

AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: October 04, 2016
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

CITIZENS ADDRESSING THE COMMISSION

Citizens may address the Planning Commission on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

All persons with electronic presentations for public meetings will be required to bring their own laptop or other form of standalone device that is HDMI or VGA compatible. It is further recommended that presenters arrive early to test their presentations. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Planning Commission prior to the hearing.

COURT CHALLENGES AND APPEAL PERIOD

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

FURTHER INFORMATION

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Planning Commission meeting in the public access binder located at the back table in the Council Chambers.

INTRODUCTION

1. **Meeting called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes - None**
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

None

PUBLIC HEARINGS

7. **GRANITE & DOMINGUEZ (DESIGN REVIEW FOR HOMES) Continued from September 6, 2016
DESIGN REVIEW, DR2016-0008**

The subject site is located west of the intersection of Granite Drive and Dominguez Road. Assessor Parcel Numbers (APNs): 045-021-030, 045-021-031, 045-021-046, and 045-021-047. The property is zoned Planned Development Commercial (PD-C), Open Area (O-A), and Planned Development 8.4 units per acre (PD-8.4). The General Plan designations are Retail Commercial (R-C), Recreation Conservation (RC), and Medium Density Residential (MDR). The proposed Design Review, which is a review of house architecture and individual residential lot landscaping, only pertains to the PD-8.4/MDR portion of the site. No nonresidential development is proposed at this time.

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively determined that the Mitigated Negative Declaration adopted for the subdivision adequately addressed the potential impacts of home construction within the subdivision. Design review of the architecture for the proposed homes does not result in any enhanced or new environmental impacts beyond those previously identified for the subdivision itself therefore no additional environmental review is required.

The applicant and property owner is Gwen Barber, on behalf of JMC Homes.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Granite & Dominguez Subdivision / DR-2016-08)

8. **FIVE STAR GENERAL DEVELOPMENT PLAN AMENDMENT (Area 3)
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2016-0003**

This application is a request for approval of a General Development Plan Amendment (zoning text amendment) to change liquor stores from a prohibited to a permitted land use. (Five Star General Development Plan Ordinance 704) The subject site is located on the southwest corner of Fairway Drive and Sunset Boulevard. APN 371-120-001. The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Retail Commercial (R-C).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15061 (b) (3) – general rule of no potential for causing significant effect – has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Akmal Zadran and the property owners are Tim and Cyndi Peach.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Notice of Exemption (Five Star General Development Plan Amendment/PDG2016-0003)
- b. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Amending The Five Star General Development Plan For "Area 3" (Five Star General Development Plan Amendment/PDG2016-0003)

NON PUBLIC HEARINGS

9. **Reports and Discussion Items from Planning Commissioners**
10. **Reports from City Staff**
11. **Adjournment**



CITY OF ROCKLIN

MEMORANDUM

DATE: October 4, 2016

TO: Planning Commission

FROM: Marc Mondell, Economic and Community Development Director
Bret Finning, Planning Services Manager
Nathan Anderson, Associate Planner

RE: Granite & Dominguez Subdivision Design Review (DR2016-0008)
Modified Home Designs

At the hearing on September 6, 2016, the Planning Commission considered a Design Review to allow construction of single-family homes within the previously-approved Granite & Dominguez Subdivision (SD-2013-06). The staff report and design packet from this meeting is included as Attachment 1.

During deliberation, the Planning Commission expressed concerns regarding some of the building elevations and use of materials on the building façades. Specifically, the Commission requested the inclusion of additional details, articulation, and other building elements to increase the aesthetic quality of the homes, as well as to improve consistency with the designated architectural styles; (A) Spanish, (B) Craftsman, and (C) French Country. The project was continued to a date certain of October 4 to allow the applicant sufficient time to prepare and submit a redesign that addressed the Commission's concerns.

Since the last meeting, the applicant has diligently worked with staff to revise the elevations in accord with Commissioner comments to provide as much variety and interest as possible given building constraints (i.e. setbacks, interior space arrangements, etc.), trying to maintain consistency with architectural style, and being sensitive to price points and market conditions.

Following multiple revisions, the applicant has submitted a revised project package (Exhibit A) which proposes several modifications for each of the homes. A visual comparison of the homes which were reviewed in September and the modified home has been included as Attachment 2.

Specifically, the applicant has modified the following for each of the designs:

1323/1543

Elevation A: The shutters have been removed and the home has been revised to incorporate a recessed front window with a uniquely Spanish architectural shape. A Spanish wing wall was added to the porch column and the Spanish corbels used on the gables were added to the corners of the garage opening. Coach lights were selected that specifically fit the Spanish architecture.

Elevation B: The shutter style has been revised to one which is more representative of the Craftsman style. The board and batt in the gables was changed to a shingle style to provide more variety between the various "B" elevations and lap siding was added to the front wall element as well. The stack stone was replaced with a brick which was a more common material choice of the Craftsman style and coach lights specific to this elevation were added.

Elevation C: The front window has been recessed and an arched transom was added. The stone was removed from the porch columns and, instead, was added to the entire front wall gable element. Coach lights were selected that enhance the French Country architecture.

1504

Elevation A: The shutters have been removed and replaced with an awning type roof over the window that is commonly seen in traditional Spanish architecture. The roofing material has been designed to match that of the main roof. The structure below will consist of 6x6 and 4x6 lumber with knee bracing to support the structure. A decorative Spanish wing wall was added to the porch column as were the Spanish coach lights.

Elevation B: The Craftsman style saw the revision of the shutters and change to the shingle siding as previously mentioned. Lap siding was also added to the front wall, as well as additional masonry that has been change to brick. The Craftsman style coach lights were added.

Elevation C: The stone wall was raised to just below the front window and the peaks of the main span gable were clipped to "soften" the edges of the roof line. These clips are at a 7:12 pitch which matches the pitch of the front roof lines of all the French style homes. The style-specific coach lights were added.

1902

Elevation A: The shutters have been removed and the window was changed to an arch with the entire window recessed with an angled edge to the recessed opening. The front porch element was revised to incorporate a wing wall and one of the Spanish style lights was added above the entryway that matches the coach light. The vent pipe design was revised to another period appropriate style to offer more variety among the various elevations.

Elevation B: The siding, shutters and masonry type have been changed. More brick was added to the area beneath the front window. The dormer element maintained the original board and batt siding to provide more variation to the elevation and the Craftsman coach light was added.

Elevation C: The stone on the porch element has been brought all the way up the gable and a half-timber design was added to the larger gable. Two dormers were added to the main span roof and the French coach light was added.

2017

Elevation A: The shutters have been removed and both main window areas were recessed. The front gable's windows were revised to two single hung windows. The window trims were updated to a more traditional Spanish style representing wooden lintels and the pipe vent detail

was revised to an alternative type to provide more variation. The Spanish coach lights were added.

Elevation B: The front porch has been expanded to a larger three column design with the masonry revised to the brick style. The shutters were revised and gable corbels were added. Lap siding and coach lights were added to the garage wall.

Elevation C: The front gable window has been changed to a recessed arched window with matching shutters and the gable was clipped. The front porch was revised to an all stone entry element with a recessed area that incorporates 8x8 wood posts and wood knee bracing. The French coach lights were added.

2318

Elevation A: The shutters have been removed and the front lower floor window was treated with an awning roof element similar to the one used on the 1504. The front gable was broken into two gables, but the lower eave line of the front porch was maintained. The forward upper floor window was revised into two single-hung windows, both of which have been recessed. The window trims were revised to the new Spanish style selected and coach light added.

Elevation B: The stone has been changed to brick and more was added to the front wall as was lap siding. The shutters were revised to the new style but the board and batt siding was maintained to add variety of cladding materials to the community. The board and batt was also carried down the wall of the front upper floor gable overhang and will be painted with a Craftsman appropriate accent color. Corbels were added to the gables as well as the coach light.

Elevation C: The front porch has been revised to incorporate the 8x8 wood post and knee brace and the stone was relocated to the area below the front window. The half-timber trim design has been added to the tree gable areas and the French coach light was added.

2335

Elevation A: The front porch has been revised to incorporate a smaller covered area and an open courtyard with decorative half wall, which is often seen in traditional homes of this type. The shutters have been removed and arched windows were added on the second floor, many of which are recessed. The Spanish coach lights were also added.

Elevation B: The shutters have been revised and the gable corbels added. Additional siding details were added with the board and bath on the full wall above the porch as well as above the garage door with lap siding on either side. The masonry was changed to the brick and coach lights added.

Elevation C: The front porch has been revised to incorporate more stone and the half-timber gable detail. This detail was also added to the upper floor gable as were the French coach lights.

Staff Recommendation

Staff has updated the Design Review Draft Resolution of Approval as necessary, which has been provided should the Commission choose to act on the project. The Resolution includes the revised Exhibit A.

It should be noted that Exhibit A does not include color elevations, the revised street scene, materials palette, or exterior color schemes. The applicant has indicated that these will be provided shortly. Staff will pass that information along to the Planning Commission, via a Blue Memo, as soon as possible, prior to the public hearing.

As noted above, in response to the direction from the Planning Commission the applicant and has added additional details, articulation, and other building elements to increase the aesthetic quality of the homes, as well as to improve consistency with the designated architectural styles. Based on this, Staff recommends that the Planning Commission approve the following, subject to the draft Conditions of Approval:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Granite & Dominguez Subdivision / DR2016-08)

Attachments

1. Planning Commission SR with original Resolution and Exhibits (9/06/16)
2. Revision Comparison

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City of Rocklin Economic and Community Development Department

**Planning Commission
STAFF REPORT**

Granite & Dominguez Subdivision

DESIGN REVIEW, DR2016-08

September 6, 2016

PROPOSAL/RECOMMENDATION

The application is a request for approval of a Design Review to allow construction of single-family homes within the previously-approved Granite & Dominguez Subdivision (SD-2013-06). Staff recommends that the Planning Commission approve the following, subject to the draft Conditions of Approval:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Granite & Dominguez Subdivision / DR2016-08)

ANALYSIS

General Site Information

The subject property consists of four parcels totaling approximately 16.75 acres, generally located west of the intersection of Granite Drive and Dominguez Road (see Figure 1). The site is currently designated by Assessor Parcel Numbers (APNs) 045-021-030, 045-021-031, 045-021-046, and 045-021-047.

The project site has historically been used as a driving range and, more recently, the portion adjacent to Granite Drive has been used for RV sales. Sucker Ravine flows across the northerly portion of the site. From the creek, the site slopes gently up to the south and east toward Granite Drive.

Figure 1 - Aerial Vicinity Map

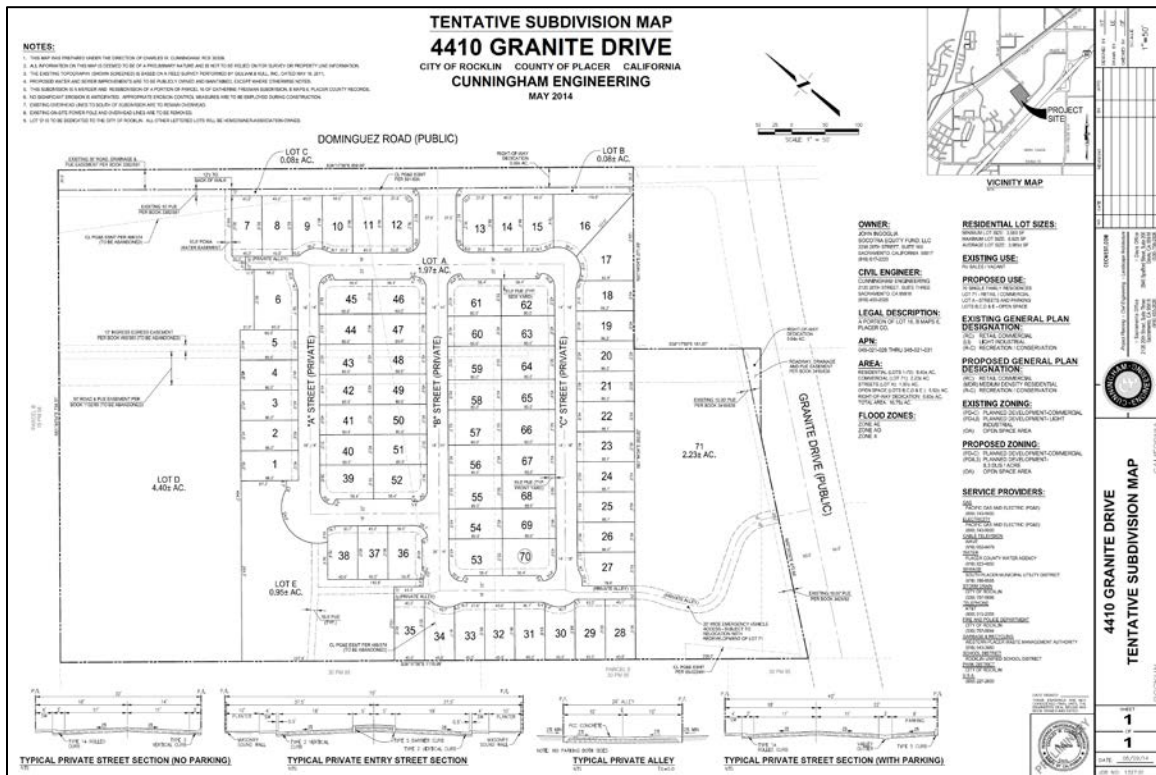


Previous Approvals

On September 9, 2014, the City Council approved the Granite & Dominguez Subdivision (SD-2013-06); a General Plan Amendment, General Development Plan, Rezone, Tentative Subdivision Map, and Oak Tree Preservation Plan Permit to allow for development of a 70-lot single family residential subdivision, a 2.23-acre commercial parcel, and associated streets, landscaping, and open space. Residential lots range in size from 3,583 square feet to 6,925 square feet (see Figure 2).

Because the lots are below 6,000 square feet, construction of the single-family homes on these lots requires approval of a Design Review, per the requirements of Chapter 17.72 of the Zoning Code.

Figure 2 – Approved Tentative Subdivision Map (2014)



Environmental Determination

A Mitigated Negative Declaration (MND) was prepared to analyze potential environmental impacts related to the project, in compliance with the California Environmental Quality Act (CEQA). The document was approved by the City Council as part of the project in 2014 (Resolution No. 2014-200).

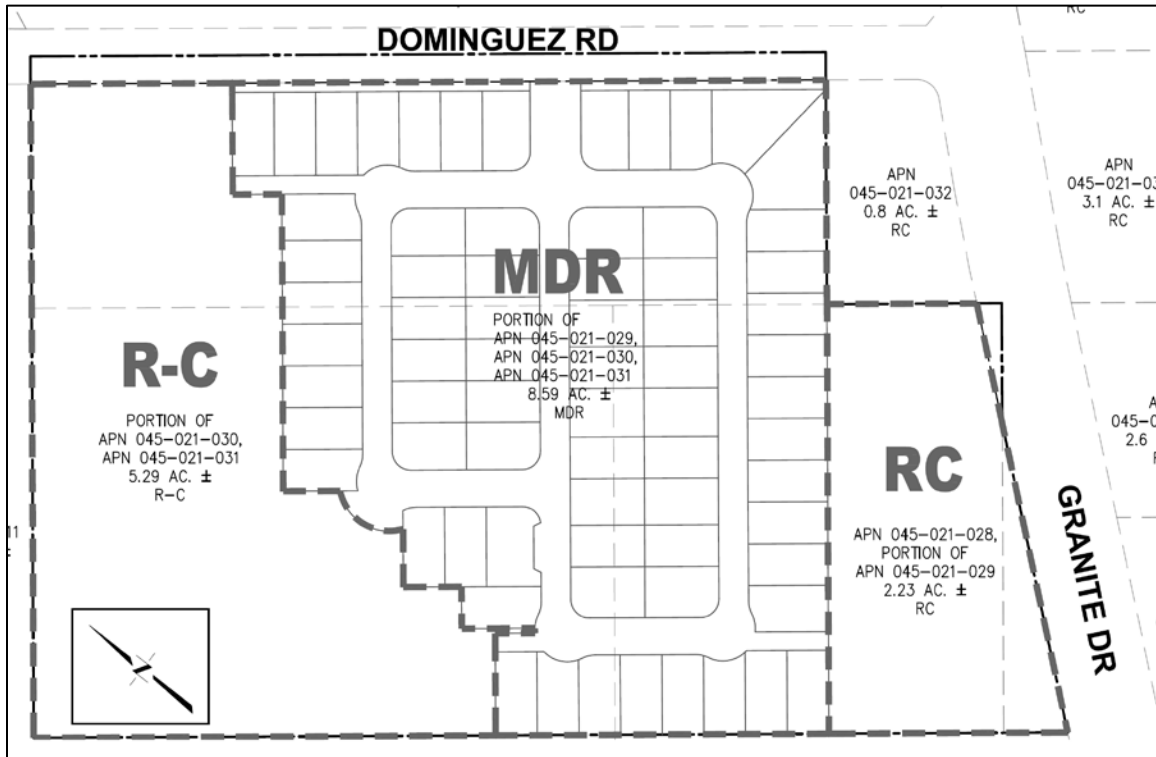
The proposed project is a Design Review to analyze the house architecture and individual lot landscaping within the previously-approved subdivision. The MND which was prepared for the project analyzed the potential environmental impacts associated with the construction of homes in the proposed subdivision. Therefore, no additional environmental review is necessary.

General Plan and Zoning Compliance

The proposed construction of single family residential homes is consistent with the applicable General Plan and Zoning provisions. The General Plan designates the residential portion of the project site as Medium Density Residential (MDR); the primary purpose of which is to provide areas for single-family homes on urban lots, including townhouses and condominiums. The southern 2.23-acre portion of the project site adjacent to Granite Drive is designated Retail Commercial (RC) and the northern 5.29-acre portion adjacent to Sucker Ravine is designated Recreation Conservation (R-C) (see Figure 3). The proposed Design Review, which would allow construction of single-family homes on 70 residential lots, only pertains to the MDR portion of

the project site. Any future development beyond this portion of the site would require additional review.

Figure 3 – Existing General Plan Designations



As part of the 2014 Granite & Dominguez Subdivision project, a new Planned Development 8.4 units per acre (PD-8.4) zone district was created for the MDR portion of the site. The proposed Design Review for single family homes is consistent with both the MDR designation and PD-8.4 zoning. No modification to the General Plan or Zoning is proposed as part of this project. Therefore, the proposed Design Review is compliant with the General Plan and Zoning.

DESIGN REVIEW

Home Design

The residential lots within the Granite & Dominguez subdivision are less than 6,000 square feet in area. As stated previously, the construction of single-family homes on lots less than 6,000 square feet requires approval of a Design Review, per the requirements of Chapter 17.72 of the Zoning Code.

The applicant has submitted seven floor plans for approval. Three of the plans (numbers 1323, 1504, and 1545) are single-story and the other four (numbers 1902, 2017, 2318, and 2535) are two-story. It should be noted that plans 1323 and 1545 are essentially the same plan. Plan 1545 is a deeper version of 1323, which would be constructed on larger lots within the subdivision.

*Planning Commission Staff Report
Granite & Dominguez Subdivision Design Review
September 6, 2016
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Each of the seven floor plans has three elevation options, thereby providing for Spanish, Craftsman, and French architectural styles. The floor plans provide for products that range from 1,323 to 2,535 square feet in size. Because not all of the homes can fit on every lot, the applicant has provided a Lot Fit Exhibit to illustrate how the different products fit on each of the approved lots.

The applicant has provided for 15 different color and material schemes; five different schemes for each architectural style. This differential in colors and materials would provide for an attractive appearance and also work to differentiate the homes from each other. The applicant has included an "Exterior Color Schemes" chart as part of Exhibit A to indicate which materials and colors would be used on what parts of the various building elevations.

In addition to the standard side and rear elevations for each plan, the applicant has provided "enhanced" elevations with greater detailing on side and rear facades. The Design Review Guidelines require these enhanced elevations to be utilized when the elevations are publicly visible from roadways or open space. Some elements of enhanced elevations which have been provided include special window treatments, shutters, awnings, accent trim, and vents.

Consistent with the requirements specified in the Rocklin Design Guidelines, staff recommends that the enhanced building elevations be used on all lots that back up to Dominguez Road, all corner lots, and all lots adjacent to the open space area to the north. A condition to that affect has been included in the draft resolution for approval.

As conditioned, the proposed home designs comply with the requirements of the Rocklin Design Review Guidelines. The architectural designs incorporate a strong mix of styles and materials to avoid monotony, including varied architectural elements and details.

Landscaping

Typical plans for front yard landscaping have been provided as a part of Exhibit A. Front yard landscaping provides for a minimum of two trees, turf, and a variety of shrubs and groundcovers to be planted in the publicly-visible areas of each home. Street side yard landscaping would be a similar mix of trees, shrubs, and ground covers detailed for review and approval by staff on a site specific basis prior to building permit issuance. In addition, the project has been conditioned to comply with the State Model Water Efficient Landscape Ordinance (MWEL0).

The proposed landscaping is consistent with the landscaping that has been required in other new developments in the City. Staff has included a condition in the draft resolution for approval to ensure that all front and street side yard landscaping is installed prior to final building inspection of each house.

All common area landscaping, such as that adjacent to Dominguez Road, was approved as part of the original Granite & Dominguez Subdivision project and is therefore not a part of this application.

*Planning Commission Staff Report
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Fencing

Perimeter walls and fencing for this development, such as the required six-foot tall sound wall along Dominguez Road, was approved as a part of the Granite & Dominguez Subdivision and is therefore not a part of this application. The applicant will install typical wooden “good neighbor” fencing between and around the individual side and rear yards that do not back up to a perimeter wall.

Garbage Totes

Waste totes will be stored in the interior side yards of each home, behind the six foot high back yard fences when not out for pick up. A condition of approval has been included in the draft resolution for approval to memorialize this proposal and require concrete sidewalks to facilitate moving the totes in and out.

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RESOLUTION NO. PC-2016-XX

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW
(Granite & Dominguez Subdivision / DR2016-08)

The Planning Commission of the City of Rocklin does resolve as follows:

Section 1. The Planning Commission of the City of Rocklin finds and determines that:

A. This resolution approves a Design Review entitlement to allow construction of single-family residential homes on previously approved lots in the Granite & Dominguez Subdivision (SD-2013-06) where, the Rocklin Municipal Code requires that those lots that are less than 6,000 square feet in area, obtain design review approvals prior to issuance of building permits.

B. A Mitigated Negative Declaration (MND) of environmental impacts for this project has been certified via City Council Resolution No. 2014-200. The MND analyzed the anticipated potential environmental impacts associated with the construction of homes in the Granite & Dominguez Subdivision. The Design Review proposes no substantial changes which would require revisions to the MND.

C. The design of the site is compatible with the City of Rocklin Design Review Guidelines.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with other residential development within the area.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

F. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

G. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the public street patterns.

H. The design of the site and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The Design Review for the Granite & Dominguez Subdivision / DR-2016-008 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated otherwise, the applicant/developer shall be solely responsible for satisfying each condition and the conditions must be satisfied prior to issuance of the building permit, or issuance of certificate of occupancy as determined by the Economic and Community Development Director.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. General

- a. The project shall comply with all conditions of approval for the Granite & Dominguez Subdivision (SD-2013-06), approved by the City Council on September 9, 2014 (Resolution No. 2014-202). (PLANNING)

2. Landscaping

- a. All front and street side yard landscaping, as applicable to each lot, consistent with the typical landscaping indicated on Exhibit A shall be installed prior to final building permit inspection for each home. A

minimum of one shade tree shall be planted in the front yard of each house as shown on Exhibit A. (PLANNING)

- b. The project shall comply with the State Model Water Efficient Landscape Ordinance (MWELO). (PLANNING)

3. Design

- a. Enhanced building elevations shall be used on all lots back up to Dominguez Road, all corner lots, and all lots adjacent to the open space areas (Tentative Subdivision Map Lot No's 1 through 16, 35, 36, 37, 38, 39, 45, 46, 52, 53, 61, 62, and 70) (PLANNING)
- b. Solid concrete sidewalks shall be installed to provide access to the rear yards of each home, for ease of trash bin movement. (PLANNING)
- c. Natural gas lines shall be installed to the rear of each single-family residential structure to encourage the use of natural-gas barbecues. (PLANNING)
- d. An electrical outlet shall be installed in each exterior elevation wall of each home to promote the use of electrical landscaping equipment. (PLANNING)
- e. Exterior lighting shall be designed to the extent practicable to incorporate shoebox style downcast lighting, shielding, and other measures commonly employed as "dark sky" provisions. (PLANNING)

4. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

PASSED AND ADOPTED this 9th day of September, 2016 by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairman

ATTEST:

Secretary

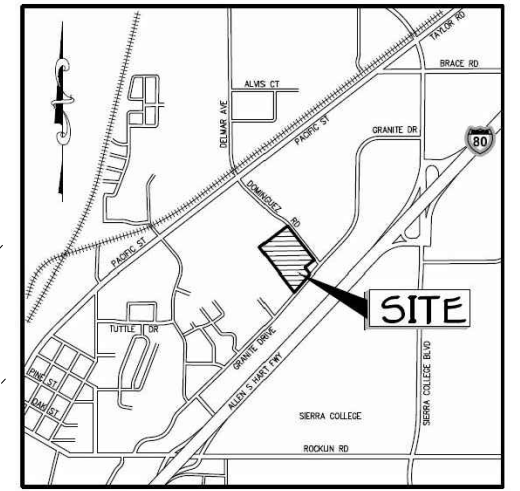
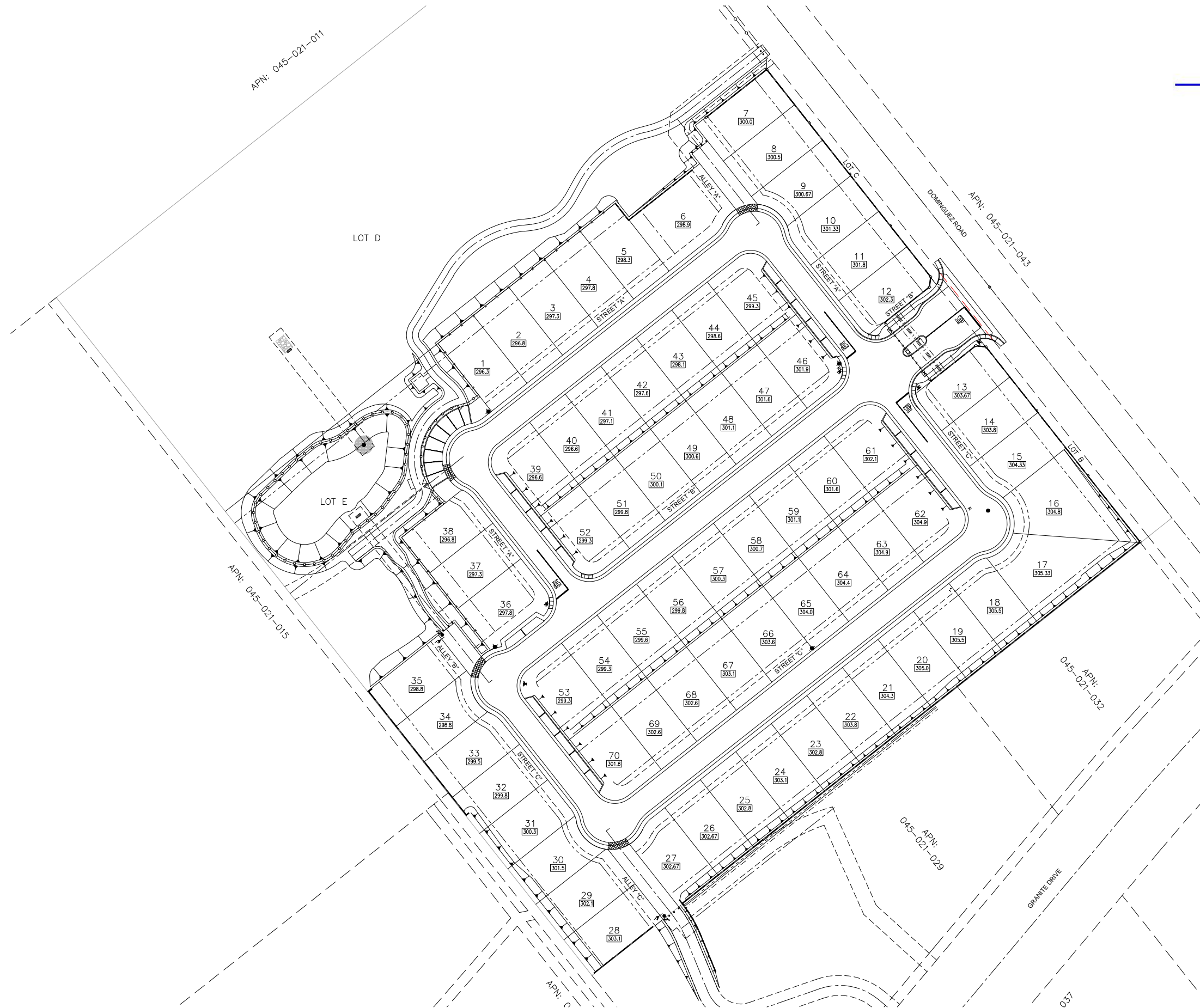
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EXHIBIT A

Design Review Documents are available at the Community Development Department

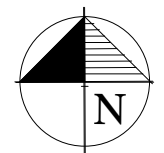
EXHIBIT A

DR2016-08



VICINITY MAP

NO SCALE

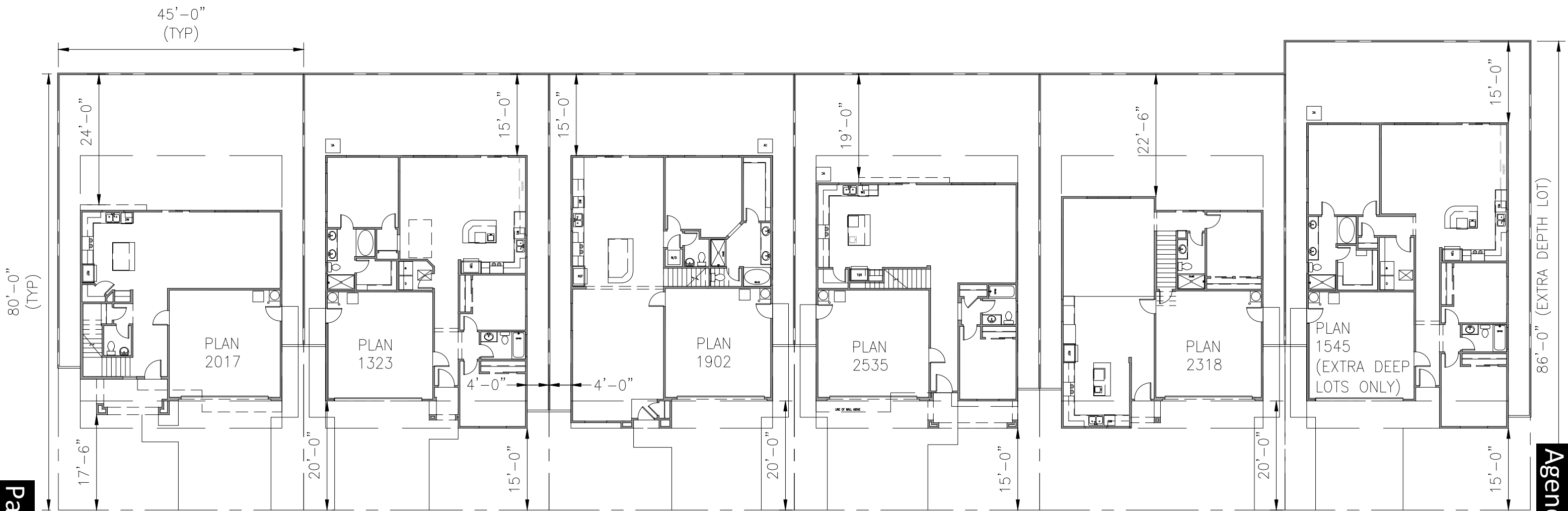


NO SCALE
APN 045-021-028 THRU
045-021-031

GRANITE DRIVE
SITE PLAN



John Mourier Construction Inc.
Roseville, California



4410 GRANITE DRIVE STREET SCENE



TYPICAL STREETScape
GRANITE DRIVE



John Mourier Construction Inc.
Roseville, California



GRANITE DRIVE

CORNER LOT TYPICAL PRODUCTION LANDSCAPE

CORNER LANDSCAPE:

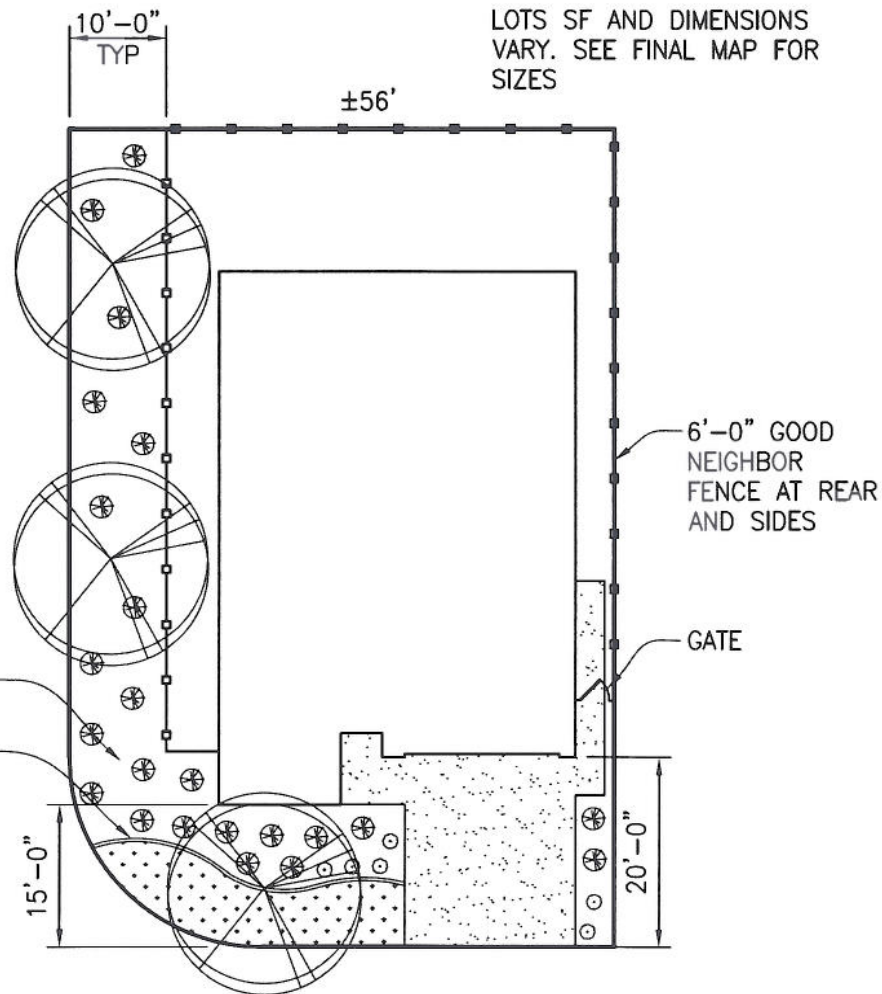
SHRUBS: (23)-5 GALLON, (6)-1 GALLON
TREES: (3)-24" BOX TREE

LEGEND	
	SOD 25% MAX
	HARDSCAPE
	CONC. CURBING
	WOOD FENCE
	1 GALLON SHRUB
	5 GALLON SHRUB
	24" BOX TREE

±40' CONCRETE CURBING
MIN. CONCRETE CURBING
TO TIE INTO CONCRETE
CURBING ON ADJOINING
LOT(S)

BARK PLANTER AREA

CONC CURBING



LANDSCAPE TO COMPLY WITH THE STATE MODEL WATER
EFFICIENT LANDSCAPE ORDINANCE (MWEL0).

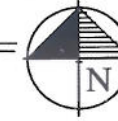
LOT: SITE ADDRESS:

THIS ILLUSTRATIVE DOCUMENT IS INTENDED FOR
EXCLUSIVE USE OF SALES AND MARKETING
PURPOSES ONLY. THIS DOCUMENT DOES NOT
GUARANTEE ANY DIMENSIONS, DISTANCES,
BEARINGS OR SETBACKS. JMC HOMES RESERVES
THE RIGHT TO MAKE CHANGES TO THIS DOCUMENT
AT ANY TIME WITHOUT PRIOR NOTICE AND IS NOT
RESPONSIBLE FOR IRREGULARITIES OR
DIFFERENCES IN ACTUAL OR "AS-BUILT" LOT
CHARACTERISTICS.

LOT SIZE:	± VARIES SF.
SCALE:	1"=20'-0"
DATE	8-4-16
BUYERS SIGNATURE	DATE
BUYERS SIGNATURE	DATE



1430 BLUE OAKS BLVD. #190
ROSEVILLE, CA 95747
OFFICE: (916) 782-8879
FAX: (916) 960-5322
CA. LIC. 613004
WWW.JMCHOMES.COM



GRANITE DRIVE

INTERIOR LOT TYPICAL PRODUCTION LANDSCAPE

TYPICAL LANDSCAPE:

SHRUBS: (11)-5 GALLON, (7)-1 GALLON
TREES: (1)-24" BOX TREE

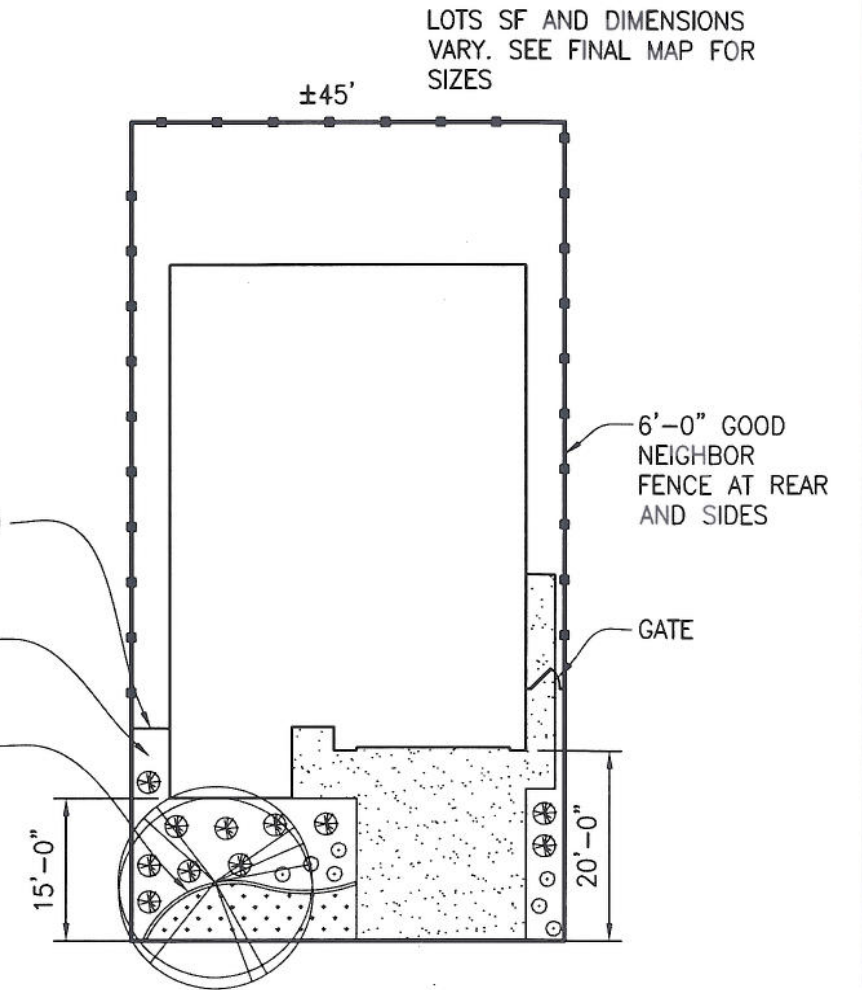
LEGEND	
	SOD 25% MAX
	HARDSCAPE
	CONC. CURBING
	WOOD FENCE
	1 GALLON SHRUB
	5 GALLON SHRUB
	24" BOX TREE

±28' CONCRETE CURBING
MIN. CONCRETE CURBING
TO TIE INTO CONCRETE
CURBING ON ADJOINING
LOT(S)

6'-0" ENHANCED
WOOD FENCE

BARK PLANTER
AREA

CONC CURBING
(TYP.)



LANDSCAPE TO COMPLY WITH THE STATE MODEL WATER
EFFICIENT LANDSCAPE ORDINANCE (MWEL0).

LOT: SITE ADDRESS:

NOTES:
THIS ILLUSTRATIVE DOCUMENT IS INTENDED FOR
EXCLUSIVE USE OF SALES AND MARKETING
PURPOSES ONLY. THIS DOCUMENT DOES NOT
GUARANTEE ANY DIMENSIONS, DISTANCES,
BEARINGS OR SETBACKS. JMC HOMES RESERVES
THE RIGHT TO MAKE CHANGES TO THIS DOCUMENT
AT ANY TIME WITHOUT PRIOR NOTICE AND IS NOT
RESPONSIBLE FOR IRREGULARITIES OR
DIFFERENCES IN ACTUAL OR "AS-BUILT" LOT
CHARACTERISTICS.

LOT SIZE:	± VARIES SF.
SCALE:	1"=20'-0"
DATE	8-4-16
BUYERS SIGNATURE	DATE
BUYERS SIGNATURE	DATE



1430 BLUE OAKS BLVD. #190
ROSEVILLE, CA 95747
OFFICE: (916) 782-8879
FAX: (916) 960-5322
CA. LIC. 613004
WWW.JMCHOMES.COM

PLANT LIST

TREES

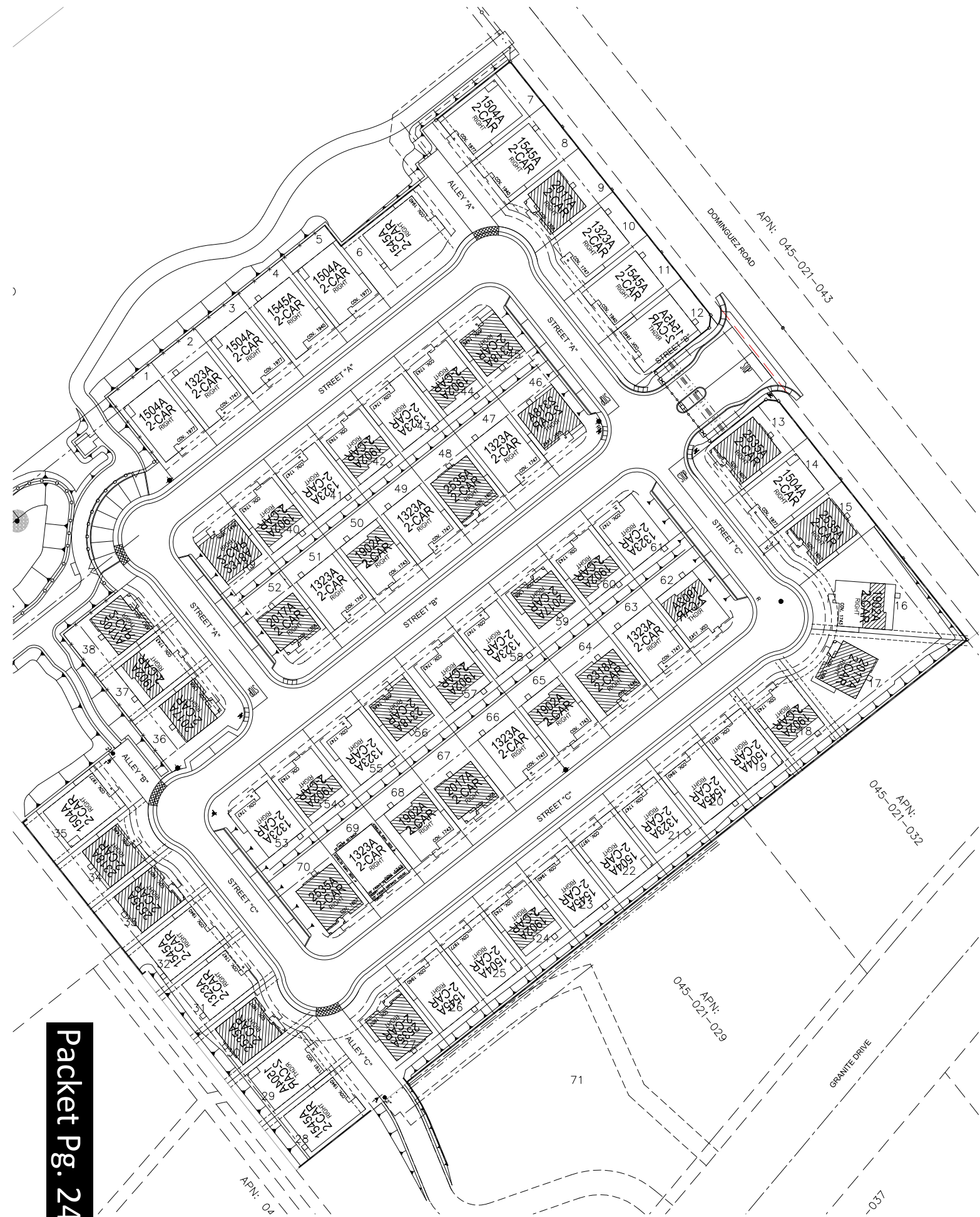
Symbol	Botanical	Common	Water Use
CV	CALLISTEMON VIMINALIS 'NEON PINK'	BOTTLE POP NEON PINK BOTTLEBRUSH	LOW
DVP	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	LOW
PCC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	LOW
PO	PICEA OMORIKA 'SKY TRAILS'	SKY TRAILS SERBIAN SPRUCE	LOW
QI	QUERCUS ILEX	HOLLY OAK	LOW
QS	QUERCUS SUBER	CORK OAK	LOW
RIM	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' / STANDARD	MAJESTIC BEAUTY INDIAN HAWTHORNE	LOW
PA	PLATANUS X ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE	MED. (only in lawn)
PCA	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR	MED. (only in lawn)
PCV	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	MED. (only in lawn)
PFS	PHOTINIA FRASERI / STANDARD	PHOTINIA	MED. (only in lawn)

GROUNDCOVERS

Symbol	Botanical	Common	Water Use
L	LAWN - DWARF FESCUE / BLUEGRASS MIX	80% FESCUE - 20% BLUEGRASS BLEND	HIGH
AEC	ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	LOW
CC	CEANOTHUS 'CENTENNIAL'	CENTENNIAL HYBRID WILD LILAC	LOW
CGH	CEANOTHUS GRISEUS HORIZONTALIS 'DIAMOND HEIGHTS'	DIAMOND HEIGHTS VARIEGATED CARMEL CREEPER	LOW
COT	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	LOW
JH	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	LOW
MP	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	LOW
SC	SEDUM 'RAZZLEBERRY'	SUNSPARKLER DAZZLEBERRY SEDUM	LOW
SL	LANTANA X 'MONI'	CONFETTI SPREADING LANTANA	LOW
TL	LANTANA SELLOWIANA	TRAILING LANTANA	LOW
VC	VERBENA CANADENSIS 'HOMESTEAD PURPLE'	PURPLE SPREADER GARDEN VERBENA	LOW
KUR	LIPPIA NODIFLORA 'KURAPIA'	KURAPIA	LOW

SHRUBS

Symbol	Botanical	Common	Water Use
ADH	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	LOW
AE	ASPIDISTRA ELATIOR	CAST IRON PLANT	LOW
AU	ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY TREE	LOW
AUM	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNICK	LOW
BD	BUDDLEJA DAVIDII	BUTTERFLY BUSH	LOW
CB	CISTUS X 'BENNETT'S WHITE'	BENNETT'S WHITE ROCK ROSE	LOW
CLJ	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	LOW
CL	CISTUS LADANIFER	CRIMSON SPOT ROCKROSE	LOW
CLM	LANTANA CAMARA 'MONIKE'	TEENIE GENIE COMPACT LANTANA	LOW
CPO	CISTUS PURPUREUS 'ORCHID ROCKROSE'	ORCHID ROCKROSE	LOW
CS	CISTUS X PULVERULENTUS 'SUNSET'	MAGENTA ROCK ROSE	LOW
CS2	CISTUS SALVIFOLIUS	ROCKROSE SAGELEAF	LOW
CX	CEANOTHUS X 'BLUE JEANS'	BLUE JEANS CALIFORNIA LILAC	LOW
DB	DIETES BICOLOR	FORTNIGHT LILY	LOW
DV	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	LOW
HA	HETEROMELES ARBUTIFOLIA	TOYON	LOW
LG	LAGERSTROEMIA 'GAMAD VII'	SWEETHEART DAZZLE DWARF CRAPE MYRTLE	LOW
LG2	LAGERSTROEMIA 'GAMAD III'	SNOW DAZZLE CRAPE MYRTLE	LOW
LI	LAGERSTROEMIA INDICA 'WHIT VI'	BURGUNDY COTTON CRAPE MYRTLE	LOW
LE	LAVENDULA ANGUSTIFOLIA 'ASHDOWN FOREST'	ASHDOWN FOREST ENGLISH LAVENDER	LOW
LS	LAVENDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	LOW
MA	MYRSINE AFRICANA	AFRICAN BOXWOOD	LOW
MAG	MUHLENBERGIA LINDHEIMERI 'LENI'	AUTUMN GLOW MUHLY	LOW
MC	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST PINK MUHLY	LOW
ND	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	LOW
PT	PHORMIUM TENAX 'APRICOT QUEEN'	NEW ZEALAND FLAX	LOW
PTF	COLEONEMA PULCHRUM 'COMPACTA'	FIREBIRD FLAX	LOW
RIP	RHAPHIOLEPIS INDICA 'PINKIE'	PINKIE INDIAN HAWTHORNE	LOW
RIS	RHAPHIOLEPIS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORNE	LOW
RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	LOW
SG	SALVIA GREGGII 'RED'	AUTUMN SAGE	LOW
TF	TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	LOW



Granite Drive 45' Wide Lots X = Plan Fits Lot

	1323	1504	1545	1902	2017	2318	2535
	37' wide x 50' deep 2-car	37' wide x 56' deep 2-car	37' wide x 56' deep 2-car	37' wide x 50' deep 2-car	37' wide x 38'-6" deep 2-car	37' wide x 42'-6" deep 2-car	37' wide x 46' deep 2-car
1	X	X	X	X	X	X	X
2	X	X	X	X	X	X	X
3	X	X	X	X	X	X	X
4	X	X	X	X	X	X	X
5	X	X	X	X	X	X	X
6	X	X	X	X	X	X	X
7	X	X	X	X	X	X	X
8	X	X	X	X	X	X	X
9					X	X	X
10	X			X	X	X	X
11	X	X	X	X	X	X	X
12	X	X	X	X	X	X	X
13	X			X	X	X	X
14	X	X	X	X	X	X	X
15					X	X	X
16	X			X	X	X	X
17					X	X	X
18	X			X	X	X	X
19	X	X	X	X	X	X	X
20	X	X	X	X	X	X	X
21	X	X	X	X	X	X	X
22	X	X	X	X	X	X	X
23	X	X	X	X	X	X	X
24	X	X	X	X	X	X	X
25	X	X	X	X	X	X	X
26	X	X	X	X	X	X	X
27					X	X	X
28	X	X	X	X	X	X	X
29	X	X	X	X	X	X	X
30					X	X	X
31	X			X	X	X	X
32	X	X	X	X	X	X	X
33	X			X	X	X	X
34					X	X	X
35	X	X	X	X	X	X	X
36					X	X	X
37	X			X	X	X	X
38					X	X	X
39					X	X	
40	X			X	X	X	X
41	X			X	X	X	X
42	X			X	X	X	X
43	X			X	X	X	X
44	X			X	X	X	X
45					X	X	
46					X	X	
47	X			X	X	X	X
48	X			X	X	X	X
49	X			X	X	X	X
50	X			X	X	X	X
51	X			X	X	X	X
52					X	X	
53	X			X	X	X	X
54	X			X	X	X	X
55	X			X	X	X	X
56	X			X	X	X	X
57	X			X	X	X	X
58	X			X	X	X	X
59	X			X	X	X	X
60	X			X	X	X	X
61	X			X	X	X	X
62	X			X	X	X	X
63	X			X	X	X	X
64	X			X	X	X	X
65	X			X	X	X	X
66	X			X	X	X	X
67	X			X	X	X	X
68	X			X	X	X	X
69	X			X	X	X	X
70	X			X	X	X	X
	1323	1504	1545	1902	2017	2318	2535

MATERIALS PALETTE

ELEVATION 'A' MATERIAL



EAGLE ROOFING: MALIBU #2555 ALHAMBRA

ELEVATION 'B' MATERIAL



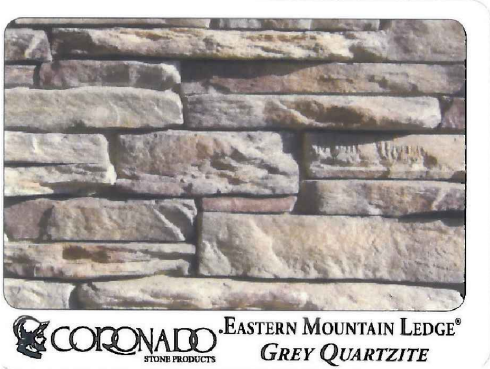
EAGLE ROOFING: PONDEROSA #5557 LIVE OAK

ELEVATION 'C' MATERIAL

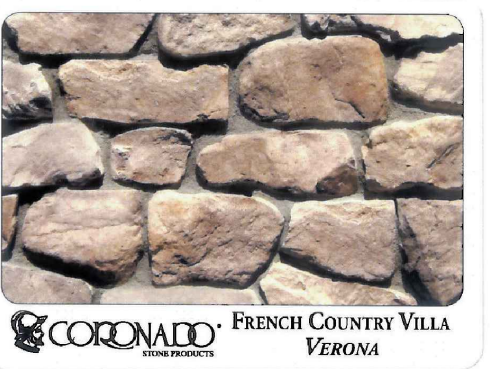


EAGLE ROOFING: PONDEROSA #5699 CHARCOAL RANGE

ELEVATION A HAS NO MASONRY



MASONRY TYPE B1



MASONRY TYPE C1



MASONRY TYPE B2



MASONRY TYPE C2

MATERIALS
PALETTE
GRANITE DRIVE



John Mourier Construction Inc.
Roseville, California

JMC Homes

EXTERIOR COLOR SCHEMES - GRANITE DRIVE

Style	Schemes	Trim	Body	Shadow	Entry Door/ Shutters
		Frazee	Frazee	Frazee	Frazee
A Elevations Spanish	F1	CL 2744D Dingo	CL 2892W Tranquil	N/A	CL 2686N Wheel Barrow
	F2	CL 2871W Fantail	CL 2834D Falcon	N/A	CL 2876N Dug Up
	F3	CLC 1276D Ott	CL 2831W Duck Down	N/A	CL 2684D Deck Chair
	F4	CLW 1038W Wapta	CL 2873M Water Cracker	N/A	CL 2647N Fudge
	F5	CL 2651W Bunting	CL 2673W Trotting	N/A	CL 2637N Anthill
B Elevations Craftsman	F6	CLW 1038W Wapta	CLC 1274D Aurora	CL 2873M Water Cracker	CL 2647N Fudge
	F7	CL 2911W Tree Bark	CL 2933M Salsify	CL 2935D Seaweed	CL 2627N Chocolate Brownie
	F8	CLW 1038W Wapta	CL 2831W Duck Down	CLC 1268W Rye	CL 2684D Deck Chair
	F9	CLW 1038W Wapta	CL 3244M Turbo	CL 3243W Womb	CL 3186A Soot
	F10	CLW 1047W Deer Feather	CL 2892W Tranquil	CLC 1226D Hipster	CL 2844D Dialogue
C Elevations French	F11	CLW 1038W Wapta	CLC 1273W Cartographic	CL 2853M Guttled	CL 3234D Shoal
	F12	CL 2865D Exile	CL 2862W Tracing Paper	CL 2864M Bonaparte	CL 3176N Raccoon
	F13	CLW 1037W Stoney Plain	CL 3213M Seattle	CL 3214M Wavelength	CL 3136A Copyrite
	F14	CLW 1037W Stoney Plain	CL 3254M Stiletto	CL 3264D Tornado	CLV 1183N Rudiment
	F15	CL 2651M Bunting	CL 2683D Smoked Trout	CL 2884D Stonecrop	CL 3247N Cowboy

Please note that to gain an accurate representation of exterior paint color they should be viewed in natural light, preferably outdoors.

SPANISH "A" ELEVATIONS

SCHEME F1

TRIM
CL 2744D Dingo

BODY
CL 2892W Tranquil

**DOOR/
SHUTTERS**
CL 2686N Wheel Barrow



SCHEME F2

TRIM
CL 2871W Fantail

BODY
CL 2834D Falcon

**DOOR/
SHUTTERS**
CL 2876N Dug Up



SCHEME F3

TRIM
CLC 1276D Ott

BODY
CL 2831W Duck Down

**DOOR/
SHUTTERS**
CL 2684D Deck Chair



SCHEME F4

TRIM
CLW 1038W Wapta

BODY
CL 2873M Water Cracker

**DOOR/
SHUTTERS**
CL 2647N Fudge



SCHEME F5

TRIM
CL 2651W Bunting

BODY
CL 2673W Trotting

**DOOR/
SHUTTERS**
CL 2637N Anthill



CRAFTSMAN "B" ELEVATIONS

SCHEME F6

TRIM
CLW 1038W Wapta

BODY
CLC 1274D Aurora

SHADOW
CL 2873M Water Cracker

**DOOR/
SHUTTERS**
CL 2647N Fudge



SCHEME F7

TRIM
CL 2911W Tree Bark

BODY
CL 2933M Salsify

SHADOW
CL 2935D Seaweed

**DOOR/
SHUTTERS**
CL 2627N Chocolate Brownie



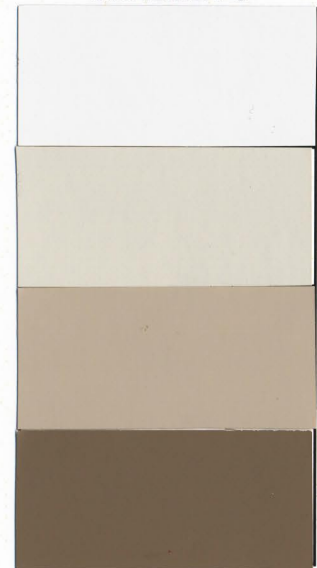
SCHEME F8

TRIM
CLW 1038W Wapta

BODY
CL 2831W Duck Down

SHADOW
CLC 1268W Rye

**DOOR/
SHUTTERS**
CL 2684D Deck Chair



SCHEME F9

TRIM
CLW 1038W Wapta

BODY
CL 3244M Turbo

SHADOW
CL 3243W Womb

**DOOR/
SHUTTERS**
CL 3186A Soot



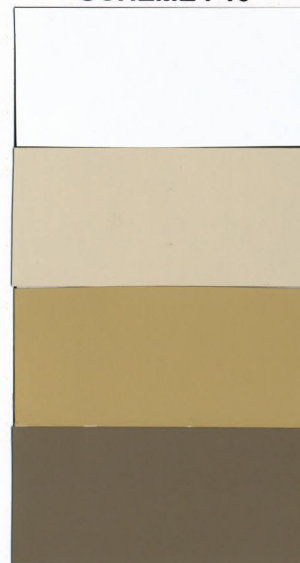
SCHEME F10

TRIM
CLW 1047W Deer Feather

BODY
CL 2892W Tranquil

SHADOW
CLC 1226D Hipster

**DOOR/
SHUTTERS**
CL 2844D Dialogue



FRENCH "C" ELEVATIONS

SCHEME F11

TRIM
CLW 1038W Wapta

BODY
CLC 1273W Cartographic

SHADOW
CL 2853M Guttet

**DOOR/
SHUTTERS**
CL 3234D Shoal



SCHEME F12

TRIM
CL 2865D Exile

BODY
CL 2862W Tracing Paper

SHADOW
CL 2864M Bonaparte

**DOOR/
SHUTTERS**
CL 3176N Racoon



SCHEME F13

TRIM
CLW 1037W Stoney Plain

BODY
CL 3213M Seattle

SHADOW
CL 3214M Wavelength

**DOOR/
SHUTTERS**
CL 3136A Copyrite



SCHEME F14

TRIM
CLW 1037W Stoney Plain

BODY
CL 3254M Stiletto

SHADOW
CL 3264D Tornado

**DOOR/
SHUTTERS**
CLV 1183N Rudiment



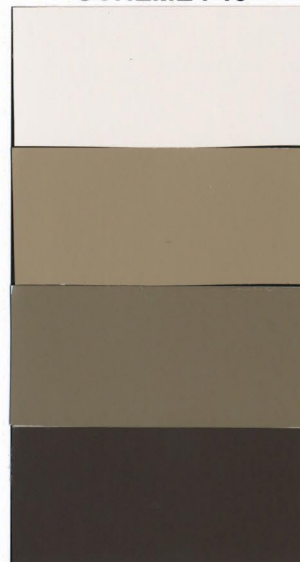
SCHEME F15

TRIM
CL 2651M Bunting

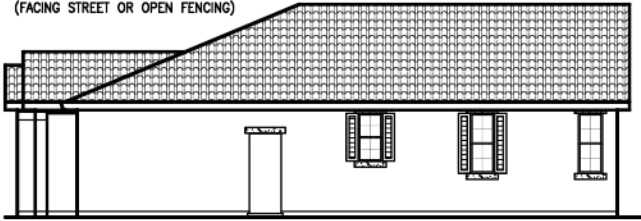
BODY
CL 2683D Smoked Trout

SHADOW
CL 2884D Stonecrop

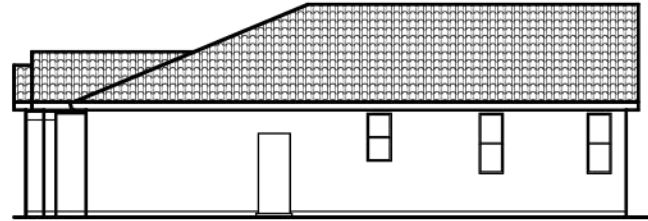
**DOOR/
SHUTTERS**
CL 3247N Cowboy



SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

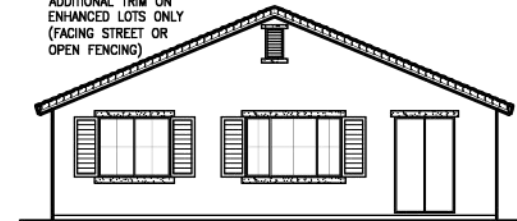


ENHANCED RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"

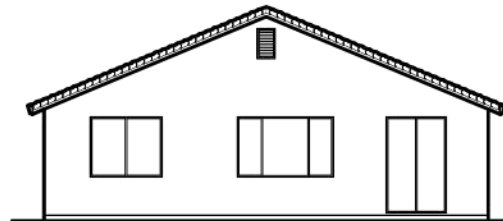


RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

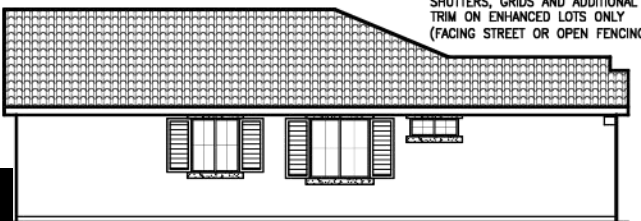


ENHANCED REAR ELEVATION 'A'
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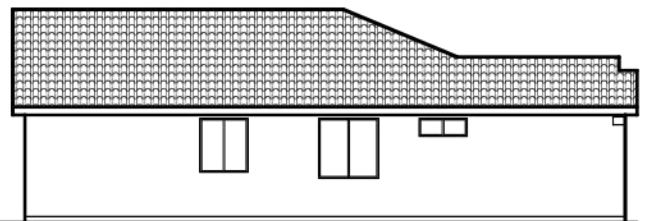


REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"



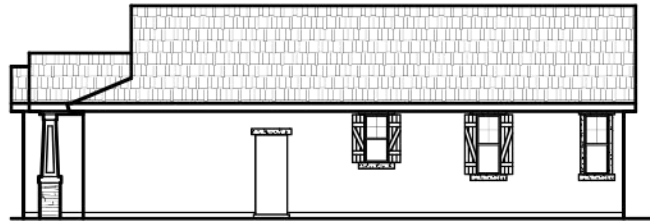
FRONT ELEVATION 'A'
SCALE: 3/16"=1'-0"

GRANITE DRIVE
PLAN 1323

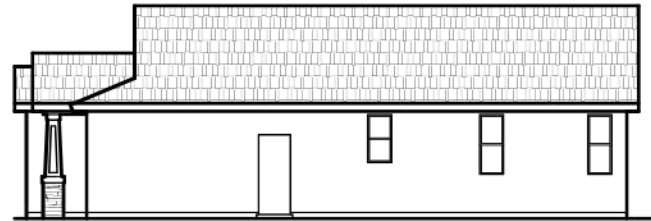


JOHN MOURIER CONSTRUCTION INC.
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Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

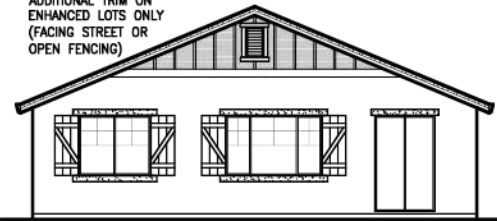


ENHANCED RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"

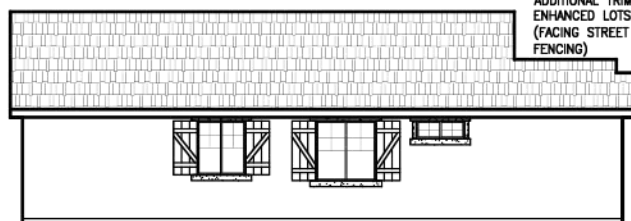


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SCALE: 1/16"=1'-0"

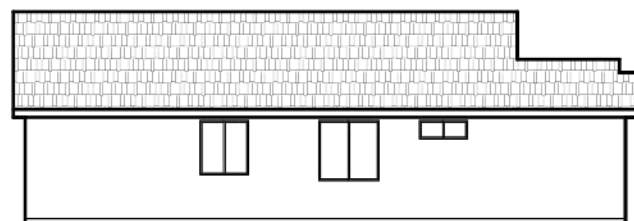


FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

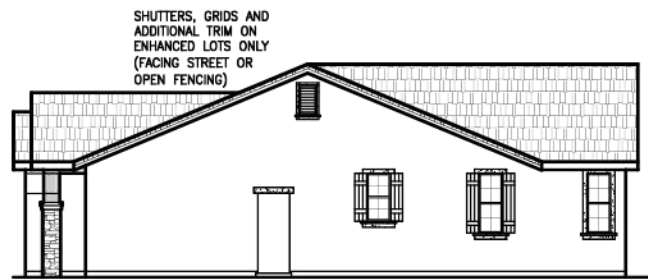


LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

GRANITE DRIVE
PLAN 1323



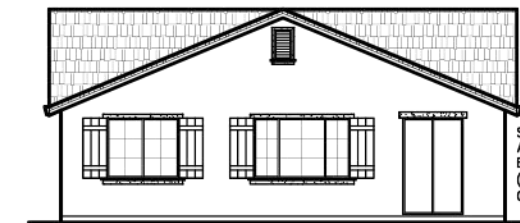
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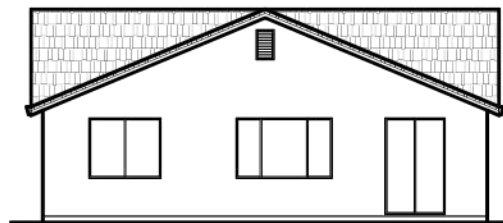
ENHANCED RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"



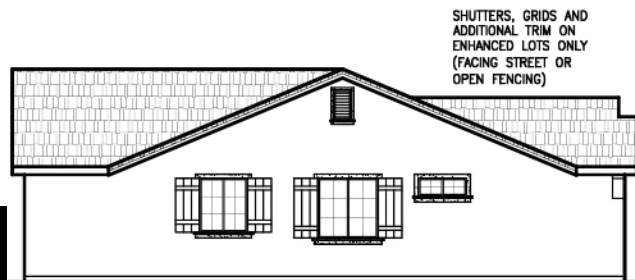
RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"



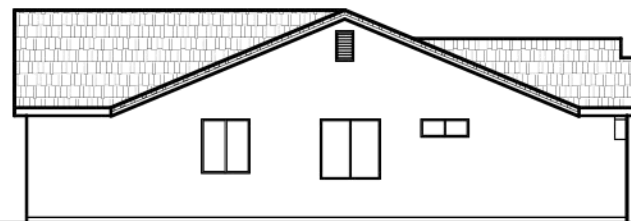
ENHANCED REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

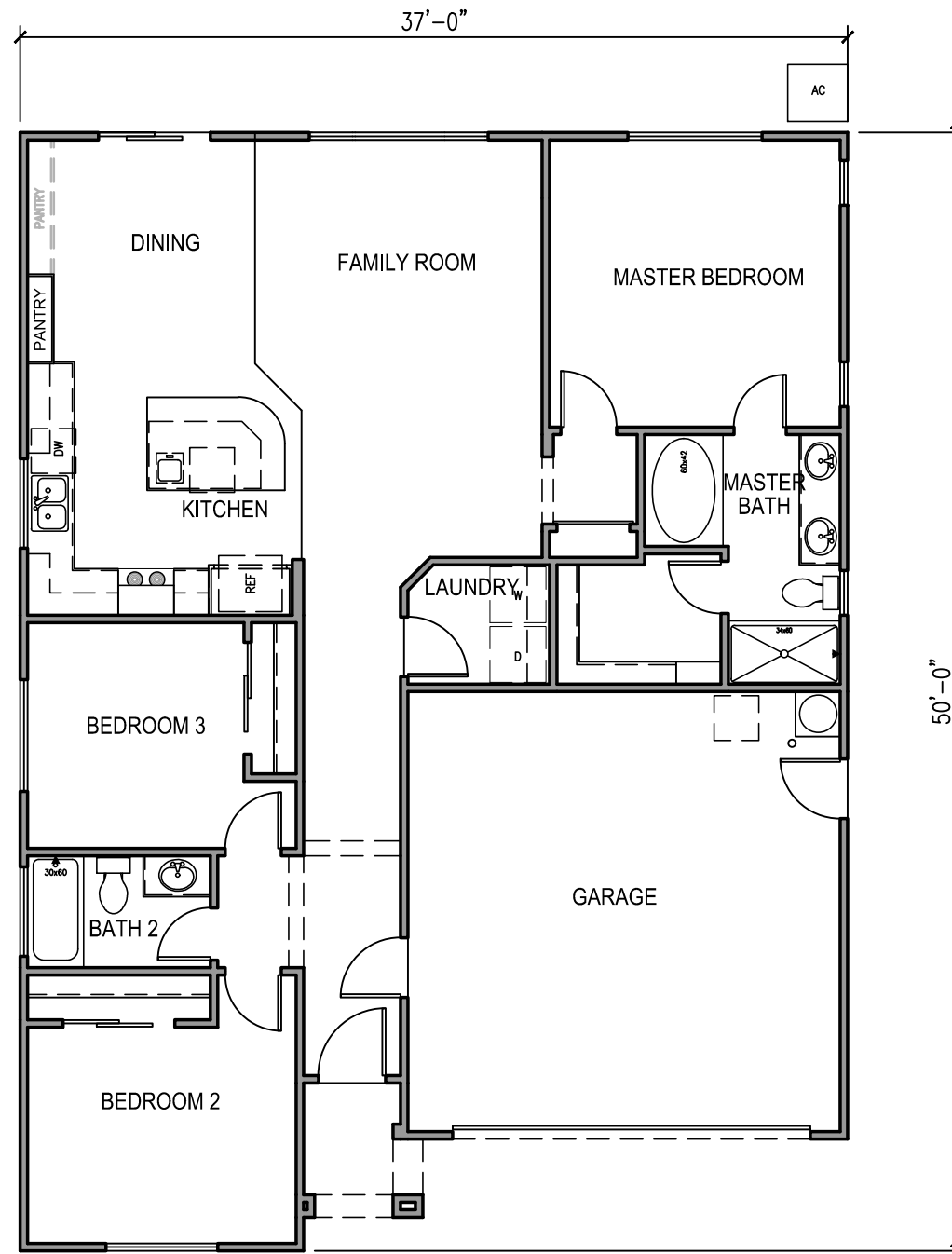


FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"

GRANITE DRIVE
PLAN 1323

JMC HOMES

JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

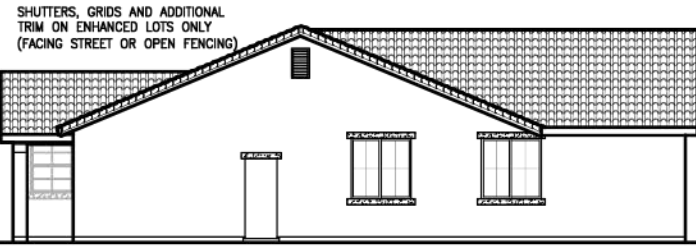


FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

GRANITE DRIVE
PLAN 1323



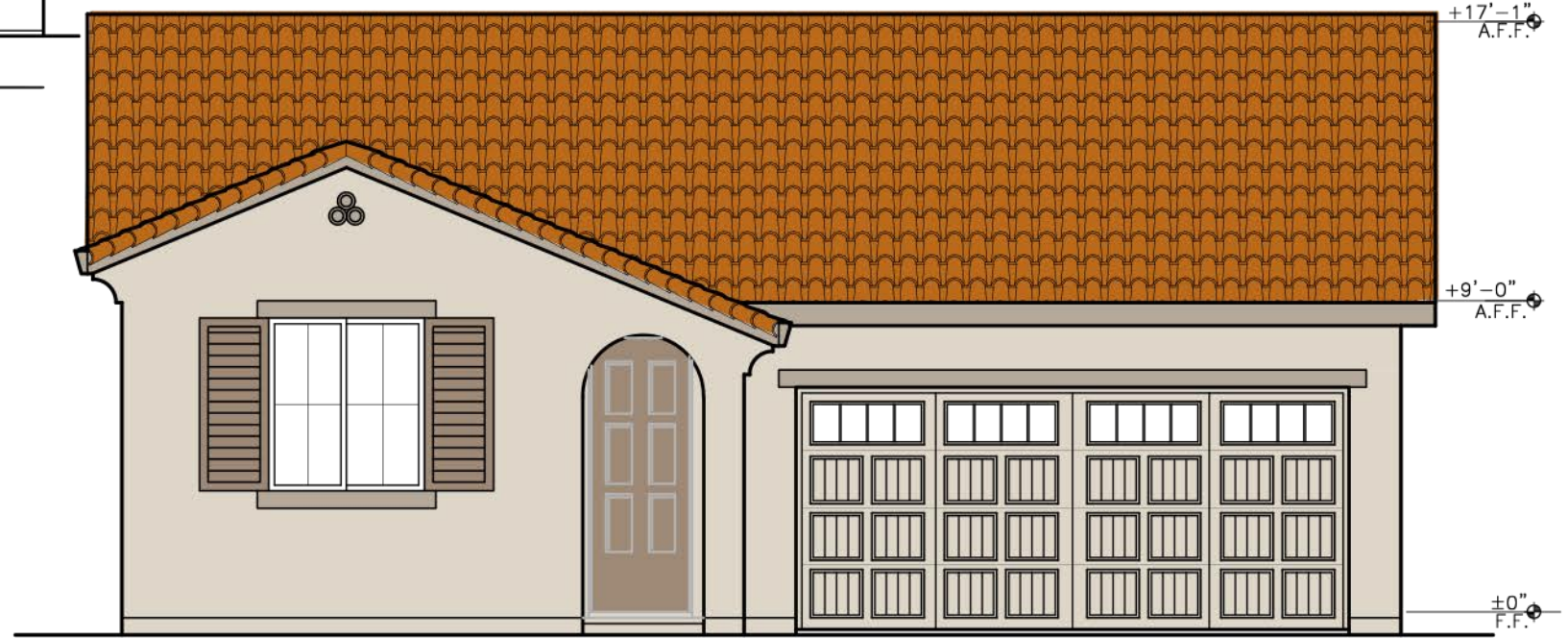
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Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B



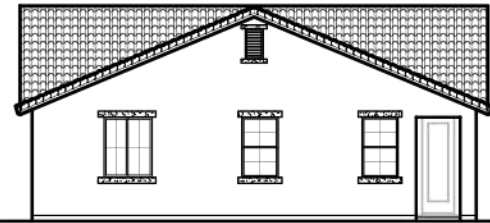
ENHANCED RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"

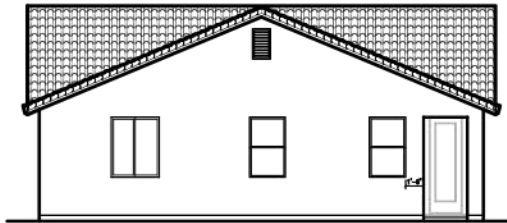


FRONT ELEVATION 'A'
SCALE: 3/16"=1'-0"

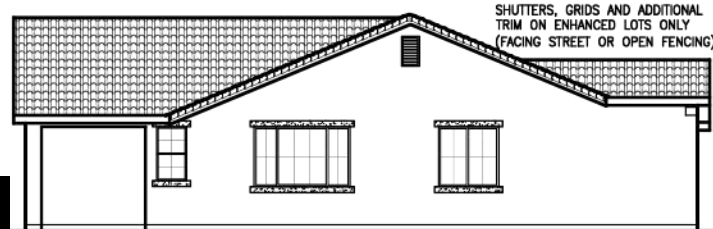


ENHANCED REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

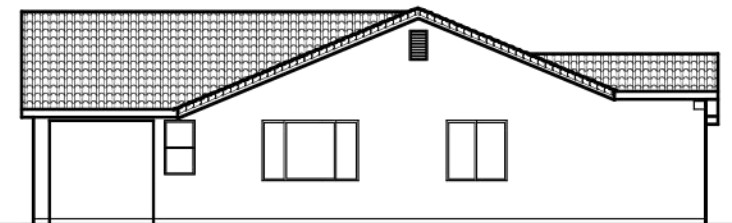


REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"

GRANITE DRIVE
PLAN 1504

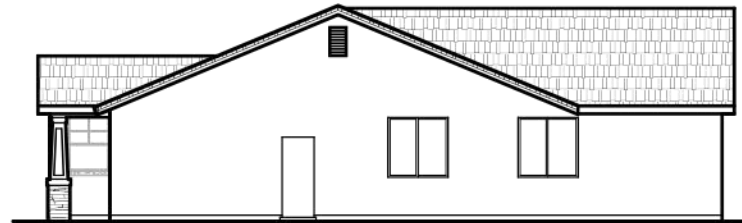


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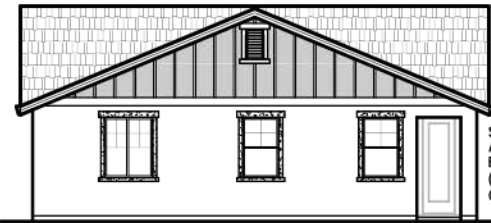
SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



ENHANCED REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

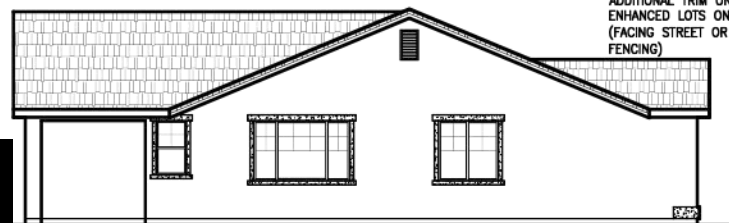


REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"

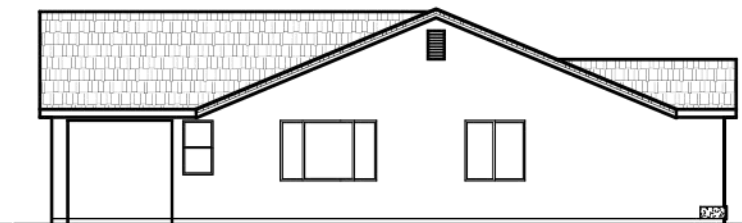


FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

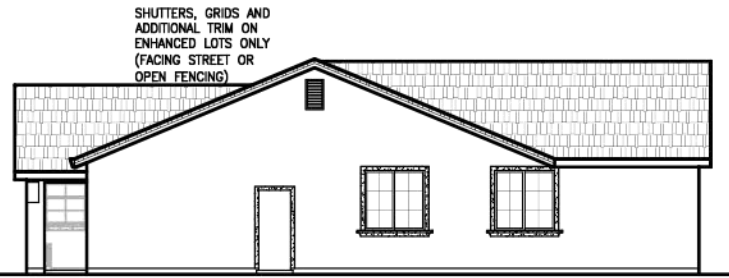


LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

GRANITE DRIVE
1504



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ENHANCED RIGHT ELEVATION 'C'

SCALE: 1/16"=1'-0"



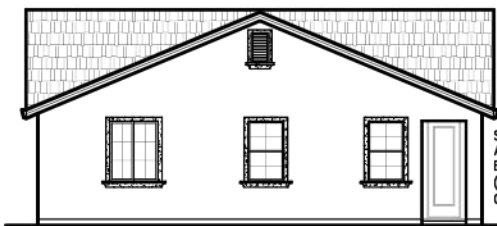
RIGHT ELEVATION 'C'

SCALE: 1/16"=1'-0"



FRONT ELEVATION 'C'

SCALE: 3/16"=1'-0"



ENHANCED REAR ELEVATION 'C'

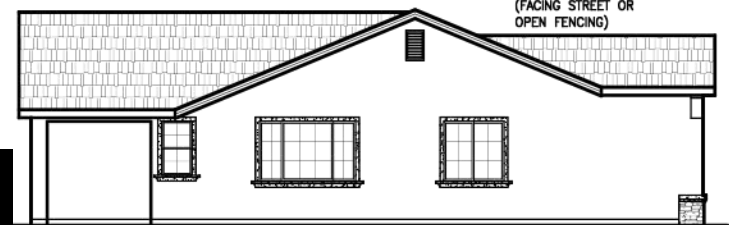
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



REAR ELEVATION 'C'

SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'

SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



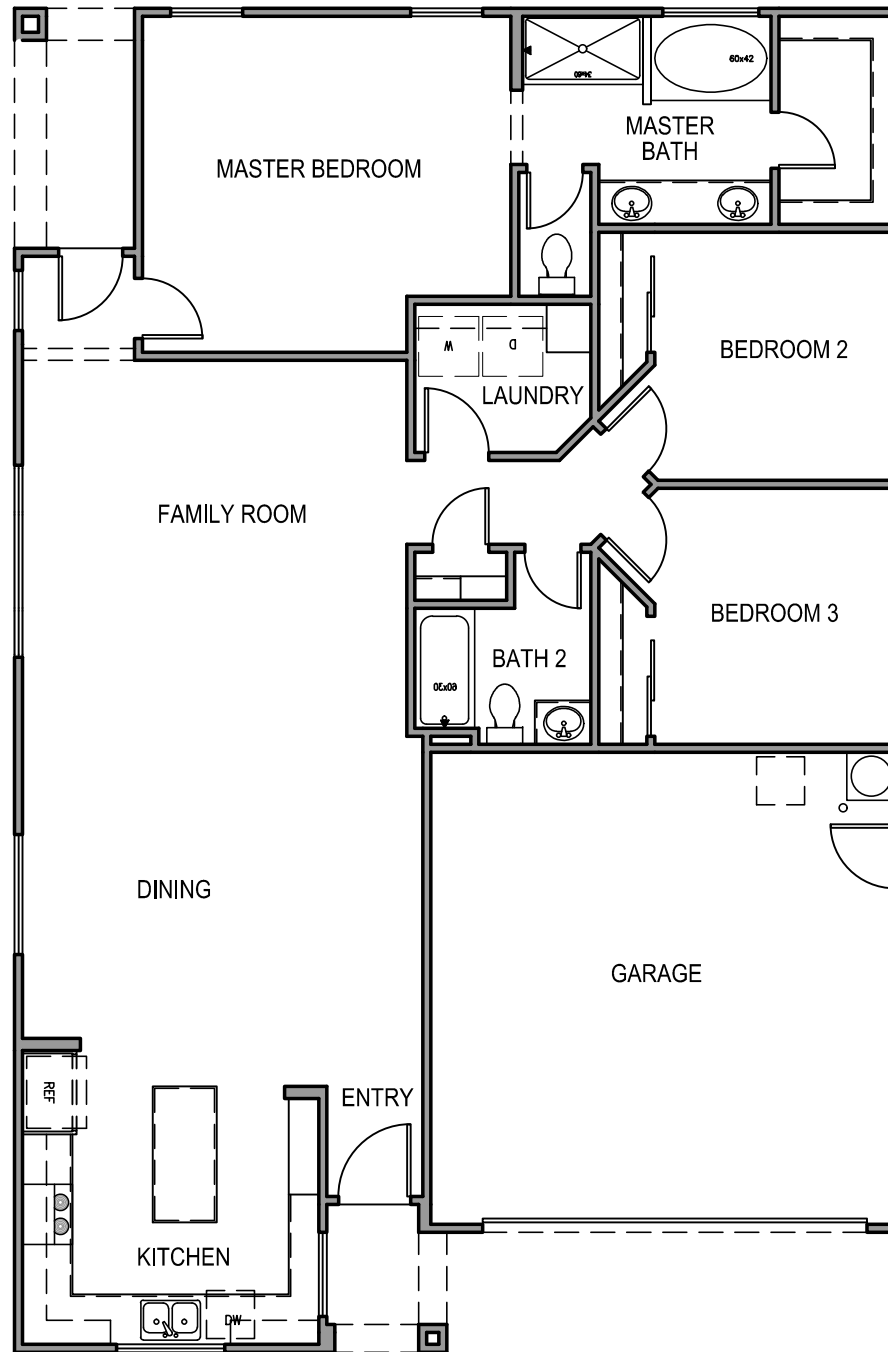
LEFT ELEVATION 'C'

SCALE: 1/16"=1'-0"

GRANITE DRIVE
PLAN 1504

JMC HOMES

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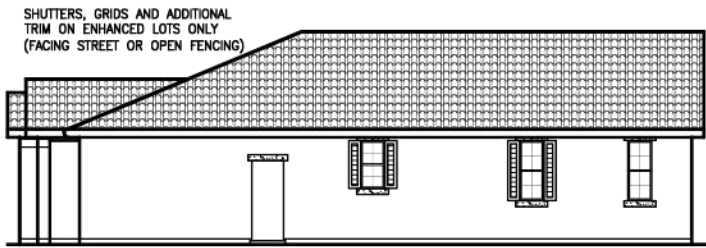


FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

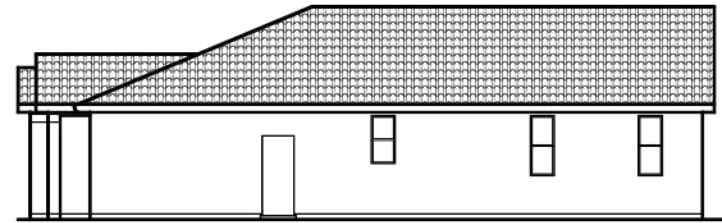
GRANITE DRIVE
PLAN 1504



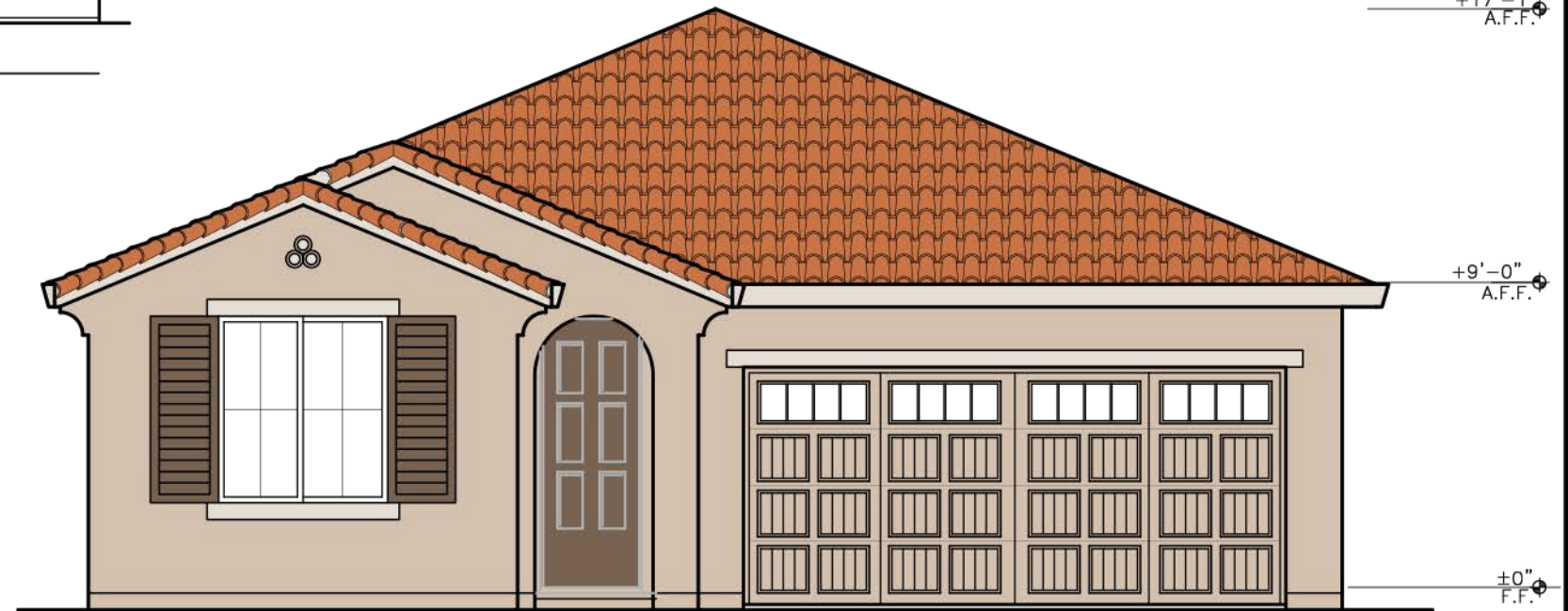
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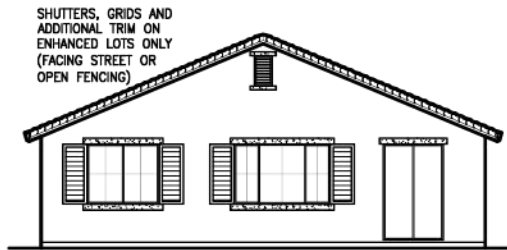
ENHANCED RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"



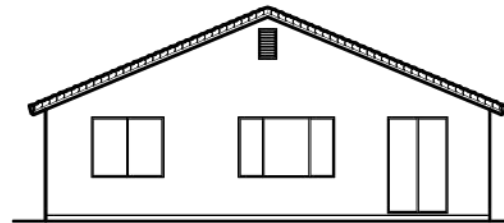
RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"



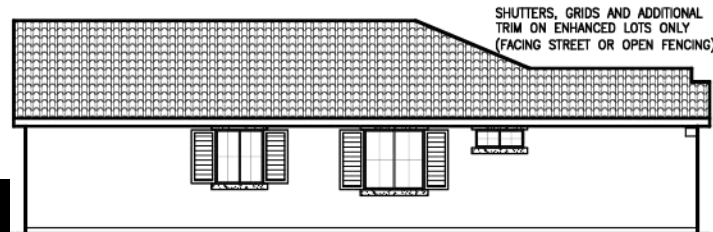
FRONT ELEVATION 'A'
SCALE: 3/16"=1'-0"



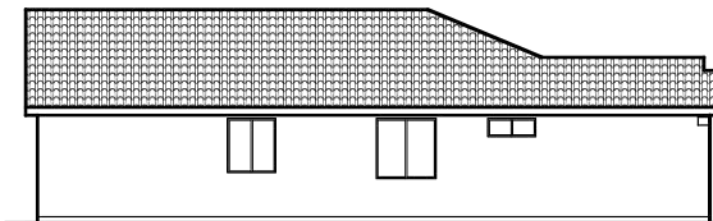
ENHANCED REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"



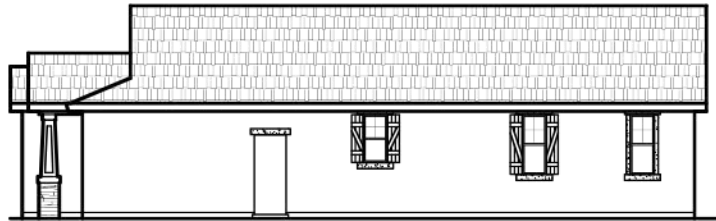
LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"

GRANITE DRIVE
PLAN 1545

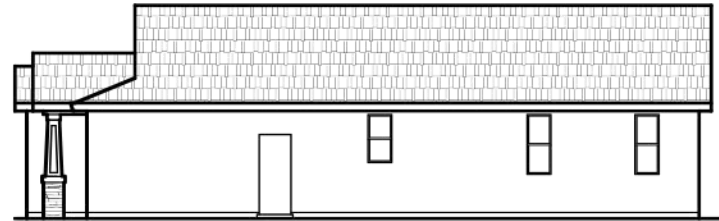


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SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

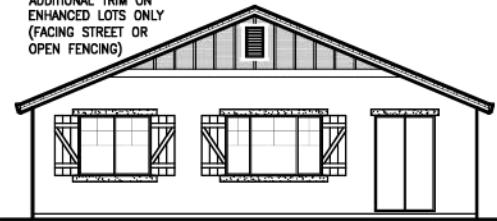


ENHANCED RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"

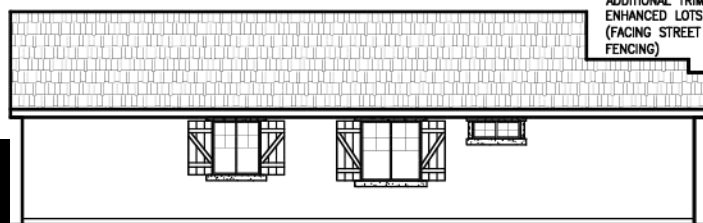


REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"

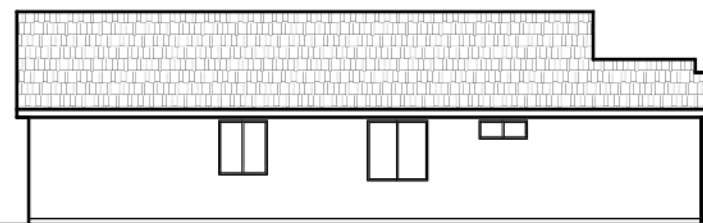


FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

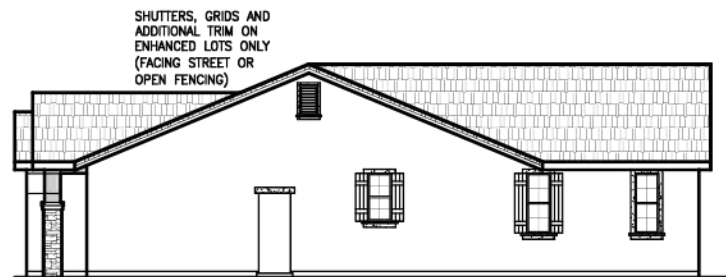


LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

GRANITE DRIVE
PLAN 1545



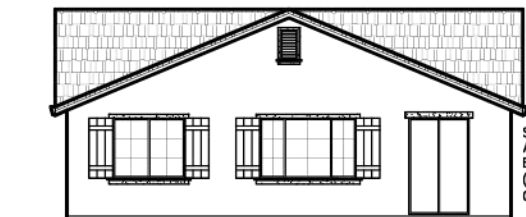
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ENHANCED RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"

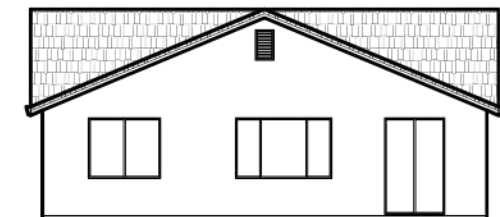


RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"



ENHANCED REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"

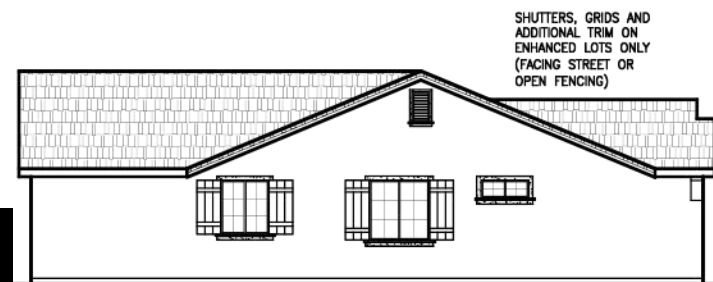
SHUTTERS, GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS ONLY
(FACING STREET OR
OPEN FENCING)



REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"

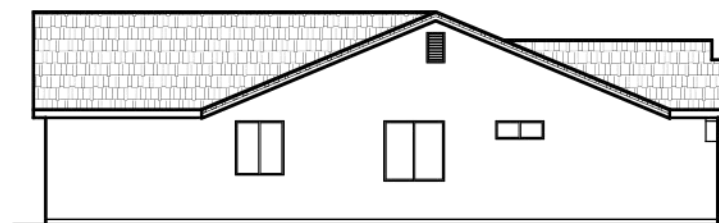


FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS ONLY
(FACING STREET OR
OPEN FENCING)

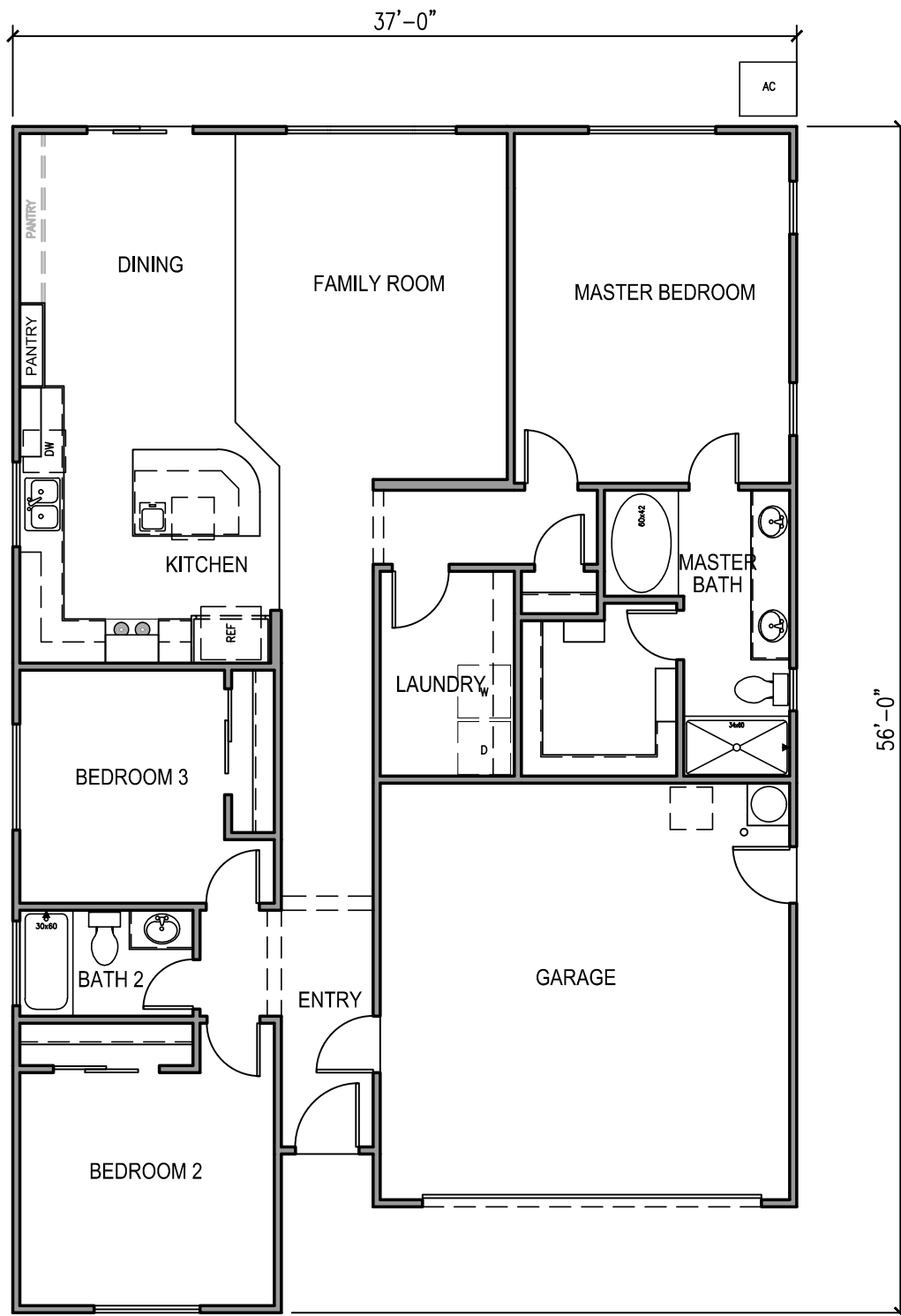


LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

GRANITE DRIVE
PLAN 1545

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FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

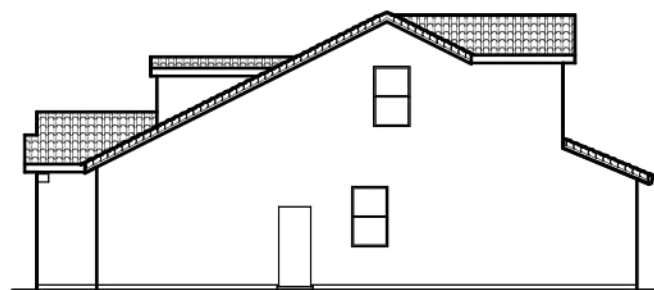
GRANITE DRIVE
PLAN 1545

JMC HOMES

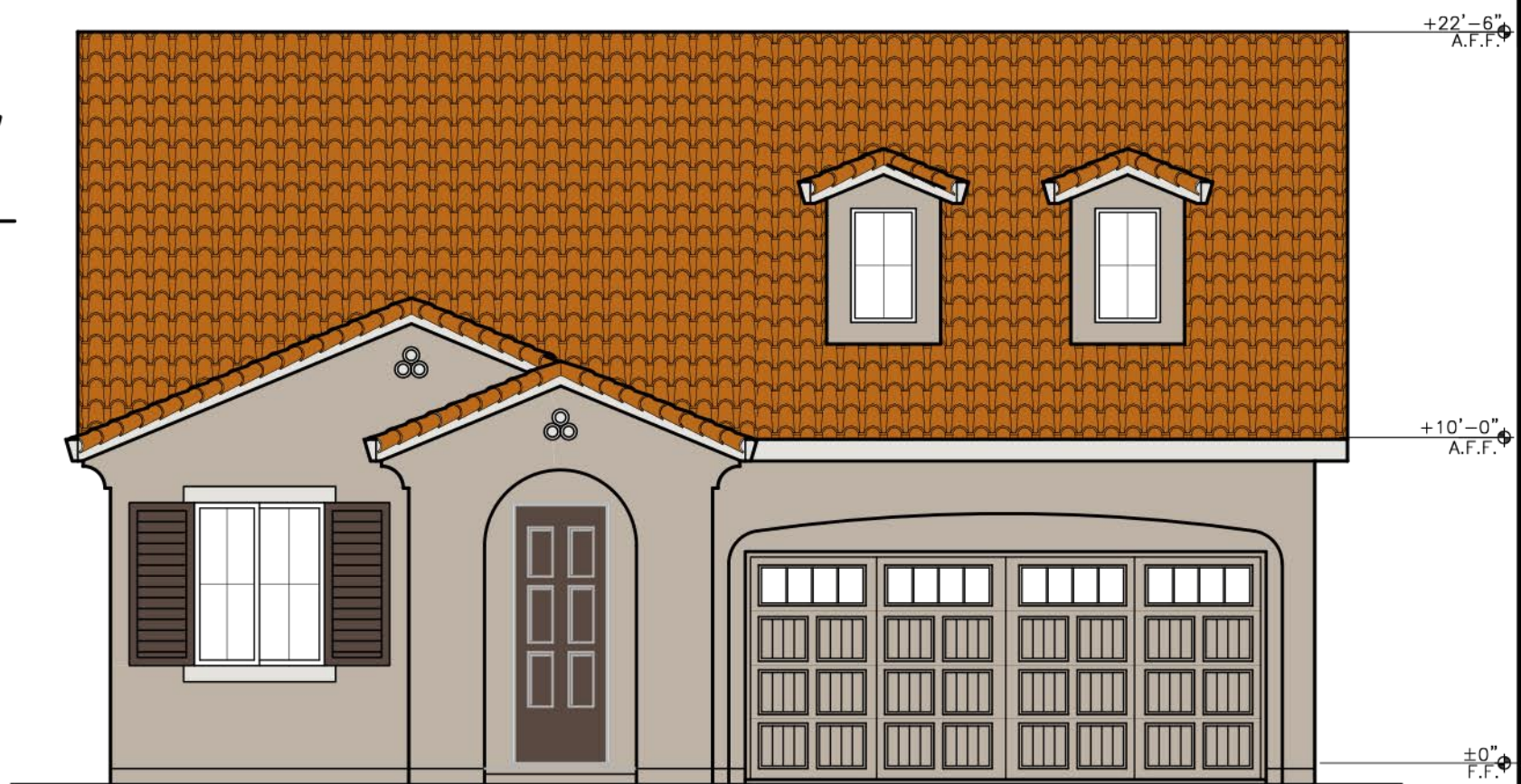
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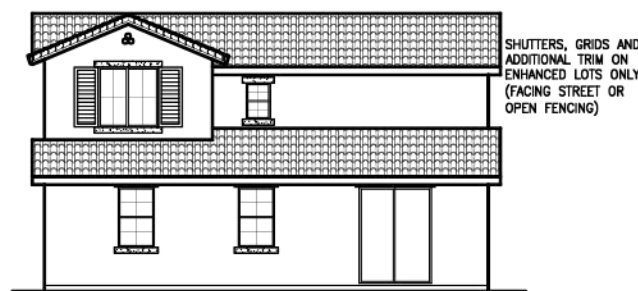
ENHANCED RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"



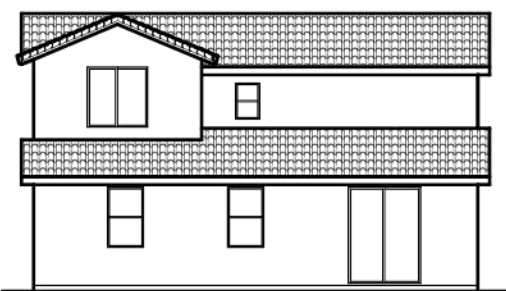
RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"



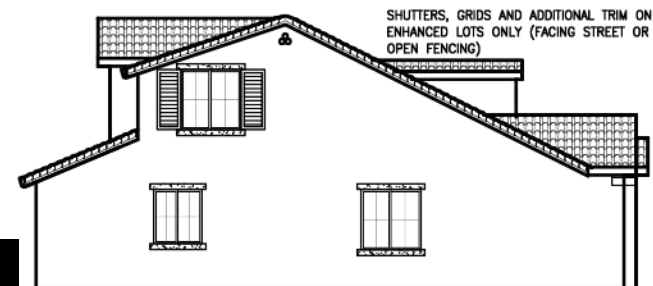
FRONT ELEVATION 'A'
SCALE: 3/16"=1'-0"



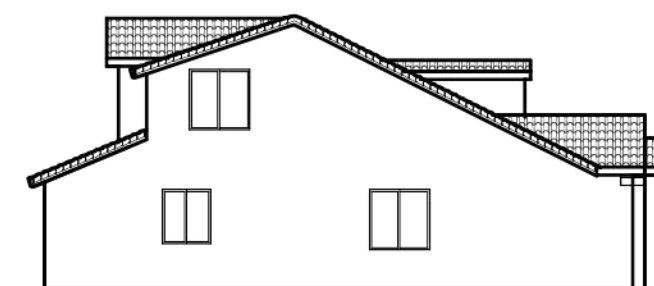
ENHANCED REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"

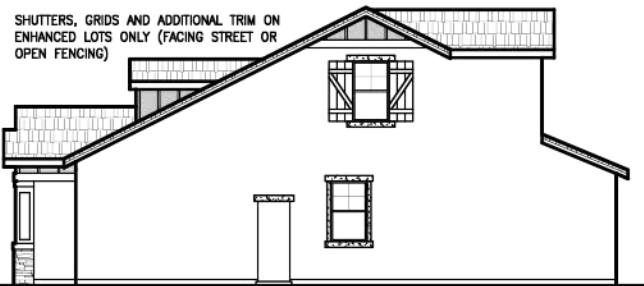


LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"

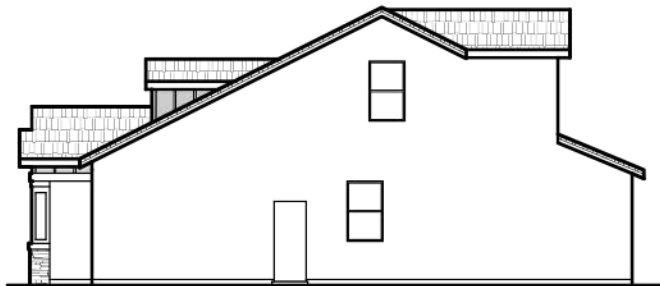
GRANITE DRIVE
PLAN 1902



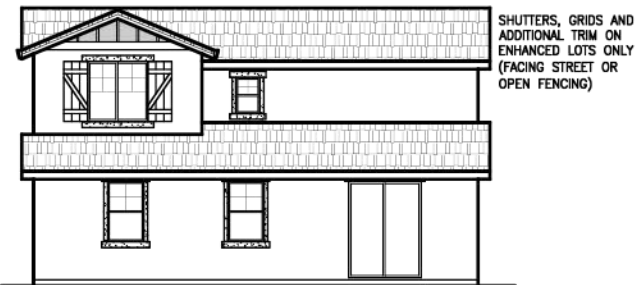
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ENHANCED RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



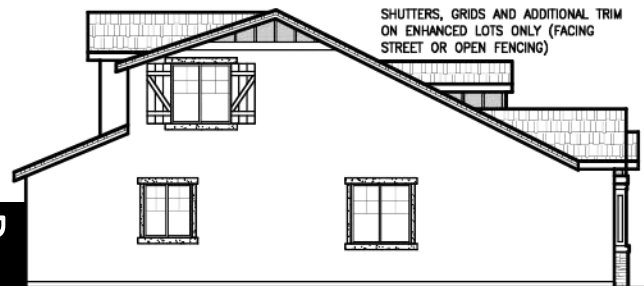
ENHANCED REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"



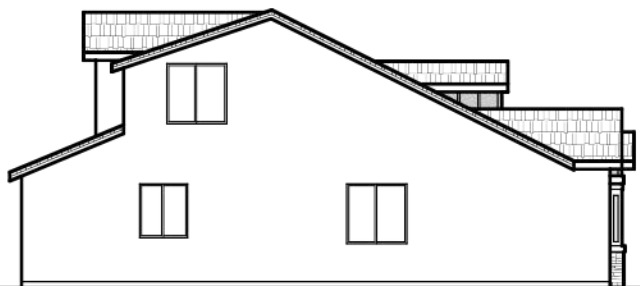
REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"



ENHANCED LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"



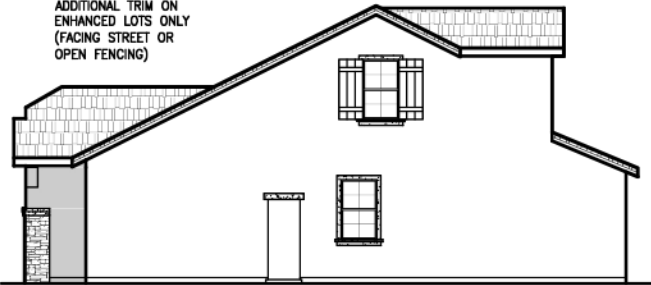
LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

GRANITE DRIVE
PLAN 1902

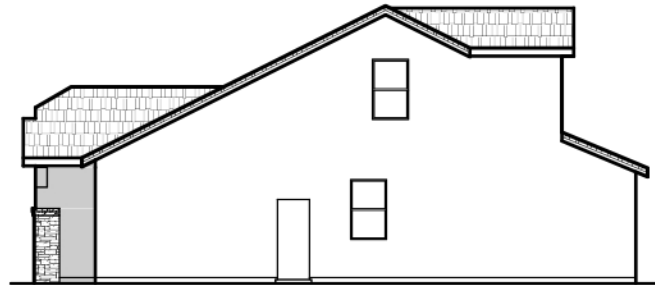


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ENHANCED LOTS ONLY
(FACING STREET OR
OPEN FENCING)



ENHANCED RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"



ENHANCED REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS ONLY
(FACING STREET OR
OPEN FENCING)

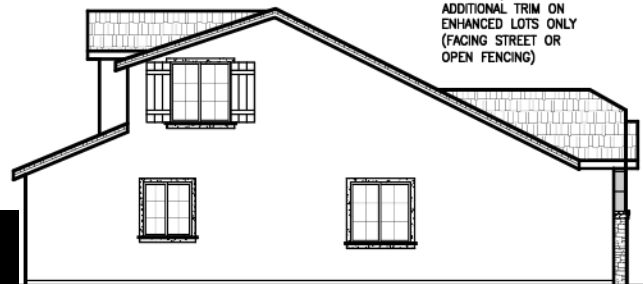


REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"

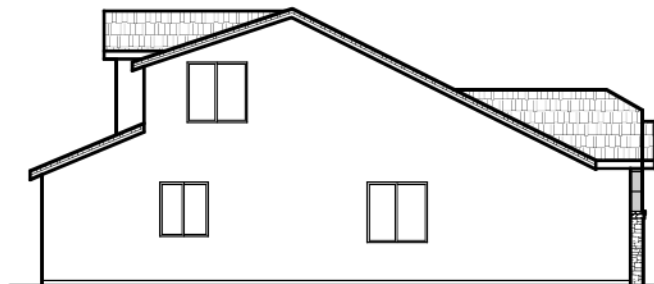


FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"

SHUTTERS, GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS ONLY
(FACING STREET OR
OPEN FENCING)



ENHANCED LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

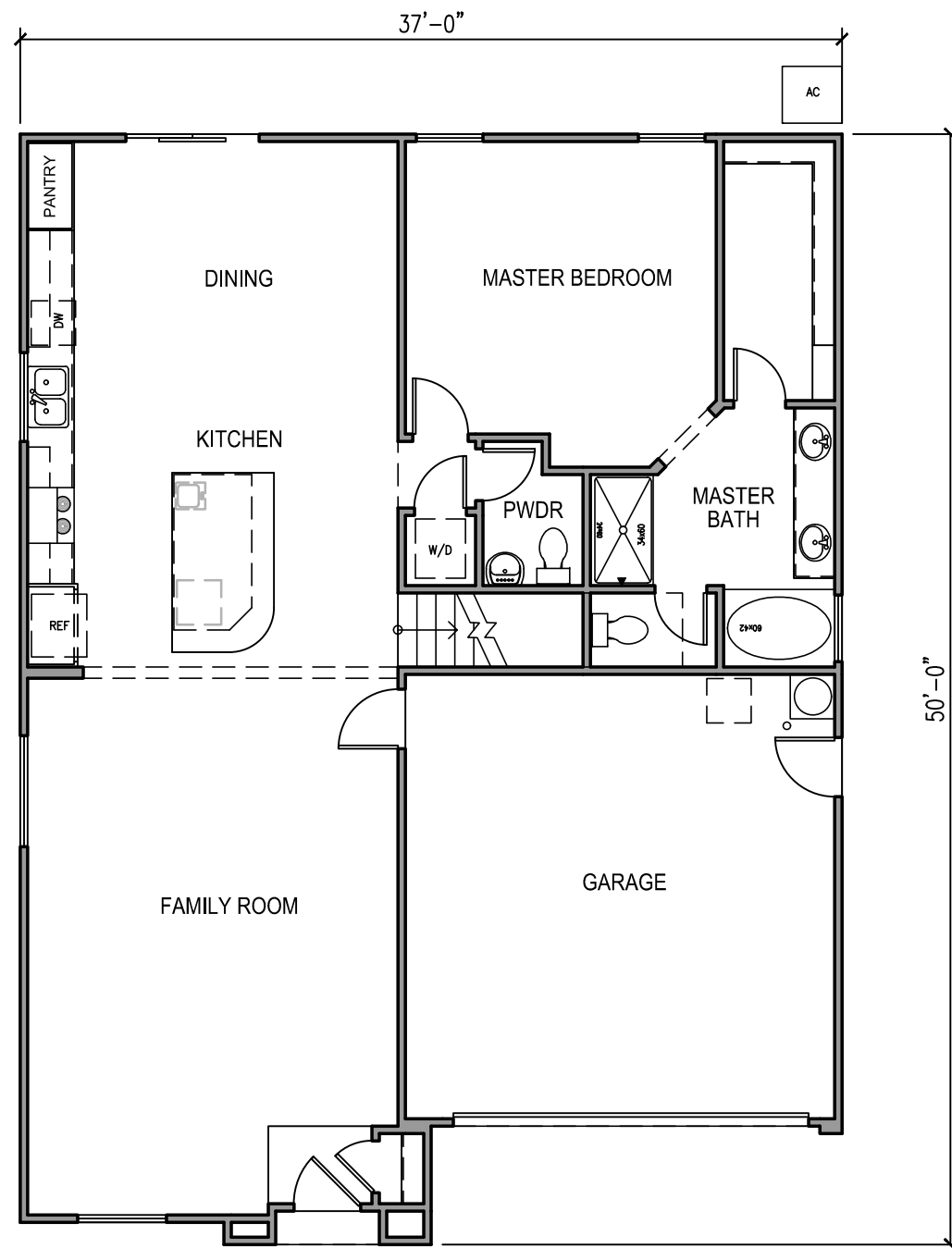


LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

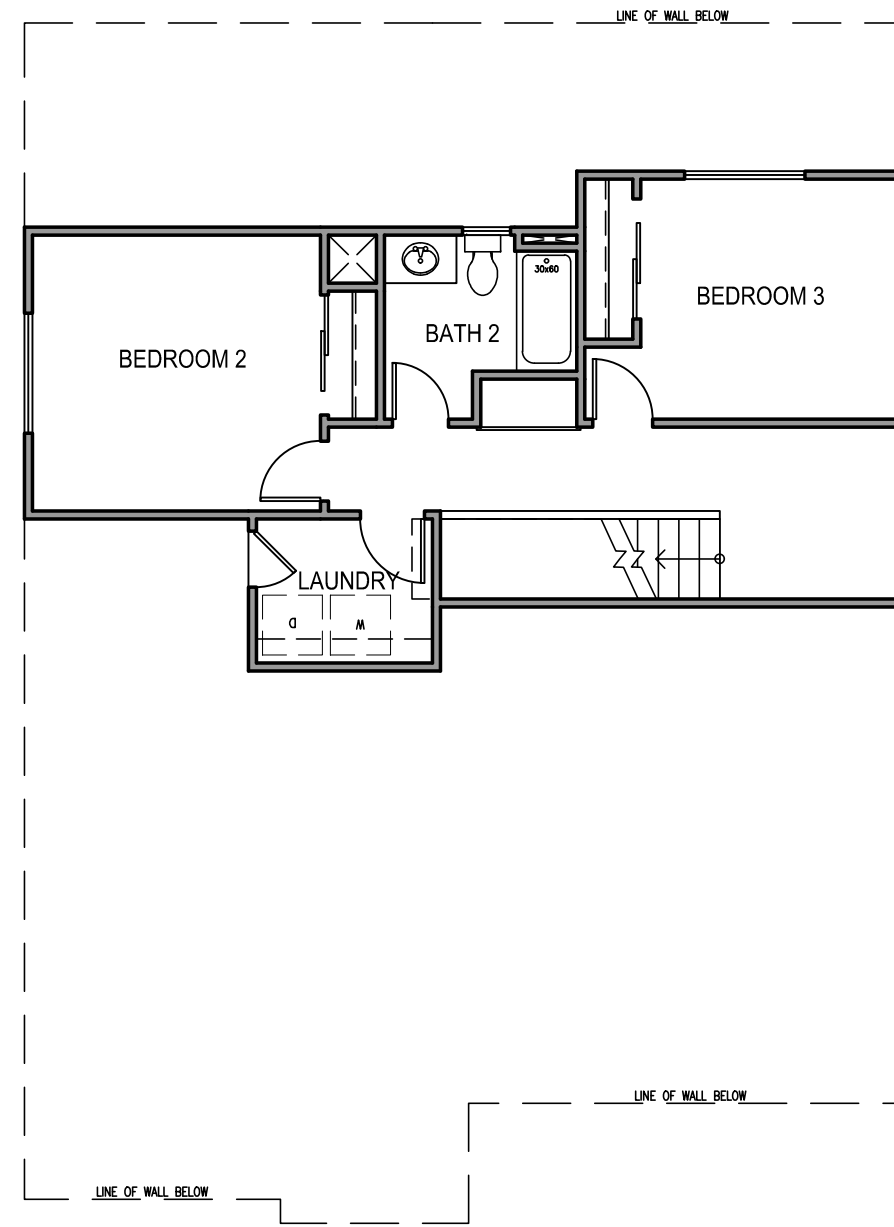
GRANITE DRIVE
PLAN 1902



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FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

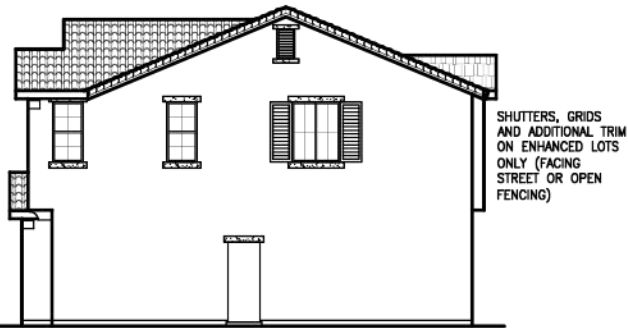


SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

GRANITE DRIVE
PLAN 1902

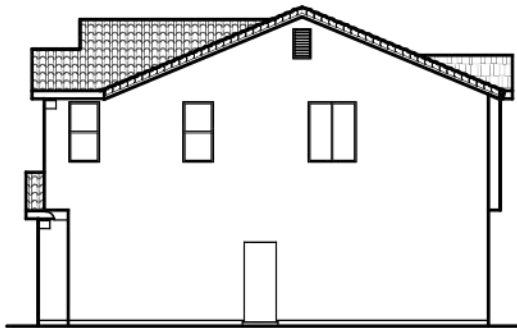


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ENHANCED RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL TRIM
ON ENHANCED LOTS
ONLY (FACING
STREET OR OPEN
FENCING)

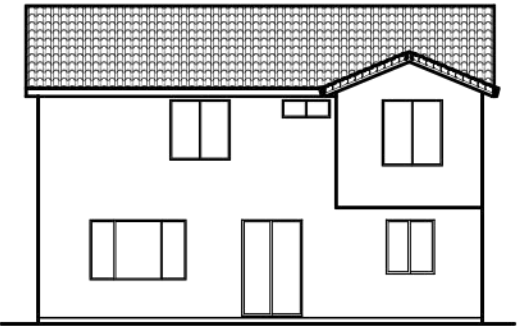


RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"

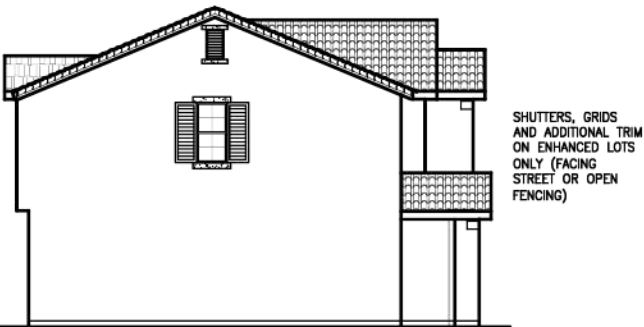


ENHANCED REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL TRIM
ON ENHANCED LOTS
ONLY (FACING
STREET OR OPEN
FENCING)

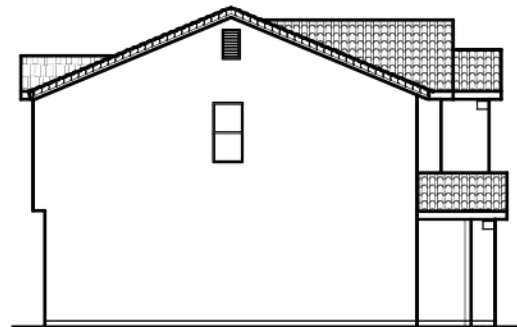


REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL TRIM
ON ENHANCED LOTS
ONLY (FACING
STREET OR OPEN
FENCING)



LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'A'
SCALE: 3/16"=1'-0"

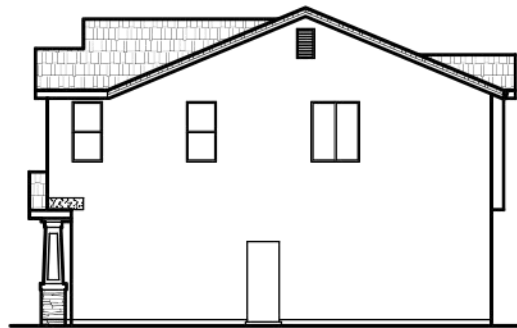
GRANITE DRIVE
PLAN 2017



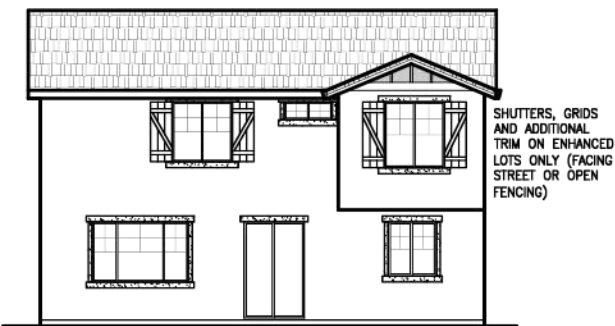
JOHN MOURIER CONSTRUCTION INC.
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Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B



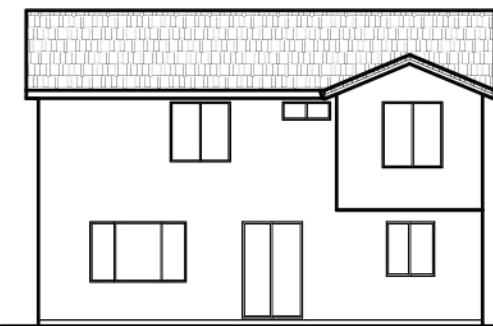
ENHANCED RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



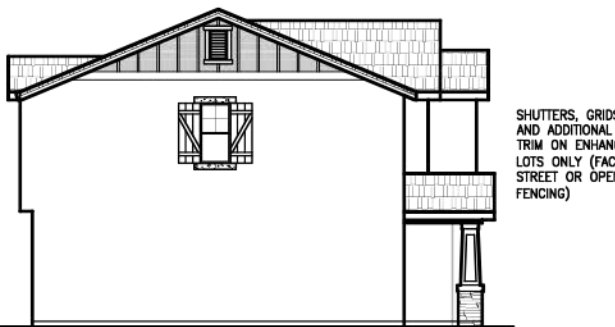
RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



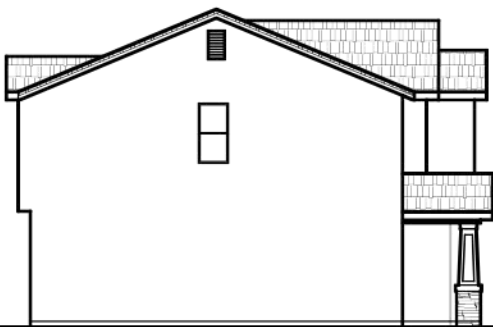
ENHANCED REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

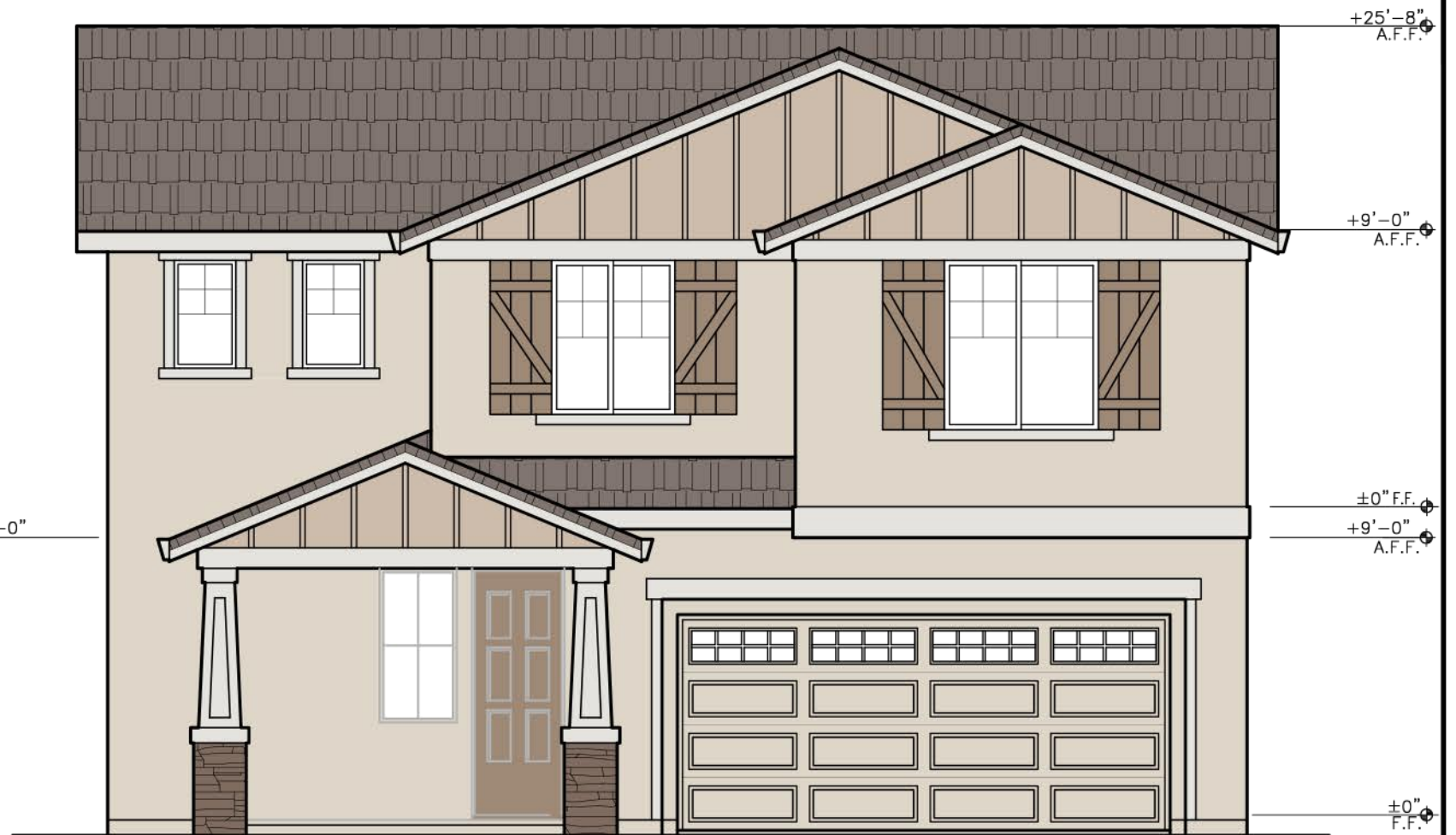


LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON ENHANCED
LOTS ONLY (FACING
STREET OR OPEN
FENCING)

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON ENHANCED
LOTS ONLY (FACING
STREET OR OPEN
FENCING)

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON ENHANCED
LOTS ONLY (FACING
STREET OR OPEN
FENCING)



FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"

+9'-0"
A.F.F.

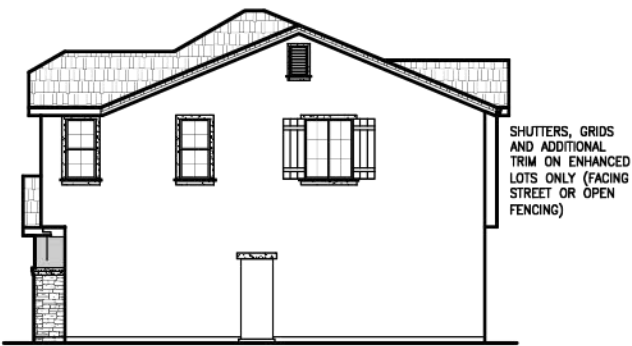
+25'-8"
A.F.F.

+9'-0"
A.F.F.

±0" F.F.

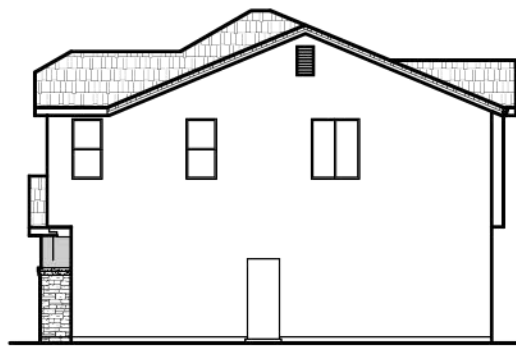
+9'-0"
A.F.F.

±0"
F.F.



ENHANCED RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON ENHANCED
LOTS ONLY (FACING
STREET OR OPEN
FENCING)



RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"

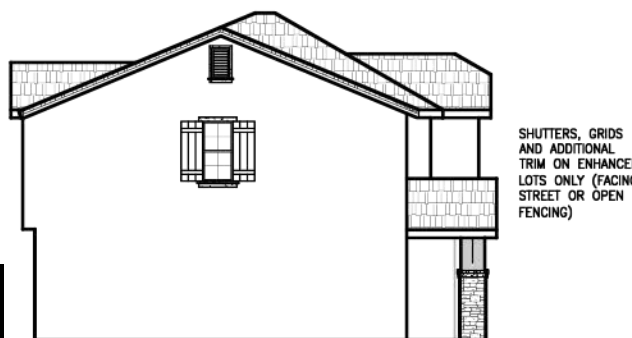


ENHANCED REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON ENHANCED
LOTS ONLY (FACING
STREET OR OPEN
FENCING)

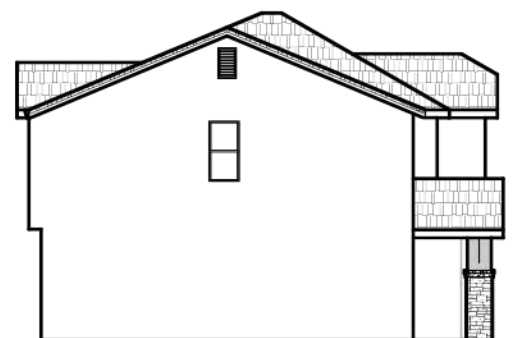


REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON ENHANCED
LOTS ONLY (FACING
STREET OR OPEN
FENCING)



LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

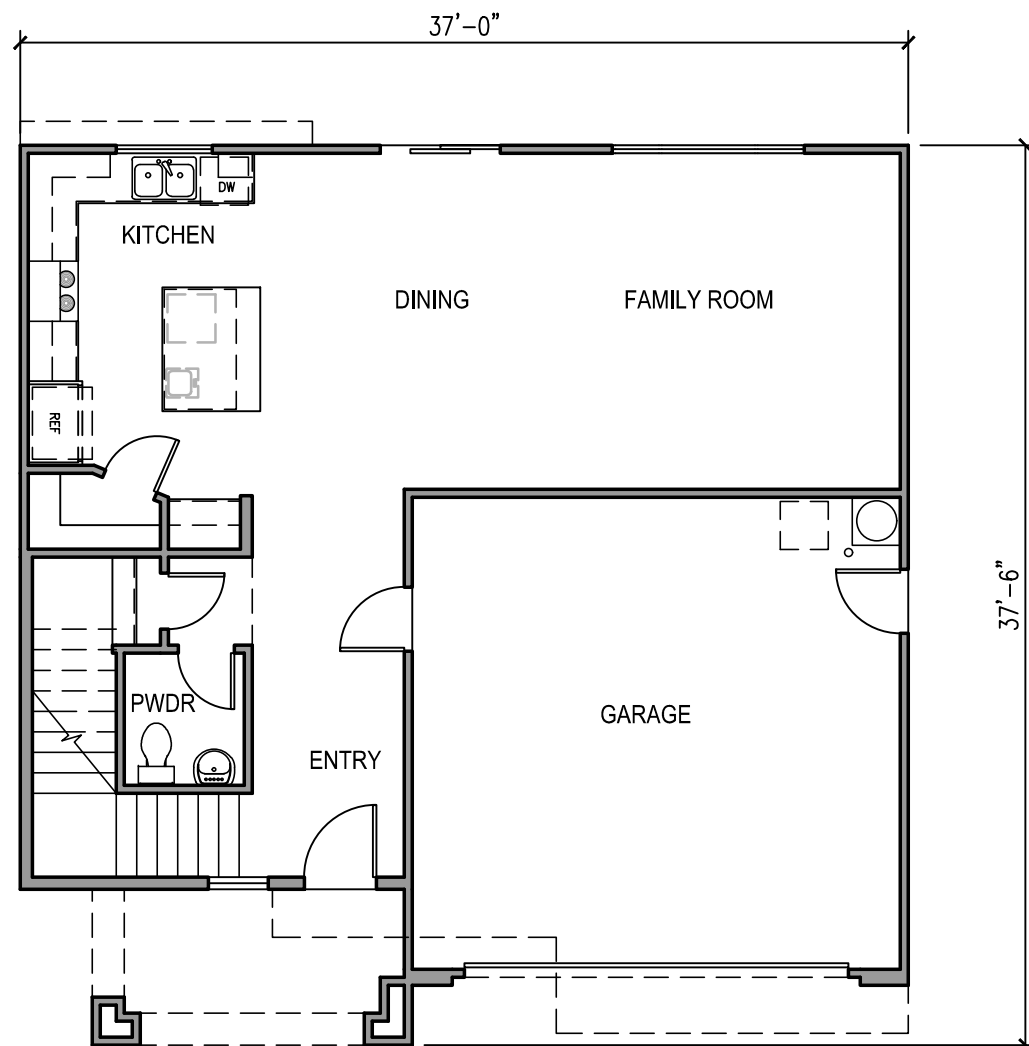


FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"

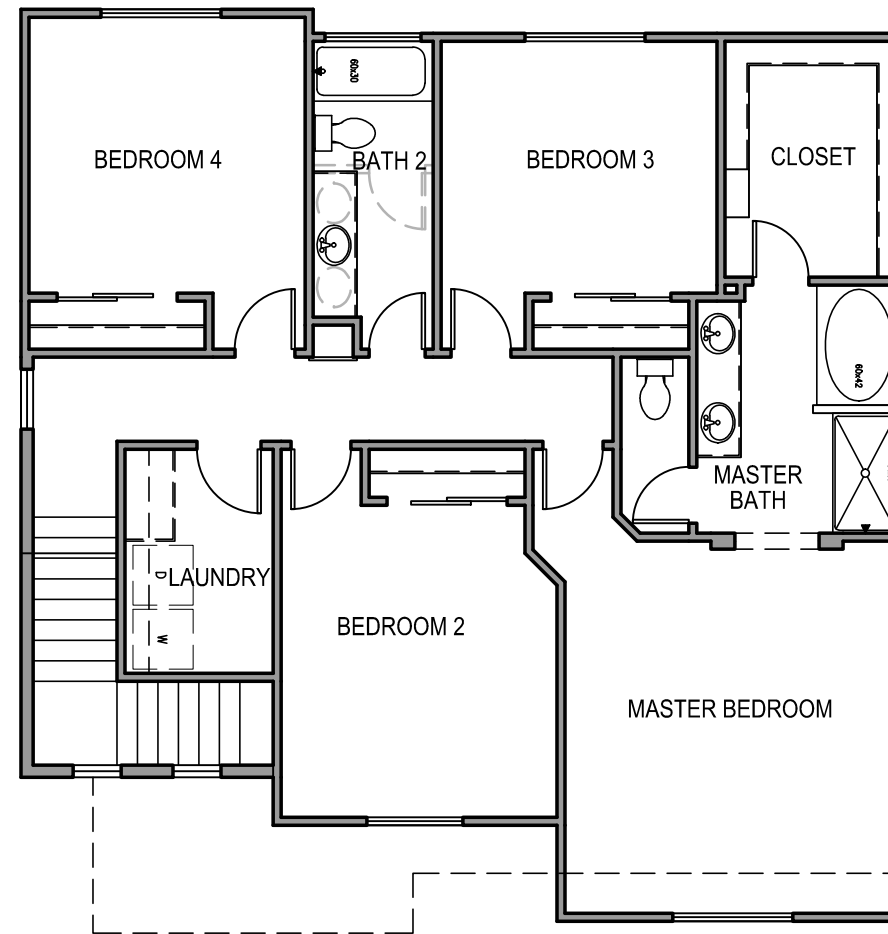
GRANITE DRIVE
PLAN 2017



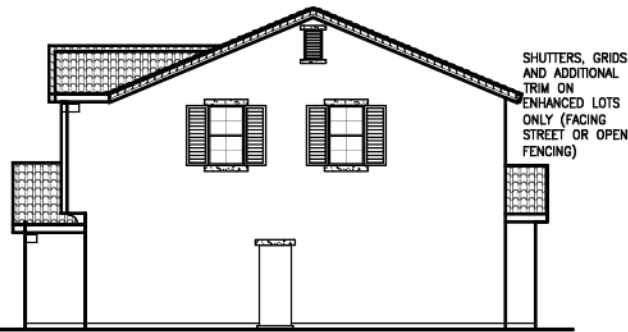
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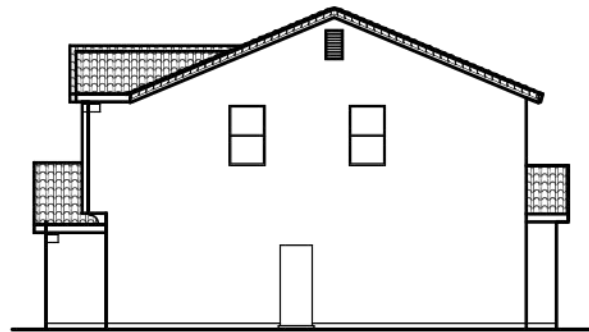
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



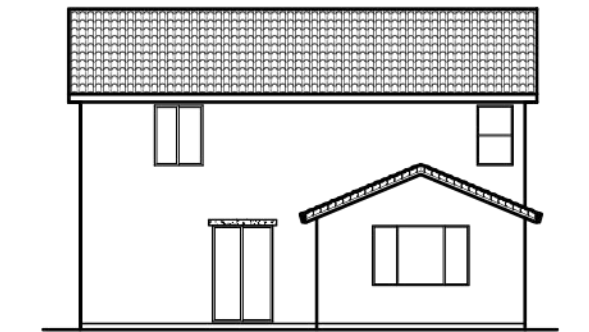
ENHANCED RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"



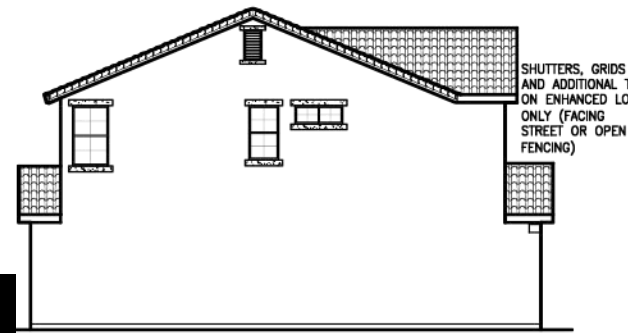
RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"



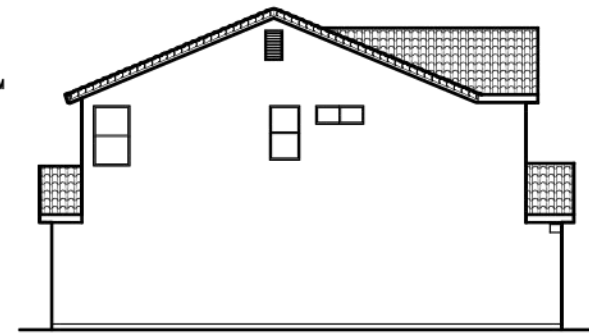
ENHANCED REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'A'
SCALE: 3/16"=1'-0"

GRANITE DRIVE
PLAN 2318

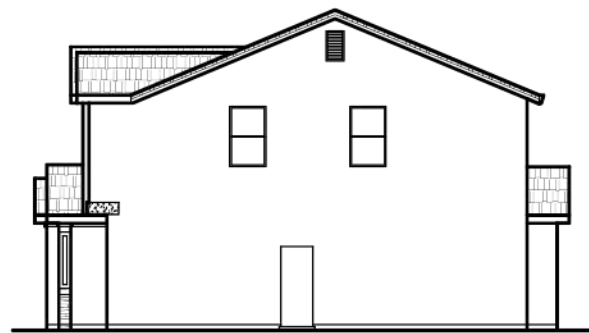


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ENHANCED RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON
ENHANCED LOTS
ONLY (FACING
STREET OR OPEN
FENCING)

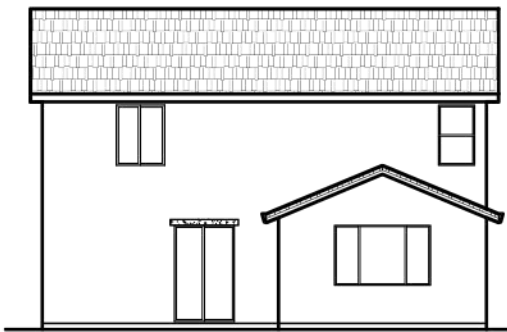


RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



ENHANCED REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON
ENHANCED LOTS
ONLY (FACING
STREET OR OPEN
FENCING)

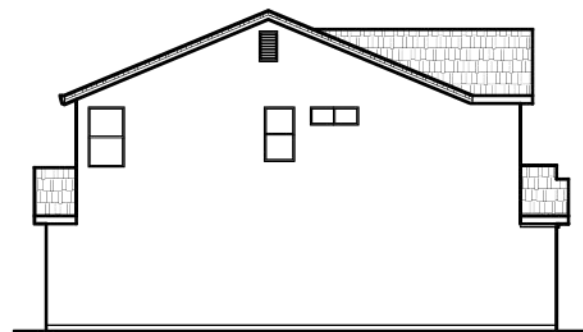


REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON ENHANCED
LOTS ONLY (FACING
STREET OR OPEN
FENCING)



LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

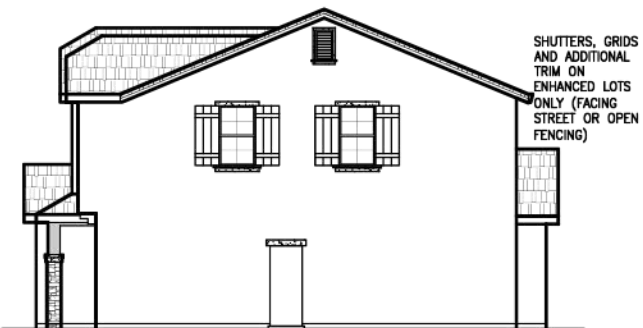


FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"

GRANITE DRIVE
PLAN 2318

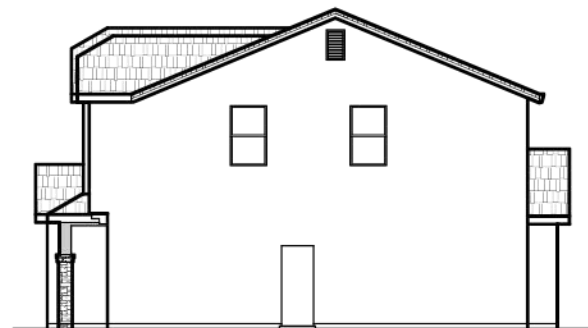


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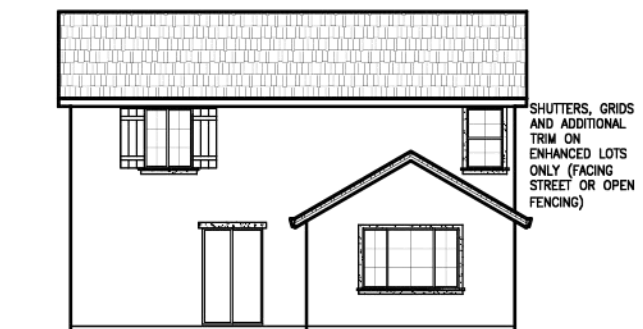


ENHANCED RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON
ENHANCED LOTS
ONLY (FACING
STREET OR OPEN
FENCING)

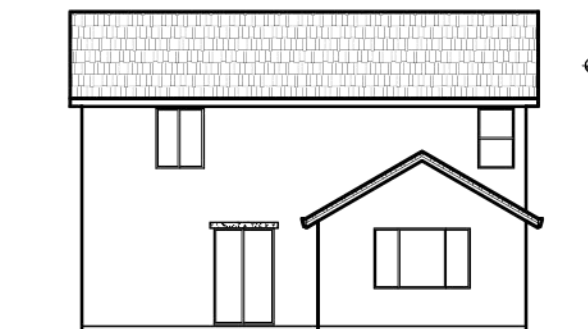


RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"

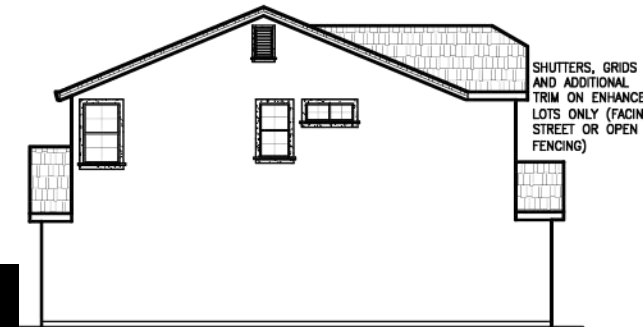


ENHANCED REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON
ENHANCED LOTS
ONLY (FACING
STREET OR OPEN
FENCING)

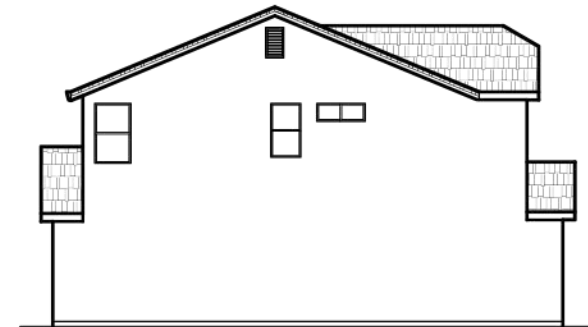


REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON
ENHANCED
LOTS ONLY (FACING
STREET OR OPEN
FENCING)



LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"

+26'-6"
A.F.F.

+9'-0"
A.F.F.

±0" F.F.

+9'-0"
A.F.F.

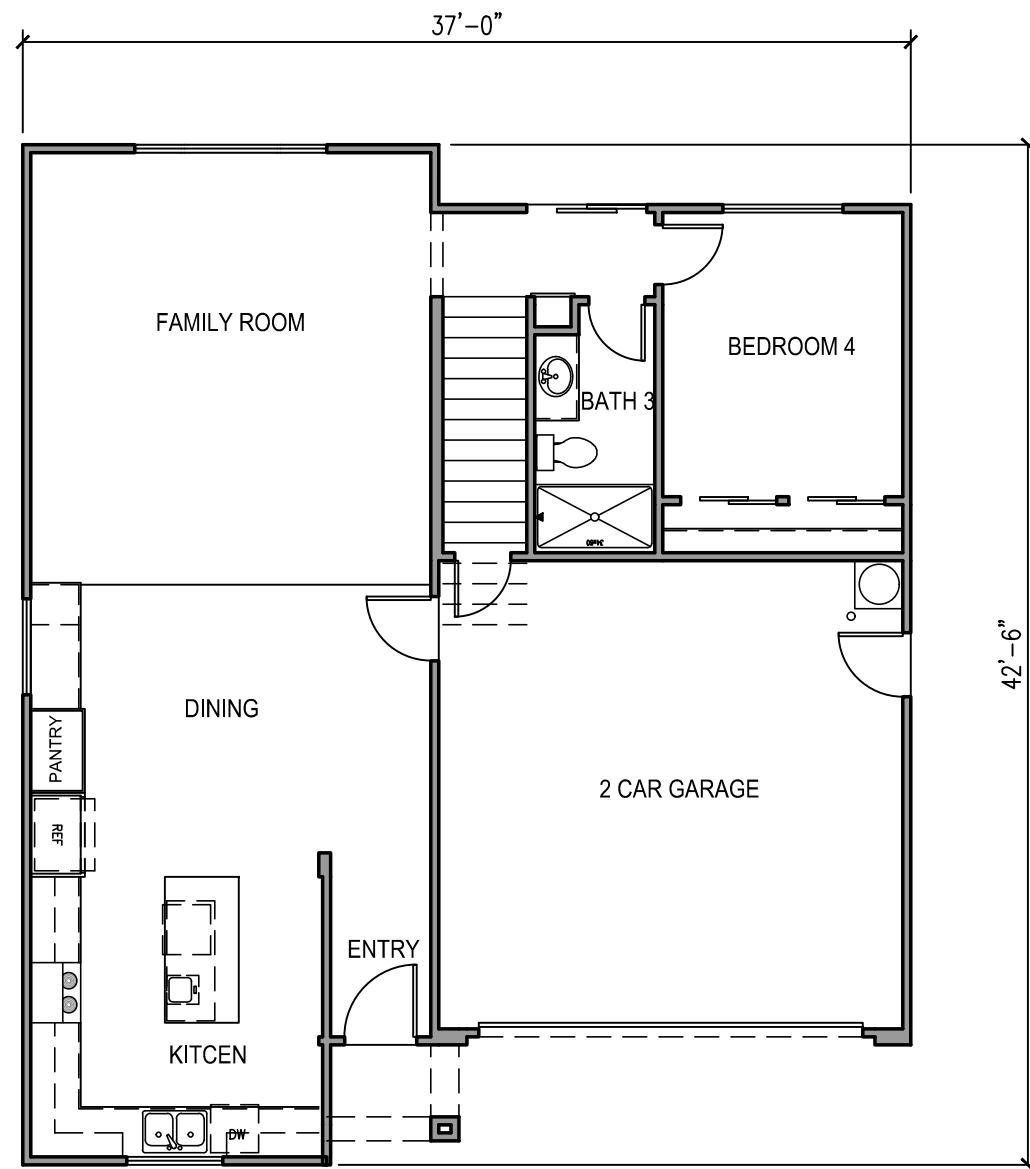
±0"
F.F.

+9'-0"
A.F.F.

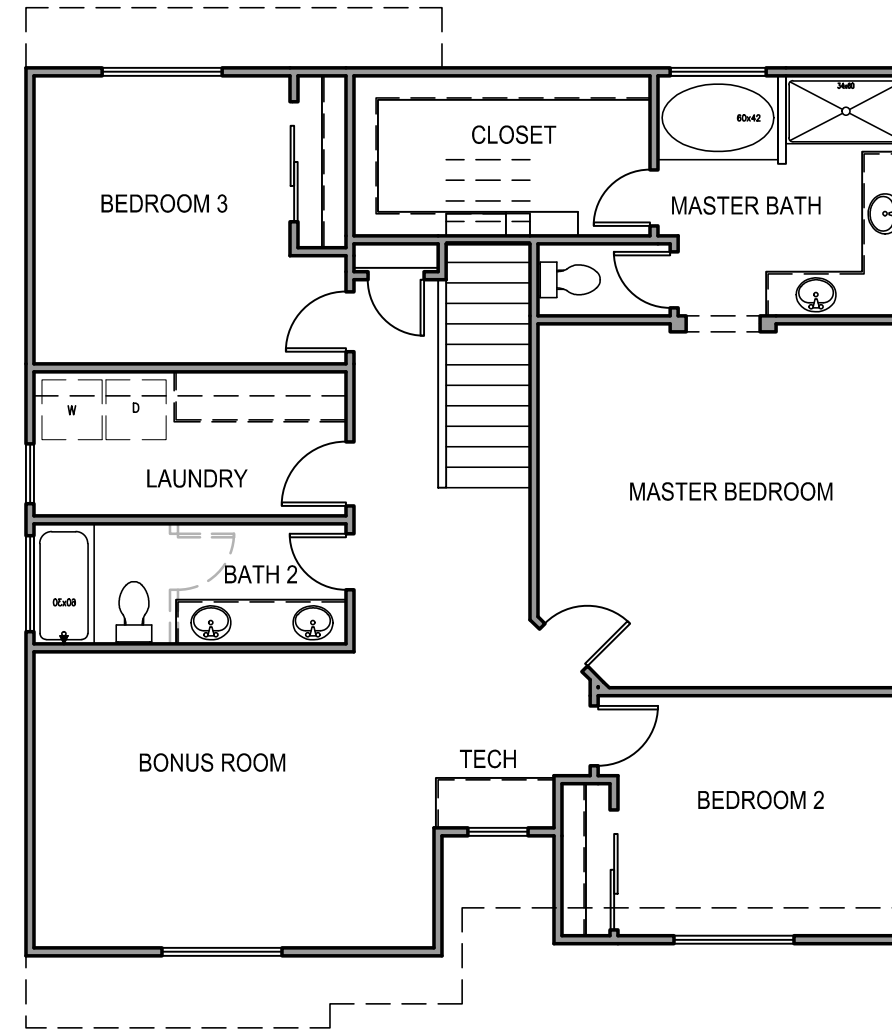
GRANITE DRIVE
PLAN 2318

JMC HOMES

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FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

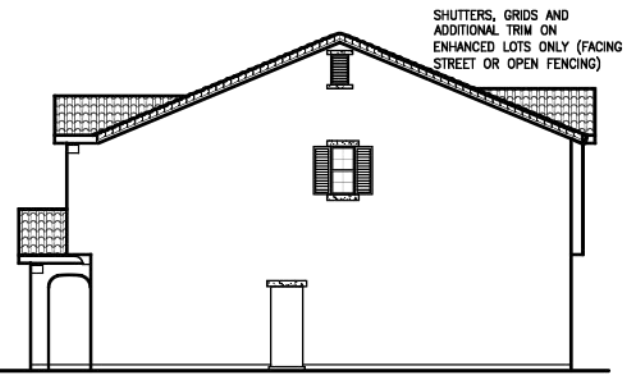


SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

GRANITE DRIVE
PLAN 2318

JMC HOMES

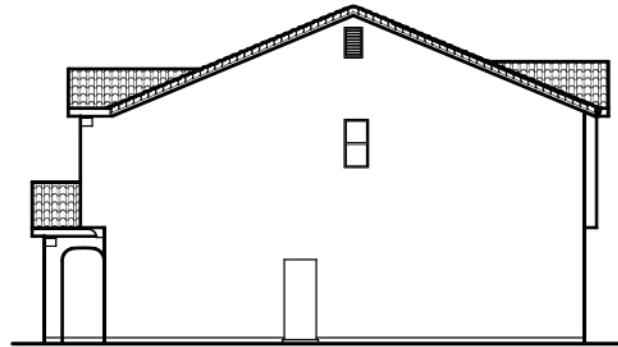
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SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

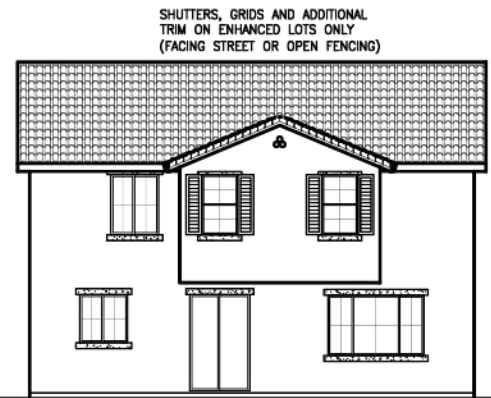
ENHANCED RIGHT ELEVATION 'A'

SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'A'

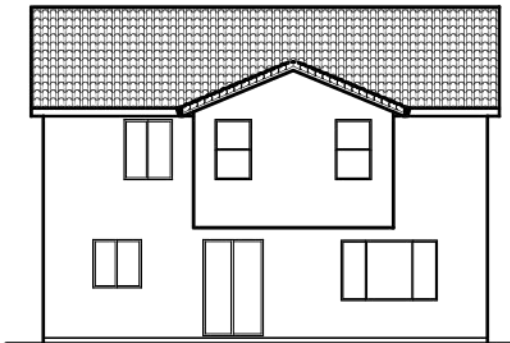
SCALE: 1/16"=1'-0"



SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

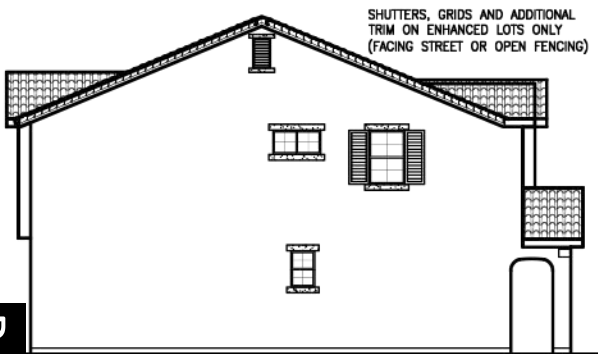
ENHANCED REAR ELEVATION 'A'

SCALE: 1/16"=1'-0"



REAR ELEVATION 'A'

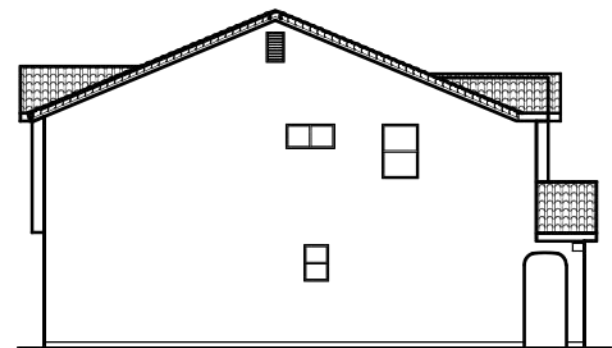
SCALE: 1/16"=1'-0"



SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

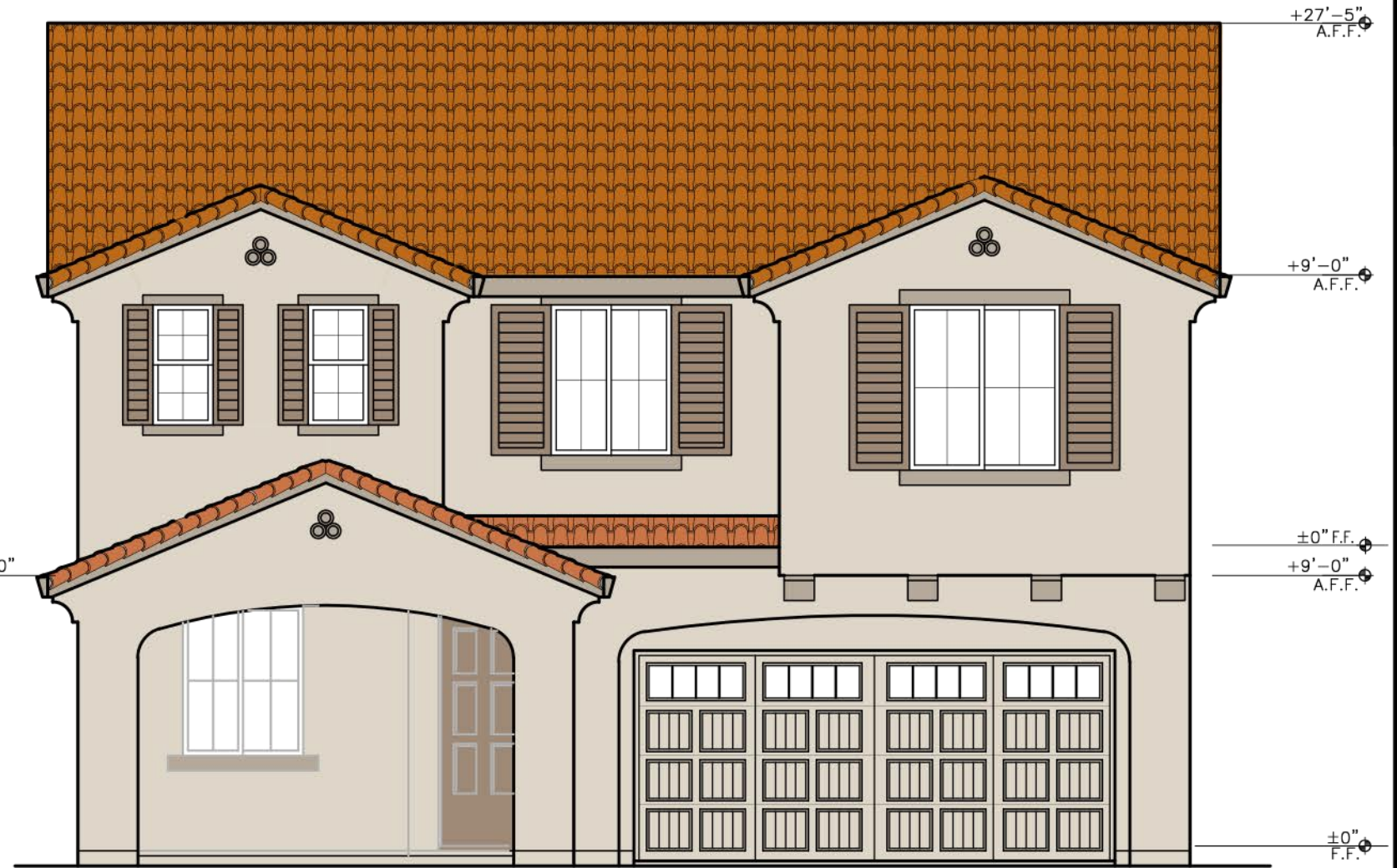
ENHANCED LEFT ELEVATION 'A'

SCALE: 1/16"=1'-0"



LEFT ELEVATION 'A'

SCALE: 1/16"=1'-0"



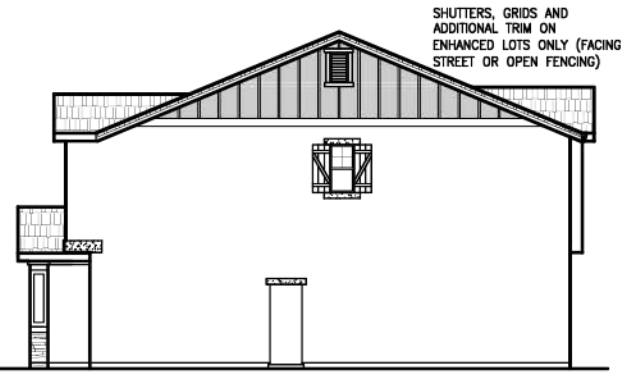
FRONT ELEVATION 'A'

SCALE: 3/16"=1'-0"

GRANITE DRIVE
PLAN 2535

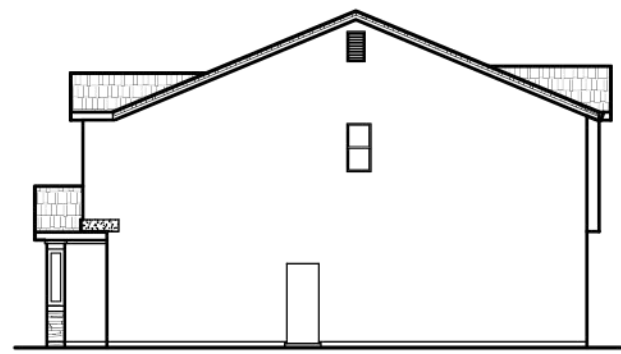


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SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

ENHANCED RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"

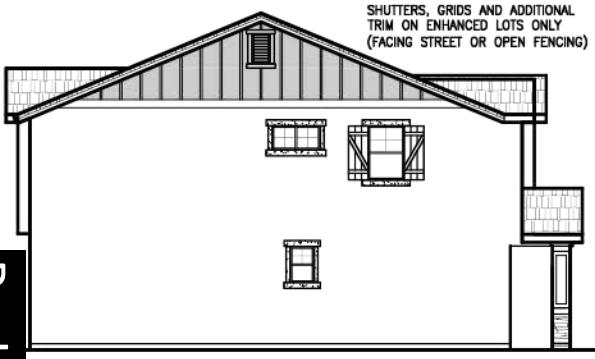


SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

ENHANCED REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"

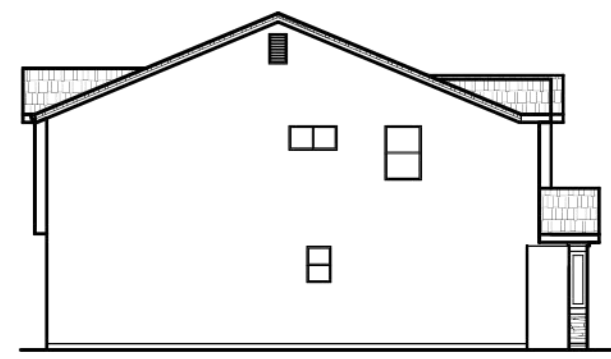


REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"



SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

ENHANCED LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

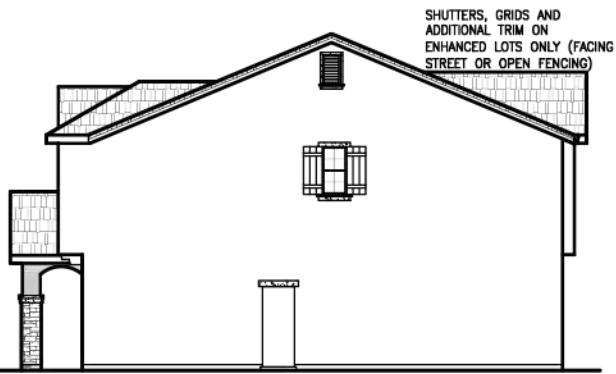


FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"

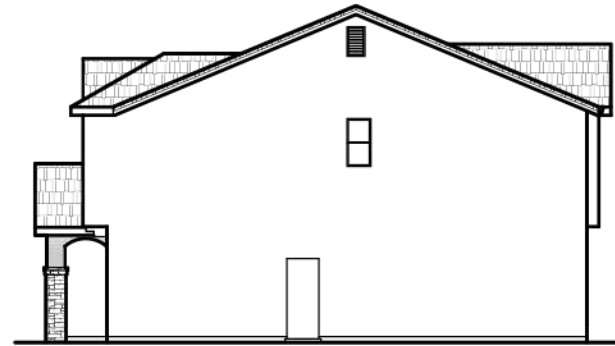
GRANITE DRIVE
PLAN 2535



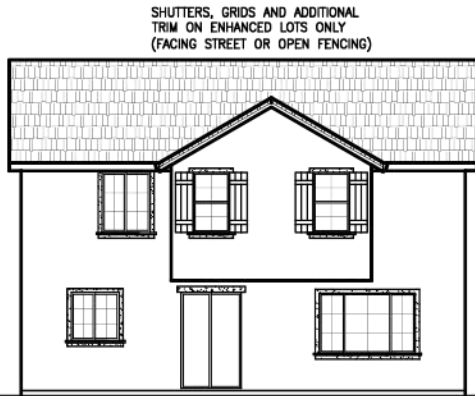
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ENHANCED RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"



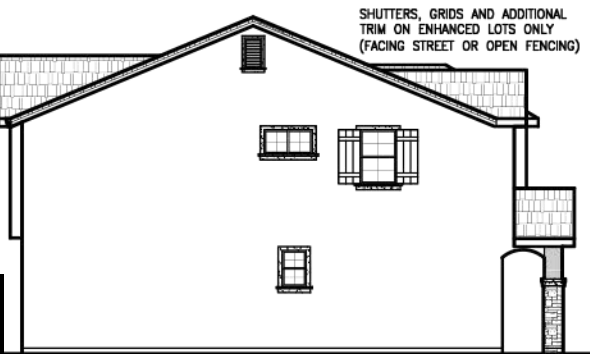
RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"



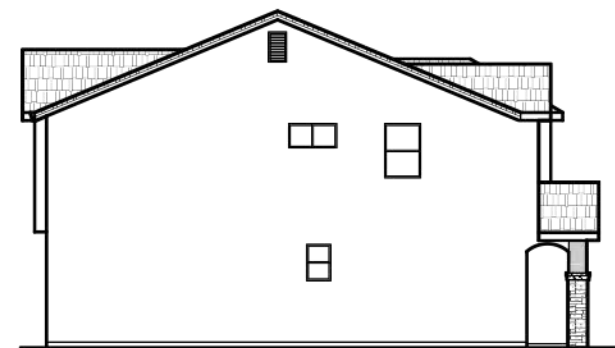
ENHANCED REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

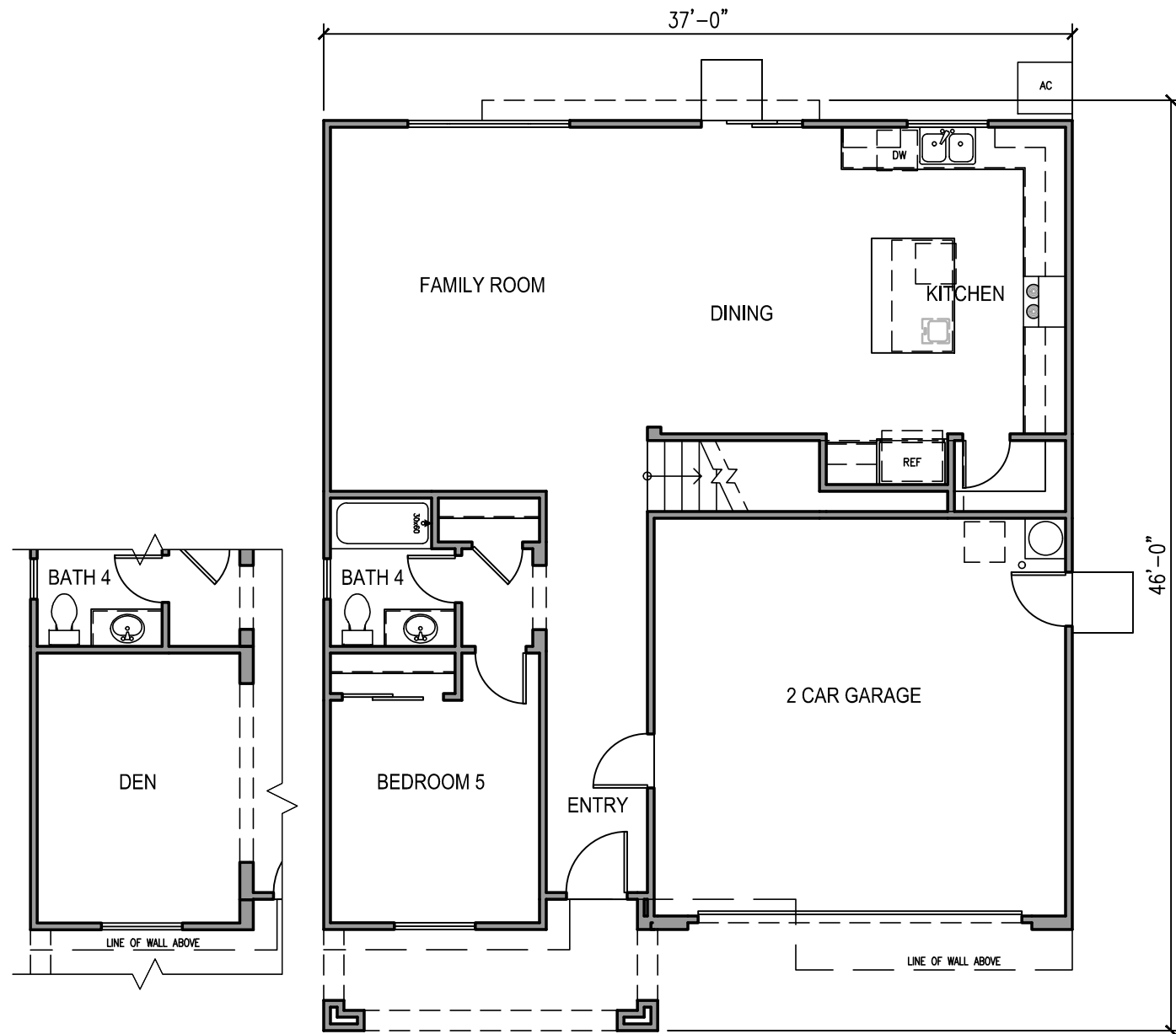


FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"

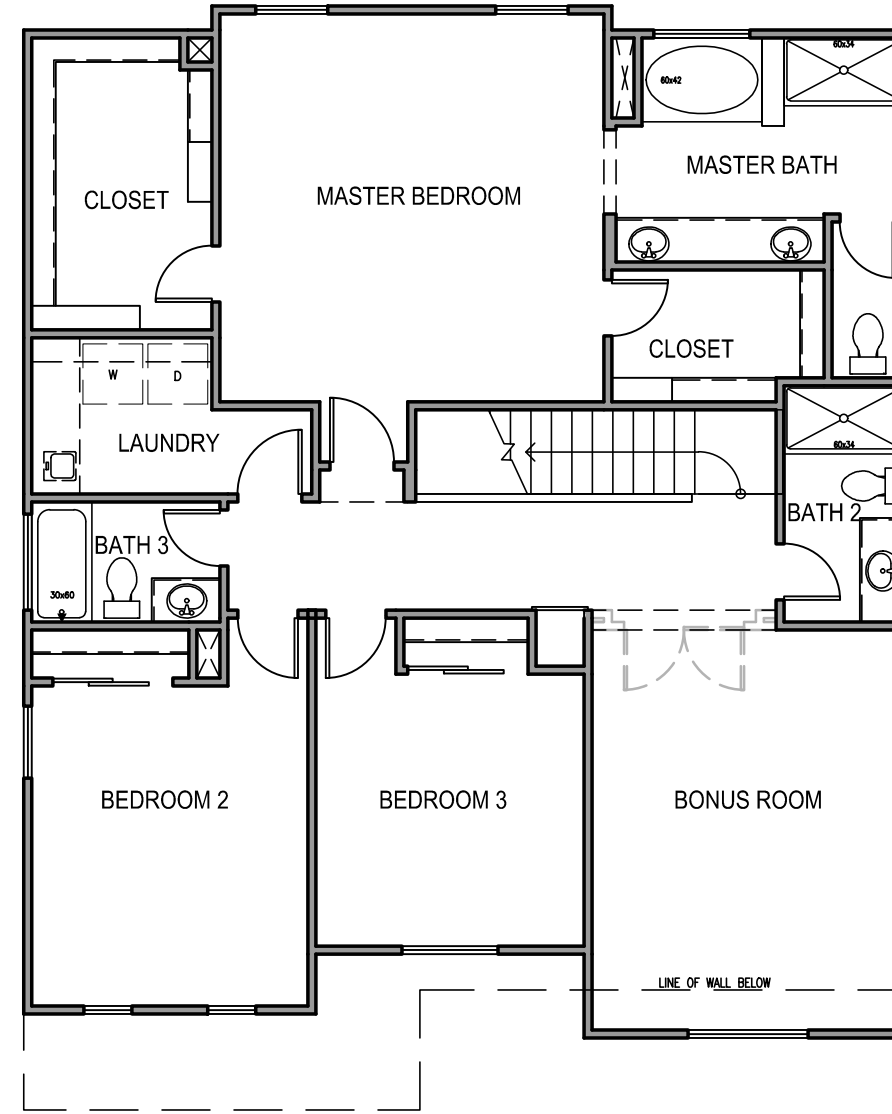
GRANITE DRIVE
PLAN 2535

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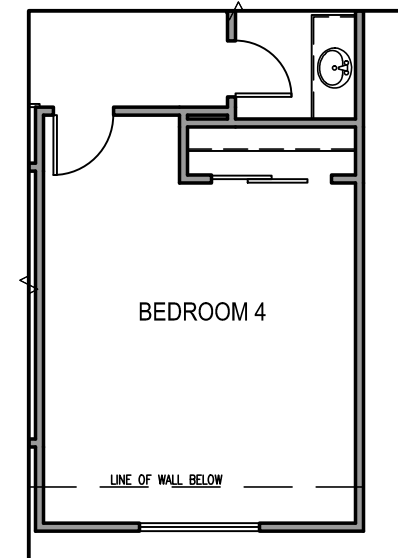
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FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



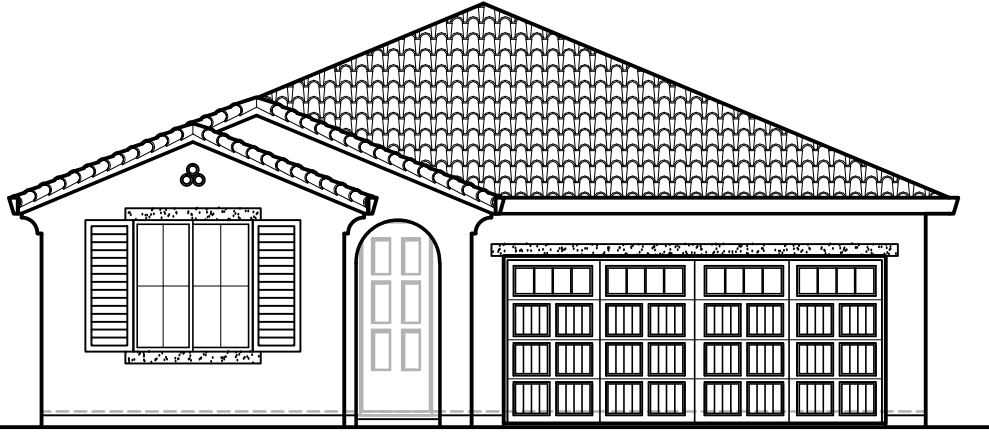
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



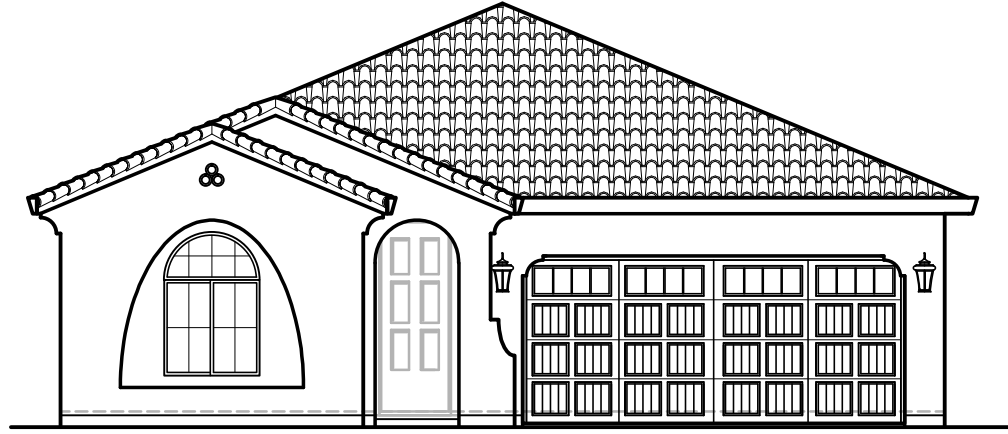
GRANITE DRIVE
PLAN 2535



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FRONT ELEVATION 'A'
SCALE: 3/16"=1'-0"



FRONT ELEVATION 'A'
SCALE: 3/16"=1'-0"



FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"



FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"



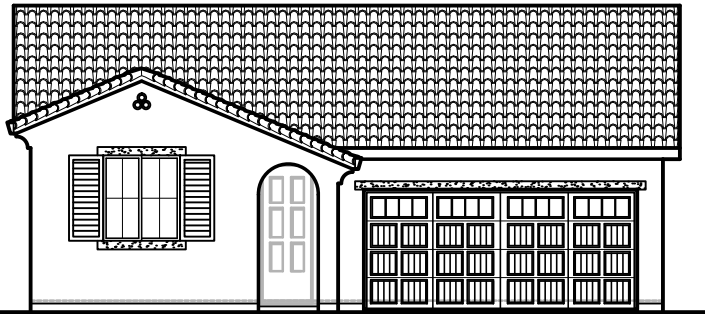
FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"



FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"

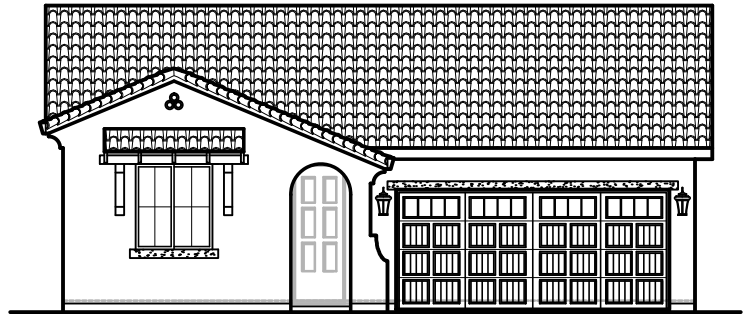
1323/1545
original

1323/1545
revised



FRONT ELEVATION 'A'

0018 3/18/13-2



FRONT ELEVATION 'A'

0018 3/18/13-2



FRONT ELEVATION 'B'

0018 3/18/13-2



FRONT ELEVATION 'B'

0018 3/18/13-2



FRONT ELEVATION 'C'

0018 3/18/13-2



FRONT ELEVATION 'C'

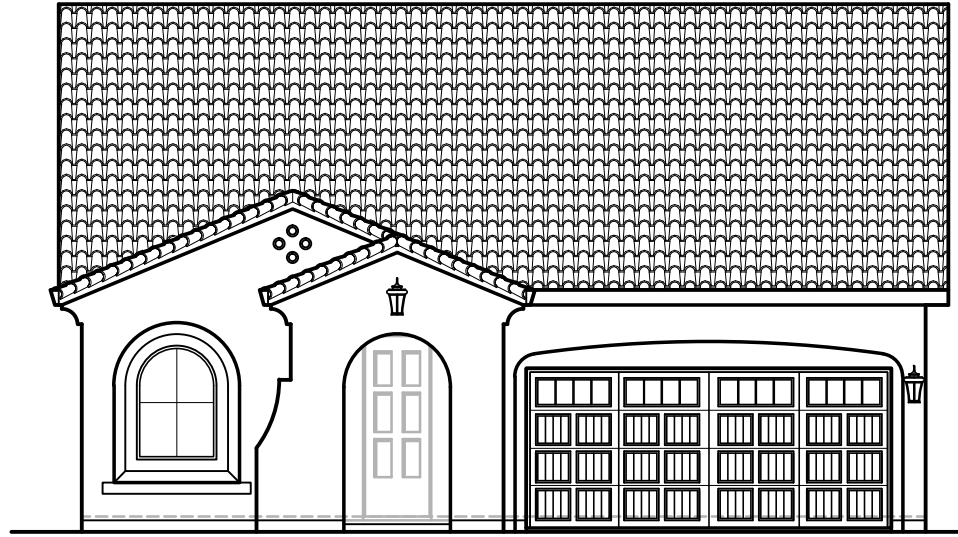
0018 3/18/13-2

1504
original

1504
revised



FRONT ELEVATION 'A'
SCALE: 3/16"=1'-0"



FRONT ELEVATION 'A'
SCALE: 3/16"=1'-0"



FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"



FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"



FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"



FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"

1902
original

1902
revised



FRONT ELEVATION 'A'
SCALE 3/16"=1'-0"



FRONT ELEVATION 'A'
SCALE 3/16"=1'-0"



FRONT ELEVATION 'B'
SCALE 3/16"=1'-0"



FRONT ELEVATION 'B'
SCALE 3/16"=1'-0"



FRONT ELEVATION 'C'
SCALE 3/16"=1'-0"



FRONT ELEVATION 'C'
SCALE 3/16"=1'-0"

2017
original

2017
revised



2318
original

2318
revised



FRONT ELEVATION 'A'

SCALE: 3/16"=1'-0"



FRONT ELEVATION 'A'

SCALE: 3/16"=1'-0"



FRONT ELEVATION 'B'

SCALE: 3/16"=1'-0"



FRONT ELEVATION 'B'

SCALE: 3/16"=1'-0"



FRONT ELEVATION 'C'

SCALE: 3/16"=1'-0"



FRONT ELEVATION 'C'

SCALE: 3/16"=1'-0"

2535
original

2535
revised

RESOLUTION NO. PC-2016-XX

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW
(Granite & Dominguez Subdivision / DR2016-08)

The Planning Commission of the City of Rocklin does resolve as follows:

Section 1. The Planning Commission of the City of Rocklin finds and determines that:

A. This resolution approves a Design Review entitlement to allow construction of single-family residential homes on previously approved lots in the Granite & Dominguez Subdivision (SD-2013-06) where, the Rocklin Municipal Code requires that those lots that are less than 6,000 square feet in area, obtain design review approvals prior to issuance of building permits.

B. A Mitigated Negative Declaration (MND) of environmental impacts for this project has been certified via City Council Resolution No. 2014-200. The MND analyzed the anticipated potential environmental impacts associated with the construction of homes in the Granite & Dominguez Subdivision. The Design Review proposes no substantial changes which would require revisions to the MND.

C. The design of the site is compatible with the City of Rocklin Design Review Guidelines.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with other residential development within the area.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

F. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

G. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the public street patterns.

H. The design of the site and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The Design Review for the Granite & Dominguez Subdivision / DR-2016-008 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated otherwise, the applicant/developer shall be solely responsible for satisfying each condition and the conditions must be satisfied prior to issuance of the building permit, or issuance of certificate of occupancy as determined by the Economic and Community Development Director.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. General

- a. The project shall comply with all conditions of approval for the Granite & Dominguez Subdivision (SD-2013-06), approved by the City Council on September 9, 2014 (Resolution No. 2014-202). (PLANNING)

2. Landscaping

- a. All front and street side yard landscaping, as applicable to each lot, consistent with the typical landscaping indicated on Exhibit A shall be installed prior to final building permit inspection for each home. A

minimum of one shade tree shall be planted in the front yard of each house as shown on Exhibit A. (PLANNING)

- b. The project shall comply with the State Model Water Efficient Landscape Ordinance (MWELO). (PLANNING)

3. Design

- a. Enhanced building elevations shall be used on all lots backing up to Dominguez Road, all corner lots, and all lots adjacent to the open space areas (Tentative Subdivision Map Lot No's 1 through 16, 35, 36, 37, 38, 39, 45, 46, 52, 53, 61, 62, and 70) (PLANNING)
- b. Solid concrete sidewalks shall be installed to provide access to the rear yards of each home, for ease of trash bin movement. (PLANNING)
- c. Natural gas lines shall be installed to the rear of each single-family residential structure to encourage the use of natural-gas barbecues. (PLANNING)
- d. An electrical outlet shall be installed in each exterior elevation wall of each home to promote the use of electrical landscaping equipment. (PLANNING)
- e. Exterior lighting shall be designed to the extent practicable to incorporate shoebox style downcast lighting, shielding, and other measures commonly employed as "dark sky" provisions. (PLANNING)

4. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

PASSED AND ADOPTED this 4th day of October, 2016 by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairman

ATTEST:

Secretary

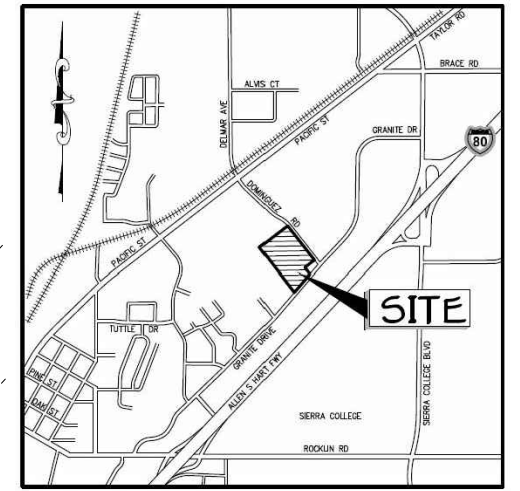
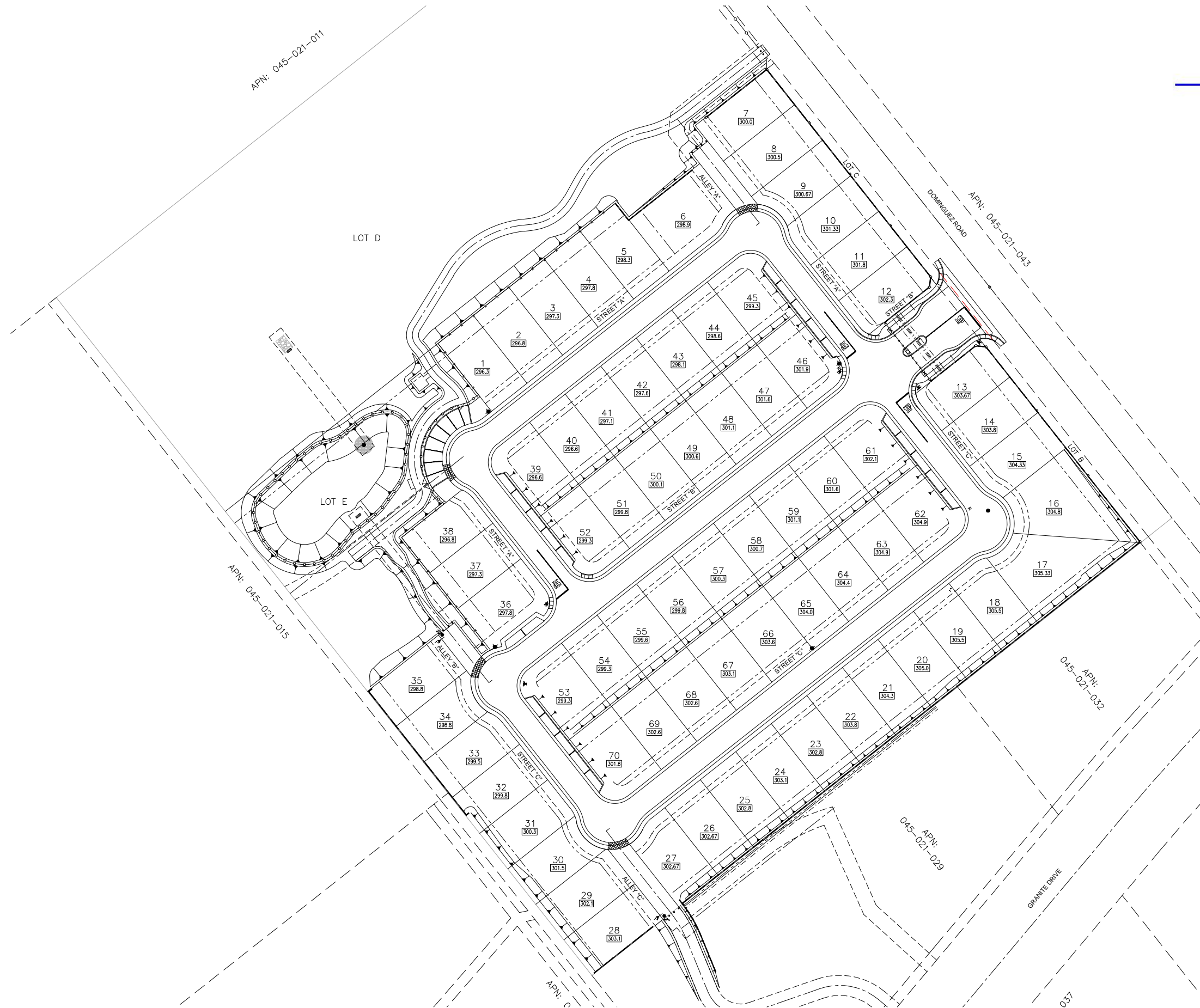
P:\PERMANENT PLANNING FILES\RESOLUTIONS\2016\PC\RESO Granite & Dominguez Subdivision DR 10-04-16.docx

EXHIBIT A

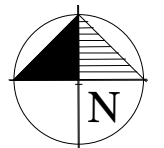
Design Review Documents are available at the Community Development Department

EXHIBIT A

DR2016-08



VICINITY MAP
NO SCALE



NO SCALE
APN 045-021-028 THRU
045-021-031

GRANITE DRIVE
SITE PLAN



John Mourier Construction Inc.
Roseville, California



GRANITE DRIVE

CORNER LOT TYPICAL PRODUCTION LANDSCAPE

CORNER LANDSCAPE:

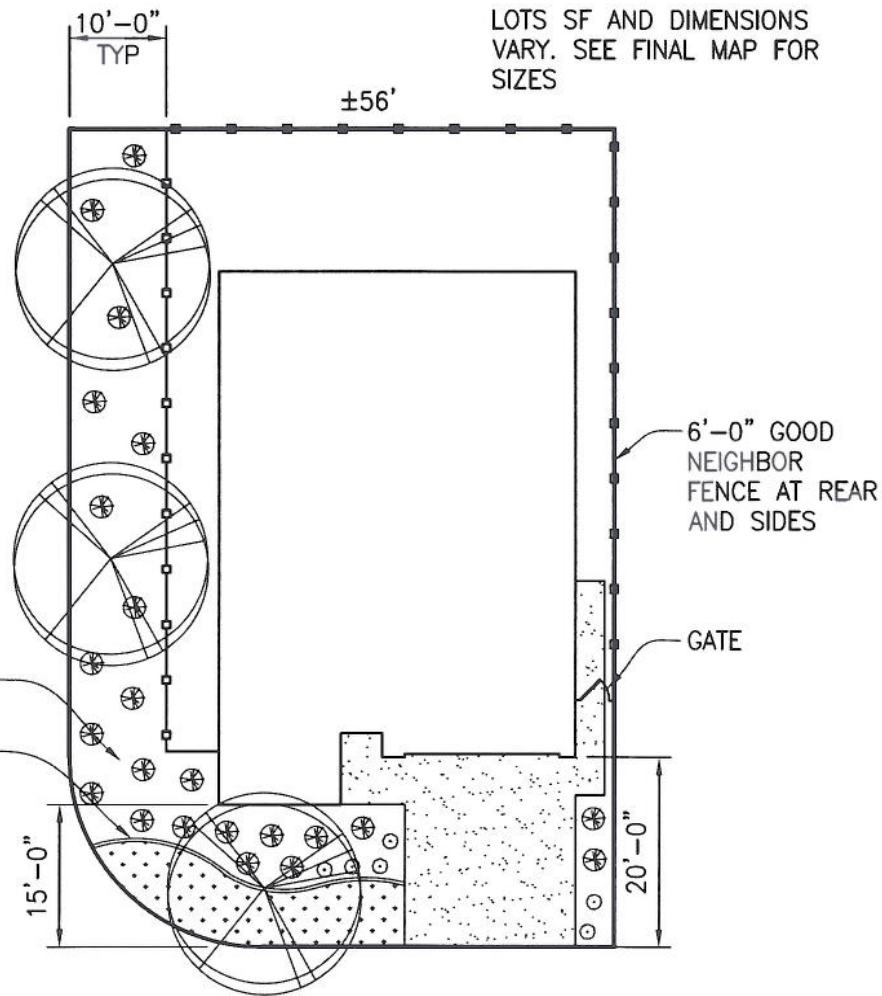
SHRUBS: (23)-5 GALLON, (6)-1 GALLON
TREES: (3)-24" BOX TREE

LEGEND	
	SOD 25% MAX
	HARDSCAPE
	CONC. CURBING
	WOOD FENCE
	1 GALLON SHRUB
	5 GALLON SHRUB
	24" BOX TREE

±40' CONCRETE CURBING
MIN. CONCRETE CURBING
TO TIE INTO CONCRETE
CURBING ON ADJOINING
LOT(S)

BARK PLANTER AREA

CONC CURBING



LOTS SF AND DIMENSIONS
VARY. SEE FINAL MAP FOR
SIZES

6'-0" GOOD
NEIGHBOR
FENCE AT REAR
AND SIDES

GATE

LANDSCAPE TO COMPLY WITH THE STATE MODEL WATER
EFFICIENT LANDSCAPE ORDINANCE (MWELI).

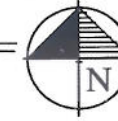
LOT: SITE ADDRESS:

THIS ILLUSTRATIVE DOCUMENT IS INTENDED FOR
EXCLUSIVE USE OF SALES AND MARKETING
PURPOSES ONLY. THIS DOCUMENT DOES NOT
GUARANTEE ANY DIMENSIONS, DISTANCES,
BEARINGS OR SETBACKS. JMC HOMES RESERVES
THE RIGHT TO MAKE CHANGES TO THIS DOCUMENT
AT ANY TIME WITHOUT PRIOR NOTICE AND IS NOT
RESPONSIBLE FOR IRREGULARITIES OR
DIFFERENCES IN ACTUAL OR "AS-BUILT" LOT
CHARACTERISTICS.

LOT SIZE:	± VARIES SF.
SCALE:	1"=20'-0"
DATE	8-4-16
BUYERS SIGNATURE	DATE
BUYERS SIGNATURE	DATE



1430 BLUE OAKS BLVD. #190
ROSEVILLE, CA 95747
OFFICE: (916) 782-8879
FAX: (916) 960-5322
CA. LIC. 613004
WWW.JMCHOMES.COM



GRANITE DRIVE

INTERIOR LOT TYPICAL PRODUCTION LANDSCAPE

TYPICAL LANDSCAPE:

SHRUBS: (11)-5 GALLON, (7)-1 GALLON
TREES: (1)-24" BOX TREE

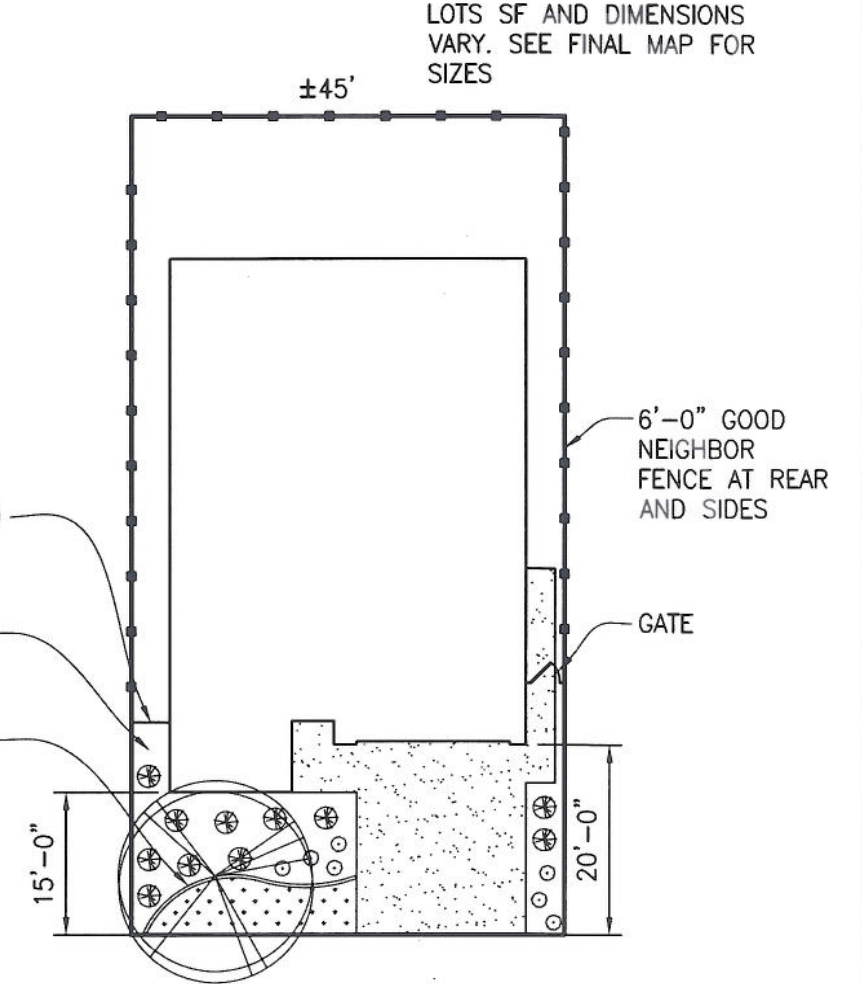
LEGEND	
	SOD 25% MAX
	HARDSCAPE
	CONC. CURBING
	WOOD FENCE
	1 GALLON SHRUB
	5 GALLON SHRUB
	24" BOX TREE

±28' CONCRETE CURBING
MIN. CONCRETE CURBING
TO TIE INTO CONCRETE
CURBING ON ADJOINING
LOT(S)

6'-0" ENHANCED
WOOD FENCE

BARK PLANTER
AREA

CONC CURBING
(TYP.)



LOTS SF AND DIMENSIONS
VARY. SEE FINAL MAP FOR
SIZES

6'-0" GOOD
NEIGHBOR
FENCE AT REAR
AND SIDES

GATE

LANDSCAPE TO COMPLY WITH THE STATE MODEL WATER
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CHARACTERISTICS.

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DATE	8-4-16
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PLANT LIST

TREES

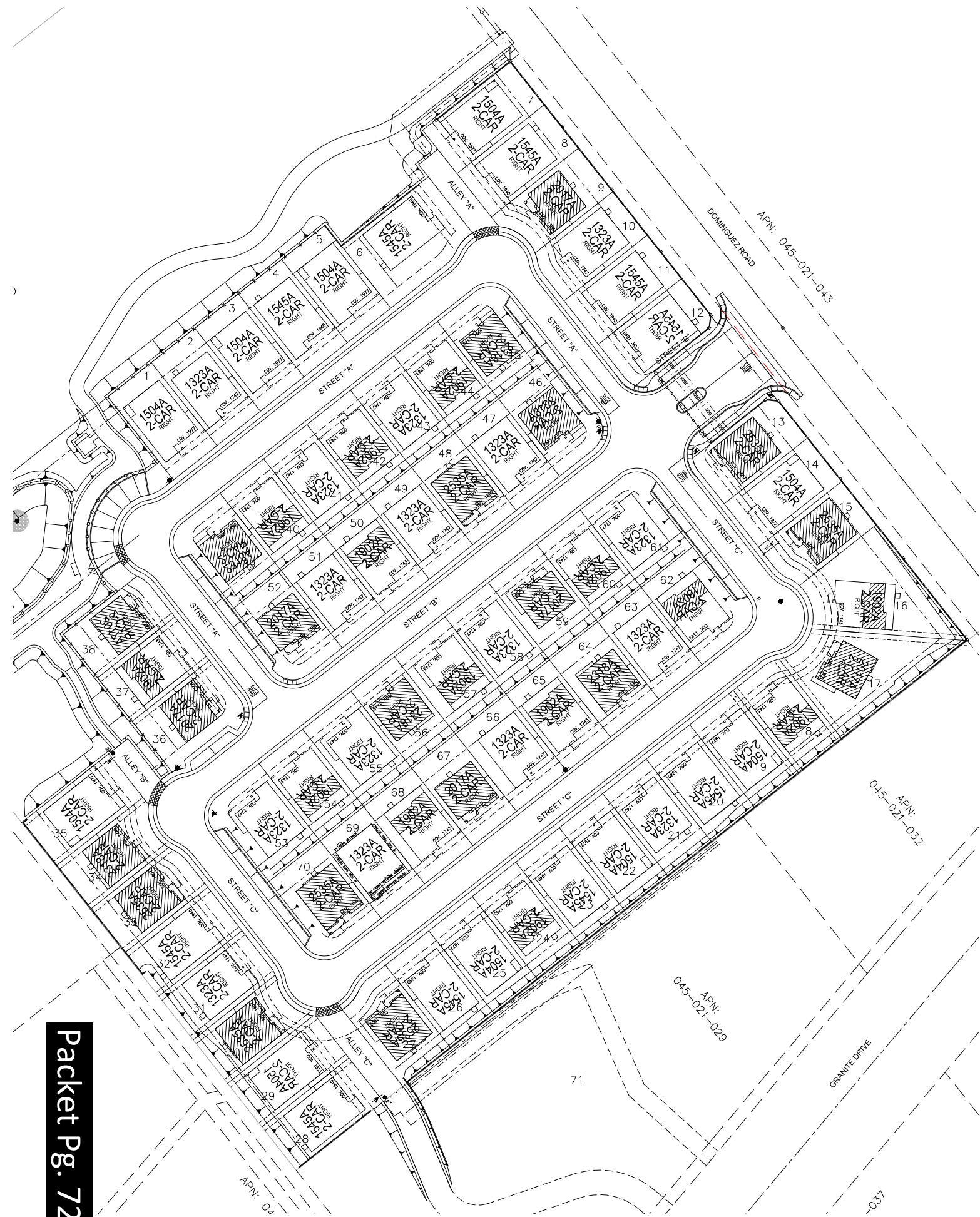
Symbol	Botanical	Common	Water Use
CV	CALLISTEMON VIMINALIS 'NEON PINK'	BOTTLE POP NEON PINK BOTTLEBRUSH	LOW
DVP	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	LOW
PCC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	LOW
PO	PICEA OMORIKA 'SKY TRAILS'	SKY TRAILS SERBIAN SPRUCE	LOW
QI	QUERCUS ILEX	HOLLY OAK	LOW
QS	QUERCUS SUBER	CORK OAK	LOW
RIM	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' / STANDARD	MAJESTIC BEAUTY INDIAN HAWTHORNE	LOW
PA	PLATANUS X ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE	MED. (only in lawn)
PCA	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR	MED. (only in lawn)
PCV	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	MED. (only in lawn)
PFS	PHOTINIA FRASERI / STANDARD	PHOTINIA	MED. (only in lawn)

GROUNDCOVERS

Symbol	Botanical	Common	Water Use
L	LAWN - DWARF FESCUE / BLUEGRASS MIX	80% FESCUE - 20% BLUEGRASS BLEND	HIGH
AEC	ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	LOW
CC	CEANOTHUS 'CENTENNIAL'	CENTENNIAL HYBRID WILD LILAC	LOW
CGH	CEANOTHUS GRISEUS HORIZONTALIS 'DIAMOND HEIGHTS'	DIAMOND HEIGHTS VARIEGATED CARMEL CREEPER	LOW
COT	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	LOW
JH	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	LOW
MP	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	LOW
SC	SEDUM 'RAZZLEBERRY'	SUNSPARKLER DAZZLEBERRY SEDUM	LOW
SL	LANTANA X 'MONI'	CONFETTI SPREADING LANTANA	LOW
TL	LANTANA SELLOWIANA	TRAILING LANTANA	LOW
VC	VERBENA CANADENSIS 'HOMESTEAD PURPLE'	PURPLE SPREADER GARDEN VERBENA	LOW
KUR	LIPPIA NODIFLORA 'KURAPIA'	KURAPIA	LOW

SHRUBS

Symbol	Botanical	Common	Water Use
ADH	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	LOW
AE	ASPIDISTRA ELATIOR	CAST IRON PLANT	LOW
AU	ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY TREE	LOW
AUM	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNICK	LOW
BD	BUDDLEJA DAVIDII	BUTTERFLY BUSH	LOW
CB	CISTUS X 'BENNETT'S WHITE'	BENNETT'S WHITE ROCK ROSE	LOW
CLJ	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	LOW
CL	CISTUS LADANIFER	CRIMSON SPOT ROCKROSE	LOW
CLM	LANTANA CAMARA 'MONIKE'	TEENIE GENIE COMPACT LANTANA	LOW
CPO	CISTUS PURPUREUS 'ORCHID ROCKROSE'	ORCHID ROCKROSE	LOW
CS	CISTUS X PULVERULENTUS 'SUNSET'	MAGENTA ROCK ROSE	LOW
CS2	CISTUS SALVIFOLIUS	ROCKROSE SAGELEAF	LOW
CX	CEANOTHUS X 'BLUE JEANS'	BLUE JEANS CALIFORNIA LILAC	LOW
DB	DIETES BICOLOR	FORTNIGHT LILY	LOW
DV	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	LOW
HA	HETEROMELES ARBUTIFOLIA	TOYON	LOW
LG	LAGERSTROEMIA 'GAMAD VII'	SWEETHEART DAZZLE DWARF CRAPE MYRTLE	LOW
LG2	LAGERSTROEMIA 'GAMAD III'	SNOW DAZZLE CRAPE MYRTLE	LOW
LI	LAGERSTROEMIA INDICA 'WHIT VI'	BURGUNDY COTTON CRAPE MYRTLE	LOW
LE	LAVENDULA ANGUSTIFOLIA 'ASHDOWN FOREST'	ASHDOWN FOREST ENGLISH LAVENDER	LOW
LS	LAVENDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	LOW
MA	MYRSINE AFRICANA	AFRICAN BOXWOOD	LOW
MAG	MUHLENBERGIA LINDHEIMERI 'LENI'	AUTUMN GLOW MUHLY	LOW
MC	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST PINK MUHLY	LOW
ND	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	LOW
PT	PHORMIUM TENAX 'APRICOT QUEEN'	NEW ZEALAND FLAX	LOW
PTF	COLEONEMA PULCHRUM 'COMPACTA'	FIREBIRD FLAX	LOW
RIP	RHAPHIOLEPIS INDICA 'PINKIE'	PINKIE INDIAN HAWTHORNE	LOW
RIS	RHAPHIOLEPIS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORNE	LOW
RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	LOW
SG	SALVIA GREGGII 'RED'	AUTUMN SAGE	LOW
TF	TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	LOW

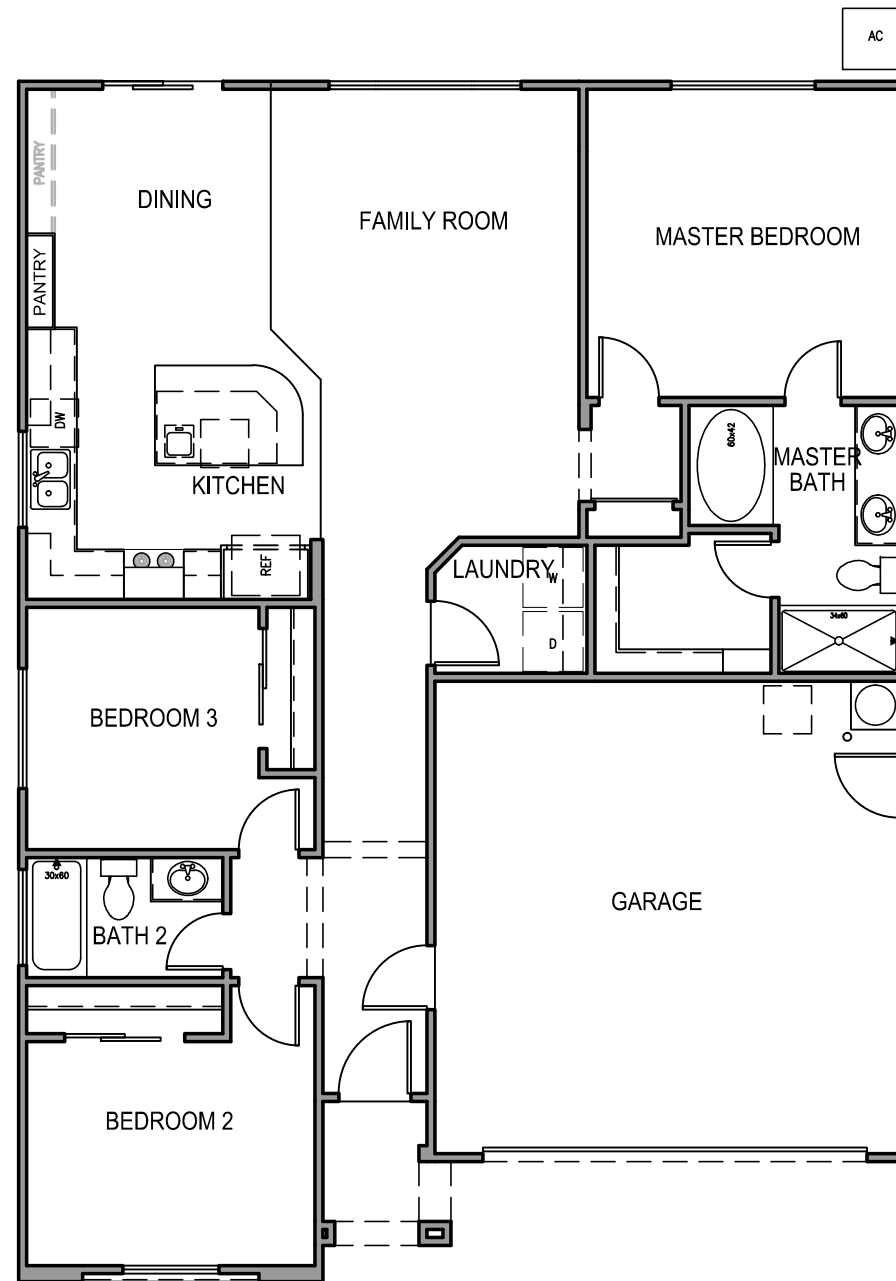


Packet Pg. 72

Granite Drive 45' Wide Lots X = Plan Fits Lot

	1323	1504	1545	1902	2017	2318	2535
	37' wide x 50' deep 2-car	37' wide x 56' deep 2-car	37' wide x 56' deep 2-car	37' wide x 50' deep 2-car	37' wide x 38'-6" deep 2-car	37' wide x 42'-6" deep 2-car	37' wide x 46' deep 2-car
1	X	X	X	X	X	X	X
2	X	X	X	X	X	X	X
3	X	X	X	X	X	X	X
4	X	X	X	X	X	X	X
5	X	X	X	X	X	X	X
6	X	X	X	X	X	X	X
7	X	X	X	X	X	X	X
8	X	X	X	X	X	X	X
9					X	X	X
10	X			X	X	X	X
11	X	X	X	X	X	X	X
12	X	X	X	X	X	X	X
13	X			X	X	X	X
14	X	X	X	X	X	X	X
15					X	X	X
16	X			X	X	X	X
17					X	X	X
18	X			X	X	X	X
19	X	X	X	X	X	X	X
20	X	X	X	X	X	X	X
21	X	X	X	X	X	X	X
22	X	X	X	X	X	X	X
23	X	X	X	X	X	X	X
24	X	X	X	X	X	X	X
25	X	X	X	X	X	X	X
26	X	X	X	X	X	X	X
27					X	X	X
28	X	X	X	X	X	X	X
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30					X	X	X
31	X			X	X	X	X
32	X	X	X	X	X	X	X
33	X			X	X	X	X
34					X	X	X
35	X	X	X	X	X	X	X
36					X	X	X
37	X			X	X	X	X
38					X	X	X
39					X	X	
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41	X			X	X	X	X
42	X			X	X	X	X
43	X			X	X	X	X
44	X			X	X	X	X
45					X	X	
46					X	X	
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61	X			X	X	X	X
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65	X			X	X	X	X
66	X			X	X	X	X
67	X			X	X	X	X
68	X			X	X	X	X
69	X			X	X	X	X
70	X			X	X	X	X
	1323	1504	1545	1902	2017	2318	2535

Agenda Item #7.a.



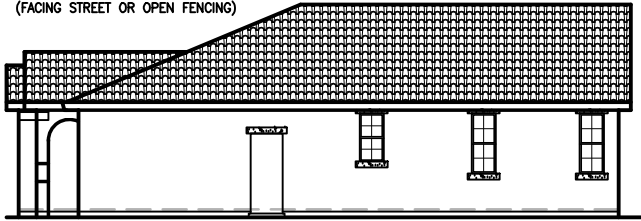
FIRST FLOOR PLAN
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GRANITE DRIVE
PLAN 1323

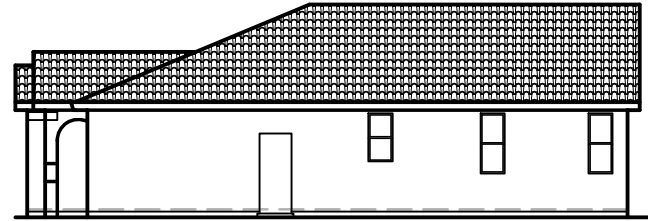


JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd, Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

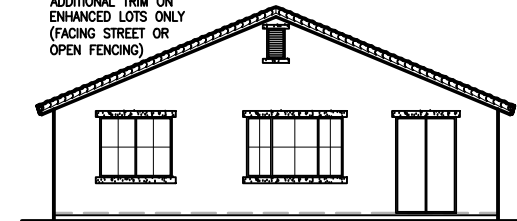


ENHANCED RIGHT ELEVATION 'A'
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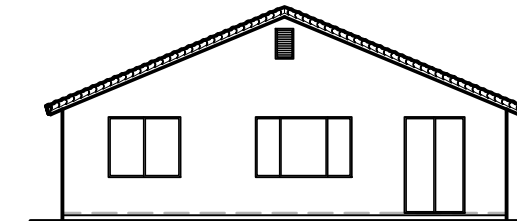


RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

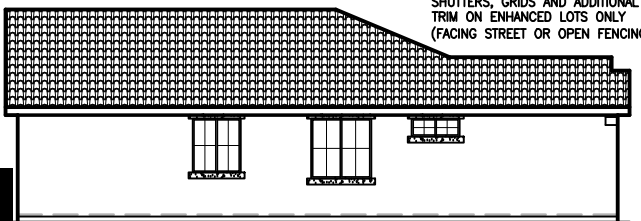


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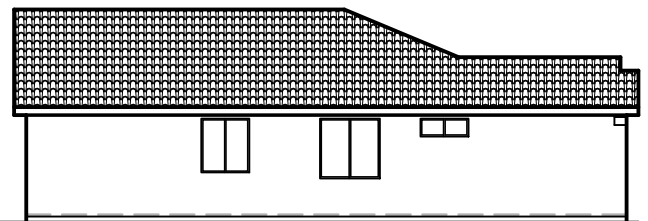


REAR ELEVATION 'A'
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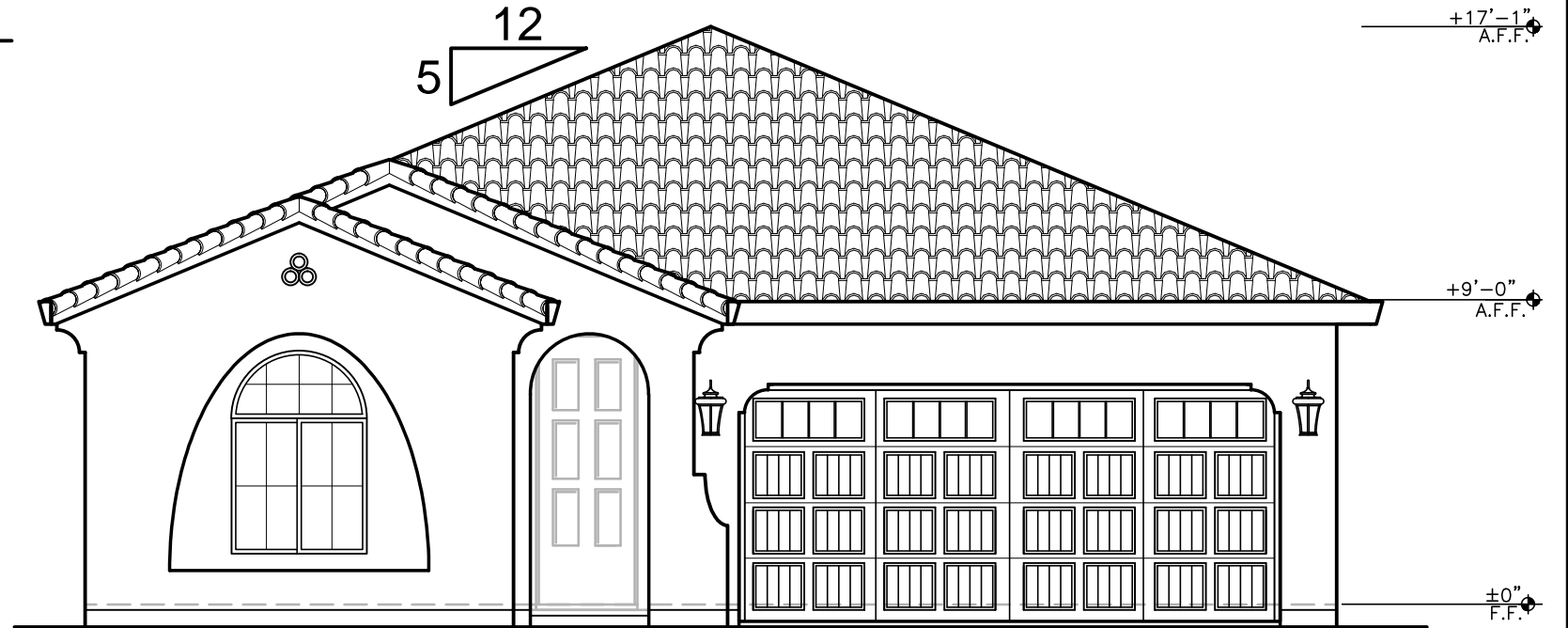
SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"



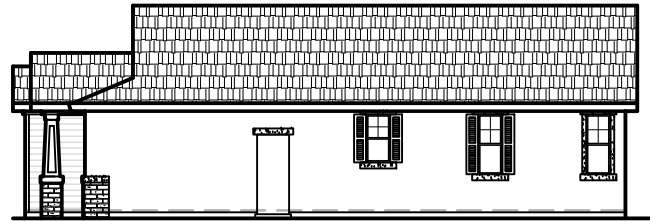
FRONT ELEVATION 'A'
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GRANITE DRIVE
PLAN 1323

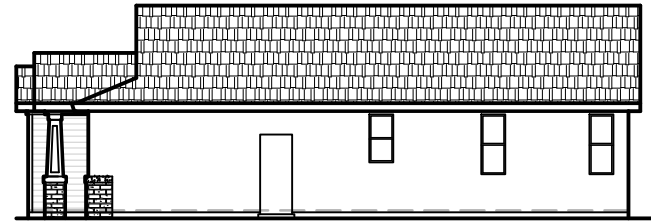


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CALIFORNIA LIC. 613004 B

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"

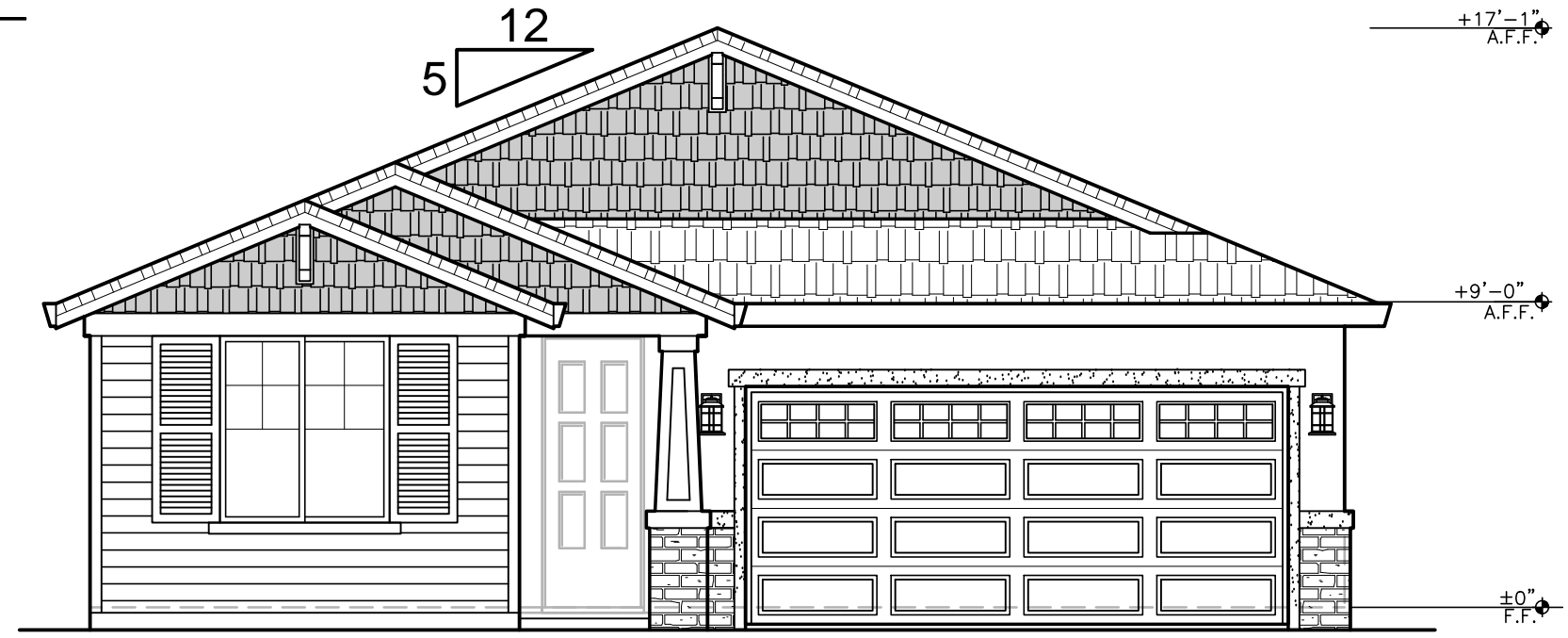
SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"

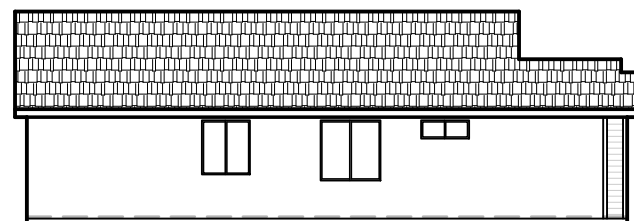


FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"



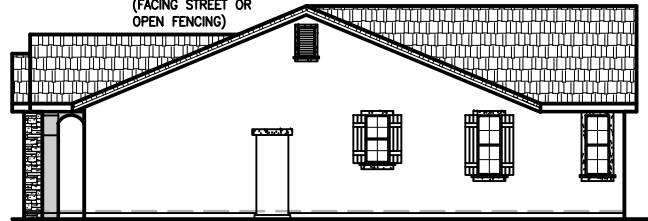
LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

GRANITE DRIVE
PLAN 1323



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1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
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CALIFORNIA LIC. 613004 B

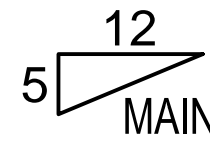
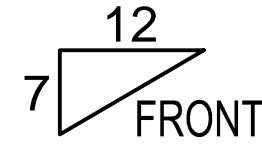
SHUTTERS, GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS ONLY
(FACING STREET OR
OPEN FENCING)



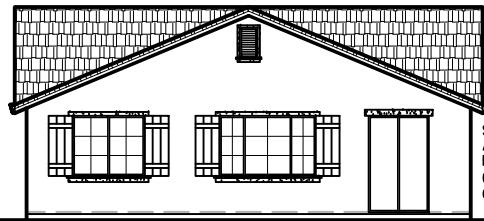
ENHANCED RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"

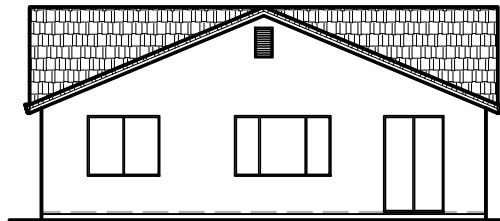


FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"



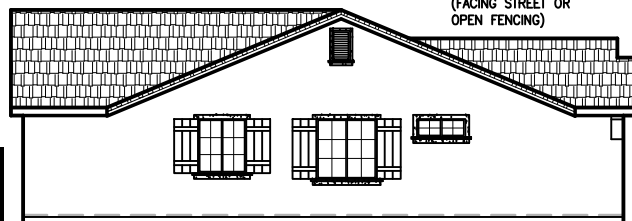
ENHANCED REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS ONLY
(FACING STREET OR
OPEN FENCING)



REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS ONLY
(FACING STREET OR
OPEN FENCING)



ENHANCED LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

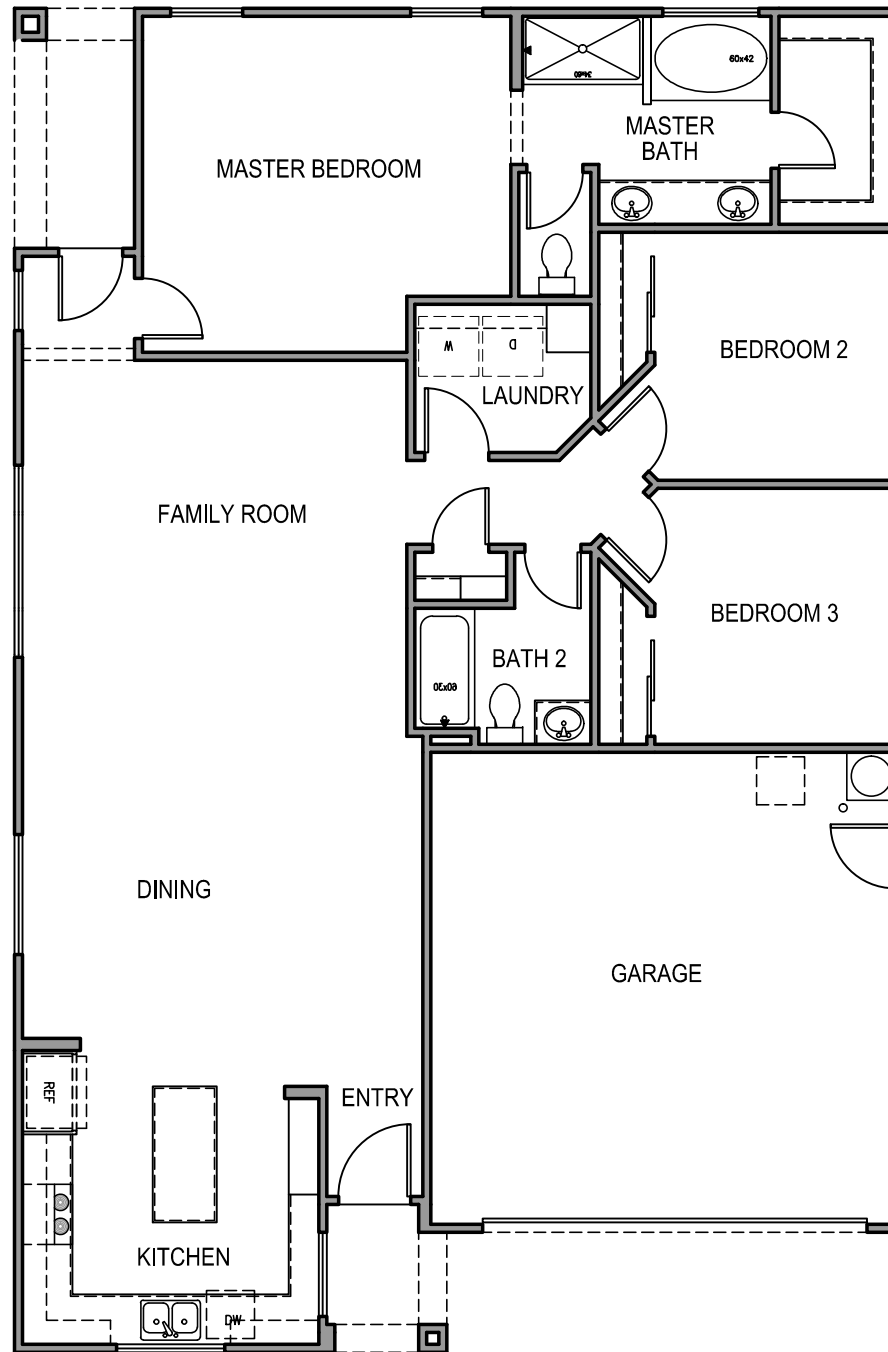


LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

GRANITE DRIVE
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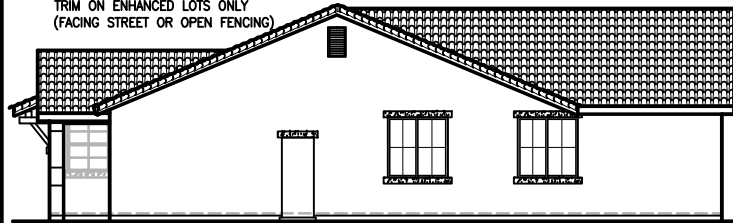
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

GRANITE DRIVE
PLAN 1504



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SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED RIGHT ELEVATION 'A'

SCALE: 1/16"=1'-0"

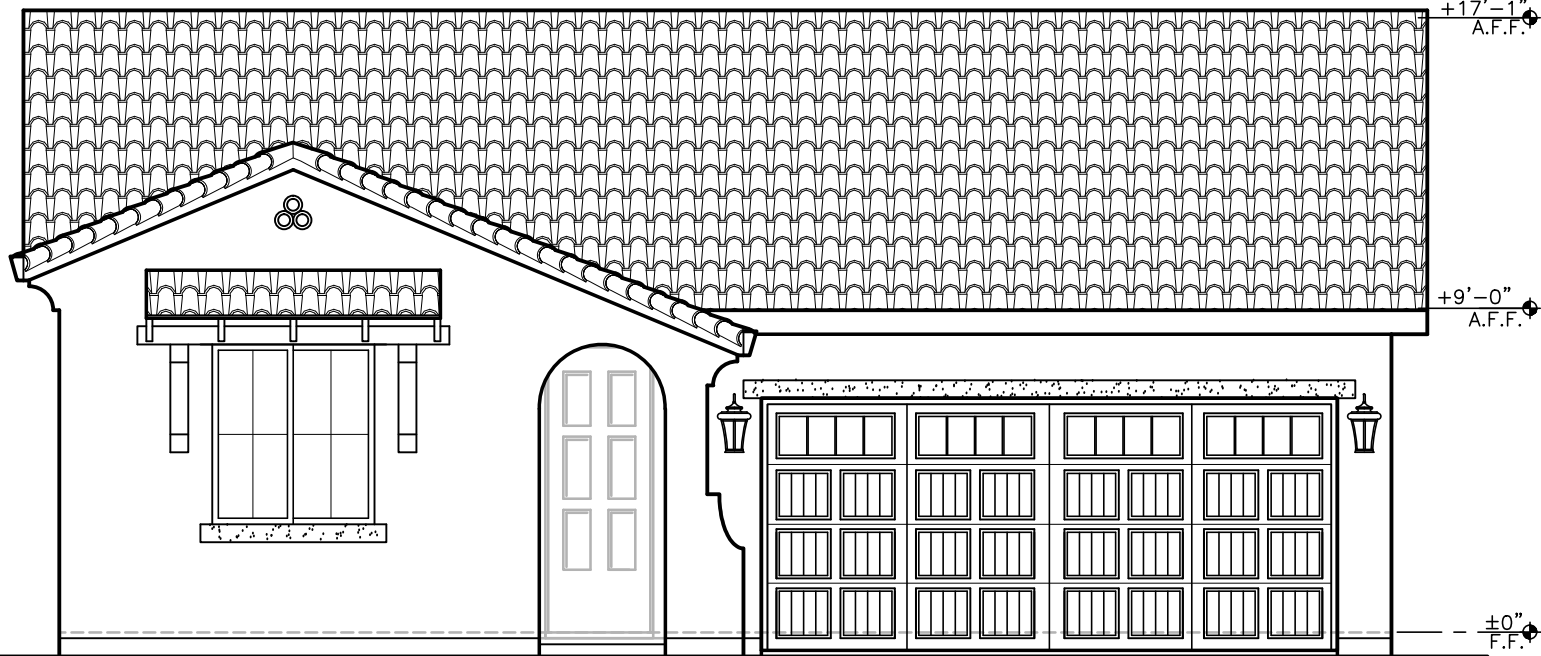
5/12



RIGHT ELEVATION 'A'

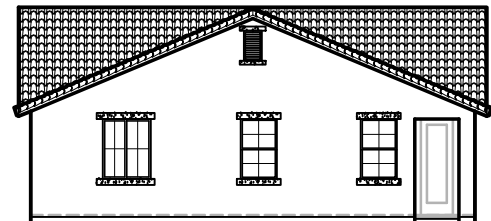
SCALE: 1/16"=1'-0"

5/12



FRONT ELEVATION 'A'

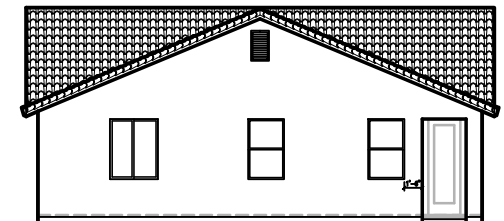
SCALE: 3/16"=1'-0"



ENHANCED REAR ELEVATION 'A'

SCALE: 1/16"=1'-0"

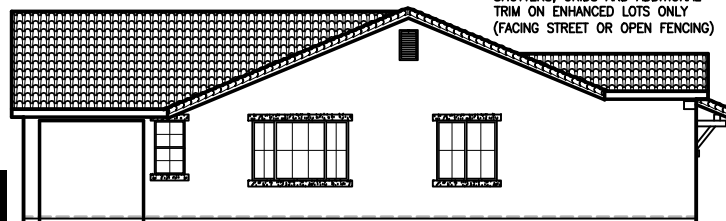
SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



REAR ELEVATION 'A'

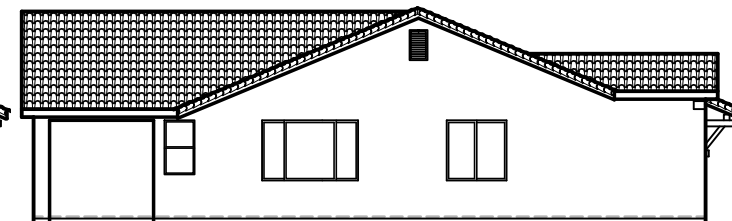
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED LEFT ELEVATION 'A'

SCALE: 1/16"=1'-0"



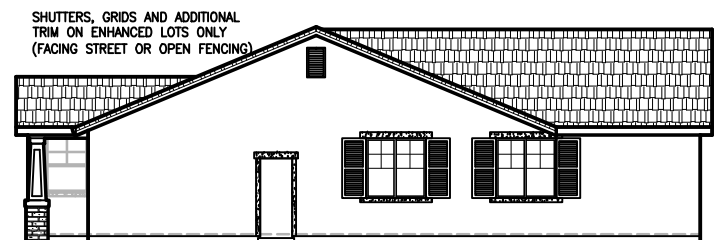
LEFT ELEVATION 'A'

SCALE: 1/16"=1'-0"

GRANITE DRIVE
PLAN 1504



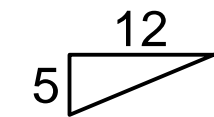
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ENHANCED RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



ENHANCED REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"

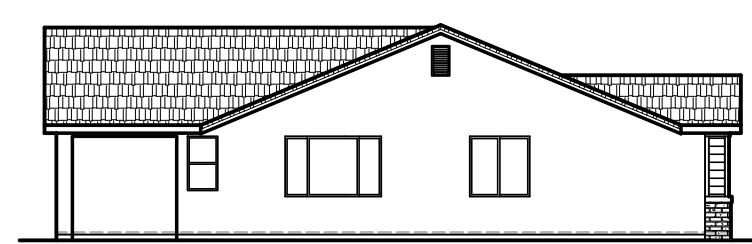


FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"



ENHANCED LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



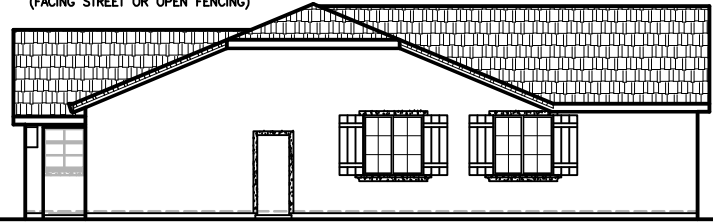
LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

GRANITE DRIVE
PLAN 1504



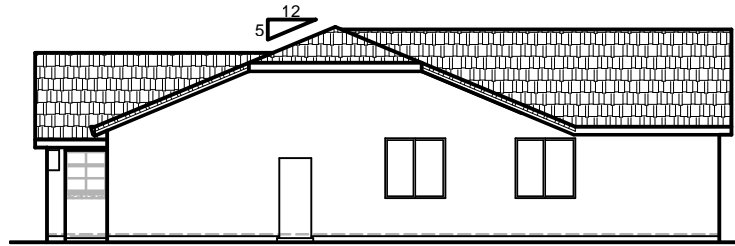
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SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



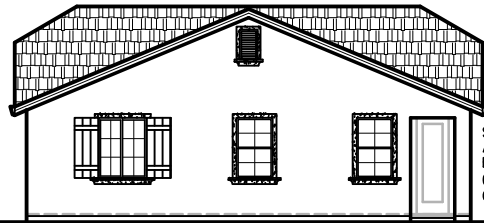
ENHANCED RIGHT ELEVATION 'C'

SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'C'

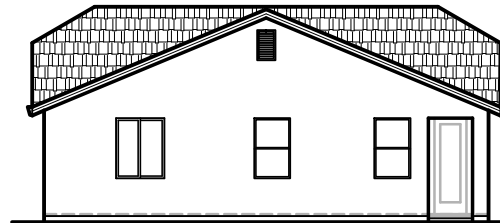
SCALE: 1/16"=1'-0"



ENHANCED REAR ELEVATION 'C'

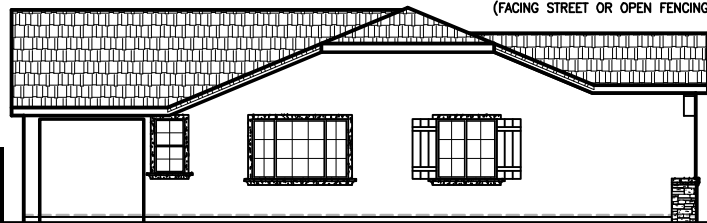
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



REAR ELEVATION 'C'

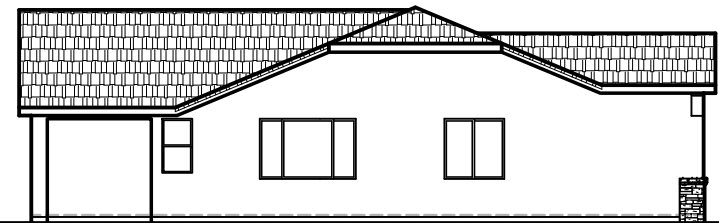
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'

SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



LEFT ELEVATION 'C'

SCALE: 1/16"=1'-0"

7 $\frac{12}{7}$ FRONT

5 $\frac{12}{5}$ MAIN



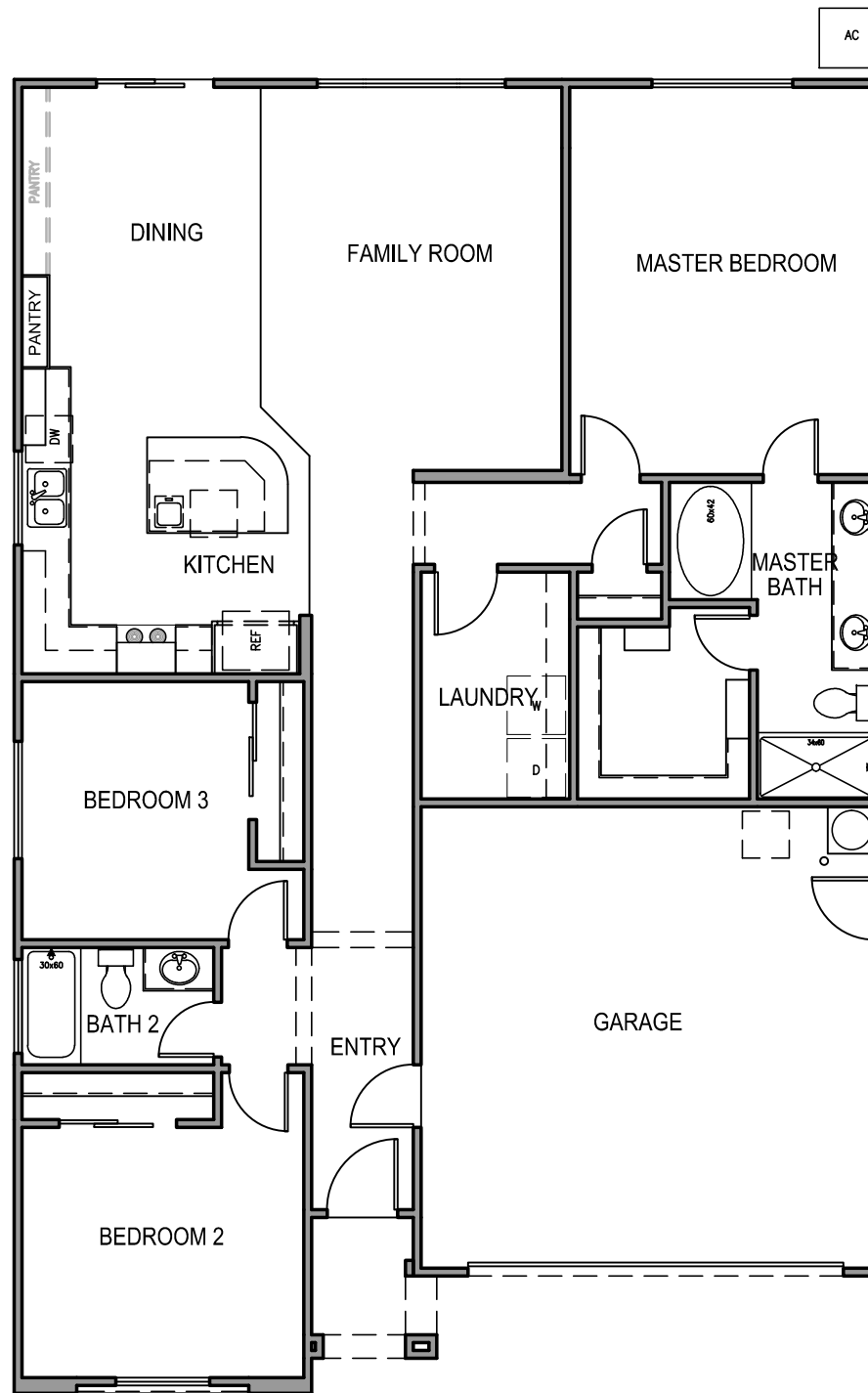
FRONT ELEVATION 'C'

SCALE: 3/16"=1'-0"

GRANITE DRIVE
PLAN 1504

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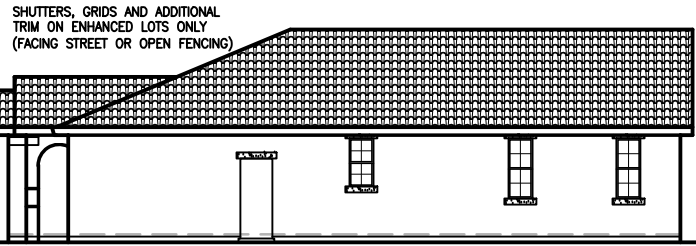


FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

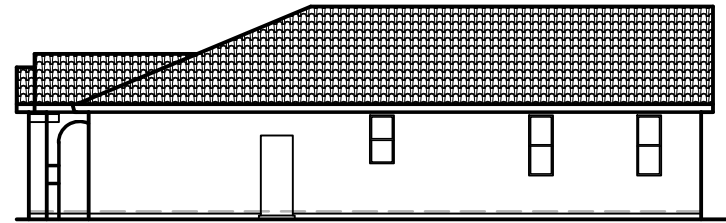
GRANITE DRIVE
PLAN 1545



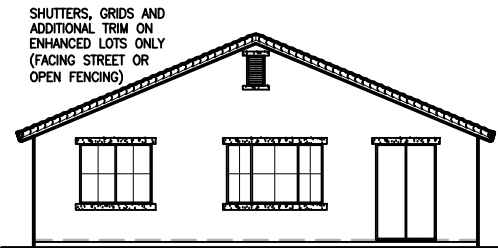
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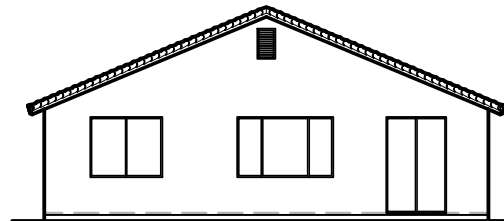
ENHANCED RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"



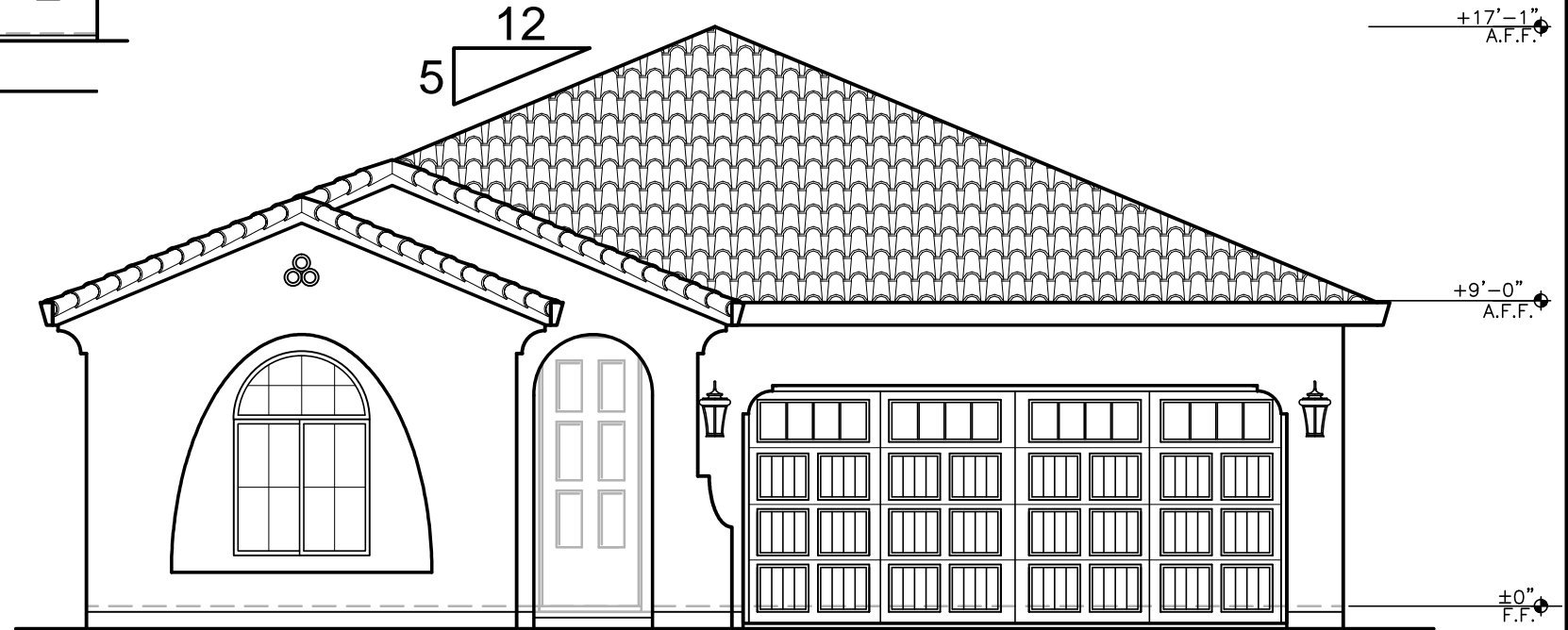
RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"



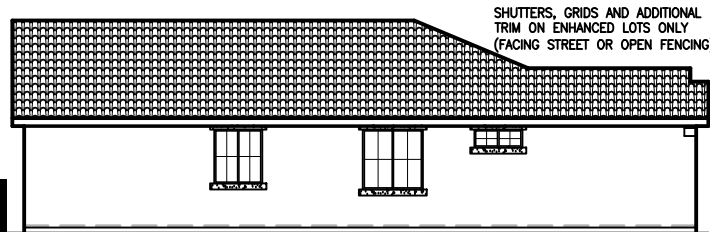
ENHANCED REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"



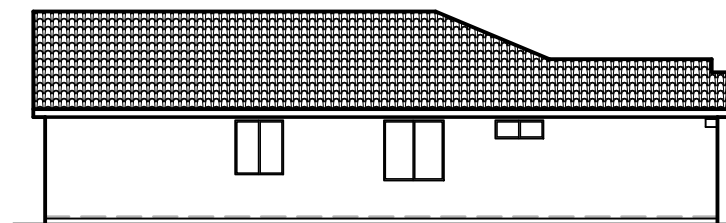
REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'A'
SCALE: 3/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"



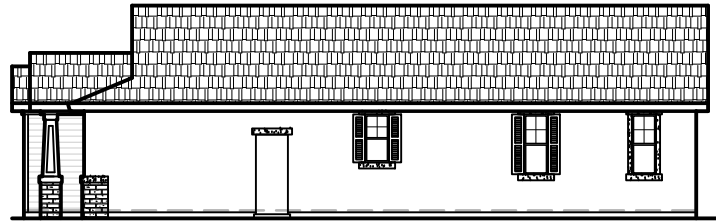
LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"

GRANITE DRIVE
PLAN 1545

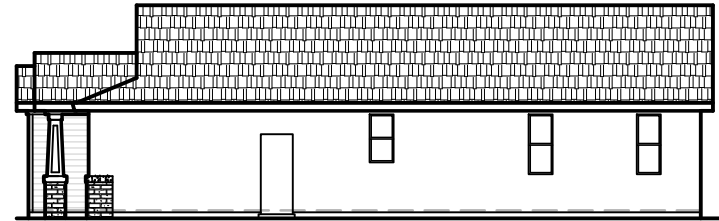


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SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"

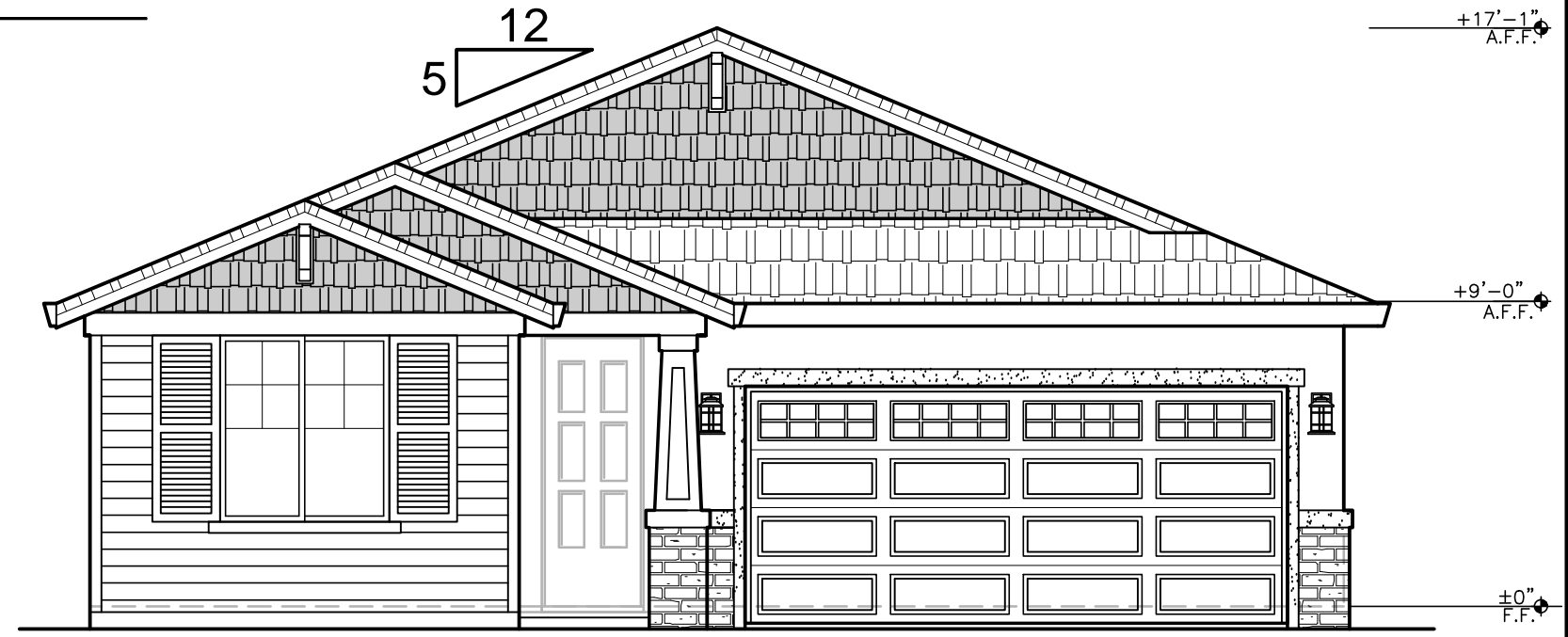
SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"

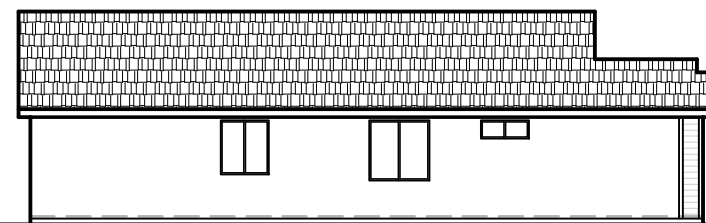


FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

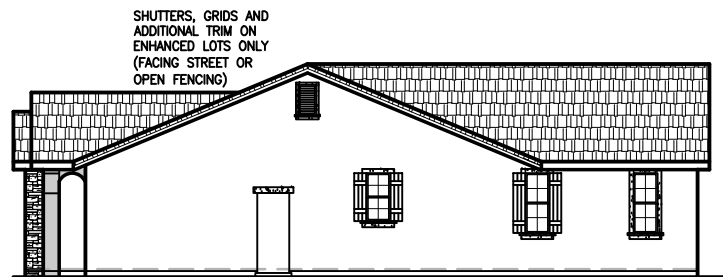


LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

GRANITE DRIVE
PLAN 1545



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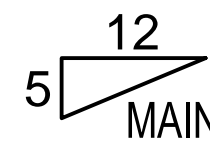
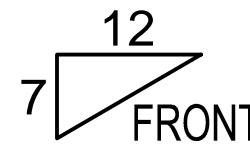


ENHANCED RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"

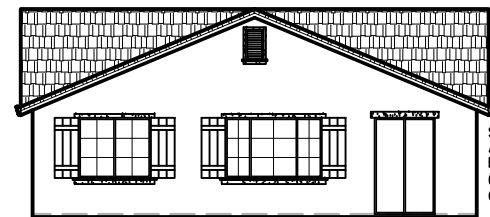
SHUTTERS, GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS ONLY
(FACING STREET OR
OPEN FENCING)



RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"

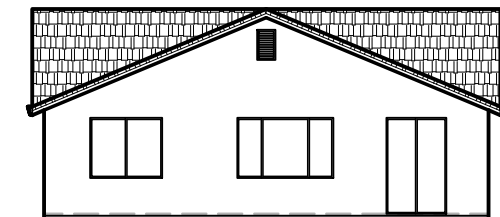


FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"



ENHANCED REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS ONLY
(FACING STREET OR
OPEN FENCING)

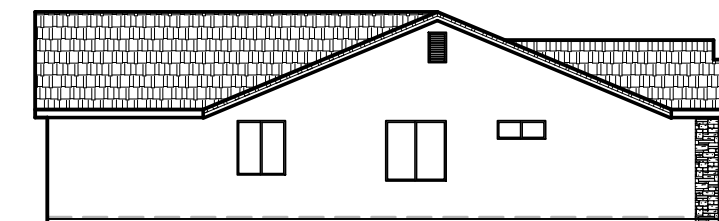


REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS ONLY
(FACING STREET OR
OPEN FENCING)

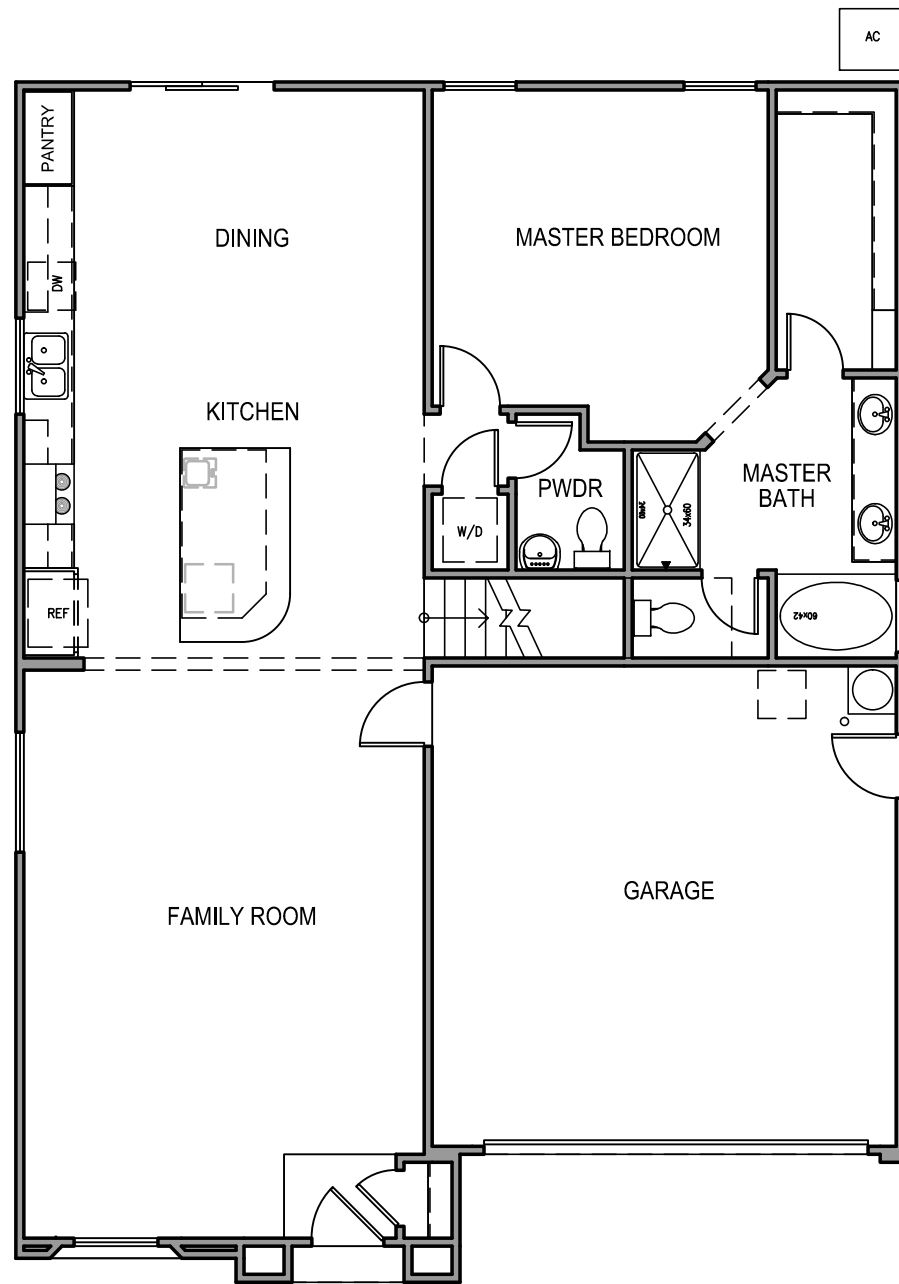


LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

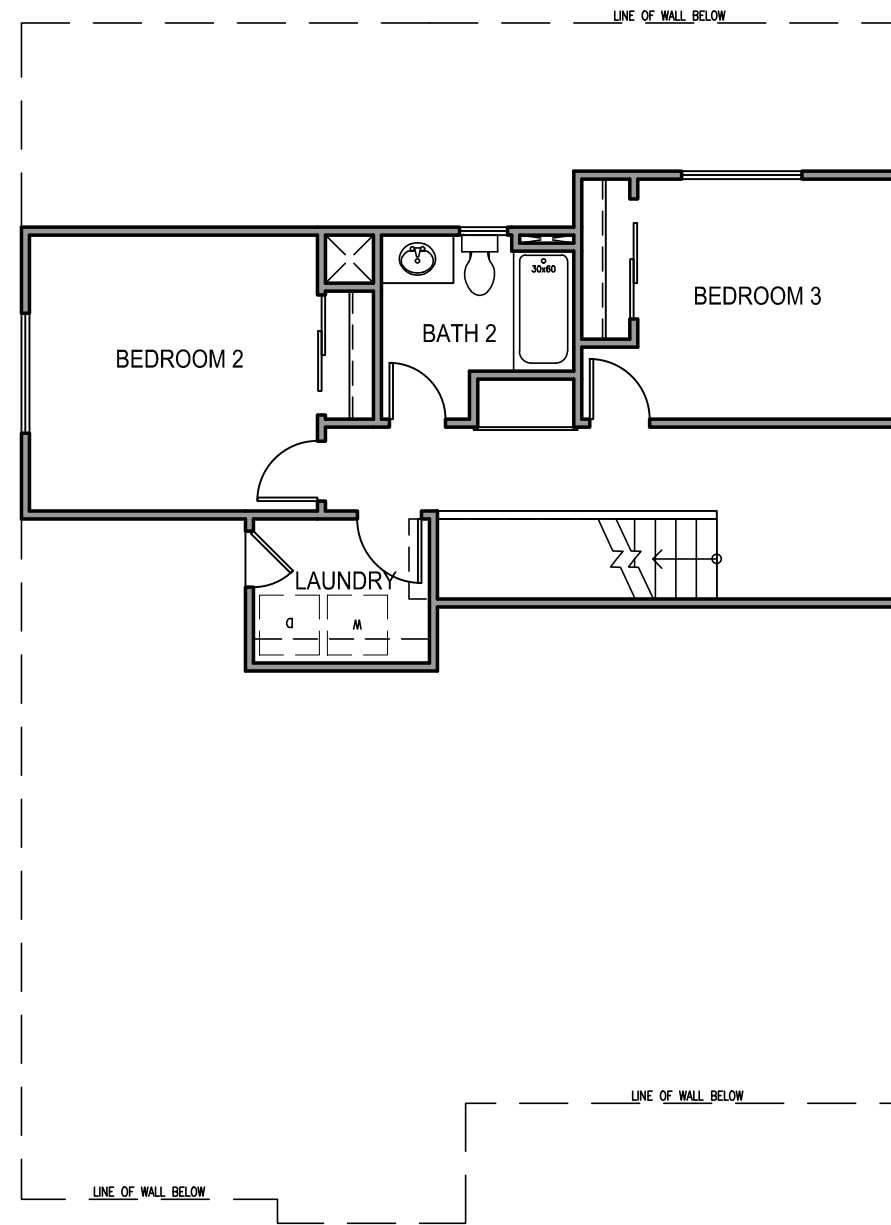
GRANITE DRIVE
PLAN 1545



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FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



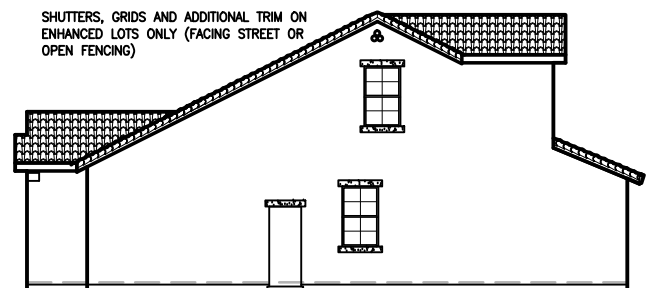
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

GRANITE DRIVE
PLAN 1902



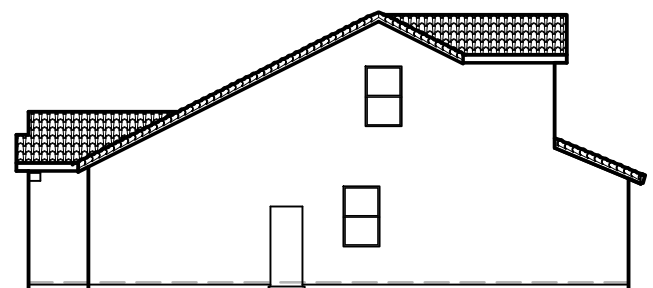
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SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED RIGHT ELEVATION 'A'

SCALE: 1/16"=1'-0"

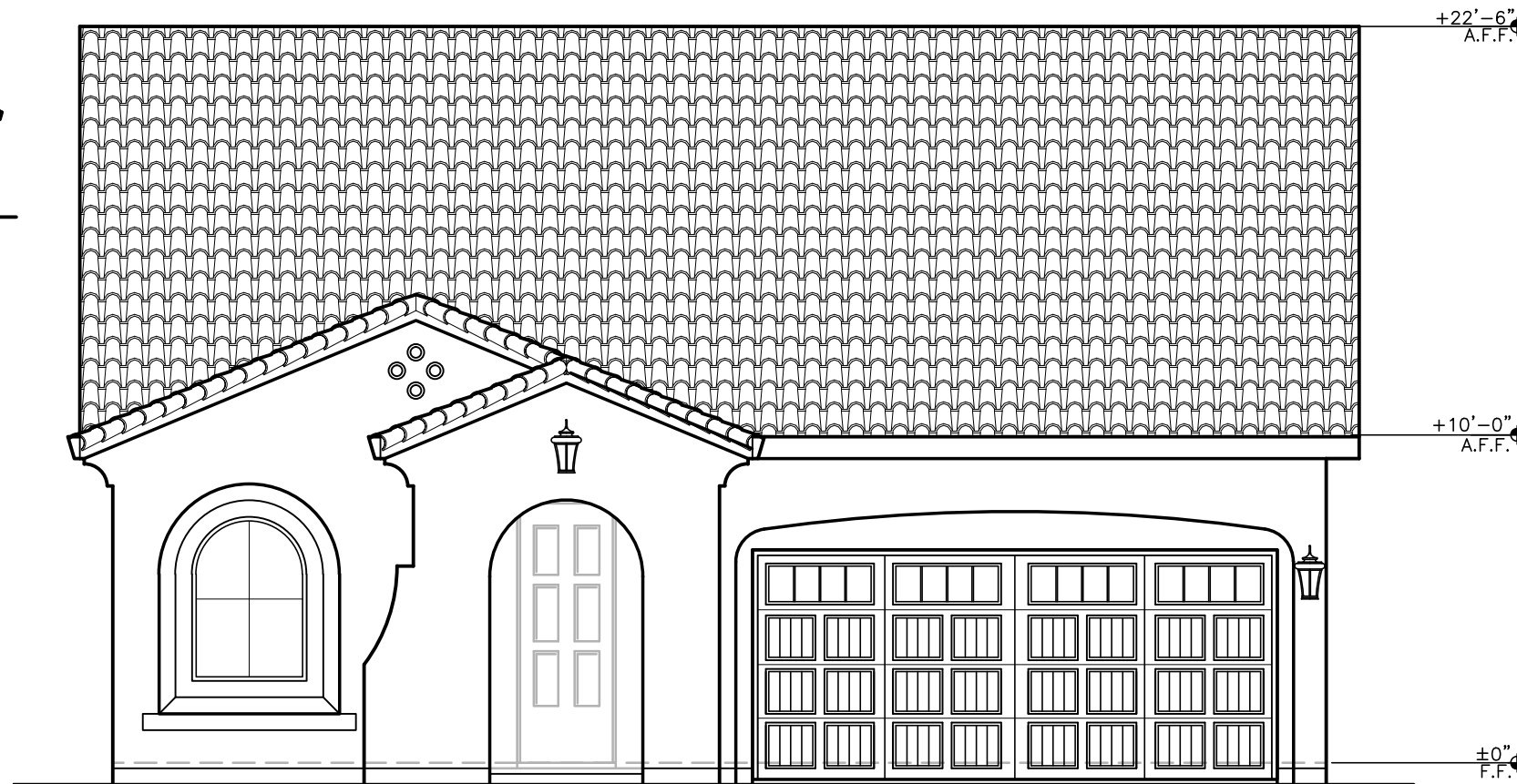


RIGHT ELEVATION 'A'

SCALE: 1/16"=1'-0"

5 $\frac{12}{5}$ FRONT

6 $\frac{12}{6}$ MAIN



+22'-6" A.F.F.

+10'-0" A.F.F.

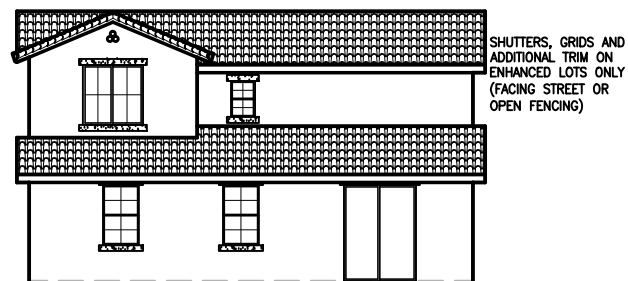
±0" F.F.

FRONT ELEVATION 'A'

SCALE: 3/16"=1'-0"

12

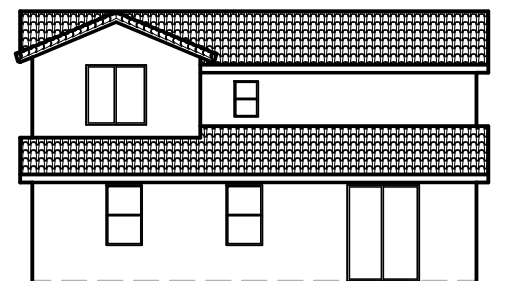
12



ENHANCED REAR ELEVATION 'A'

SCALE: 1/16"=1'-0"

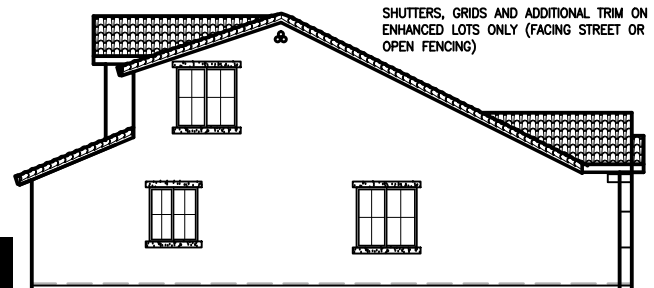
SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



REAR ELEVATION 'A'

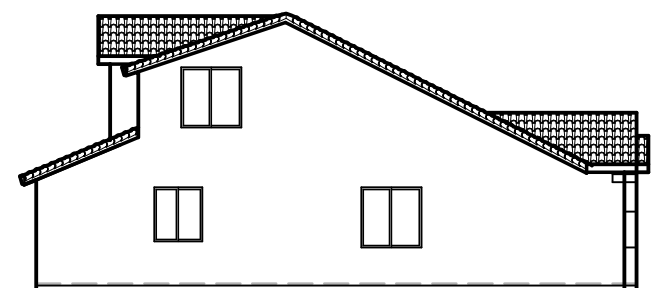
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED LEFT ELEVATION 'A'

SCALE: 1/16"=1'-0"



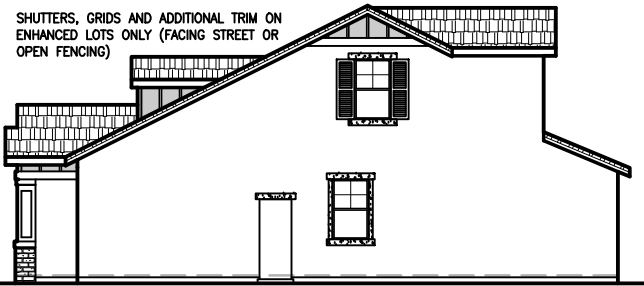
LEFT ELEVATION 'A'

SCALE: 1/16"=1'-0"

GRANITE DRIVE
PLAN 1902

JMC HOMES

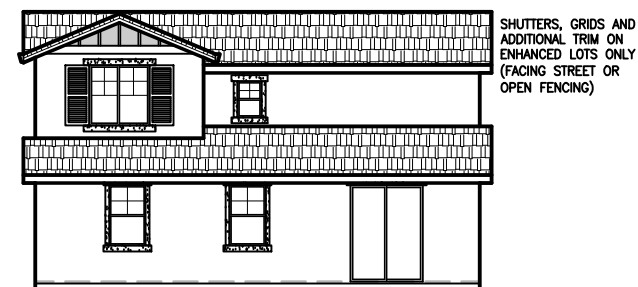
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ENHANCED RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



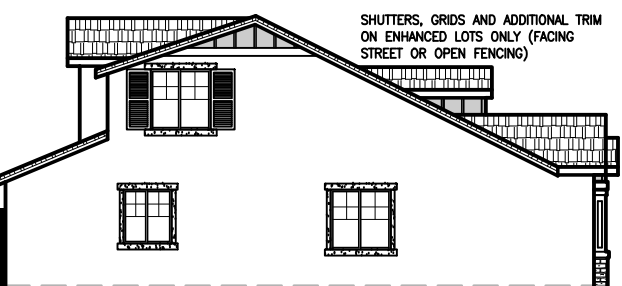
RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



ENHANCED REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"

GRANITE DRIVE
PLAN 1902



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SHUTTERS, GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS ONLY
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OPEN FENCING)



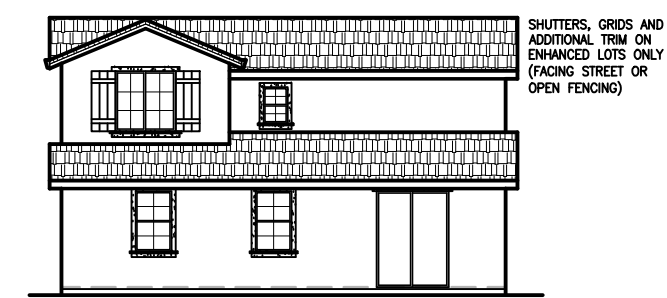
ENHANCED RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"

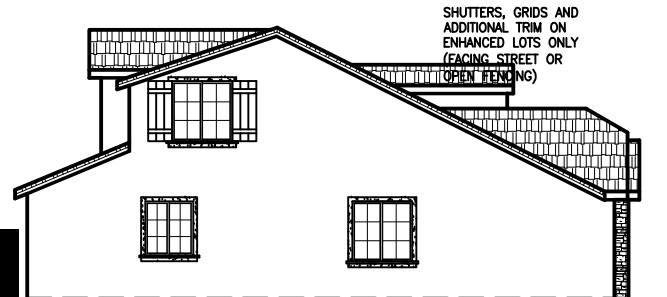


ENHANCED REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS ONLY
(FACING STREET OR
OPEN FENCING)



REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS ONLY
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OPEN FENCING)

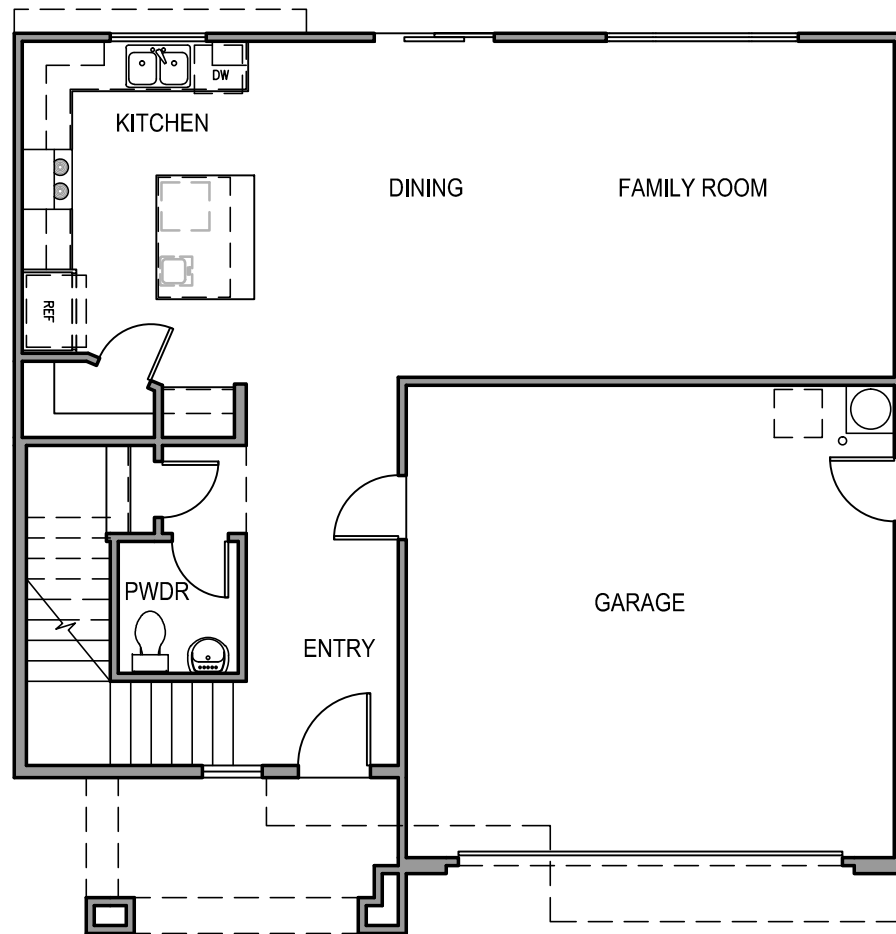


LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

GRANITE DRIVE
PLAN 1902

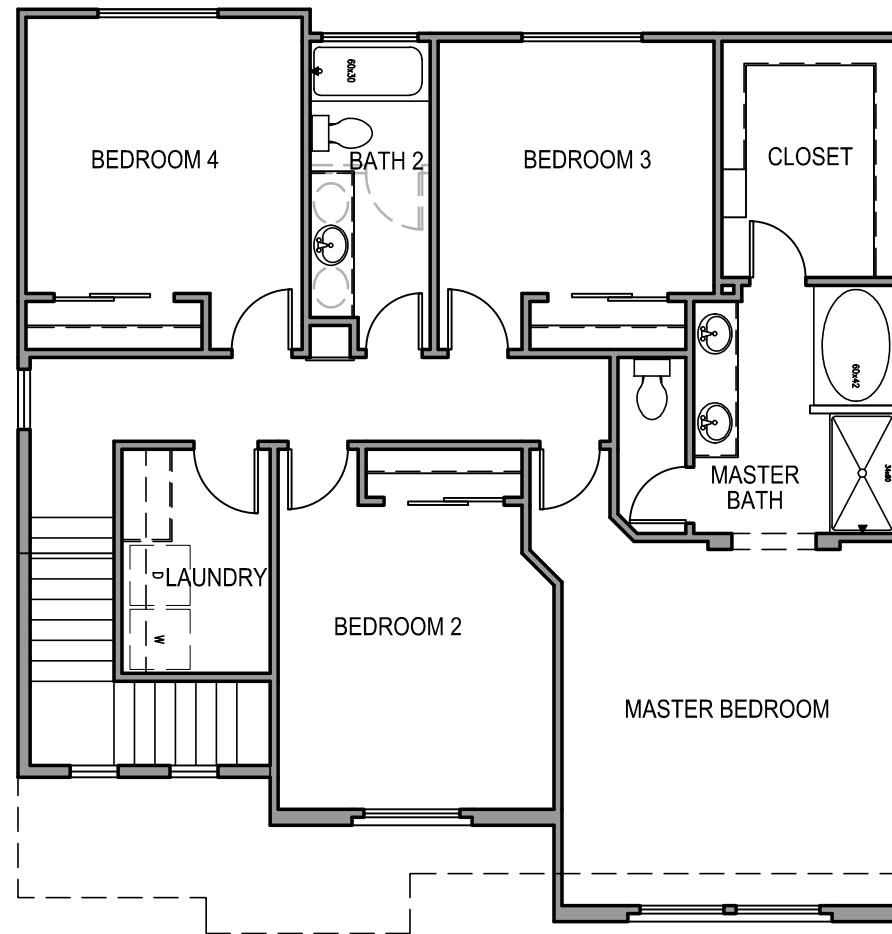


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FIRST FLOOR PLAN

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



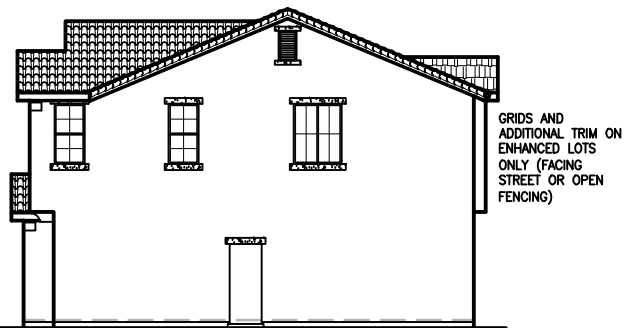
SECOND FLOOR PLAN

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

GRANITE DRIVE
PLAN 2017

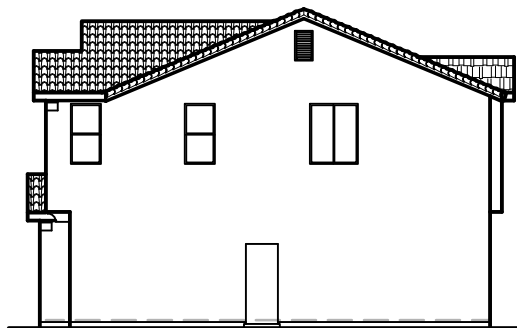


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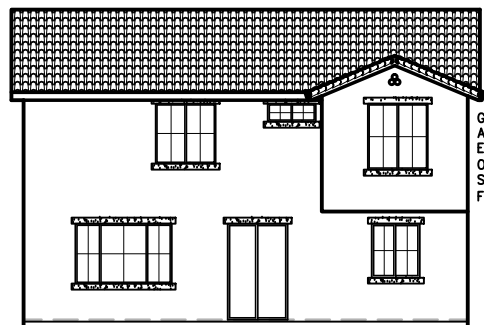


ENHANCED RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"

GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS
ONLY (FACING
STREET OR OPEN
FENCING)

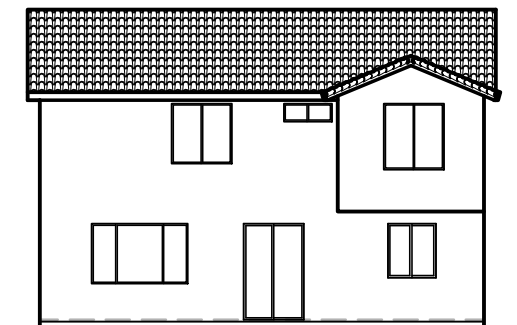


RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"

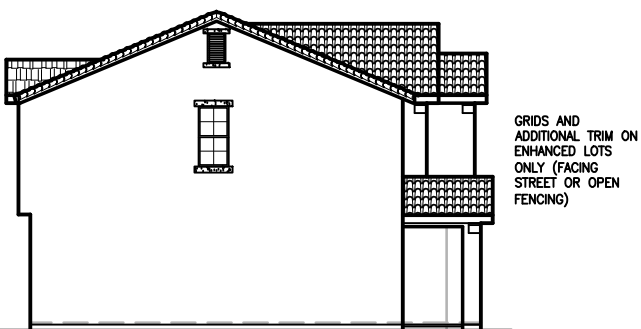


ENHANCED REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"

GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS
ONLY (FACING
STREET OR OPEN
FENCING)

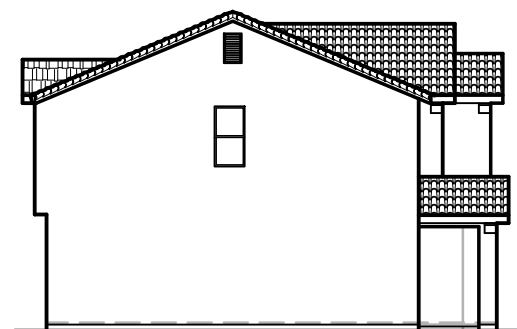


REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"

GRIDS AND
ADDITIONAL TRIM ON
ENHANCED LOTS
ONLY (FACING
STREET OR OPEN
FENCING)



LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'A'
SCALE: 3/16"=1'-0"

+10'-0"
A.F.F. @ PORCH
+8'-6"
A.F.F. @ PORCH

+25'-10"
A.F.F.

+9'-0"
A.F.F.

±0" F.F.

+9'-0"
A.F.F.

±0"
F.F.

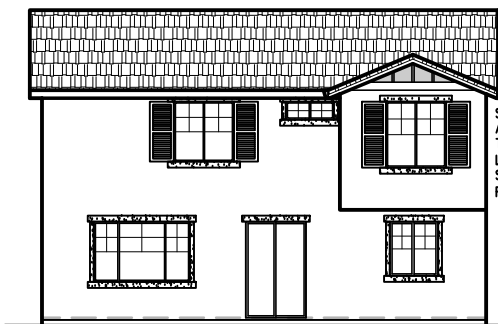


ENHANCED RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON ENHANCED
LOTS ONLY (FACING
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FENCING)

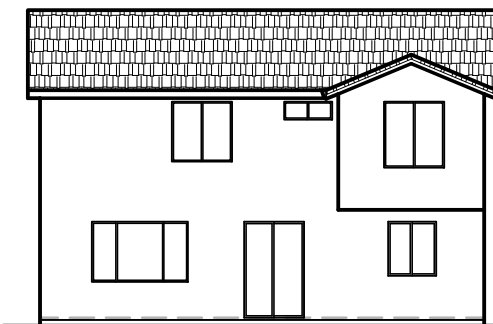


RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"

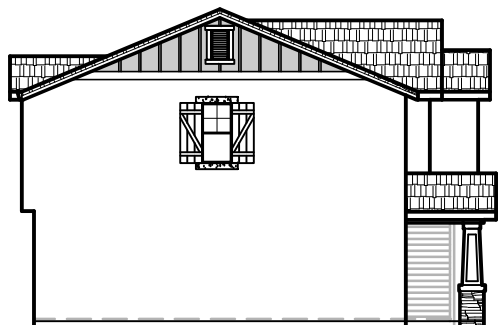


ENHANCED REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON ENHANCED
LOTS ONLY (FACING
STREET OR OPEN
FENCING)

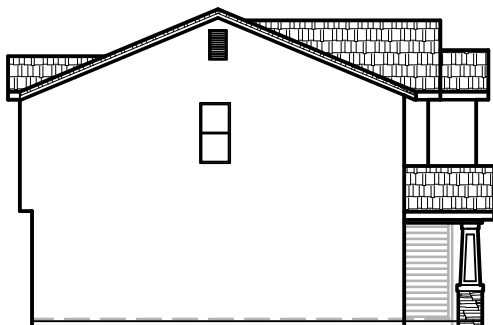


REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"

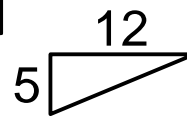


ENHANCED LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON ENHANCED
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LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

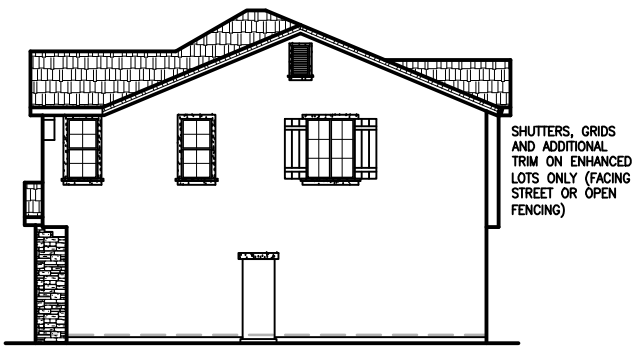


FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"

GRANITE DRIVE
PLAN 2017



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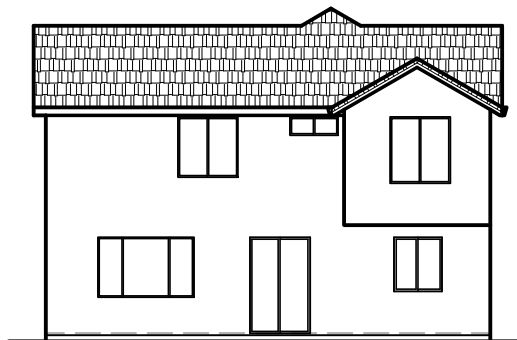
ENHANCED RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"



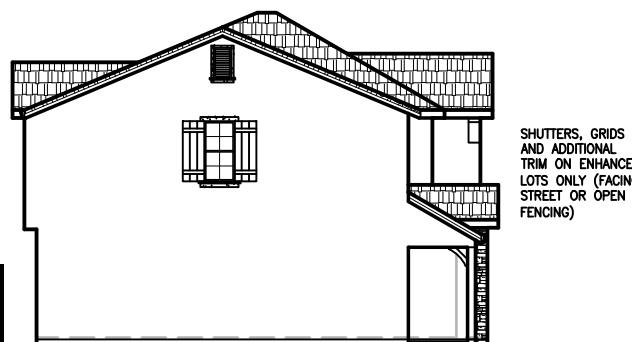
RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"



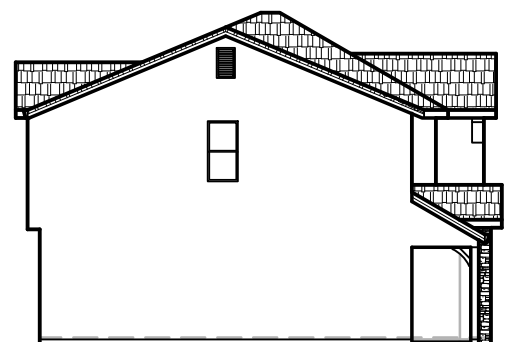
ENHANCED REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

5 12
7 12
**FRONT
AND
REAR**

+10'-0"
A.F.F.
+9'-0"
A.F.F.

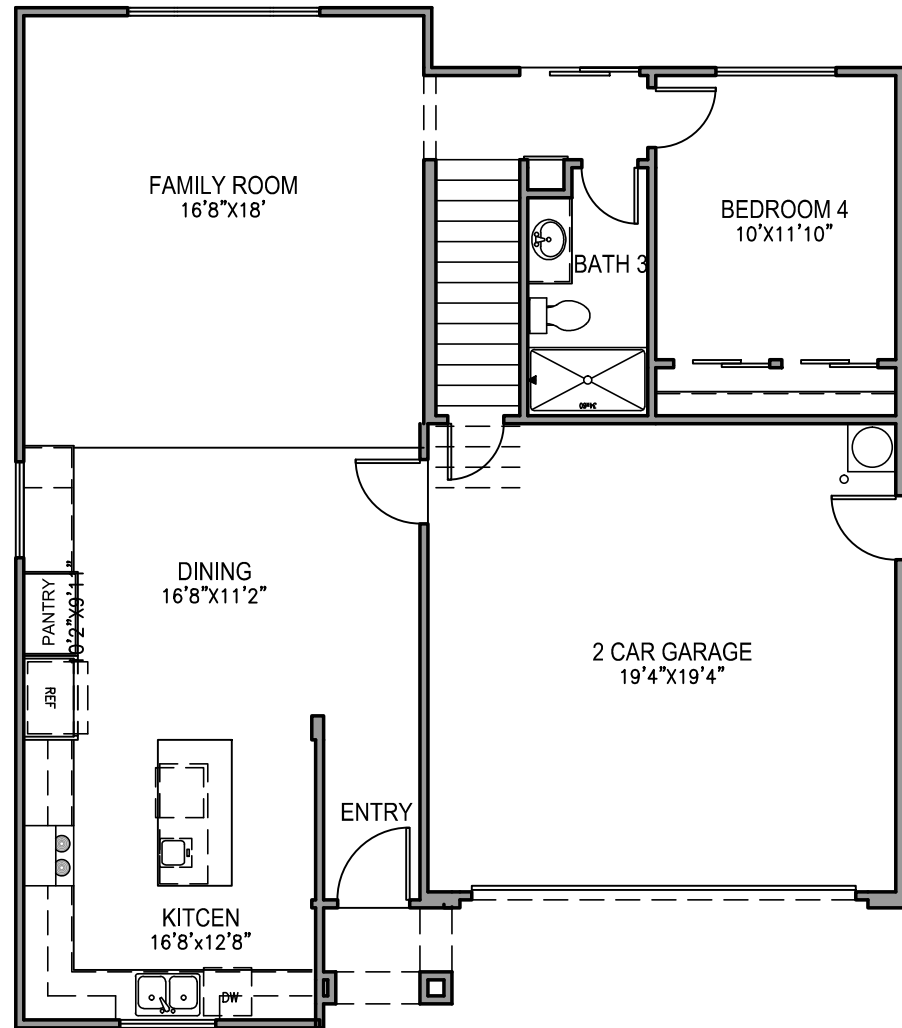


FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"

GRANITE DRIVE
PLAN 2017

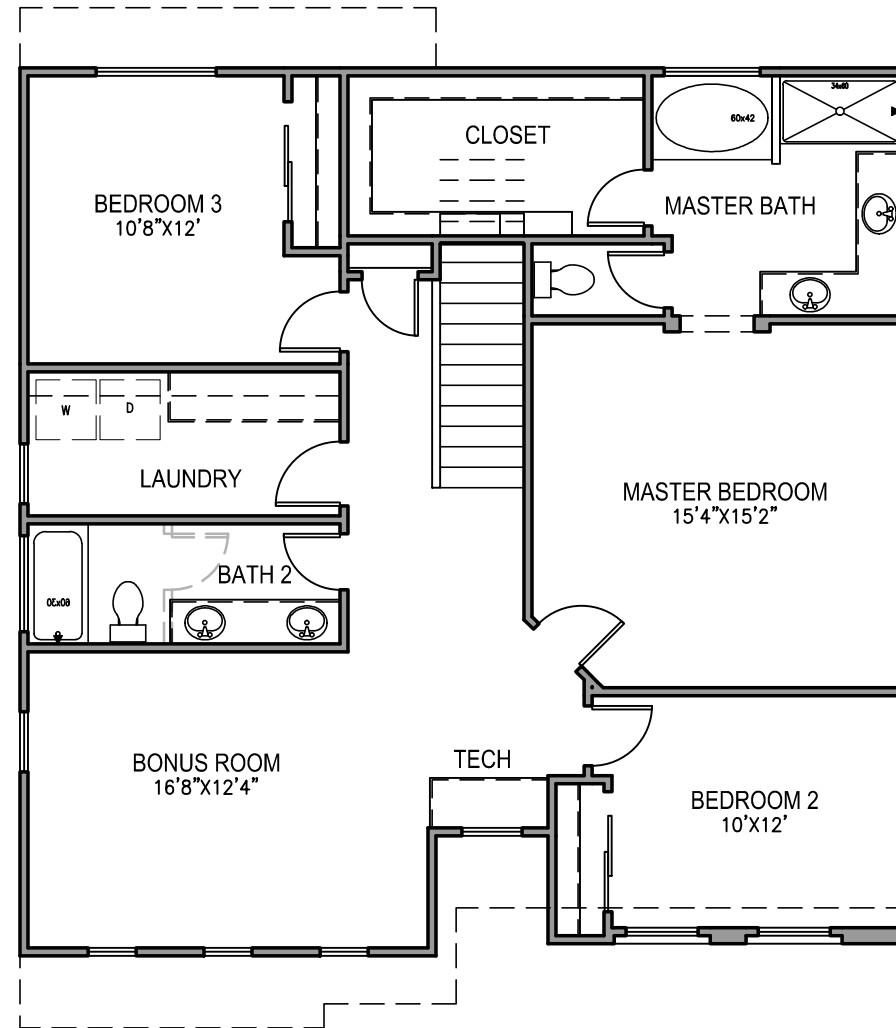


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FIRST FLOOR PLAN

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



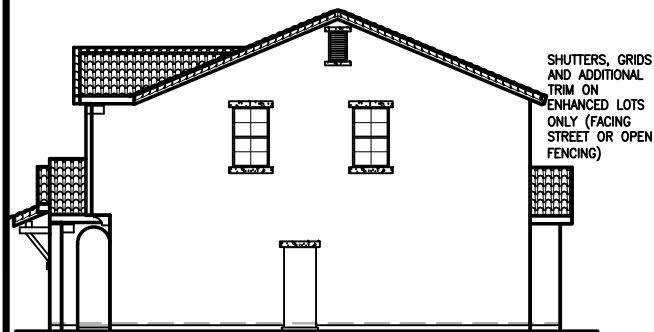
SECOND FLOOR PLAN

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

GRANITE DRIVE
PLAN 2318

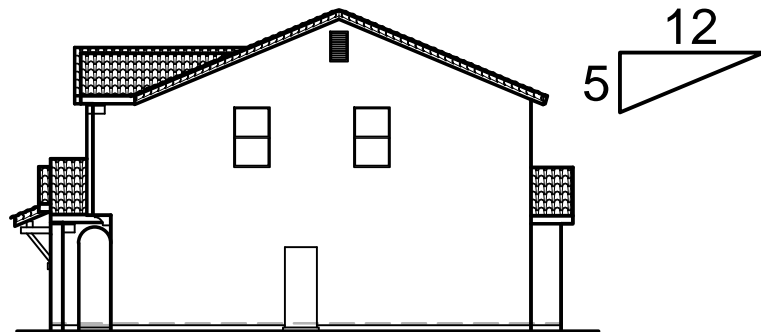


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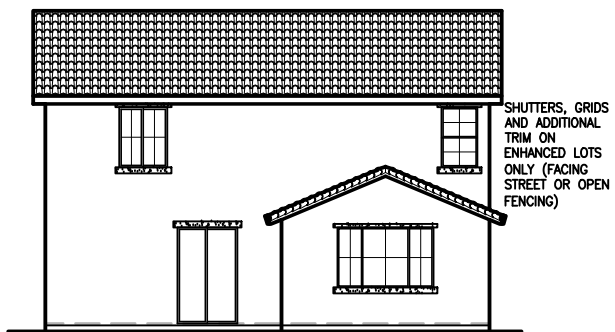
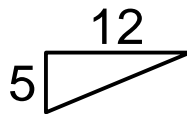


ENHANCED RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"

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STREET OR OPEN
FENCING)

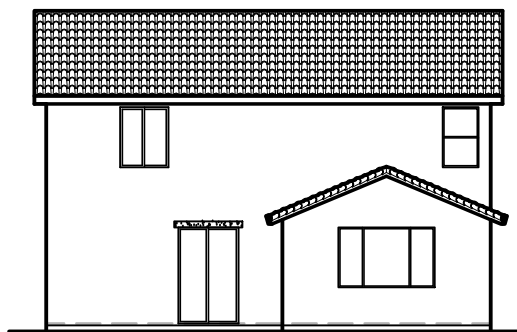


RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"

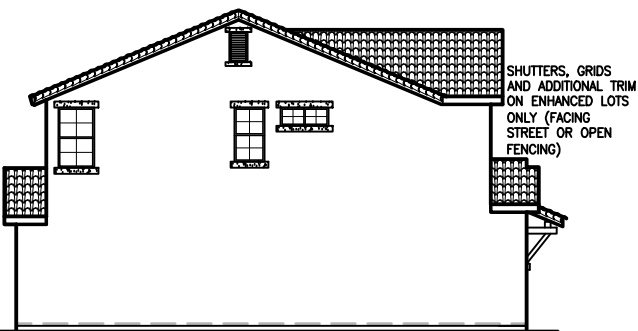


ENHANCED REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON
ENHANCED LOTS
ONLY (FACING
STREET OR OPEN
FENCING)

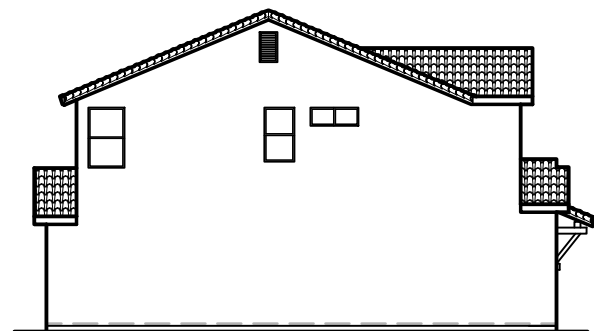


REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON
ENHANCED LOTS
ONLY (FACING
STREET OR OPEN
FENCING)



LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'A'
SCALE: 3/16"=1'-0"

GRANITE DRIVE
PLAN 2318

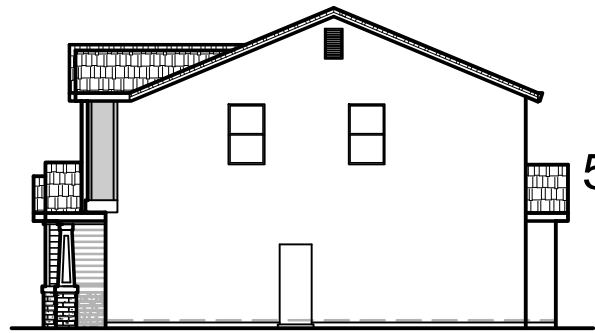


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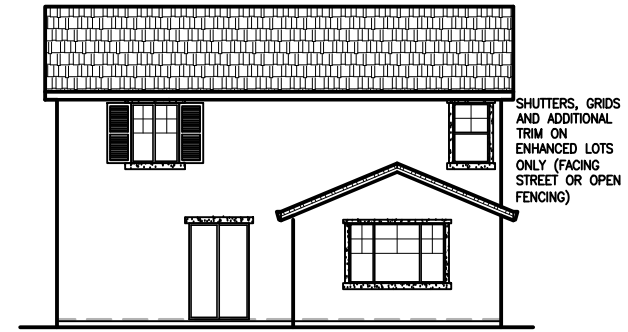
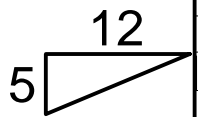


ENHANCED RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON
ENHANCED LOTS
ONLY (FACING
STREET OR OPEN
FENCING)

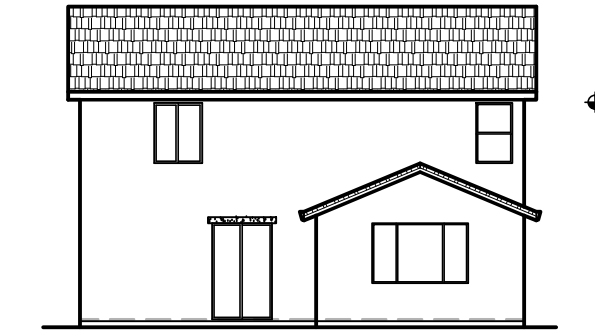


RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"

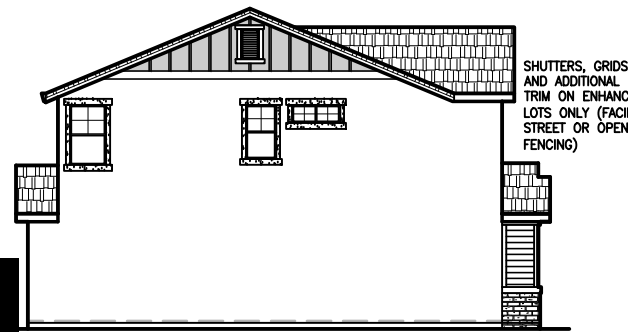


ENHANCED REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON
ENHANCED LOTS
ONLY (FACING
STREET OR OPEN
FENCING)

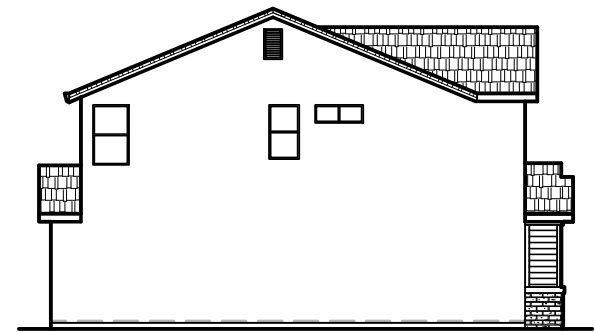


REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS
AND ADDITIONAL
TRIM ON ENHANCED
LOTS ONLY (FACING
STREET OR OPEN
FENCING)



LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'B'
SCALE: 3/16"=1'-0"

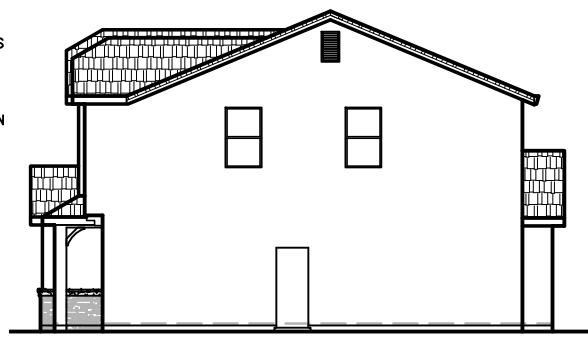
GRANITE DRIVE
PLAN 2318



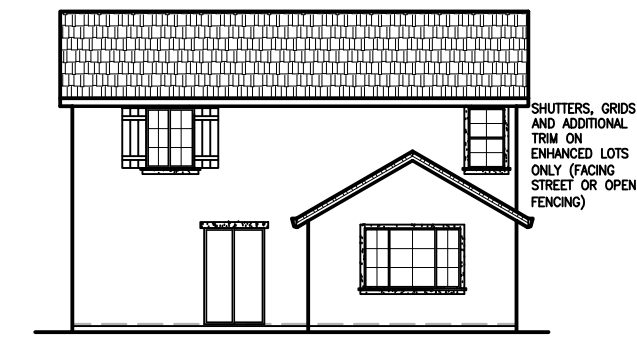
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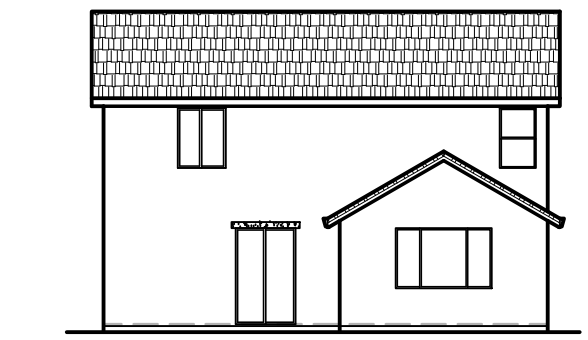
ENHANCED RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"



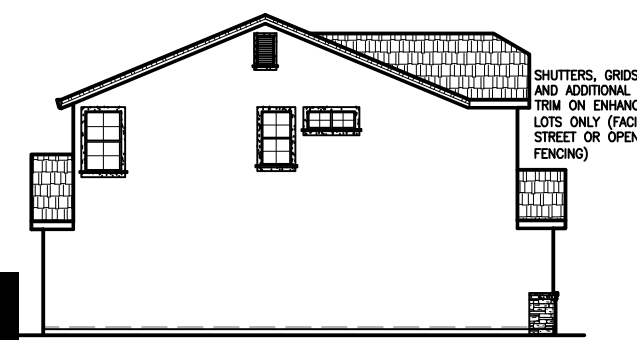
RIGHT ELEVATION 'C'
SCALE: 1/16"=1'-0"



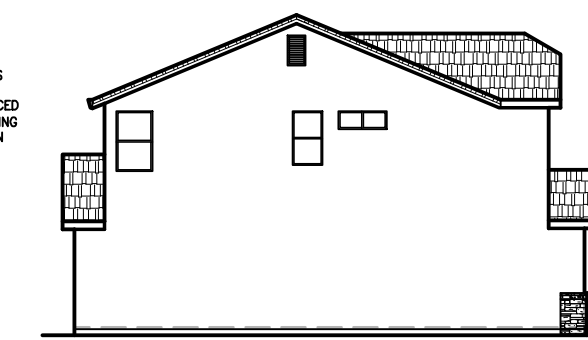
ENHANCED REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"



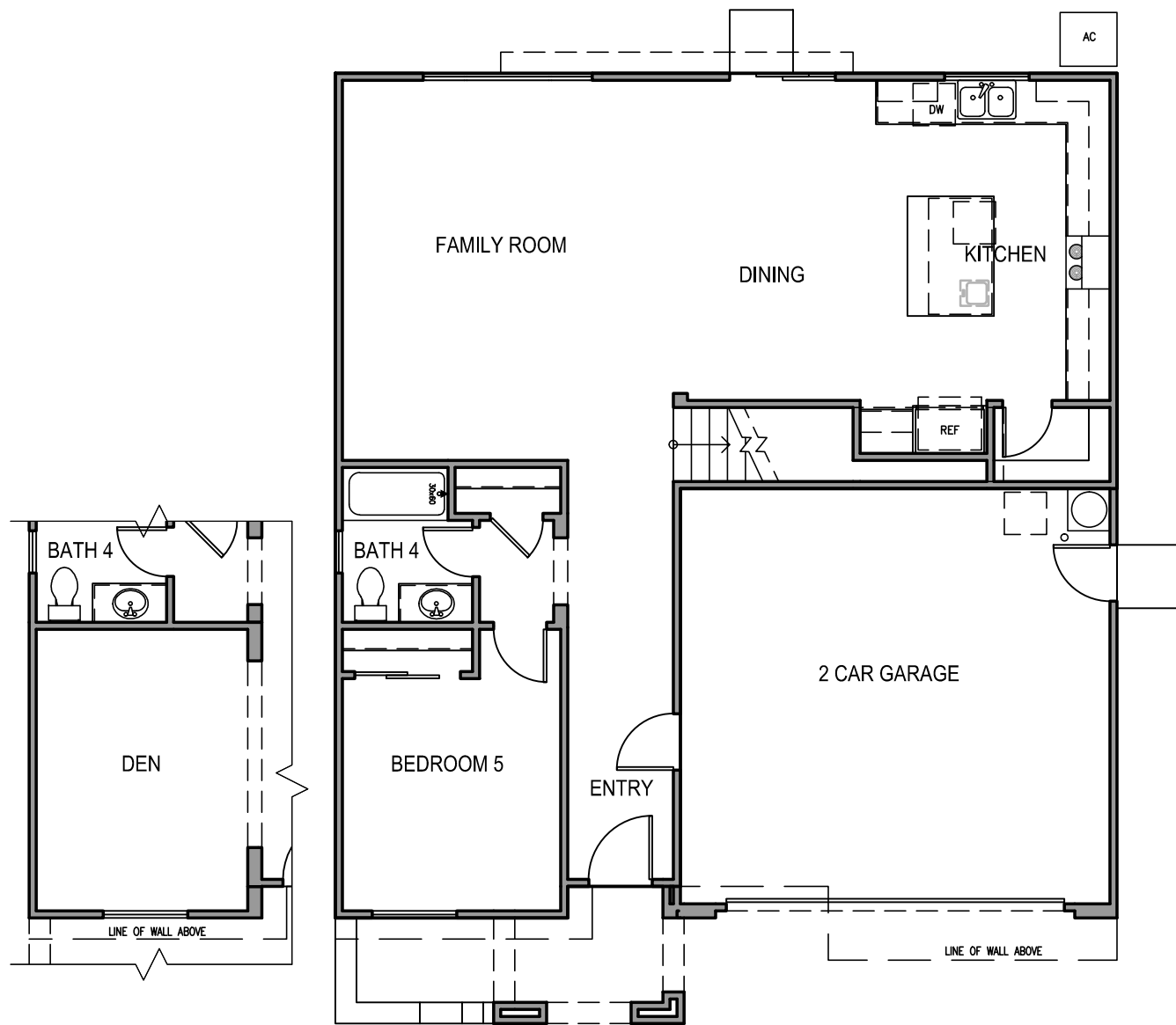
FRONT AND REAR

FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"

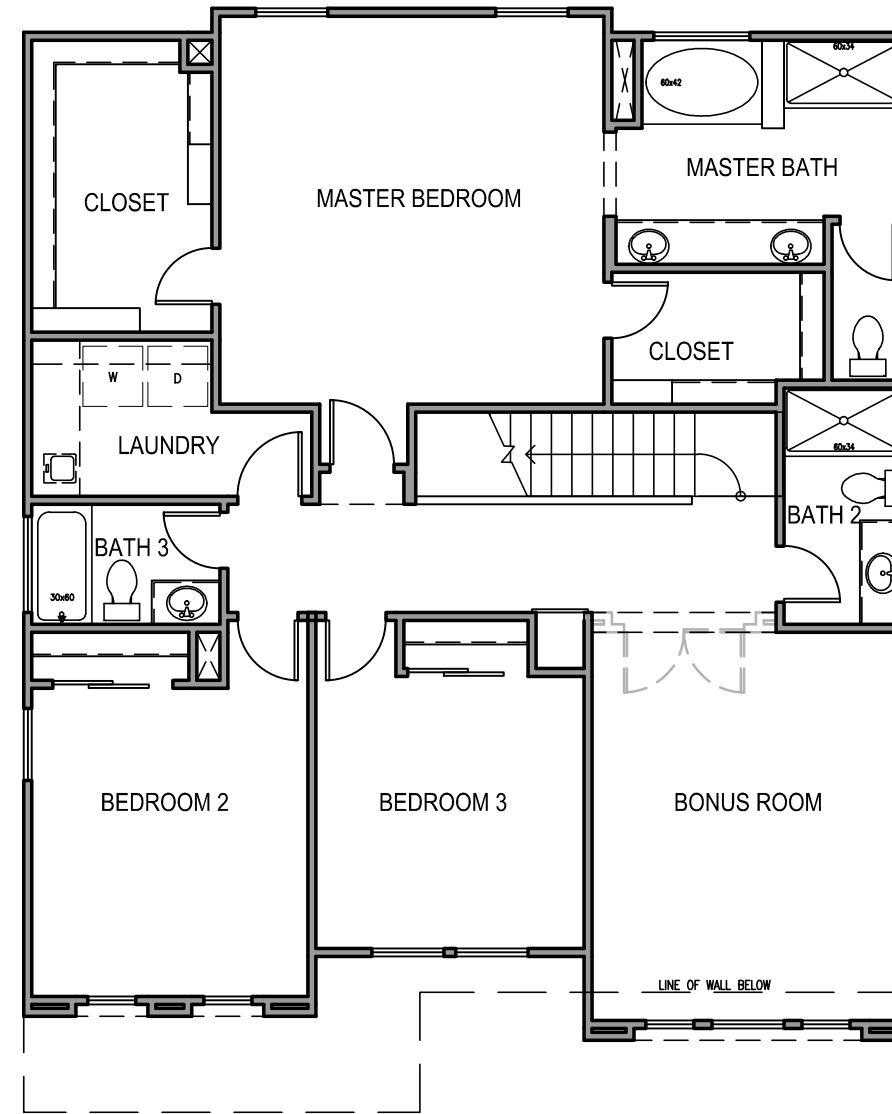
GRANITE DRIVE
PLAN 2318



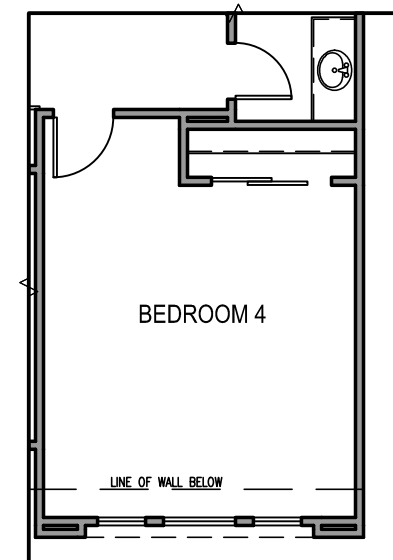
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FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



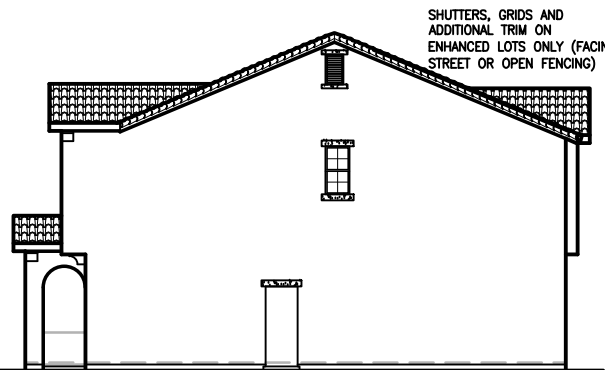
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



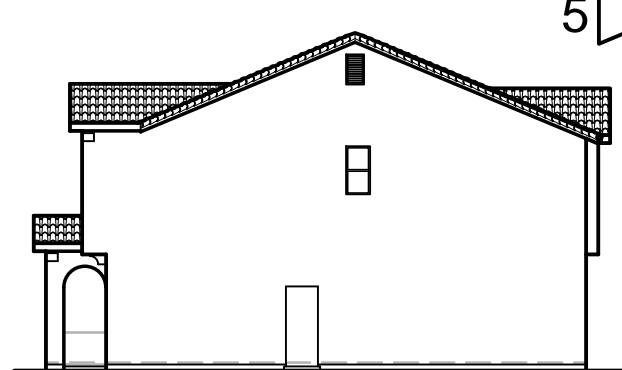
GRANITE DRIVE
PLAN 2535



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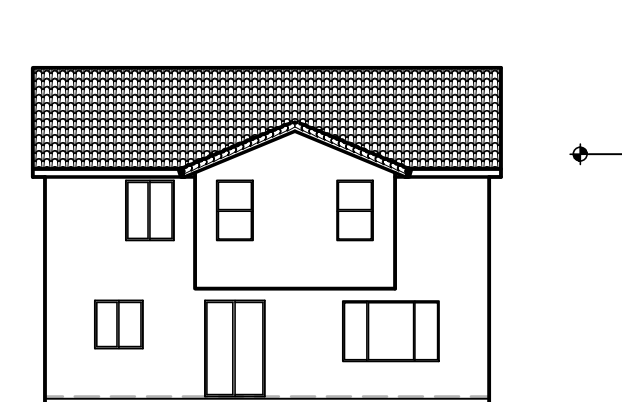
ENHANCED RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"



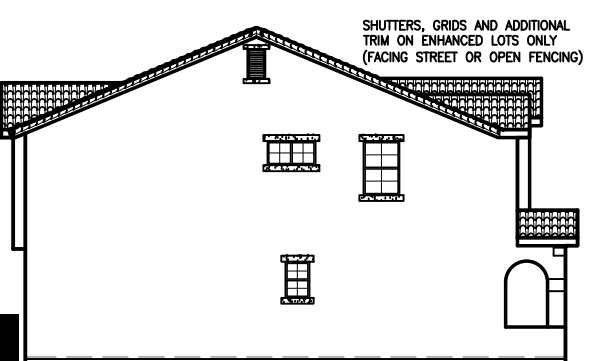
RIGHT ELEVATION 'A'
SCALE: 1/16"=1'-0"



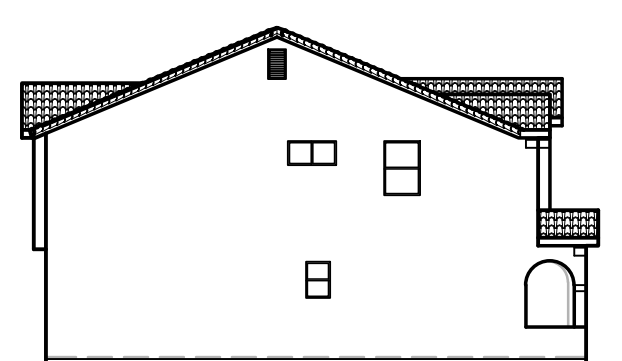
ENHANCED REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"



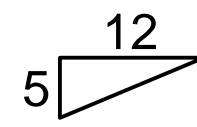
REAR ELEVATION 'A'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'A'
SCALE: 3/16"=1'-0"

+27'-5" A.F.F.

+9'-0" A.F.F.

+9'-0" A.F.F.

±0" F.F.

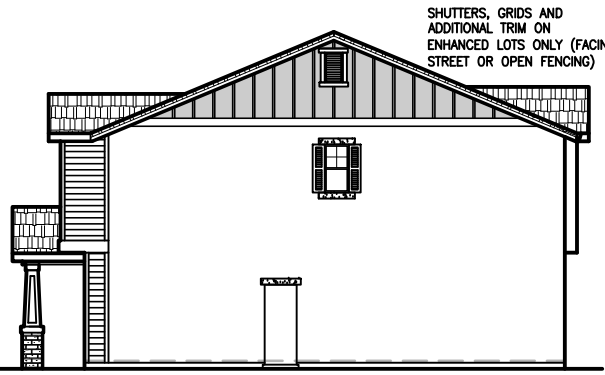
+9'-0" A.F.F.

±0" F.F.

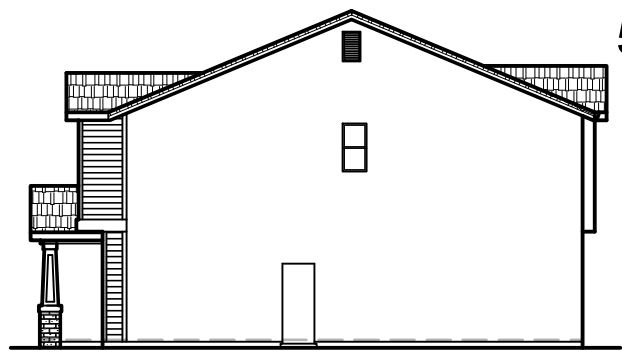
GRANITE DRIVE
PLAN 2535



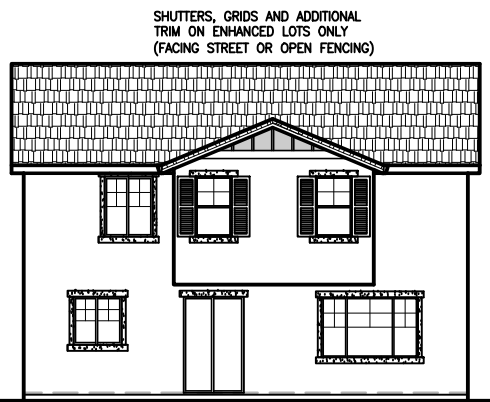
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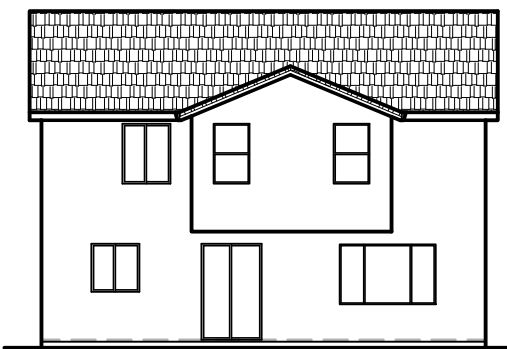
ENHANCED RIGHT ELEVATION 'B'
SCALE: 1/16"=1'-0"



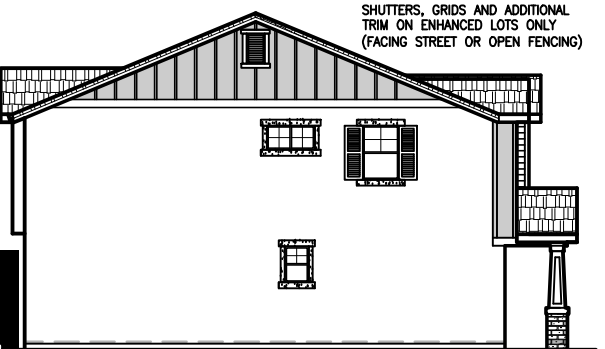
RIGHT ELEVATION 'B'
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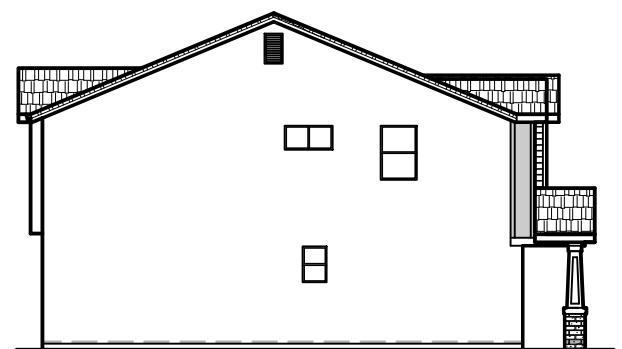
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REAR ELEVATION 'B'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/16"=1'-0"

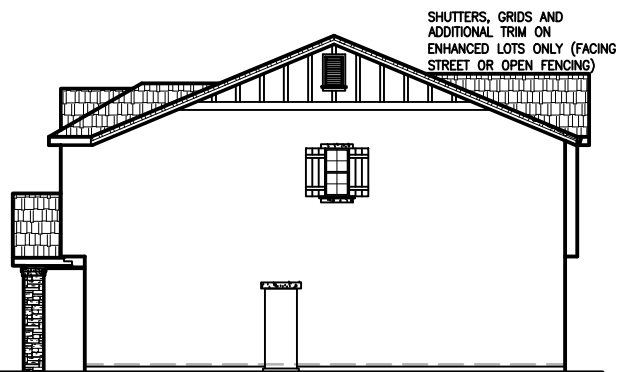


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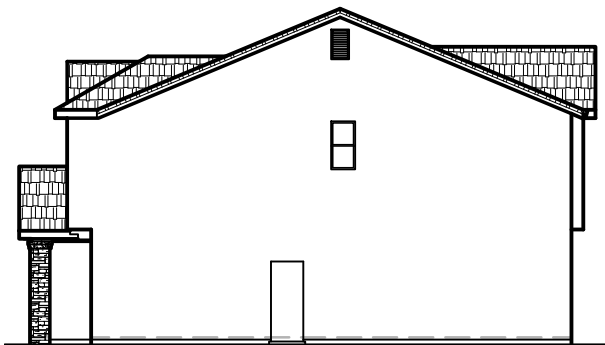
GRANITE DRIVE
PLAN 2535



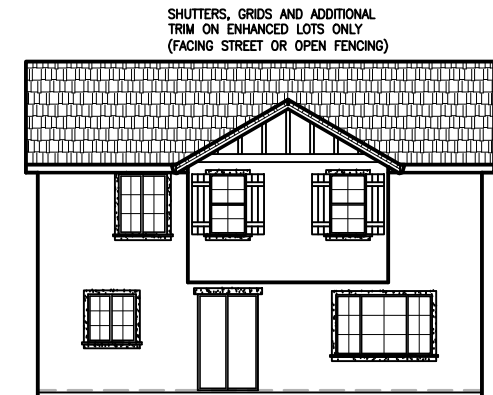
JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B



ENHANCED RIGHT ELEVATION 'C'
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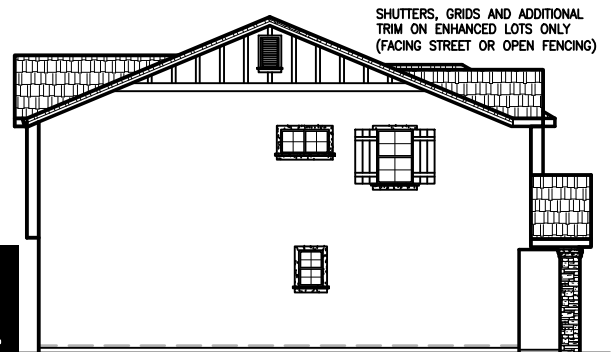
RIGHT ELEVATION 'C'
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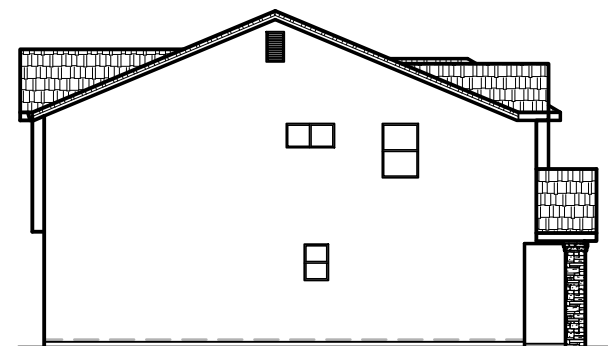
ENHANCED REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/16"=1'-0"

12
5
12
7
FRONT
AND
REAR



FRONT ELEVATION 'C'
SCALE: 3/16"=1'-0"

GRANITE DRIVE
PLAN 2535



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CALIFORNIA LIC. 613004 B



City of Rocklin Economic and Community Development Department

**Planning Commission
STAFF REPORT**

**Five Star General Development Plan Amendment
General Development Plan, PDG2016-0003**

October 4, 2016

Recommendation

Staff recommends the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A NOTICE OF EXEMPTION (Five Star General Development Plan Amendment/PDG2016-0003)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE FIVE STAR GENERAL DEVELOPMENT PLAN FOR "AREA 3" (Five Star General Development Plan Amendment/PDG2016-0003)

Proposal/Application Request

This application is a request for approval of an amendment to the Five Star General Development Plan to modify the allowed uses within "Area 3", also known as the Fairway Downs Shopping Center. The proposed modification would change "liquor stores" from a prohibited to a permitted land use.

Location

The subject property, known as "Area 3" of the Five Star General Development Plan, consists of six (6) parcels totaling approximately 5.13 acres (see Figure 1). The site is generally located at the southern intersection of Sunset Boulevard and Fairway Drive. APNs# 371-120-001 through 371-120-006.

Figure 1. Location Map



Surrounding uses outside of the shopping center are included as **Table 2**.

Table 2. Surrounding Uses

	General Plan	Zoning	Existing Land Use
Site:	Retail Commercial (RC)	PD-C	Commercial shopping center
North:	Medium Density Residential (MDR)	PD-6 & PD-8	Single-family residences
South:	Medium High Density Residential (MHDR) & MDR	PD-15 and R1-6	Townhouses and single-family residences
East:	MDHR	PD-6	Single-family residences
West:	Business Professional (BP) and High Density Residential (HDR)	PD-BP & PD-20	Offices and condominiums

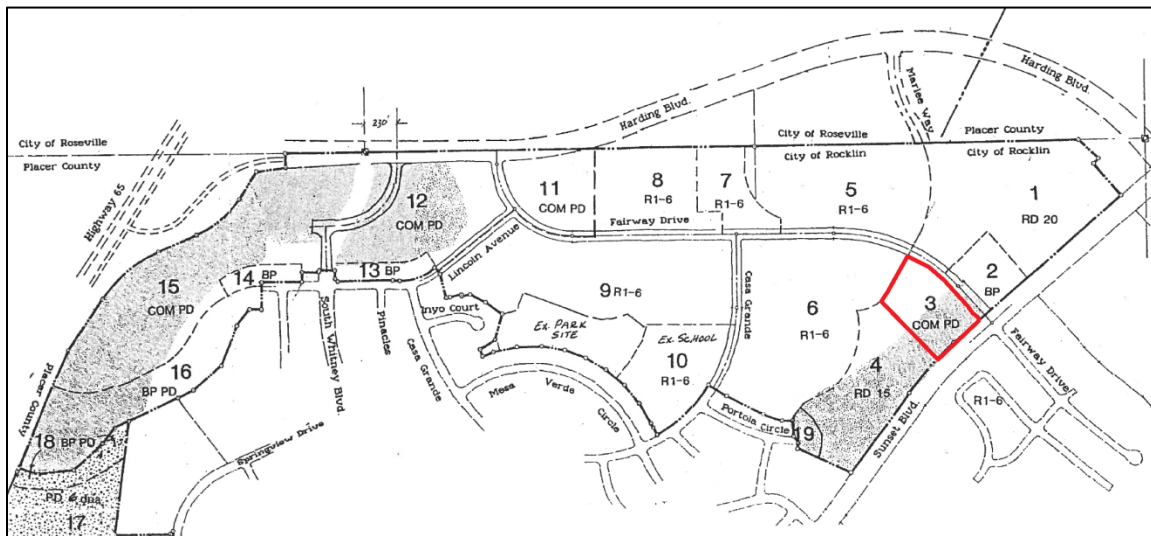
Applicant

The applicant is Akmal Zadran.

Background and Site Characteristics

In 1987, the City Council approved a General Development Plan (PDG) for the Five Star Development (Ordinance No. 579). The full PDG contained approximately 60 acres designated for residential and commercial development (see Figure 2). The majority of the commercial areas within the PDG are located near Highway 65 along Five Star Boulevard, with the exception of “Area 3”. Area 3, which is located at the southeastern corner of Sunset Boulevard and Fairway drive, encompasses the entirety of the proposed amendment area for this project. This section of the PDG is shown in red on Figure 2.

Figure 2. Five Star Development PDG (1987)



In 1993, a tentative parcel map application was submitted to divide the five-acre “Area 3” into four parcels and a specific plan use permit (SPU) to develop one of the parcels with a mini storage facility. Although the application was consistent with the previously-approved PDG, the Planning Commission and the City Council found that the use was neither compatible nor appropriate with the surrounding residential neighborhood. Staff was directed by the Council to present a proposal for an amendment to the PDG for “Area 3”, which would provide for retail and personal service uses to serve the surrounding neighborhood.

In establishing a list of permitted land uses for “Area 3”, staff at the time analyzed uses that were allowed in all three commercial zones (C-1, C-2, and C-3) as well as the Business Professional (BP) zone, and considered how each related to noise, traffic, public safety, and other potential nuisance factors which could negatively affect nearby properties. As part of the analysis, several uses were listed as prohibited within “Area

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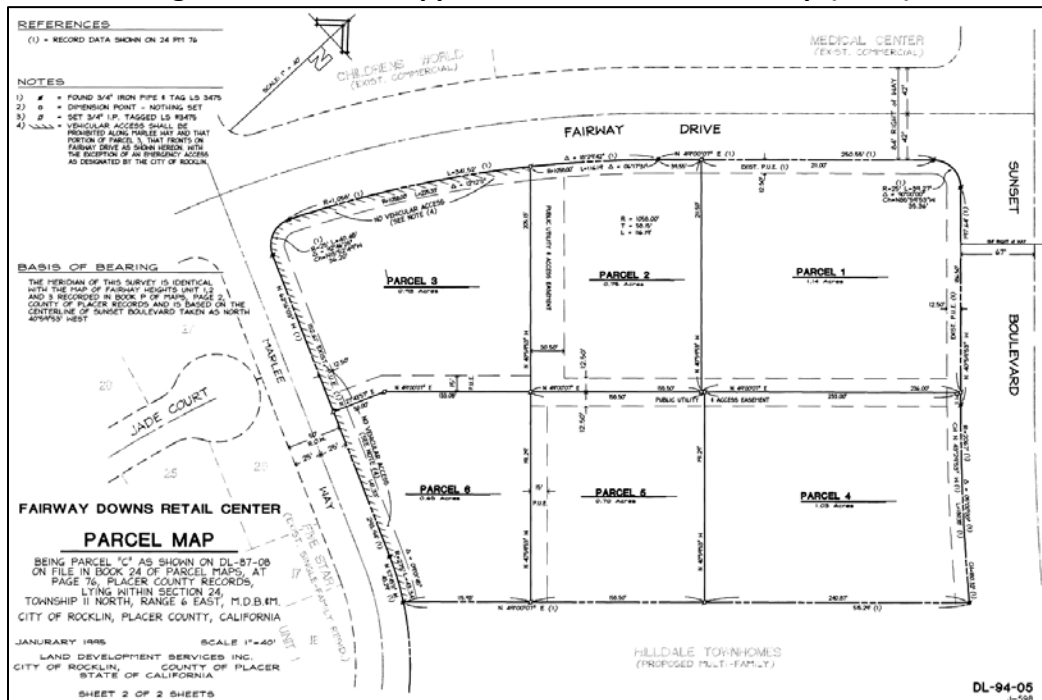
3”, including convenience stores and liquor stores. However, a “retail food store” was listed as a permit use, defined as follows:

“Retail food market” or “delicatessen” is a small retail food or specialty food store having no more than three thousand square feet of floor area. This store may not include gasoline sale pumps, the sale of hard liquors, or arcade or pinball type games.

The amendment to the PDG, which includes all permitted, conditionally permitted, and prohibited uses for “Area 3”, was approved via Ordinance No. 704 by City Council in 1994 (PDG-94-02) and has been included as **Attachment 1**.

In 1995, the Planning Commission approved a specific plan use permit (SPU-94-14) to construct a retail building with associated landscaping, parking, signage, etc. and a tentative parcel map to divide the 5-acre lot into six parcels (see **Figure 3**). This represents the current configuration of the site.

Figure 3. “Area 3” Approved Tentative Parcel Map (1995)



“Area 3” was subsequently developed with six commercial buildings, which make up the Fairway Downs Shopping Center. The center currently includes several commercial tenants consistent with the allowed uses as determined by the PDG, including Sunset Mart, which has been owned and operated by the project applicant since 2014. Sunset Mart, which is defined as a “retail food market” per the approved PDG, currently holds a

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valid Type 20 license with ABC, which allows sale of beer and wine for off-site consumption.

In 2001, a similar amendment was proposed to remove the prohibition on hard liquor sales from the definition of a “retail food market” (PDG-2001-02). Staff recommended disapproval of the amendment at that time, stating that the request had the potential to create an incompatible use within the area, which was considered contrary to staff’s interpretation of Council direction from the original 1994 approval. Council disapproved the proposed amendment on July 10, 2001.

Discussion

The proposed General Development Plan Amendment would change “liquor stores” from a prohibited to a permitted use within “Area 3”. As amended, the sale of hard liquors for off-site consumption would no longer be prohibited by the PDG, but instead would be regulated by the Department of Alcoholic Beverage Control (ABC) and would be required to comply with all applicable protocols and procedures as part of the liquor license application process.

As part of this amendment, staff has proposed a consolidation of the four tables which previously comprised Section 2, Subsection 7, A through C (allowed use tables) to make them simpler and clearer. Rather than providing separate tables for permitted, conditionally permitted, and prohibited uses, they have been reorganized into one comprehensive table. The revised table is included as Table 3 and designates the allowance for each separate land use as either “P” – Permitted; “CUP” – Conditional Use Permit required; or “N” – Not Permitted.

As part of these revisions, staff also combined several different retail uses which were individually listed in the previous tables (bookstores, flower shops, gift shops, record stores, etc.) into a single “general retail” category. Some terminology was also updated to reflect current nomenclature (i.e. “church” has been replaced by “place of assembly”).

With the exception of “liquor stores” no land uses have been changed from a “Prohibited” to a “Permitted” use, or visa-versa, as part of these proposed revisions.

Table 3. Modified Use Table

Land Use	Allowance
Any business operating between 10 pm and 7 am	CUP
Arcade	N
Auto body/paint shop	N
Auto sales/service	N
Automobile repair shop, light or heavy	N
Automobile service station	N
Bakery, donut shop	P
Bank	P
Barber/beauty shop	P
Billiard room	N
Bowling alley	N
Business-professional office	P
Church/Place of Assembly	P
Coin operated laundry, dry cleaner	P
Commercial parking lot	N
Convenience store	N
Creamery	N
Day care center preschool	P
Drive-thru restaurants	N
Drug store	P
Dry cleaner/laundry plan (onsite)	N
Exercise or athletic club/figure salon	P
Funeral home, mortuary	CUP
Gasoline station/fuel sales	N
General retail	P
Heavy equipment sales & service	N
Indoor skating rink	N
Liquor store	N P
Locker plant	N
Lodges & club houses	P
Mini-storage	N
Mobile push cart vending facility	CUP
Nursing homes, convalescent hospital	CUP
Outdoor dining (1+ table or 4+ chairs)	CUP
Outdoor display, such as a plant nursery	CUP
Outdoor storage & sales	N

Photographer studio	P
Pick up station for laundry, dry cleaner	P
Plumbing shop	N
Pub. Utility buildings: storage yards, warehouses, shops	N
Small Electronics Repair	P
Restaurant, coffee shop	P
Retail food store (market/delicatessen)	P
Schools	P
Second hand goods store	P
Sex oriented entertainment businesses	N
Sheet metal shop	N
Shoe repair	P
Temporary businesses for recycling	N
Theaters (movie)	N
Tree surgeon establishments	N
Veterinary clinic	P
Wholesaling appurtenant to a permitted use	P

Justification to Allow Liquor Stores

ABC is charged with the responsibility of issuing licenses for the sale of alcoholic beverages. The department can deny an application for a license if issuance of that license would create a law enforcement problem, based on the interpretation of the subject jurisdiction, or if issuance would result in or add an undue concentration of licenses to a specific area.

According to a letter received from the Chief of Police on July 18 (included as Attachment 2), the Police Department has no specific concerns regarding the proposed amendment’s potential to create a law enforcement problem. The modification of the PDG would not permit the sale of hard alcohol on the site, but would provide the mechanism to allow the appropriate review to take place. Because the potential sale of alcoholic beverages requires approval of the appropriate license from ABC (typically a Type 21 – Off-Sale General for sale of beer, wine, and liquor for off-site consumption), any future alcohol sales within “Area 3” would be analyzed through the licensing process on a case-by-case basis. In addition, the new license would require a Public Convenience and Necessity (PCN) study by the Rocklin Police Department and approval by ABC before any hard alcohol sales could commence. Therefore, there would still be several regulatory steps which would be required prior allowing operation of a liquor store, in accordance with State and local regulations.

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Applicant-Collected Signatures

As part of the application package, the project applicant submitted a neighborhood petition with the following statement:

Hello neighbors:

*For your convenience and in order to serve you better we decided to bring **hard liquor** into our store, we would like to get your opinion about the idea. Please show your support by entering your name and address here.*

The petition, which includes 72 signatures, has been included as Attachment 3.

Environmental Determination

Staff recommends approval of a Notice of Exemption for this project pursuant to California Code of Regulations Section 15061(b)(3) – General rule of no potential for causing significant effect.

General Plan Compliance

The project site is designated Retail Commercial (RC) within the Rocklin General Plan. The purpose of the RC land use designation is to provide areas for the location of retail and service establishments intended to meet the daily convenience needs of residents and visitors. The proposed General Development Plan amendment would modify the allowed land uses within the project area to provide for a broader range of uses and to reduce restrictions on the type of businesses that can be located within the shopping center. The new proposed use (liquor store) is typically allowed by right in retail commercial developments and is therefore compatible with the RC land use designation. Thus, the proposed amendment would be consistent with the Rocklin General Plan.

Zoning / General Development Plan Amendment

The project site is zoned Planned Development Commercial (PD-C). It is designated as "Area 3" within the Five Star General Development Plan area. When originally established in 1994, the operation of liquor stores within this area was expressly prohibited within the PDG.

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The proposed General Development Plan Amendment would modify Section 2, Subsection 7 of the Five Star General Development Plan to modify the list of land uses, thereby making liquor stores a permitted use.

As stated previously, this use is currently allowed by right in all C-2 and C-3 districts, as well as PD-C districts within the Sunset West, Northwest Rocklin, and Stanford Ranch General Development Plans without negative consequences. Further, modification of the PDG to remove the prohibition of liquor stores would not actually approve operation of any use. Instead, it would provide the mechanism for the review and potential approval of the use, pending further analysis and applicable licensing by the Department of Alcoholic Beverage Control, in association with the Rocklin Police Department.

Given the above, staff does not believe that there would be any significant impact to the shopping center or surrounding neighborhoods resulting from the approval of the proposed amendment. Staff therefore recommends that the Planning Commission recommend approval of the amendment.

Attachments

- 1) Ordinance No. 704: Five Star General Development Plan Area 3 (8/23/94)
- 2) Memorandum from Police Chief Lawrence (7/18/16)
- 3) Applicant-Submitted Neighborhood Petition

Prepared by Nathan Anderson, Associate Planner

ORDINANCE NO. 704

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
 AMENDING SECTION 2(4) AND ADDING SECTION 2(7)
 AND SECTION 2(8) TO ORDINANCE NO. 579
 ADOPTING THE GENERAL DEVELOPMENT PLAN FOR
 FIVE STAR DEVELOPMENT: PDG-87-03
 (FIVE STAR AREA 3: PDG-94-02)

The City Council of the City of Rocklin does ordain as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. A negative declaration of environmental impacts for this project has been certified.

B. The proposed general development plan amendment is consistent with the City of Rocklin's General Plan land use element which designates the site as Retail Commercial.

C. The proposed general development plan amendment is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The proposed area is physically suited to the uses authorized by the general development plan amendment.

E. The general development plan amendment is compatible with the land use/uses existing and permitted on the properties in the vicinity.

F. The land use/uses, and their density and intensity, allowed by the proposed general development plan amendment are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. City has considered the effect of the proposed general development plan amendment on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. The City Council of the City of Rocklin hereby approves the amendment to the General Development

Plan for Five Star Development, as shown on Exhibit A, attached hereto and incorporated by reference herein.

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36993(c)(1) are met.

PASSED AND ADOPTED this 23rd day of August, 1994, by the following roll call vote:

AYES:	Councilmembers:	Lund, Huson, Yorde
NOES:	Councilmembers:	Dominguez
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	Magnuson

Vice Mayor

ATTEST:

City Clerk GDEVPAMT5394

First Reading : 7-12-94
Second Reading: 8-23-94
Effective Date: 9-23-94

EXHIBIT A

AMENDMENT TO ORDINANCE NO. 579
ADOPTING THE GENERAL DEVELOPMENT PLAN

Five Star Development Commercial Area 3
(PD(G) 94-02)

Section 1. Section 2(4) of City Council Ordinance No. 579 is amended to read as follows:

Uses allowed in commercial areas 11, 12, and 15 shall be the same as those allowed in the BP, C-1, C-2, and C-3 zones of the Rocklin Municipal Code.

Section 2. Section 2(7) is added to City Council Ordinance No. 579 to read as follows:

7. Uses within Area 3 of the Five Star Planned Development:

A. The following uses shall be permitted:

1) Retail business establishments; uses to be conducted within an enclosed building with no outside storage or display except that eating establishments shall be allowed one outside table and/or four (4) seats.

Antique store	Drug store	Restaurant, coffee shop
Arts & crafts, hobby shop	Flower shop	Retail food store*
Bakery, donut shop	Furniture store	Retail plant nursery
Bank	Gift shop	Second hand goods store
Book and periodical store	Hardware store	Soda fountain / ice cream shop
Business-professional office	Household appliance store	Toy store
Church	Jewelry store	Video store
Coin operated laundry, dry cleaner	Record, CD store	Wholesaling appurtenant to a permitted use.
Confectionery store		

*A retail food store located in the Five Star General Development Plan, Area 3, shall be defined as:

- "Retail food market" or "delicatessen" is a small retail food or specialty food store having no more than three thousand square feet of floor area. This store shall not include gasoline sales pumps, the sale of hard liquors, or arcade or pinball type games.

2) Personal service establishments; all uses to be conducted entirely within an enclosed building with no outside storage or display permitted.

Barber shop	Lodges & club houses	Radio, VCR, TV repair
Beauty shop	Photo shop	Schools
Day care center preschool	Photographer studio	Shoe repair
Exercise or athletic club / figure salon	Pick up station for laundry, dry cleaner	Veterinary clinic

B. The following uses shall require a use permit:

Any business operating between 10 pm and 7 am	Mobile push cart vending facility	Outdoor display, such as a plant nursery.
Funeral Home, Mortuary	Outdoor dining with more than one table or more than 4 chairs	Nursing Homes, Convalescent Hospital

C. The following uses shall be prohibited:

Arcade	Creamery	Mini-storage
Auto body / paint shop	Drive-thru restaurants	Outdoor storage & sales
Automobile repair shop, light or heavy	Dry cleaner / laundry plant (done on site)	Plumbing shop
Auto sales/service	Gasoline Station	Pub. utility buildings: storage yards, warehouses, shops)
Automobile service station	Heavy equipment sales & service	Sex oriented entertainment businesses
Billiard room	Indoor skating rink	Sheet metal shop
Bowling alley	Liquor store	Temp. businesses for recycling
Commercial parking lot	Locker plant	Theaters (movie)
Convenience store	Massage parlor	Tree surgeon establishments

Per 58731

D. Uses which are not listed in any of the above categories shall be subject to review by the Community Development Director, who shall assign the use to the appropriate category, based on the following findings:

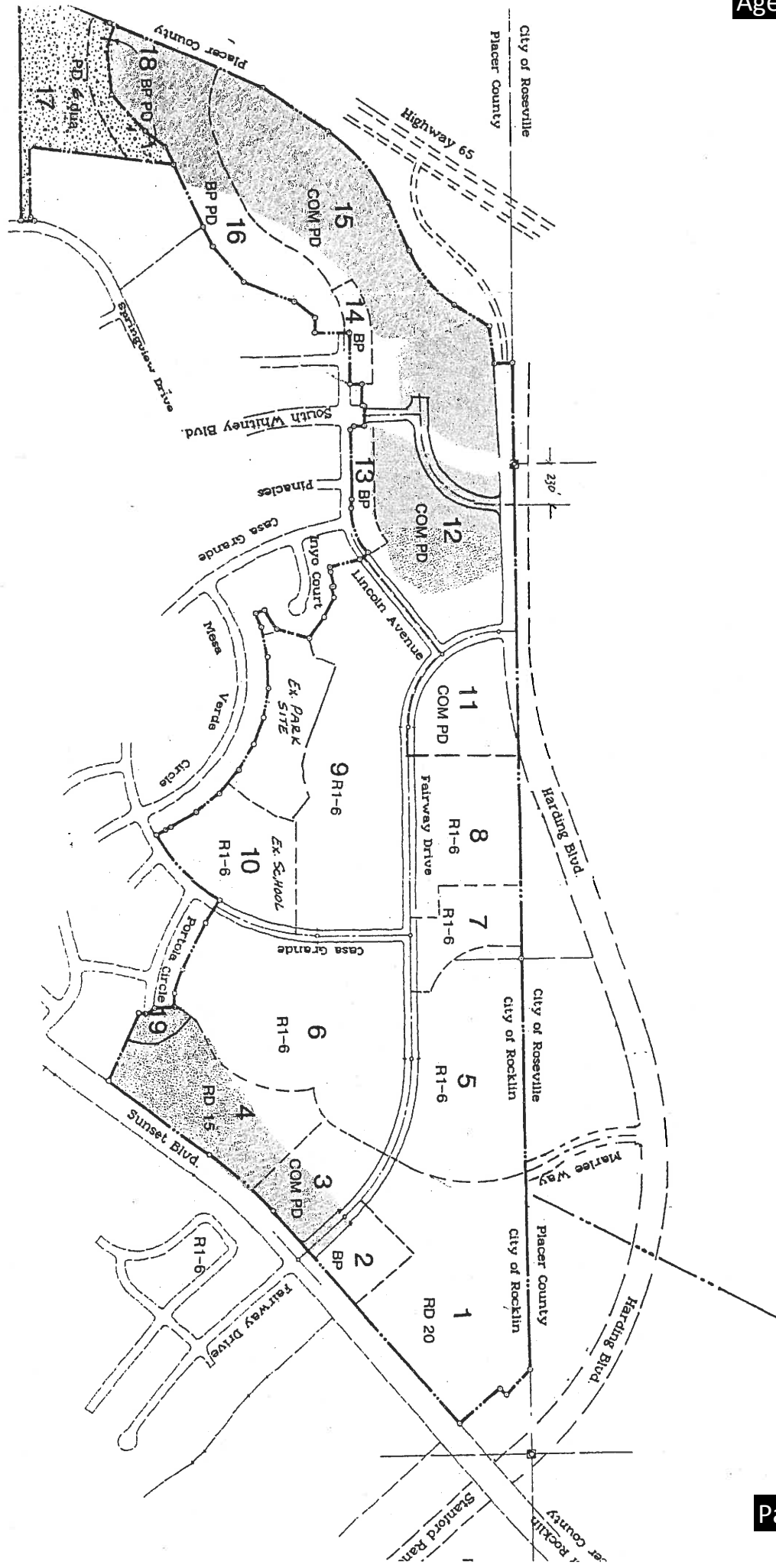
- 1) That the use is substantially similar in character to a use or uses within the appropriate category of the General Development Plan and zoning applicable to the property;

Section 3. Section 2(8) is added to City Council Ordinance No. 579 to read as follows:

8. Marlee Way Driveways:

Use of the Marlee Way frontage for driveway access to the site is strongly discouraged, but may be approved upon a showing that it is necessary to provide proper and adequate access to the site; it can be designed to operate safely; and it is necessary to avoid traffic safety problems on Fairway Drive. If access is approved on this frontage, it shall be located on the western end of Marlee Way across from the residential lots that do not front on Marlee Way, provided that an emergency access to the site may be located anywhere on Marlee Way.

KHB/gbl
e:\clerk\ord\pdg9402a
Revised 7/14/94





MEMORANDUM

To: Marc Mondell, Director of Economic and Community Development

From: Ron Lawrence, Chief of Police
By Chad Butler, Police Captain *CB* **Date:** July 18th, 2016

Subject: FIVE STAR GENERAL DEVELOPMENT PLAN AMENDMENT (Area 3) GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2016-0003
Request for Comments by Police Dept.

BACKGROUND:

This memorandum is in reference to the request for comments from the Police Department on the FIVE STAR GENERAL DEVELOPMENT PLAN AMENDMENT (Area 3) GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2016-0003 proposal.

The comments contained in this public safety analysis are exclusive to matters of public protection, potential traffic safety hazards, and possible impacts to Police Department operations. The recommendations may include mitigating suggestions that could alleviate public safety concerns.

FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

Alcohol, Tobacco, Gaming, Massage, Firearms, Explosives & other Local/State/Federal Regulations

- This proposal does not include whole-sales or retail-sales of alcohol as regulated by California Business and Professions Code (B&P) §25658, 23300, & 23025, and therefore a more detailed *Public Convenience or Necessity* (PCN) analysis for State ABC licensing was not conducted.
- X This proposal does not include any retail license sales of tobacco, regulated by the California State Board of Equalization (BOE), and does not present concerns related to B&P Section §22952, or California Penal Code (PC) section §308.
- X This proposal does not include any legalized gaming as described in California Constitution Article IV, Legislative, Sec. 19, or California B&P §19800 et seq, Gambling Control Act.
- X This proposal does not include any form of therapeutic massage as described in the California Massage Therapy Act, regulated by B&P §4600, Calif. Government Code (GCG) §51030-51034, and the Rocklin Municipal Code (RMC) Chapter §5.20.
- X This proposal does not include firearms sales requiring licensing pursuant to PC §26700 & 26715.
- X This proposal does not include any element of explosives regulated by Title 18, U.S. Code, Sec. 1102, Chapter 40 - Importation, Manufacture, Distribution & Storage of Explosive Materials, or regulated by Calif Code of Regulations (COR), Title 19, Division 1, Chapter 10 (explosives), or COR, Title 19, Division 1, Chapter 6 (fireworks).

- X This proposal does not require additional traffic impact analysis by the Traffic Committee chaired by the Office of the Chief of Police pursuant to RMC §10.08.020 & 10.08.030.
- X This proposal does appear to be consistent with current local, state and federal laws/statutes regulating criminal law, including the Rocklin Municipal Code (RMC).

Conclusions:

This proposal to amend the Five Star General Development Plan to allow for the sale of spirits (hard liquor) at an establishment that currently only sells beer and wine would be a change in license type per the California Alcohol Beverage Control (ABC). Because of the change in license type, this new license request would require a public convenience and necessity (PCN) study by the police department and approval by the California Alcohol Beverage Control (ABC) before selling spirits could commence, even if the amendment to the general development plan is approved by Council.

Recommendations:

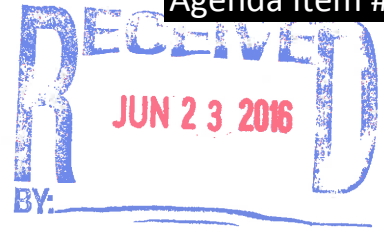
The Police Department has no specific input regarding the general plan amendment as requested. If the amendment is approved by Council, the applicant is then required to go through a new liquor license approval process through their local Alcohol Beverage Control (ABC) office. Part of the application process would then include a public convenience and necessity (PCN) study by our department.



Ronald A. Lawrence
Chief of Police

Attachments: None

Sunset Mart



Hello neighbors:

For your convenience and in order to serve you better we decided to bring **Hard Liquor** into our store, we would like to get your opinion about the idea. Please show your support by entering your name and address here.

Name	Address
M.A. Zadvan	3305 Marlee way unit 8 Rocklin CA 95677
D. Edwards	3540 Willard Way Rocklin, CA 95677
Eddy Cervantes	7141 Sceptre Dr Rocklin
Paul VanHieu	Putter CT
Justin Diller	3323 Marlee Way, Rocklin CA 95677
Sean Byman	5229 Fairway Ct Rocklin CA 95677
Liam Agnew	5835 INYO Ct Rocklin CA 95677
Tara Bartwell	5302 Par Pl. Rocklin, CA 95677
GARY DISPERSE	3351 MARLEE WAY, ROCKLIN CA 95677
Kev Ambrose	6311 EMBERD DR. ROCKLIN CA 95677
Tiffany Hager	2651 Sunset Blvd #301 Rocklin CA 95677
Lawrence Garcia	3609 Amethyst Dr. Rocklin CA 95677
William Mitchell II	2651 Sunset Blvd #107 Rocklin CA 95677

Sunset Mart

Hello neighbors:

For your convenience and in order to serve you better we decided to bring **Hard Liquor** into our store, we would like to get your opinion about the idea. Please show your support by entering your name and address here.

Name	Address
James Murphy	5303 Fairway Dr Rocklin Ca 95677
Jenn Auld	5301 Topaz Ave 95677
Charles Hooker	3500 Amethyst Ct Rocklin Ca 95677
John Gross	205 Beachcomber Dr Rocklin CA 95677
KARAMISH DIAGANE	608 HORIZON COVE, ROCKLIN, CA, 95677
Mike Sayers	2302 Putter Ct. Rocklin - 95677
Cody Batstone	316 Beachcomber Dr Rocklin 95677
Megan Hamblin	2302 Putter Ct Rocklin 95677
DANNY TRAUGHBER	6434 EMERALD DR. ROCKLIN, CA
Jordan Cano	3632 Amethyst Dr. 95677
Bryan Wenzel	3353 Marlee Way Unit 120 Rocklin, CA 95677
Sean Silva	3303 Marlee Way Unit 4 Rocklin CA 95677
Jordan Davis	3618 Amethyst Dr Rocklin 95677

Sunset Mart

Hello neighbors:

For your convenience and in order to serve you better we decided to bring **Hard Liquor** into our store, we would like to get your opinion about the idea. Please show your support by entering your name and address here.

Name	Address
BRYAN DESOTO	6201 CAMEO DR. ROCKLIN 95677
Jeremy Buri	4822 El Cortez Dr. Rocklin 95677
CHRISTOPHER GEORGE	2530 CASA GRANDE CT. 95677
Arwedo, Ryan	6019 Marlee Court 95677
MICHAEL SULT	5308 FAIRWAY DR. ROCKLIN 95677
Kim M Eaton	5134 Par Place Rocklin 95677
Lewis Morse	5537 Portola cir. Rocklin, 95677
JOHN TINKER	5327 Par Place Rocklin 95677
Mark Walsh	6110 Marlee Circle Rocklin 95677
Dylan Villalobos	107. King Rd. Roseville CA, 95678.
Renee Morse	5537 Portola Cir Rocklin 95677
NICK SCHWACKER	5233 FAIRWAY CT. ROCKLIN 95677

Sunset Mart

Hello neighbors:

For your convenience and in order to serve you better we decided to bring **Hard Liquor** into our store, we would like to get your opinion about the idea. Please show your support by entering your name and address here.

Name	Address
BRAD FATMAN	5136 PAR PLACE, ROCKLIN, CA. 95677
Pencee Morse	5537 Portola cir. Rocklin CA 95677
Nicholas Eli	5578 Coronado way Rocklin 95677
Dana Reed	5556 Portola Cir Rocklin 95677
Aaron Reed	302 ridge view circle 95677 Rocklin
Tim Reed	5556 Portola circle Rocklin 95677
Arthur Wilson	3694 Emerald P. Rocklin 95677

Sunset Mart

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Name	Address
Denise Marengo	6006 Turquoise Dr. Rocklin
Jim Braden	2308 Potter Ct. Rocklin Ca.
Cody Merrill	5576 Butano way Rocklin
Linda Vicente	3501 Amethyst St. Rocklin Ca
Alex Ingram	3633 Amethyst Dr.
Josh Meyers	5733 River Run Cir
TERRY MURPHY	3009 Beachcomber DR. E.
Sylvia Singh	608 Horizon Cove Rocklin CA
* DAVE CARPENTER	2333 Eagle Ct Rocklin Ca 95677
Godmud	512 Butano way
Shawnta Carpenter	2333 Eagle Ct. 95677
Chris Tacka	5315 Fairway Drive 95677
Justin Farquary	5725 Fairway Ct. 95677

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Pence Morse	5537 Portola Cir. Rocklin CA 95677
Nicholas Eli	5578 Coronado way Rocklin 95677
Dana Reed	5556 Portola Cir Rocklin 95677
Aaron Reed	302 ridge view circle 95677 Rocklin
Tim Reed	5556 Portola circle Rocklin 95677
Andrew Wilson	3694 Emerald Cr. Rocklin 95677
Carm Wilson	3499 Leland St Rocklin 95760
Cristian Schopen	2651 Sunset Blvd. Rocklin 95677
Juan Dwyer	2651 Sunset Blvd Rocklin 95677
Elsie Johnson	6417 Emerald Dr. Rocklin 95677
Rozzie Knaut	She 2340 Swetzer Rd. Pennyn CA 95263
Sally Dwyer	608 Horizon Court, Rocklin, CA 95677

Sunset Mart

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Name	Address
Dan Gayaldo	3810 Diamond Ct. Rocklin

RESOLUTION NO. 2016-

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN
RECOMMENDING APPROVAL OF A NOTICE OF EXEMPTION
(Five Star General Development Plan Amendment (Area 3)/PDG2016-0003)

WHEREAS, the City of Rocklin’s Environmental Coordinator has reviewed the Five Star General Development Plan Amendment project (“Project”) and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15061 (b) (3) – General rule of no potential for causing significant effect; and

WHEREAS, a Notice of Exemption has been prepared for the Project.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rocklin as follows:

Section 1. Based on the review and determination of the Environmental Coordinator, the Planning Commission of the City of Rocklin finds that the Project is exempt from review under the California Environmental Quality Act.

Section 2. A Notice of Exemption is recommended for approval for the Project.

Section 3. Upon approval of the Project by the City Council, the Environmental Coordinator may file the Notice of Exemption with the County Clerk of Placer County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of Section 21152(b) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

PASSED AND ADOPTED this ___ day of _____, 2016, by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

Chairman

ATTEST:

Secretary

NOTICE OF EXEMPTION

TO: County Clerk, County of Placer
 2954 Richardson Blvd.
 Auburn, CA 95604-5228

FROM: City of Rocklin
 ECD Department
 3970 Rocklin Road
 Rocklin, CA 95677

Project Title: Five Star General Development Plan Amendment (Area 3)/PDG2016-0003

Project Location - Specific: The southerly corner of the intersection of Sunset Boulevard and Fairway Drive, APNs 371-120-001 through 371-120-006.

Project Location - City: Rocklin, CA; **County:** Placer

Description of Nature, Purpose and Beneficiaries of Project: This application is a request for approval of a General Development Plan Amendment (zoning text amendment) to allow a liquor store use where currently it is prohibited. (Five Star General Development Plan Ordinance 704, APNs 371-120-001 through 371-120-006)

Name of Public Agency Approving Project:

City of Rocklin City Council

Name of Person or Agency Carrying Out Project

The applicant is Akmal Zadran, 2600 Sunset Boulevard, Suite 101, Rocklin, CA 95677, (916) 415-1533.

Exempt Status (Check one)

General rule of no potential for causing significant impact (California Code of Regulations Sec. 15061 (b) (3)).

Reasons why the project is exempt. The project is exempt as indicated above because pursuant to CEQA Guidelines Section 15061 (b) (3), the activity (project) is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project as proposed is consistent with the exemption description noted above and is exempt pursuant to Section 15061 (b) (3) of the CEQA Guidelines.

Contact Person: Marc Mondell, Economic and Community Development Department Director

Date received for Filing: _____

Signature: Marc Mondell, Economic and Community Development Department Director

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RESOLUTION NO. PC-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE FIVE STAR GENERAL
DEVELOPMENT PLAN FOR AREA 3(Five Star General Development Plan Amendment/PDG2016-0003)

The Planning Commission of the City of Rocklin does resolve as follows:

Section 1. The Planning Commission of the City of Rocklin finds and determines that:

A. A Notice of Exemption of Environmental Impacts has been recommended for approval for this project via Planning Commission Resolution No. PC- [REDACTED].

B. The General Development Plan Amendment, PDG2016-0003, amends in its entirety Section 2, Subsection 7 of the Five Star General Development Plan, originally adopted by Ordinance 579 and amended by Ordinance 704, to modify the list of prohibited land uses applicable only to Area 3 of the Five Star General Development Plan (the Fairway Downs Shopping Center); Assessor's Parcel Numbers 371-120-001 through -006.

C. The area is physically suited to the uses authorized in the proposed general development plan amendment.

D. The proposed general development plan amendment is compatible with the land uses existing and permitted on the properties in the vicinity.

E. The land uses, and their density and intensity, allowed in the proposed general development plan amendment are not likely to create serious health problems or create nuisances on properties in the vicinity.

F. The Planning Commission has considered the effect of the proposed general development plan amendment on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. The Planning Commission of the City of Rocklin hereby recommends City Council approval of the general development plan amendment in the form as shown on Attachment 1, attached hereto and incorporated by reference herein.

PASSED AND ADOPTED this th day of , , by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairman

ATTEST:

Secretary

ATTACHMENT 1

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
AMENDING THE FIVE STAR GENERAL DEVELOPMENT PLAN FOR AREA 3

(Five Star General Development Plan Amendment/PDG-2016-0003)

The City Council of the City of Rocklin does ordain as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. The General Development Plan Amendment, PDG2016-0003, amends in its entirety Section 2, Subsection 7 of the Five Star General Development Plan, originally adopted by Ordinance 579 and amended by Ordinance 704, to modify the list of permitted, conditionally permitted, and prohibited land uses applicable only to Area 3 of the Five Star General Development Plan (the Fairway Downs Shopping Center); Assessor's Parcel Numbers 371-120-001 through -006.

B. A Notice of Exemption has been approved for this project via City Council Resolution No. [REDACTED].

C. The proposed general development plan amendment is consistent with the City of Rocklin's General Plan land use element which designates the site as Retail Commercial.

D. The proposed general development plan amendment is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.

E. The proposed area is physically suited to the uses authorized by the general development plan amendment.

F. The general development plan amendment is compatible with the land use/uses existing and permitted on the properties in the vicinity.

G. The land use/uses, and their density and intensity, allowed by the proposed general development plan amendment are not likely to create serious health problems or create nuisances on properties in the vicinity.

H. The City has considered the effect of the proposed general development plan amendment on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. The City Council of the City of Rocklin hereby approves a General Development Plan Amendment (Five Star General Development Plan Amendment/PDG2016-0003) to amend Section 2, Subsection 7 of the Five Star General Development Plan, as shown on Exhibit 1, attached hereto and incorporated by reference herein.

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

PASSED AND ADOPTED this day of , , by the following roll call
vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Greg Janda, Mayor

ATTEST:

City Clerk

First Reading:
Second Reading:
Effective Date:

EXHIBIT 1

**THE FIVE STAR GENERAL DEVELOPMENT PLAN
IS HEREBY AMENDED AS FOLLOWS:**

Section 1. Section 2, Subsection 7 of the Five Star General Development Plan (originally approved via Ordinance 579 and amended by Ordinance 704) is amended to modify the prohibited land uses applicable in the Fairway Downs Shopping Center; Assessor’s Parcel Numbers 371-120-001 through -006. The provisions of this amendment shall not be applicable outside of Area 3.

Section 2. The Five Star General Development Plan Section 2, Subsection 7 shall be amended to read as follows:

7. Uses within Area 3 of the Five Star Planned Development:

A. The following uses shall be considered to be Permitted (P), permitted with a Conditional Use Permit (CUP), or Not Permitted (N); all uses to be conducted within an enclosed building with no outdoor storage or display except as specifically listed:

Land Use	Allowance
Any business operating between 10 pm and 7 am	CUP
Arcade	N
Auto body/paint shop	N
Auto sales/service	N
Automobile repair shop, light or heavy	N
Automobile service station	N
Bakery, donut shop	P
Bank	P
Barber/beauty shop	P
Billiard room	N
Bowling alley	N
Business-professional office	P
Church/Place of Assembly	P
Coin operated laundry, dry cleaner	P
Commercial parking lot	N
Convenience store	N

Creamery	N
Day care center preschool	P
Drive-thru restaurants	N
Drug store	P
Dry cleaner/laundry plan (onsite)	N
Exercise or athletic club/figure salon	P
Funeral home, mortuary	CUP
Gasoline station/fuel sales	N
General retail	P
Heavy equipment sales & service	N
Indoor skating rink	N
Liquor store	P
Locker plant	N
Lodges & club houses	P
Mini-storage	N
Mobile push cart vending facility	CUP
Nursing homes, convalescent hospital	CUP
Outdoor dining (more than 1 table/more than 4 chairs)	CUP
Outdoor display, such as a plant nursery	CUP
Outdoor storage & sales	N
Photographer studio	P
Pick up station for laundry, dry cleaner	P
Plumbing shop	N
Pub. Utility buildings: storage yards, warehouses, shops	N
Small Electronics Repair	P
Restaurant, coffee shop	P
Retail food store (market/delicatessen/specialty foods)	P
Schools	P
Second hand goods store	P
Sex oriented entertainment businesses	N
Sheet metal shop	N
Shoe repair	P
Temporary businesses for recycling	N
Theaters (movie)	N
Tree surgeon establishments	N
Veterinary clinic	P
Wholesaling appurtenant to a permitted use	P

B. Uses which are not listed in any of the above categories shall be subject to review by the Director of Economic & Community Development Department, who shall assign the use to the appropriate category, based on the following findings:

- 1) That the use is substantially similar in character to a use or uses within the appropriate category of the General Development Plan and zoning applicable to the property.