

**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@sacounty.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

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- 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**

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### 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.

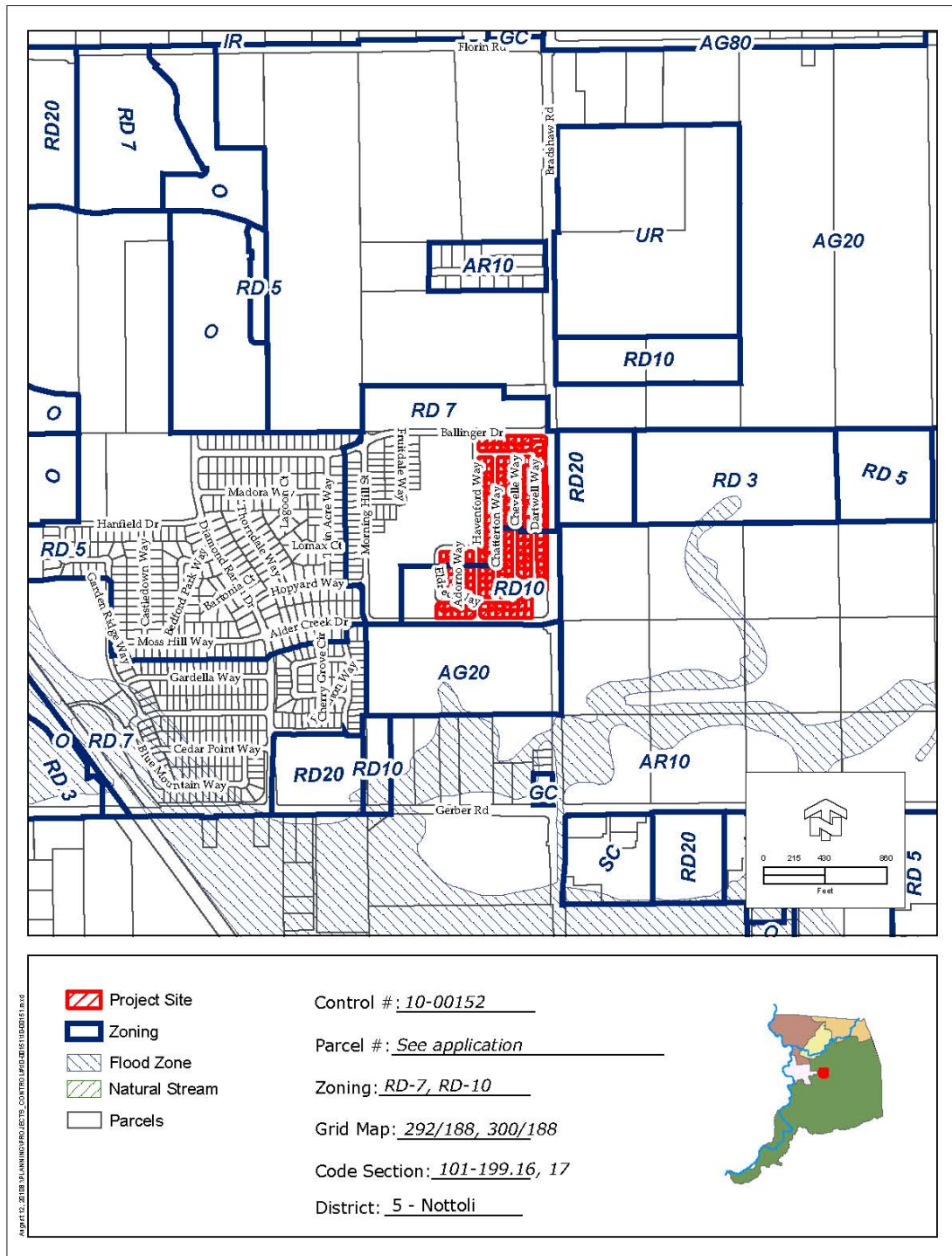
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### I. LOCATION MAP



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**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.

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- 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± square 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

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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

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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.



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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.

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- 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,

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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*)

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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,

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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*)

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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

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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 & Soms  
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



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



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





**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



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





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



**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





**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

HRG DATE 10.5.2010  
PLANNER Gregory C.  
NOTICES 9.23.2010 (13)

CPAC REFERRAL

CPAC COMMUNITY  
DERA RELEASE Y N  
☐ ☐

July 7, 2010 Date Heritage Point PROJECT NAME PLNP 2010 - 0015 CONTROL NO

APPLICANT Lennar Homes of California APN 066-0250-001-0574  
ADDRESS 1075 Creekside Ridge Dr. CONTACT PERSON Don Barnett ZONING RD-7/RD-10  
Roseville, CA 95768 TELEPHONE (916) 783-3224 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.

Motion by: Tammy Trujillo Seconded by: Mary Duncan  
Council recommendation: APPROVAL ☒ DENIAL ☐ CONTINUE ☐ Date:  
Council vote on motion to reflect recommendation  
YES: 4 NO: 1 ABSTAIN: ABSENT: 3  
Comments/conditions on recommendation: Approve as is.

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

## EXHIBIT 1



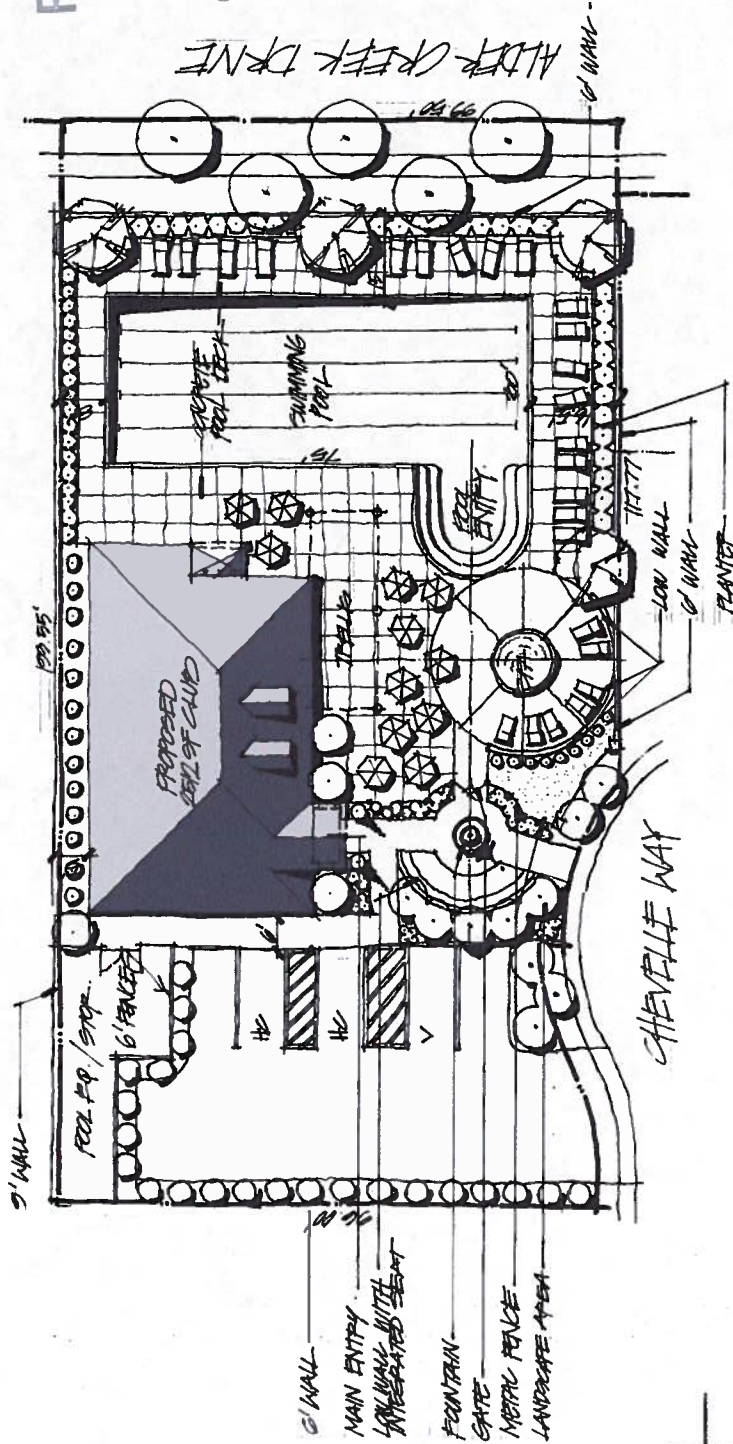
PLNP 2010 00152

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County of Sacramento



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

## Recreation Center Schematic Site Plan

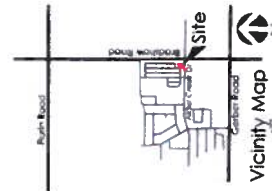


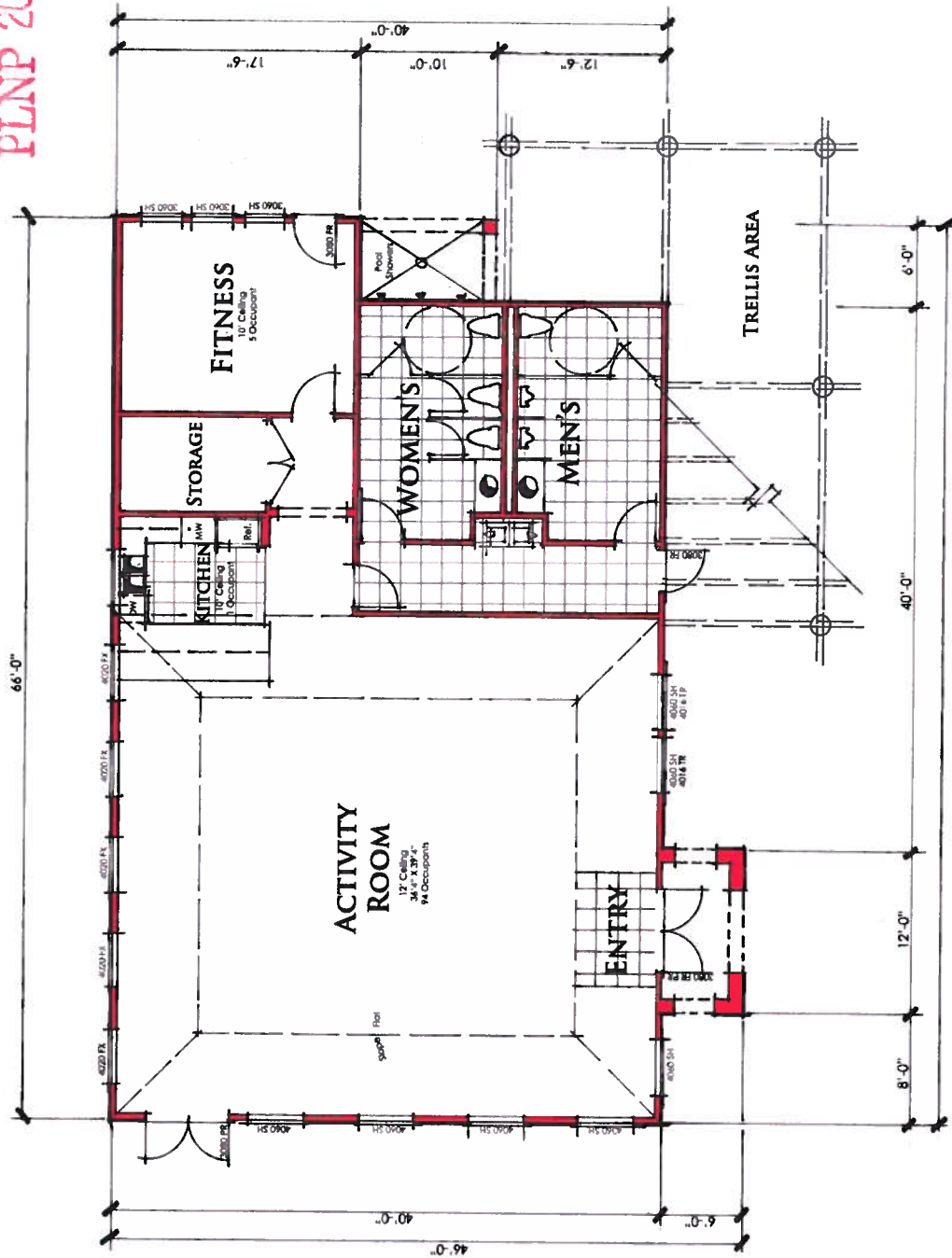
EXHIBIT 2

HERITAGE POINT  
Sacramento County, California

Exhibit "2"



PLNP 2010-00152



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PLANNING DEPT.  
County of Sacramento

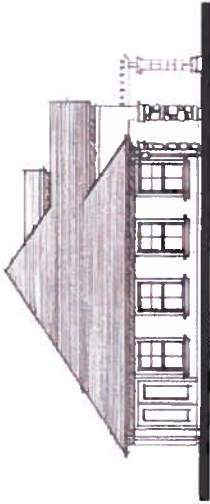
Club House  
Schematic Floor Plan - 2,512 SF

HERITAGE POINT  
Sacramento County, California

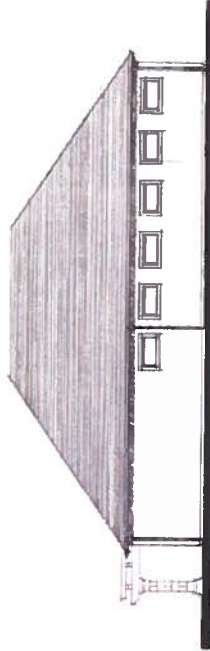


Exhibit "3"

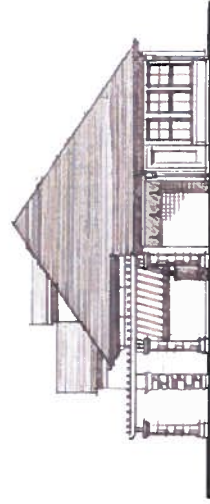
PLNP 2010-00152



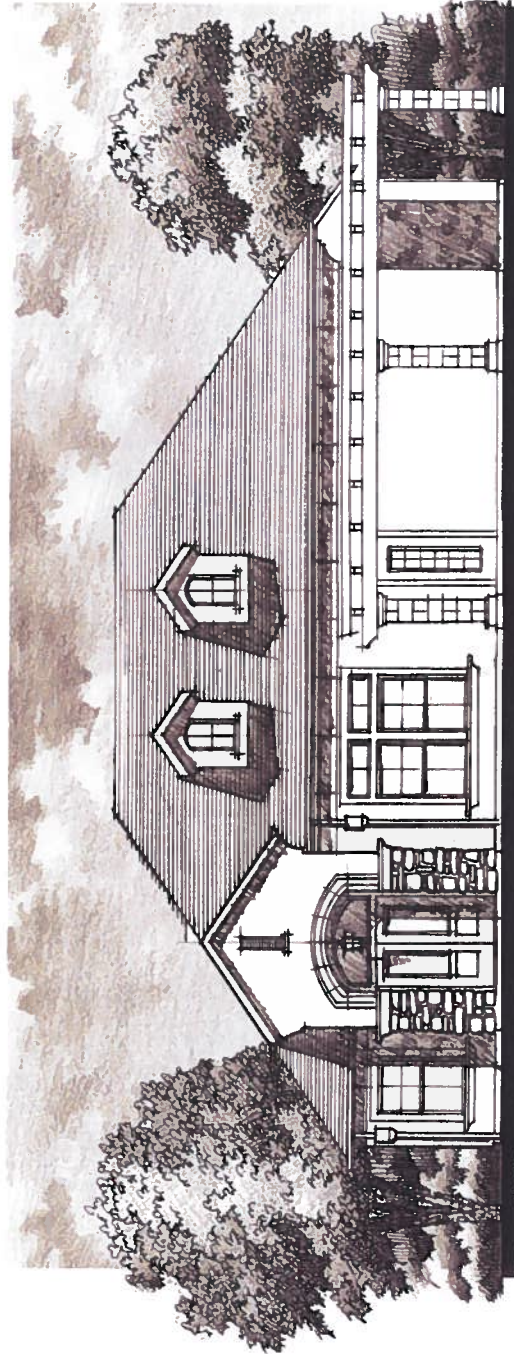
Left Elevation



Rear Elevation



Right Elevation



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County of Sacramento

Club House  
Schematic Front Elevation

HERITAGE POINT  
Sacramento County, California



Exhibit "4"



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REVISED PLNP 2010 00152

NOV 23 2010

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City of Sacramento

PROPOSED PLANT PALETTE:

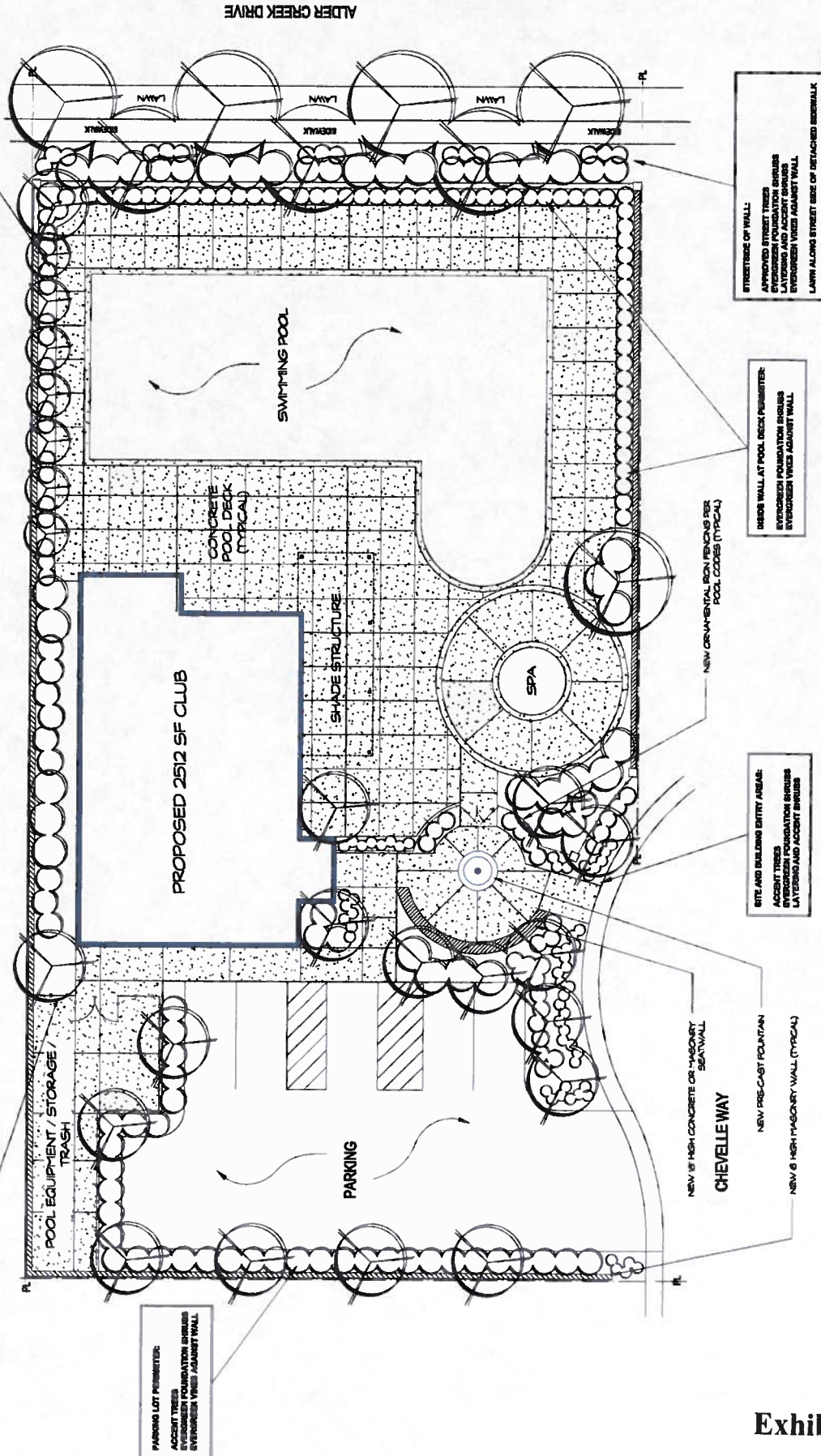
STREET TREES: PER APPROVED STREETSCAPE SELECTIONS  
EVERGREEN SCREEN TREES: LAURUS NOBILIS 'SARATOGA'  
ACCENT TREES: CERCIS CANADENSIS / RHAPHIOLEPIS 'MAJESTIC BEAUTY' / ACER PALMATUM  
EVERGREEN FOUNDATION SHRUBS: VIBURNUM 'SPRING BOUQUET' / XYLISMA 'COMPACTA' / PRUNUS CAROLINIANA 'COMPACTA'  
LAYERING AND ACCENT SHRUBS: LAGERSTROEMIA (SHRUB) / DIETES VEGATA / SALVIA GREGGII / AGAPANTHUS 'PETER PAN' /  
Hemerocallis / Lantana (trailing) / Vinca minor  
EVERGREEN VINE: FICUS REPENS (STAKED)

START SIDE OF BUILDING:  
ACCENT TREES  
EVERGREEN FOUNDATION SHRUBS  
LAYERING AND ACCENT SHRUBS  
EVERGREEN VINES AGAINST WALL



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

6' HIGH SOLID WOOD FENCE / GATES



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

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

ALDER CREEK DRIVE

SWIMMING POOL

PROPOSED 2512 SF CLUB

CONCRETE  
POOL DECK  
(TYPICAL)

SHADE STRUCTURE

SPA

PARKING

NEW 18" HIGH CONCRETE OR MASONRY  
SEAT WALL

CHEVELLEWAY

NEW PRE-CAST FOUNTAIN

NEW 6" HIGH MASONRY WALL (TYPICAL)

NEW ORNAMENTAL SOLID FINISHES PER  
POD CODES (TYPICAL)

BASE WALL AT POOL DECK PERIMETER:  
EVERGREEN FOUNDATION SHRUBS  
LAYERING AND ACCENT 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

TYPICAL LANDSCAPE PLAN - CONCEPTUAL  
HERITAGE POINT RECREATION CENTER  
SACRAMENTO COUNTY, CALIFORNIA

LENNAR



CONCEPTUAL  
LANDSCAPE  
PLAN

NOVEMBER 14,  
2010  
JL  
1/8" = 1'-0"

L7

Exhibit "5"

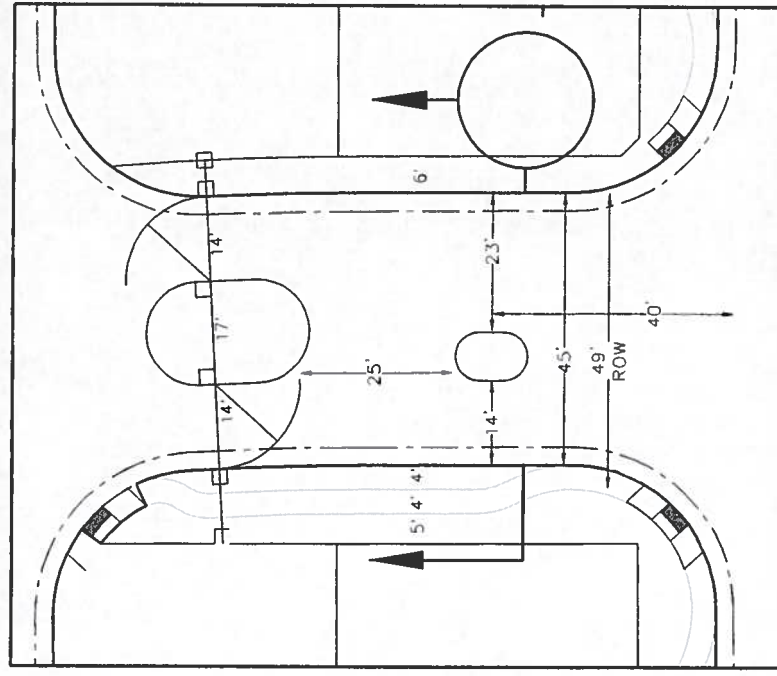
Exhibit 5

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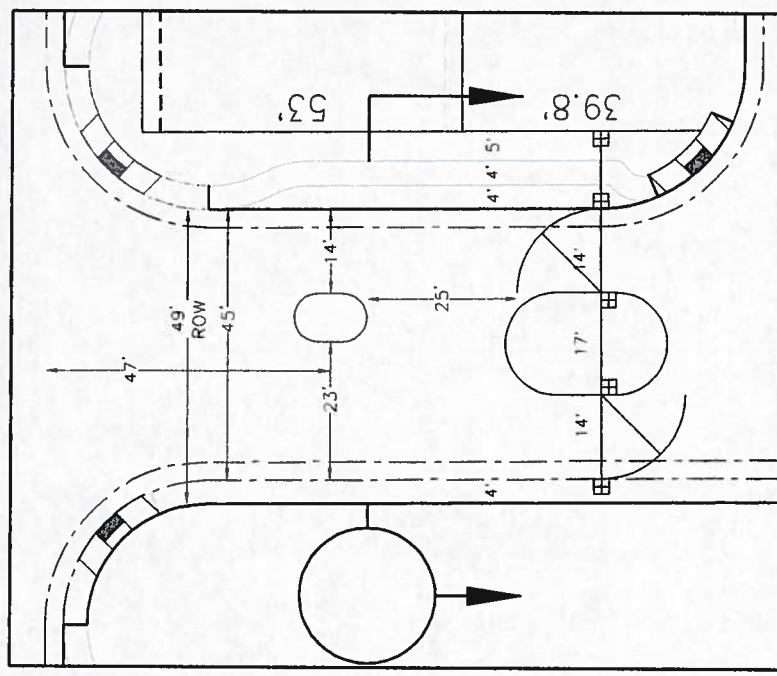
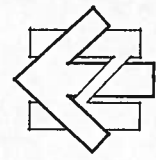
JUL 07 2010

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County of Sacramento

PLNP 2010 - 00152



Alder Creek Entrance  
N.T.S.



Ballinger Entrance  
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

L:\Sacramento\7708\16\Exhibits\7708-16 jolling study 6A.dwg  
L:\Sacramento\7708\16\Exhibits\7708-16 GATE EXHIBIT.dwg  
11.06.18  
shorstein  
7-07-2010

Exhibit "C"



JUL 07 2010

PLANNING DEPT.  
0708916 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 <sup>(2)</sup>	30' N/C	30' (3)
Width, Corner <sup>(2)</sup>	45' N/C	45' N/C
Depth <sup>(4)</sup>	44'	44'
SETBACKS (min.)		
Front, Living Area <sup>(5) (6)</sup>	10'	5'
Front, Porch <sup>(6)</sup>	10'	5'
Front Garage	20' <sup>(7)</sup> N/C	5'
Side, Interior <sup>(5)</sup>	3' <sup>(8)</sup>	3' <sup>(8)</sup>
Side, Interior- right to use easement <sup>(9)</sup>		3' <sup>(8)</sup>
Side, Total Bldg. Separation <sup>(8)</sup>	6'	6'
Rear, Living Area <sup>(5)</sup>	3'	3'

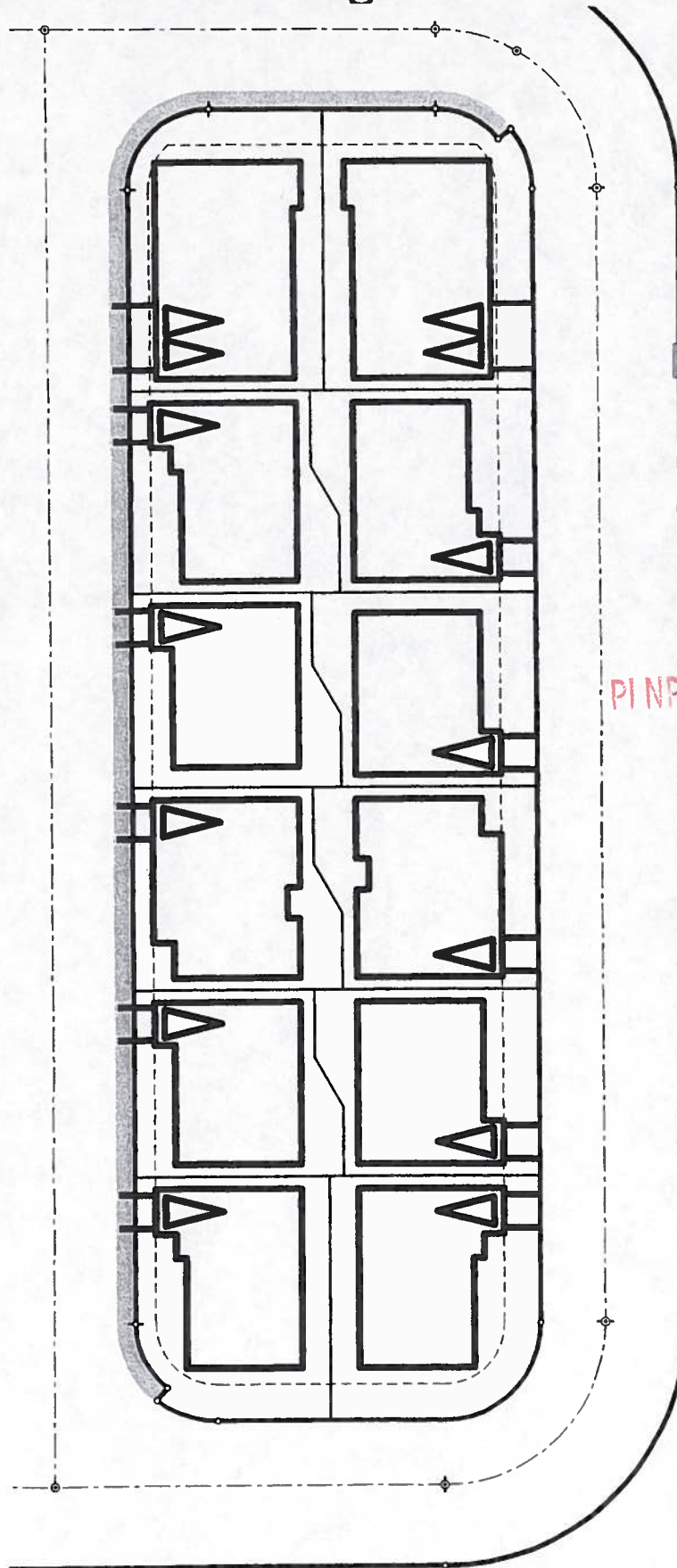
N/C = No Change from NVSSP standards.

### 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



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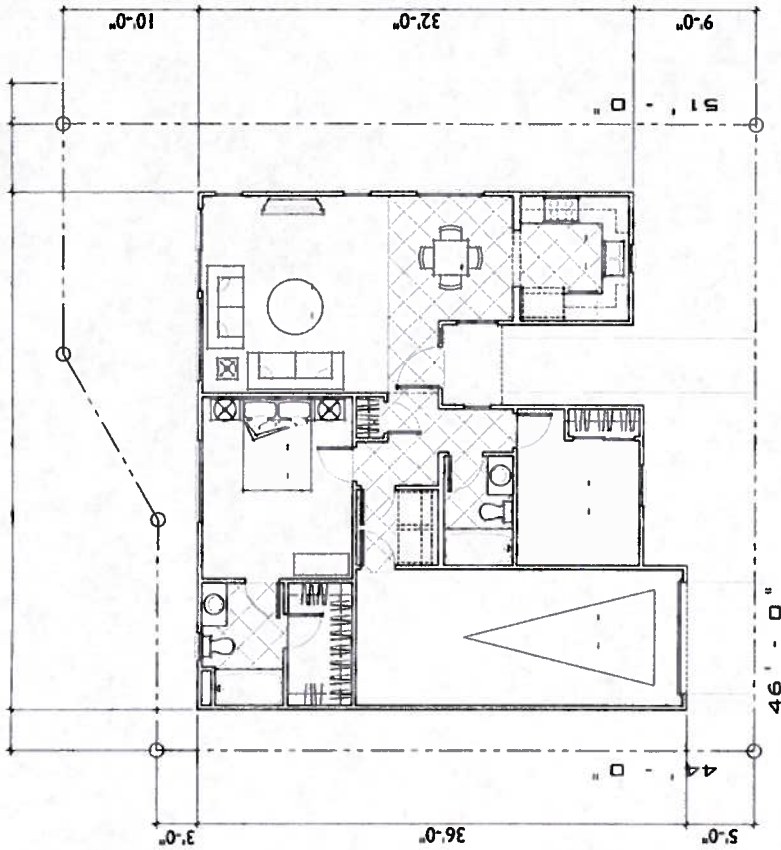
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County of Sacramento

PIN 2010 - 00152

*Exhibit "8"*

Not to scale

**EXHIBIT 8**



PIN# 2010 - 00152

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County of Sacramento

PLAN 1  
930 SQ. FT.

# HERITAGE POINT

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

**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

**LENNAR**

EXHIBIT 9

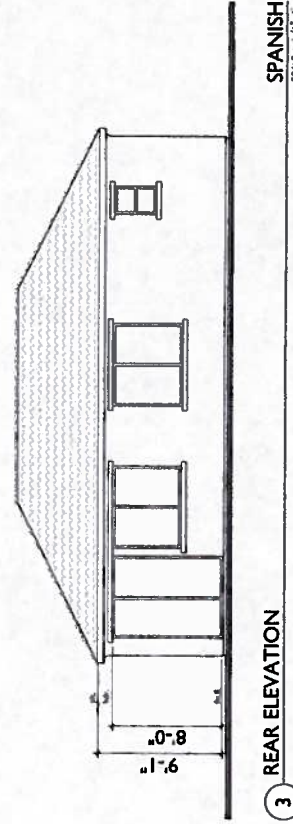
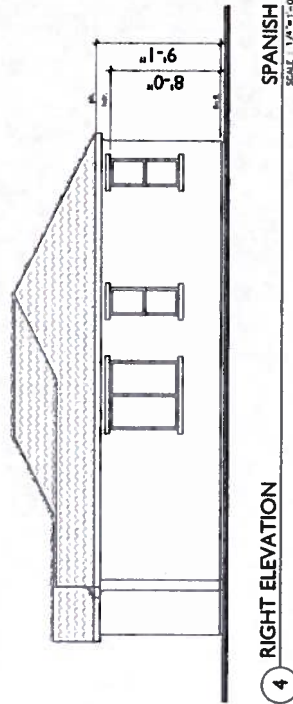
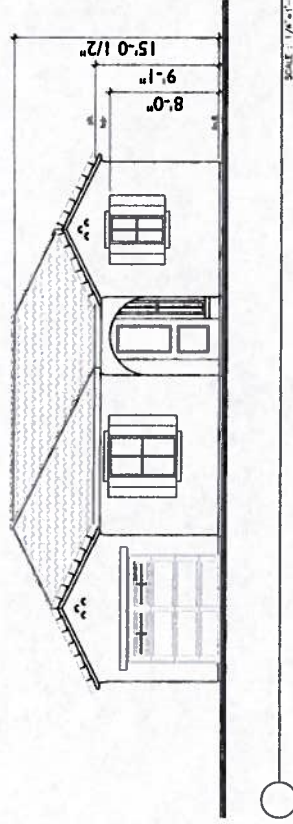
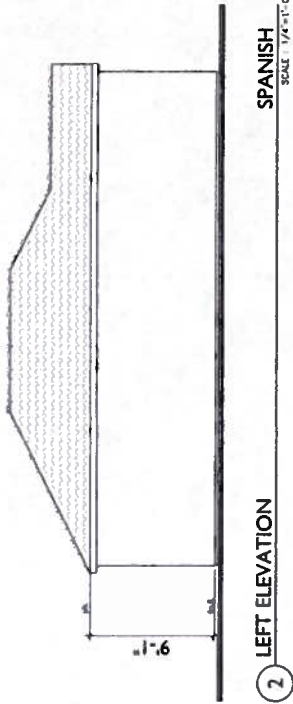
*Exhibit "9a"*

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County of Sacramento

PIN# 2010-00152



PLAN 1  
SPANISH ELEVATION  
**HERITAGE POINT**  
CONCEPTUAL FLOOR PLANS  
1/4" = 1'-0"

**LENNAR**

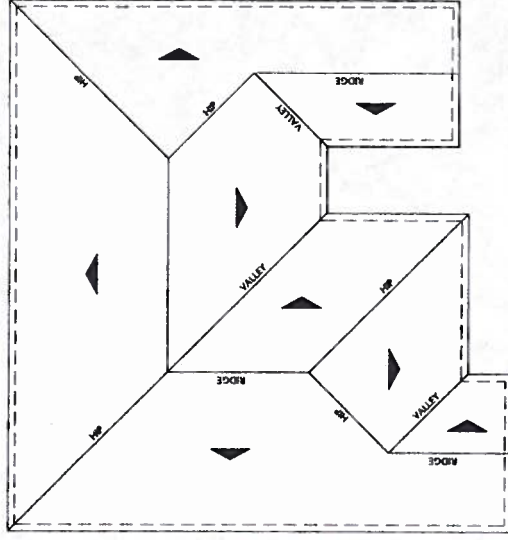
**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

*Exhibit "96"*



PINP 2010 - 00152

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PLANNING DEPT.  
COUNTY OF SHERIDAN



Roof Plan A Spanish

PLAN 1  
930 SQ. FT.

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

LENNAR®

Bassenian | Lagoni  
ARCHITECTURE + PLANNING + INTERIORS

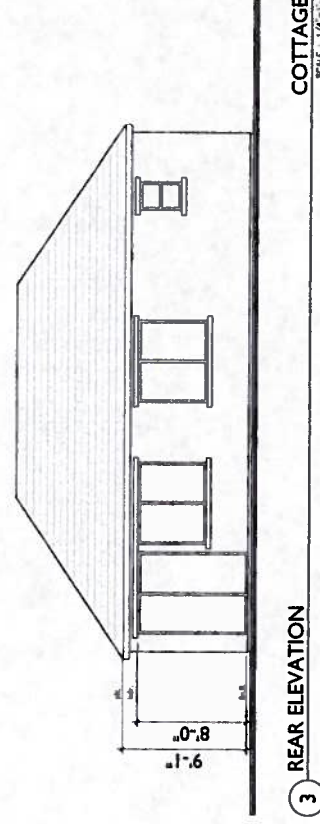
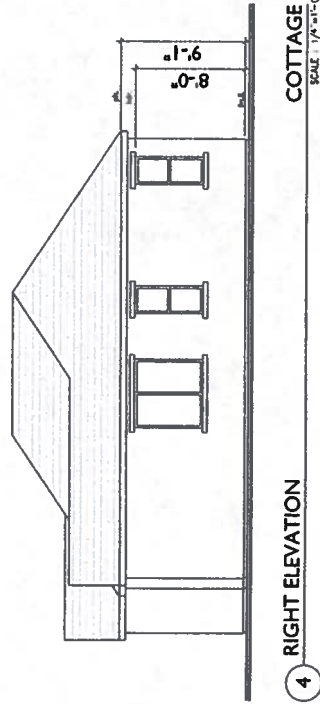
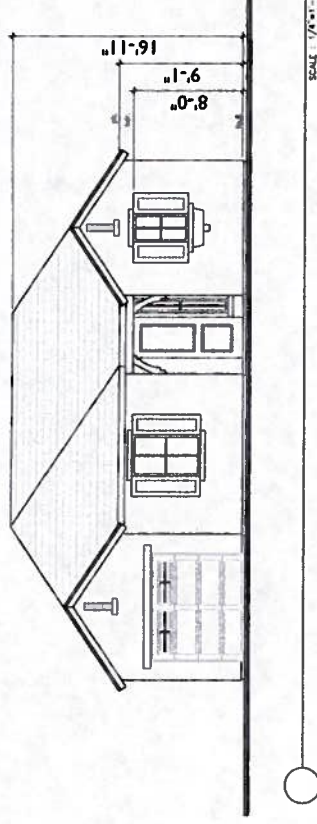
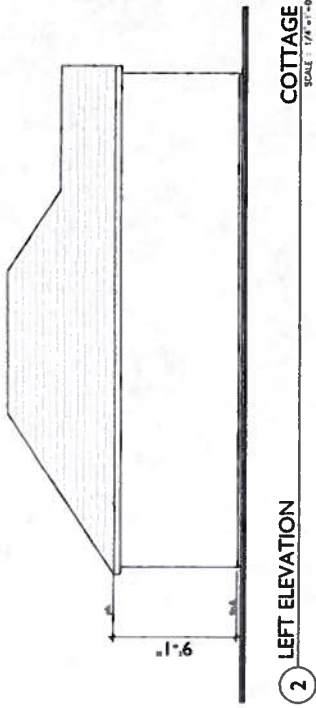
Exhibit "9c"

RECEIVED

OCT 21 2010

PLANNING DEPT.  
County of Sacramento

PINP 2010 - 00152



PLAN 1  
COTTAGE ELEVATION  
**HERITAGE POINT**  
CONCEPTUAL FLOOR PLANS  
1/4" = 1'-0"

**LENNAR**

**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

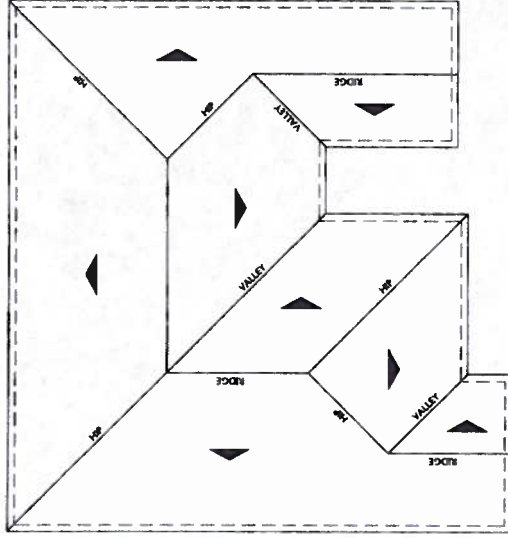
Exhibit "9d"

DINP 2010 - 00152

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OCT 21 2010

PLANNING DEPT.  
County of San Diego



Roof Plan B Cottage

PLAN 1  
930 SQ. FT.

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

LENNAR®

Bassenian | Lagoni  
ARCHITECTURE • PLANNING • INTERIORS

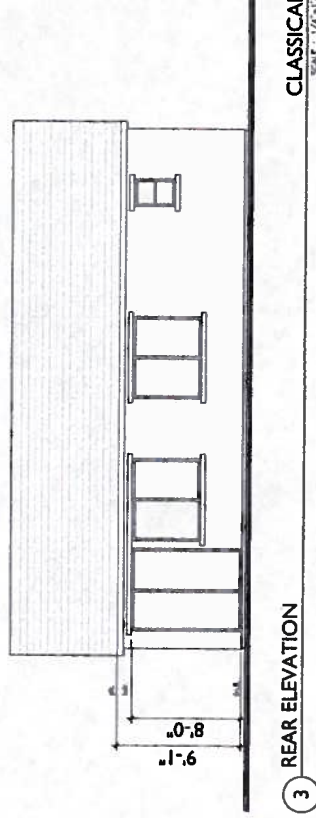
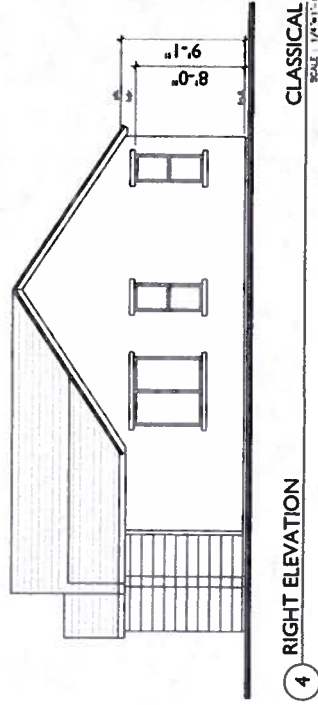
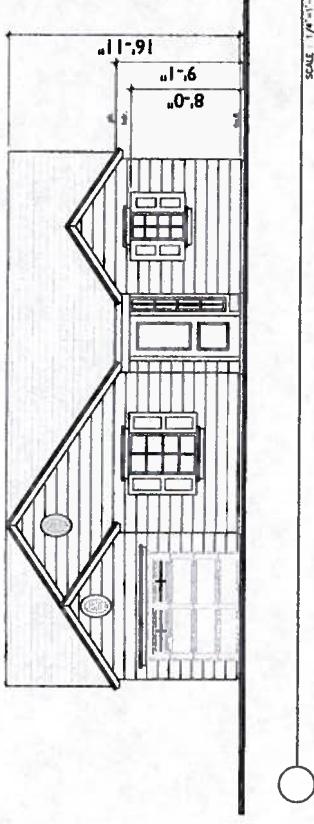
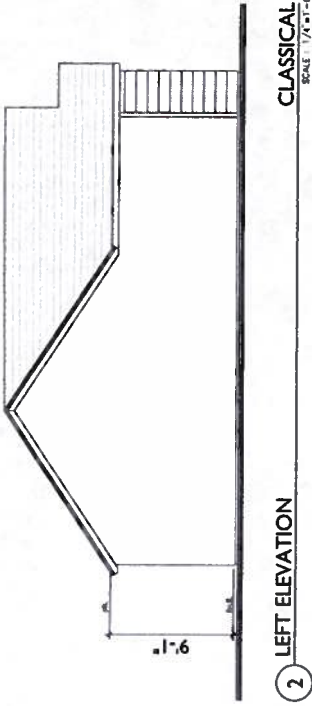
Exhibit "9e"

RECEIVED

OCT 21 2010

PLANNING DEPT.  
County of Sacramento

PNP 2010 - 00152



PLAN 1  
CLASSICAL ELEVATION  
**HERITAGE POINT**  
CONCEPTUAL FLOOR PLANS  
1/4" = 1'-0"

**LENNAR**

**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "9f"

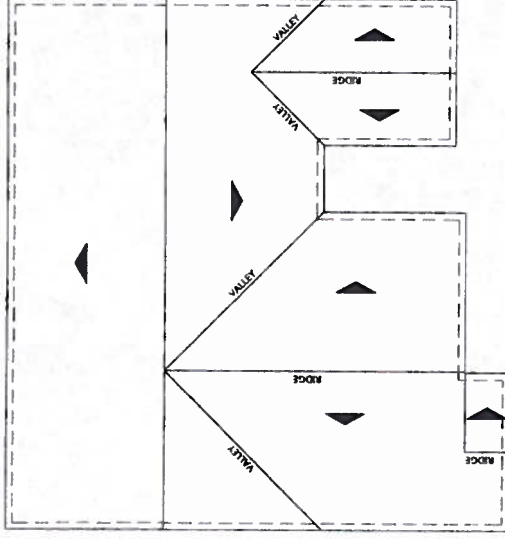


PIN# 2010 - 00152

RECEIVED

OCT 21 2010

PLANNING DEPT.  
CITY OF SEASIDE, CA



*Roof Plan C Classical*

PLAN 1  
930 SQ. FT.

**HERITAGE POINT**  
CONCEPTUAL FLOOR PLANS  
1/4" = 1'-0"

**LENNAR**

**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

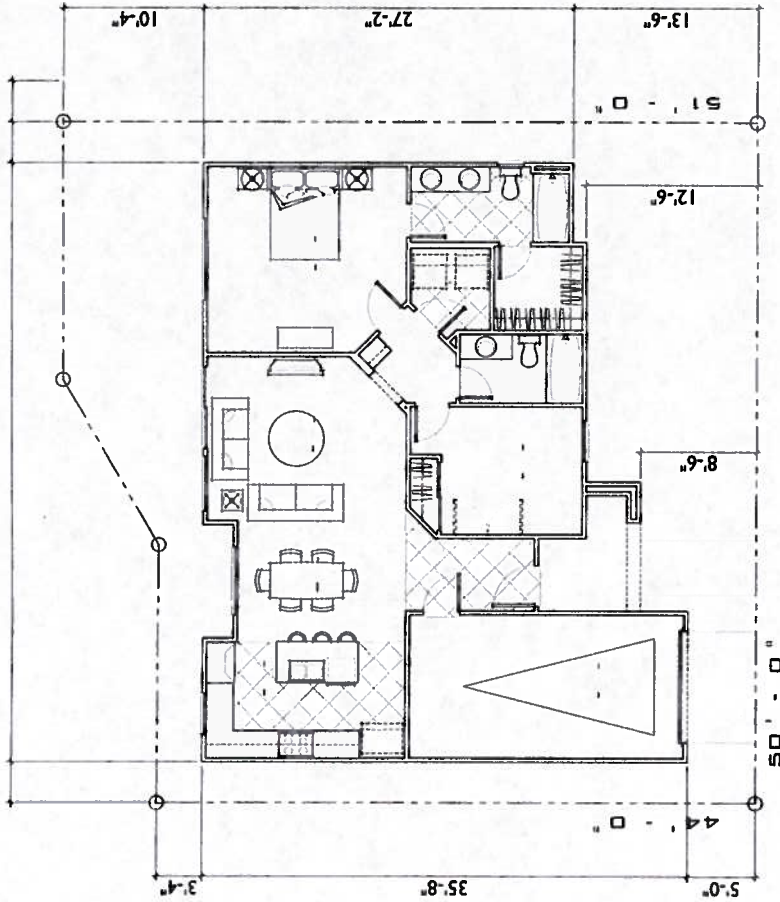
*Exhibit "9g"*

PIMP 2010 - 00152

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OCT 21 2010

PLANNING DEPT.  
COUNTY OF SHERIDAN



PLAN 2  
1056 SQ. FT.

# HERITAGE POINT CONCEPTUAL FLOOR PLANS 1/4" = 1'-0"

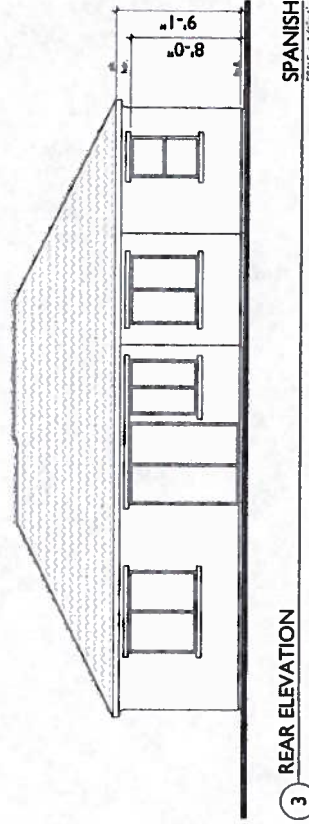
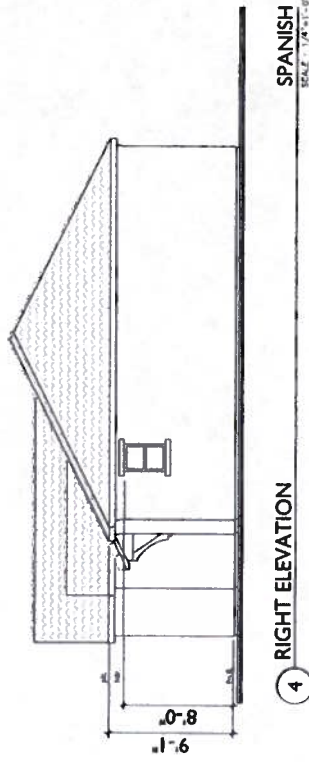
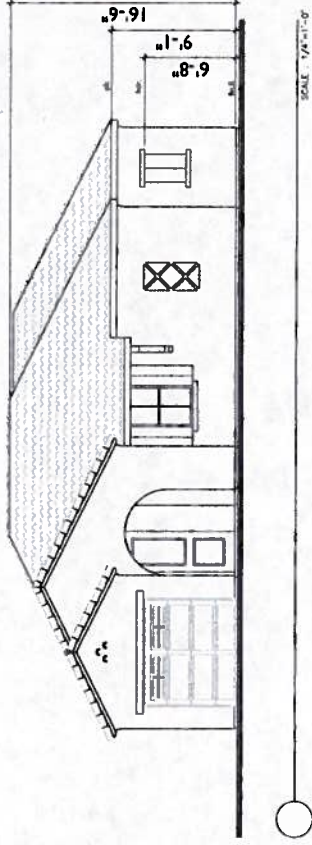
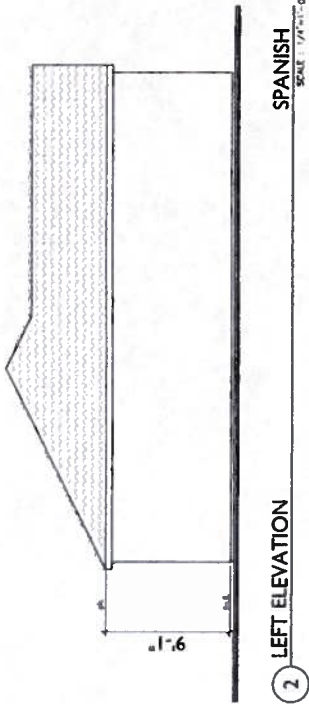
**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

**LENNAR**

Exhibit "10a"

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PLANNING DEPT.  
COUNTY OF SAN DIEGO



PLAN 2  
SPANISH ELEVATION  
**HERITAGE POINT**  
CONCEPTUAL FLOOR PLANS  
1/4" = 1'-0"

**LENNAR**

**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

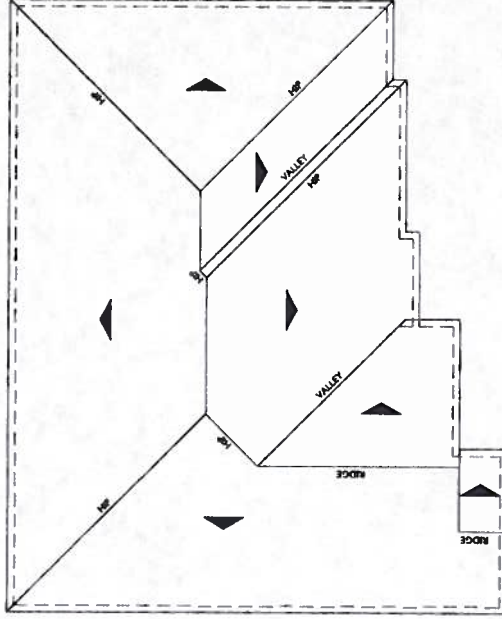
*Exhibit "10b"*

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CITY OF SALT LAKE



*Roof Plan A Spanish*

PLAN 2  
1056 SQ. FT.

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

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Bassenian | Lagoni  
ARCHITECTURE + PLANNING + INTERIORS

*Exhibit "10c"*

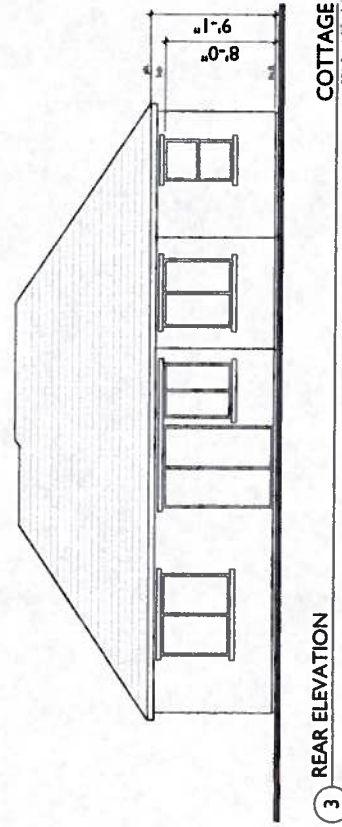
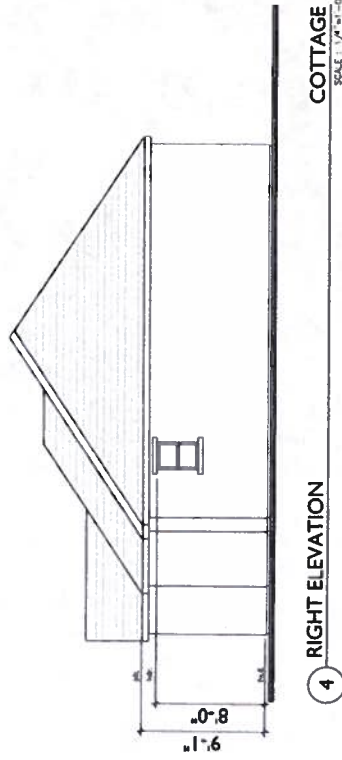
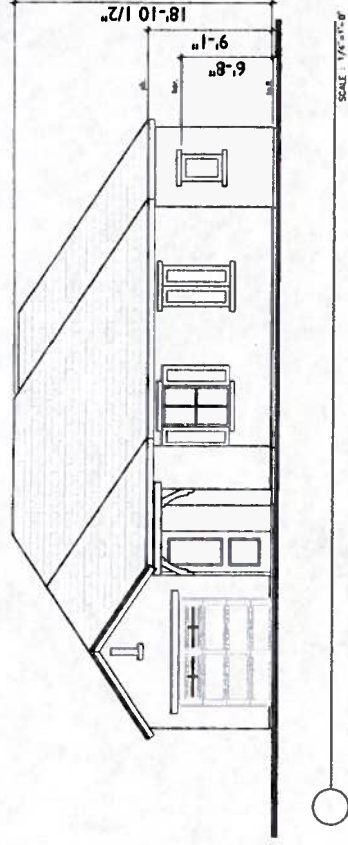
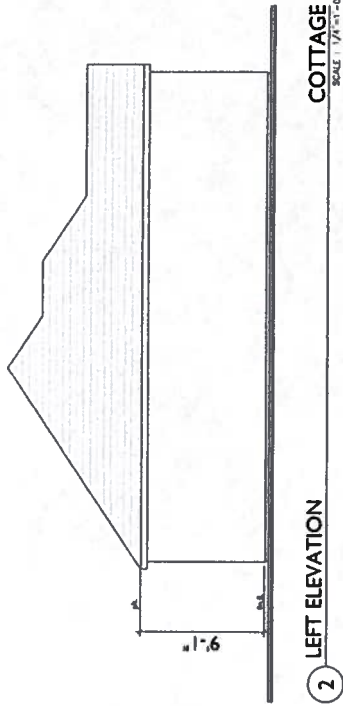


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PLAN 2  
COTTAGE ELEVATION  
HERITAGE POINT  
CONCEPTUAL FLOOR PLANS  
1/4" = 1'-0"

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ARCHITECTURE + PLANNING + INTERIORS

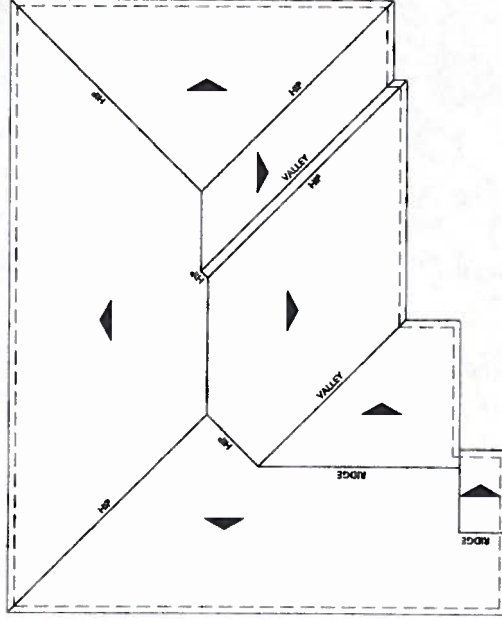
Exhibit "10d"

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COUNTY OF CALIFORNIA



*Roof Plan B Cottage*

PLAN 2  
1056 SQ. FT.

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

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ARCHITECTURE + PLANNING + INTERIORS

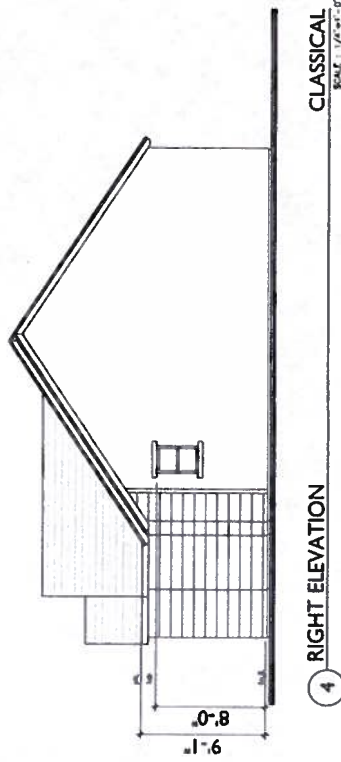
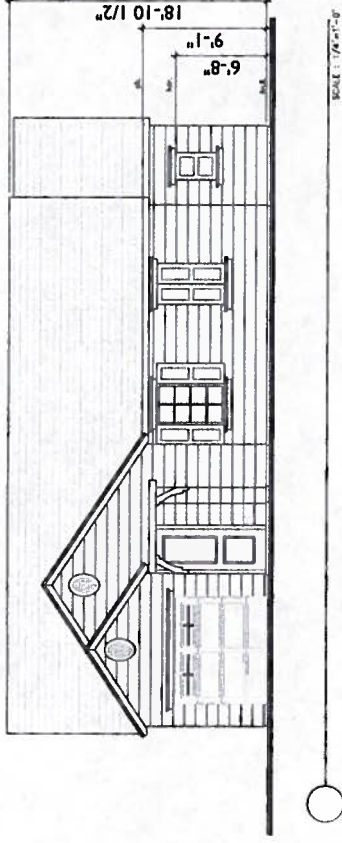
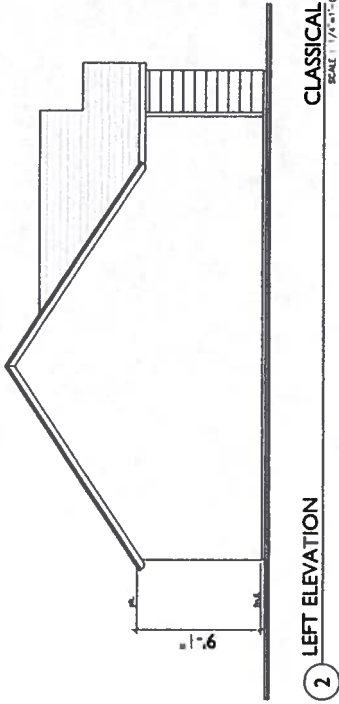
*Exhibit "10e"*

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CITY OF

PLP 2010 - 00152



PLAN 2  
CLASSICAL ELEVATION  
HERITAGE POINT  
CONCEPTUAL FLOOR PLANS  
1/4" = 1'-0"

LENNAR

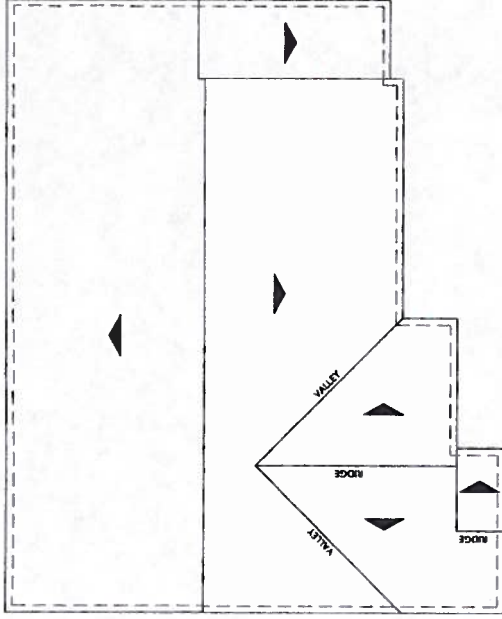
Bassenian | Lagoni  
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "10f"

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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"*



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County of Sacramento

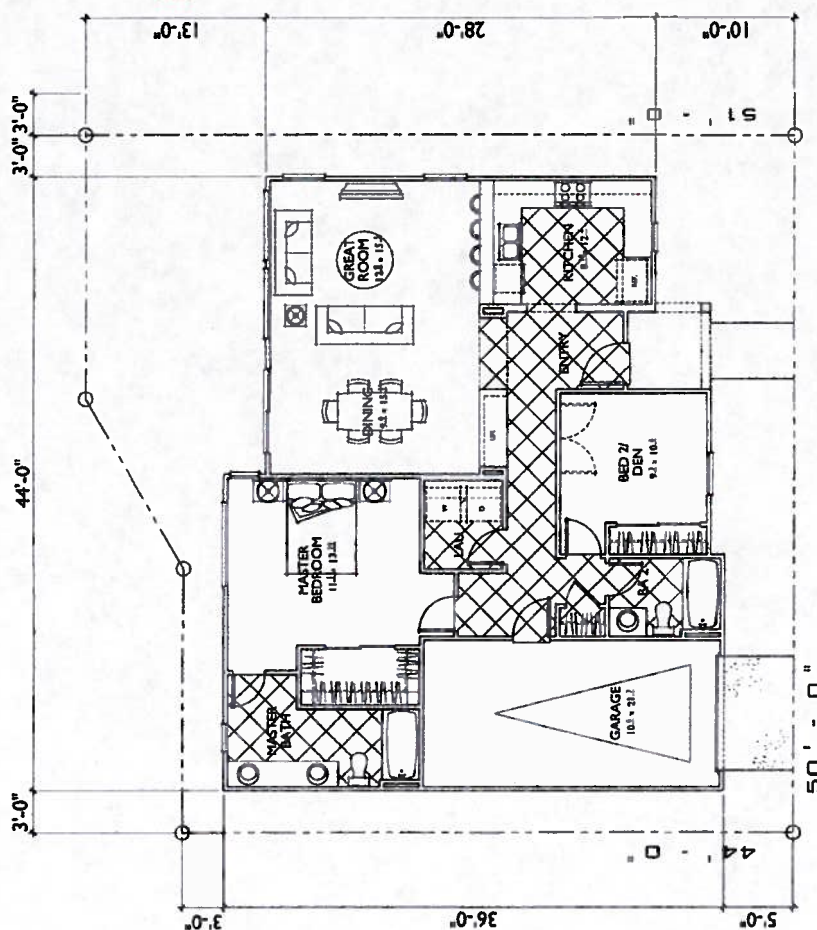
**A-15**  
**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

PLAN 3  
1188 SQ. FT.

**HERITAGE POINT**

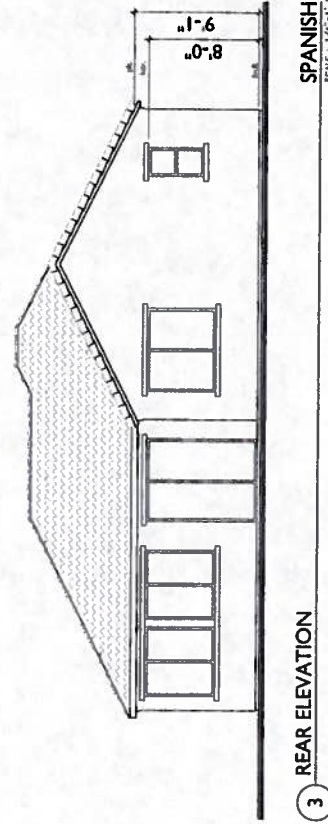
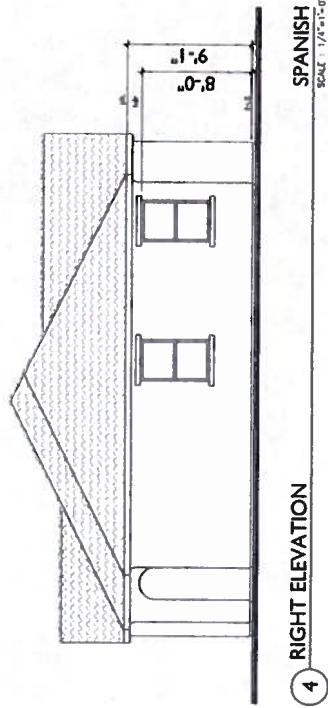
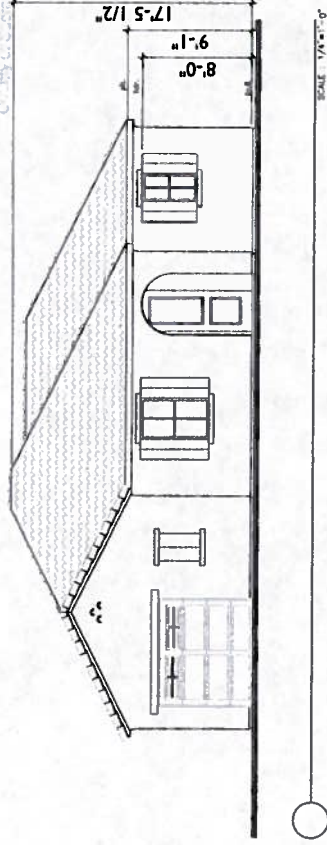
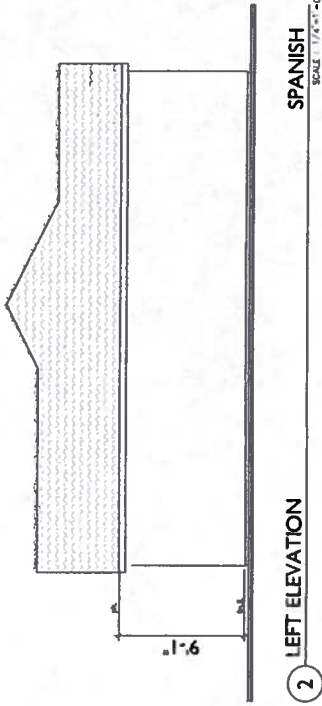
CONCEPTUAL FLOOR PLANS  
1/4" = 1'-0"

Exhibit "11a"

**EXHIBIT 11**

OCT 21 2010

PLANNING DEPT.  
CITY OF LAGUNA



PLAN 3  
SPANISH ELEVATION  
**HERITAGE POINT**  
CONCEPTUAL FLOOR PLANS  
1/4" = 1'-0"

**LENNAR**

**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

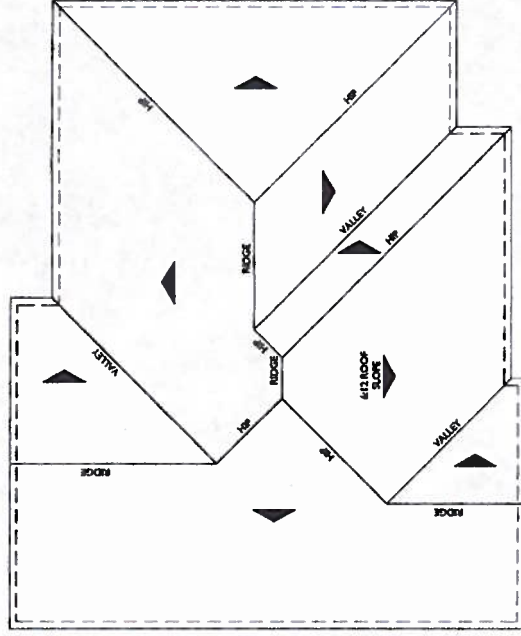
Exhibit "11b"

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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**  
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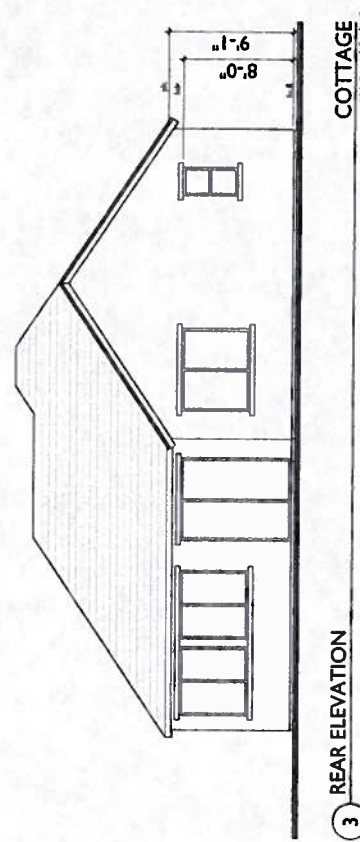
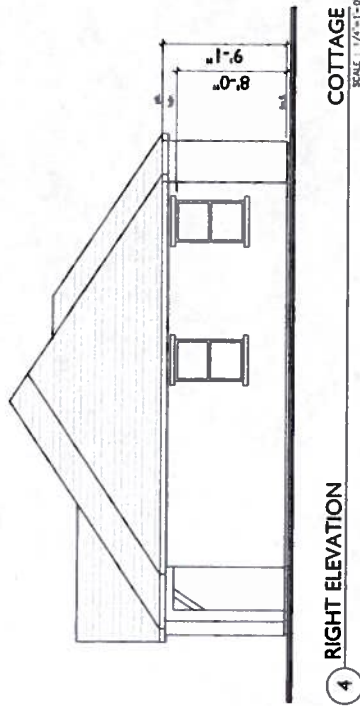
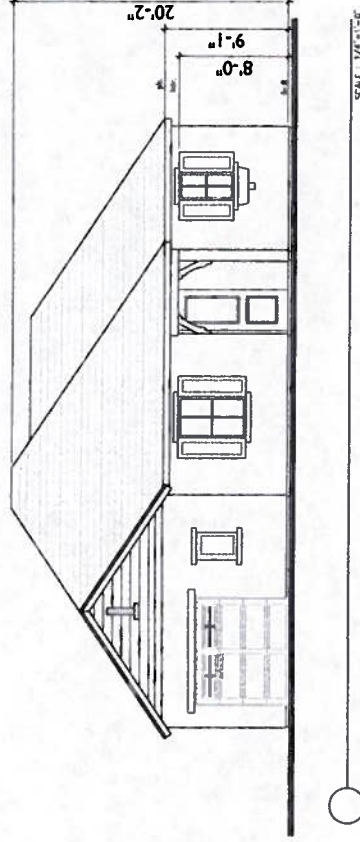
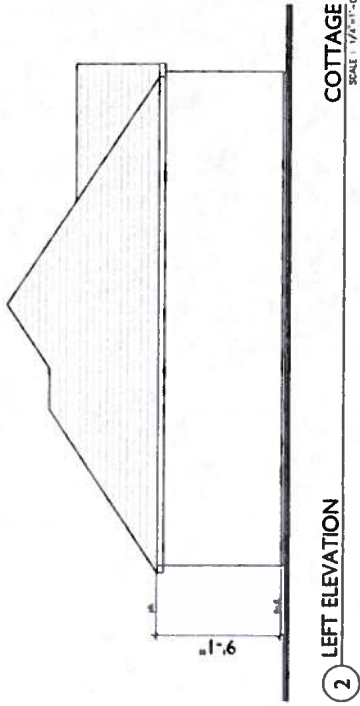
*Exhibit "11c"*

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CITY OF SHELBY

PLN 2010 - 00152



PLAN 3  
COTTAGE ELEVATION  
**HERITAGE POINT**  
CONCEPTUAL FLOOR PLANS  
1/4" = 1'-0"

**LENNAR**

**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "11d"

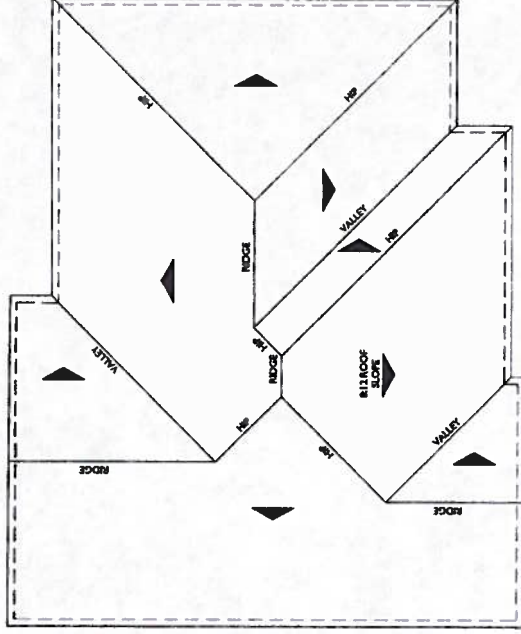


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County of Sacramento



ROOF PLAN B COTTAGE

PLAN 3  
1188 SQ. FT.

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

Exhibit "11e"

LENNAR

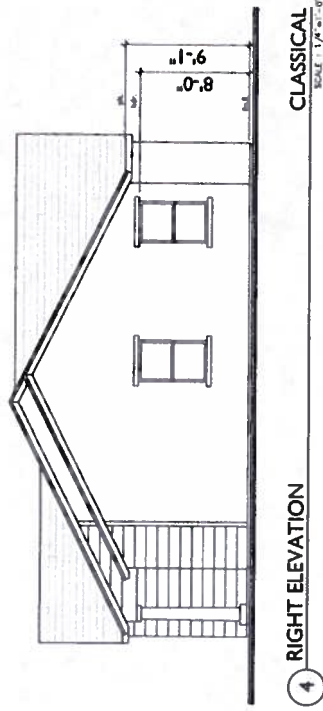
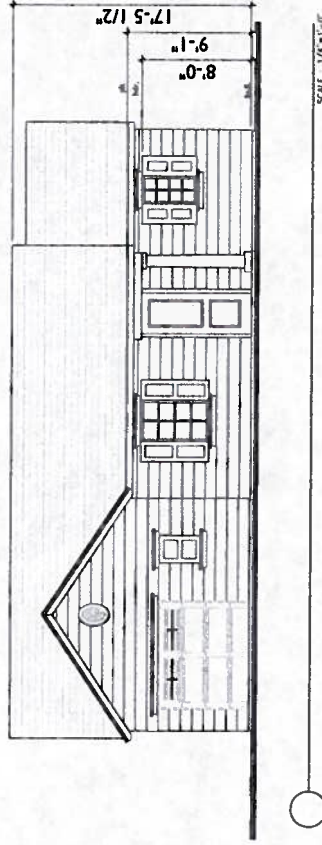
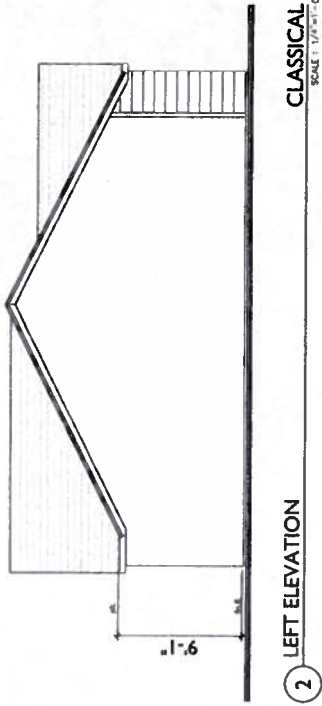
A-19  
Bassenian | Lagoni  
ARCHITECTURE + PLANNING + INTERIORS

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COUNTY OF COCONINO



PLAN 3  
CLASSICAL ELEVATION  
**HERITAGE POINT**  
CONCEPTUAL FLOOR PLANS  
1/4" = 1'-0"

**LENNAR**

**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "11f"

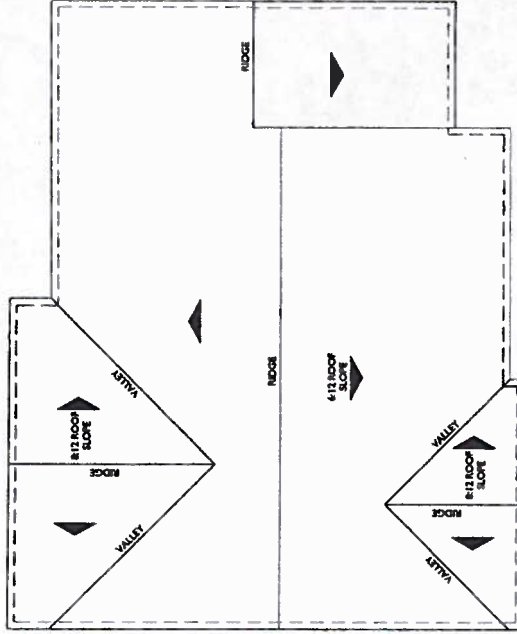


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County of Sacramento



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

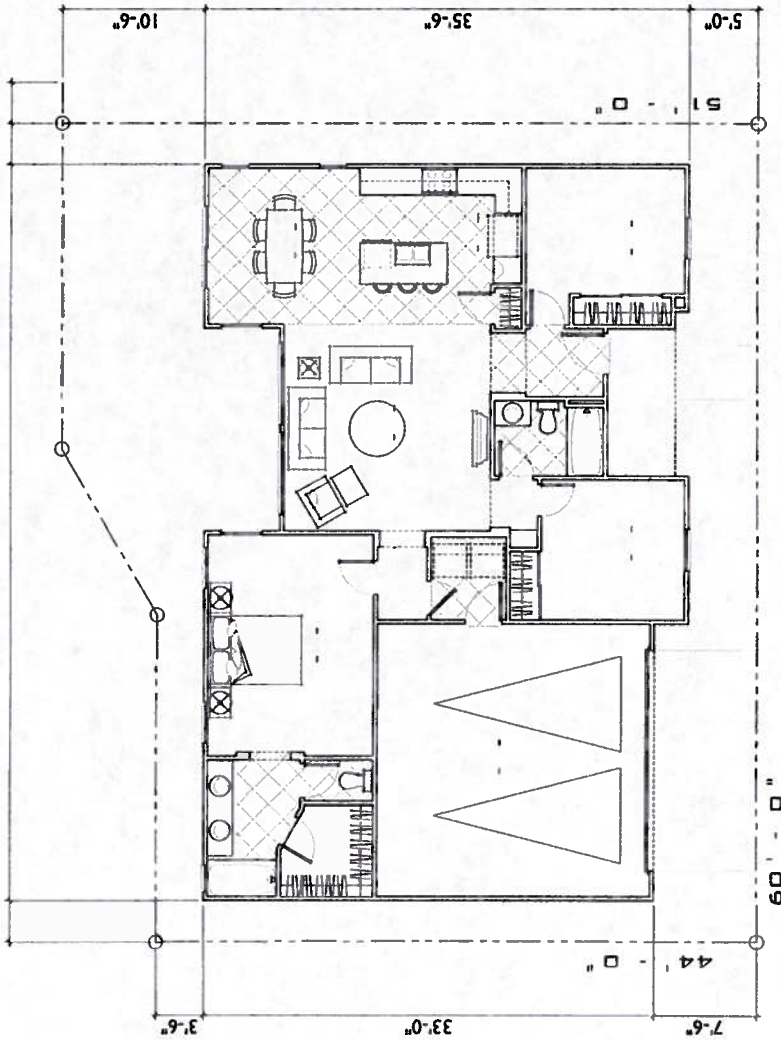
Exhibit "11g"

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PLANNING DEPT.  
CITY OF TAMPA



PLAN 4  
1305 SQ. FT.

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

Bassenian | Lagoni  
ARCHITECTURE • PLANNING • INTERIORS

LENNAR

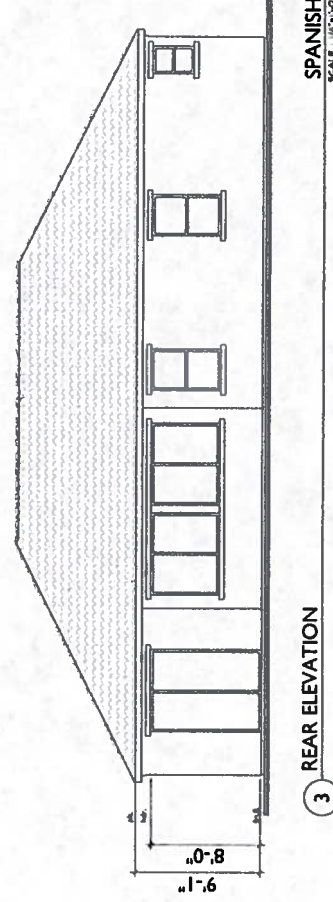
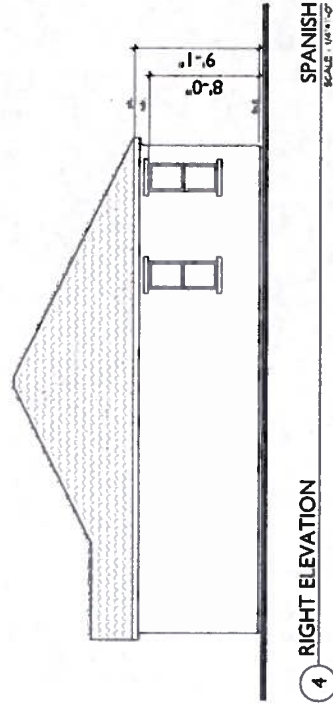
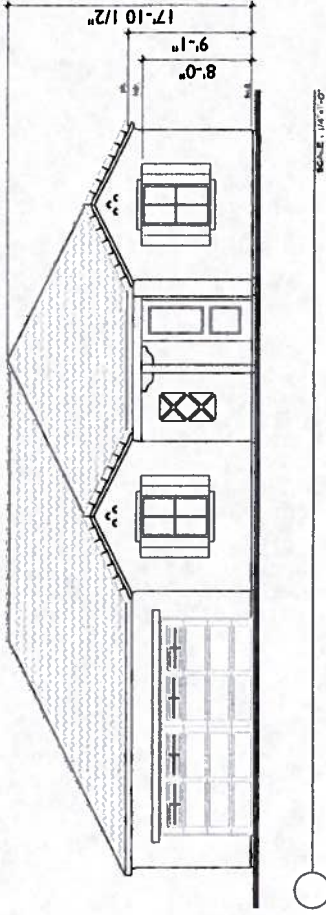
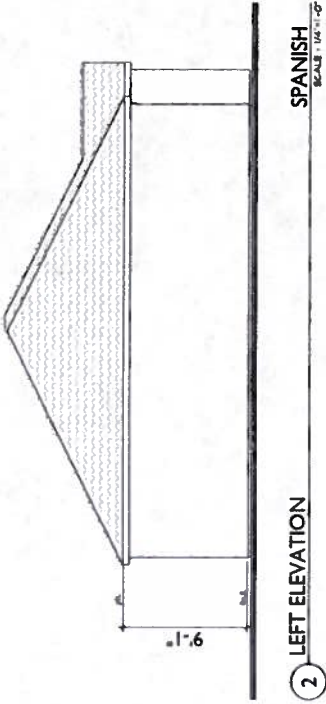
Exhibit "12a"

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COUNTY OF CALIFORNIA



PLAN 4  
SPANISH ELEVATION  
**HERITAGE POINT**  
CONCEPTUAL FLOOR PLANS  
1/4" = 1'-0"

**LENNAR**

**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

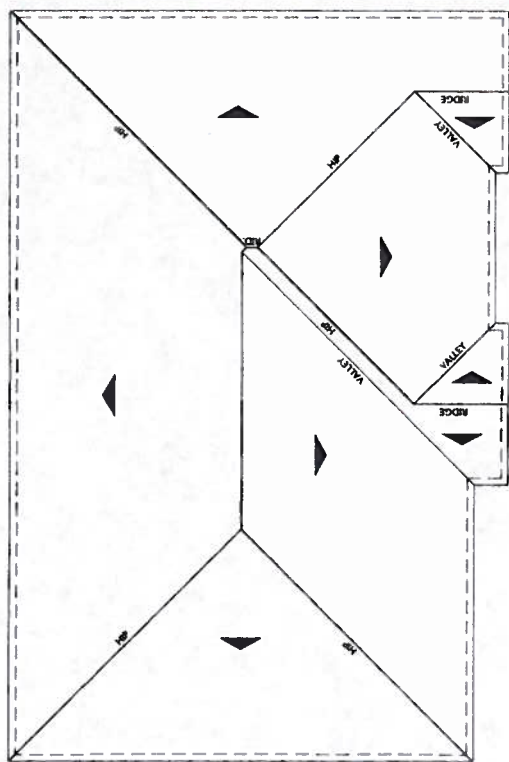
Exhibit "126"

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*Roof Plan A Spanish*

PLAN 4  
1305 SQ. FT.

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

**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

**LENNAR**

*Exhibit 112c*

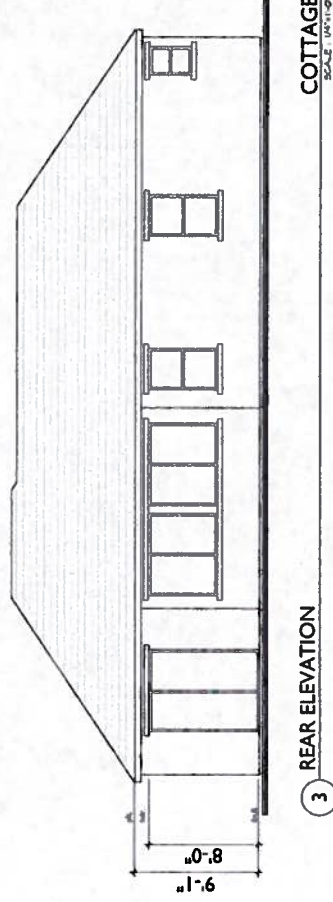
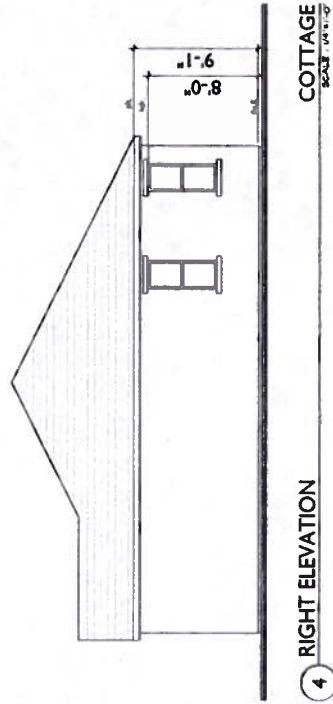
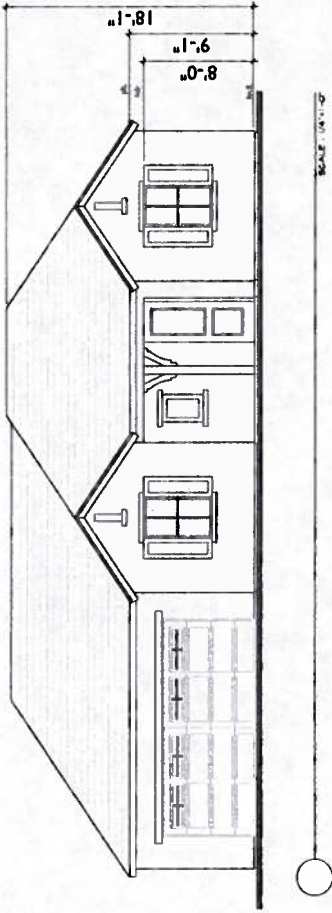
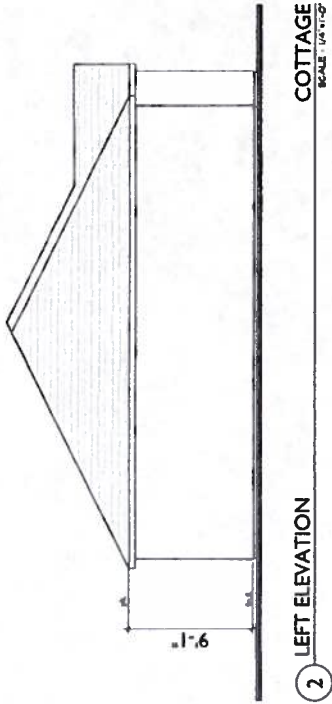


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CITY OF COLUMBIA



PLAN 4  
COTTAGE ELEVATION  
**HERITAGE POINT**  
CONCEPTUAL FLOOR PLANS  
1/4" = 1'-0"

**LENNAR**

**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

Exhibit "I2d"

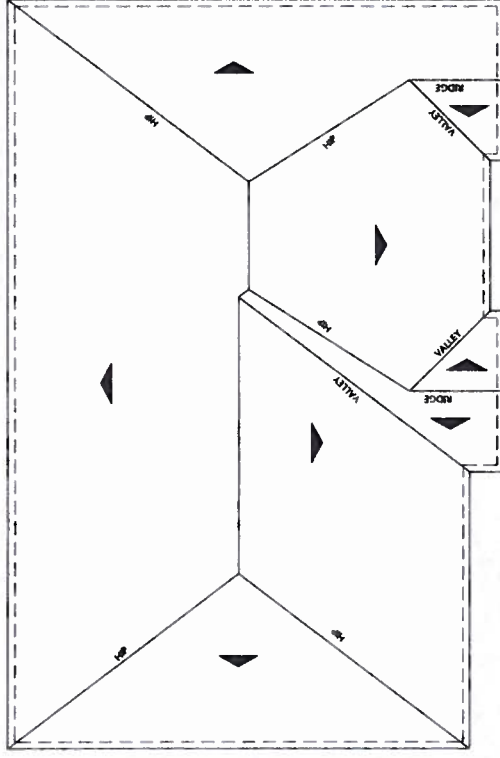


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CITY OF CHICAGO



*Roof Plan B Cottage*

PLAN 4  
1305 SQ. FT.

HERITAGE POINT  
CONCEPTUAL FLOOR PLANS  
 $\frac{1}{4"} = 1'-0"$

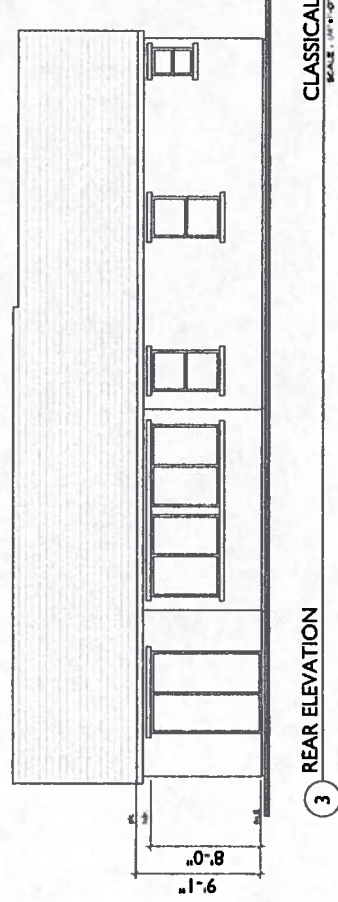
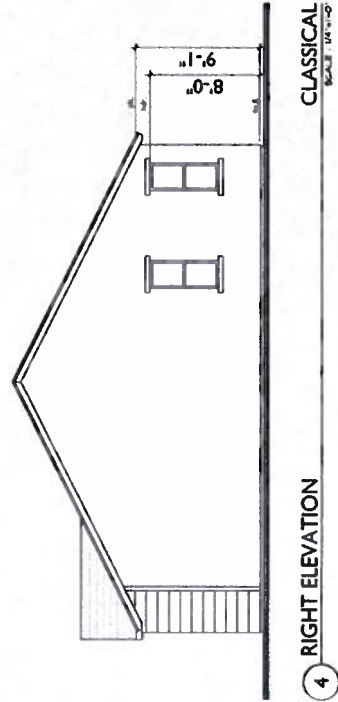
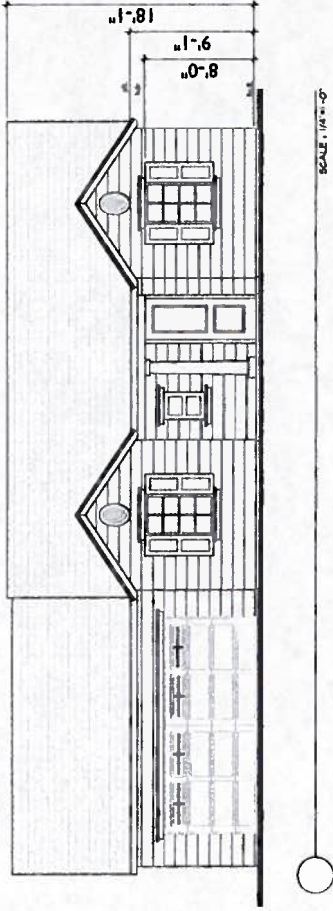
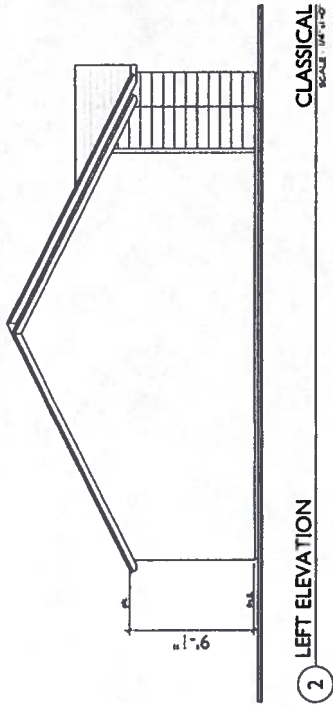
**LENNAR**

**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

*Exhibit "12e"*

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PLANNING DEPT.  
CITY OF COLUMBIA



PLAN 4  
CLASSICAL ELEVATION  
**HERITAGE POINT**  
CONCEPTUAL FLOOR PLANS  
1/4" = 1'-0"

**LENNAR**

**Bassenian | Lagoni**  
ARCHITECTURE + PLANNING + INTERIORS

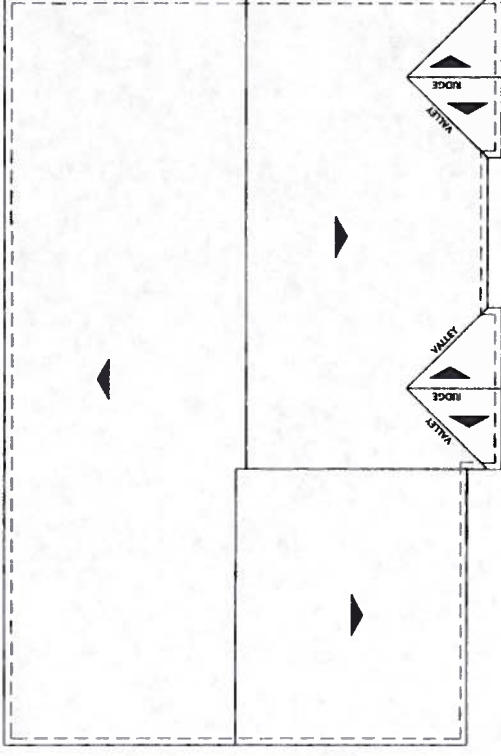
Exhibit "12f"

PLAN 2010 - 00152

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COUNTY OF SHERMAN



*Roof Plan C Classical*

PLAN 4  
1305 SQ. FT.

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

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ARCHITECTURE + PLANNING - INTERIORS

*Exhibit "12g"*

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COUNTY OF SHERMAN



PLAN 1  
COTTAGE

PLAN 2  
SPANISH

PLAN 3  
COTTAGE

PLAN 4  
CLASSICAL

HERITAGE POINT  
CONCEPTUAL STREET SCENE  
1/4" = 1'0"

LENNAR

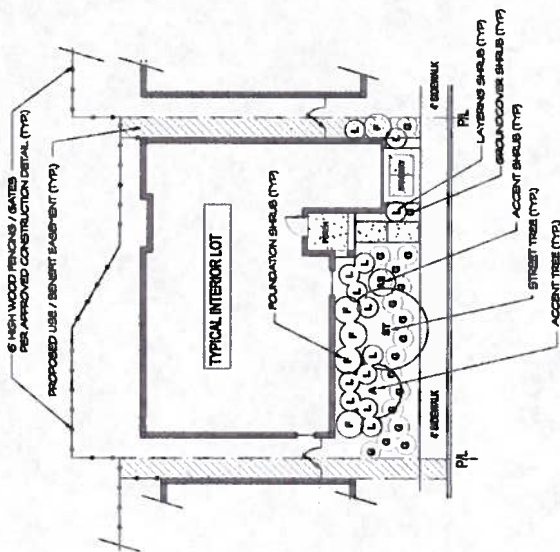
Bassenian | Lagoni  
ARCHITECTURE • PLANNING • INTERIORS

Exhibit "13a"



## GENERAL INSTALLATION NOTES

1. Prior to submitting work, candidate shall perform required work test and pass the County of Sacramento Performance and Selection and preparation requirements contained in completed work test.
2. All final scores shall be not less than 60% (3/5) Morgan Blank.
3. All applicants and practitioners must submit a 2" minimum length of back-splanning. Back shall be "self" descriptive (back-splanning: 1/4" - 3/4" x 1" size).
4. Candidate shall apply a pre-organized technique to all direct and practitioner work per manufacturing's requirements.
5. If a test planning technique, candidate shall have a 24" diameter area around the base of each test. For any "regulation" (including back) to match splashing work, it applied in the work.
6. Candidate shall make every effort to maintain smooth and even grade throughout contact area, with no sharp change in grade where possible.
7. All job material shall be of acceptable safety quality. Landscape Architect reserves the right to reject all material not meeting the above.
8. Candidate shall make adjustments to plant types and functions as needed if the conditions warrant necessary change (different size, the exposure, etc.).
9. When possible, candidate shall make an attempt to vary the landscape planting design as to avoid one identical planting design method applied to every candidate.



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

### PLANT LIST MATRIX

General design notes shall be to create a pleasing mix of plant material as needed to maximize visual interest and a varied but consistent arboreal structure throughout the community lot addressed notes below.

Smaller shall use a 50% 50% customer choice ratio between 5' gallon and 1' gallon container sizes unless noted otherwise. See site recommendations in each section below.

**STREET TREE: PLAN SYMBOL - (ST) - ALL 15 GALLON SIZE**

Investigator shall select two from the following list. Insert two in groups of two or three of each type of tree or insect found (1 e = 3 different lots with magnolia, next 2 lots with cedar myrtle, next three lots with Japanese magnolia, etc.).

**Legend**

ACCENT TREES: PLAN SYMBOL = (A) - ALL IS GALLON SIZE

and they showed an identical pattern for the frequency of the word "strong" (see Figure 2).

Admix systems (varying flower colors) - standard  
 Manipulative "Majority Beauty" - standard  
 Borne of shreve tree  
 India herbaceous hybrid tree

FOUNDATION SHRUBS: PLANT SYMBOL = (P) ALL 5 GALLON SIZE

Order selections on planting space provided in each planter area and for desired design intent. For details about on site yards, do not mix varieties within each lot.

**Quadrato jamaicensis** Vachek<sup>1,2</sup>  
*Quadrato* n. sp. f. *Quadrato* n. sp. f. *Quadrato* n. sp. f.

Nucleus decoratus "Compers"  
 Compact heavy bamboo  
 Compact leafy bamboo  
 Rhipidocarpus subulata minor

ACCENT SYMBOL PLAN SYMBOL = (A9)-- ALL 5 GALLON SIZE

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

Aggravations - Dark various all colors  
 Deaf Deafness "Little John"  
 Pink crops myrtle

Gold Threads of Heaven  
Forought lady  
Colonnade "Sageant Gold"  
Jocelyn vegans

LAYERING SYMBOL = (L) - MIX 3 GALLON

should be selected with liquid groupings is noted as shown in Table 1. Plant types may vary within each lot but should be selected with liquid groupings is noted as shown in Table 1. Plant types may vary within each lot but should be selected with liquid groupings is noted as shown in Table 1. Plant types may vary within each lot but should be selected with liquid groupings is noted as shown in Table 1.

Don't have any business

*Cynoglossum officinale*  
*Ivy geranium*  
*Saint Germain daisy*

GROUND COVER SHRUBS: PLAN SYMBOL = (G) - ALL 1 CAL

researcher 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 each yard above, do not mix variations within each lot.

Direct participation

Protonic judges  
Protonic S. Johnson

Exhibit "13b"



Exhibit "13c"

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PLANNING DEPT.

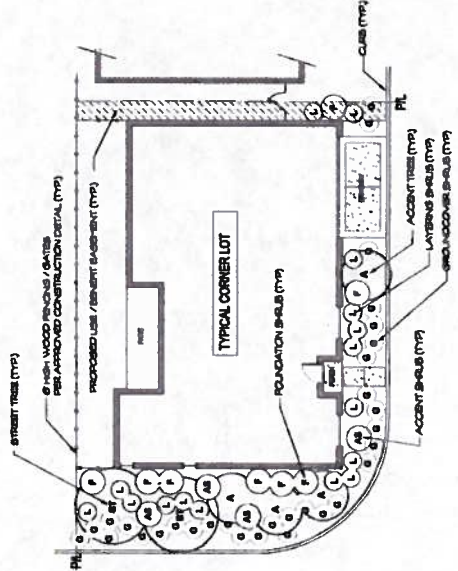
# PLANT LIST MATRIX

Client of design should select plants to create a plant palette that is suitable for the site, climate, soil, and water availability. The plant palette should be selected from the list of plants provided below. The list of plants is organized by plant type and size. The list of plants is organized by plant type and size. The list of plants is organized by plant type and size.

PLANT TYPE	PLANT SIZE	PLANT LIST
STREET TREES	PLANT SIZE: 10' - 15' GALLON SIZE	<ul style="list-style-type: none"> <li>Large deciduous "Tree" trees</li> <li>Large evergreen "Tree" trees</li> <li>Large shrubs</li> <li>Large vines</li> </ul>
ACCENT TREES	PLANT SIZE: 10' - 15' GALLON SIZE	<ul style="list-style-type: none"> <li>Large deciduous "Tree" trees</li> <li>Large evergreen "Tree" trees</li> <li>Large shrubs</li> <li>Large vines</li> </ul>
FOUNDATION TREES	PLANT SIZE: 10' - 15' GALLON SIZE	<ul style="list-style-type: none"> <li>Large deciduous "Tree" trees</li> <li>Large evergreen "Tree" trees</li> <li>Large shrubs</li> <li>Large vines</li> </ul>
GROUND COVER TREES	PLANT SIZE: 10' - 15' GALLON SIZE	<ul style="list-style-type: none"> <li>Large deciduous "Tree" trees</li> <li>Large evergreen "Tree" trees</li> <li>Large shrubs</li> <li>Large vines</li> </ul>

# GENERAL INSTALLATION NOTES

1. Plants should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan.
2. All trees and shrubs should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan.
3. All trees and shrubs should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan.
4. All trees and shrubs should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan.
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6. All trees and shrubs should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan.
7. All trees and shrubs should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan.
8. All trees and shrubs should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan.
9. All trees and shrubs should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan.
10. All trees and shrubs should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan. The plants should be installed in the landscape as indicated on the landscape plan.



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

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

DATE	DESCRIPTION
10/21/10	REVISION 1
10/21/10	REVISION 2
10/21/10	REVISION 3
10/21/10	REVISION 4
10/21/10	REVISION 5
10/21/10	REVISION 6
10/21/10	REVISION 7
10/21/10	REVISION 8
10/21/10	REVISION 9
10/21/10	REVISION 10

CORNER LOT  
LANDSCAPE PLAN  
PLAN

DATE: 10/21/10  
BY: JL  
SCALE: 1/8" = 1'-0"

17

Exhibit "13d"

**HERITAGE POINT AT VINEYARD POINT  
EXTERIOR COLOR SCHEME – SPANISH ELEVATION**

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**COLOR SCHEME #1**

**BODY**

**TRIM**

**ACCENTS**



**Grecian Ivory  
SW 7541**



**Quilver 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**

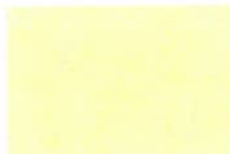


**Trusty Tan  
SW 6087**



**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**

2010-09-15-2

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**COLOR SCHEME #1**

**BODY**

**TRIM**

**ACCENTS**



**Softer Tan  
SW 6141**



**Moderate White  
SW 6140**



**Dapper Tan  
SW 6144**

**COLOR SCHEME #2**



**Maison Blanche  
SW 7526**



**Alabaster  
SW 7008**



**Bungalow 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

PL 117 2010 - 00152

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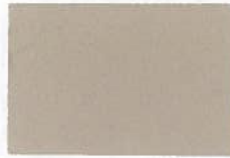
PLANNING DEPT.  
County of Sacramento

## COLOR SCHEME #1

**BODY**

**TRIM**

**ACCENTS**



**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**

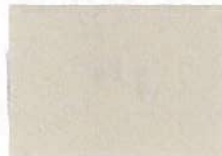


**Casa Blanca  
SW 7571**



**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

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OCT 21 2010

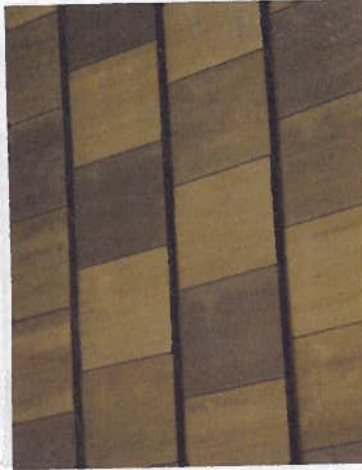
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## CLASSICAL



Stone Mountain Blend 1FVCD5354

## COTTAGE



Charcoal Brown Blend 1FACS1132

## SPANISH



California Mission Blend 1FACS6464