Schematic Floor Plan
4. Club House Schematic Elevations
5. Typical Landscape Plan – Conceptual for Recreation Center
6. Conceptual Gate Exhibit
7. Special Development Permit – Proposed Development Standards for Heritage Point
8. Typical Home Configuration Exhibit
9. Plan 1 Floor Plan, Roof Plans, and Elevations – Exhibits "A" – "G"
10. Plan 2 Floor Plan, Roof Plans, and Elevations – Exhibits "A" – "G"
11. Plan 3 Floor Plan, Roof Plans, and Elevations – Exhibits "A" – "G"
12. Plan 4 Floor Plan, Roof Plans, and Elevations – Exhibits "A" – "G"
13. Conceptual Landscaping Exhibits for Street Scene, Typical Interior Lot, Typical Alley Lot, Typical Corner Lot – Exhibits "A" – "D"
14. Exterior Color Schemes – Spanish, Cottage, and Classical Elevations – Exhibits "A" – "C"
15. Roof Tile Samples

This staff report was prepared on December 23, 2010.

Special Development Permit No. _____

HERITAGE POINT

County of Sacramento
County Planning Commission

Assessor's Parcel Nos.
066-0220-001 thru 044, 066-0230-001 thru 049,
066-0240-001 thru 046, and 066-0250-001 thru 054 Hearing Date: _____

TO:	APPLICANT:	ENGINEER:	OWNER:
	Lennar Homes of California 1075 Creekside Ridge Drive Roseville, CA 95678 Attention: Don Barnett	MacKay & Somps 1552 Eureka Road, Suite 100 Roseville, CA 95661 Attention: Scott Hartstein	Vineyard Point 2009, LLC 1075 Creekside Ridge Drive Roseville, CA 95678 Attention: Don Barnett

PERMISSION IS GRANTED TO EMPLOY THE FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS PER THE PRIOR APPROVAL OF THE VINEYARD POINT VILLAGE F TENTATIVE SUBDIVISION MAP AND SPECIAL DEVELOPMENT PERMIT (CONTROL NO.: 2006-SVB-SPP-AHS-0087):

A. Allow the front yard setback for living areas and porches to be reduced from 10 feet to 5 feet.
B. Allow the garage setback to be reduced from 20 feet to 5 feet.
C. Allow the project to be a gated community served exclusively by private roads.

ATTACHMENTS THAT DEMONSTRATE ALTERNATIVE DEVELOPMENT STANDARDS:

A. Site Plan for Heritage Point (Exhibit "1)
B. Conceptual Gate Exhibit (Exhibit "6")
C. Special Development Permit – Proposed Development Standards for Heritage Point (Exhibit "7")
D. Typical Home Configuration Exhibit (Exhibit "8")

CONDITIONS:

1. NONE.

FINDINGS:

1. That the proposed development will carry out and be consistent with the intent of the General Plan and the appropriate community Plan.

2. That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

3. That the proposed development is compatible with existing and proposed land uses in the surrounding area.

4. That any exceptions to, or deviation from, requirements or design standards of the Land Use Zone in which the property is located, or of Title III of this Code are justified by the design of the development.

5. That there is adequate assurance that all public improvements will be installed at the scheduled times as required by the Municipal Services Agency.

6. That there is adequate assurance that the development schedule will be met.

7. That the existing or proposed utility services are adequate for the uses and population densities proposed.

8. That the project will not be a hazard or nuisance in the community at large.

The above permit will not be conducted to constitute either a public or private nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building is planned.

This permit shall not take effect until after ten (10) days from the date of approval by the County Planning Commission. If an appeal is filed during the ten-day period, this permit shall not take effect until approved by the Board of Supervisors and shall be subject to any amendments adopted by the Board of Supervisors.

On a motion by Commissioner _____, seconded by Commissioner _____, the foregoing special development permit was passed and adopted by the County Planning Commission of the County of Sacramento, State of California, at a regular meeting thereof, this _____ day of _____, 200_, by the following vote, to wit:

AYES: Commissioners,
NOES: Commissioners,
ABSENT: Commissioners,

ATTEST: _____
Secretary to the
County Planning Commission

CONTEXT PHOTO NO. B-1	DESCRIPTION: Photo of the general vicinity of the proposed project site from Alder Creek Drive. Direction of the photo is toward the northwest.	CONTROL # PLNP2010-UPP-SPP-DRS-00152 PARCEL # Various DATE: August 23, 2010

Attachment B

CONTEXT PHOTO NO. B-2	DESCRIPTION: Photo of the general vicinity of the proposed project site from Alder Creek Drive. Direction of the photo is toward the north.	CONTROL # PLNP2010-UPP-SPP-DRS-00152 PARCEL # Various DATE: August 23, 2010

Attachment B

CONTEXT PHOTO NO. B-3	DESCRIPTION: Photo of the general vicinity of the proposed project site from Alder Creek Drive, with Bradshaw Road in the background of the photo. Direction of the photo is toward the northeast.	CONTROL # PLNP2010-UPP-SPP-DRS-00152 PARCEL # Various DATE: August 23, 2010

Attachment B

CONTEXT PHOTO NO. B-4	DESCRIPTION: Photo of Alder Creek Drive, located at the southern portion of the proposed project site. Direction of the photo is toward the east.	CONTROL # PLNP2010-UPP-SPP-DRS-00152 PARCEL # Various DATE: August 23, 2010

Attachment B

CONTEXT PHOTO NO. B-5	DESCRIPTION: Photo of the Vineyard Point apartment complex and adjacent vacant land from the proposed project site, across from Alder Creek Drive. Direction of the photo is toward the southwest.	CONTROL # PLNP2010-UPP-SPP-DRS-00152 PARCEL # Various DATE: August 23, 2010

Attachment B

CONTEXT PHOTO NO. B-6	DESCRIPTION: Photo of Alder Creek Drive with single-family homes constructed as part of the Vineyard Point Subdivision in the background of the photo. Direction of the photo is toward the west.	CONTROL # PLNP2010-UPP-SPP-DRS-00152 PARCEL # Various DATE: August 23, 2010

Attachment B

CONTEXT PHOTO NO. B-7	DESCRIPTION: Photo of the general vicinity of the Recreation Center site for the proposed project from Alder Creek Drive. Direction of the photo is toward the north.	CONTROL # PLNP2010-UPP-SPP-DRS-00152 PARCEL # Various DATE: August 23, 2010

Attachment B

CONTEXT PHOTO NO. B-8	DESCRIPTION: Photo of the general vicinity of the Recreation Center site for the proposed project from Alder Creek Drive, with the existing substation at the right of the photo. Direction of the photo is toward the northeast.	CONTROL # PLNP2010-UPP-SPP-DRS-00152 PARCEL # Various DATE: August 23, 2010

Attachment B

CPAC REFERRAL

HRG DATE	10-5-2010
PLANNER	Gregory, C.
NOTICES	9-23-2010 (13)

CPAC COMMUNITY		
DERA RELEASE	Y ☐	N ☐

July 7, 2010 — Date

Heritage Point — PROJECT NAME

PLNP 2010 - 0012 5 — CONTROL NO

APPLICANT: Lennar Homes of California
ADDRESS: 1075 Creekside Ridge Dr. Roseville, CA 95678
APN: 066-0250-001-054, 066-0240-001-046, 066-0220-001-044, 066-0232-001-049
CONTACT PERSON: Don Barnett
TELEPHONE: (916) 783-3224
ZONING: RD-7/RD-10
COM PLAN: RD-7
GEN. PLAN: Low Density Residential

REQUEST: A Use Permit to allow a Private Recreation Center as part of the Vineyard Point Village F Subdivision on 20.5± acres in the RD-7 and RD-10 zones, a Special Development Permit to modify front yard and garage setback standards from a prior approval, and a Design Review to comply with Multi-Family Design Guidelines.

☒ PRIMARY CPAC: Vineyard ☐ ADJACENT CPAC (If Applicable)

HEARING BODY: County Planning Commission REVISED APPLICATION ☐ DATE

Planning Department Project Manager:	Carol Gregory	RETURN BY (Date)

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT OR TYPE

1. Meeting date(s) at which proposal discussed: 11/2/10
2. Number of council members present: 5 Quorum: YES ☒ NO ☐
3. Is the proposal compatible with the area or neighborhood in which proposed. YES ☒ NO ☐
4. Summarize neighborhood response or reaction: Happy to see Senior Housing going in. Much better than apartments! Happy to see less homes and single story homes going in this lot.
5. Motion by: Tammy Trujillo Seconded by: Mary Duncan
6. Council recommendation: APPROVAL ☒ DENIAL ☐ CONTINUE ☐ Date:
7. Council vote on motion to reflect recommendation
YES: 4 NO: 1 ABSTAIN: ____ ABSENT: 3
8. Comments/conditions on recommendation: Approve as is.

Stuart Hilland — Investigating Member
Tammy Trujillo — Chairperson or Secretary
11/2/10 — Date

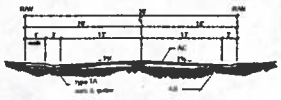
FOR ADDITIONAL SPACE PLEASE USE REVERSE SIDE

Return to: SACRAMENTO COUNTY PLANNING DEPARTMENT
827 - 7th Street, Room 230, Sacramento, CA 95814
ATTN: CPAC Secretary

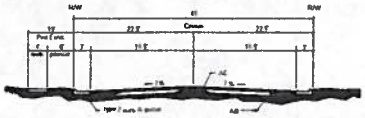
CPAC

ATTACHMENT C

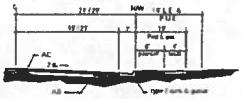
36' STREET SECTION
SECTION A



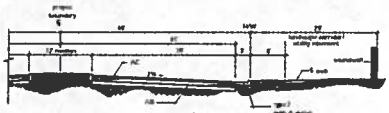
36' RIGHT-OF-WAY
SECTION B



45' RIGHT-OF-WAY
SECTION C



21 / 29' HALF RIGHT-OF-WAY
SECTION D



48' HALF RIGHT-OF-WAY
Bradshaw Road

Lot Summary

34	46' wide lots
97	50' wide lots
46	60' wide lots
177	Residential lots
1	Recreation lot
7	Landscape lots
3	Paseo Lots
8	Driveway / Access Lots
196	Total Lots

REVISED

RECEIVED
NOV 15 2010
PLANNING DEPT.
County of Sacramento

PLNP 2010 0015

Lot B Landscape

Lot C Landscape

ALDER CREEK DRIVE

BRADSHAW ROAD

0 40 80 feet

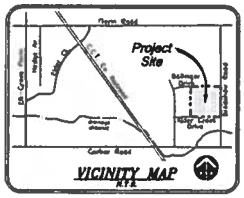


Exhibit "1"

Site Plan

VINEYARD POINT VILLAGE F

Sacramento County

Scale: 1" = 40'

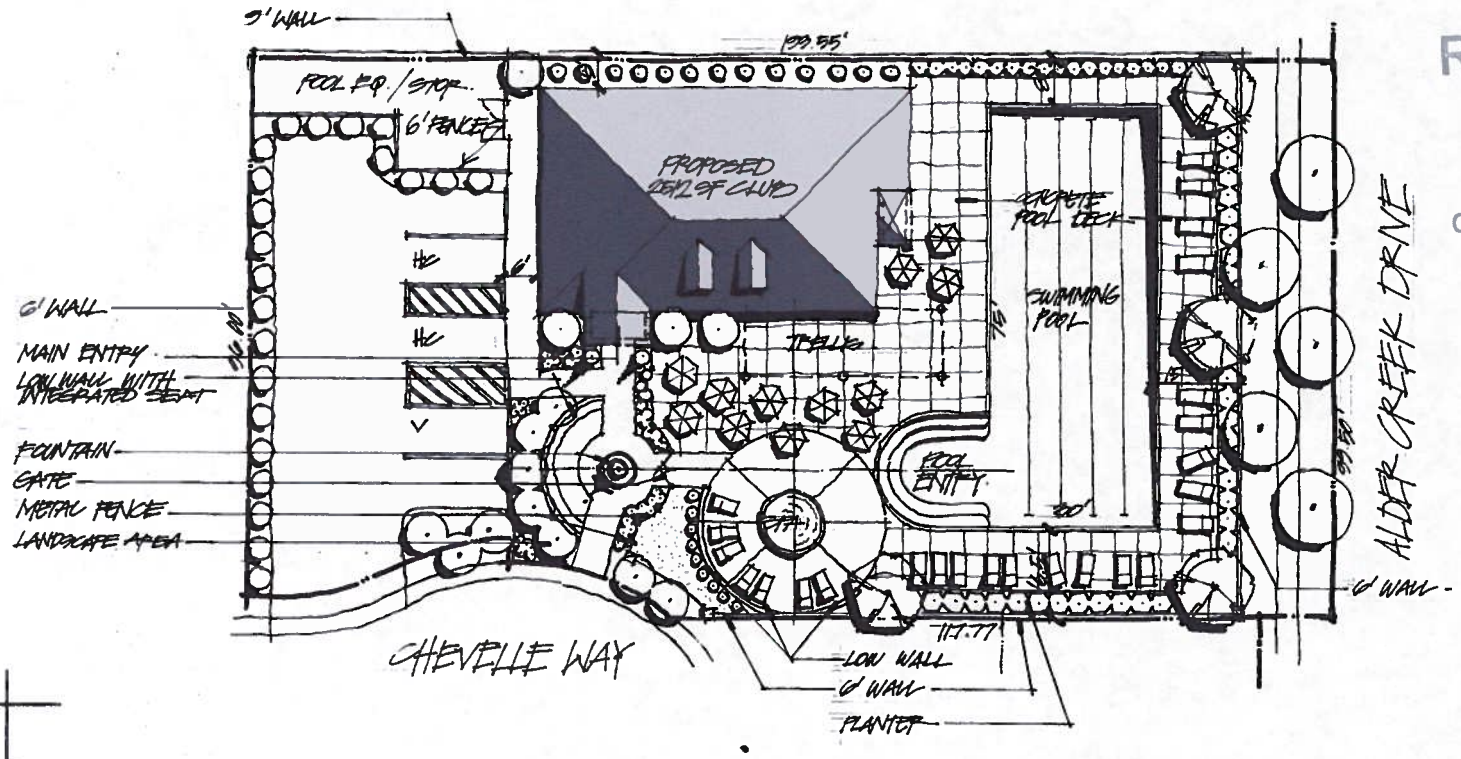
MACKAY & SOMPS
CIVIL ENGINEERS, INC
SACRAMENTO CALIFORNIA

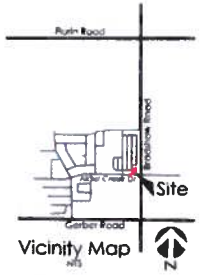
EXHIBIT 1

PLNP 2010 00152

REVISED

RECEIVED
NOV 15 2010
PLANNING DEPT.
County of Sacramento





Recreation Center Schematic Site Plan

1" = 10'

Site Data

Site Area:	18,676 SF (0.43 A +/-)
Building Area:	2,512 SF
Pool Area:	2,607 SF
Pool Equipment Area:	650 SF
Landscape/Hardscape Area:	9,889 SF
Parking	3,109 SF

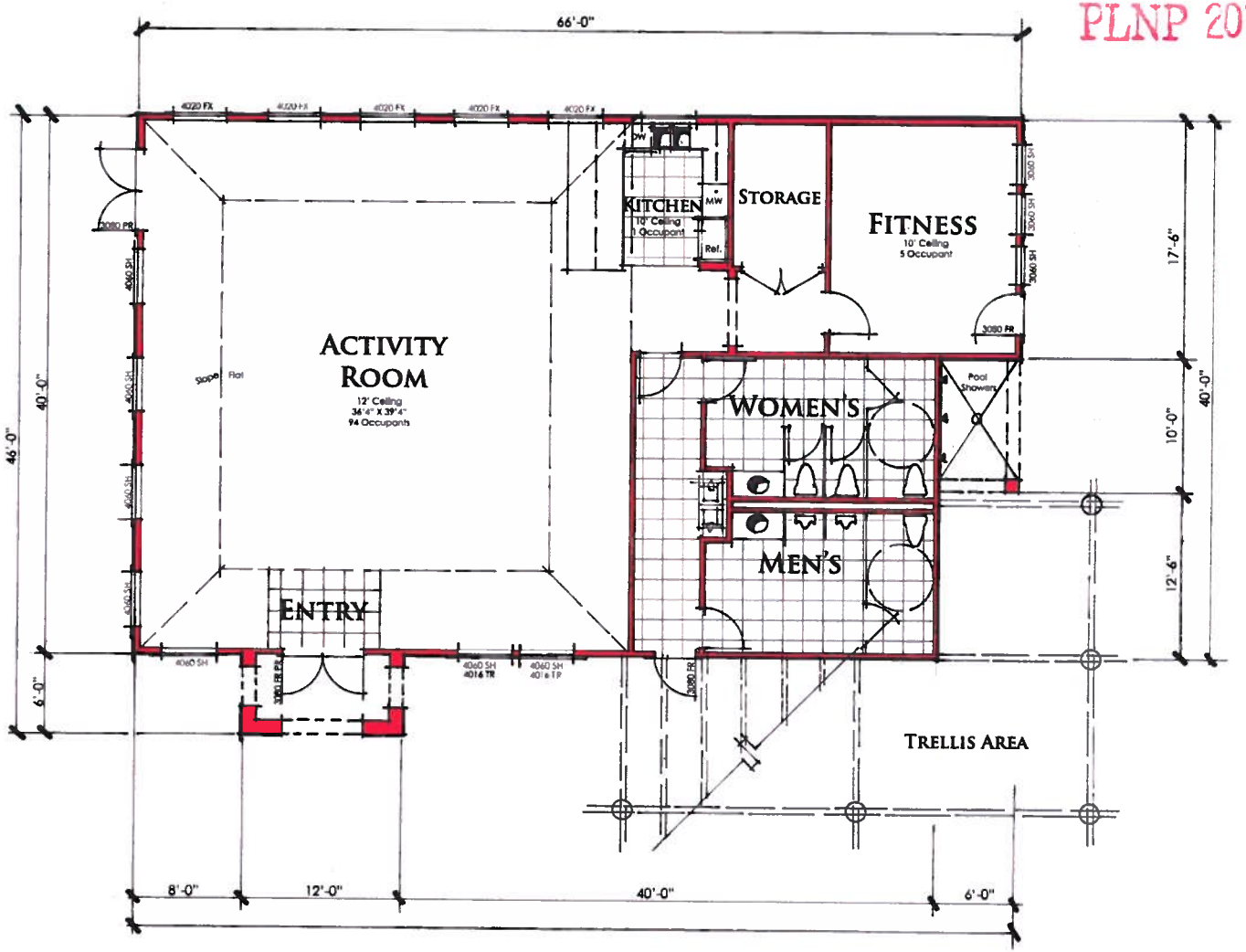
HERITAGE POINT
Sacramento County, California

JDA

Exhibit "2"

EXHIBIT 2

PLNP 2010 - 00152



RECEIVED
JUL 07 2010
PLANNING DEPT.
County of Sacramento

Club House
Schematic Floor Plan - 2,512 SF

HERITAGE POINT
Sacramento County, California

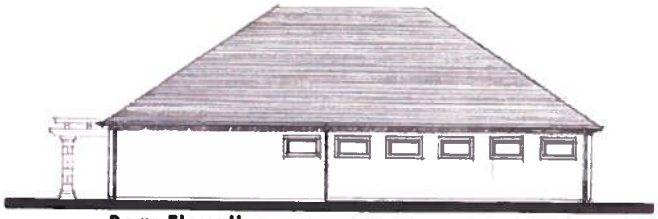
JDA
07.02.2010

EXHIBIT 3

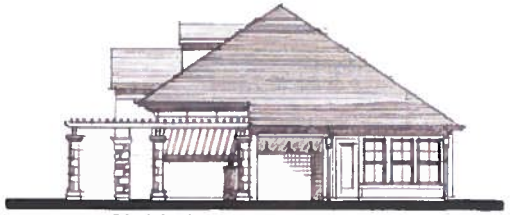
Exhibit "3"

PLNP 2010 - 00152

Left Elevation



Rear Elevation



Right Elevation

RECEIVED
JUL 07 2010
PLANNING DEPT.
County of Sacramento

Club House
Schematic Front Elevation

HERITAGE POINT
Sacramento County, California

JDA

07.06.2010

© 2010 Jeffries DeMuro + Associates Architects Planners, Inc

Exhibit "4"

EXHIBIT 4

RECEIVED
NOV 23 2010
PLANNING DEPT.
County of Sacramento

REVISED PLNP 2010 00152

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

PROPOSED PLANT PALETTE:

STREET TREES: PER APPROVED STREETSCAPE SELECTIONS
EVERGREEN SCREEN TREES: LAURUS NOBILIS 'SARATOGA'
ACCENT TREES: CERCIS CANADENSIS / RHAPHIOLEPIS 'MAJESTIC BEAUTY' / ACER PALMATUM
EVERGREEN FOUNDATION SHRUBS: VIBURNUM 'SPRING BOUQUET' / XYLOSMA 'COMPACTA' / PRUNUS CAROLINIANA 'COMPACTA'
LAYERING AND ACCENT SHRUBS: LAGERSTROEMIA (SHRUB) / DIETES VEGATA / SALVIA GREGGII / AGAPANTHAS 'PETER PAN' / HEMEROCALLIS / LANTANA (TRAILING) / VINCA MINOR
EVERGREEN VINE: FICUS REPENS (STAKED)

EAST SIDE OF BUILDING:
ACCENT TREE
EVERGREEN FOUNDATION SHRUBS
LAYERING AND ACCENT SHRUBS
EVERGREEN VINES AGAINST WALL

INSIDE WALL AT EAST POOL DECK PERIMETER:
EVERGREEN SCREEN TREES
EVERGREEN FOUNDATION SHRUBS
EVERGREEN VINES AGAINST WALL

6' HIGH SOLID WOOD FENCE / GATES

PARKING LOT PERIMETER:
ACCENT TREES
EVERGREEN FOUNDATION SHRUBS
EVERGREEN VINES AGAINST WALL

POOL EQUIPMENT / STORAGE / TRASH

PROPOSED 2512 SF CLUB

CONCRETE POOL DECK (TYPICAL)

SWIMMING POOL

SHADE STRUCTURE

PARKING

SPA

SIDEWALK

LAWN

ALDER CREEK DRIVE

PL

NEW 18" HIGH CONCRETE OR MASONRY SEATWALL

CHEVELLE WAY

NEW PRE-CAST FOUNTAIN

NEW 6' HIGH MASONRY WALL (TYPICAL)

NEW ORNAMENTAL IRON FENCING PER POOL CODES (TYPICAL)

SITE AND BUILDING ENTRY AREAS:
ACCENT TREES
EVERGREEN FOUNDATION SHRUBS
LAYERING AND ACCENT SHRUBS

INSIDE WALL AT POOL DECK PERIMETER:
EVERGREEN FOUNDATION SHRUBS
EVERGREEN VINES AGAINST WALL

STREETSIDE OF WALL:
APPROVED STREET TREES
EVERGREEN FOUNDATION SHRUBS
LAYERING AND ACCENT SHRUBS
EVERGREEN VINES AGAINST WALL

LAWN ALONG STREET SIDE OF DETACHED SIDEWALK

EarthLine DESIGN GROUP

TYPICAL LANDSCAPE PLAN - CONCEPTUAL

HERITAGE POINT RECREATION CENTER
SACRAMENTO COUNTY, CALIFORNIA

LENNAR

CONCEPTUAL LANDSCAPE PLAN

NOVEMBER 16, 2010
JL
1/8" = 1'-0"

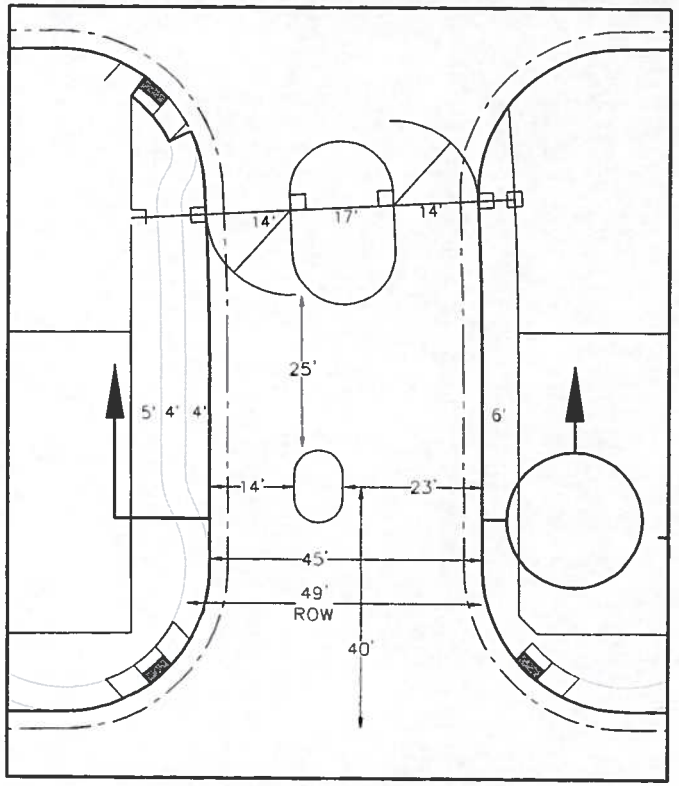
L1

Exhibit 5

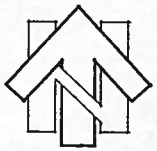
Exhibit "5"

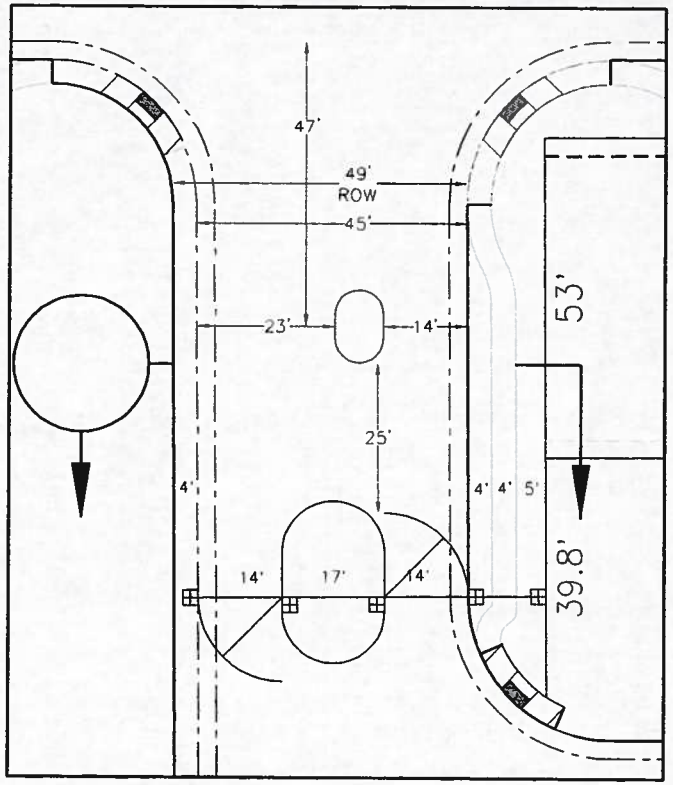
RECEIVED
JUL 07 2010
PLANNING DEPT.
County of Sacramento

PLNP 2010 - 00152

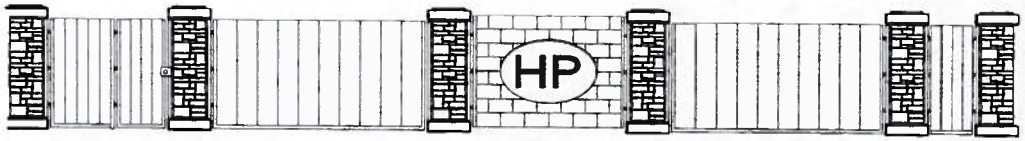


Alder Creek Entrace
N.T.S.





Ballinger Entrace
N.T.S.



Profile View
N.T.S.

Conceptual Gate Exhibit

Heritage Point

Sacramento County, California

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

June 30, 2010

7708.16

7-07-2010 11:06:18 shartstein L:\Sacramento\7708\16\Exhibits\7708-16 GATE EXHIBIT.dwg
[1] L:\Sacramento\7708\16\Exhibits\7708-16 latting study 6A.dwg

Exhibit 6

Exhibit "6"

PLNP 2010 - 00152

RECEIVED
JUL 07 2010
PLANNING DEPT.
County of Sacramento

7-7-10

Special Development Permit

Proposed Development Standards

Heritage Point

LOT DIMENSIONS (min.)	PRIOR APPROVAL	PROPOSED STANDARDS
Area (sq. ft.)	2,350	2,350
Area, Corner (sq. ft.)	2,650	2,650
Width	35' N/C	35' N/C
Street Frontage (2)	30' N/C	30' (3)
Width, Corner (2)	45' N/C	45' N/C
Depth (4)	44'	44'
SETBACKS (min.)		
Front, Living Area (5) (6)	10'	5'
Front, Porch (6)	10'	5'
Front Garage	20' (7) N/C	5'
Side, Interior (5)	3' (8)	3' (8)
Side, Interior- right to use easement (9)		3' (8)
Side, Total Bldg.Separation (8)	6'	6'
Rear, Living Area (5)	3'	3'

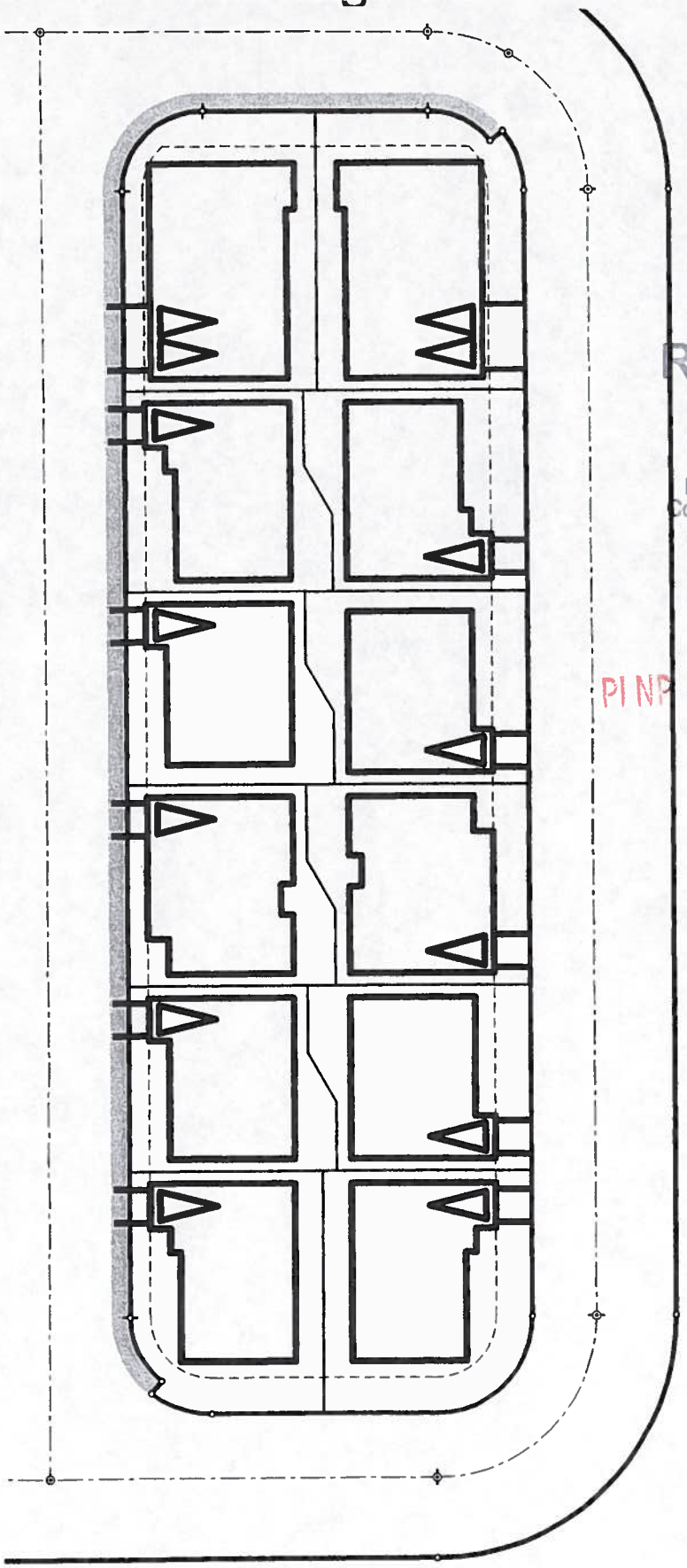
N/C = No Change from NVSSP standards.

NOTES

(1) Lot dimensions and setbacks measured from private street right-of-way, either back of walk or back of curb.
(2) The street frontage for lots fronting on a curved street of the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front 50 feet of the lot.
(3) Flag lots can be reduced to 12'.
(4) The minimum lot depths listed herein supersede the minimum lot depth provisions in the Zoning Code.
(5) Architectural projections are allowed to extend two (2) feet into the required interior side yard and rear yard setbacks. Architectural projections are also allowed to extend two (2) feet into required 20-foot front yard setbacks. Architectural projections include eaves, bay windows (cantilevered and extending from the foundation), fireplaces, media bays, and architectural box-outs. Rear yard projections are allowed pre Zoning Code, Section 305-02 (b).
(6) Vehicular visibility requirements must be met.
(7) Driveway length may be reduced to 18 feet where automatic roll-up doors are used.
(8) Zero-lot line units are permitted where the total building separation requirement is met.
(9) 3' "right to use" easement recorded from property line to side building wall on some lots for reverse "zero lot line" design.

Exhibit "7"

Typical Home Configuration Exhibit
Heritage Point



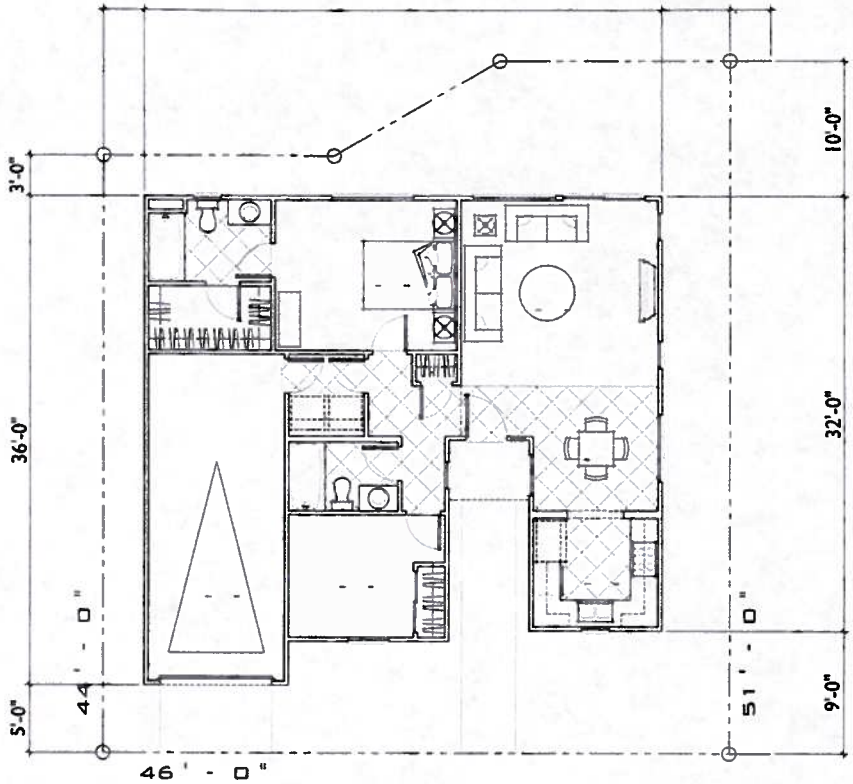
RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

PINP 2010-00152

Not to scale

Exhibit "8"

EXHIBIT 8



PLNP 2010 - 00152
RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

PLAN 1
930 SQ. FT.

HERITAGE POINT

CONCEPTUAL FLOOR PLANS

1/4" = 1'-0"

LENNAR

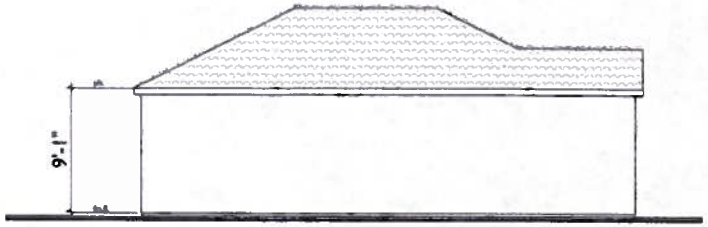
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Exhibit "9a"

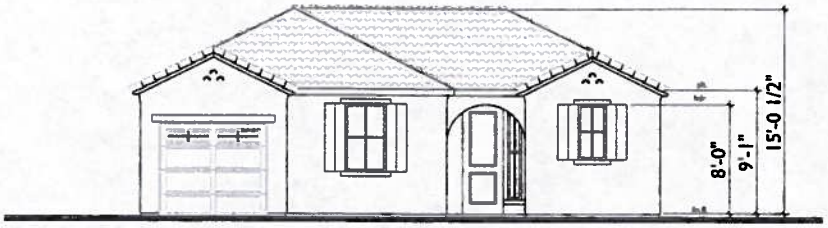
EXHIBIT 9

RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

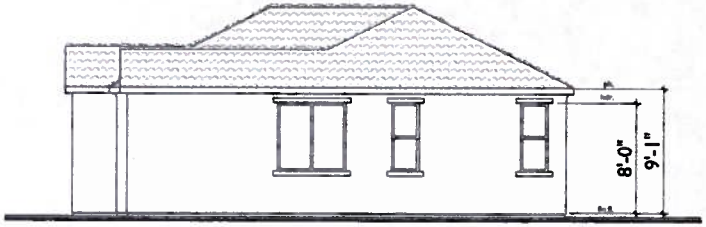
PLNP 2010 - 00152



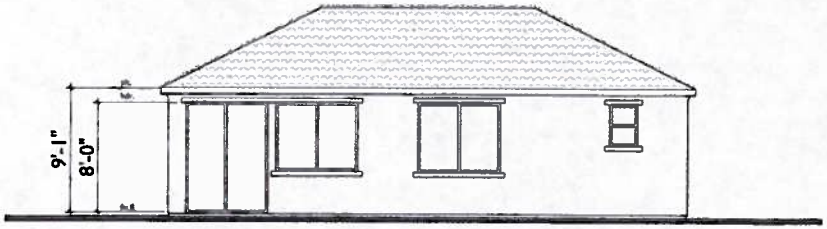
2 LEFT ELEVATION SPANISH
SCALE : 1/4"=1'-0"



SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION SPANISH
SCALE : 1/4"=1'-0"



3 REAR ELEVATION SPANISH
SCALE : 1/4"=1'-0"

PLAN 1
SPANISH ELEVATION

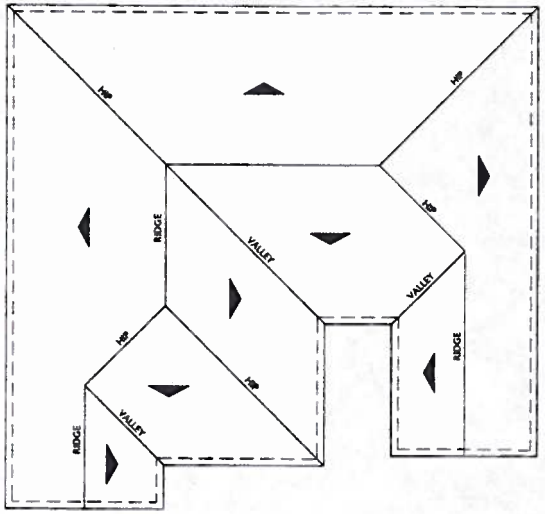
HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "9b"



Roof Plan A Spanish

PLNP 2010 - 00152

RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

PLAN 1
930 SQ. FT.

HERITAGE POINT

CONCEPTUAL FLOOR PLANS

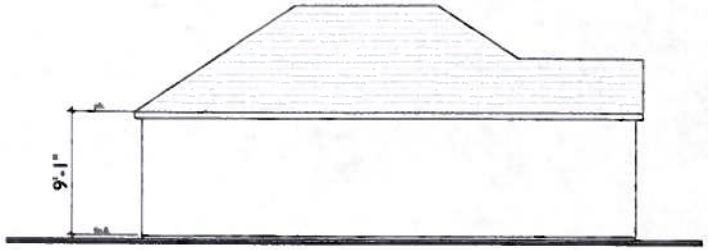
1/4" = 1'-0"

LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

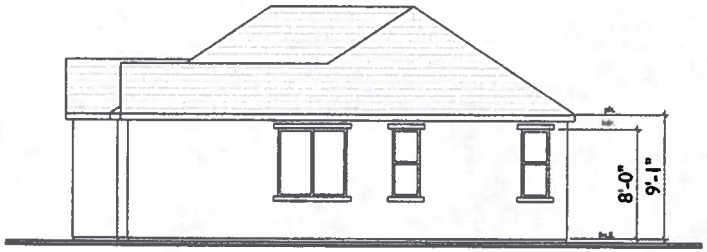
Exhibit "9c"

RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento
PLNP 2010 - 00152

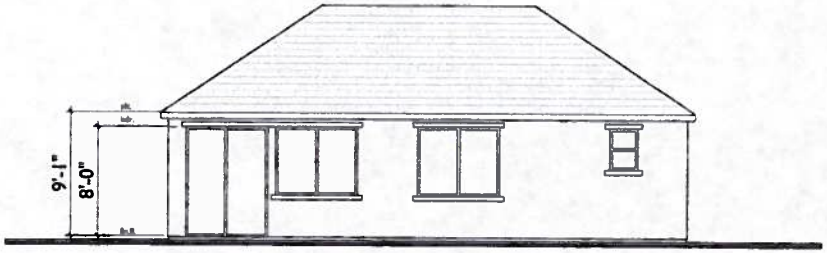


2 LEFT ELEVATION COTTAGE
SCALE : 1/4"=1'-0"

SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION COTTAGE
SCALE : 1/4"=1'-0"



3 REAR ELEVATION COTTAGE
SCALE : 1/4"=1'-0"

PLAN 1
COTTAGE ELEVATION

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

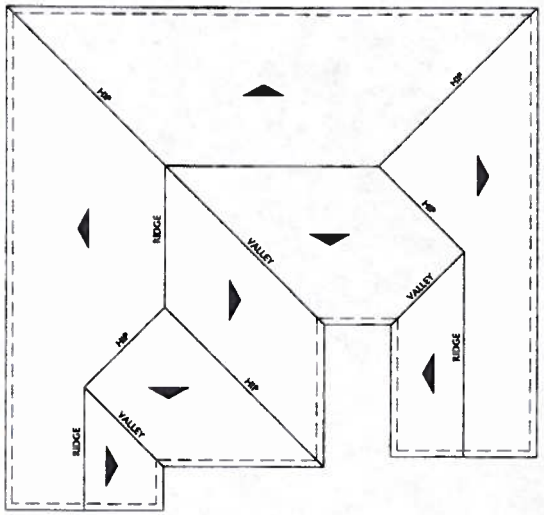
LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "9d"

PLNP 2010 - 00152

RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento



Roof Plan B Cottage

PLAN 1
930 SQ. FT.

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

LENNAR

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Exhibit "9e"

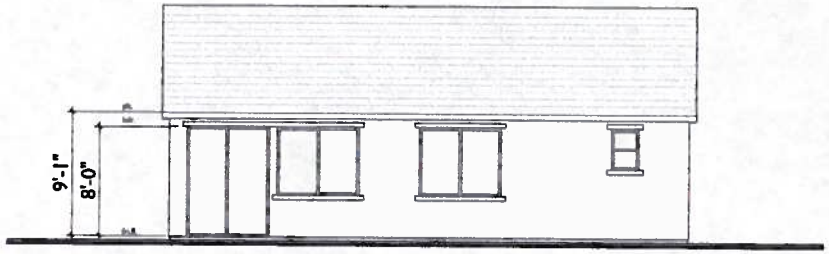
RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

PLNP 2010 - 00152

2 LEFT ELEVATION CLASSICAL
SCALE : 1/4"=1'-0"

SCALE : 1/4"=1'-0"

4 RIGHT ELEVATION CLASSICAL
SCALE : 1/4"=1'-0"



3 REAR ELEVATION CLASSICAL
SCALE : 1/4"=1'-0"

PLAN 1
CLASSICAL ELEVATION

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

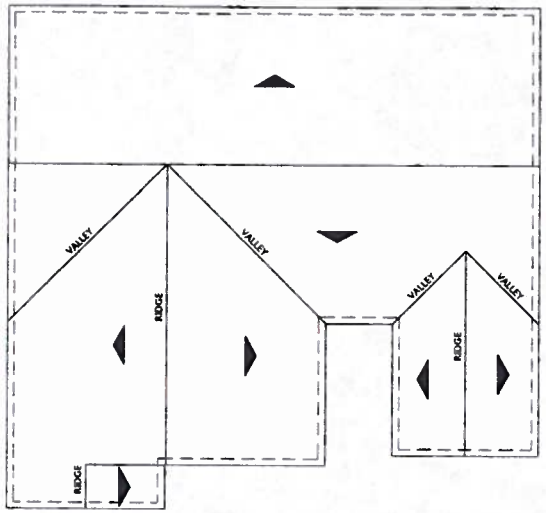
LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "9f"

PLNP 2010 - 00152

RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento



Roof Plan C Classical

PLAN 1
930 SQ. FT.

HERITAGE POINT

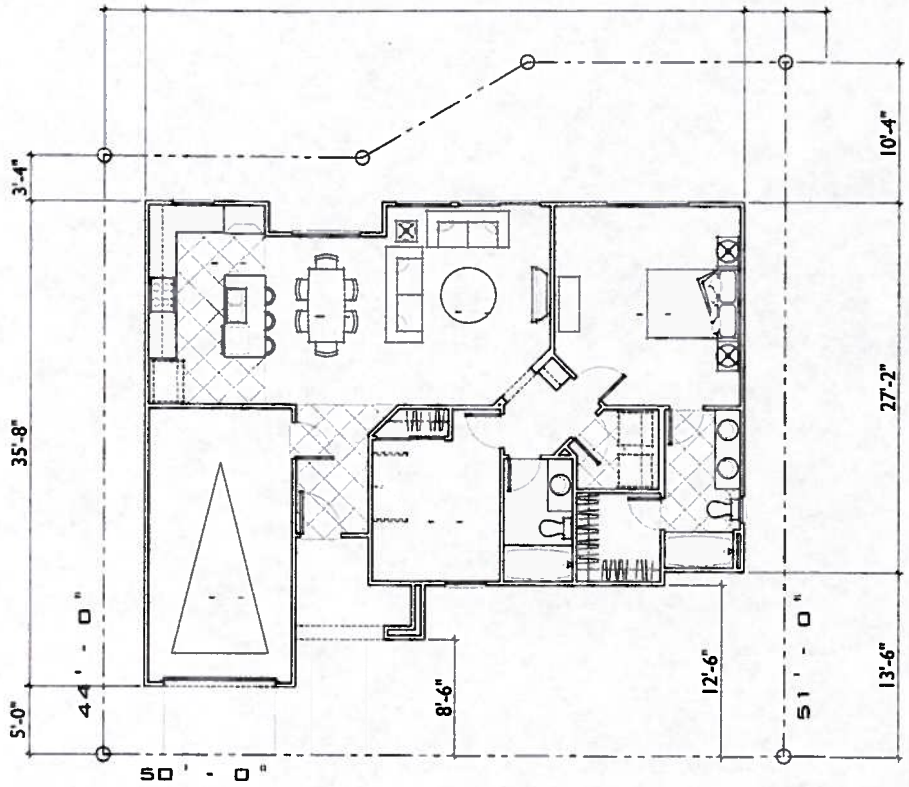
CONCEPTUAL FLOOR PLANS

1/4" = 1'-0"

LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "9g"



PLNP 2010 - 0 0 1 5 2
RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

PLAN 2
1056 SQ. FT.

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

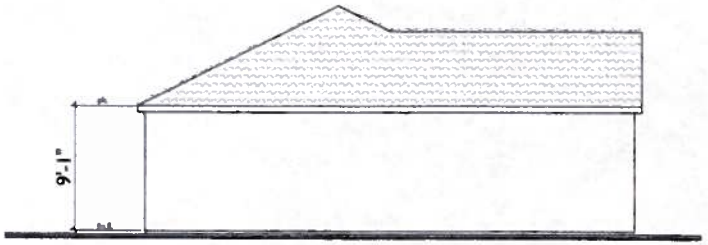
LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

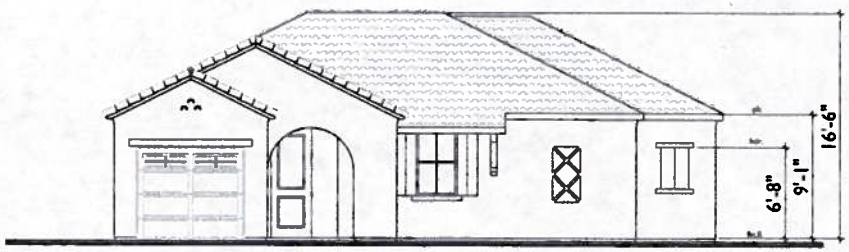
Exhibit "10a"

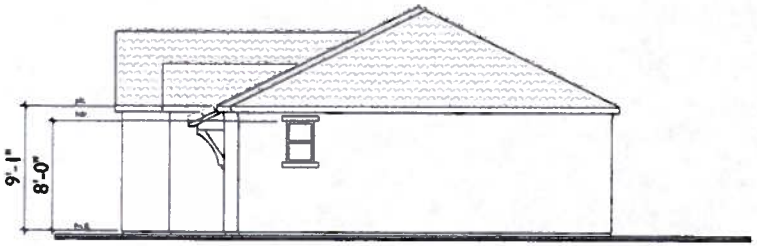
EXHIBIT 10

PLNP 2010 - 00152
RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

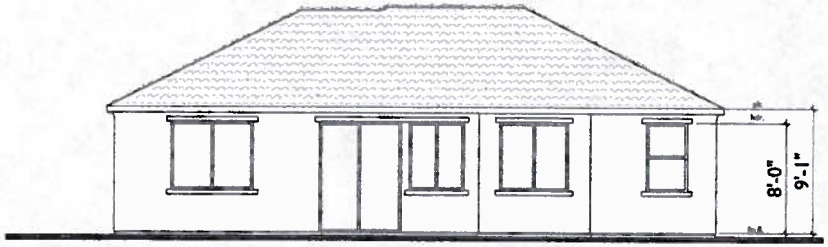


2 LEFT ELEVATION SPANISH





4 RIGHT ELEVATION SPANISH



3 REAR ELEVATION SPANISH

PLAN 2
SPANISH ELEVATION

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

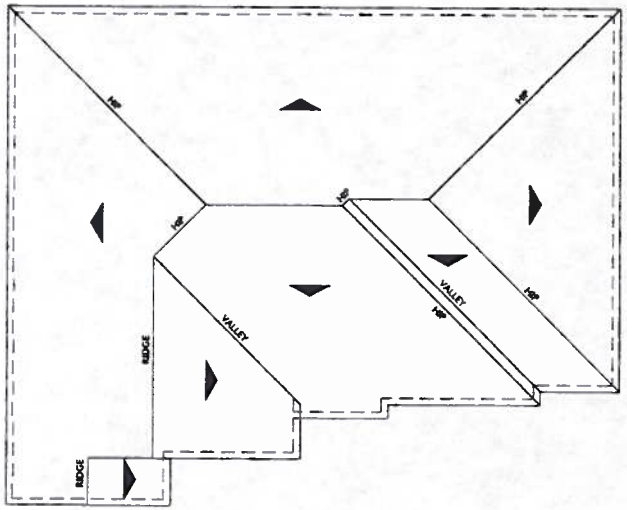
LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "10b"

PLNP 2010 - 00152

RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento



Roof Plan A Spanish

PLAN 2
1056 SQ. FT.

HERITAGE POINT

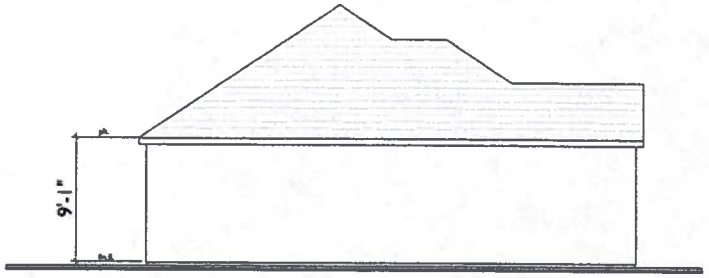
CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

LENNAR

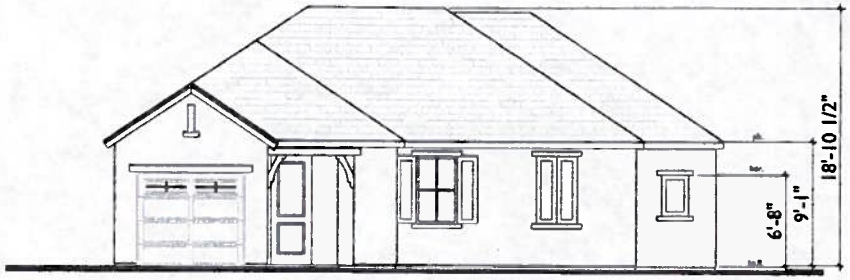
Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "10c"

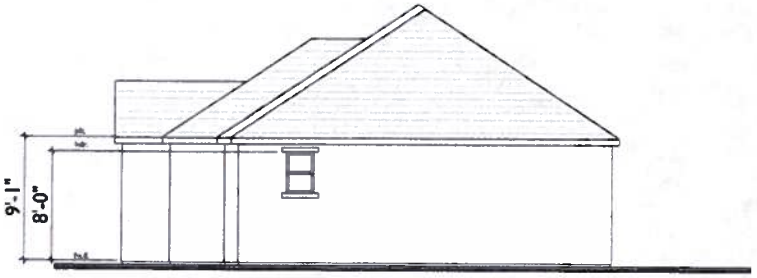
RECEIVED
OCT 21 2010
PLANNING DEPT.
PLNP 2010 - 00152



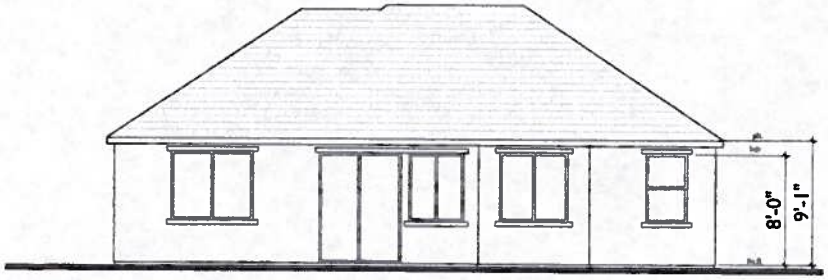
2 LEFT ELEVATION COTTAGE
SCALE : 1/4"=1'-0"



SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION COTTAGE
SCALE : 1/4"=1'-0"



3 REAR ELEVATION COTTAGE
SCALE : 1/4"=1'-0"

PLAN 2
COTTAGE ELEVATION

HERITAGE POINT

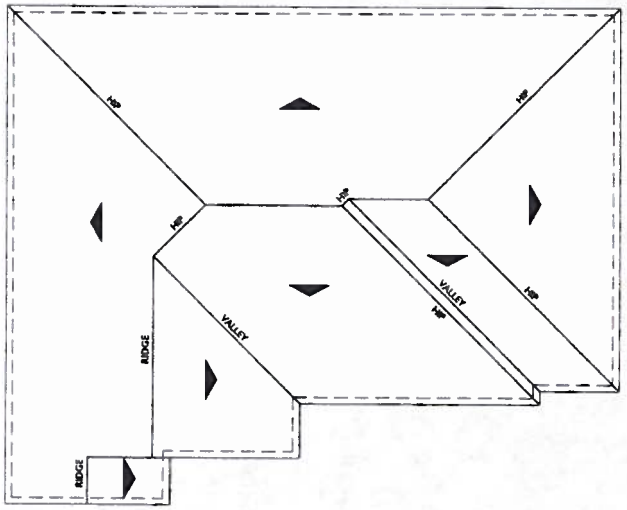
CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "10d"

PINP 2010 - 00152
RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento



Roof Plan B Cottage

PLAN 2
1056 SQ. FT.

HERITAGE POINT

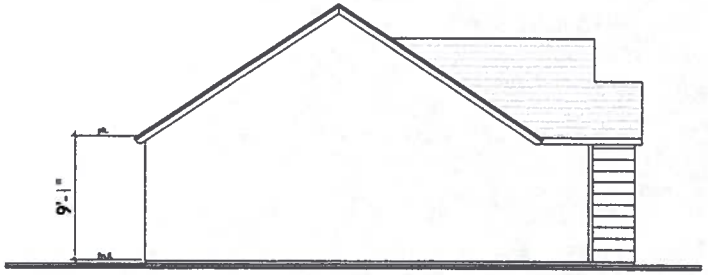
CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

LENNAR

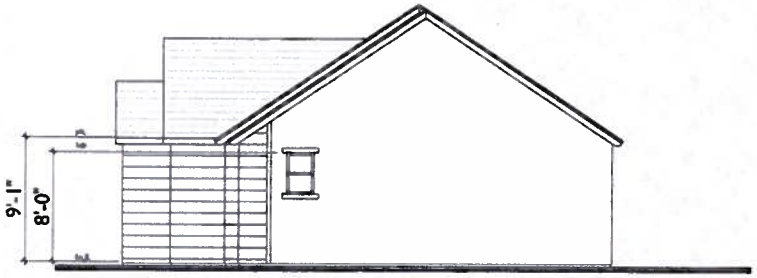
Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "10e"

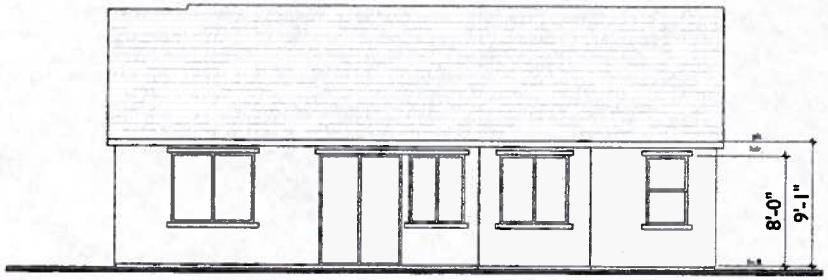
RECEIVED
OCT 21 2010
PLANNING DEPT.
PLNP 2010 - 00152



2 LEFT ELEVATION CLASSICAL



4 RIGHT ELEVATION CLASSICAL



3 REAR ELEVATION CLASSICAL

PLAN 2
CLASSICAL ELEVATION

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

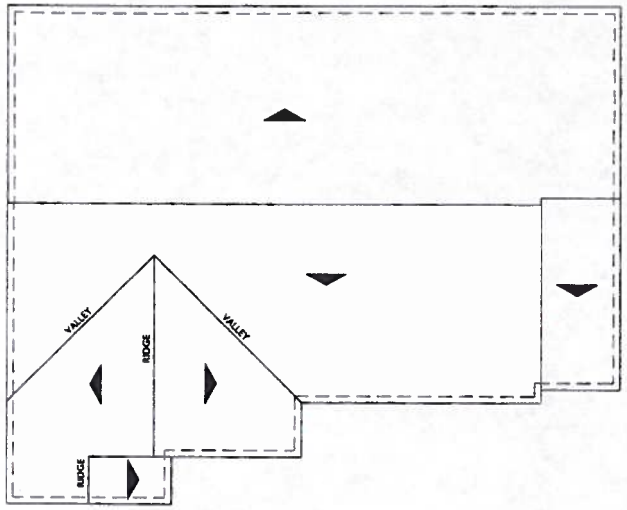
LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "1of"

PLNP 2010 - 00152

RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento



Roof Plan C Classical

PLAN 2
1056 SQ. FT.

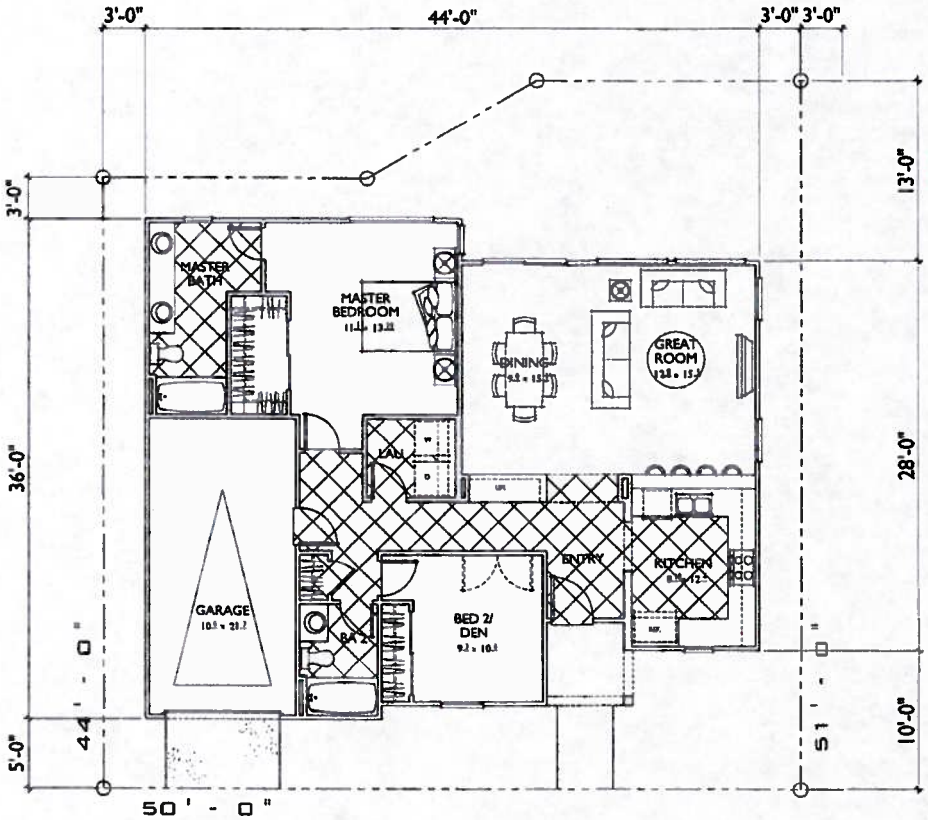
HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "10g"



PLNP 2010 00152

RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

PLAN 3
1188 SQ. FT.

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

A-15

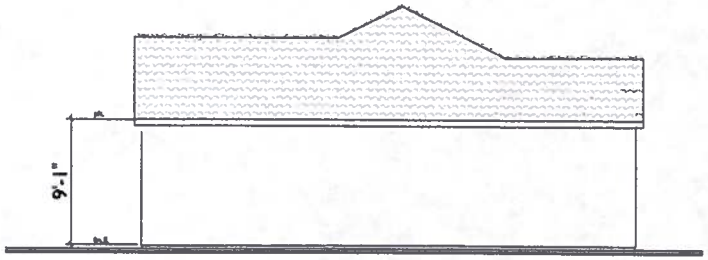
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

LENNAR

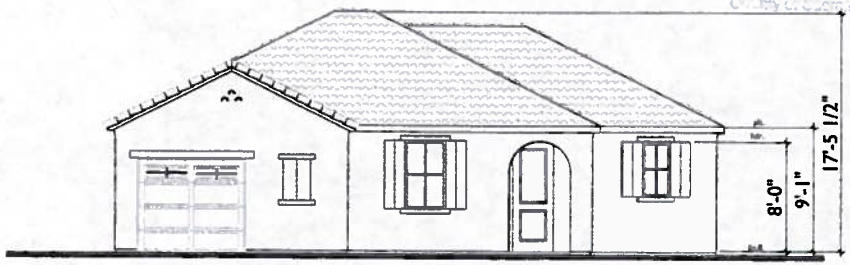
Exhibit "11a"

EXHIBIT 11

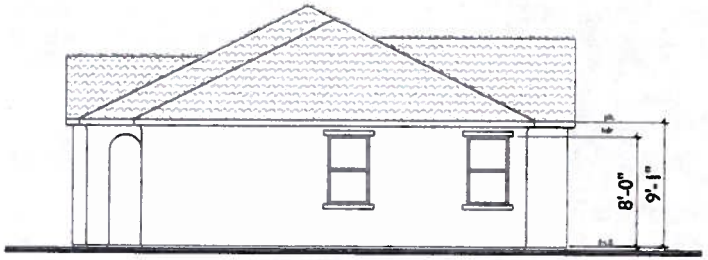
PINP 2010 - 00152 RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento



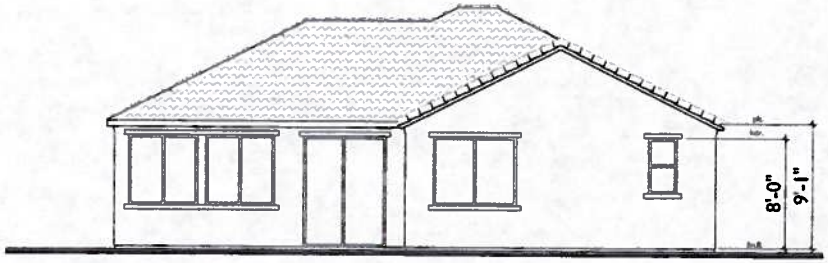
2 LEFT ELEVATION SPANISH
SCALE : 1/4"=1'-0"



SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION SPANISH
SCALE : 1/4"=1'-0"



3 REAR ELEVATION SPANISH
SCALE : 1/4"=1'-0"

PLAN 3
SPANISH ELEVATION

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

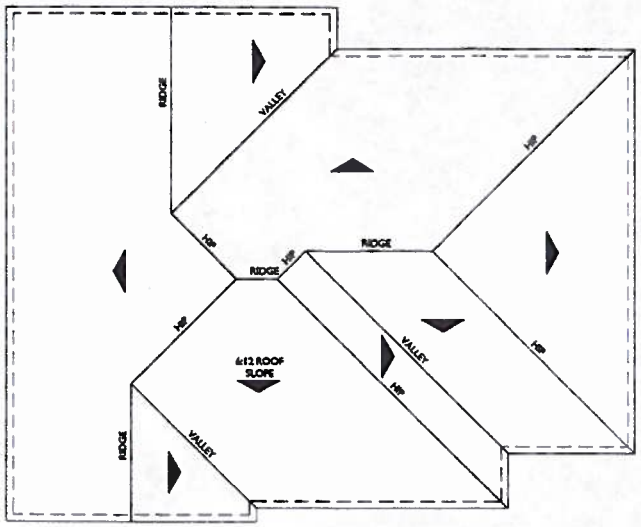
LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "11b"

RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

PLNP 2010 00152



ROOF PLAN A SPANISH

PLAN 3
1188 SQ. FT.

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

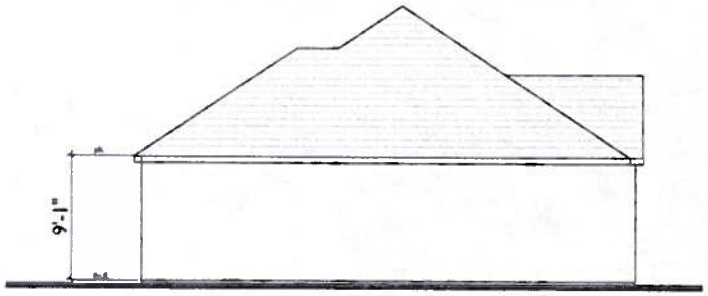
LENNAR

A-17

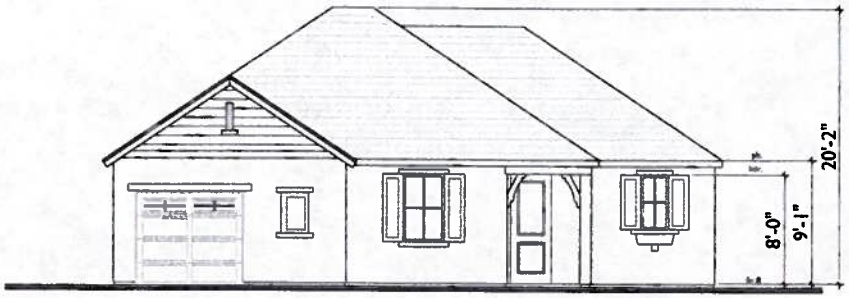
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Exhibit "11c"

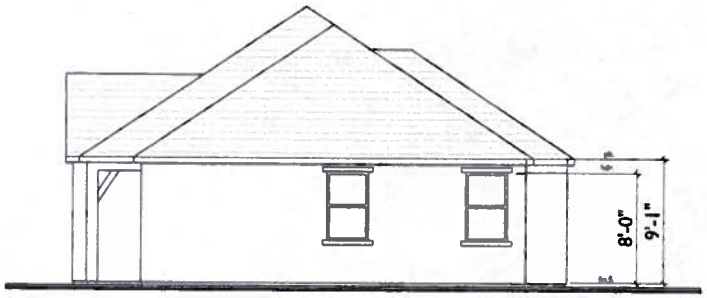
RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento
PLNP 2010 - 00152



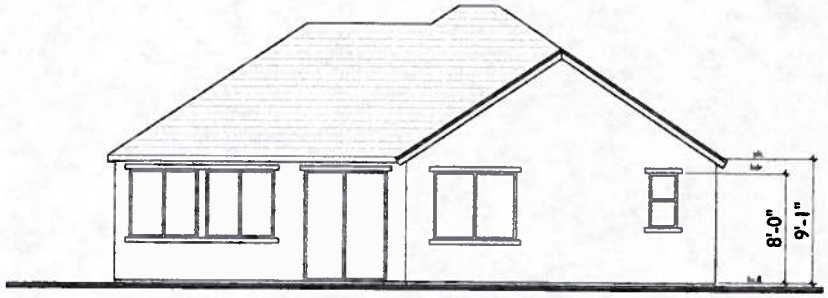
2 LEFT ELEVATION COTTAGE
SCALE : 1/4"=1'-0"



SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION COTTAGE
SCALE : 1/4"=1'-0"



3 REAR ELEVATION COTTAGE
SCALE : 1/4"=1'-0"

PLAN 3
COTTAGE ELEVATION

HERITAGE POINT

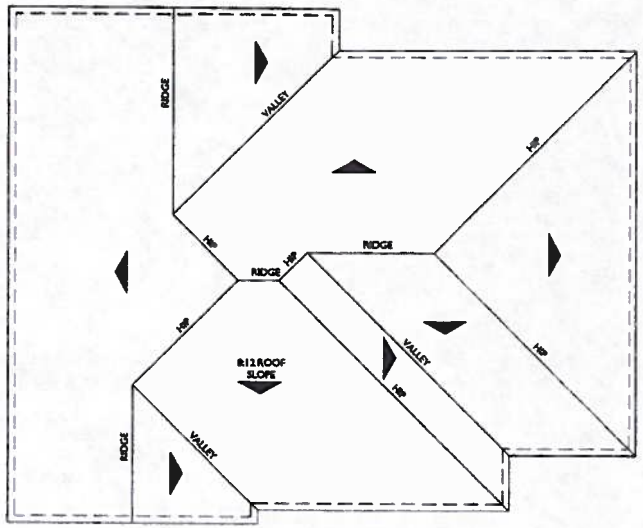
CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "11d"

PLNP 2010 00152
RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento



ROOF PLAN B COTTAGE

PLAN 3
1188 SQ. FT.

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

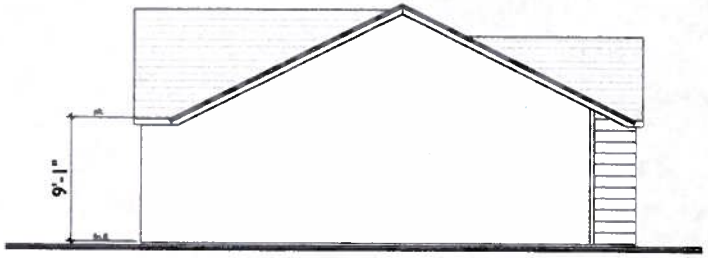
LENNAR

A-19

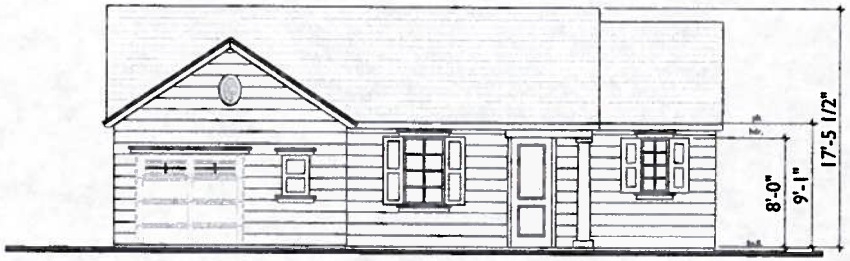
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Exhibit "11e"

PLNP 2010 - 00152
RECEIVED
OCT 21 2010
PLANNING DEPT.
COUNTY OF SAN BERNARDINO

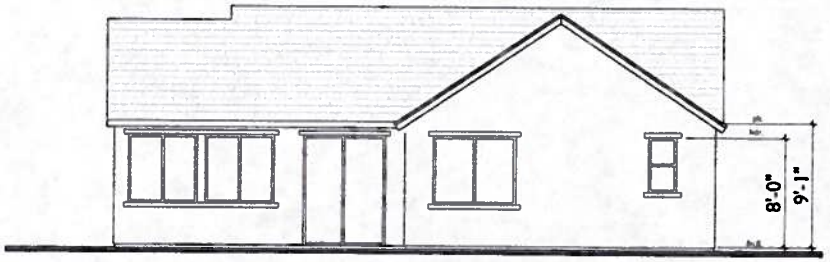


2 LEFT ELEVATION CLASSICAL
SCALE : 1/4"=1'-0"



SCALE : 1/4"=1'-0"

4 RIGHT ELEVATION CLASSICAL
SCALE : 1/4"=1'-0"



3 REAR ELEVATION CLASSICAL
SCALE : 1/4"=1'-0"

PLAN 3
CLASSICAL ELEVATION

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

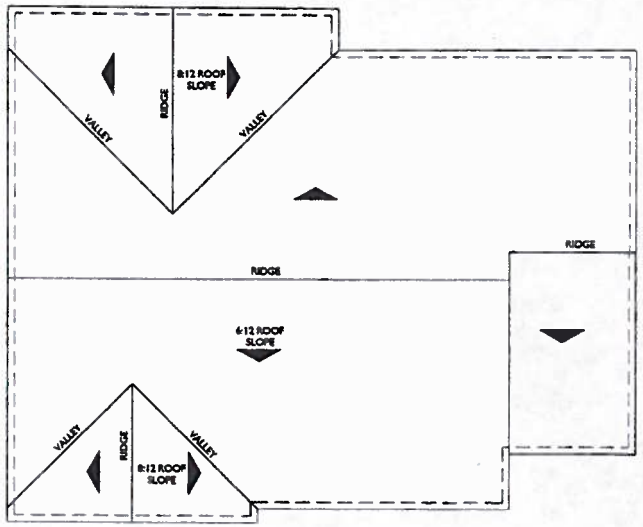
Exhibit "11f"

PLNP 2010 00152

RECEIVED

OCT 21 2010

PLANNING DEPT.
County of Sacramento



ROOF PLAN C CLASSICAL

PLAN 3
1188 SQ. FT.

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

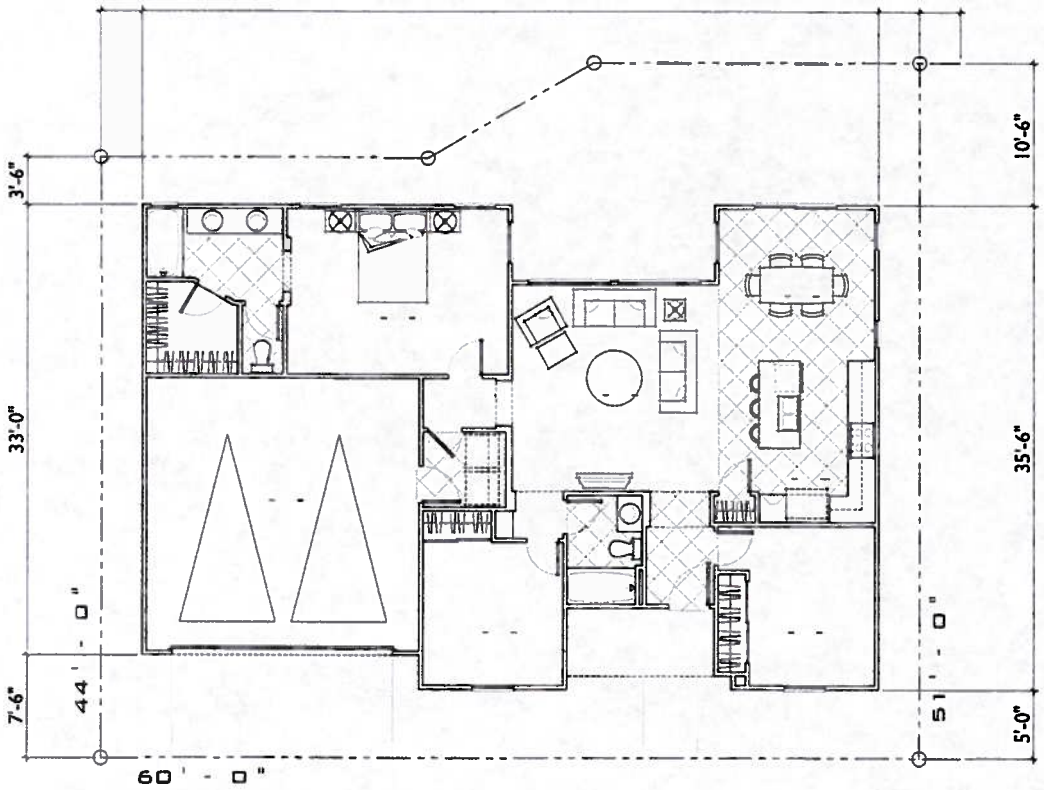
LENNAR

A-21

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Exhibit "11g"

PLNP 2010 - 00152
RECEIVED
OCT 21 2010
PLANNING DEPT.



PLAN 4
1305 SQ. FT.

HERITAGE POINT

CONCEPTUAL FLOOR PLANS

1/4" = 1'-0"

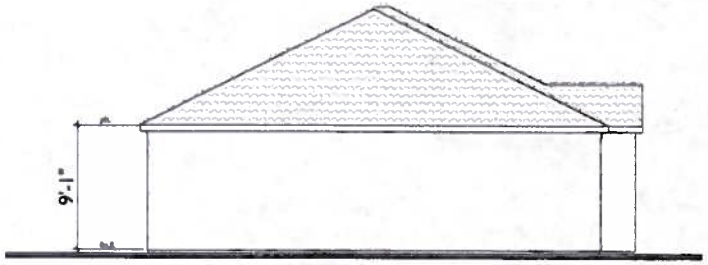
LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

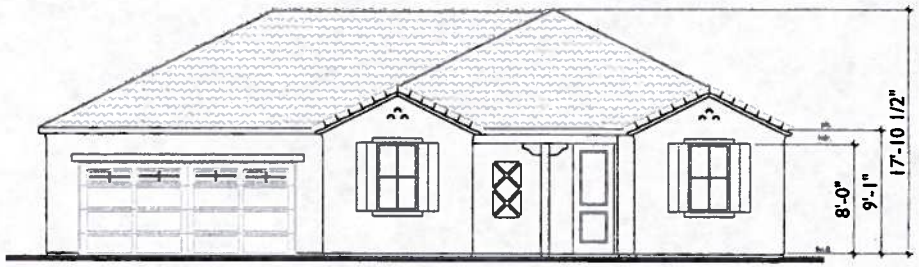
Exhibit "12a"

EXHIBIT 12

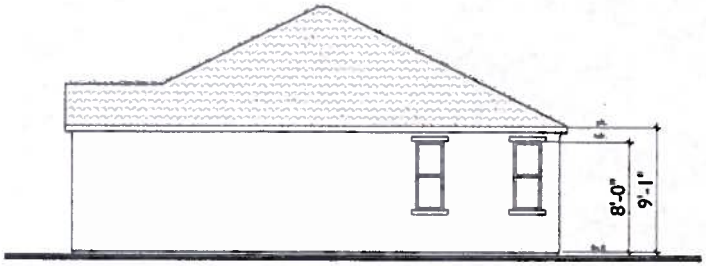
PLNP 2010 - 00152
RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento



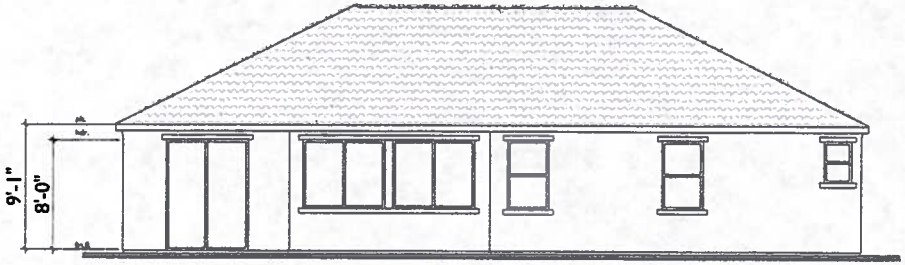
2 LEFT ELEVATION SPANISH
SCALE : 1/4"=1'-0"



SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION SPANISH
SCALE : 1/4"=1'-0"



3 REAR ELEVATION SPANISH
SCALE : 1/4"=1'-0"

PLAN 4
SPANISH ELEVATION

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

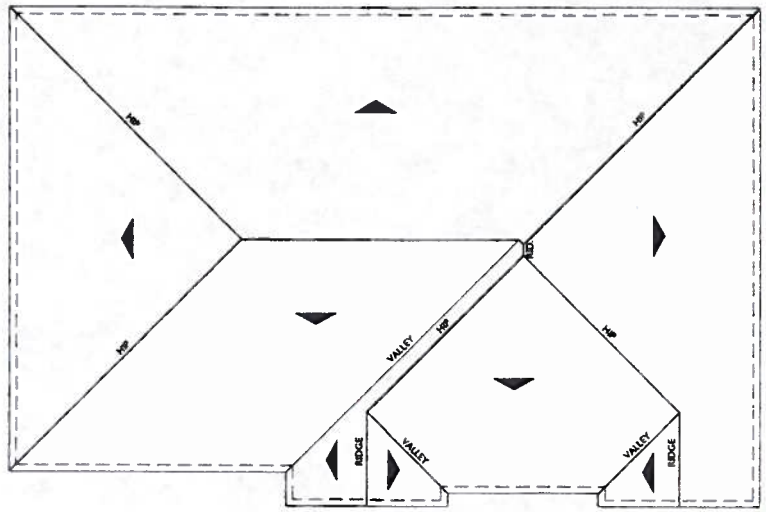
LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "12b"

PLNP 2010 - 00152

RECEIVED
OCT 21 2010
PLANNING DEPT.
County of San Mateo



Roof Plan A Spanish

PLAN 4
1305 SQ. FT.

HERITAGE POINT

CONCEPTUAL FLOOR PLANS

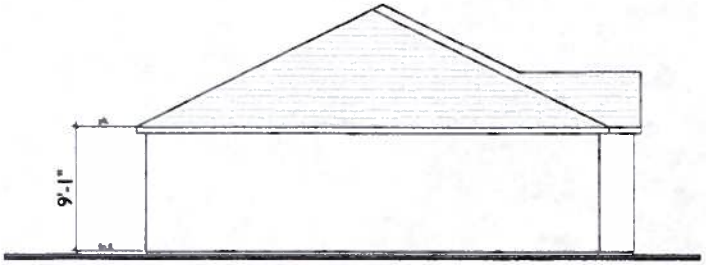
1/4" = 1'-0"

LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

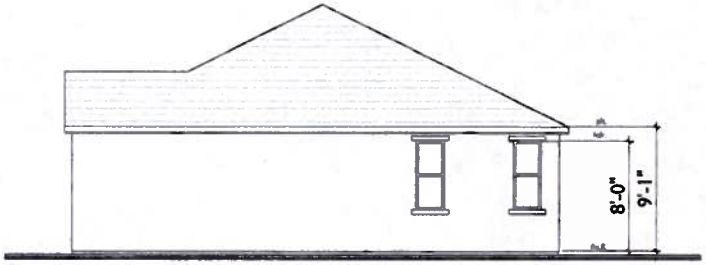
Exhibit "12c"

PLNP 2010 - 00152
RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

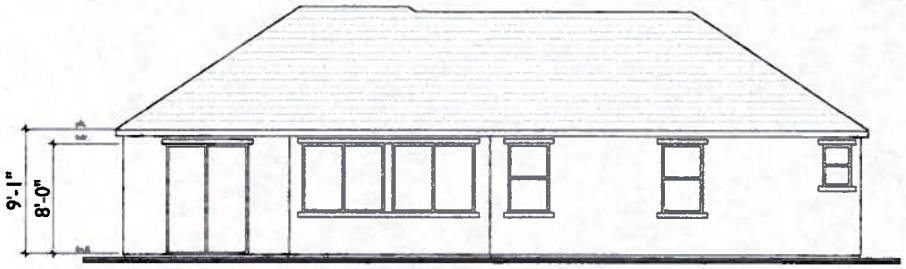


2 LEFT ELEVATION COTTAGE
SCALE : 1/4"=1'-0"

SCALE : 1/4"=1'-0"



4 RIGHT ELEVATION COTTAGE
SCALE : 1/4"=1'-0"



3 REAR ELEVATION COTTAGE
SCALE : 1/4"=1'-0"

PLAN 4
COTTAGE ELEVATION

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

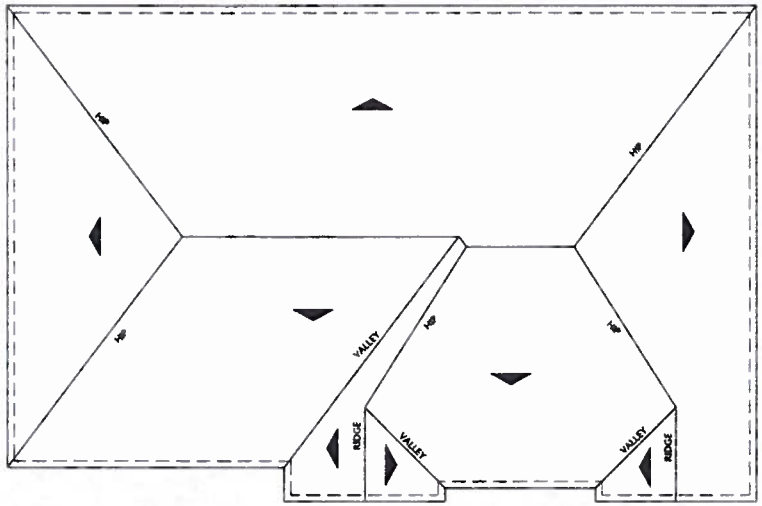
LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "12d"

PLND 2010 - 00152

RECEIVED
OCT 21 2010
PLANNING DEPT.
CITY OF OCEANSIDE



Roof Plan B Cottage

PLAN 4
1305 SQ. FT.

HERITAGE POINT

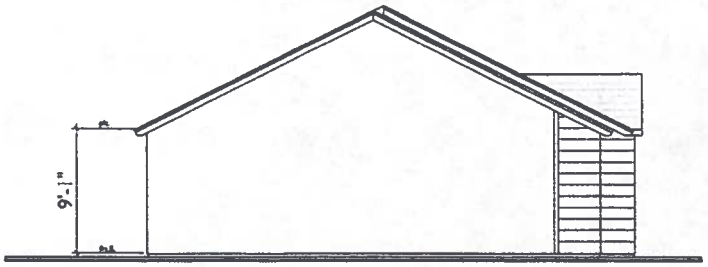
CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

LENNAR

Bassenian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS

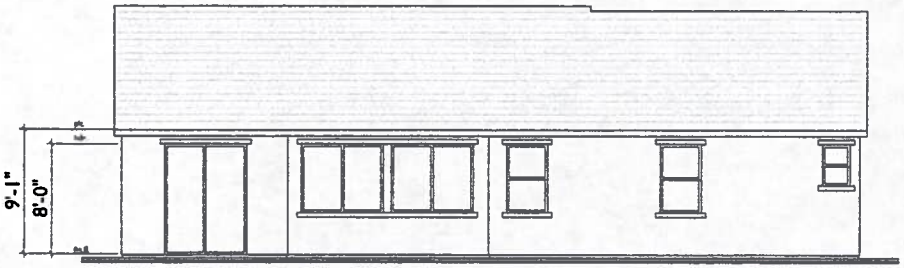
Exhibit "12e"

PINP 2010 - 00152
RECEIVED
OCT 21 2010
PLANNING DEPT.
COUNTY OF SAN BERNARDINO



2 LEFT ELEVATION CLASSICAL

4 RIGHT ELEVATION CLASSICAL



3 REAR ELEVATION CLASSICAL

PLAN 4
CLASSICAL ELEVATION

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

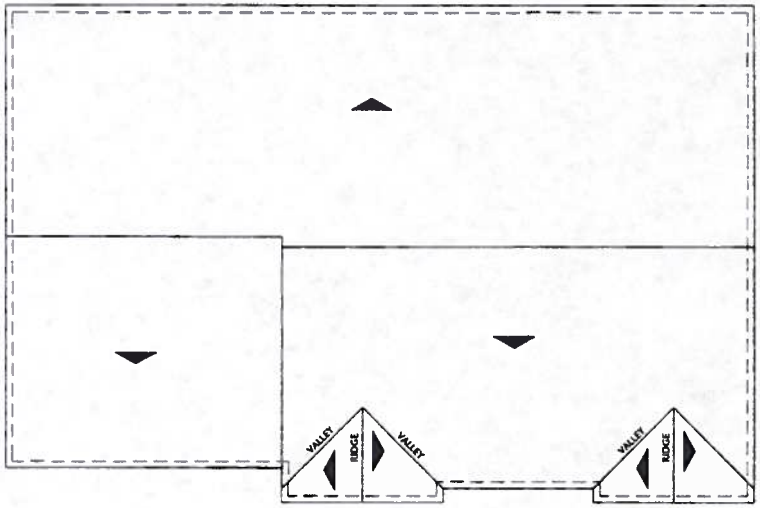
LENNAR

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Exhibit "12f"

PLNP 2010 - 00152

RECEIVED
OCT 21 2010
PLANNING DEPT.
County of San Luis Obispo



Roof Plan C Classical

PLAN 4
1305 SQ. FT.

HERITAGE POINT

CONCEPTUAL FLOOR PLANS
1/4" = 1'-0"

LENNAR

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Exhibit "12g"

PLNP 2010 - 00152

RECEIVED
OCT 21 2010
PLANNING DEPT.
COUNTY OF SAN DIEGO

HERITAGE POINT

CONCEPTUAL STREET SCENE

1/4"=1'0"

LENNAR

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Exhibit "13a"

Exhibit 13

PLNP 2010 - 00152
RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

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 50% / 50% container size mix between 5 gallon and 1 gallon container sizes unless noted otherwise. See size recommendations in each section below.

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

Installer shall select trees from the following list. Install trees in groups of two or three of each type of tree on adjacent lots (i.e. = 3 adjacent lots with magnolias, next 2 lots with crape myrtle, next three lots with japanese maples, etc.).

Lagerstroemia 'Tuscarora'	Crape myrtle (deep pink)
Magnolia grand. 'Little Gem	Dwarf southern magnolia
Acer palmatum - Green	Green leaf 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.

Albizia syrinesa (varying flower colors) – standard	Rose of sharon tree
Rhaphiolepis 'Majestic Beauty'-standard	India hawthorn hybrid tree

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.

Gardenia jasminoides 'Veitchii'	Gardenia
Mahonia aquifolium 'Compacta'	Compact Oregon grape
Nandina domestica 'Compacta'	Compact Heavenly bamboo
Rhaphiolepis umbellata minor	Compact India hawthorn

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 all colors	Bush crape myrtle
Callistemon 'Little John'	Dwarf Bottlebrush
Coleonema 'Sunset Gold'	Gold Breath of Heaven
Dietes vegeta	Fortnight lily

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

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
Camellia sasanqua 'Shishi Gashira'	Compact sasanqua camellia
Pelargonium peltatum (vary flower colors)	Ivy geranium
Erigeron karvinskianus	Santa Barbara daisy

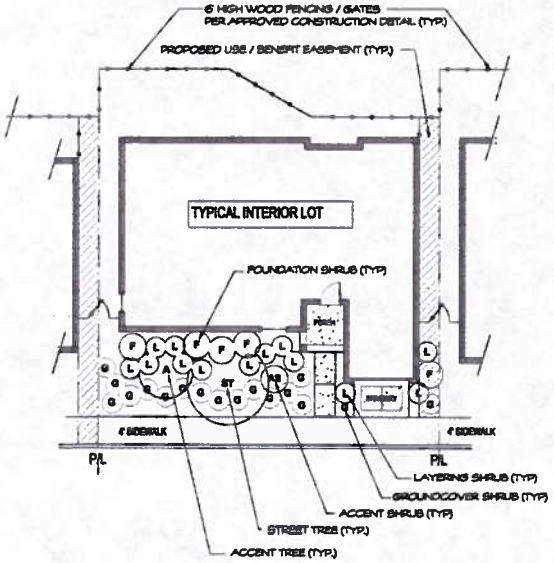
GROUNDCOVER SHRUBS: PLAN SYMBOL = (G) – ALL 1 GALLON SIZE

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.

Vinca minor	Dwarf periwinkle
Arctostaphylos 'Emerald Carpet'	Prostrate manzanita
Juniperus 'Wilcoxii'	Prostrate juniper
Hypericum calycinum	Prostrate St. Johnswort

GENERAL INSTALLATION NOTES

1. Prior to planting work, installer shall perform required soils test and per County of Sacramento requirements and follow soil preparation requirements shown in completed soils report.
2. All lawn areas shall be sod lawn and be a 95% / 5% fescue / bluegrass blend.
3. All shrub and groundcover areas shall receive a 2" minimum layer of bark topdressing. Bark shall be "small" decorative fir bark (+/- 3/4"-1" size).
4. Installer shall apply a pre-emergent herbicide to all shrub and groundcover areas per manufacturer's instructions.
5. 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.
6. Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade where possible.
7. All plant material shall be of acceptable nursery quality. Landscape Architect reserves the right to reject or substitute unacceptable plant material.
8. Installer shall make adjustments to plant types and locations as needed if site conditions warrant necessary changes (planter size, sun exposure, etc.)
9. Where possible, installer shall make an attempt to vary the landscape planting designs so as to avoid two identical planting designs installed adjacent to one another.



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

TYPICAL LANDSCAPE PLAN - CONCEPTUAL
HERITAGE POINT
COUNTY OF SACRAMENTO, CALIFORNIA
LENNAR
EarthLine

Date	Revision	Mark

INTERIOR LOT CONCEPTUAL LANDSCAPE PLAN

OCTOBER 21, 2010
JL
1/8" = 1'-0"

L2

Exhibit "13b"

RECEIVED
PLNP 2010 - 00152
OCT 21 2010
PLANNING DEPT.
City of Sacramento

PLANT LIST MATRIX

General design intent shall be to create a phenomenon of plant material or needed to maximum visual interest and a varied but somewhat cohesive streetscape throughout the community. See additional notes below. Installer shall use a 50% / 50% container size mix between 5 gallon and 1 gallon container sizes unless noted otherwise. See size recommendations in each section below.

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

Installer shall select trees from the following list. Install trees in groups of two or three of each type of tree on adjacent lots (i.e. – 3 adjacent lots with magnolias, next 2 lots with crape myrtle, next three lots with japanese maples, etc.)

Lagerstroemia 'Tuscarora'	Crape myrtle (deep pink)
Magnolia grand 'Little Gem'	Dwarf southern magnolia
Acer palmatum - Green	Green leaf 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.

Albizia julibrissin (varying flower color) – standard	Silk of dawn tree
Rhaphiolepis 'Majestic Beauty'-standard	India hawthorn hybrid tree

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.

Gardenia jasminoides 'Veitchii'	Gardenia
Mahonia aquifolium 'Compacta'	Compact Oregon grape
Nandina domestica 'Compacta'	Compact Heavenly bamboo
Rhaphiolepis umbellata indica	Compact India hawthorn

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 than ground community than other shrub groups listed here.

Lagerstroemia – Bush varieties all colors	Bush crape myrtle
Callistemon 'Little John'	Dwarf Bottlebrush
Colocasia 'Black Gold'	Gold Brush of Heaven
Datura vegeta	Perfumed lily

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

Installer shall select from the following list for use as a lower layer in front of foundation shrubs above. These should be selected with higher 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
Camellia sasanqua 'Shishi Gashira'	Compact sasanqua camellia
Pelargonium peltatum (vary flower color)	Ivy geranium
Engeron karvinskianus	Santa Barbara daisy

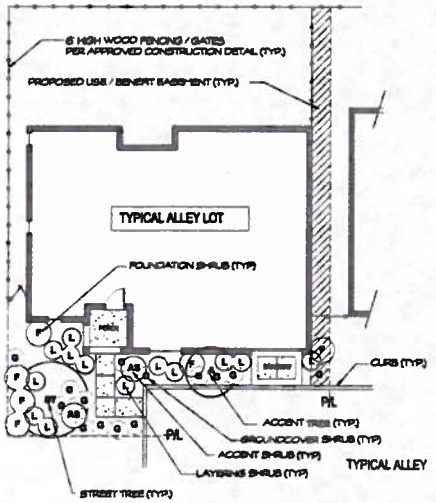
GROUNDCOVER SHRUBS: PLAN SYMBOL = (G) – ALL 1 GALLON SIZE

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.

Vinca minor	Dwarf periwinkle
Arctostaphylos 'Emerald Carpet'	Prostrate manzanita
Juniperus 'Wilton'	Prostrate juniper
Hypericum calycinum	Prostrate St. Johnswort

GENERAL INSTALLATION NOTES

1. Prior to planting work, installer shall perform required soils test and per County of Sacramento requirements and follow soil preparation requirements shown in completed soils report.
2. All lawn areas shall be sod lawn and be a 75% / 5% fescue / bluegrass blend.
3. All shrub and groundcover areas shall receive a 3" minimum layer of bark topdressing. Bark shall be 'small' decorative fir bark (+/- 3/8" - 1" size)
4. Installer shall apply a pre-emergent herbicide to all shrub and groundcover areas per manufacturer's instructions.
5. For all tree planting installations, installer shall have a 24" diameter area around the base of each tree free of any vegetation (including lawn). Bark topdressing may be applied in this area.
6. Installer shall make every effort to maintain smooth and even grades throughout contract area, with no abrupt changes in grade where possible.
7. All plant material shall be of acceptable nursery quality. Landscape Architect reserves the right to reject & substitute unacceptable plant material.
8. Installer shall make adjustments to plant types and locations as needed if site conditions warrant necessary changes (planter size, sun exposure, etc.)
9. Where possible, installer shall make an attempt to vary the landscape planting designs so as to avoid two identical planting designs installed adjacent to one another.



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

EarthLine Landscape Architecture

TYPICAL LANDSCAPE PLAN - CONCEPTUAL

HERITAGE POINT

LENNAR

COUNTY OF SACRAMENTO, CALIFORNIA

Rev.	Description	Date

Drawing Title: ALLEY LOT CONCEPTUAL LANDSCAPE PLAN

Date: OCTOBER 21, 2010

Drawn By: JL

Scale: 1/8" = 1'-0"

Sheet: L3

Exhibit "13c"

PLNP 2010 - 00152
RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

PLANT LIST MATRIX

General design intent shall be to create a planting mix of plant material as needed to maintain varied interest and a varied but somewhat cohesive streetscape throughout the community. See additional notes below.
Installer shall use a 30% / 30% container size mix between 5 gallon and 1 gallon container sizes unless noted otherwise. See size recommendations in each section below.

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

Installer shall select trees from the following list. Install trees in groups of two or three of each type of tree on adjacent lots (i.e. - 3 adjacent lots with magnolias, next 2 lots with crape myrtle, next three lots with japanese maples, etc.)

Lagerstroemia 'Tuscarora'	Crape myrtle (deep pink)
Magnolia grand 'Little Gem'	Dwarf southern magnolia
Acer palmatum - Green	Green leaf 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.

Albizia julibrissin (varying flower colors) - standard	Rose of sharon tree
Rhaphiolepis 'Majestic Beauty' -standard	India hawthorn, hybrid tree

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 vary variation within each lot.

Gardenia jasminoides 'Veitchii'	Gardenia
Mahonia aquifolium 'Compacta'	Compact Oregon grape
Nandina domestica 'Compacta'	Compact Heavenly bamboo
Rhaphiolepis umbellata minor	Compact India hawthorn

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 - Both varieties all colors	Both crape myrtle
Calliandra 'Little John'	Dwarf Bottlebrush
Coleonema 'Sunset Gold'	Gold Breath of Heaven
Dietes vegeta	Fortnight lily

LAYERING SHRUBS: PLAN SYMBOL = (L) - MIX 5 GALLON AND 1 GALLON SIZE

Installer shall select from the following list for use as a lower layer in front of foundation shrubs shown. 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 vary variation within each lot.

Nandina dom 'Nana'	Dwarf heavenly bamboo
Camellia sasanqua 'Shishi Gashira'	Compact sasanqua camellia
Pelargonium peltatum (vary flower colors)	Ivy geranium
Erigeron karvinskianus	Santa Barbara daisy

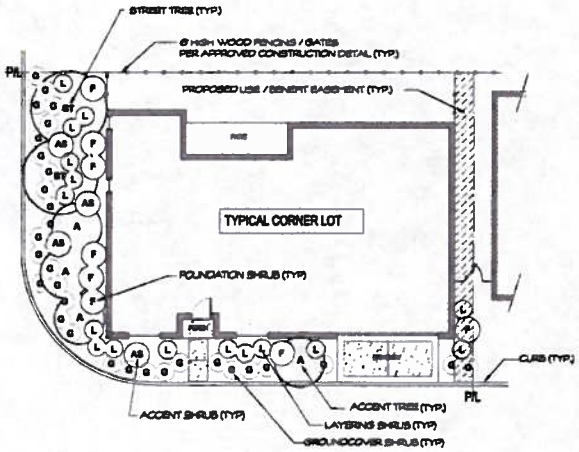
GROUNDCOVER SHRUBS: PLAN SYMBOL = (G) - ALL 1 GALLON SIZE

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 vary variation within each lot.

Vinca minor	Dwarf periwinkle
Arctostaphylos 'Emerald Carpet'	Prostrate manzanita
Juniperus "Wilton."	Prostrate juniper
Hypericum calycinum	Prostrate St. Johnswort

GENERAL INSTALLATION NOTES

1. Prior to planting work, installer shall perform required soil test and per County of Sacramento requirements and follow soil preparation requirements shown in completed soils report.
2. All lawn areas shall be sod lawn and be a 50% / 50% fescue / bluegrass blend.
3. All shrub and groundcover areas shall receive a 2" minimum layer of bark top-dressing. Bark shall be 'small' decorative fir bark (+/- 3/4" - 1" size).
4. Installer shall apply a pre-emergent herbicide to all shrub and groundcover areas per manufacturer's instructions.
5. 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.
6. Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade where possible.
7. All plant material shall be of acceptable nursery quality. Landscape Architect reserves the right to reject or substitute unacceptable plant material.
8. Installer shall make adjustments to plant types and locations as needed if site conditions warrant necessary changes (planter size, sun exposure, etc.)
9. Where possible, installer shall make an attempt to vary the landscape planting designs so as to avoid two identical planting designs installed adjacent to one another.



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

TYPICAL LANDSCAPE PLAN - CONCEPTUAL
HERITAGE POINT
COUNTY OF SACRAMENTO, CALIFORNIA
LENNAR

Sym.	Revision	Date

CORNER LOT CONCEPTUAL LANDSCAPE PLAN

Date: OCTOBER 21, 2010
Drawn by: JL
Scale: 1/8" = 1'-0"

L1

Exhibit "13d"

HERITAGE POINT AT VINEYARD POINT
EXTERIOR COLOR SCHEME – SPANISH ELEVATION

01-10-2010-00152
RECEIVED
OCT 21 2010
PLANNING DEPT.
City of Sacramento

	BODY	TRIM	ACCENTS
COLOR SCHEME #1	Grecian Ivory SW 7541	Quiver Tan SW 6151	Baked Clay SW 6340
COLOR SCHEME #2	Mesa Tan SW 7695	Grounded SW 6089	Sundried Tomato SW 7585
COLOR SCHEME #3	Latte SW 6108	Protégé Bronze SW 6153	Edamame SW 7729
COLOR SCHEME #4	Naturel SW 7542	Meadow Trail SW 7737	Manor House SW 7505
COLOR SCHEME #5	Pueblo SW 7711	Trusty Tan SW 6087	Bitter Chocolate SW 6013
COLOR SCHEME #6	Concord Buff SW 7684	San Antonio Sage SW 7731	French Roast SW 6069

Exhibit "14a"

Exhibit 14

HERITAGE POINT AT VINEYARD POINT
EXTERIOR COLOR SCHEME – COTTAGE ELEVATION

PLNP 2010-00152
RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

	BODY	TRIM	ACCENTS
COLOR SCHEME #1	Softer Tan SW 6141	Moderate White SW 6140	Dapper Tan SW 6144
COLOR SCHEME #2	Maison Blanche SW 7526	Alabaster SW 7008	Bunglehouse Blue SW 0048
COLOR SCHEME #3	Universal Khaki SW 6150	Softer Tan SW 6141	Muddled Basil SW 7745
COLOR SCHEME #4	Sedate Gray SW 6169	Hardware SW 6172	White Duck SW 7010
COLOR SCHEME #5	Believable Buff SW 6120	Baguette SW 6123	Polished Mahogany SW 2838
COLOR SCHEME #6	Popular Gray SW 6071	Spalding Gray SW 6074	Red Barn SW 7591

Exhibit "146"

HERITAGE POINT AT VINEYARD POINT
EXTERIOR COLOR SCHEME – CLASSICAL ELEVATION

PLP 2010 - 00152
RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

	BODY	TRIM	ACCENTS
COLOR SCHEME #1	Tavern Taupe SW 7508	Pavillion Beige SW 7512	Homestead Brown SW 7515
COLOR SCHEME #2	Avenue Tan SW 7543	Fenland SW 7544	Shoji White SW 7042
COLOR SCHEME #3	Rare Gray SW 6199	Casa Blanca SW 7571	Pewter Green SW 6208
COLOR SCHEME #4	Accessible Beige SW 7036	Virtual Taupe SW 7039	Rustic Red SW 7593
COLOR SCHEME #5	Softer Tan SW 6141	Foothills SW 7514	Darkroom SW 7083
COLOR SCHEME #6	Khaki Shade SW 7533	Tiki Hut SW 7509	Brandywine SW 7710

Exhibit "14c"

HERITAGE POINT AT VINEYARD POINT
ROOF TILE SAMPLES

PLAN 2010 - 00152

RECEIVED
OCT 21 2010
PLANNING DEPT.
County of Sacramento

CLASSICAL

Stone Mountain Blend 1FVCD5354

COTTAGE

Charcoal Brown Blend 1FACS1132

SPANISH

California Mission Blend 1FACS6464

Exhibit 15

Exhibit "15"