# REGULAR MEETING OF THE
# CITY OF CONCORD
# DESIGN REVIEW BOARD

**Thursday, April 10, 2014**
**5:30 p.m., Regular Meeting**
***PERMIT CENTER CONFERENCE ROOM***
**1950 Parkside Drive, Bldg. D**

*Design Review Board Members*

Jack Moore, Chair
Ross Wells, Vice Chair
Peter Harmon
Kirk Shelby
Ernesto Avila – Planning Commission Liaison

## AGENDA

**PUBLIC COMMENT PERIOD**

**ADDITIONS/CONTINUANCES/WITHDRAWALS**

**CONSENT CALENDAR**

**A. 3/13/14 Meeting Minutes**

**STAFF REPORTS – None**

**HEARINGS**

**PRELIMINARY REVIEW**

**1.** **La Vista Villas (PL131338 – DR) –** Preliminary Design Review to subdivide a 1.8-acre site into 8 residential lots at 1425 La Vista Avenue. The General Plan land use designation is Low Density Residential; Zoning classification is RS-8 (Single Family Residential, 8,000 sq. ft. minimum lot size); APN 132-030-041; 042; 043; 044; and 045. **Project Planner: Jason Hade @ (925) 671-3281**

**STUDY SESSION**

**1. Starbucks @ 4290 Clayton Road – Project Planner: Frank Abejo @ (925) 671-3128.**

**BOARD CONSIDERATIONS/ANNOUNCEMENTS**

**STAFF ANNOUNCEMENTS**

**ADJOURNMENT**

## NOTICE TO PUBLIC

No item will be considered for hearing after 9 P.M. Items remaining on the agenda will be rescheduled.

At the beginning of the meeting any items to be held over will be announced. The staff may bring up following this, any items on the agenda that are of a routine and non-controversial nature, and the chairperson may call for action on these items without further discussion if there is no opposition present at the meeting. Normal hearings will then proceed for the remainder of the agenda.

Staff will not provide written summaries of the Board's discussions on preliminary review or continued agenda items. Applicants should be prepared to take all necessary notes regarding the Board's comments, suggestions, and directions on projects, or schedule an appointment to review tape recordings of the meetings. For items resulting in a final action by the Board, action letters will be prepared by staff and distributed to the applicant.

Correspondence and writings received that constitutes a public record under the Public Records Act concerning any matter on this agenda are available for inspection during normal business hours by contacting the Planning Division, located at 1950 Parkside Drive, Wing D, Concord, CA. For additional information contact (925) 671-3152.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3257, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

## NEXT DESIGN REVIEW BOARD MEETINGS:

April 24, 2014
May 8, 2014

Concord

# REPORT TO DESIGN REVIEW BOARD

DATE: April 10, 2014

## I. GENERAL INFORMATION

**Project Name**: La Vista Villas (PL131314-DR)

**Review Status**: Preliminary Review

**Location:** West side of La Vista Avenue approximately 490 feet south of Clayton Road

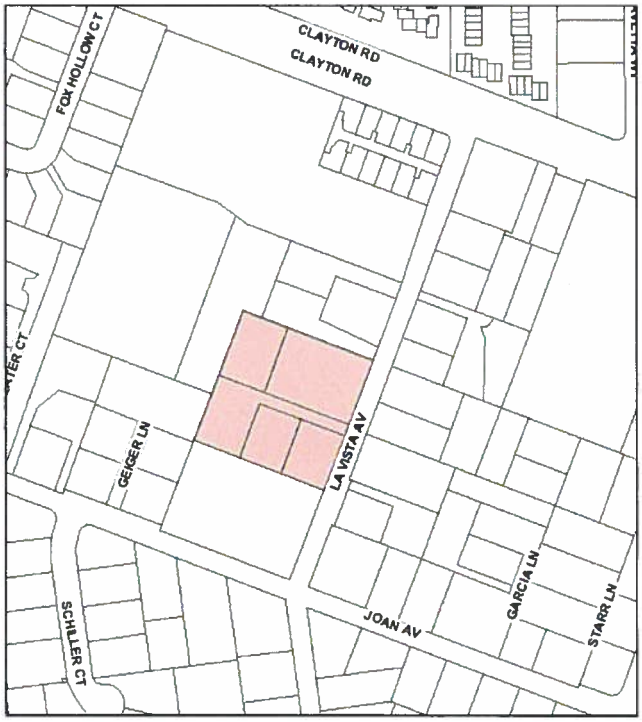
**Parcel Number(s)**: 132-030-041, -042, -043, -044, and -045

**General Plan**: Low Density Residential

**Zoning**: RS-8 (Residential Single-Family, 8,000 square foot minimum lot size)

**Applicant**: Troy Wright, Windward Pacific Builders

**Vicinity Map**:



## II. PROJECT BACKGROUND

A Preliminary Application (PL131151-PA) to subdivide the approximately 1.8-acre site into 16 lots ranging in size from 3,600 to 4,700 square feet was submitted on May 24, 2013. A Conceptual Review of the project was conducted by the Design Review Board (DRB) on June 13, 2013. Specific direction was provided to the applicant by the DRB to be incorporated into the formal application submittal.

A formal Design Review application was submitted on October 23, 2013 along with the following related development applications: Rezone, Planned Development Use Permit, Tentative Subdivision Map, and Tree Removal. The application was deemed incomplete on November 19, 2013.

On November 18, 2013, a Neighborhood Meeting was held and attended by approximately 35 residents. Most of those in attendance expressed opposition to the project. This was the second neighborhood meeting that the project applicant has held on this project.

The first neighborhood meeting was held on June 17, 2013, prior to submittal of a formal application. At the first neighborhood meeting the applicant proposed rezoning the site to allow 16 housing units where the existing zoning (RS 8) allows a maximum of 8 units. At that meeting several concerns were raised by the residents: no rezoning to increase residential density should be allowed, existing problems with drainage and flooding would be worsened by new development, concerns about long-term bioswale maintenance, parking spillover onto La Vista Avenue from the new development, use of the proposed community open space in the project, and the consideration of requiring a public street versus the proposed private streets.

At the second neighborhood meeting on November 18$^{th}$ the applicant presented a revised plan that reduced the total number of proposed lots from 16 to 14. Residents in attendance expressed the same concerns and remained opposed to the project.

A revised application was submitted on February 27, 2014 and is described in detail below.

## III. REVISED PROJECT DESCRIPTION

The project proposes to create eight lots ranging in size from 7,772 to 9,623 square feet at the subject site. Because of the larger lot sizes, the project is no longer subject to the Development Code's small lot development standards and does not require a rezone and planned development use permit.

Site access would be via La Vista Avenue. The proposed road within the subdivision would be private. As shown on the project plans, Exhibit A, a 9,572 square foot Lot "A" would consist of Street "A." Typical bio swales are indicated on the preliminary landscape plan and would be provided on each lot adjacent to the private street frontage only.

Proposed single-family detached homes range from 2,390 to 2,958 square feet in size. Three different floor plans are proposed each of which includes a two-car garage. Two of the three floor plans feature porches. Each proposed floor plan has two different front elevation options. Single story homes are

proposed for the two lots adjacent to La Vista Avenue. The tallest floor plan option for the proposed two story homes would be approximately 26-feet in height.

The project will provide new landscaping. The conceptual planting palette includes flowering trees such as Violet Crape Myrtle and Flowering Plum, evergreen shade trees such as Wilson Fruitless Olive, and native trees such as Coast Live Oak. As indicated on the preliminary landscape plan, tall shrubs, screening shrubs, vertical accent shrubs, flowering shrubs, accent shrubs, low shrubs, and groundcovers are also proposed. All existing trees at the subject site would be removed. Typical project fencing is shown on the preliminary landscape plan and consists of a six-foot tall solid good neighbor fence or six-foot tall lath fence topped with lattice. At certain locations the fences are placed on top of wood retaining walls.

## IV. DISCUSSION

The Board's comments are listed below followed by staff's analysis of the revised plans in *italics*.

Site/Grading

1. **Include detail bubbles for proposed fencing.**

   *A preliminary fencing plan is provided on sheet L-2 of Exhibit A, but detail bubbles for the proposed fencing are not shown on the site and preliminary grading plans.*

2. **Align cross-sections with proposed retaining wall details.**

   *Proposed retaining walls are shown on the cross-sections per sheet C3.*

3. **Address ADA requirements for proposed sidewalks.**

   *Sidewalks will be reviewed for compliance with ADA requirements by Engineering Services as part of Development Advisory Committee (DAC) project review process.*

4. **Consult with Fire District regarding turnarounds.**

   *Proposed cul-de-sac was designed consistent with Fire District adopted standards.*

5. **Consider a more holistic design approach to the site's layout.**

   *The current site layout reflects a reduction from 16 to eight lots and the previous comments regarding the proposed open space area are no longer applicable to the revised project plans.*

6. **Reduce size of Lot A open space area and shift additional area to Lot B to create additional landscape buffering strips at entrance of subdivision.**

   *This comment is no longer applicable to the revised project plans. However, approximately 11-foot wide landscape buffering strips are proposed at the entrance of the subdivision.*

7. **Provide walkways in open space.**

   *This comment is no longer applicable as no open space is proposed as part of the project. However, a four-foot wide pedestrian access easement for a sidewalk is shown on lots 5 through 8.*

8. **Explore options for saving oak tree identified within lot A.**

   *No longer applicable to revised project as all existing trees are proposed for removal to accommodate the lot configuration and cul-de-sac. Six native trees of 24-inch box size are proposed as replacement trees within the landscape buffering strips along La Vista Avenue. The Development Code standards require up to 18 replacement trees to replace the six protected trees proposed for removal. As such, staff requests the Board's input on the number of replacement trees and their location within the project.*

9. **Reduce height of retaining walls.**

   *The prior plan proposed retaining walls up to 3.5- feet in height. The height of all retaining walls is now four-feet or less consistent with the Development Code standards. However, staff recommends the combined height of both the retaining walls and fencing on top of the retaining walls be reduced a height of eight-feet or less which is permitted within the Development Code subject to a Minor Exception application.*

10. **A six-foot tall masonry wall along the southern property line (adjacent to the church) is sufficient. Noise issues must be addressed via the masonry wall.**

    *A six-foot tall lath fence is proposed along the southern property line adjacent to lots 5, 6, 7, and 8. However, a six-foot tall masonry wall is not proposed on the preliminary fence plan.*

11. **Provide heavy duty fencing at north and west property lines**

    *A six-foot tall lath fence is shown along the northern property line and an existing six-foot high wall is shown on the western property line. The lath fence is similar to the good neighbor fence and is not what the Board would consider a heavy duty fence.*

<u>Architecture</u>

1. **Include a mix of colors for the proposed homes.**

   *Proposed home colors to be presented by applicant at DRB meeting.*

2. **Add additional windows to elevations.**

   *This comment is no longer applicable as revised elevations have been submitted to reflect the current eight-lot layout.*

3. **Incorporate changes to enhance four-sided design, massing, and composition. Refer to sketches prepared by Board Member K. Shelby.**

   *The previously recommended changes are no longer applicable as new project elevations have been submitted. Staff requests the Board review the current project elevations relative to four-sided design, massing, and composition.*

4. **Proposed garages comprise approximately 55 percent of the front building façade which is an acceptable deviation from the 50 percent in the Development Code design criteria.**

   *This design criteria is no longer applicable because the proposed development is not a small lot development.*

Landscaping

1. **Include planting on both sides of project entrance.**

   *This comment is no longer applicable because a formal project entry within a common area is not part of the revised project.*

2. **Incorporate special paving at project's entrance.**

   *This needs to be clarified and shown on the preliminary landscape plan.*

3. **Add bio swale details to plans.**

   *Bio swale locations are indicated on the preliminary landscape plan. Staff requests the Board identify bioswale details that need to return for the Board's review.*

4. **No concerns regarding proposed plant palette.**

   *No plan revisions required from preliminary application submittal.*

## V. RECOMMENDED ACTION

Staff recommends the Board review the plans, consider the recommendations discussed in this report, identify any additional issues, and provide the applicant with comments for incorporation into revised plans. Depending on the extent of the revisions requested, the Board can either recommend 1) revised plans return to the Board for further review, or 2) design review approval to the Planning Commission with minor revisions to return as a staff report item, subject to all applicable standard conditions of approval and conditions of the Board.

Prepared by: Jason R. Hade

Jason R. Hade, AICP
Associate Planner
(925) 671-3281
jason.hade@cityofconcord.org

Exhibits:

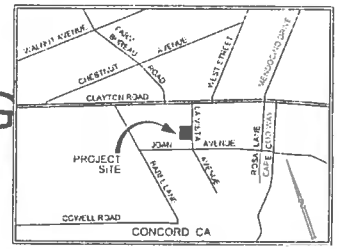
A- Project plans date-stamped February 27, 2014

RECEIVED
FEB 27 2014
PLANNING

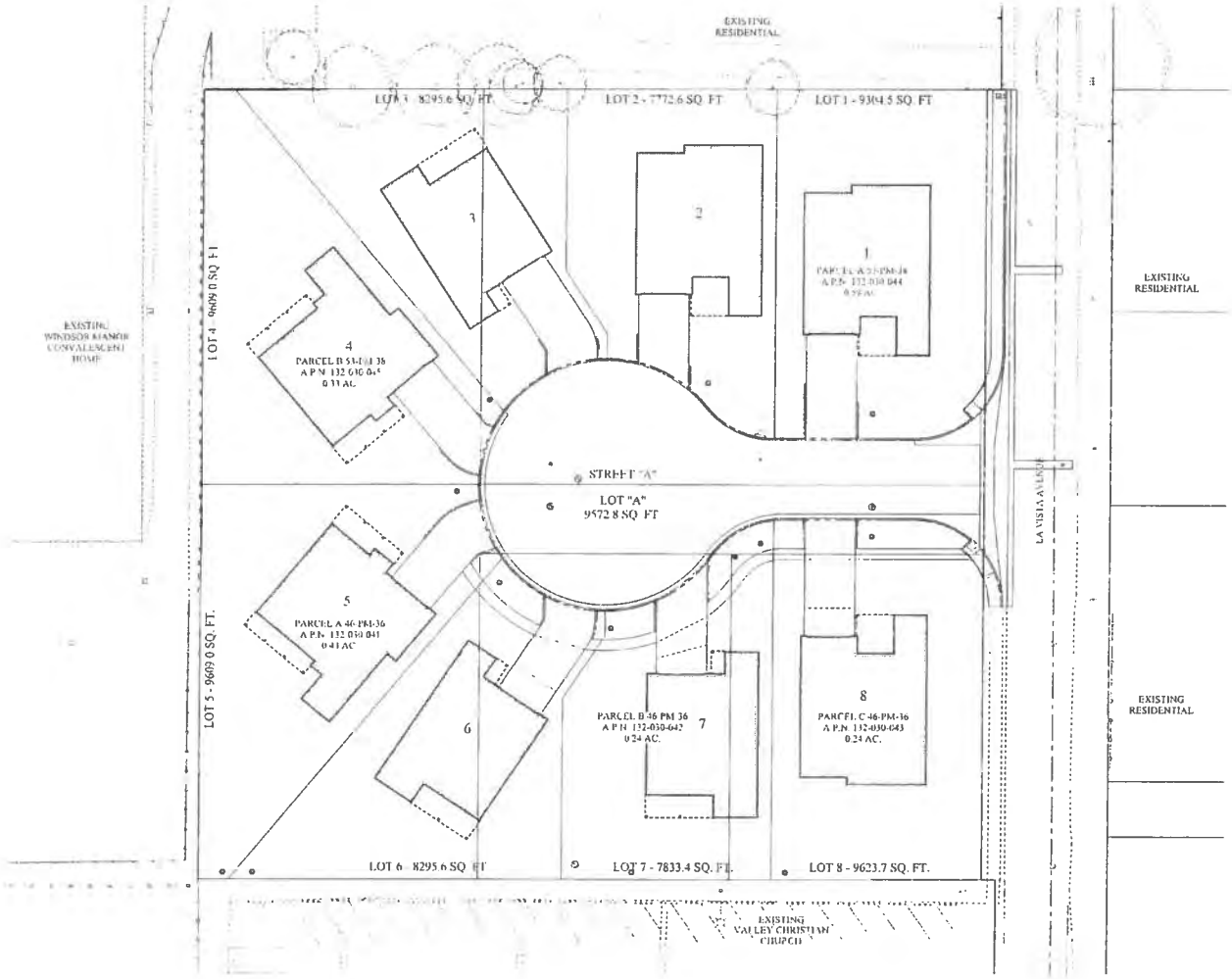
TENTATIVE MAP / DEVELOPMENT PLAN SET FOR:

# LA VISTA VILLAS
# WINPAC - LA VISTA LLC

CONCORD, CALIFORNIA




VICINITY MAP
NTS




OWNER

WINPAC – LA VISTA LLC
ATTN: TROY WRIGHT
2813 COFFEE ROAD
MODESTO, CA 95355
PHONE: (209)521-0853

INDEX


C1 – COVER SHEET
C2 – TENTATIVE MAP
C3 – ENGINEERED / TRUE CROSS SECTIONS
C4 – PRELIMINARY GRADING AND DRAINAGE PLAN
C5 – STORMWATER CONTROL PLAN
C6 – PRELIMINARY UTILITY PLAN
L1 – PRELIMINARY LANDSCAPE PLAN
L2 – PRELIMINARY LANDSCAPE PLAN


SCALE : 1" = 20'

EXHIBIT A


HAWKINS & ASSOCIATES ENGINEERING, INC.
430 MITCHELL ROAD
MODESTO, CA 95354
PH (209) 575-4295
FX (209) 578-4295


BY: MTS
CHK: RHH
DATE: 2014-02-05

COVER SHEET

VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

DATE: 2/11/14

SHEET C1 OF 8

## BENCHMARK

U.S.C.&.G. SURVEY CONTROL MONUMENT 1933, FD NO. H53343 ALONG CLAYTON ROAD AND 312 FEET EAST OF CAYA COU RAT

ELEVATION 171.31 FEET NAVD 29 DATUM

## FLOOD ZONE CLASSIFICATION

THE SUBJECT PROPERTIES FOR THE VESTING TENTATIVE SUBDIVISION MAP FOR LA VISTA VILLAS SHOWN HEREON LIE WHOLLY WITHIN FLOOD ZONE X (UNSHADED)-OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). ACCORDING TO THE FLOOD INSURANCE RATE MAP OF CONTRA COSTA COUNTY, CALIFORNIA AND INCORPORATED AREAS, COMMUNITY NO. 060025, PANEL 0284 F, EFFECTIVE JUNE 16, 2009 (MAP NO. 06013C0284F)

## OWNER/SUBDIVIDER

WINPAC LA VISTA LLC
ATTN: TROY BRISCOE
2013 CITY FIELD ROAD
WOODLAND CA 95776
PHONE (209) 521-0803

## ENGINEER

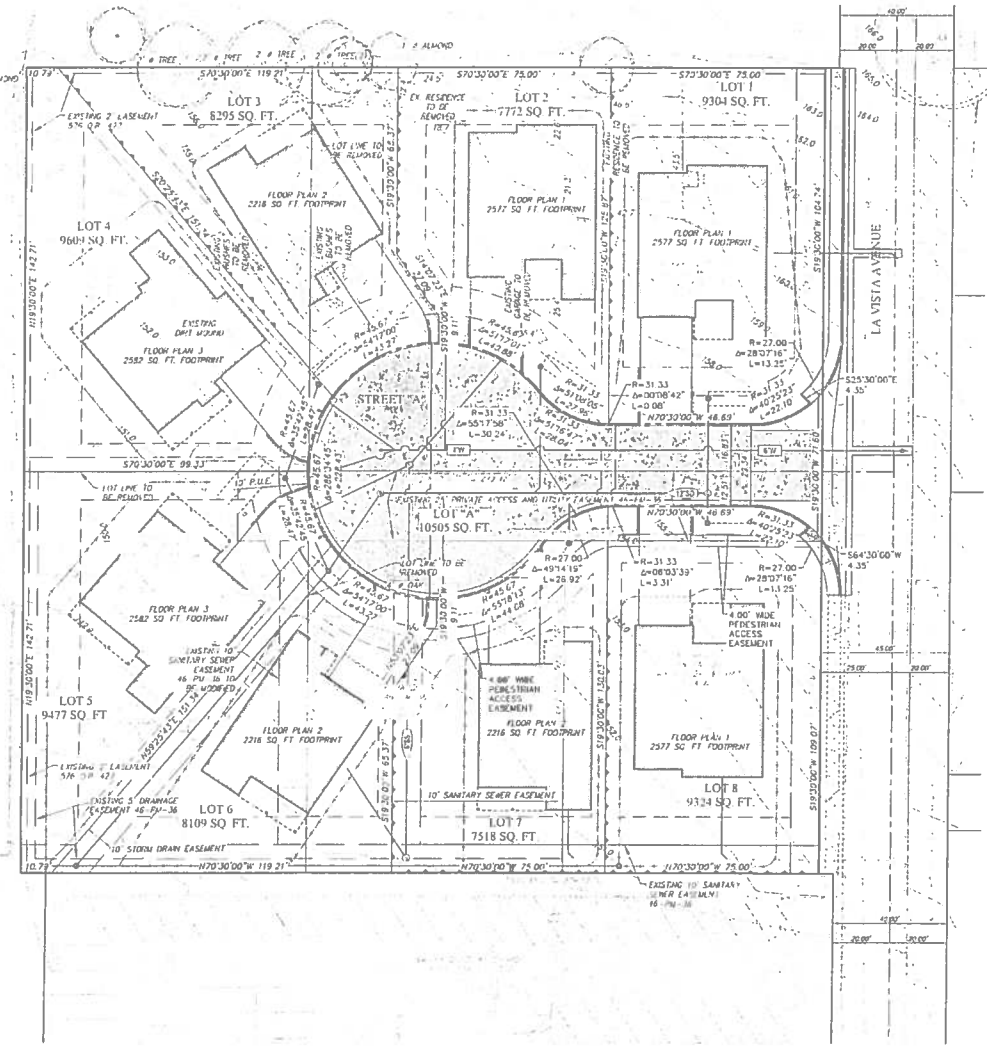
HAWKINS & ASSOCIATES ENGINEERING
436 MITCHELL ROAD
MODESTO CA 95354
PHONE (209) 575-4295

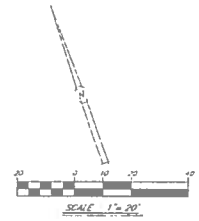
## STATEMENT OF SUBDIVIDER

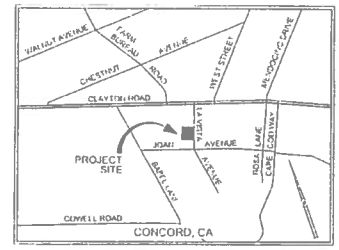
A. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF CONCORD STANDARD SPECIFICATIONS
B. STORM DRAINAGE: POSITIVE SYSTEM TO CHANNEL OR SWALE, THEN TO CITY OF CONCORD SYSTEM
C. SEWER DISPOSAL: CITY OF CONCORD SYSTEM
D. WATER SUPPLY: CITY OF CONCORD SYSTEM
E. STREET LIGHTING: LIGHTING SHALL BE INSTALLED AS PER THE CITY OF CONCORD STANDARD SPECIFICATIONS

## LEGAL DESCRIPTION

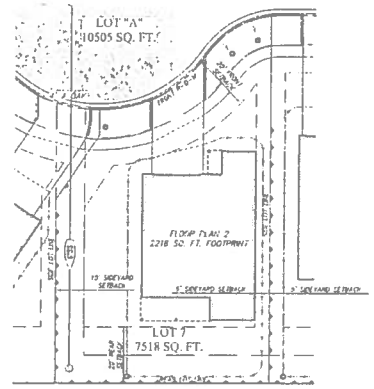
BEING A SUBDIVISION OF PARCELS "A" AND "B" AS SHOWN IN BOOK 53 OF PARCEL MAPS, AT PAGE 28 AND OF PARCEL "A", "B" AND "C" AS SHOWN IN BOOK 66 OF PARCEL MAPS, AT PAGE 35, CONTRA COSTA COUNTY RECORDS, LYING WITHIN THE CITY OF CONCORD, COUNTY OF CONTRA COSTA, CALIFORNIA




VICINITY MAP
NTS




TYPICAL SETBACKS
NTS

## NOTES

1. ZONING: PL (LOW DENSITY RESIDENTIAL)
2. GENERAL PLAN: LOW DENSITY (2.0-4.0 UNITS/ACRE)
3. A.P.N. 132-030-041 (BIG) 0.93 ACRES (38,640 SQ. FT. ±) A.P.N. 132-030-044 & 045 0.93 ACRES (40,873 SQ. FT. ±)
4. FLOOR PLAN INFORMATION
   FLOOR PLAN #1: 2383 SQ. FT. (2377 SQ. FT. FOOT PRINT) 3 BEDROOMS
   FLOOR PLAN #2: 2873 SQ. FT. (2216 SQ. FT. FOOT PRINT) 4 BEDROOMS
   FLOOR PLAN #3: 3063 SQ. FT. (2582 SQ. FT. FOOT PRINT) 4 BEDROOMS
5. QUANTITY OF EACH HOME:
   FLOOR PLAN #1 = 3
   FLOOR PLAN #2 = 3
   FLOOR PLAN #3 = 2
   TOTAL HOMES = 8
6. PERCENT LOT / LANDSCAPE COVERAGE

| LOT # | LOT SQ. FT. | % LOT COVERAGE | % LANDSCAPE/OPEN |
|---|---|---|---|
| 1 | 9304 | 27.7% | 68.0% |
| 2 | 7772 | 31.2% | 60.1% |
| 3 | 8295 | 26.7% | 64.2% |
| 4 | 9609 | 26.9% | 58.1% |
| 5 | 9609 | 26.9% | 60.2% |
| 6 | 8095 | 26.7% | 64.5% |
| 7 | 7518 | 28.9% | 64.2% |
| 8 | 9673 | 26.8% | 65.1% |
| "A" | 9573 | 0% | 0.0% |

*NOTE – % LOT COVERAGE INCLUDES BUILDING FOOT PRINT ONLY NOT HARDSCAPES (I.E. DRIVEWAY, SIDEWALKS, ETC.). % LANDSCAPE/OPEN SPACE INCLUDES BOTH BUILDING FOOTPRINT AND HARDSCAPES.

7. SEWER DISPOSAL: CITY OF CONCORD SANITARY SEWER SYSTEM
8. WATER SUPPLY: CONTRA COSTA WATER DISTRICT
9. THE INTENDED LAND USE OF THE PARCELS IS TO SUBDIVIDE INTO 8 SEPARATE PARCELS
10. ALL EXISTING TREES ON SUBJECT PROPERTY ARE TO BE REMOVED

## LEGEND

- EXISTING CURB, GUTTER & SIDEWALK
- EXISTING EDGE OF PAVEMENT
- EXISTING AREA OF AC PAVING
- EXISTING AREA OF AC PAVING TO BE REMOVED
- EXISTING AREA OF CONCRETE
- EXISTING AREA OF CONCRETE TO BE REMOVED
- EXISTING TOP OF GRADE BREAK
- EXISTING TOE OF GRADE BREAK
- EXISTING CHAIN LINK FENCE, HEIGHT AS NOTED
- EXISTING WOOD FENCE, HEIGHT AS NOTED
- EXISTING MASONRY WALL, HEIGHT AS NOTED
- EXISTING TREE, SPREAD TO SCALE, TRUNK SIZE AS NOTED
- EXISTING SIGN, AS NOTED
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING STREET ELECTROLIER
- EXISTING OVERHEAD LINE
- EXISTING STRIPING
- PROPOSED BUILDING
- PROPOSED CURB, GUTTER & SIDEWALK
- PROPOSED AREA OF PAVEMENT
- PROPOSED AREA OF CONCRETE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SEWER LINE — 12" SS
- PROPOSED STORM DRAIN LINE — 12" SD
- PROPOSED WATER LINE — 1" W
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE W/ LID
- PROPOSED STORM DRAIN INLET
- PROPOSED RETAINING WALL

| REVISION NUMBERS CHOOSE FIRST DAY REVISED (DD-MM-YY) | R.C.E. FIRST DAY R.C.E. SIGNOFF DATE P.L.S. SIGNOFF DATE | INITIAL |
|---|---|---|
| SYM | DATE | DESCRIPTION OF REVISION |

811 Know what's below. Call before you dig.

BY: RCS
CHK: BHH
DATE: 2014 07 03

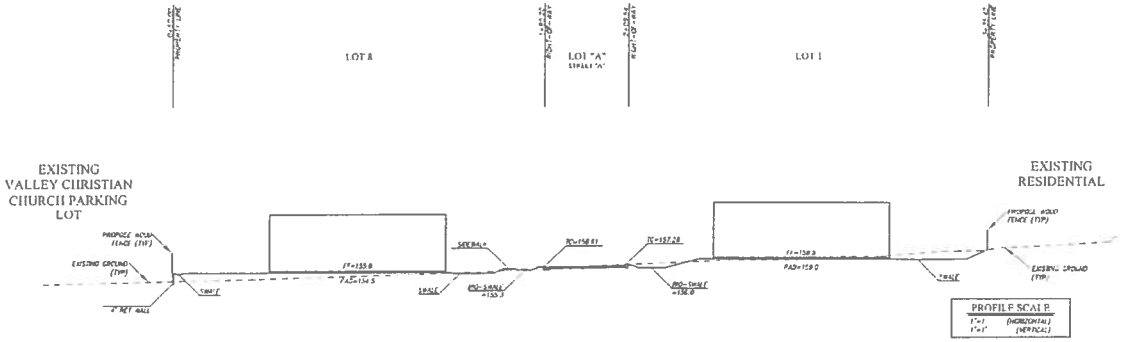
HAWKINS & ASSOCIATES ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA 95354
PH (209) 575-4295
FX (209) 578-4295

# VESTING TENTATIVE SUBDIVISION MAP
## LA VISTA VILLAS

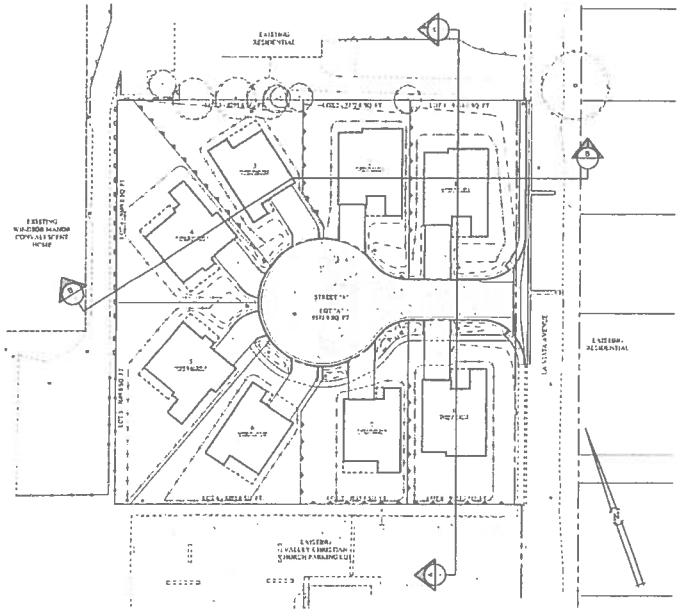
VESTING TENTATIVE MAP DEVELOPMENT PLAN SET FOR
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

DATE: 2/11/14

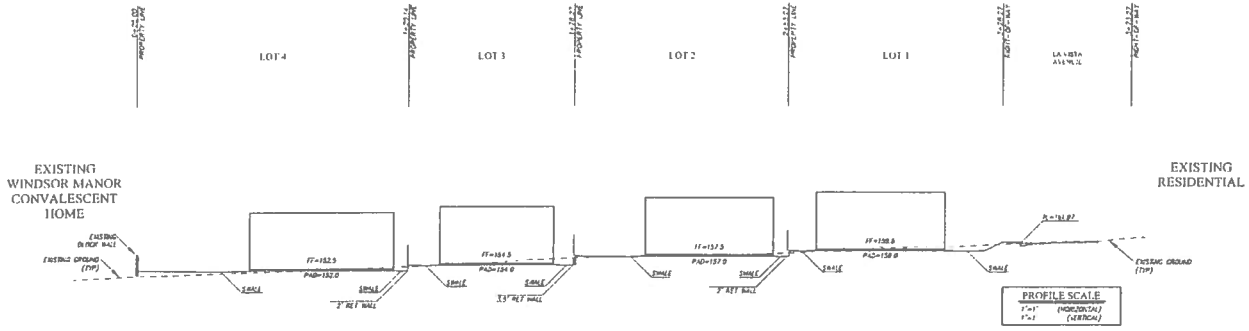
SHEET C2 OF 8




CROSS SECTION A
SCALE 1" = 20'




PLAN VIEW
SCALE : 1" = 40'




CROSS SECTION B
SCALE 1" = 20'

RCE 29184
RCE TBD 7/13
RCE TBD 7/13
REVISED BY
SYM DATE DESCRIPTION OF REVISION APPD

BY MES
CHK RHH
DATE 2014 02 01

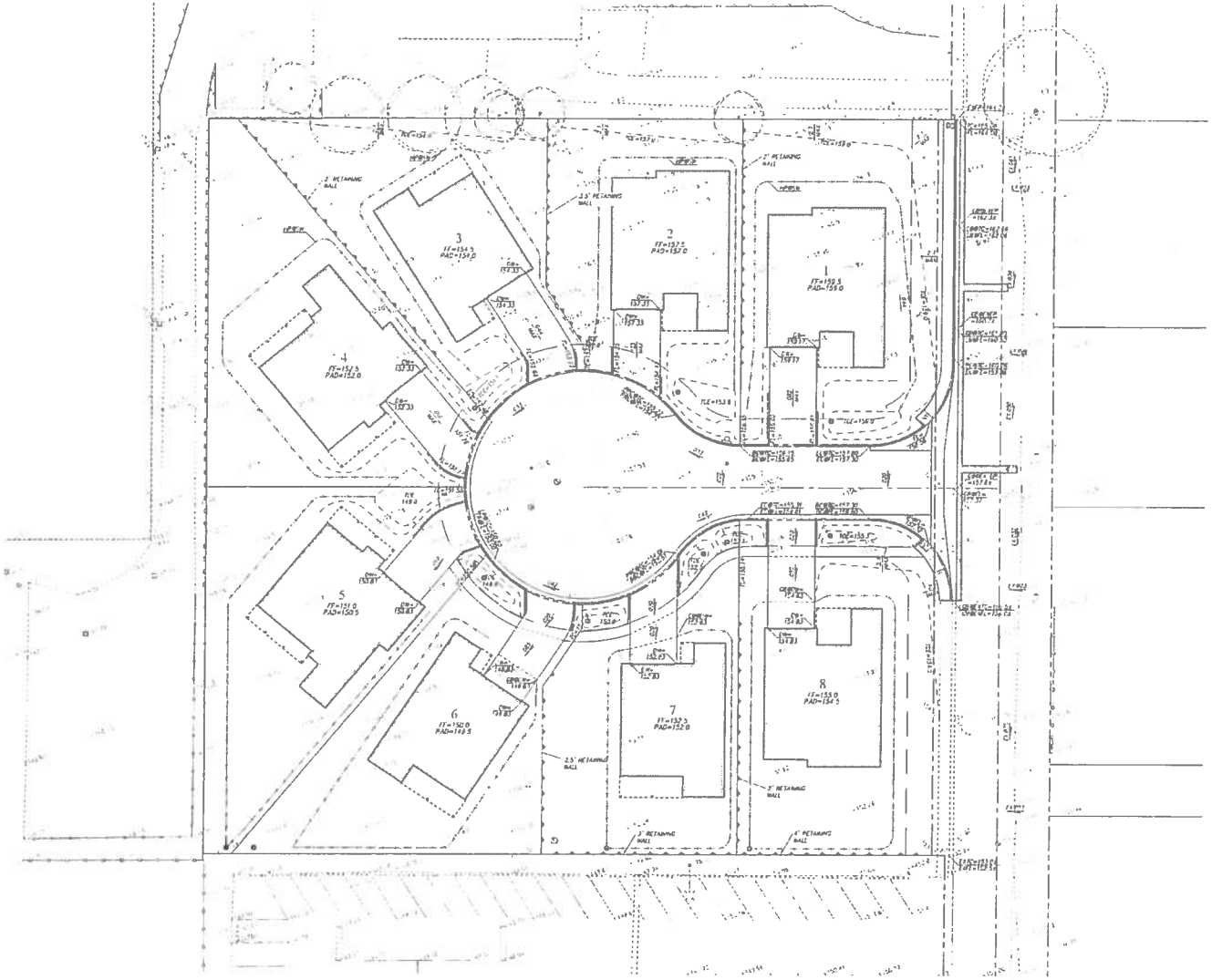
HAWKINS & ASSOCIATES ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA 95354
PH (209) 575 - 4295
FX (209) 575 - 4295

ENGINEERED / TRUE CROSS SECTIONS

VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR:
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

DATE 2014/11/12

SHEET C3 OF 8




## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| BUILDING | | |
| CURB, GUTTER & SIDEWALK | | |
| AREA OF PAVEMENT | | |
| AREA OF CONCRETE | | |

| | EXISTING | PROPOSED |
|---|---|---|
| RETAINING WALL | | |
| MASONRY WALL | | |
| SAWCUT | | |
| GRADE BREAK | | |
| TREE | | |

| | EXISTING | PROPOSED |
|---|---|---|
| SEWER MANHOLE | | |
| STORM DRAIN MANHOLE W/ I.D. | | |
| STORM DRAIN INLET | | |

## PRELIMINARY EARTH WORK QUANTITIES

CUT = XXXX CUBIC YARDS
FILL = XXXX CUBIC YARDS
EXPORT = XXXX CUBIC YARDS

SCALE : 1" = 20'

| NO | DATE | DESCRIPTION OF REVISION | APP |
|---|---|---|---|
| | | | |

NORMAN H. HAWKINS
CHOLE E. LINDSAY
KEVIN J. GENSAKI

R.C.E. 31700 P.L.S.
P.L.S. 8408

811 Dig Alert
Call before you dig.

BY: MTS
CHK: RJHH
DATE: 2014 02 05

HAWKINS & ASSOCIATES
ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA 95354
PH (209) 575 - 4295
FX (209) 578 - 4295

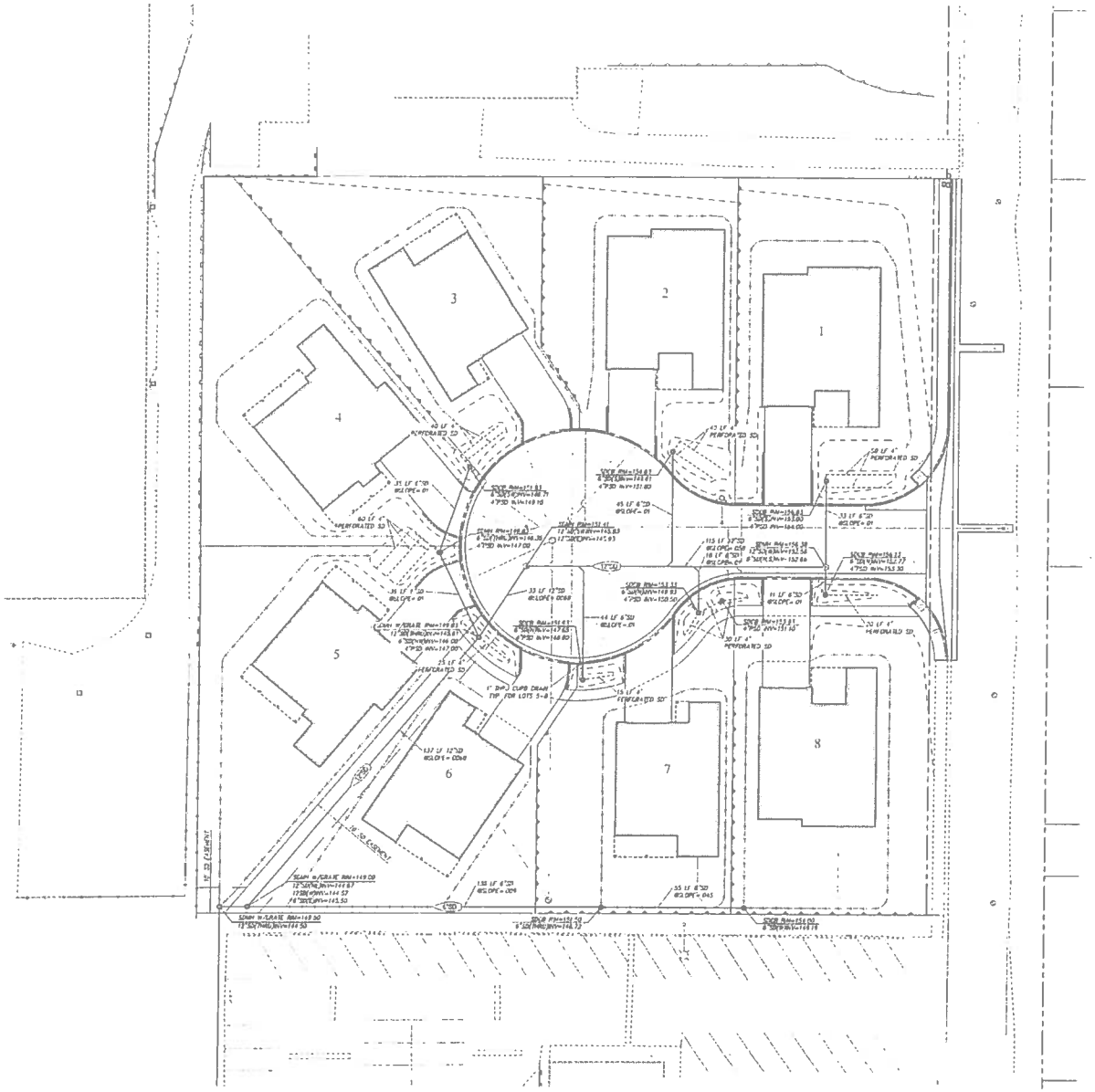
# PRELIMINARY GRADING AND DRAINAGE PLAN

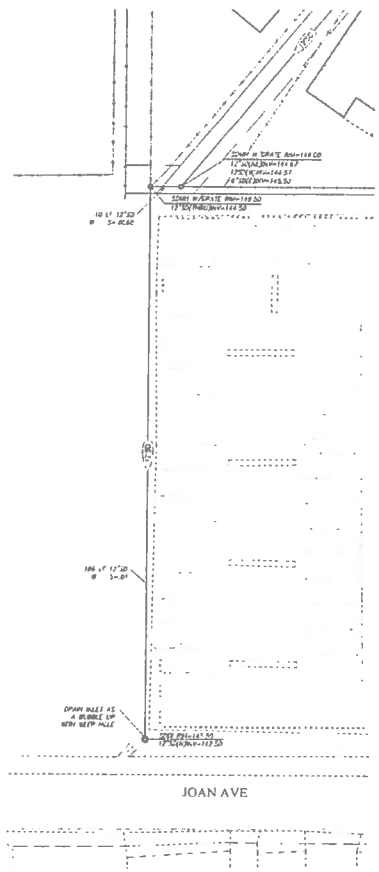
VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR:

## LA VISTA VILLAS
## WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

DATE

SHEET C4 OF 8




## STORMWATER CONTROL

| | |
|---|---|
| 1. SITE SIZE: | 79,916 SQ. FT. |
| 2. EXISTING IMPERVIOUS AREA | 9,056 SQ. FT. |
| 3. IMPERVIOUS SURFACE TO BE CREATED. | 35,122 SQ. FT. |
| 4. TOTAL IMPERVIOUS AREA. | 35,122 SQ. FT. |
| 5. IMPERVIOUS AREA % INCREASE. | 388% |
| 6. ESTIMATED AREA OF DISTURBANCE: | 100% |

10 0 10 20 40

SCALE: 1"= 20'

RODRICK H. HAWKINS R.C.E. 23192
CHESLEE L. LINDSAY R.C.E. 31980, P.L.S. 9703
KEVIN J. GEZASSEY P.L.S. 7865

| SYM | DATE | DESCRIPTION OF REVISION | APPD |
|---|---|---|---|
| | | | |

811 Underground Service Alert

BY: MTS
CHK: RHH
DATE: 2014 02 05

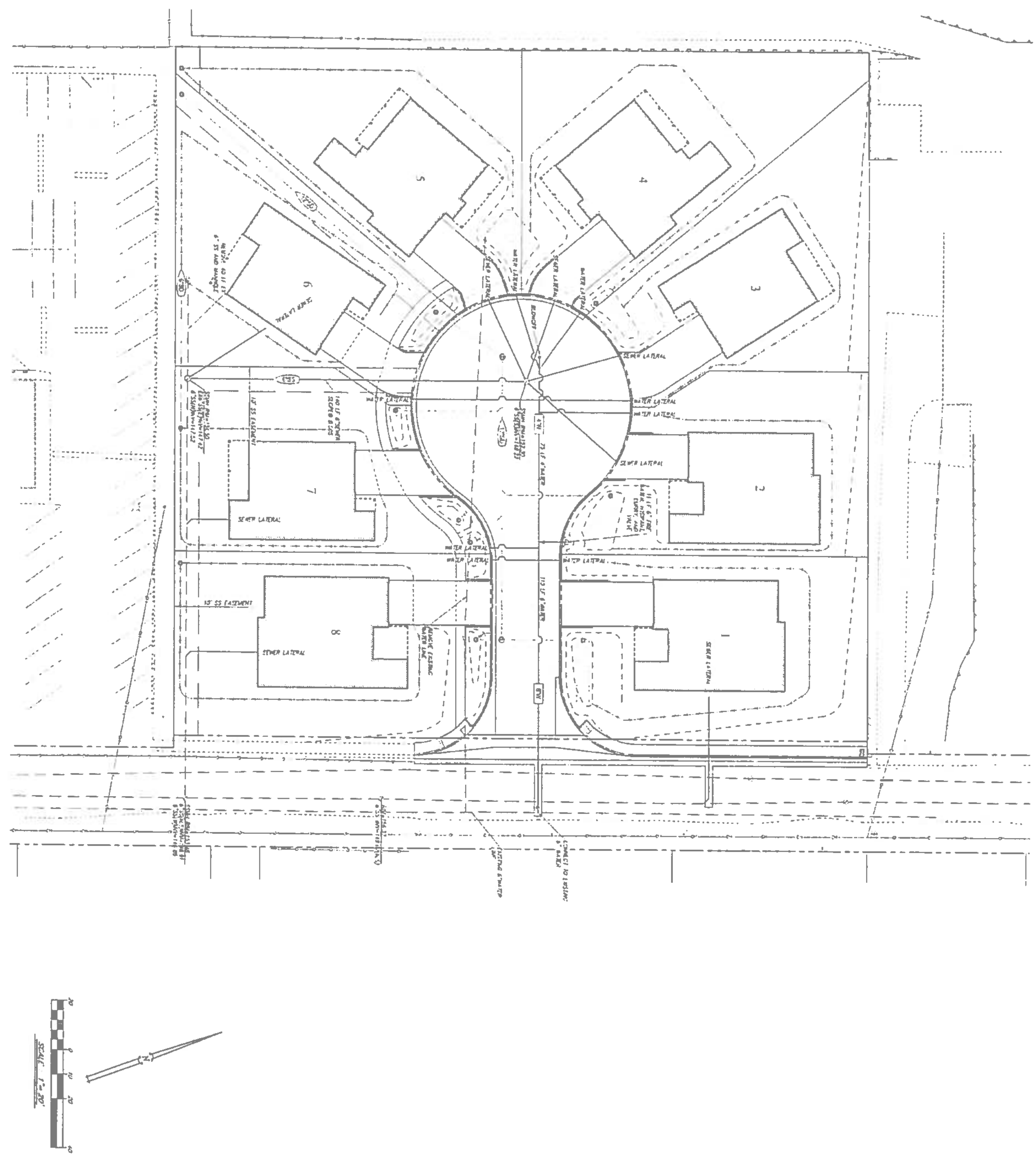
HAWKINS & ASSOCIATES ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA 95354
PH (209) 575 - 4295
FX (209) 578 - 4295

# STORMWATER CONTROL PLAN

VESTING TENTATIVE MAP/ DEVELOPMENT PLAN SET FOR
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

DATE

SHEET C5 OF 8




PRELIMINARY UTILITY PLAN

VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

HAWKINS & ASSOCIATES
ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA 95354
PH (209) 575 - 4295
FX (209) 578 - 4295

BY: BITS
CHK: RHH
DATE: 2014-02-05

Know what's below. Call before you dig.

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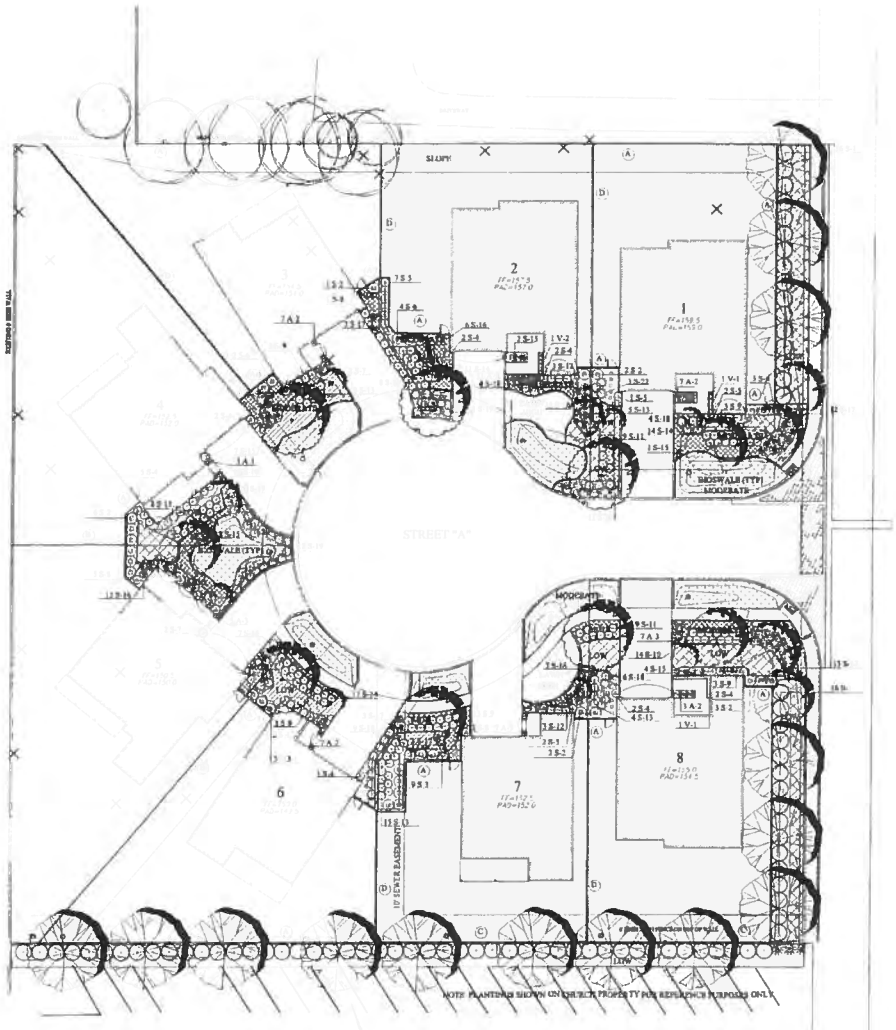
SHEET C6 OF 8




FENCING LEGEND

(A) 6' HIGH LATH FENCE
(B) 6' HIGH GOOD NEIGHBOR FENCE
(C) 6' HIGH LATH FENCE ON TOP OF WALL
(D) 6' HIGH GOOD NEIGHBOR FENCE ON TOP OF WALL

## PROPOSED PLANT MATERIALS

| | | | NUMBER OF PLANTS |
|---|---|---|---|
| **SMALL FLOWERING TREES (TO BE 24" BOX SIZE):** | | | |
| | LAGERSTROEMIA 'MUSKOGEE' | VIOLET CRAPE MYRTLE | 2 |
| | LAGERSTROEMIA 'ARAPAHO' | RED CRAPE MYRTLE | 5 |
| **FLOWERING TREE (TO BE 24' BOX SIZE):** | | | |
| | PRUNUS C 'KRAUTER VESUVIUS' | FLOWERING PLUM | 3 |
| **DECIDIOUS SHADE TREE (TO BE 24" BOX SIZE):** | | | |
| | PISTACHIA CHINENSIS | CHINESE PISTACHE | 6 |
| **EVERGREEN SHADE TREE (TO BE 24" BOX SIZE)** | | | |
| | OLEA 'WILSONII' | WILSON FRUITLESS OLIVE | 7 |
| **NATIVE TREE (TO BE 24" BOX SIZE):** | | | |
| | QUERCUS AGRIFOLIA | COAST LIVE OAK | 6 |
| **TALL SHRUBS (TO BE 5 GALLON SIZE):** | | | |
| S-1 | XYLOSMA CONGESTUM | XYLOSMA | 32 |
| S-2 | TEUCRIUM FRUTICANS | BUSH GERMANDER | 12 |
| **SCREENING SHRUBS (TO BE 5 GALLON SIZE):** | | | |
| S-3 | PITTOSPORUM T 'VARIEGATA' | VARIEGATED MOCK ORANGE | 15 |
| S-4 | VIBURNUM 'SPRING BOUQUET' | LAURUSTINUS | 16 |
| S-5 | LIGUSTRUM J 'TEXANUM | TEXAS PRIVET | 12 |
| S-6 | ESCALLONIA EXONIENSIS | ESCALLONIA | 9 |
| **VERTICAL ACCENT SHRUBS (TO BE 5 GALLON SIZE):** | | | |
| S-7 | LIGUSTRUM JAPONICUM | WAXLEAF PRIVET | 4 |
| S-8 | NANDINA DOMESTICA | HEAVENLY BAMBOO | 7 |
| **FLOWERING SHRUBS (TO BE 5 GALLON SIZE):** | | | |
| S-9 | RHAPHIOLEPIS I. 'SPRINGTIME' | INDIA HAWTHORN | 22 |
| S-10 | RHAPHIOLEPIS I. 'BALLERINA' | INDIA HAWTHORN | 29 |
| S-11 | LAVENDULA ANGUSTIFOLIA | ENGLISH LAVENDER | 26 |
| S 12 | ROSMARINUS O. 'BLUE SPIRES' | UPRIGHT ROSEMARY | 14 |
| S-13 | ROSAMARINUS O 'TRENE' | PROSTRTE ROSEMARY | 33 |
| S-14 | LANTANA MONTEVIDENSIS | PURPLE LANTANA | 42 |
| **ACCENT SHRUBS (TO BE 5 GALLON SIZE):** | | | |
| S-15 | PHORMIUM 'YELLOW WAVE' | YELLOW NEW ZEALAND FLAX | 14 |
| S-16 | PHORMIUM 'MAORI MAIDEN' | VAR. NEW ZEALAND FLAX | 36 |
| S-17 | PHORMIUM 'MONROVIAN RED' | RED NEW ZEALAND FLAX | 30 |
| S-18 | DIETES IRIDIOIDES | FORTNIGHT DAYLILY | 33 |
| S-19 | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 49 |
| **ESPLAIRS (TO BE 15 GALLON SIZE) WITH WOOD TRELLIS** | | | |
| V-1 | TRACHELOSPERMUM JASMINIODES | STAR JASMINE | 2 |
| V-2 | CAMELLIA JAPONICA | CAMELLIA | 1 |
| **LOW SHRUBS (TO BE 1 GALLON SIZE):** | | | |
| A-1 | NANDINA 'FIRE POWER' | COMPACT HEAVENLY BAMBOO | 14 |
| A-2 | AGAPANTHUS AFRICANUS | LILY OF THE NILE | 24 |
| A-3 | HEMEROCALLIS 'STELLA D'ORO' | DAYLILY | 19 |
| **GROUND COVERS FROM 1 GALLON CANS** | | | |
| | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISEY @ 30" OC | 800 SF |
| | ARCTOSTAPHYLOS 'EMERALD CARPET' | PROSTRATE MANZANITA @ 48" OC | 4195 SF |
| | FESTUCA CALIFORNICA | CALIFORNIA FESCUE @ 24" OC | 2588 SF |
| **GROUND COVERS FROM FLATS** | | | |
| | FRAGARIA CHILOENSIS | ORNAMENTAL STRAWBEERY @12" OC | 4498 SF |
| **SOD LAWN** | | | |
| | TALL FESCUB | | 601 SF |

# PRELIMINARY LANDSCAPE PLAN

NOTE: SEE SHEET L-2 FOR PLANTING NOTES & DETAILS

JAMES SWANSON - LANDSCAPE ARCHITECT
5100-1B CLAYTON ROAD #186 - CONCORD, CALIFORNIA 94521
PHONE (925) 673-9040 FAX (925) 673-9047

| | | |
|---|---|---|
| RODERICK H. HAWKINS | R.C.E. 50158 | |
| CHOLE E. LINDSAY | R.C.E. 31909, P.L.S. 4709 | |
| REVISIONS: DATE | P.L.S. 8460 | APPD |
| STM | DESCRIPTION OF REVISIONS | |

811 Know what's below. Call before you dig.

BY MHS
CHK. RHH
DATE: 2014-02-05

HAWKINS & ASSOCIATES ENGINEERING, INC.
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MODESTO, CA. 95354
PH: (209) 575 - 4295
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PRELIMINARY LANDSCAPE PLAN
VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR:
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

PRELIMINARY

DATE: 2-5-14

SHEET L-1 OF 8

3097

## WATER USE CALCULATIONS

TOTAL LANDSCAPE AREA 12,682 SF

MAXIMUM APPLIED WATER ALLOWANCE

MAWA=(ETo)(0.8)(LA)(0.62)
MAWA=(43.4"/YR)(0.8)(12,682)(0.62)=272,997 GAL/YR

ESTIMATED TOTAL WATER USE

EWU=(ETo)(PF)(HA)(0.62) / (0.625)

HYDROZONE #1 LOW

EWU=(43.4)(0.3)(4,852)(0.62) / (0.625) = 39,167 GAL/YR

HYDROZONE #2 MODERATE

EWU=(43.4)(0.5)(4,641)(0.62) / (0.625) = 99,904 GAL/YR

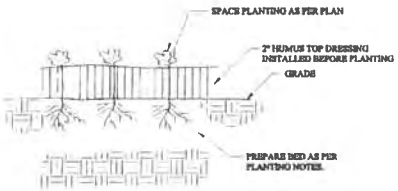
HYDROZONE #3 BIOSWALE- MODERATE

EWU=(43.4)(0.5)(2,588)(0.62) / (0.625) = 55,838 GAL/YR

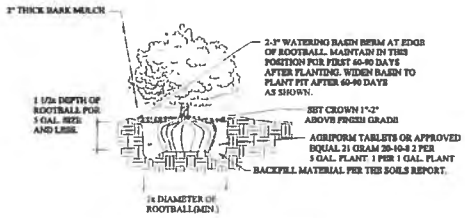
HYDROZONE #4 LAWNS -HIGH

EWU=(43.4)(0.7)(1,011)(0.62) / (0.625) = 30,468 GAL/YR

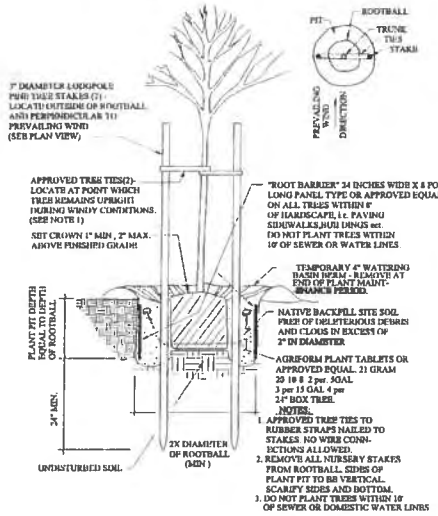
ESTIMATED TOTAL WATER USE = 225,537 GAL/YR




GROUND COVER INSTALLATION




SHRUB PLANTING

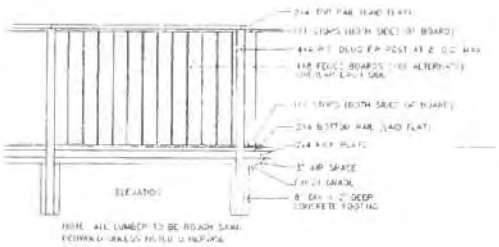



NOTES:
1. APPROVED TREE TIES TO RUBBER STRAPS NAILED TO STAKES. NO WIRE CONNECTIONS ALLOWED.
2. REMOVE ALL NURSERY STAKES FROM ROOTBALL. SIDES OF PLANT PIT TO BE VERTICAL. SCARIFY SIDES AND BOTTOM.
3. DO NOT PLANT TREES WITHIN 10' OF SEWER OR DOMESTIC WATER LINES

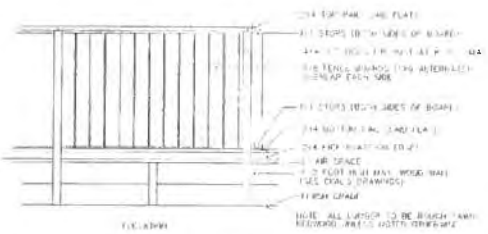
TREE PLANTING DETAIL

STREET TREE PLACEMENT CRITERIA

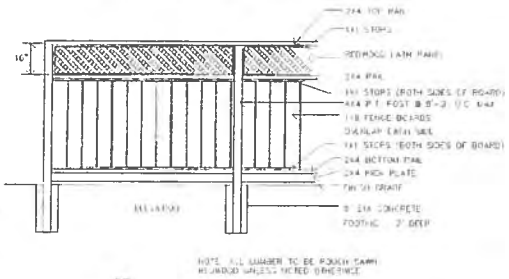
5 FEET FROM DRIVEWAYS
5 FEET FROM UTILITIES
20 FEET FROM STREETLIGHTS



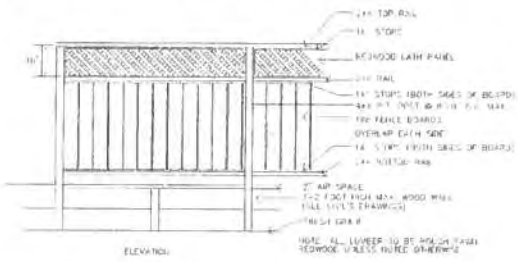

6' HIGH GOOD NEIGHBOR FENCE




6' HIGH GOOD NEIGHBOR FENCE ON TOP OF WOOD WALL




6' HIGH LATH FENCE




6' HIGH LATH FENCE ON TOP OF WOOD WALL

## PLANTING NOTES

GENERAL

1. PLANTING OPERATIONS ARE TO BE PREPARED BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERIENCED WORKMAN. CONTRACTOR SHALL ACQUIRE AND PAY FOR ALL APPLICABLE PERMITS AND FEES.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO PERFORMING ANY EXCAVATION. ANY DAMAGE TO EXISTING UTILITIES OR UNDERGROUND STRUCTURES CAUSED BY, OR DURING THE PERFORMANCE OF CONTRACTOR'S WORK SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.

SOIL PREPARATION

1. THE FOLLOWING AREAS ARE TO HAVE NITROFIED SAWDUST (1-0-0), AT THE RATE OF SIX CUBIC YARDS PER 1000 SQUARE FEET, AND 6-20-20 COMMERCIAL FERTILIZER (30 LBS PER 1000 SQUARE FEET) ROTOTILLED INTO THE UPPER SIX INCHES OF SOIL OR AS SPECIFIED IN THE SOILS REPORT.
2. AMENDED SOIL WITHIN TREE AND SHRUB PLANT PITS SHALL BE UNIFORM BLEND OF 30% NITOFIED SAWDUST (1-0-0), 70% ON SITE SOIL, AND 6-20-20 COMMERCIAL FERTILIZER AT 1-1/2 LBS PER CUBIC YARD OR AS SPECIFIED IN THE SOILS REPORT.

FINISH GRADING

1. ALL PLANTING AREAS SHALL HAVE A NEAT APPEARANCE, WITH UNIFORM SLOPES PROVIDING POSITIVE DRAINAGE AWAY FROM BUILDINGS, AND CONVEYING SURFACE DRAINAGE TO CURBS OR DRAINAGE STRUCTURES, WITH NO PUDDLING OF WATER PRIOR TO STARTING PLANTING OPERATIONS.
2. FINISH GRADES SHALL BE APPROVED BY OWNER'S REPRESENTATIVE, IN WRITING, PRIOR TO PERFORMING PLANTING OPERATIONS

PLANTING

1. CONTRACTOR SHALL PROVIDE PLANT MATERIAL OF THE CONTAINER SIZE, GENUS, SPECIES, AND VARIETIES SHOWN ON THE DRAWINGS. PLANT SIZE SHALL BE IN COMPLIANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK". EACH TREE OR SHRUB SHALL HAVE BEEN IN THE CONTAINER FOR A LEAST 8 MONTHS, BUT NOT MORE THAN 1-1/2 YEARS
2. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL NOT MEETING ACCEPTABLE STANDARDS.
3. STAKE TREES AS DETAILED; PLANT TREES AND SHRUBS AS DETAILED, WITH SPECIAL ATTENTION TO THE CONSTRUCTION OF THE WATERING BASIN.
4. TREES AND SHRUBS ARE NOT TO BE PLANTED ON FLOW LINE OF DRAINAGE SWALES.
5. PLANT GROUNDCOVER AS DETAILED WITH PLANT SPACING AT PAVEMENT OR HEADERS BEING 1/2 THE SPECIFIED ON-CENTER DISTANCE.

PLANTING (CONTINUED)

6. FERTILIZE AREAS PLANTED WITH GROUNDCOVER FROM FLATS AT THE TIME OF PLANTING WITH AMMONIUM SULFATE (21-0-0). UNIFORMLY BROADCAST FERTILIZER WHEN FOLIAGE IS DRY AT THE RATE OF 5 POUNDS PER 1000 SQUARE FEET; FOLLOWED BY A THROUGH WATERING.
7. INSTALL "AGRIFORM" FERTILIZER TABLETS (20-10-5, 21 GRAM TABLETS) ON ALL CONTAINER STOCK. INCLUDING ONE GALLON CONTAINER GROUNDCOVER. INSTALL AT THE RATE OF ONE PER ONE GALLON PLANT, THREE PER FIVE GALLON PLANT, 4 PER 15 GALLON PLANT, AND 10 PER 24" BOX PLANT FERTILIZER TABLETS ARE TO BE EQUALLY SPACED AROUND ROOTBALL. AFTER PLANT PIT HAS BEEN BACKFILLED APPROXIMATELY 50% (TABLETS ARE LOCATED HALF WAY UP ROOTBALL).
8. MULCH PLANT PITS AND ALL GROUNDCOVER AREAS WITH A 2" LAYER OF APPROVED SHREDDED CEDAR. SUBMIT A ONE QUART SAMPLE OF PROPOSED MULCH MATERIAL TO LANDSCAPE ARCHITECT FOR APPROVAL

MAINTENANCE

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF ALL LANDSCAPED AREAS, INCLUDING ENTRY WALKS TO UNITS, FOR A PERIOD OF 90 DAYS AFET COMPLETION AND ACCEPTANCE OF THE WORK.
2. ALL PLANTED AREAS AND CONCRETE PLATWORK SHALL BE KEPT CLEAN, AND FREE OF DEBRIS.
3. ALL PLANTED AREAS ARE TO BE KEPT WEED FREE. PREEMERGENT HERBICIDES MAY BE USED WITH THE PERMISSION OF THE OWNER'S REPRESENTATIVE. IF USED, SUCH HERBICIDES SHALL BE APPLIED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. PROPOSED APPLICATION RATES SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO APPLICATION.
4. THE IRRIGATION SYSTEM SHALL BE COMPLETELY MAINTAINED WITH ADJUSTMENTS TO THE SYSTEM MADE, AS REQUIRED FOR OPTIMUM PERFORMANCE. THROUGHOUT THE MAINTENACE PERIOD. ANY IRRIGATION EQUIPMENT REQUIRING REPLACEMENT DURING THE MAINTENANCE PERIOD SHALL BE REPLACED WITH THE EQUIPMENT SPECIFIED ON THE DRAWINGS.
5. MAINTAIN ALL PLANT BASINS AND TREE STAKES IN THE CONDITION APPROVED AT THE PRE-MAINTENANCE PROJECT REVIEW.

GUARANTEE

1. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL THROUGH ONE FULL YEAR AFTER THE COMPLETION ON THE MAINTENANCE PERIOD.
2. REPLACEMENT PLANT MATERIAL SHALL BE OF THE SAME SPECIES, SIZE, AND CONDITION AS ORIGINALLY PLANTED, AND SHALL BE GUARANTEED FOR ONE YEAR AFTER THE REPLACEMENT PLANTING.
3. COSTS FOR REPLACEMENT OF DEAD OR DYING PLANT MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

# PLANTING NOTES, PLANTING & FENCING DETAILS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PHONE: (925) 673-9040 FAX: (925) 673-9047


| REVISE & DATE | R.C.E. 5710 |
|---|---|
| CHARLES LINDSAY | R.C.E. 51463 |
| KEVIN J GENASCI | T.L.S. 8660 |
| SYM | DATE | DESCRIPTION OF REVISION | APPD |

BY MTS
CHK. RHH
DATE: 2014-02-05


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PRELIMINARY LANDSCAPE PLAN
VESTING TENTATIVE MAP / DEVELOPMENT PLAN SET FOR.
LA VISTA VILLAS
WINPAC - LA VISTA LLC
CONCORD, CALIFORNIA

(PRELIMINARY)
DATE: 2-5-14
SHEET L-2
OF 8

RECEIVED
FEB 27 2014
PLANNING

PLAN - 1
ELEVATION - A 1/8"

D. L. LEVIS
Building Design & Drafting
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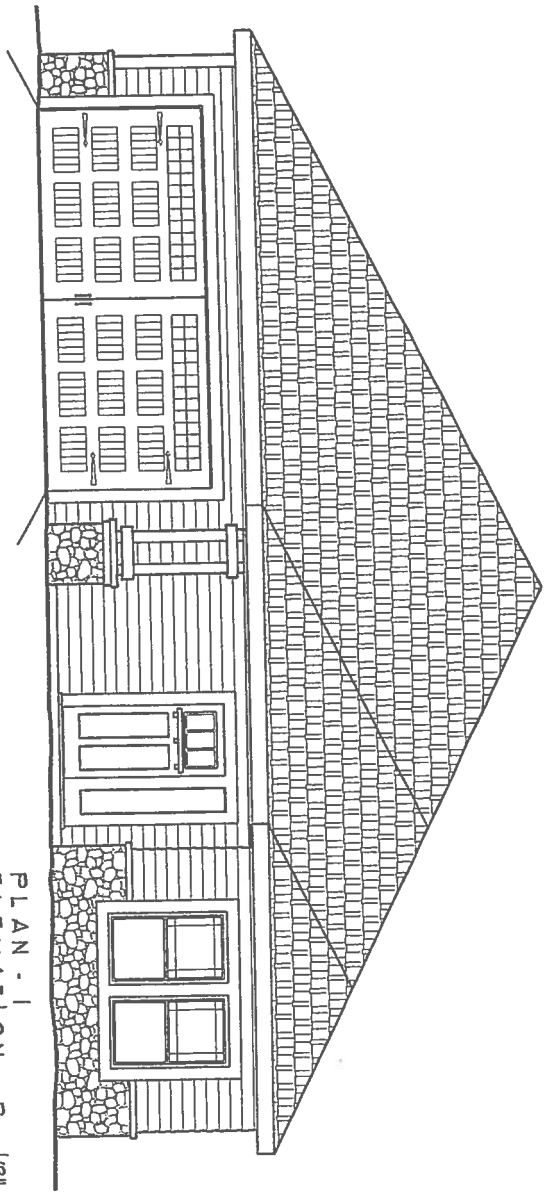
e-mail: dllevis@sbcglobal.net
Oakdale, California

La Vista Villas
Windward Pacific Builders
cl. 2095210803
Oakdale, California



PLAN - 1
ELEVATION - B 1/8"

La Vista Villas

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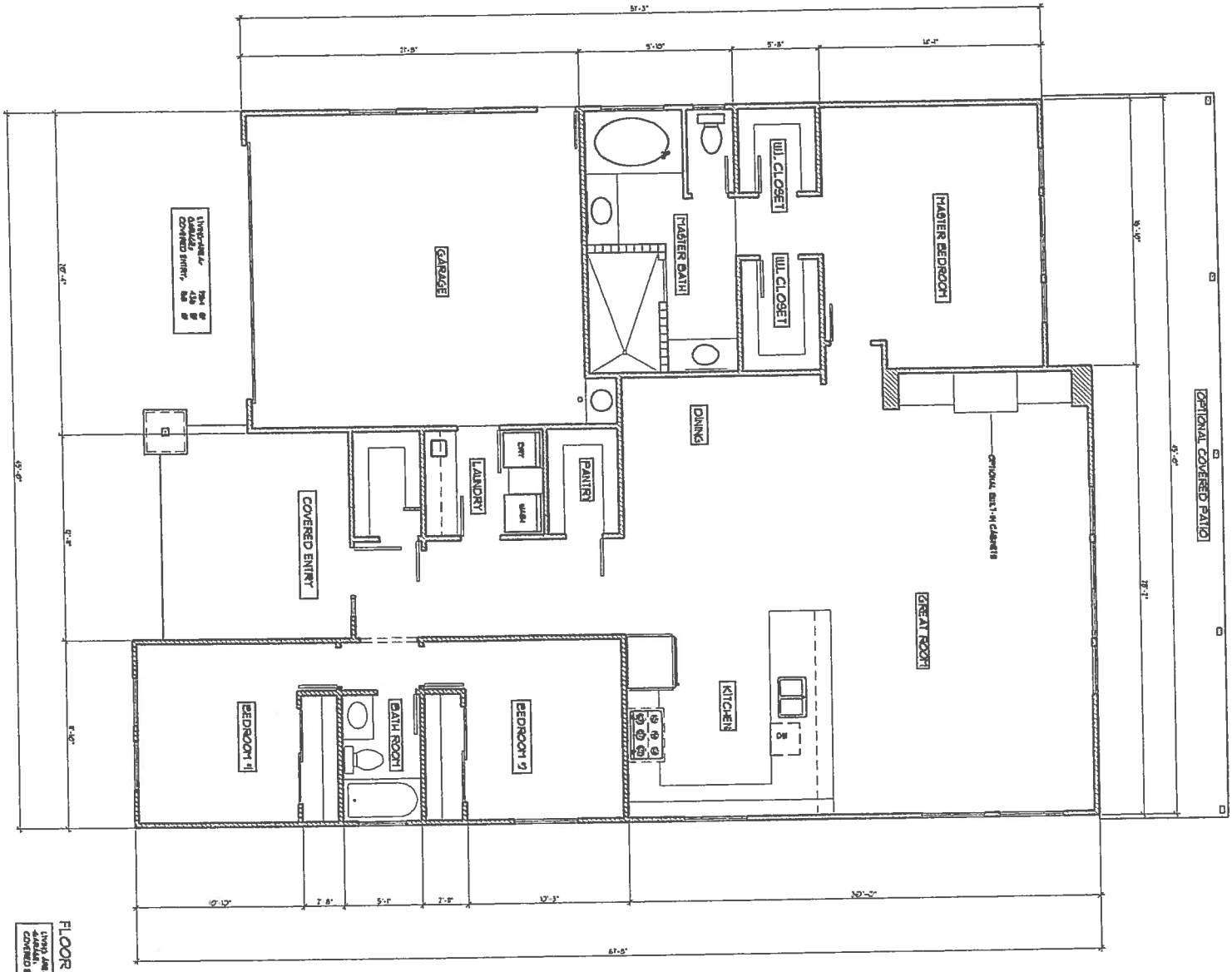


FLOOR PLAN - 1

La Vista Villas

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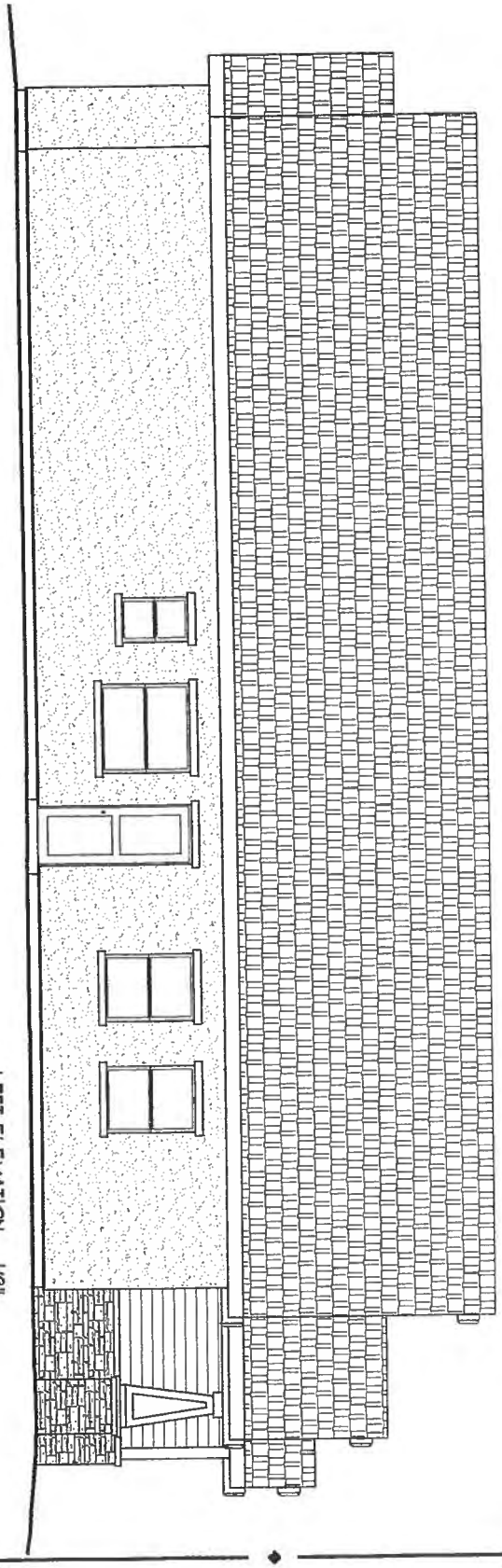

LEFT ELEVATION 1/8"

La Vista Villas

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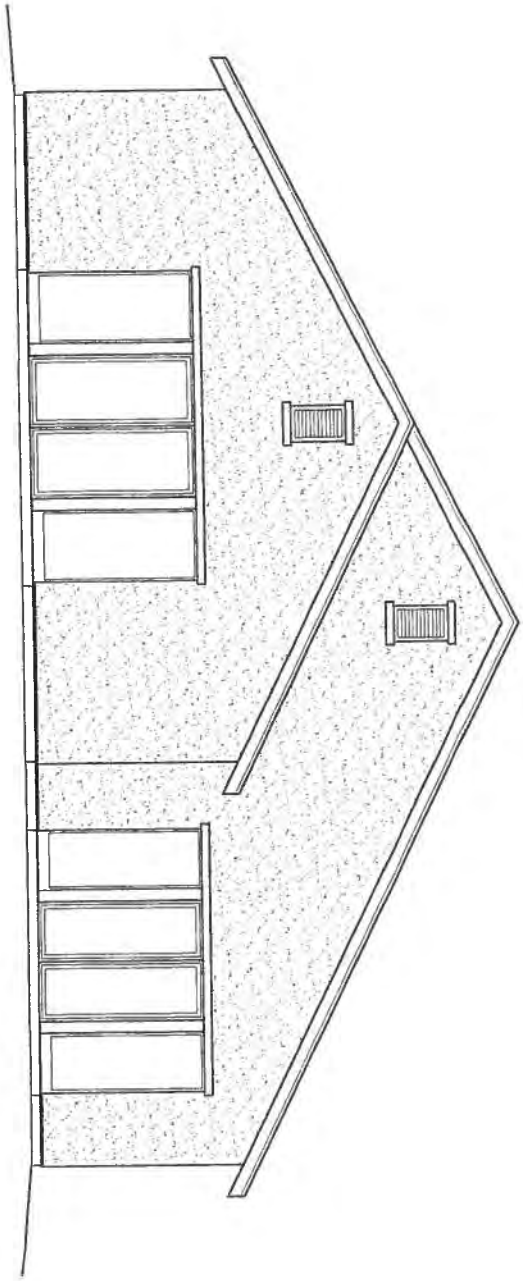

REAR ELEVATION 1/8"

La Vista Villas

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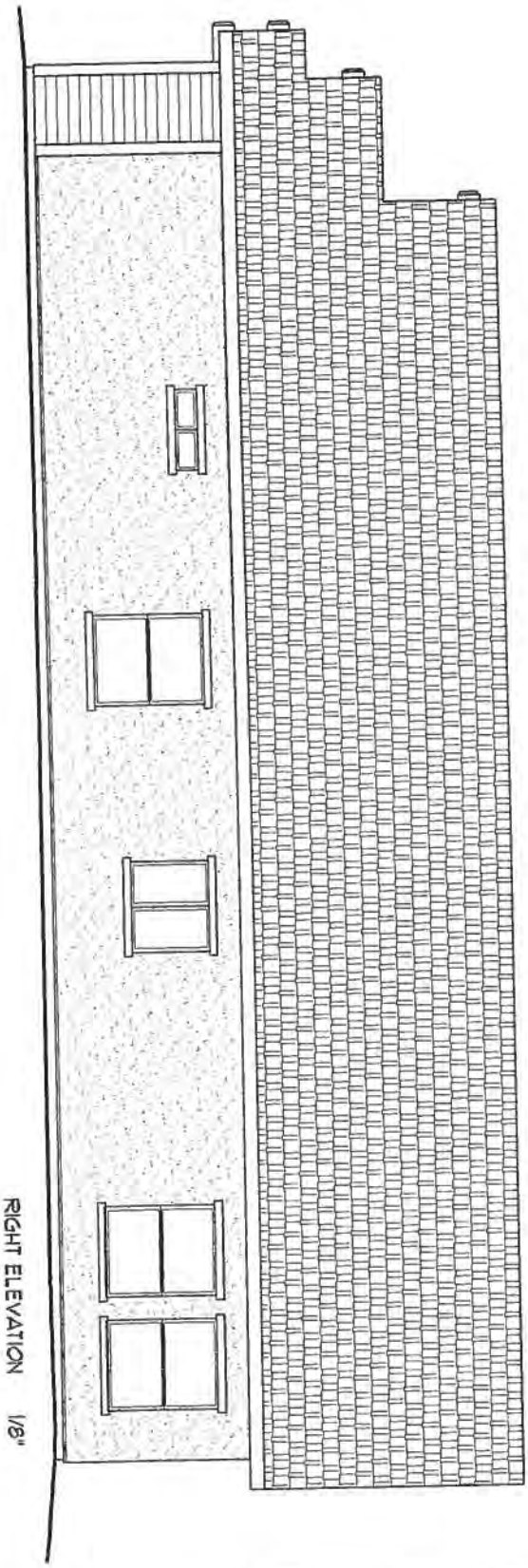

RIGHT ELEVATION 1/8"

La Vista Villas

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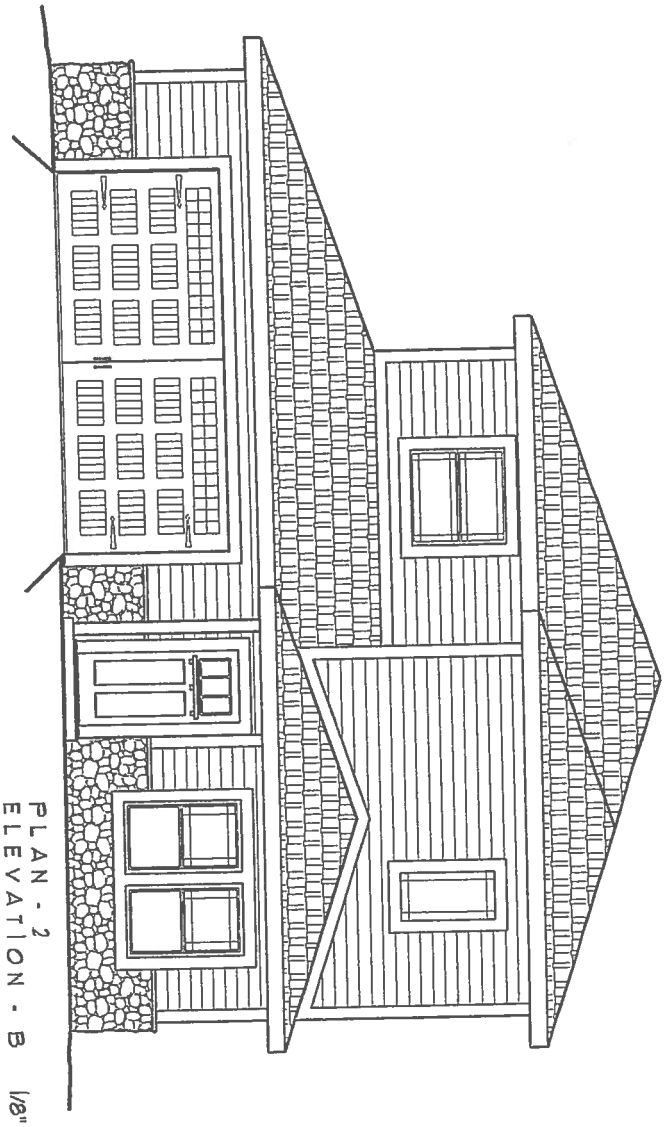
Oakdale, California




La Vista Villas

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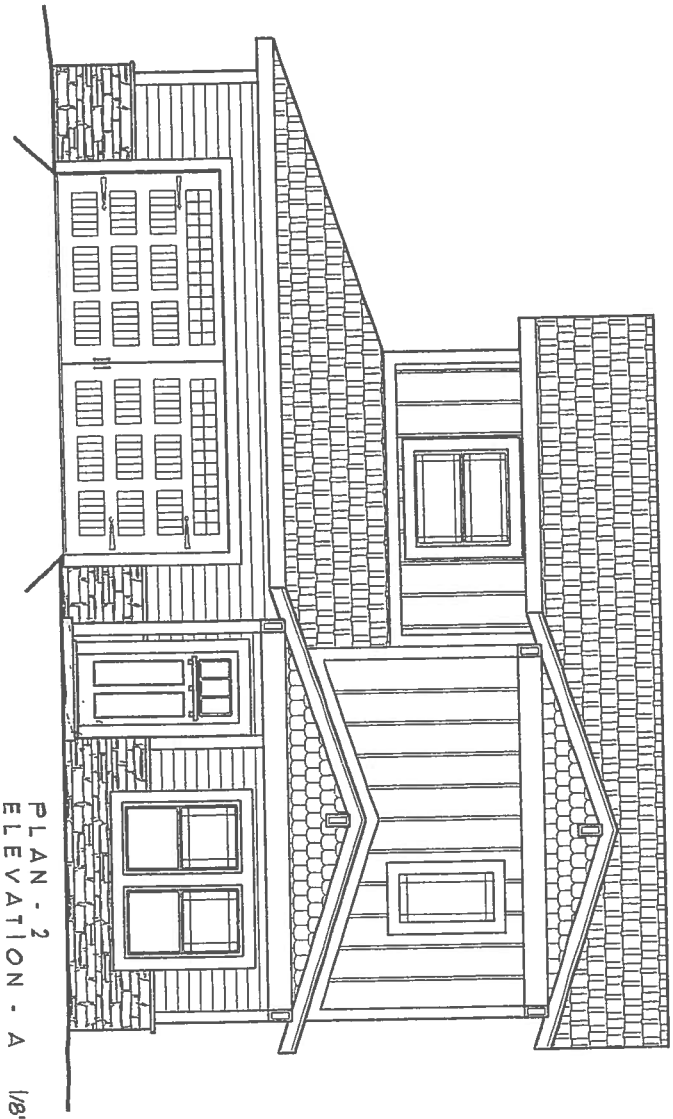

PLAN - 2
ELEVATION - A 1/8"

La Vista Villas

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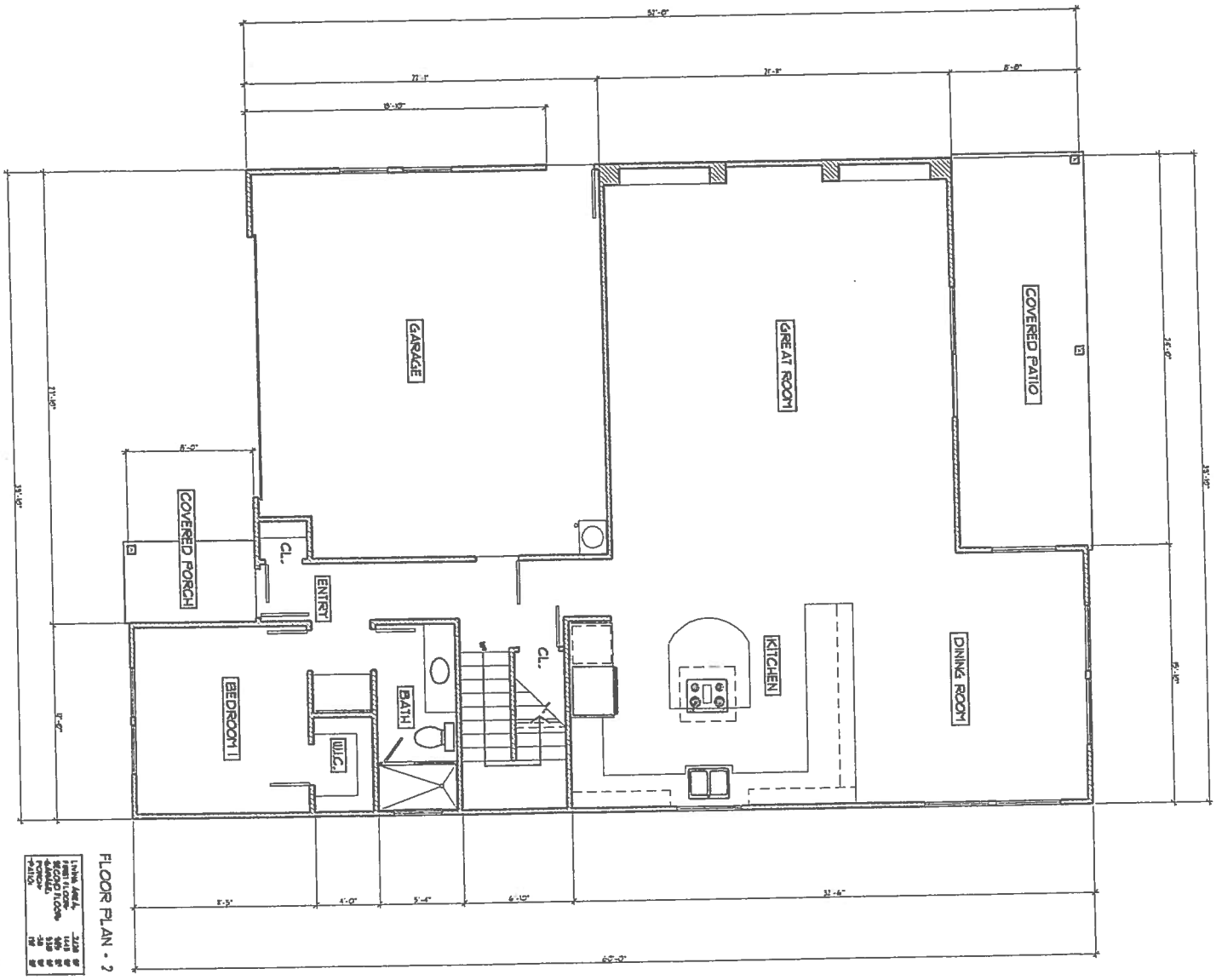
Oakdale, California




FLOOR PLAN - 2 1" = 10'

La Vista Villas

Windward Pacific Builders

Oakdale, California

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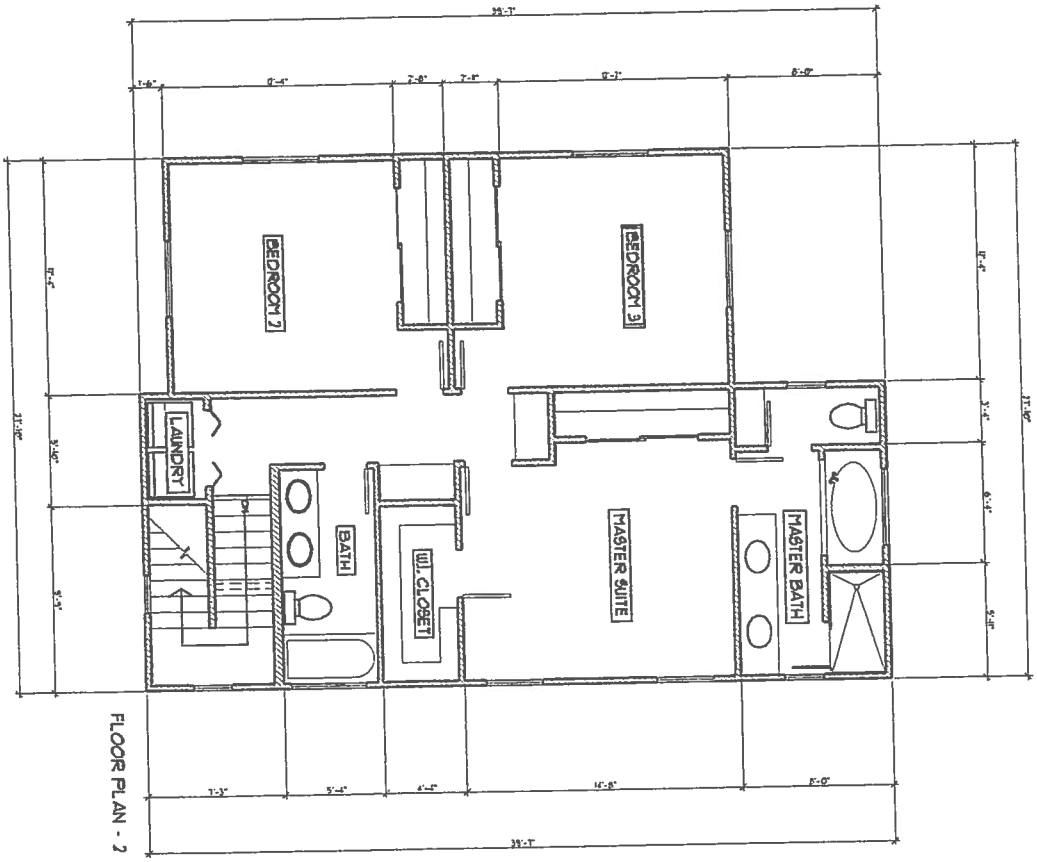
Oakdale, California




FLOOR PLAN - 2

La Vista Villas

Windward Pacific Builders

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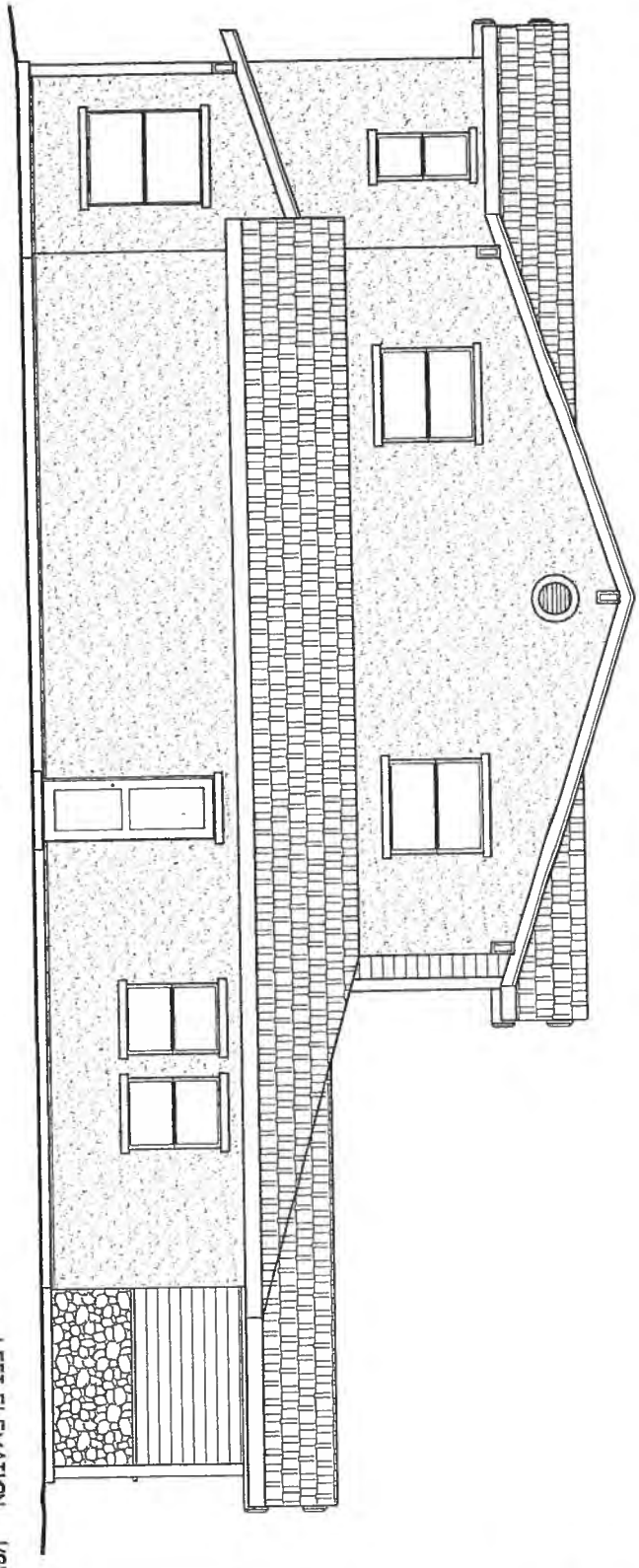

LEFT ELEVATION 1/8"

La Vista Villas

Windward Pacific Builders

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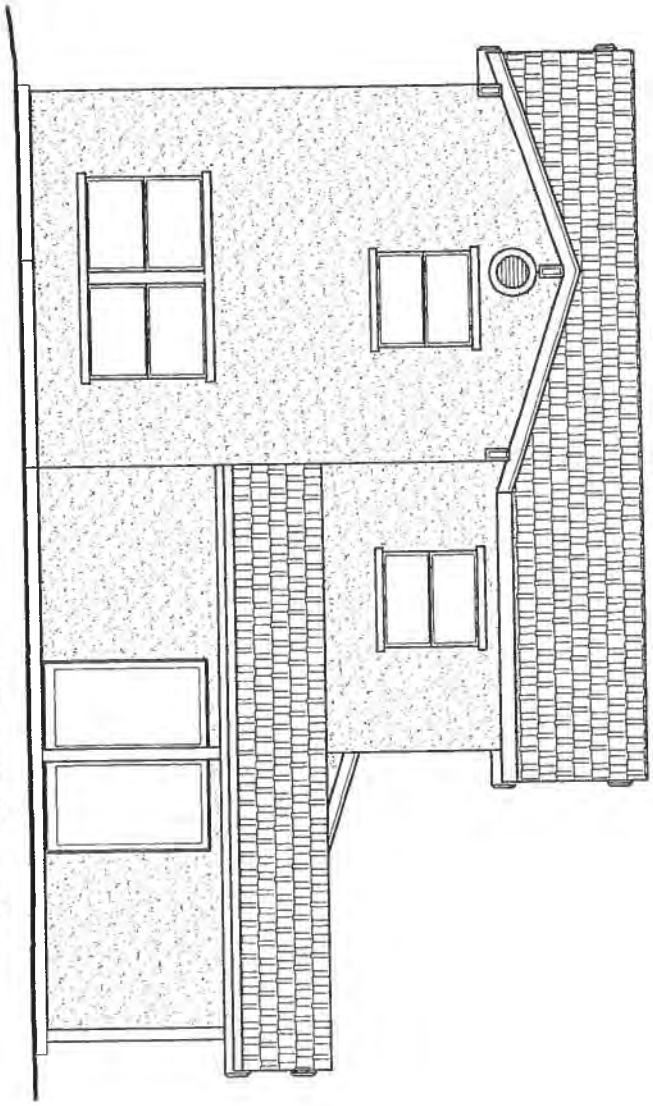

REAR ELEVATION 1/8"

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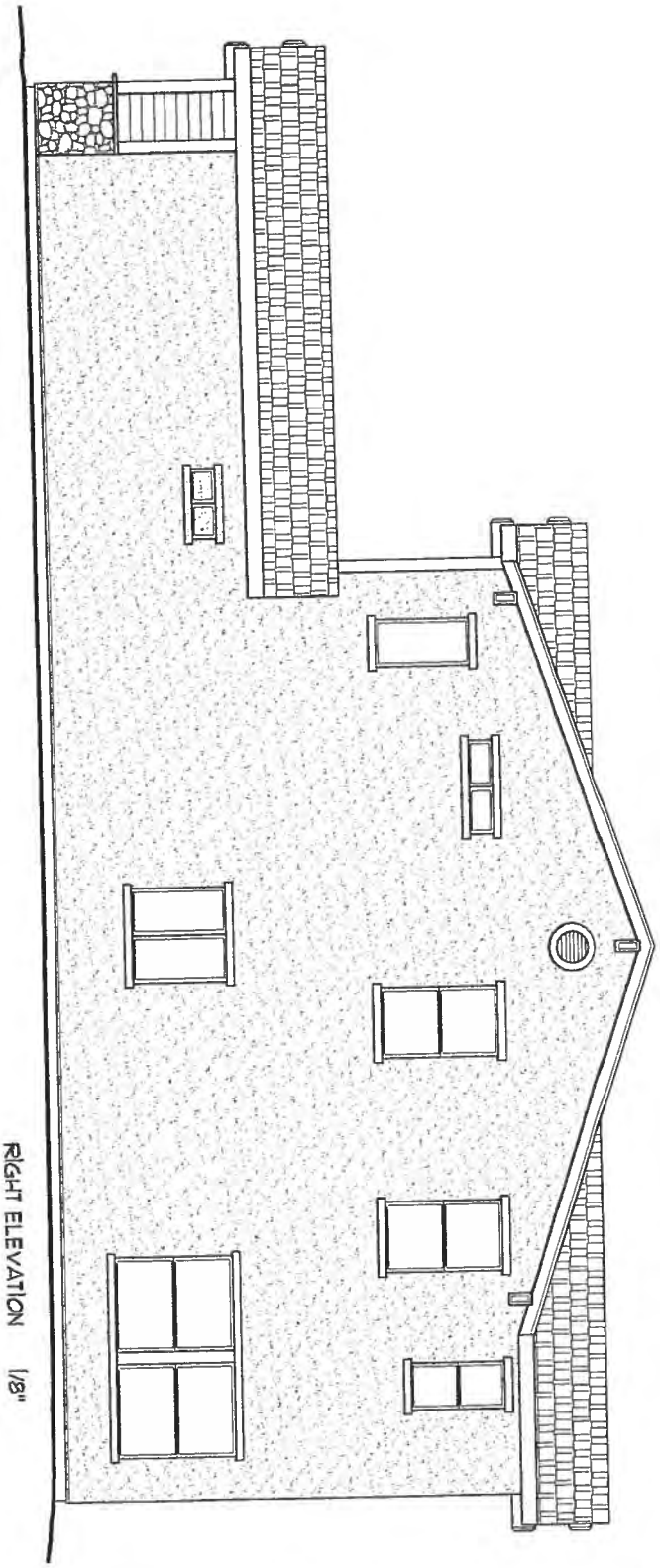

RIGHT ELEVATION 1/8"

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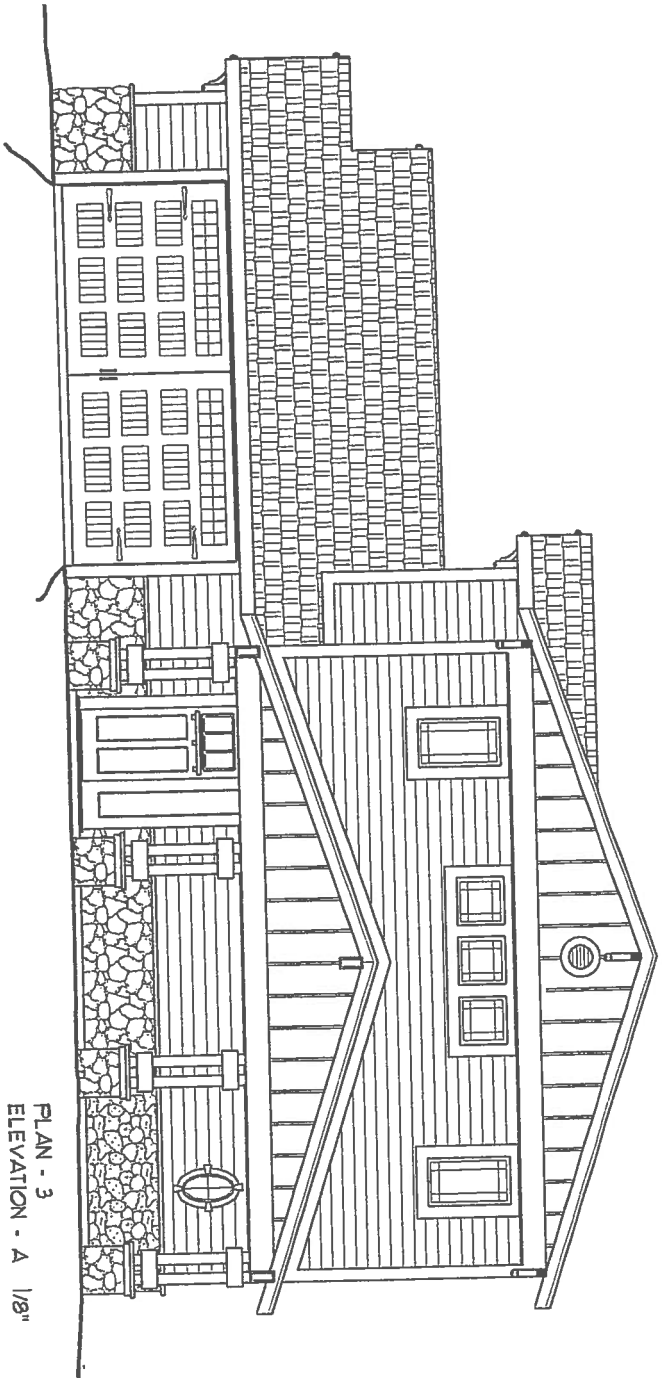

PLAN - 3
ELEVATION - A 1/8"

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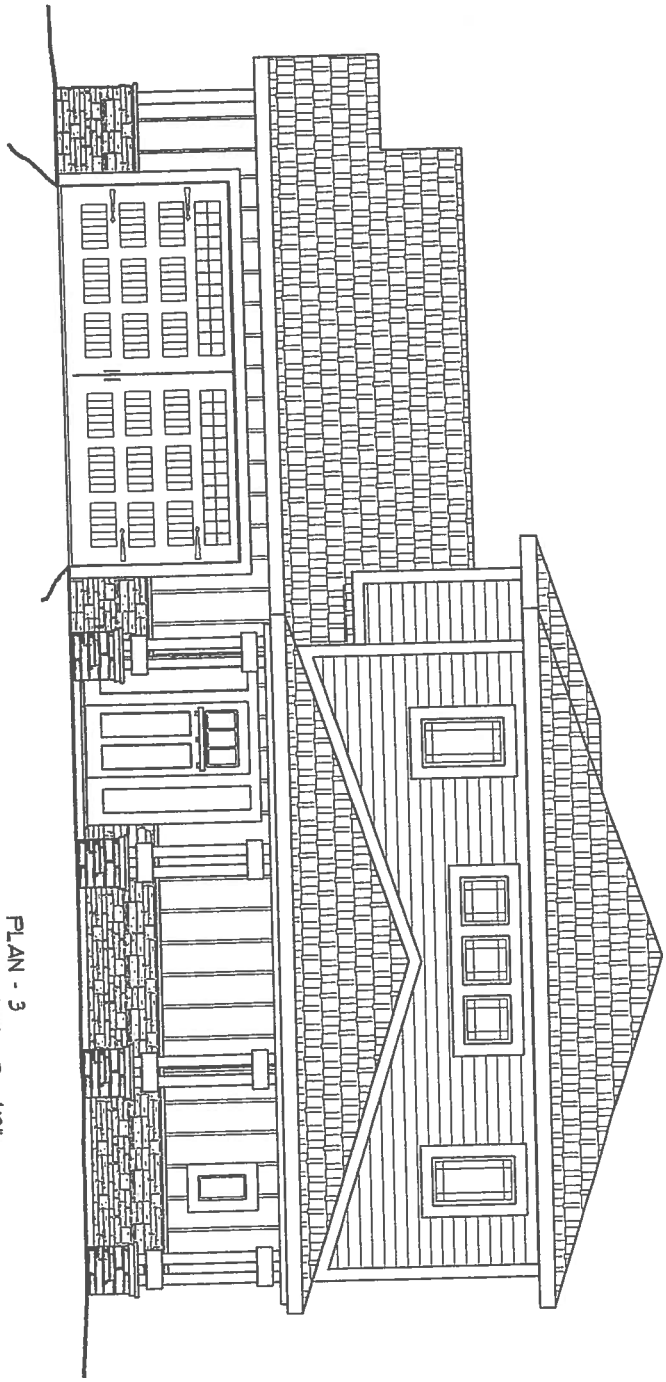

PLAN - 3
ELEVATION - B 1/8"

La Vista Villas

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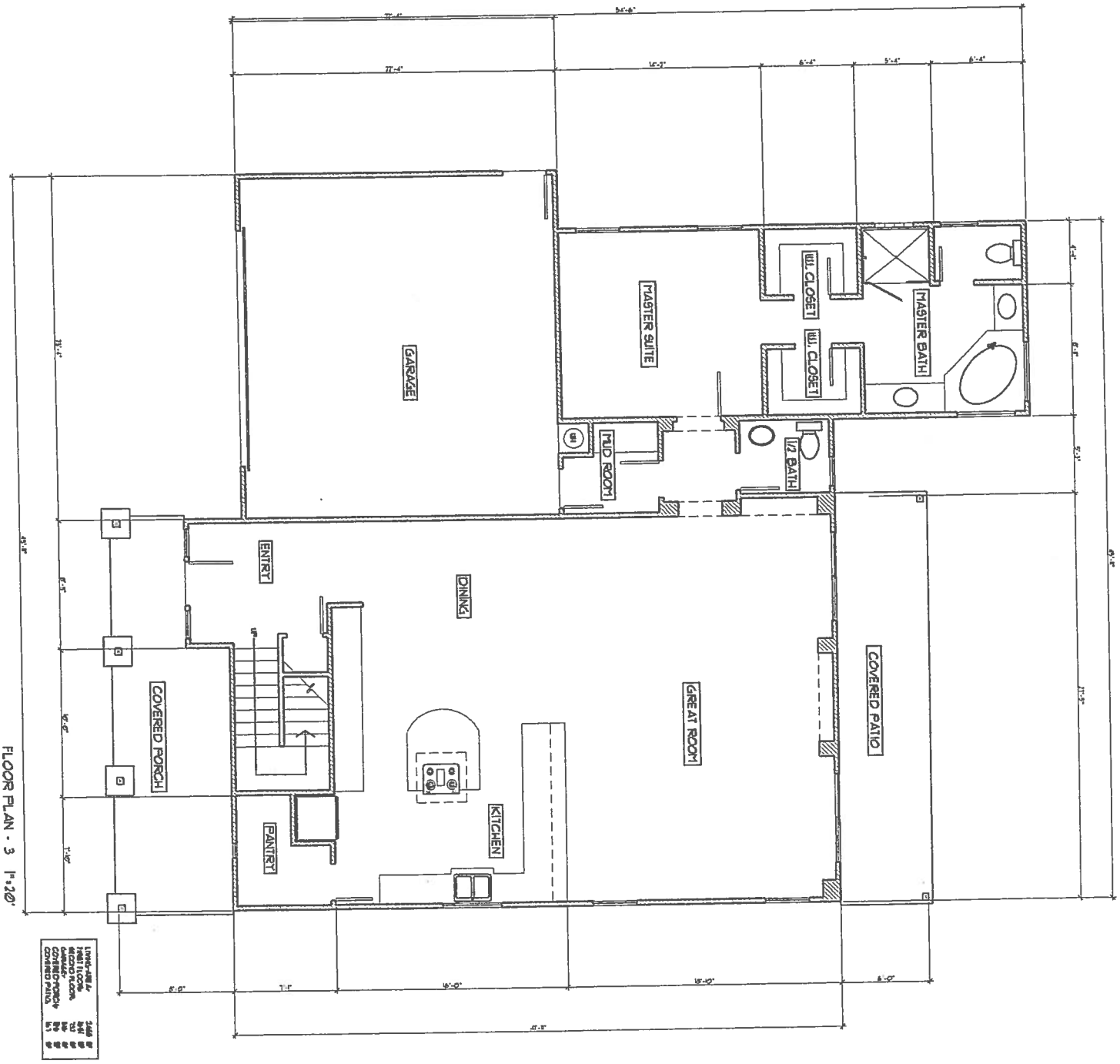


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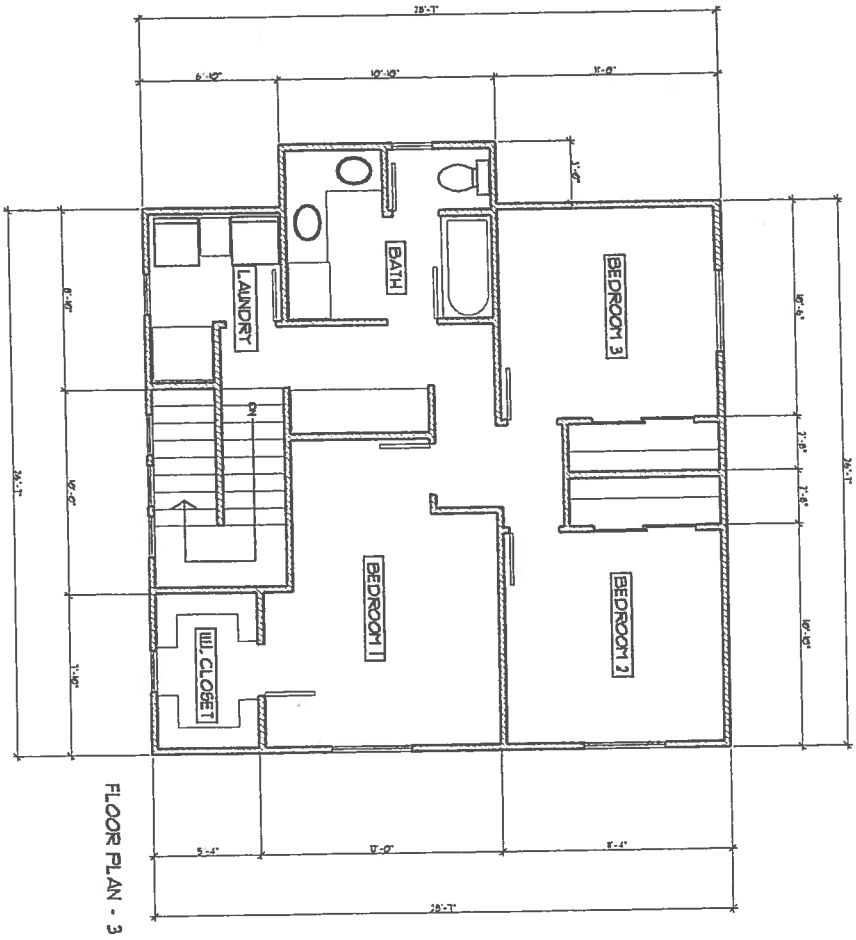


FLOOR PLAN - 3

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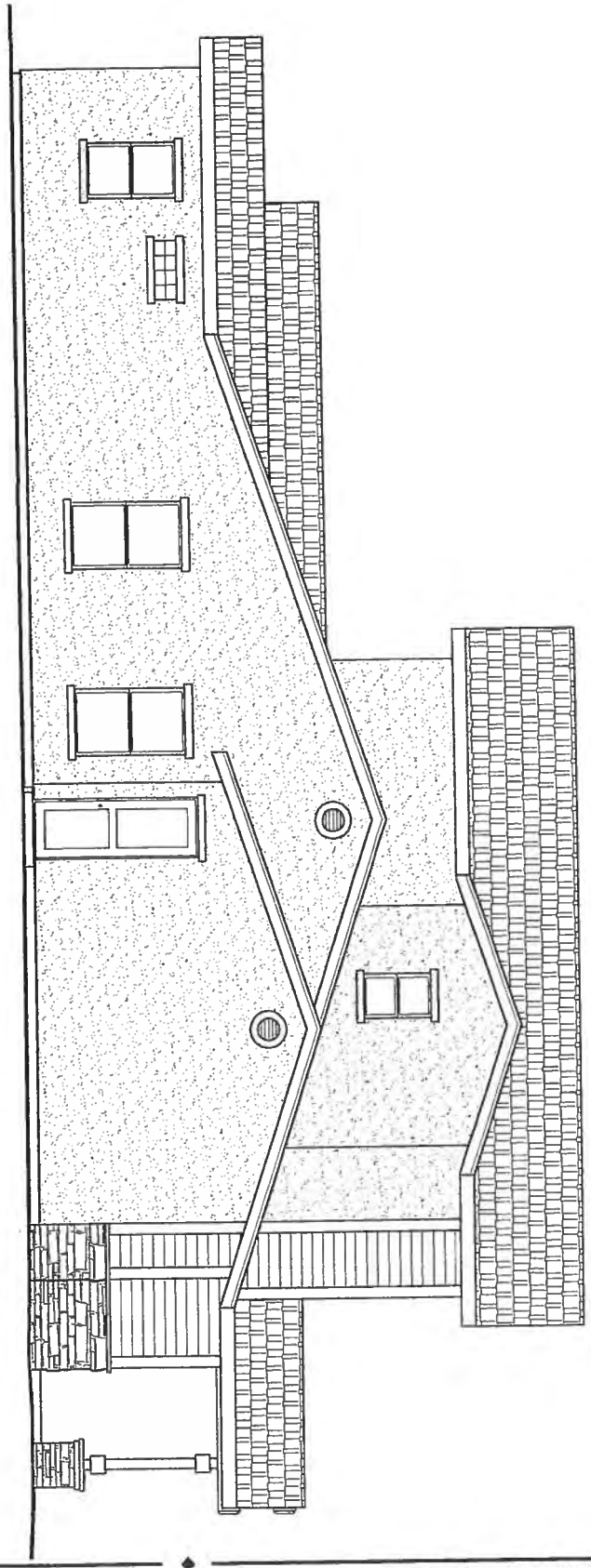

LEFT ELEVATION 1/8"

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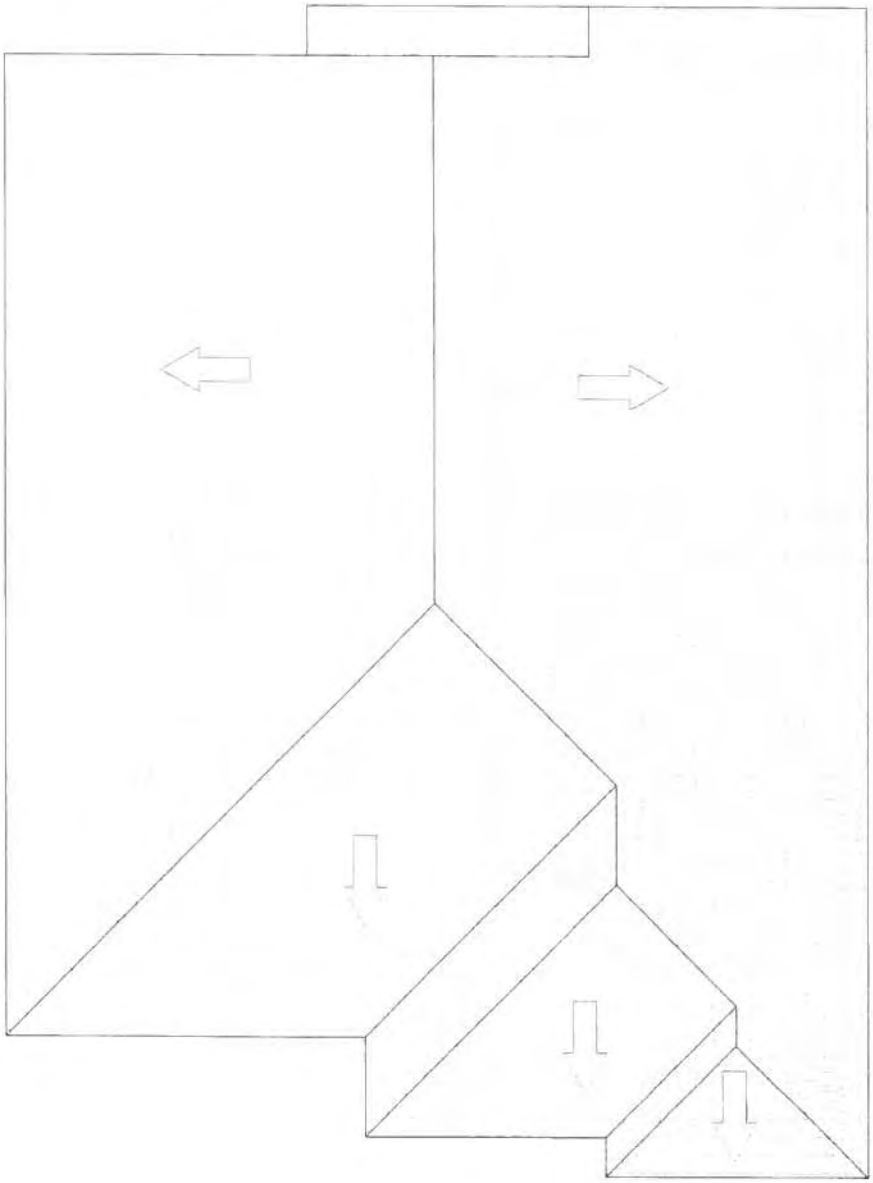

ROOF PLAN PLAN ELEVATION B

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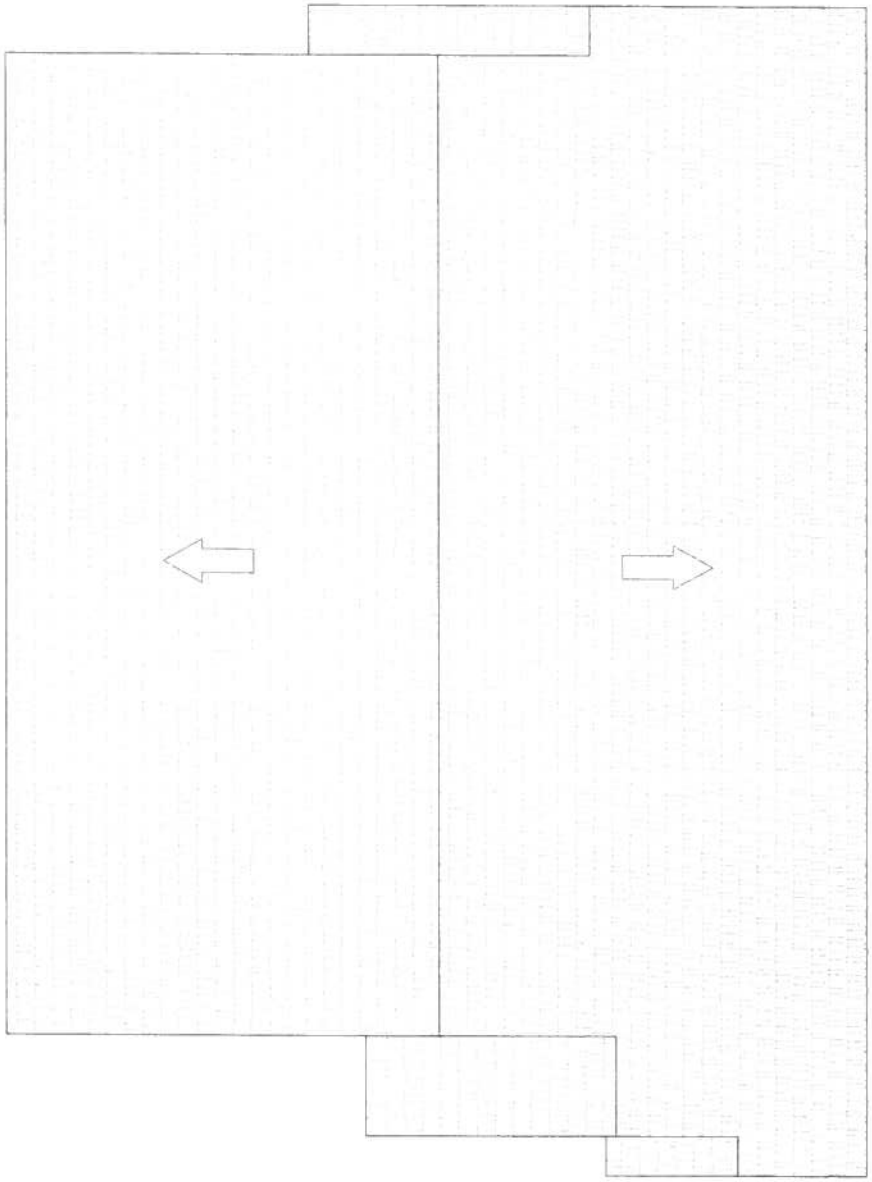
ROOF PLAN PLAN 1 ELEVATION A



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ROOF PLAN PLAN 2 ELEVATION B FIRST FLOOR (COMPOSITION SHINGLES)

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ROOF PLAN, PLAN 2, ELEVATION 4 FIRST FLOOR (COMPOSITION SHINGLES)

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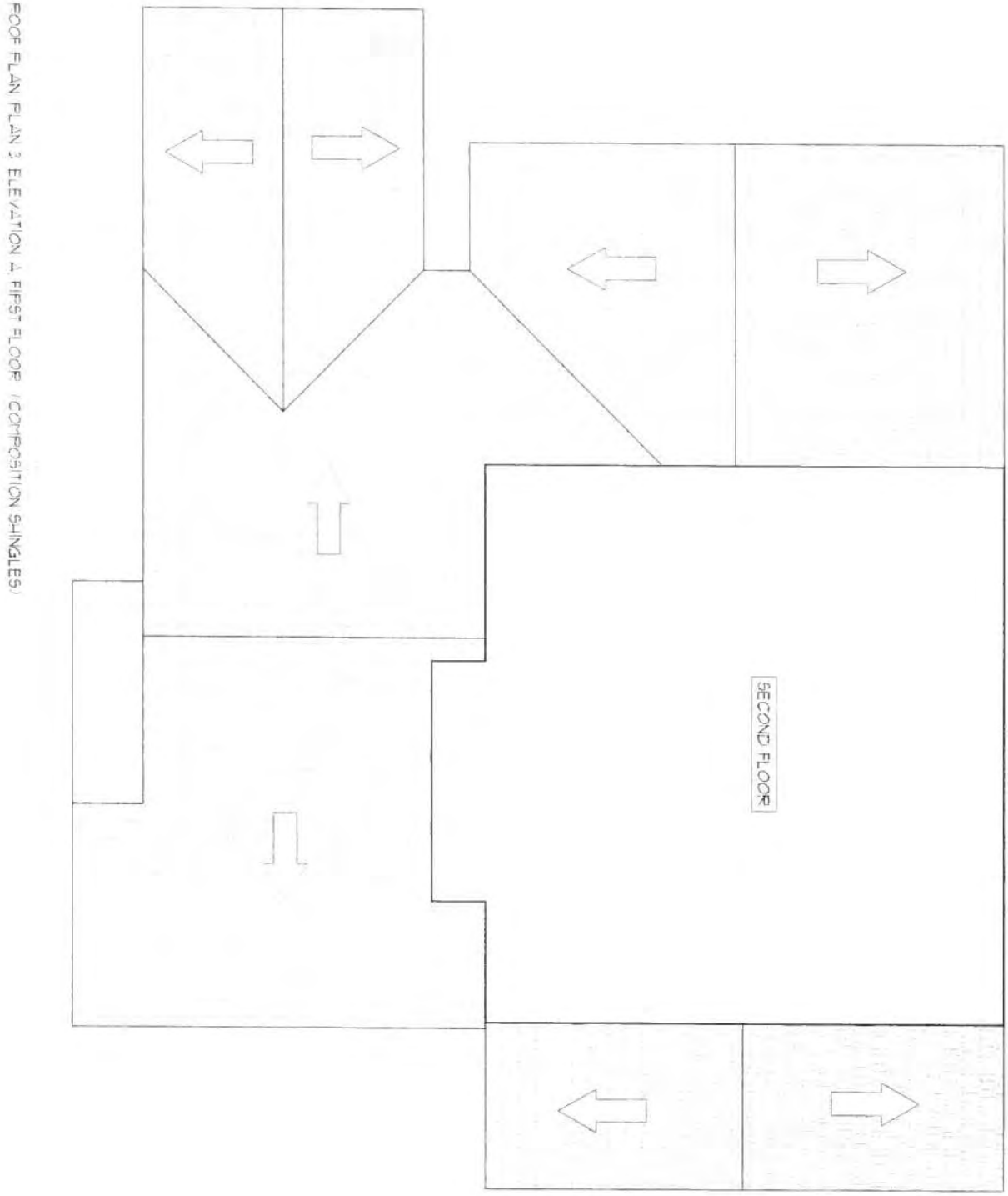


ROOF PLAN PLAN 3 ELEVATION A FIRST FLOOR (COMPOSITION SHINGLES)

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ROOF PLAN, PLAN 3 ELEVATION A, SECOND FLOOR (COMPOSITION SHINGLES)

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ROOF PLAN, PLAN 3, ELEVATION E, FIRST FLOOR (COMPOSITION SHINGLES)

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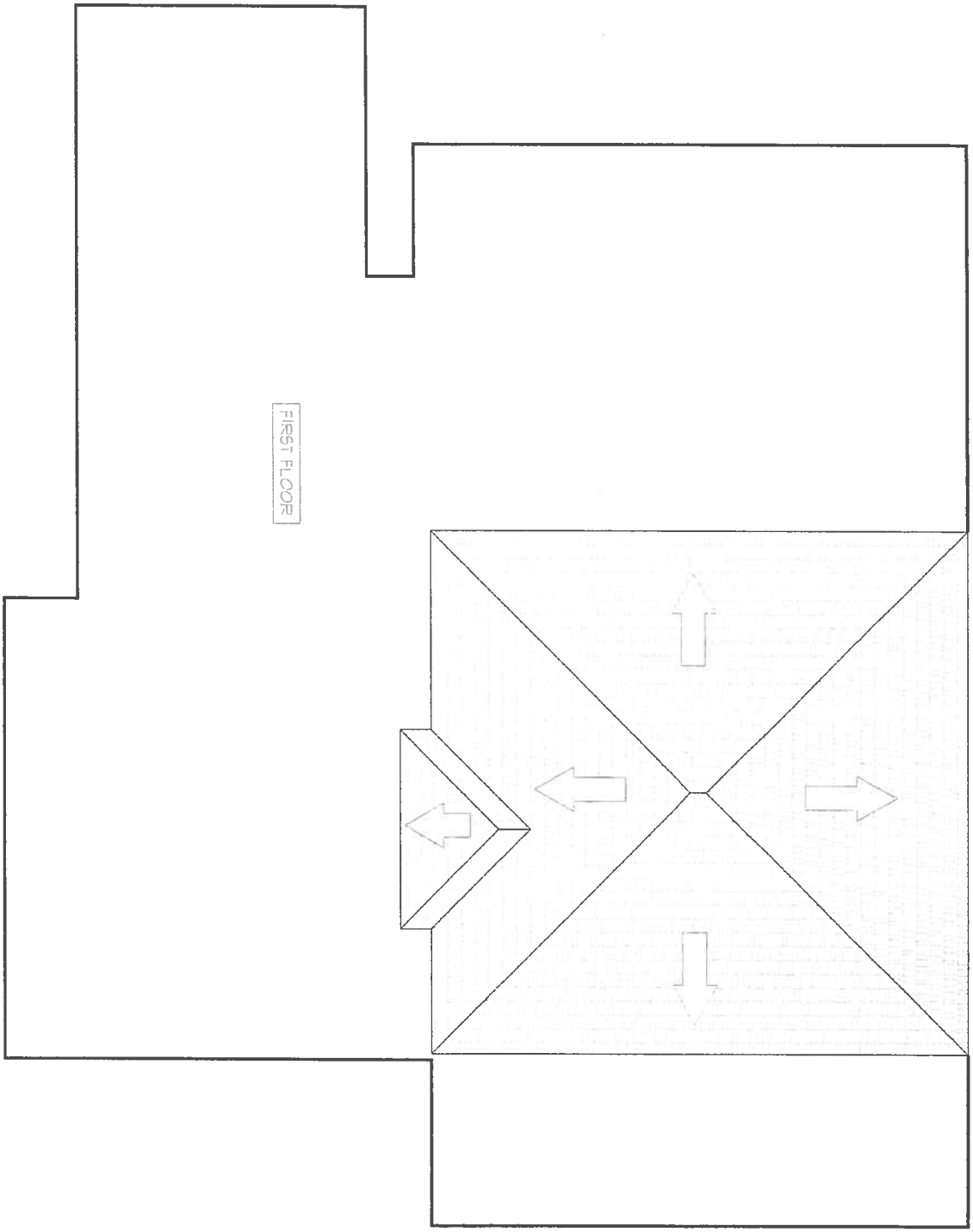


ROOF PLAN, PLAN 3, ELEVATION B, SECOND FLOOR (COMPOSITION SHINGLES)

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