



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 02/15/17

DATE: February 2, 2017

File: S/PDP 16-04

TO: Architectural Review and Historic Preservation Board
FROM: Mark Corcoran, Senior Planner, (879-6800, zoning@chicoca.gov)
Community Development Department
RE: Design of Single-family Homes for the Faithful Estates Subdivision
Cactus Avenue, APN 016-160-108

REPORT IN BRIEF

The applicant requests that the Board forward a recommendation of approval to the Planning Commission for the design of single-family homes within a 10-lot subdivision and planned development. With a Board recommendation, the proposal must go to the Planning Commission for final consideration of the subdivision map and planned development permit, including final architectural design approval.

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the project, subject to conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the Faithful Estates Subdivision (S/PDP 16-04), subject to conditions.

BACKGROUND

The proposed project is located on the east side of Cactus Avenue, just south of Arch Way (see **Attachment A**). The project includes a Subdivision and Planned Development Permit (S/PDP) to divide the site into 10 lots for single-family residential use (see **Attachment B**, Applicants Project Description, and **Attachment C**, Subdivision Map)

The site is designated Low Density Residential on the General Plan diagram and zoned R1-SD7 (Low Density Residential, with special design considerations for Cactus Avenue zoning overlay). Surrounding land uses include single-family residential.

Subdivision Design

The proposed subdivision calls for the construction of a new public street extending east from Cactus Avenue approximately 300 feet (Street A) terminating in a cul-de-sac bulb. The existing outbuildings at the site would be removed.

A variety of lot sizes are proposed, ranging from 5,128 square feet (sf) to 14,859 sf. The average lot size is approximately 7,583 sf and the subdivision would result in a gross density of 5.7 units per acre.

Requested Subdivision Design Modifications

Modifications of Title 18R *Subdivision Design Criteria and Improvement Standards* include:

- 1) Non-right-angle and non-radial side lot lines on Lots 2, 3, 8, and 9;
- 2) Contiguous sidewalk across the frontages of adjacent lots along Street A; and
- 3) Two flag lots (lot 4 and lot 7).

The proposed subdivision also would avoid extending an existing bicycle / pedestrian path that connects North Valley Court to the southern project boundary.

Residential Development

Ten new, single-story, single-family residences are proposed. The building pad areas for each lot are shown on the proposed Site Plan of Development (see **Attachment D**, Planned Development Site Plan). Each of the residences would have a two-car garage, and at least two off-street parking spaces located in front of the garage.

Architecture proposed for the residences is single-story, stucco with a variety of rooflines and front porch configurations (see **Attachment E**, Elevations and **Attachment F**, Colors and Materials). Front elevations would feature decorative elements such as cultured stone veneer, stucco window trim, sidelight/transom windows, and garage doors painted to match the residence. The side and rear elevations of the residences would have simpler design elements.

Three example home designs are provided along with additional options for the garage doors (see **Attachments G**, Garage Door Examples). It is proposed that feature selections be left for future home buyers to choose, with the caveat that no two identical elevations would repeat adjacent to one another. Exterior lighting for the new homes would consist of typical low-intensity fixtures mounted near entryways (see **Attachment H**, Lighting).

Typical front yard landscaping plans show a variety of trees, drought-tolerant shrubs, and groundcover arranged with non-living landscape elements such as fieldstone boulders and dry creek bed features (see **Attachment I**, Preliminary Landscape Plan). Rear yards would be left to the homeowner to landscape.

DISCUSSION

Pursuant to Chico Municipal Code (CMC) section 19.28.050, Planned Development Permit applications require review by the Board, which shall forward a recommendation to the Planning Commission regarding the site design and proposed architecture.

The proposed infill project would establish residential density at the site consistent with the R1 zoning and Low-Density Residential General Plan Designation. Utilizing larger lots with single-story construction for the new single-family residences balances General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3).

The project design is consistent with several Design Guidelines (DGs), including those that encourage a variety of home designs that include front porches and windows that face the street, consistent with DGs 4.1.11 and 4.1.14. Additional Design Guideline discussion is provided by the applicant in **Attachment C**.

Zoning Overlay - Special Design Considerations #7 (Cactus Avenue)

The SD-7 overlay zoning district applies several design standards and requirements for proposed subdivisions located along Cactus Avenue. Each of these requirements are listed below, followed by a brief staff analysis:

- 1) *Street connectivity shall be provided between developments consistent with Community Design Element policies of the General Plan, including provisions for connections to Cactus Avenue and Arch Way. Vehicular access onto Cactus Avenue shall only be allowed at such time that Cactus Avenue is improved between the access point to Cactus Avenue and East Avenue.*

Staff Analysis: The proposed subdivision provides for the development of a large, under-developed property located east of Cactus Avenue and it would not be practical to create additional public street connections to any of the surrounding roadways.

As a result of other subdivisions constructed (or currently under construction) along Cactus Avenue, the street is considered to be minimally improved between the proposed new access point and East Avenue.

- 2) *Lots fronting Cactus Avenue shall have a minimum lot size of 10,000 square feet.*

Staff Analysis: Not applicable, the project site does not front on Eaton Road.

- 3) *Homes fronting Cactus Avenue shall be oriented to face Cactus Avenue and may have driveways onto Cactus Avenue.*

Staff Analysis: Not applicable, the project site does not front on Eaton Road.

- 4) *Buildings on parcels fronting Eaton Road shall face Eaton Road, unless otherwise provided by Planned Development Permit, and shall address potential noise concerns with measures that avoid the use of sound walls.*

Staff Analysis: Not applicable, the project site does not front on Eaton Road.

- 5) *Low-level street lighting shall be utilized to maintain the rural atmosphere of the area.*

Staff Analysis: City standard 18-ft tall arched inverted lantern (aka "candy cane") style street lighting is proposed to be installed on Street A, similar to existing street lights installed as part of other recent subdivisions along Cactus Avenue.

- 6) *All future subdivision applications shall require a Planned Development Permit.*

Staff Analysis: The proposal includes a PDP application to satisfy this requirement, no deviations from typical development regulations are requested as part of the PDP.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

This project is categorically exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects). This exemption applies to infill projects which: are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all utilities and public services. The project meets all these criteria.

Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

At 5.7 units per acre the proposal falls within the density range for the R1 zoning and Low Density Residential General Plan Designation (2.1 to 7 units per acre). Limiting construction to single-story, single-family residences balances General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3). The site is not located within a Neighborhood Plan or area plan.

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

The project design is consistent with several Design Guidelines (DGs), including those that encourage a variety of home designs that include front porches and windows that face the street (DGs 4.1.11 and 4.1.14). The scale and character of the new homes is similar to and compatible with adjacent developments that predominantly includes single-story, single-family homes.

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

The single-story residential designs and reserved color schemes are compatible with adjacent single-family residential developments. Exterior lighting would be typical of residential uses in the area.

4. *The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

The combination of generous lot sizes and single-story construction will ensure that the new residences are compatible with their sites and surrounding uses, and that they will not

unnecessarily block views or dominate their surroundings.

5. *The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

The proposed landscaping includes trees, shrubs, groundcover, and non-living elements that will provide adequate visual relief for the new residential area. Public improvements will include street trees planted at regular intervals to yield a tree-lined street in the future.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans, final maps and permits shall note that the project shall comply with The Faithful Estates Subdivision and Planned Development Permit (S/PDP 16-04). No building permits related to this approval shall be finalized without prior authorization of Planning Division staff.
2. Planned Development Permit 16-04 does not authorize any exceptions or deviations from Title 19 of the Chico Municipal Code. Future construction shall comply with all applicable requirements of Title 19.
3. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and associated equipment, shall be screened by appropriate materials and colors, illustrated or notated on the building plans as requiring screening, and subject to approval by Planning staff prior to issuance of a certificate of occupancy.

PUBLIC CONTACT

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

ATTACHMENTS

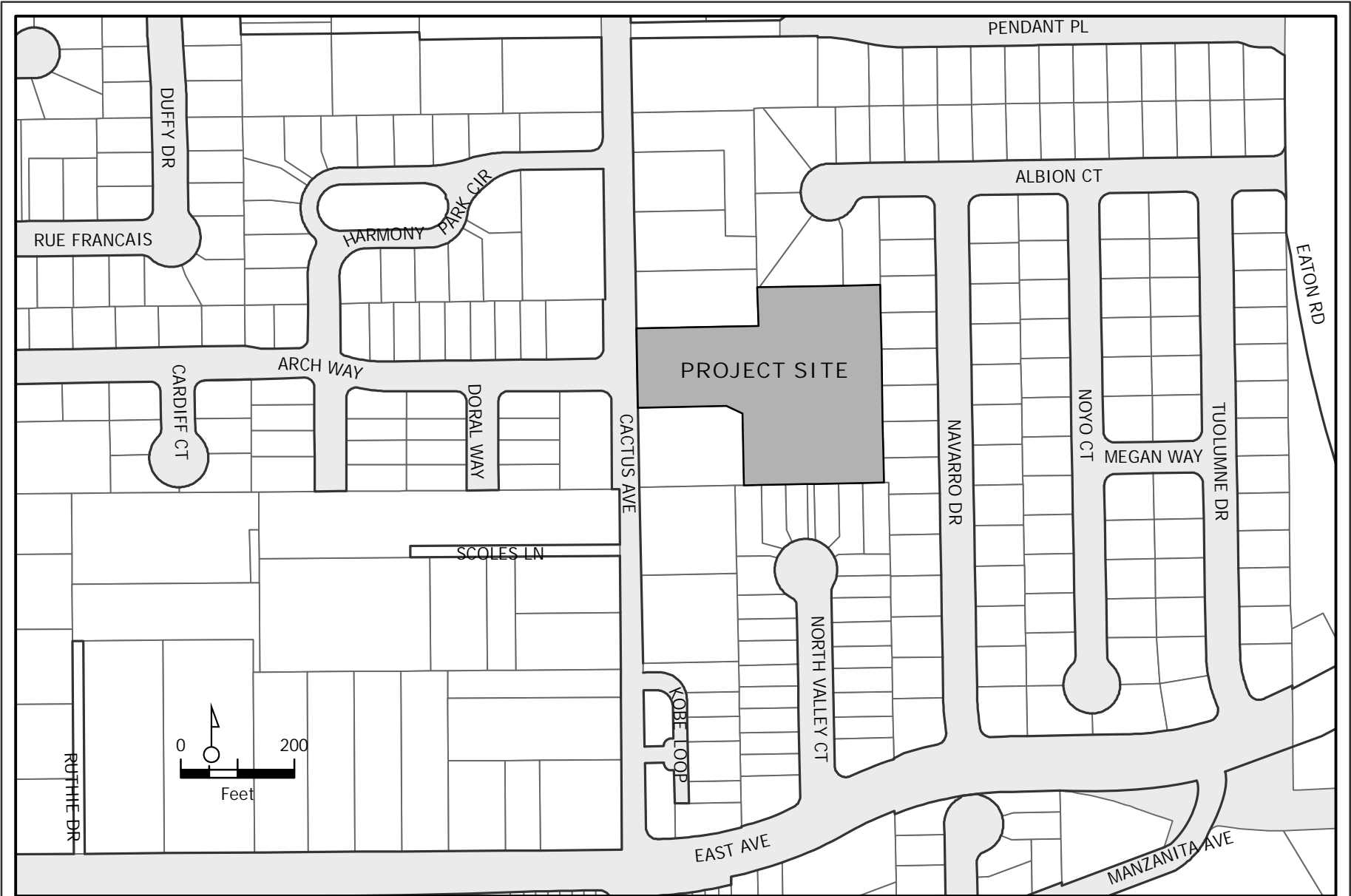
- A. Location Map
- B. Applicant's Project Description
- C. Subdivision Map
- D. Planned Development Site Plan
- E. Color Elevations
- F. Colors and Materials
- G. Garage Door Examples
- H. Lighting
- I. Preliminary Landscape Plan

DISTRIBUTION

Mark Corcoran, Senior Planner
The Kite Group, Stephanie Marshall, P.O. Box 6822, Chico, CA 95927
Anderson Land & Investment Company, 5184 Little Grand Canyon Dr., Paradise, CA 95969
Gilbert Engineering, Wesley Gilbert, 140 Yellowstone Drive Suite 110, Chico, CA 95973

File: S/PDP 16-04

X:\Current Planning\Subdivision\2016\04 Faithful Estates (72203)\ARHPB Conceptual Review\Staff Report.docx



SPDP 16-04 (Faithful Estates)
 Cactus Avenue
 APN 016-160-108-000



Attachment A

PROJECT DESCRIPTION

Faithful Estates

It is the intent of this project to incorporate many of the City of Chico Design Guidelines for Residential Project Types

Structures:

The proposed Faithful Estates is an enclave of ten single family homes on a cul-de-sac street off Cactus Avenue north of East Avenue. Three different floor plans will be offered each with a variety of roof designs and front elevation options to provide a diversity of architectural detail but still create a consistent style within the subdivision. Lot sizes range from 5000sqft to 14,000sqft which will line up with surrounding existing homes to ensure that only one new lot will back up to existing property lines. DG 1.2.11 DG 1.2.12 DG1.2.13 DG 1.2.22 DG 4.2.15

Home buyers can customize based on their individual preferences with selections of roof color, trim paint, stucco color, front elevation, garage style, lighting details and cultured stone highlights. The homes will contain large front porches in a variety of sizes which allows homeowners to enjoy and welcome the neighborhood with patio furniture, potted plants and other inviting ornamental features. DG 4.1.11 DG 4.2.43 DG 4.2.32

Garage doors will have window and hardware options and will be painted the home body or trim color at the homebuyer's discretion which will allow the main focus to be on the entirety of the architectural design. On site parking is provided by two spaces inside the garage which will allow vehicles to not be the main visual element from the street. The color pallet offers an assortment of color and textures that can be found on surrounding existing homes to provide continuity with surrounding residential neighborhoods. DG 1.1.14, DG 4.1.12, DG 1.1.11, DG 1.1.12, DG 1.1.34, DG 1.2.31, DG 4.1.63, DG 1.2.21

The HVAC units will be a split system with the furnace mounted in the attic and the air conditioners located in the back yards where they are blocked from public view by fencing. DG 3.1.35

Lighting:

Street lighting at the entrance to the neighborhood from Cactus Avenue will be of the candy cane design to be consistent with other area lighting and to retain a rural atmosphere.

Structure lighting will be wall sconces about 11 inches tall and will be placed two on the sides of the garage door and one at the front door. Lights will be of a wattage that provides for a safe environment, while creating an attractive night time streetscape. With each homeowner choosing fixture style, redundancy will be avoided while adding interest to the subdivision. DG 1.3.55, DG 4.2.44, DG 1.5.12, DG 1.5.14, DG1.5.11, DG 1.5.13, DG 1.5.17

Fencing:

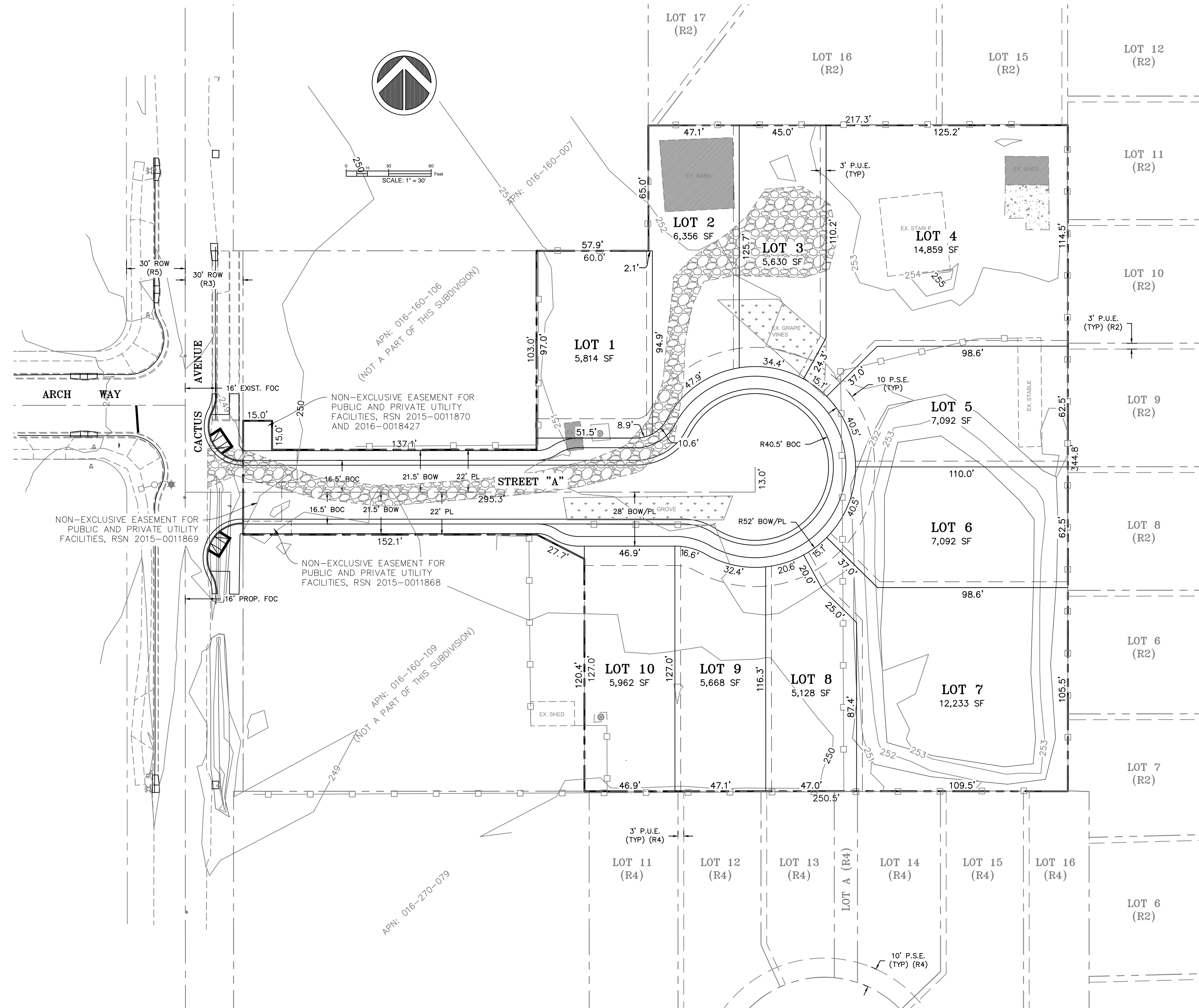
New six foot high fencing will be provided around the perimeter or the property abutting existing homeowners and for side yards between the new homes.

Landscaping:

Future home owners will have the ability to customize their landscaping. Options will include turf and/or non-turf areas, small stone walls, areas of bark or rock with ground cover or combinations. This customization will produce a variety for the streetscape. The intent of this project is to propose some outdoor amenities to encourage neighborly interaction and create a sense of community. These include a community mailbox, sidewalks and front porches.

The landscape will have a low water use theme throughout to minimize the water usage and maintenance requirements but still provide eye appealing outdoor space. All landscaping will be installed to AB 1881 water usage requirements.

DG 4.1.11, DG 4.1.41



OWNER:
 APN: 016-160-108
 ANDERSON LAND & INVESTMENT COMPANY, L.P.
 5184 LITTLE GRAND CANYON DRIVE
 PARADISE, CA 95969
 (530) 591-7474

SUBDIVIDER:
 THE KITE GROUP
 P.O. BOX 6822
 CHICO, CA 95927
 (530) 521-9551

ENGINEER:
 W. GILBERT ENGINEERING
 WESLEY E. GILBERT, R.C.E. 31689
 140 YELLOWSTONE DRIVE, SUITE 110
 CHICO, CALIFORNIA 95973
 (530) 809-1315

ASSESSOR'S PARCEL NUMBER:
 016-160-108

LAND USE:
 PRESENT: VACANT
 FUTURE: SINGLE FAMILY RESIDENTIAL

ZONING:
 PRESENT: R1-SD7
 FUTURE: R1-SD7

UTILITIES:
 SANITARY SEWER: CITY OF CHICO
 WATER: CALIFORNIA WATER SERVICE COMPANY
 POWER: PACIFIC GAS & ELECTRIC
 COMMUNICATIONS: AT&T
 CABLE TV: COMCAST
 STORM DRAIN: CITY OF CHICO

- SUBDIVISION NOTES:**
- SUBDIVISION INFORMATION:
 TOTAL PARCEL ACREAGE (TO CL): 2.221
 NET PARCEL ACREAGE: 2.180
 TOTAL NUMBER OF LOTS: 10
 UNITS PER ACRE: 4.50
 AVERAGE LOT SIZE: 7,620 sf
 - STORM WATER QUALITY MITIGATION WILL BE PROVIDED THROUGH THE USE OF A STORM WATER INTERCEPTOR. STORM WATER QUALITY MITIGATION WILL BE PROVIDED BY OVERSIZED STORM DRAIN PIPES BENEATH STREET "A".
 - GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND BUILDINGS PADS. PRELIMINARY FINISH GRADES ARE SHOWN ON SHEET 2 OF 2.
 - THE EXISTING BAMBOO GROVES AND GRAPE VINES WILL BE REMOVED.
 - THE FINAL SUBDIVISION MAP WILL INCLUDE A 10' WIDE P.S.E. ACROSS THE FRONTAGE OF LOTS 1 THRU 10 AND A 3' WIDE P.U.E. ALONG EACH LOT LINE.
 - LOTS 1 THRU 10 LIE IN SHADED FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBERS 06007C0343E DATED JANUARY 6, 2011.
 - THE EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH BUTTE COUNTY REGULATIONS. THERE ARE NO KNOWN SEPTIC SYSTEMS LOCATED ON THE PARCEL.

- LEGEND:**
- EXISTING GROUND CONTOUR (CITY OF CHICO DATUM)
 - SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING GUTTER AND SIDEWALK
 - PROPOSED EASEMENT
 - FG FINISH GRADE
 - EG EXISTING GROUND ELEVATION
 - FN FINISH
 - PUE PUBLIC UTILITY EASEMENT
 - PSE PUBLIC SERVICE EASEMENT
 - STE STREET TREE EASEMENT
 - ROW RIGHT OF WAY
 - BOW BACK OF WALK
 - BOC BACK OF CURB
 - PL PROPERTY LINE
 - EXISTING BUILDING TO BE REMOVED, TYP.
 - PROPOSED CURB, GUTTER AND SIDEWALK
 - EXISTING WELL
 - EXISTING GRAVEL DRIVEWAY

- DESIGN MODIFICATIONS:**
- NON-RIGHT ANGLE AND NON-RADIAL LOT LINES ON LOTS 2, 3, 8 AND 9 (18R.08.010.C.4).
 - CONTIGUOUS SIDEWALK ACROSS THE FRONTAGES OF THE ADJACENT LOTS (18R.08.020.F.4).
 - ALLOW FLAG LOTS FOR LOTS 4 AND 7 (18R.08.010.D.1).

- RECORD REFERENCES:**
- R1 - EIGHTEENTH SUBDIVISION OF THE JOHN BIDWELL RANCHO, BOOK 7 OF MAPS, PAGE 26.
 - R2 - BIDWELL VISTA SUBDIVISION, BOOK 118 OF MAPS, PAGES 82-85.
 - R3 - PARCEL MAP, BOOK 77 OF MAPS, PAGE 89.
 - R4 - WESTMONT SUBDIVISION (S 04-02), BOOK 162 OF MAPS, PAGES 78-80.
 - R5 - SYMM CITY SUBDIVISION (S/PDP 05-08), BOOK 169 OF MAPS, PAGES 75-77.
 - R6 - CERTIFICATE OF COMPLIANCE, RSN 2014-0042591.

THIS TENTATIVE SUBDIVISION MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

BY: _____ DATE: _____

WESLEY E. GILBERT
 R.C.E. 31689
 EXPIRES: 12/31/18

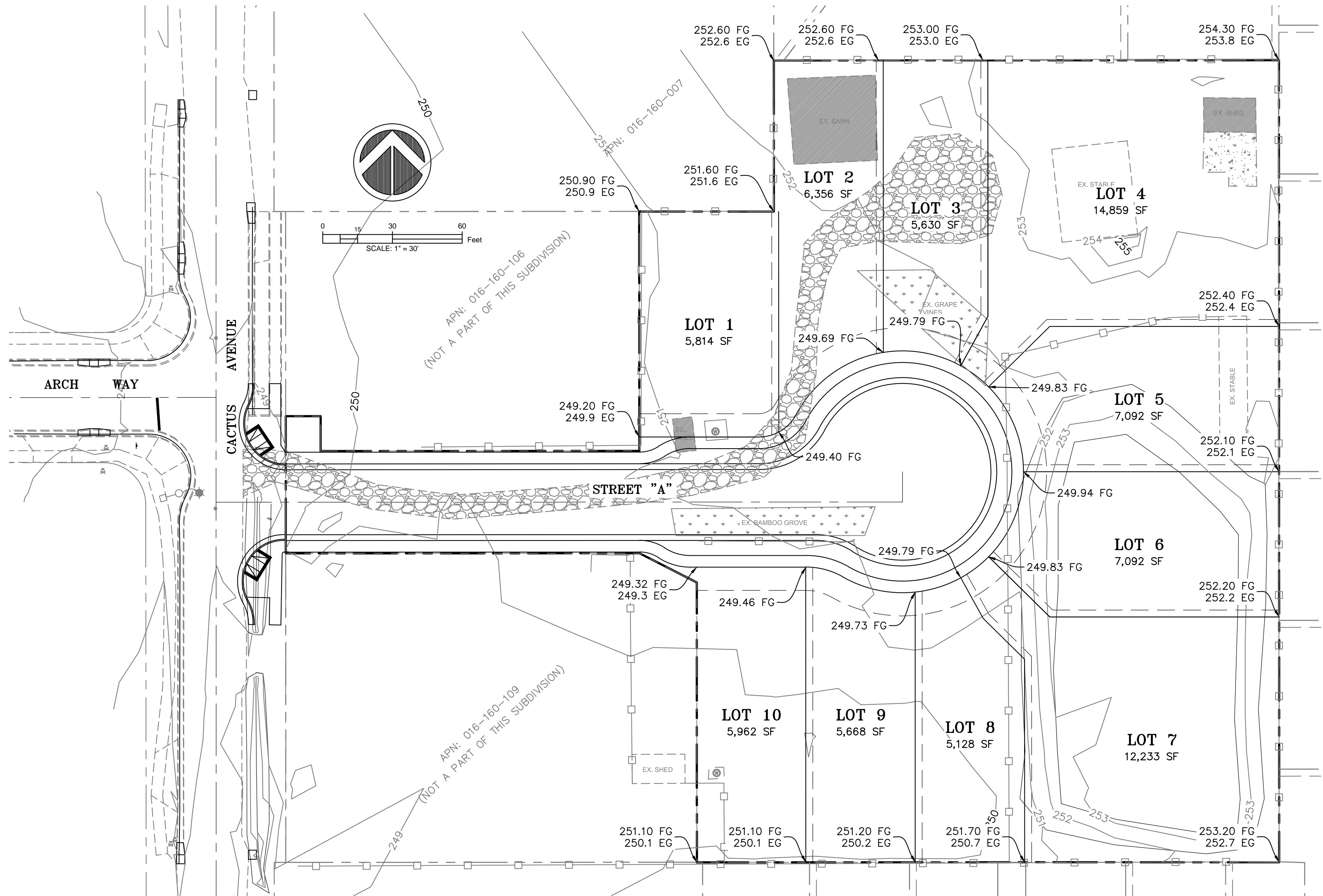


FAITHFUL ESTATES SUBDIVISION
 VESTING TENTATIVE SUBDIVISION MAP S/PDP 16-04
 (A PUBLIC STREET SUBDIVISION)

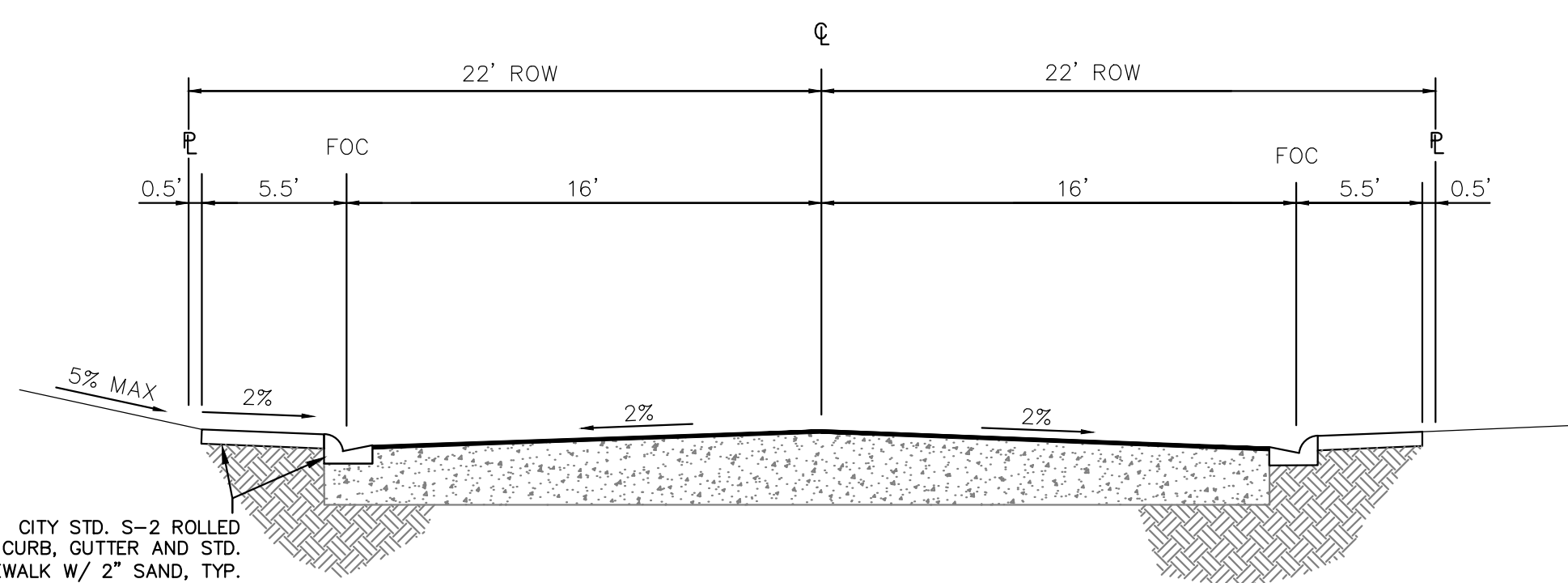
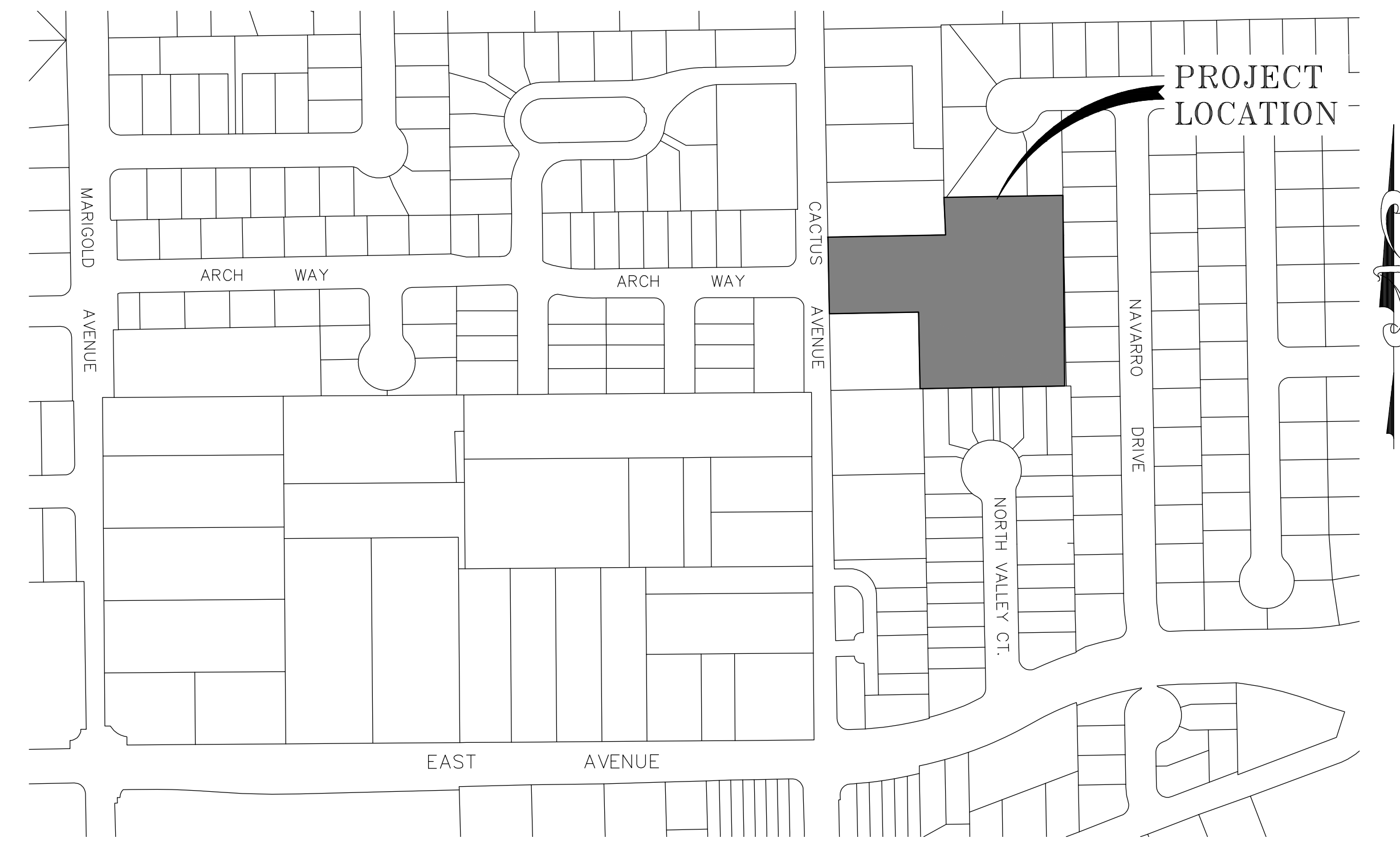
for
 THE KITE GROUP

BEING A DIVISION OF PARCEL A1 OF BOUNDARY LINE MODIFICATION 14-11 RECORDED IN RSN 2014-0042591
 CITY OF CHICO, COUNTY OF BUTTE
 STATE OF CALIFORNIA

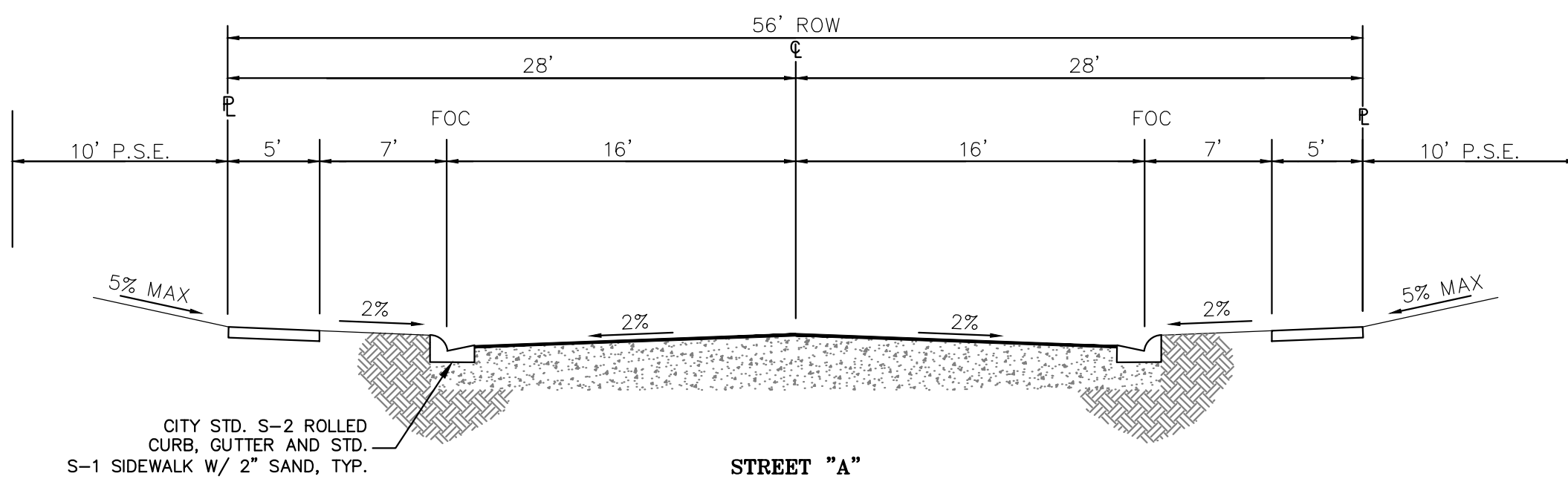
W. GILBERT ENGINEERING
 140 YELLOWSTONE DRIVE, SUITE 110
 CHICO, CALIFORNIA 95973
 (530) 809-1315



PRELIMINARY GRADING PLAN



STREET "A"
PUBLIC STREET
WITH ON-STREET PARKING
TYPICAL SECTION



STREET "A"
PUBLIC STREET
WITH ON-STREET PARKING
TYPICAL SECTION
NTS

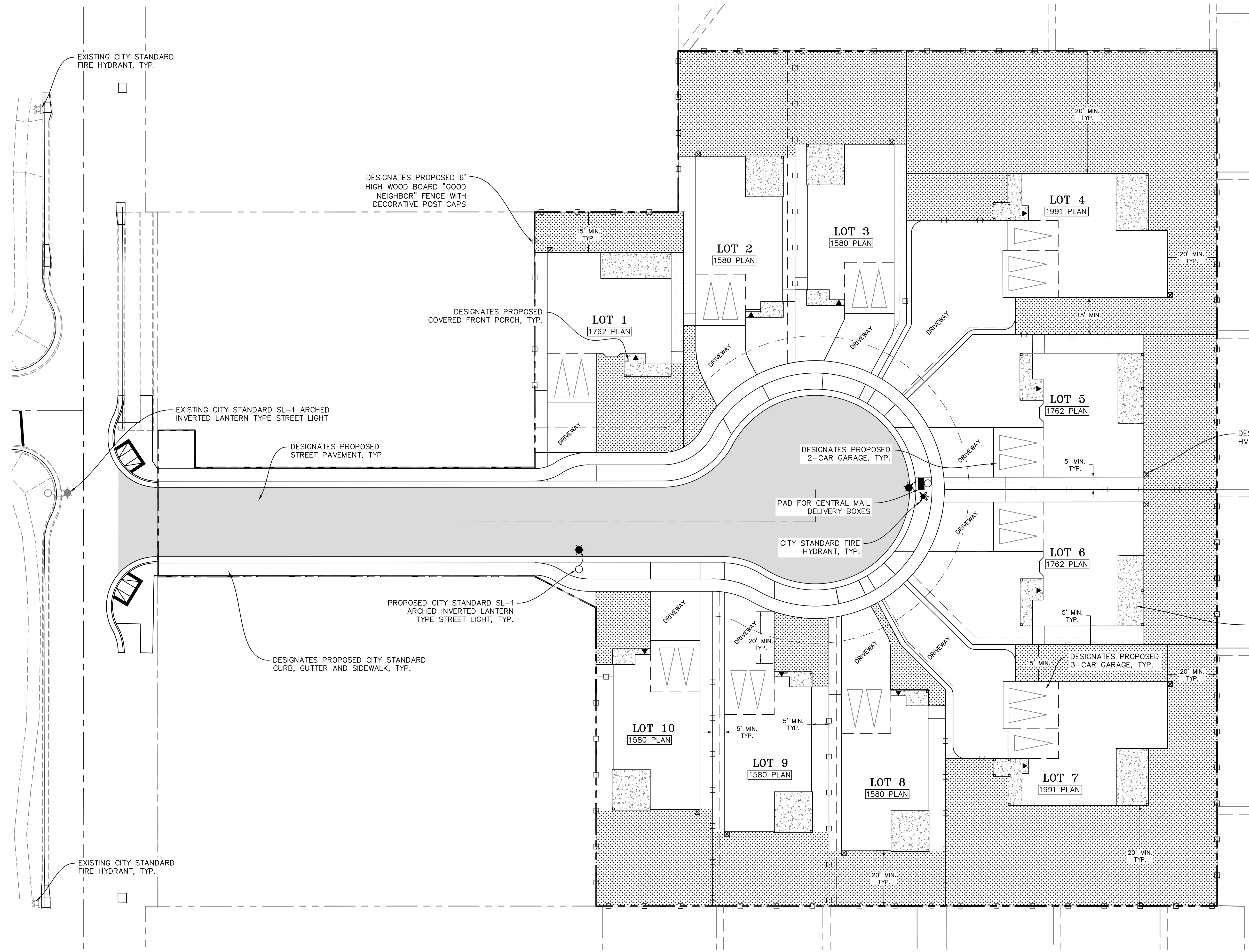
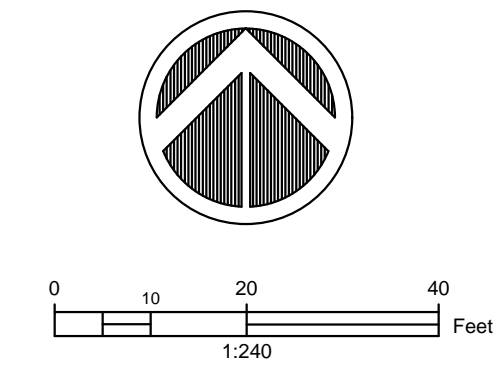
FAITHFUL ESTATES SUBDIVISION
 VESTING TENTATIVE SUBDIVISION MAP S/PDP 16-04
 (A PUBLIC STREET SUBDIVISION)

for
 THE KITE GROUP
 BEING A DIVISION OF PARCEL A1 OF BOUNDARY LINE MODIFICATION
 14-11 RECORDED IN RSN 2014-0042591
 CITY OF CHICO, COUNTY OF BUTTE
 STATE OF CALIFORNIA

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OPEN SPACE CALCULATIONS:

1) GROSS SUBDIVISION AREA = 2.221 ACRES± = 96,747 SF
 LANDSCAPED AND USEABLE OPEN SPACE AREA = 35,918 SF > 24,187 (25%)



PLANNED DEVELOPMENT SITE PLAN

FAITHFUL ESTATES SUBDIVISION

VESTING TENTATIVE SUBDIVISION MAP S/PDP 16-04
 (A PUBLIC STREET SUBDIVISION)

for
 THE KITE GROUP

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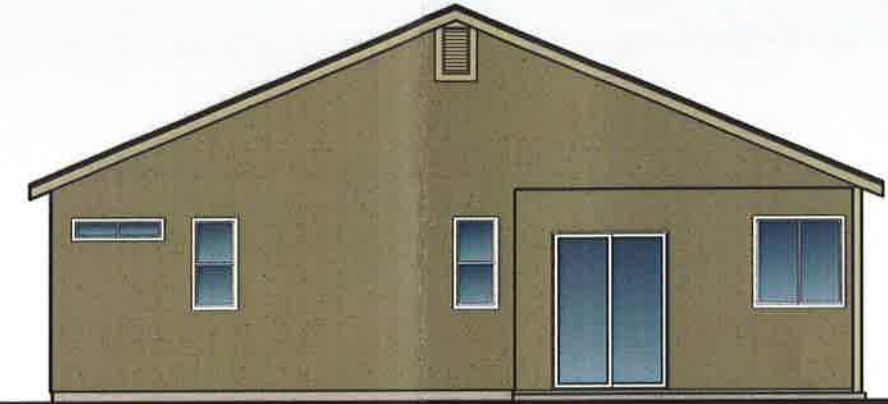
JANUARY 10, 2017

SHEET 1 OF 1

1580 PLAN



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

ATTACHMENT E



FRONT ELEVATION
DUTCH GABLE OPTION

NOT TO SCALE



FRONT ELEVATION
GABLE OPTION

NOT TO SCALE



FRONT ELEVATION
HIP OPTION

NOT TO SCALE

ATTACHMENT E

1580 plan

Overall Dimensions
35'-0" x 65'-9"

Floorplans and Elevations are subject to change. Floorplan dimensions are approximate. Consult working drawings for actual dimensions and information. Elevations are artist's conceptions.

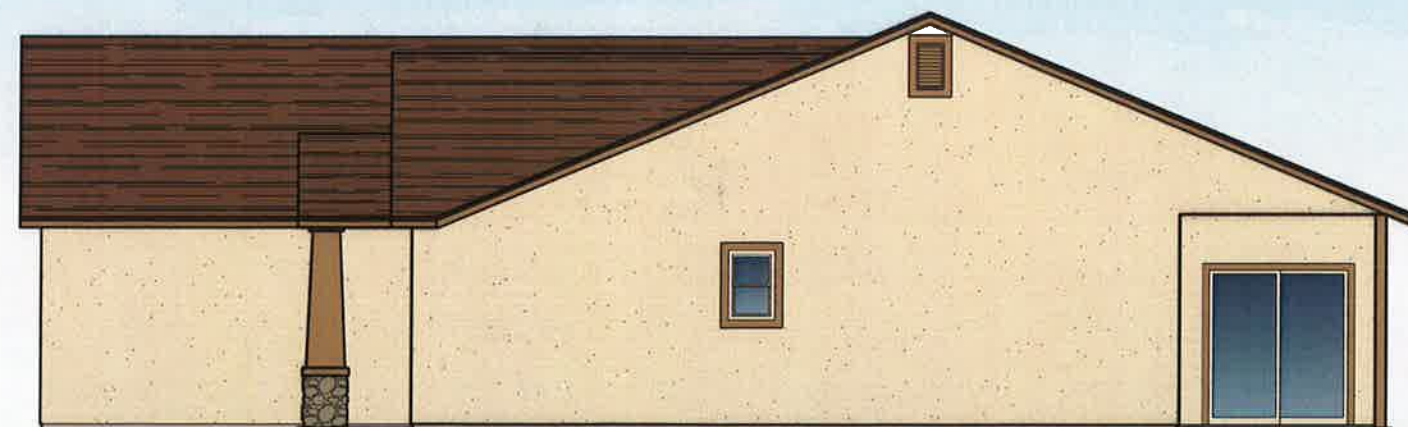
1762 PLAN



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



FRONT ELEVATION
GABLE OPTION

NOT TO SCALE



FRONT ELEVATION
DUTCH GABLE OPTION

NOT TO SCALE

1762 plan

Overall Dimensions
35'-0" x 66'-0"

Floorplans and Elevations are subject to change. Floorplan dimensions are approximate. Consult working drawings for actual dimensions and information. Elevations are artist's conceptions.



FRONT ELEVATION
HIP OPTION

NOT TO SCALE ATTACHMENT E



LEFT SIDE ELEVATION



REAR ELEVATION

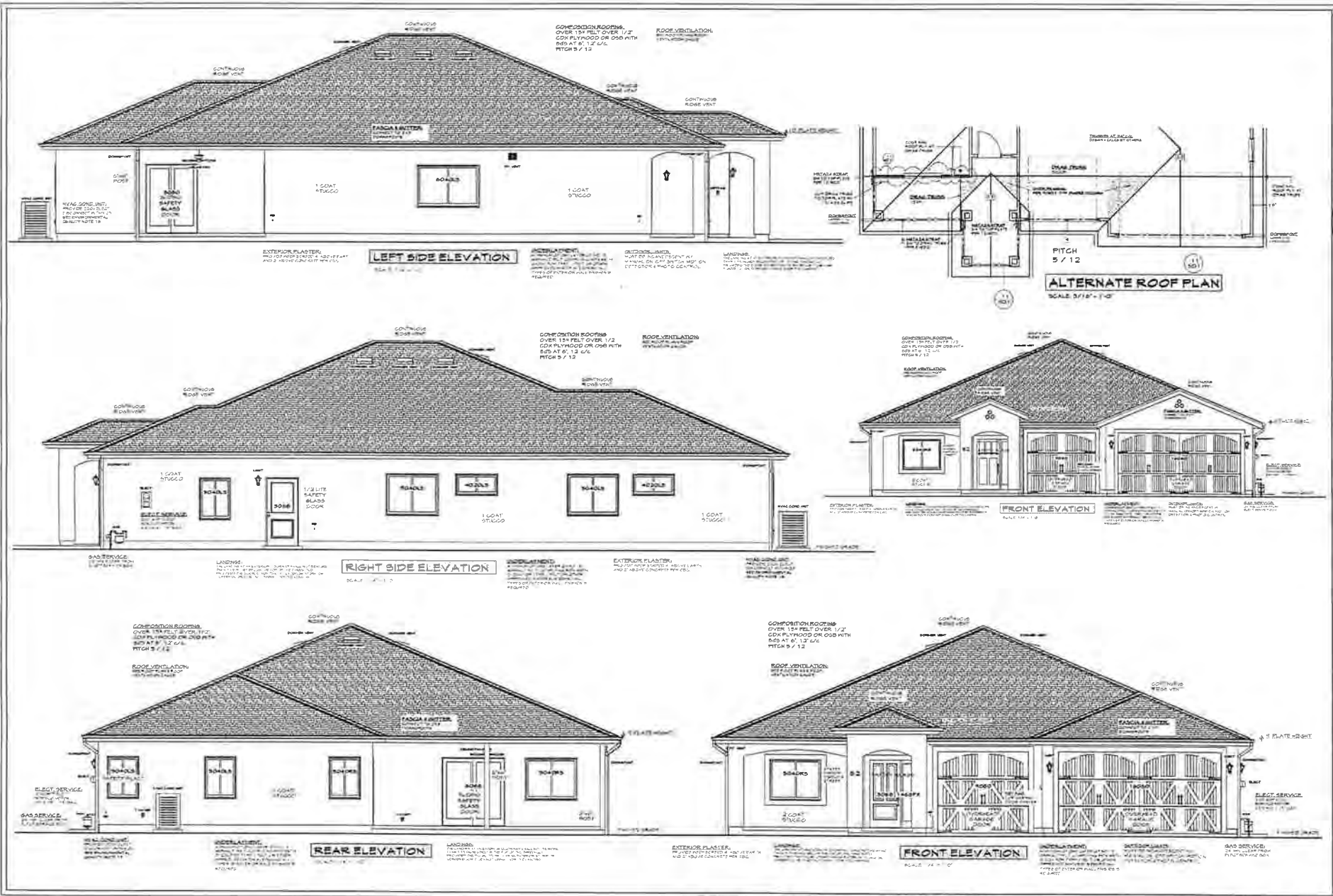


RIGHT SIDE ELEVATION

PLAN 1991



FRONT ELEVATION



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CANAAN, UT 84002
PHONE: 435-799-1111
FAX: 435-799-1112
WWW.LYNN-SMITH.COM

SUMMIT
CONSTRUCTION

CLAYTON INC.
CONSTRUCTION

WILCOX
CONSTRUCTION

A THREE BEDROOM RESIDENCE FOR:
CULLION, INC.
PLAN 199 1 AT WILCOX SUBDIVISION
CHICO, CALIFORNIA

PER STATE: BASED ON SPECIFIC APPROVAL LETTER FROM STATE PROFESSIONAL DESIGNER. THE BIRTH RECORD FOR THIS HOUSE IS 2019.

LIVABLE
1881 SQFT TOTAL

GARAGE
888 SQFT

COVERED PATIO
170 SQFT FRONT
282 SQFT REAR
452 SQFT TOTAL

DATE: 8/24/2018
SCALE: SHOWN

1991
1 STORY

SHEET
4

© COPYRIGHT 2019



Trim Paint Examples

ALABASTER
7008

CARRIAGE DOOR
7594

DRIED THYME
6186

INKWELL
6992

PEPPERCORN
7674

SMOKEHOUSE
7040



Garage Examples



Faithful Estates

Attachment G





Lighting Examples

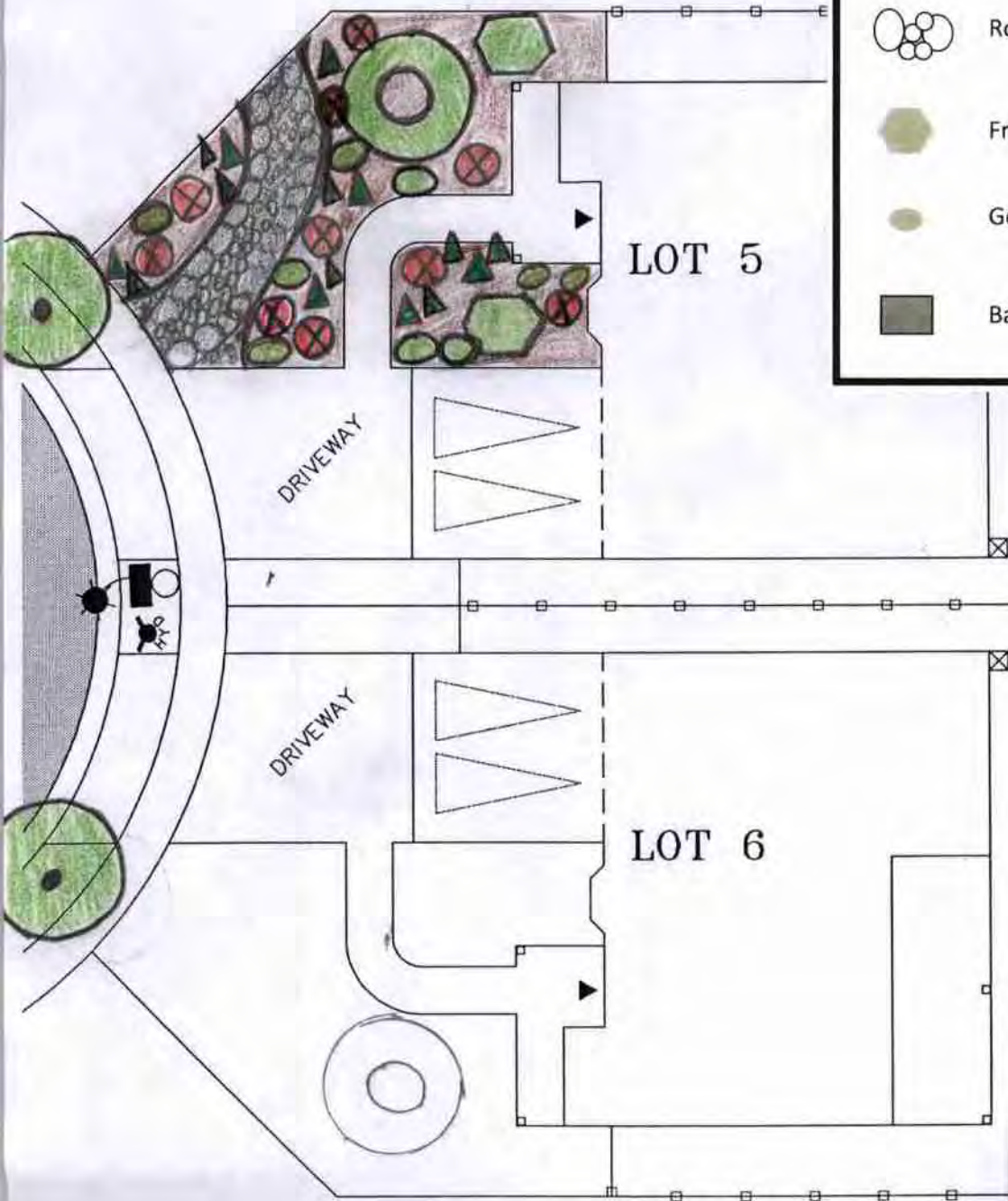


Faithful Estates

ATTACHMENT I

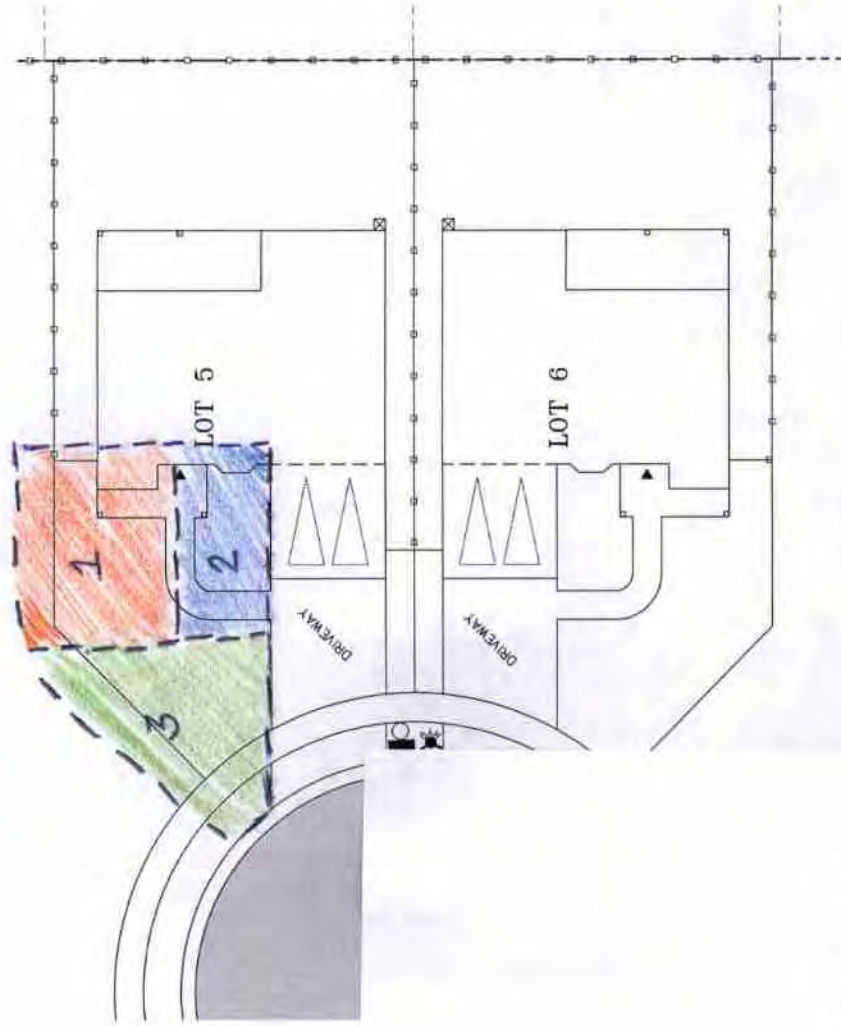


Symbol	Type	Container Size
	Crape Mertle	15 GAL
	Valley Oak	15 GAL
	Red Creeping Thyme	1 GAL
	Red Flax	1 GAL
	Rock River Bed	2in—.5 in
	Fringe Flower	5 GAL
	Germander	1 GAL
	Bark	Medium



Attachment I

PRELIMINARY LANDSCAPE PLAN
 FAITHFUL ESTATES SUBDIVISION
 VESTING TENTATIVE SUBDIVISION MAP (S/PDP 18-04)
 (A PUBLIC STREET SUBDIVISION)
 for
 THE KITE GROUP
 BEING A DIVISION OF PARCEL A1 OF BOUNDARY LINE MODIFICATION
 14-11 RECORDED IN RSN 2014-0042591
 CITY OF CHICO, COUNTY OF BUTTE
 STATE OF CALIFORNIA



HYDROZONES

- 1. 
- 2. 
- 3. 

NOTES

- Drip irrigation equipment will be in zone 1, 2 & 3 to help conserve water.
- Right of Way areas will be irrigated and planted appropriately according to Assembly Bill 1881.
- If buyer chooses to use spray irrigation no sprinkler heads will be within 2 feet of any impervious surface.

PRELIMINARY LANDSCAPE PLAN
FAITHFUL ESTATES SUBDIVISION
 VESTING TENTATIVE SUBDIVISION MAP (S/PDF 16-04)
 (A PUBLIC STREET SUBDIVISION)

for

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