



New Project Information

The City of Rocklin has begun processing the below referenced applications for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

Application Received: March 17, 2022

Project Name and Requested Approvals:

WILDCAT WEST SUBDIVISION

GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2023-0001

REZONE, Z2023-0001

TENTATIVE SUBDIVISION MAP, SD2022-0001

DESIGN REVIEW, DR2022-0003

Staff Description of Project:

This application is a request for approval of an amendment to the Northwest Rocklin General Development Plan to change the zoning from Planned Development Residential Commercial (PD-C) to Planned Development Residential 12 units per acre (PD-12), a Rezone to change the Citywide Zoning Map, a Tentative Subdivision Map to allow the subdivision of a portion of the existing parcel into 88 residential single-family home lots and 16 lettered landscape and access lots, and a Design Review to allow the construction of 88 single-family homes and associated landscaping.

Location:

The subject site is located on the southwest corner of Whitney Ranch Parkway and Cheetah Street. A portion of APN 017-171-039.

Existing Land Use Designations:

The property is zoned Planned Development Commercial (PD-C).

The General Plan designation is Mixed Use (MU).

This project **XX** **does** / **does not** require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Mitigated Negative Declaration as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Rob Parish with Parish & Associates. The property owner is, Oakwood Trails 7V, LLC.

Attached Information:

For additional detail please see the attached information from the project application form and the submitted application exhibits.



City of Rocklin

Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

UNIVERSAL APPLICATION FORM

NAME OF PROJECT: Wildcat West Tentative Subdivision Map

LOCATION: Whitney Ranch Parkway & Cheetah Street

ASSESSOR'S PARCEL NUMBERS: portion of 017-171-039

DATE OF APPLICATION (STAFF): 3/17/22 RECEIVED BY (STAFF INITIALS): DD

FILE NUMBERS (STAFF): SD2022-0001, DR2022-0003 FEES: \$22,980.00

RECEIPT NO.: 4738/4739

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: 12-07-2020

THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

☐ General Plan Amendment (GPA) Fee: <u>n/a</u>	☒ Tentative Subdivision Map (SD) Fee: <u>n/a</u>	☐ Use Permit (U) ☐ Minor (PC Approval – New Bldg) Fee:
☐ BARRO Zone Application (BZ) Fee:		☐ Minor (PC Approval – Existing Bldg) Fee:
☒ Rezone (Reclassification) (Z) Fee: <u>n/a</u>	☒ Tentative Parcel Map (DL) Fee: <u>n/a</u>	☐ Major (CC Approval) Fee:
☒ General Development Plan (PDG) Fee: <u>n/a</u>	☒ Design Review (DR) ☐ Commercial Fee:	☐ Variance (V) Fee:
	☒ Residential Fee: <u>n/a</u>	☐ Oak Tree Preservation Plan Permit
	☐ Signs Fee:	☐ Planning Commission Fee:
☒ Concurrent Application (2 or more entitlements) Fee: <u>\$17,347.00</u>		☐ City Council Fee:
		☐ Modification to Approved Projects Fee:
		File Number: _____

Environmental Requirements: (STAFF)

☐ Exempt -
☐ Negative Declaration –

☒ Mitigated Negative Declaration – \$5,633.00
☐ EIR – See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:		PROPERTY DATA:		UTILITIES:	
				EXISTING	PROPOSED
Existing:	<u>MU</u>	Acres:	<u>8.59 ac</u>	<u>X</u>	Pub. Sewer
Proposed:	<u>MHDR</u>	Square Feet:	<u>374,275 sf</u>	<u> </u>	Septic Sewer
ZONING:		Dimensions:	<u>460'x825'</u>	<u>X</u>	Pub. Water
Existing:	<u>PD-C</u>	No. of Units:	<u>88</u>	<u> </u>	Well Water
Proposed:	<u>PD-12</u>	Building Size:	<u> </u>	<u>X</u>	Electricity
		Proposed Parking:	<u>32 off street 176 garage 48 DRWY 37 on street TOTAL 293</u>	<u>X</u>	Gas
		Required Parking:	<u> </u>	<u>X</u>	Cable
		Access:	<u> </u>		

PROJECT REQUEST:

Project is proposing an 88 lot single family medium high density project with private streets, and public utilities. This proposal is requiring a zone change from PD-C to PD-12 as developed in the Northwest Rocklin GDP. There is also the need for a slight adjustment to the Development Standards associated with the PD-12 designation which is a General Development Plan amendment. A General Plan Amendment is required to change the MU designation to MHDR. This application includes a Design Review request for the building architecture and site plan.

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: Oakwood Ttails 7V, LLC

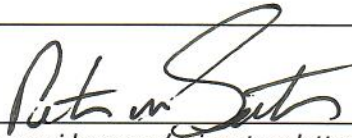
ADDRESS: 1031 Roseville Parkway, #148

CITY: Roseville STATE: CA ZIP: 95678

PHONE NUMBER: (916) 628-7778

EMAIL ADDRESS: peter@saetesinvestments.com

FAX NUMBER: _____

SIGNATURE OF OWNER 

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): Parish & Associates

CONTACT: Rob Parish

ADDRESS: PO Box 6567

CITY: Auburn STATE: CA ZIP: 95604

PHONE NUMBER: (916) 802-4771

EMAIL ADDRESS: rob@parish-associates.com

FAX NUMBER: _____

SIGNATURE OF APPLICANT 

AGENT AUTHORIZATION FORM

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name: Wildcat West Tentative Subdivision Map

Location: Whitney Ranch Parkway & Cheetah Street

Assessors Parcel Number(s): portion of 017-171-039

Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):

Tentative Subdivision Map, ReZone, GPA, GDP, AND DESIGN REVIEW

Name of person and / or firm authorized to represent property owner (Please print):

Parish & Associates

Rob Parish

Address: PO Box 6567

City: Auburn

State: CA

Zip: 95604

Phone Number: (916) 802-4771

Fax Number: _____

Email Address: rob@parish-associates.com

The above named person or firm is authorized as:

Agent ☒ Buyer ☐ Lessee ☐

The above named person or firm is authorized to (check all that are applicable):

☒ File any and all papers in conjunction with the aforementioned request, including signing the application

☒ Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.

☒ Sign any and all papers in my stead, with the exception of the application form.

The duration and validity of this authorization shall be:

☒ Unrestricted ☐ Valid until: _____

Owners Authorization Signature & Date:

Signature: _____

Date: 12-14-22

Owners Name (Please Print): Peter Saetes

Owners Address: 1031 Roseville Parkway, #148

City: Roseville

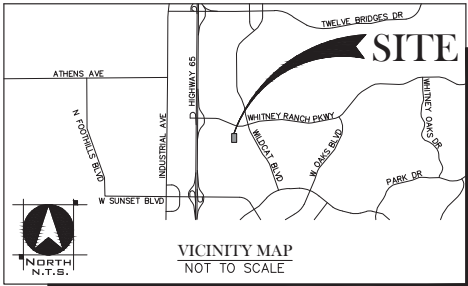
State: CA

Zip: 95678

Phone Number: (916) 628-7778

Email Address: peter@saetesinvestments.com

TENTATIVE SUBDIVISION MAP



OWNER/APPLICANT
OAKWOOD TRAILS 7V, LLC
1031 ROSEVILLE PARKWAY, #148
ROSEVILLE, CA 95678
ATTN: PETER SAETTES
peter@saetesinvestments.com
(916) 628-7778

ENGINEER
TSD ENGINEERING, INC
785 ORCHARD DRIVE, #110
FOLSOM, CA 95630
ATTN: CASEY PEICKERT
cpeickert@tsdeng.com
(916) 608-0707

EXISTING TREES
THERE ARE NO EXISTING NATIVE OAK TREES OR OTHER
NON-PROTECTED OR NON-NATIVE TREES ON THE SITE.

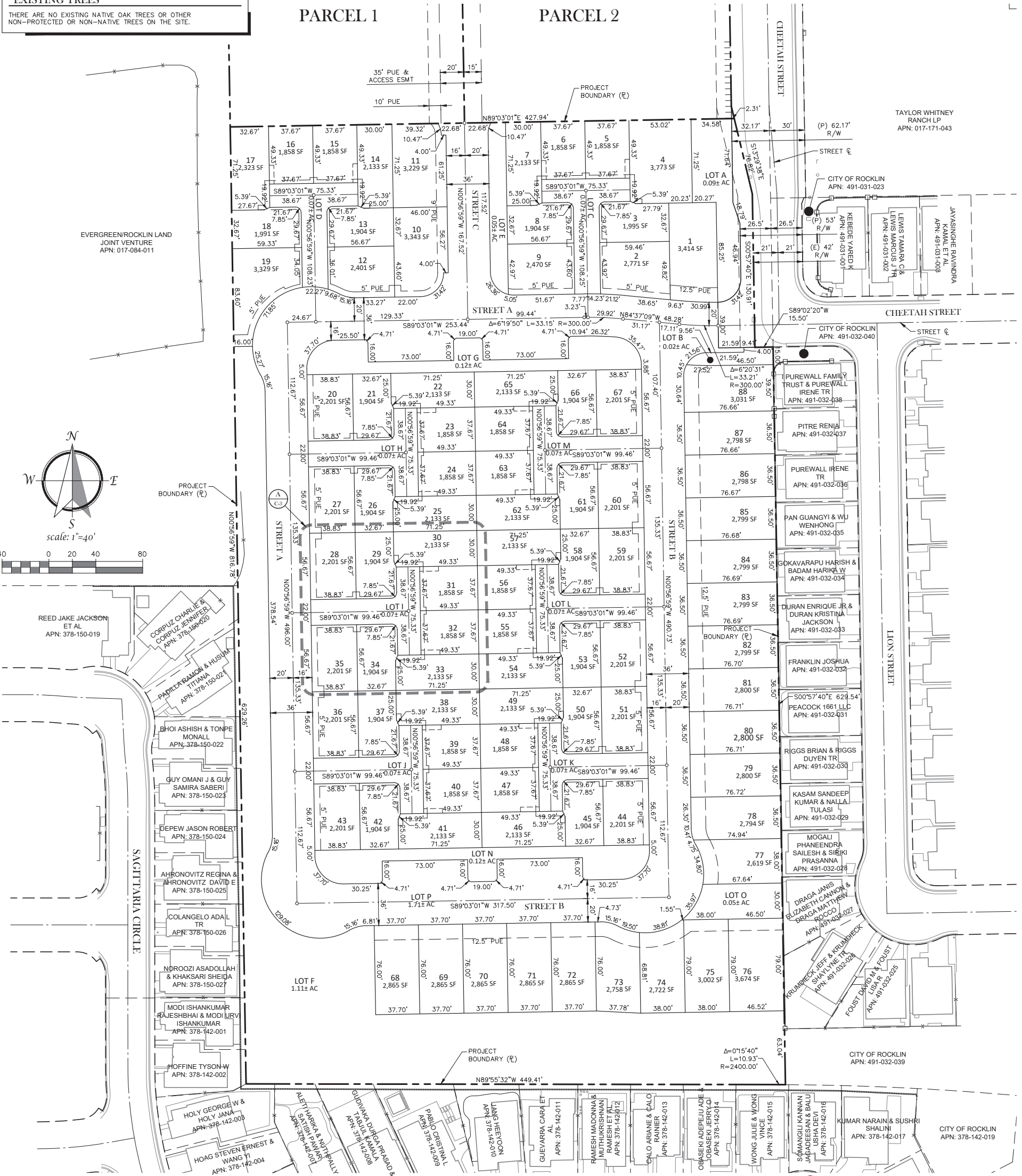
PROJECT SUMMARY	
ASSESSORS PARCEL NO. PORTION OF 017-171-039	RESIDENTIAL LOTS - 88 LOTS MINIMUM: 1,858 SF MAXIMUM: 3,773 SF AVERAGE: 2,316 SF
TOTAL PROJECT AREA GROSS: 8,392± AC (374,275 SF) NET: 8,523± AC (371,265 SF)	DENSITY 11.1 DU/AC
DEVELOPABLE AREA GROSS: 7,918± AC (344,914 SF)	EXISTING LAND USE VACANT
LOT SIZE LETTERED LOTS - 16 LOTS LOT A: 0.09± AC LOT B: 0.02± AC LOT C: 0.07± AC LOT D: 0.07± AC LOT E: 0.05± AC LOT F: 1.11± AC LOT G: 0.12± AC LOT H: 0.07± AC LOT I: 0.07± AC LOT J: 0.07± AC LOT K: 0.07± AC LOT L: 0.07± AC LOT M: 0.07± AC LOT N: 0.12± AC LOT O: 0.05± AC LOT P: 1.71± AC	PROPOSED LAND USE RESIDENTIAL
	EXISTING GENERAL PLAN MIXED USE (MU)
	PROPOSED GENERAL PLAN MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR)
	EXISTING ZONING PLANNED DEVELOPMENT COMMERCIAL (PD-C)
	PROPOSED ZONING PLANNED DEVELOPMENT (PD-12)

UTILITY PROVIDERS	
SANITARY SEWER SOUTH PLACER MUNICIPAL UTILITY DISTRICT (SPMUD)	ELECTRIC PACIFIC GAS & ELECTRIC COMPANY (PG&E)
STORM DRAIN CITY OF ROCKLIN	TELEPHONE CONSOLIDATED COMMUNICATIONS (CCD)
WATER PLACER COUNTY WATER AGENCY (PCWA)	CABLE WAVE BROADBAND
FIRE CITY OF ROCKLIN	PARK DISTRICT CITY OF ROCKLIN
GAS PACIFIC GAS & ELECTRIC COMPANY (PG&E)	SCHOOL DISTRICT ROCKLIN UNIFIED SCHOOL DISTRICT

DEVELOPMENT STANDARDS (PD-12)	
MAXIMUM UNITS PER GROSS ACRE	12
MINIMUM UNITS PER GROSS ACRE	8.5
MINIMUM LOT AREA (SF)	2,000 (1,858)
MINIMUM LOT WIDTH (INTERIOR)	20'
MINIMUM LOT WIDTH (CORNER)	25'
FRONT SETBACK	5' (2)
FRONT ENTRY GARAGE SETBACK	5' (2)
SIDE SETBACK (INTERIOR)	0'
SIDE SETBACK (STREET)	10' (7.5)
MAXIMUM LOT COVERAGE	70% (60.2%)
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	35'

FLOOD ZONE
ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 06061C0933H,
DATED NOVEMBER 2, 2018.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS TENTATIVE PARCEL MAP IS
IDENTICAL WITH THE WESTERLY BOUNDARY OF LOT 3, AS SHOWN ON
THE FINAL MAP OF "WHITNEY RANCH LARGE LOT SUBDIVISION", FILED
IN BOOK Z OF MAPS, AT PAGE 94, PLACER COUNTY RECORDS.



THE WILDCAT WEST - ROCKLIN C-1

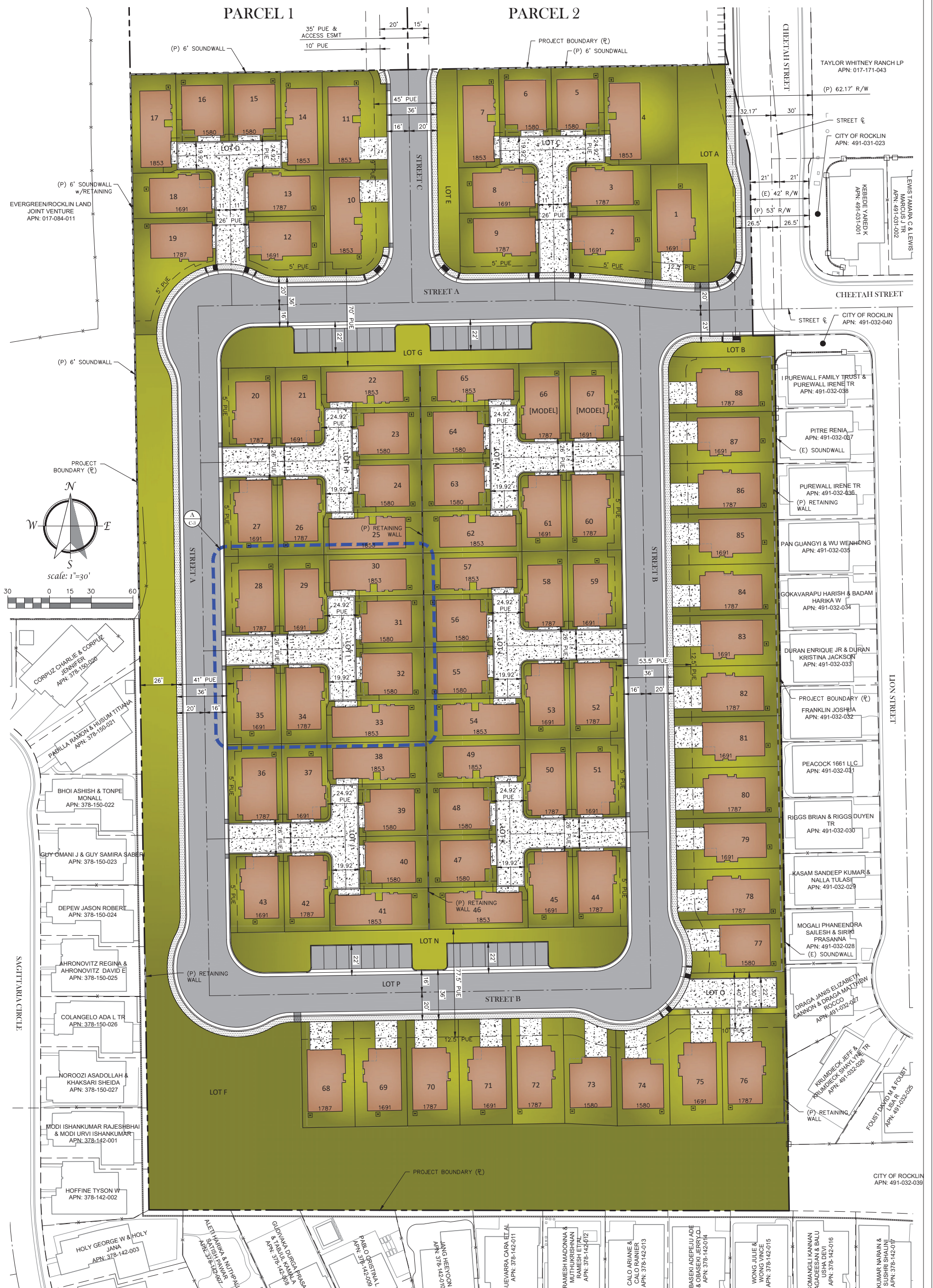
SW Corner of Whitney Ranch Pkwy
Rocklin, California

Proposed By: OAKWOOD TRAILS 7V, LLC
1031 Roseville Parkway #148
Roseville, CA 95678

DECEMBER 14, 2022
INITIAL SUBMITTAL

TSD ENGINEERING, INC.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY SITE PLAN

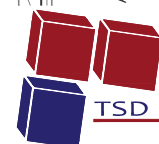


THE WILDCAT WEST - ROCKLIN

SW Corner of Whitney Ranch Pkwy
Rocklin, California

Proposed By: **OAKWOOD TRAILS 7V, LLC**
1031 Roseville Parkway #148
Roseville, CA 95678

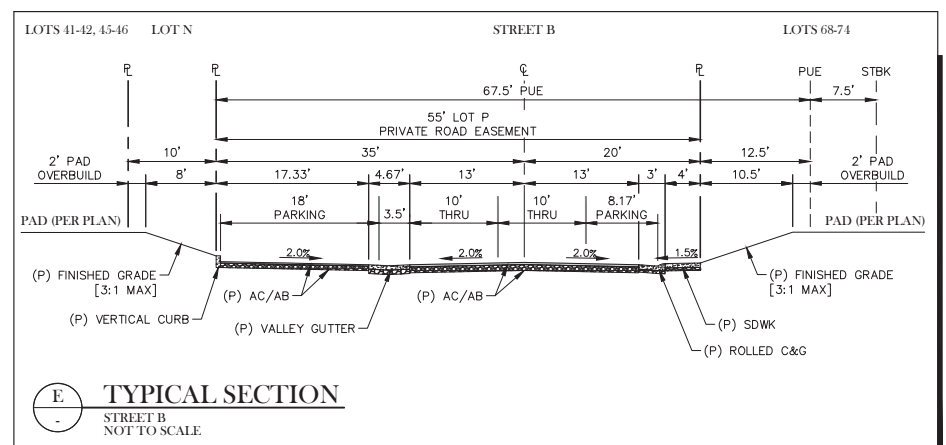
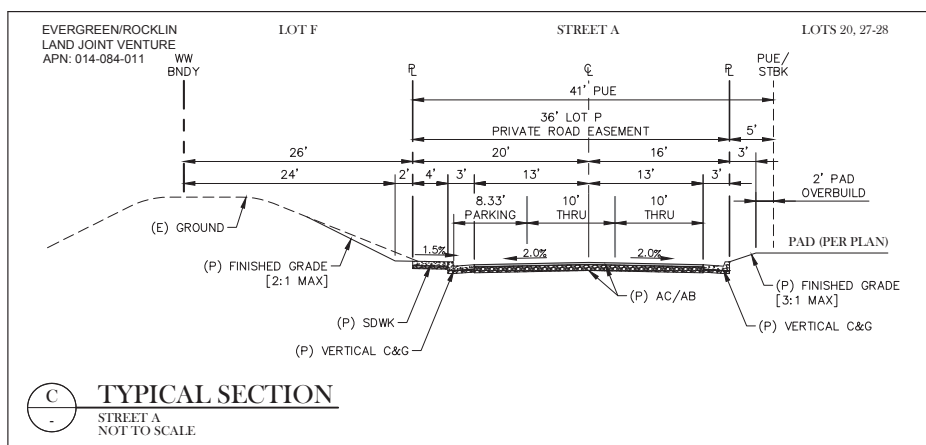
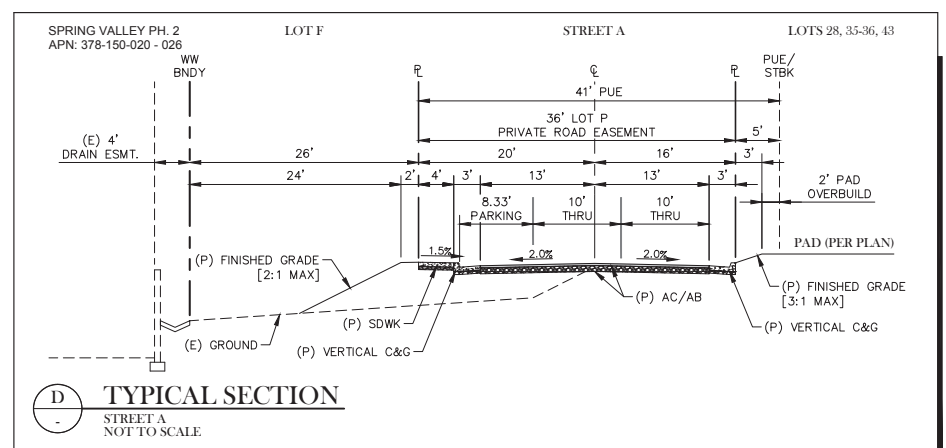
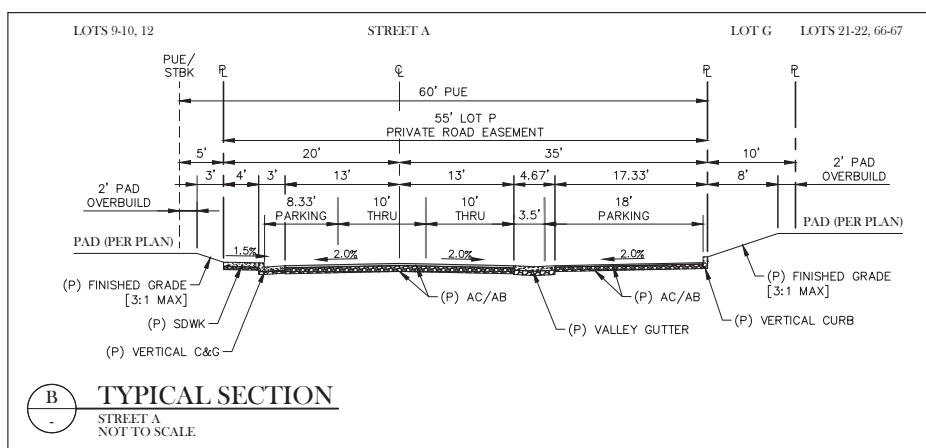
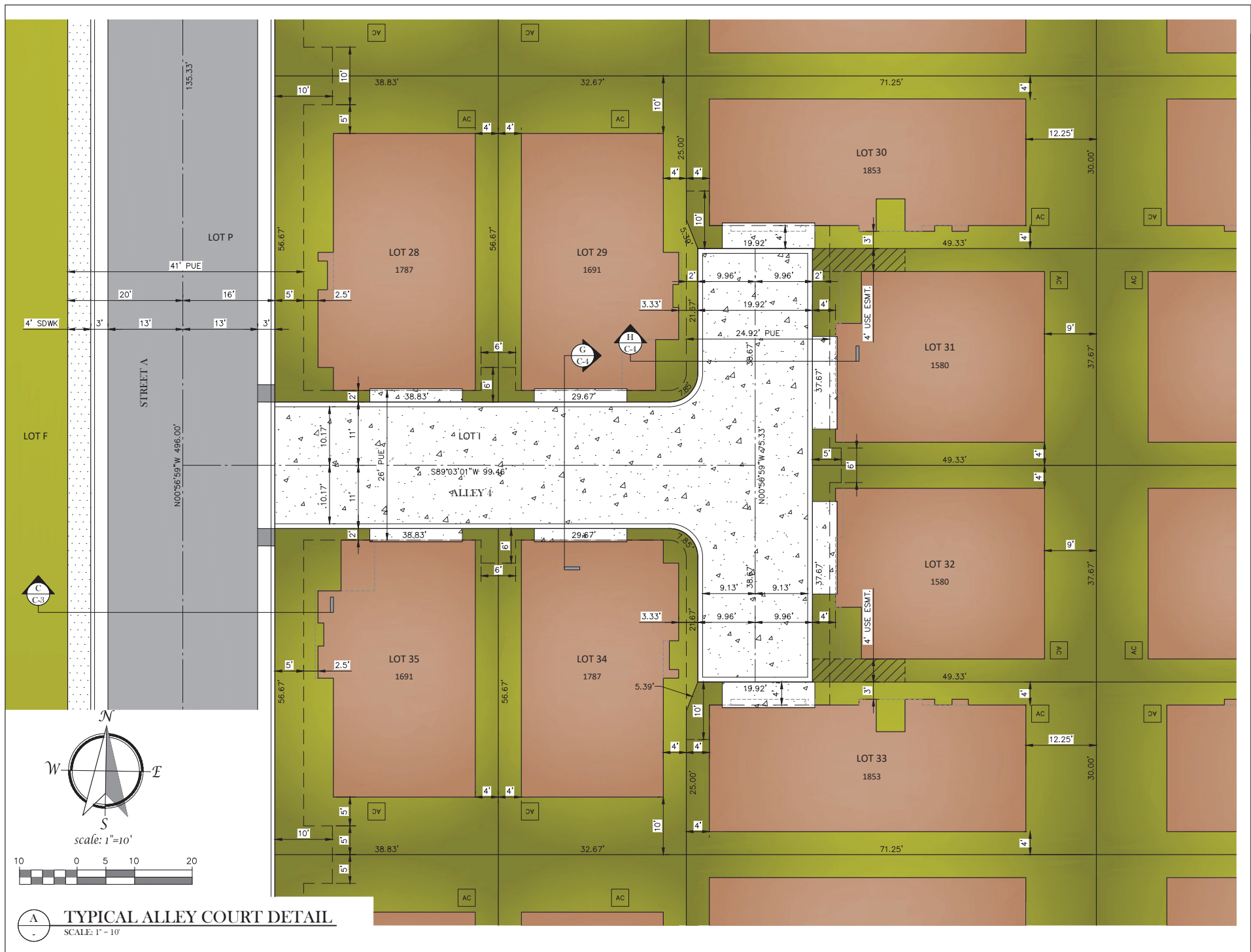
DECEMBER 14, 2022
INITIAL SUBMITTAL



TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY SECTIONS & DETAILS



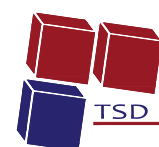
THE WILDCAT WEST - ROCKLIN

SW Corner of Whitney Ranch Pkwy
Rocklin, California

Proposed
By:

OAKWOOD TRAILS 7V, LLC
1031 Roseville Parkway #148
Roseville, CA 95678

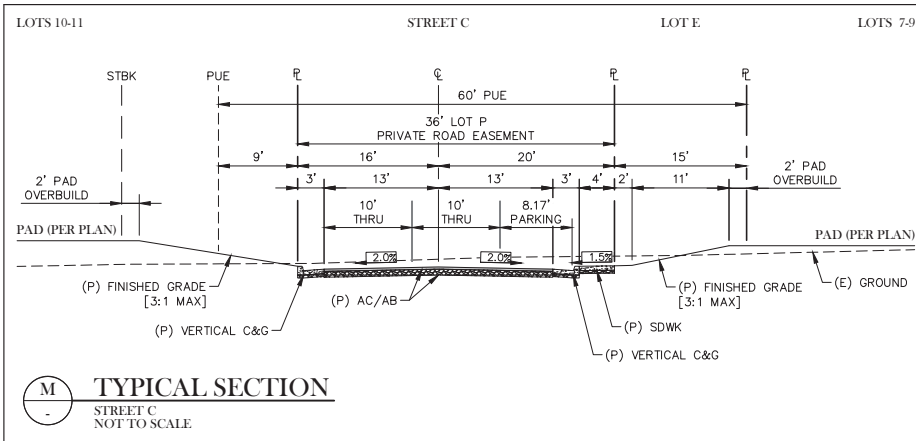
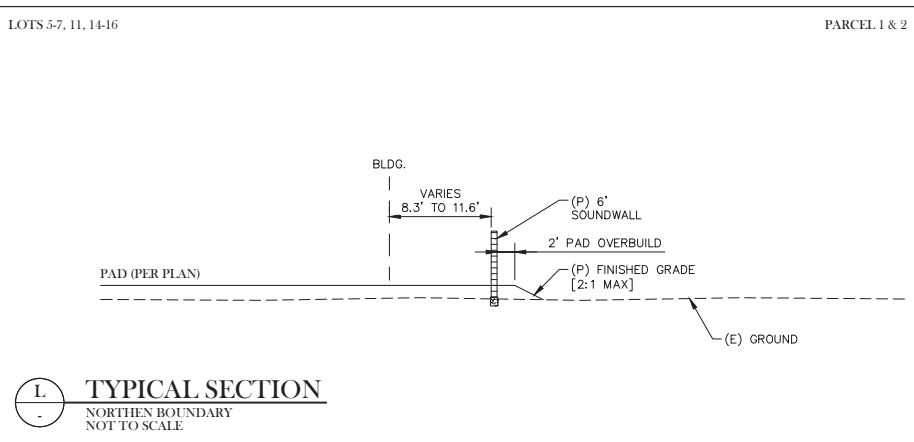
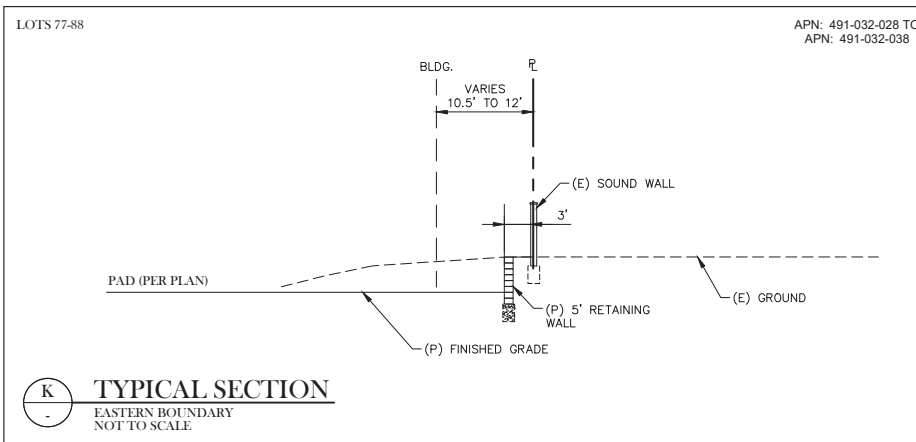
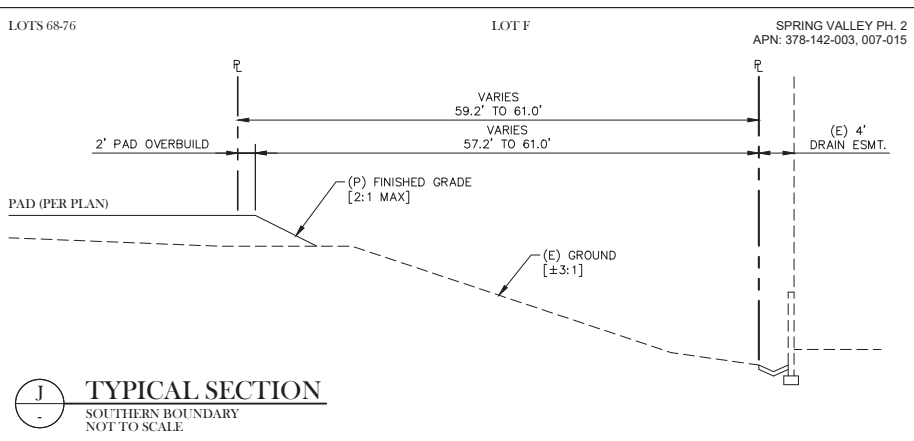
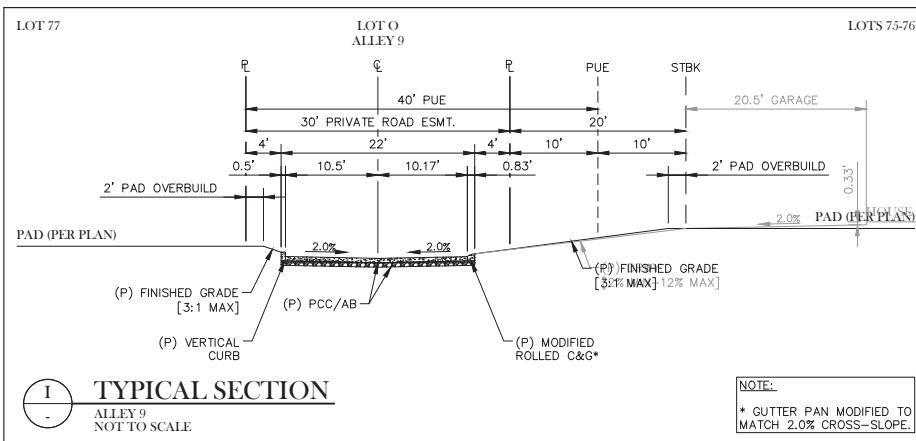
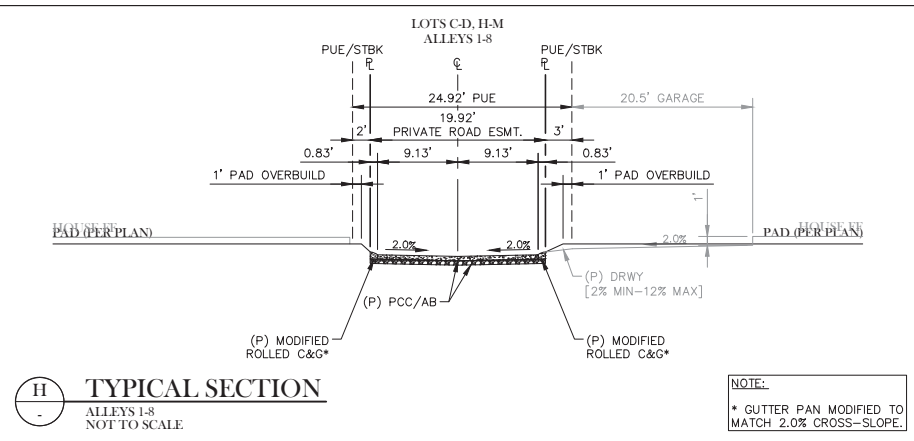
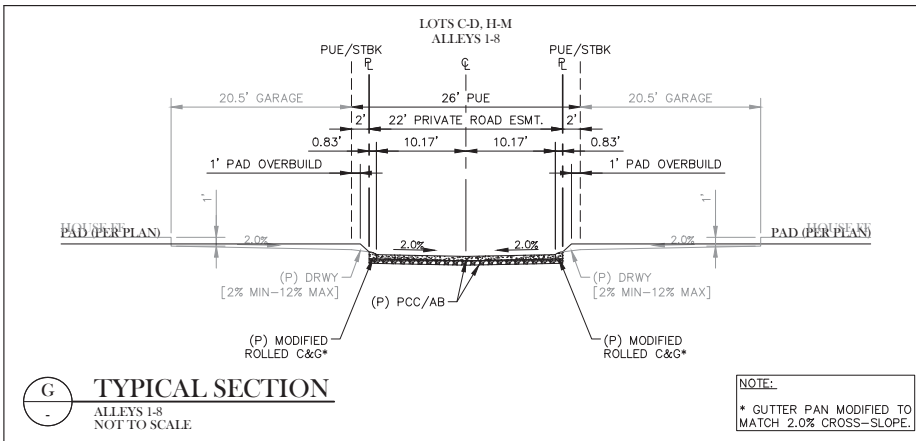
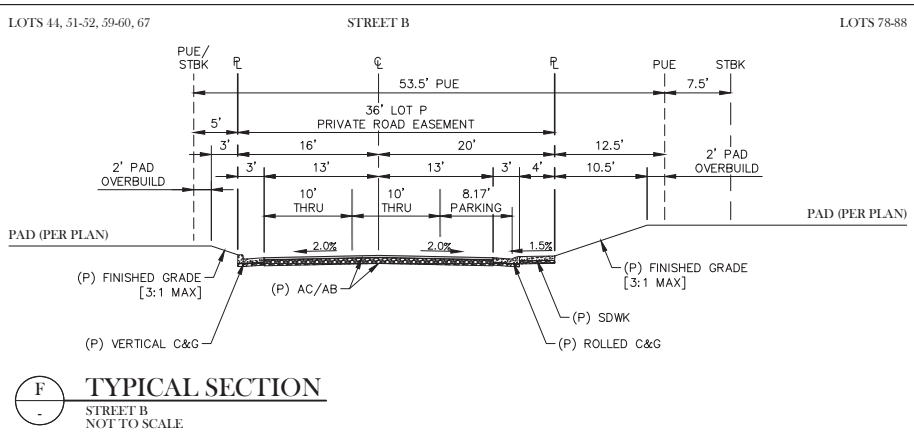
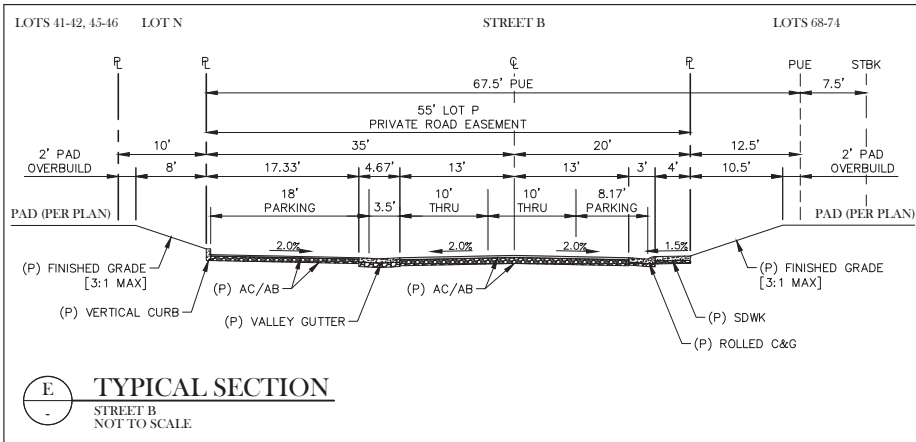
DECEMBER 14, 2022
INITIAL SUBMITTAL



TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY SECTIONS & DETAILS



THE WILDCAT WEST - ROCKLIN

C-4

SW Corner of Whitney Ranch Pkwy
Rocklin, California

Proposed
By:

OAKWOOD TRAILS TV, LLC
1031 Roseville Parkway #148
Roseville, CA 95678

DECEMBER 14, 2022
INITIAL SUBMITTAL



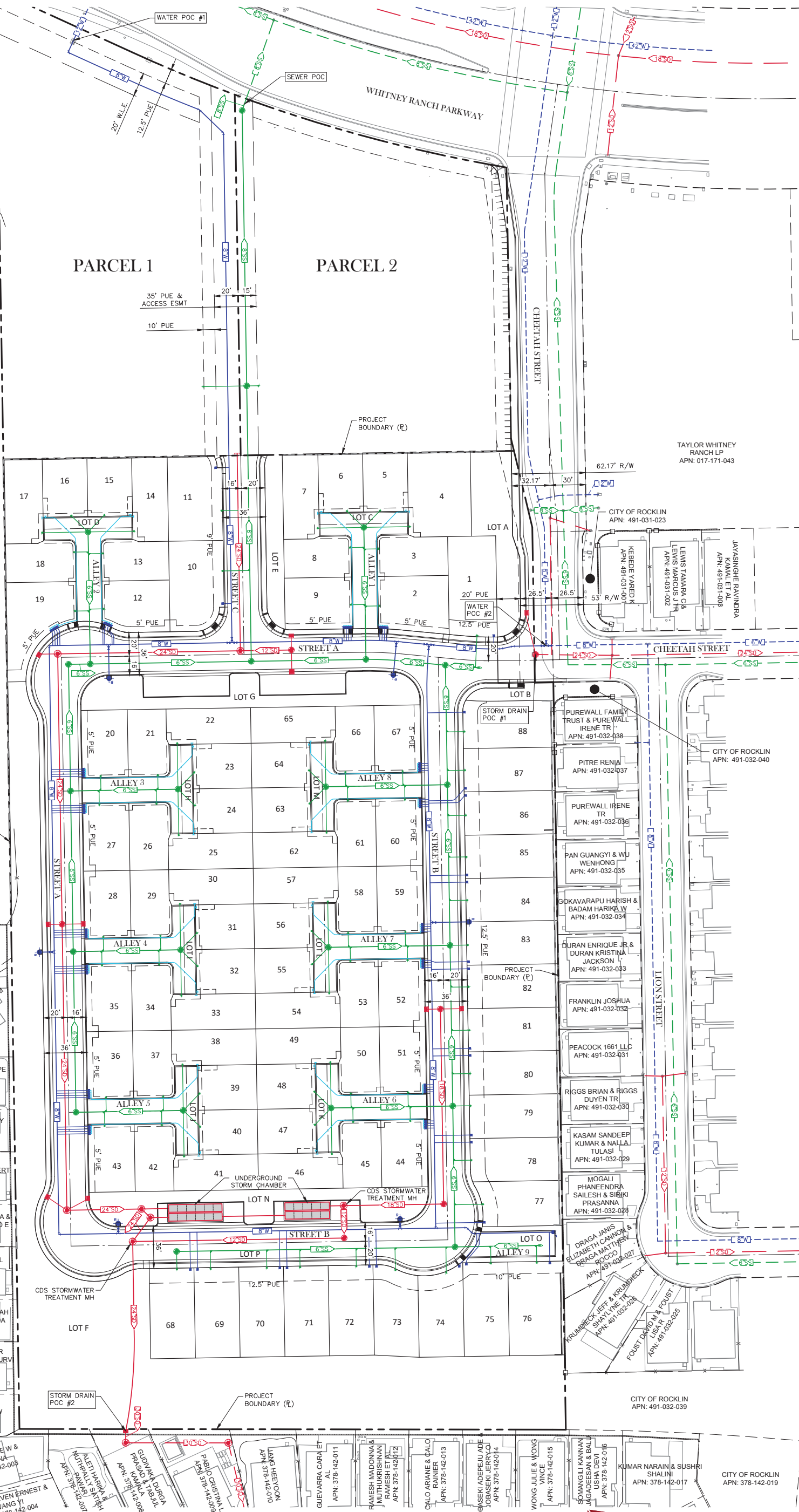
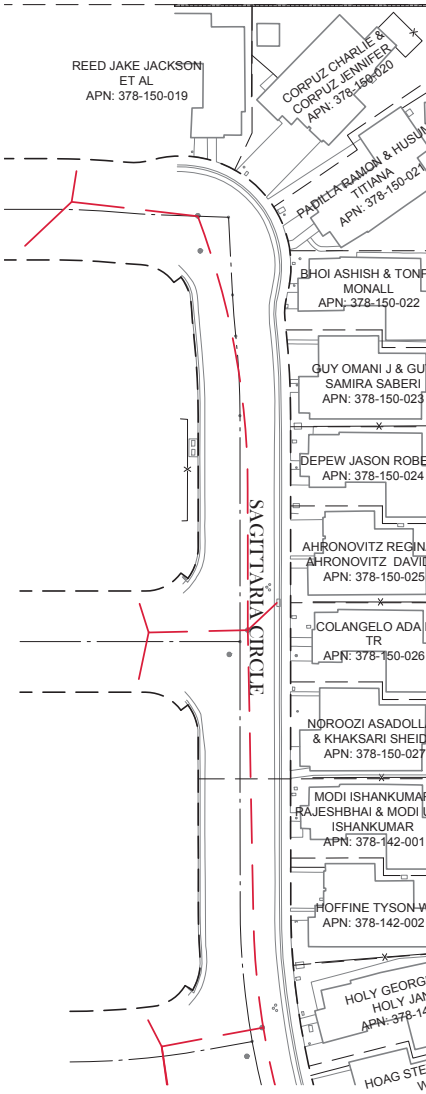
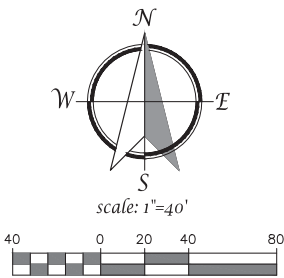
TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY
UTILITY PLAN

LEGEND:

- PROPOSED WATER MAIN (PUBLIC)
- PROPOSED WATER MAIN (PRIVATE)
- PROPOSED STORM DRAIN
- PROPOSED SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING SEWER MAIN



THE WILDCAT WEST - ROCKLIN C-5

SW Corner of Whitney Ranch Pkwy
Rocklin, California

Proposed By: **OAKWOOD TRAILS TV, LLC**
1031 Roseville Parkway #148
Roseville, CA 95678

DECEMBER 14, 2022
INITIAL SUBMITTAL

TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY
GRADING PLAN

EARTHWORK CALCULATIONS:

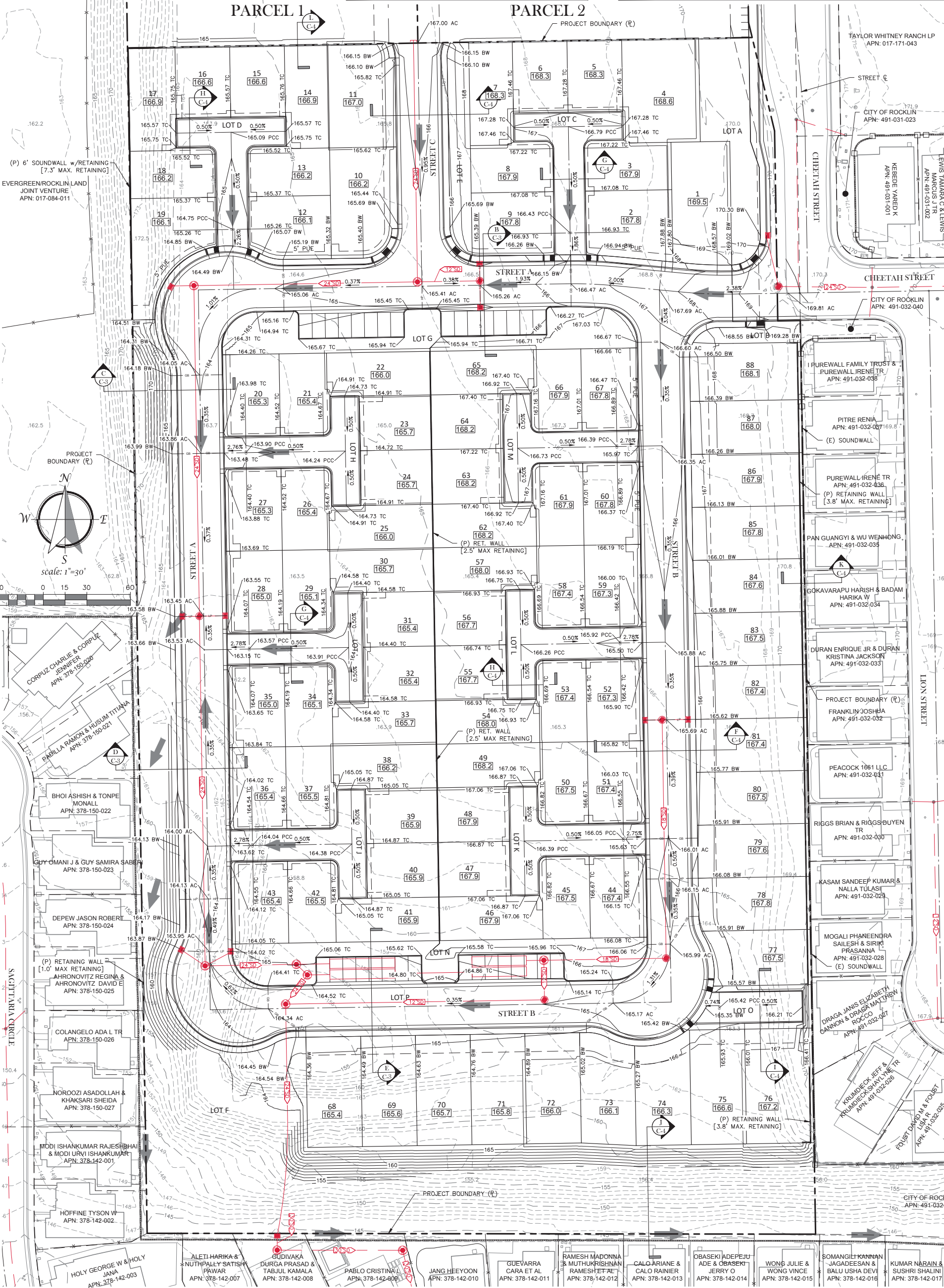
(FOLLOWING NUMBERS ARE FOR PERMITTING PURPOSES ONLY CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTH WORK QUANTITIES)

CUT: 4,200± CU.YD.
FILL: 23,600± CU.YD.
NET: 19,400 CU.YD. (IMPORT - QUANTITIES ARE RAW NUMBERS)

PRIOR TO SITE CONSTRUCTION, CONTRACTOR SHALL PROVIDE CITY INSPECTOR THE LOCATION OF THE IMPORT (OR EXPORT) SITE AND THE ASSOCIATED GRADING PERMIT FOR THE CORRESPONDING SITE.

GRADING LEGEND:

165	PROPOSED CONTOUR (MAJOR)	166.0	LOT PAD ELEVATION
163	PROPOSED CONTOUR (MINOR)		DIRECTION OF OVERLAND RELEASE
165	EXISTING CONTOUR (MAJOR)		PROPOSED STORM DRAIN
163	EXISTING CONTOUR (MINOR)		EXISTING STORM DRAIN
165.0	EXISTING SPOT ELEVATION		



THE WILDCAT WEST - ROCKLIN C-6

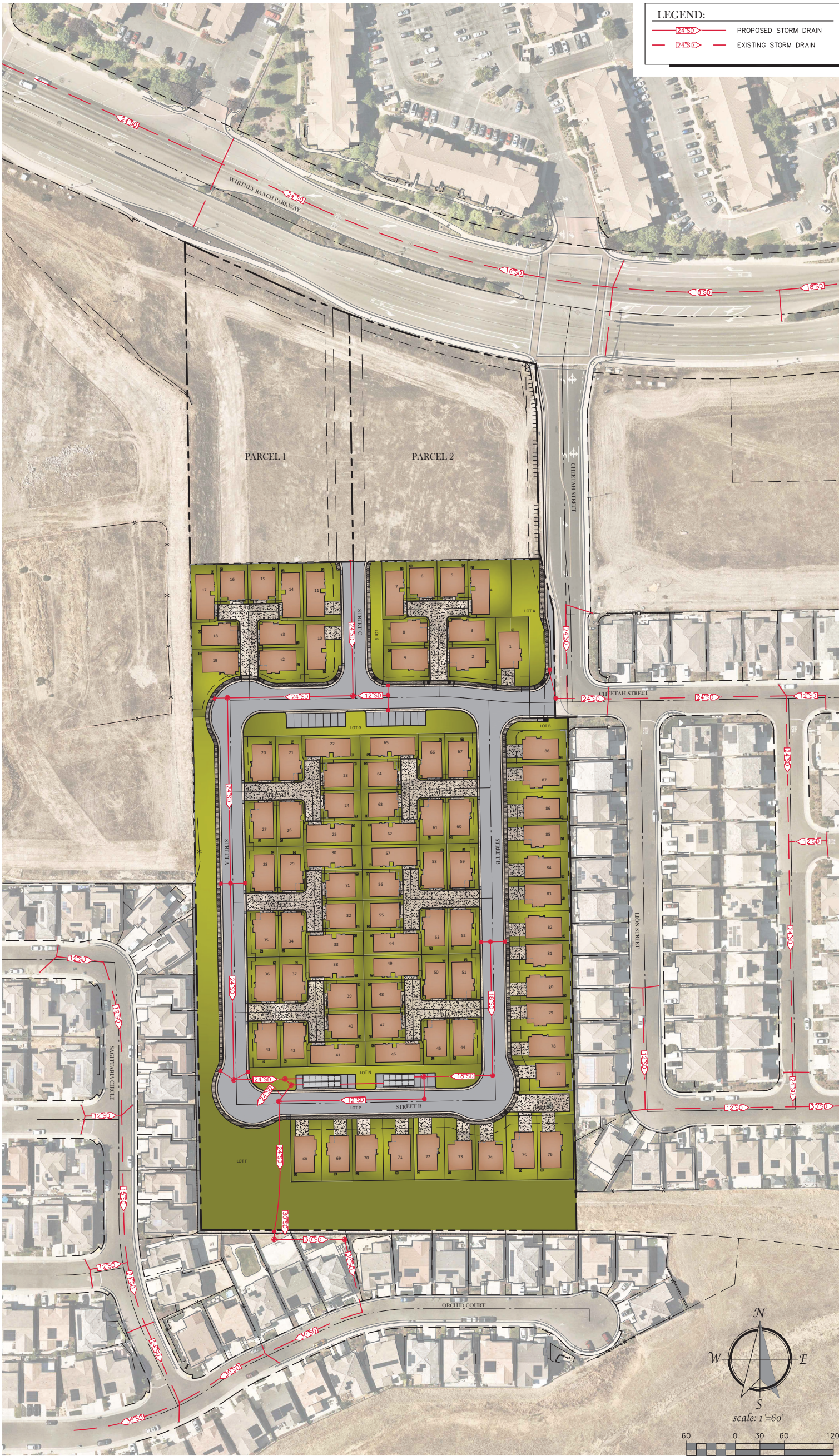
SW Corner of Whitney Ranch Pkwy
Rocklin, California

Proposed By: **OAKWOOD TRAILS TV, LLC**
1031 Roseville Parkway #148
Roseville, CA 95678

DECEMBER 14, 2022
INITIAL SUBMITTAL

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY STORMWATER MANAGEMENT PLAN



THE WILDCAT WEST - ROCKLIN

C-7

SW Corner of Whitney Ranch Pkwy
Rocklin, California

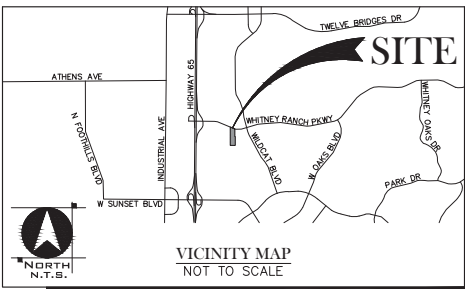
Proposed By: **OAKWOOD TRAILS TV, LLC**
1031 Roseville Parkway #148
Roseville, CA 95678

DECEMBER 14, 2022
INITIAL SUBMITTAL

TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

GENERAL PLAN AMENDMENT MAP



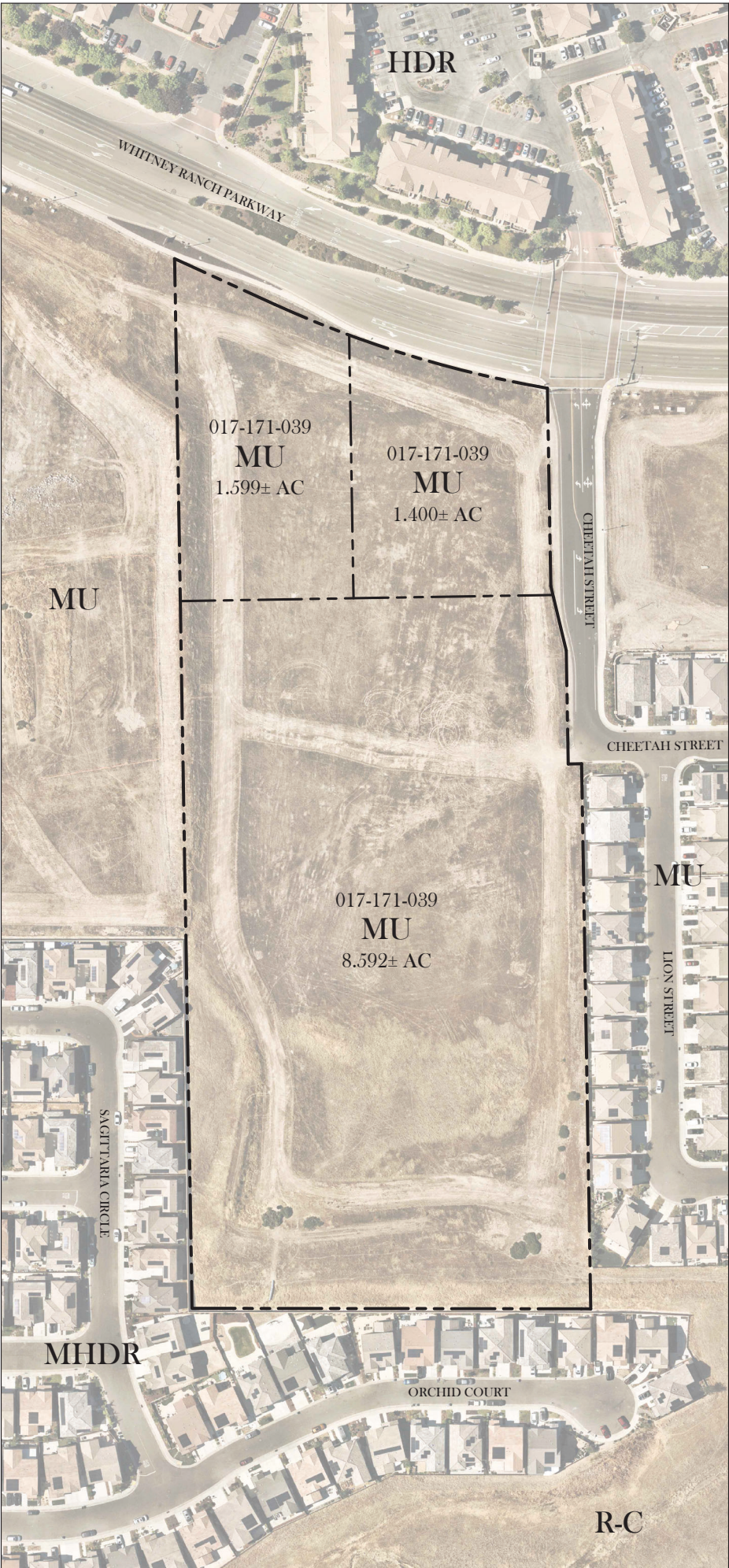
PROJECT SUMMARY

ASSESSOR'S PARCEL NO.
PART OF 017-171-039

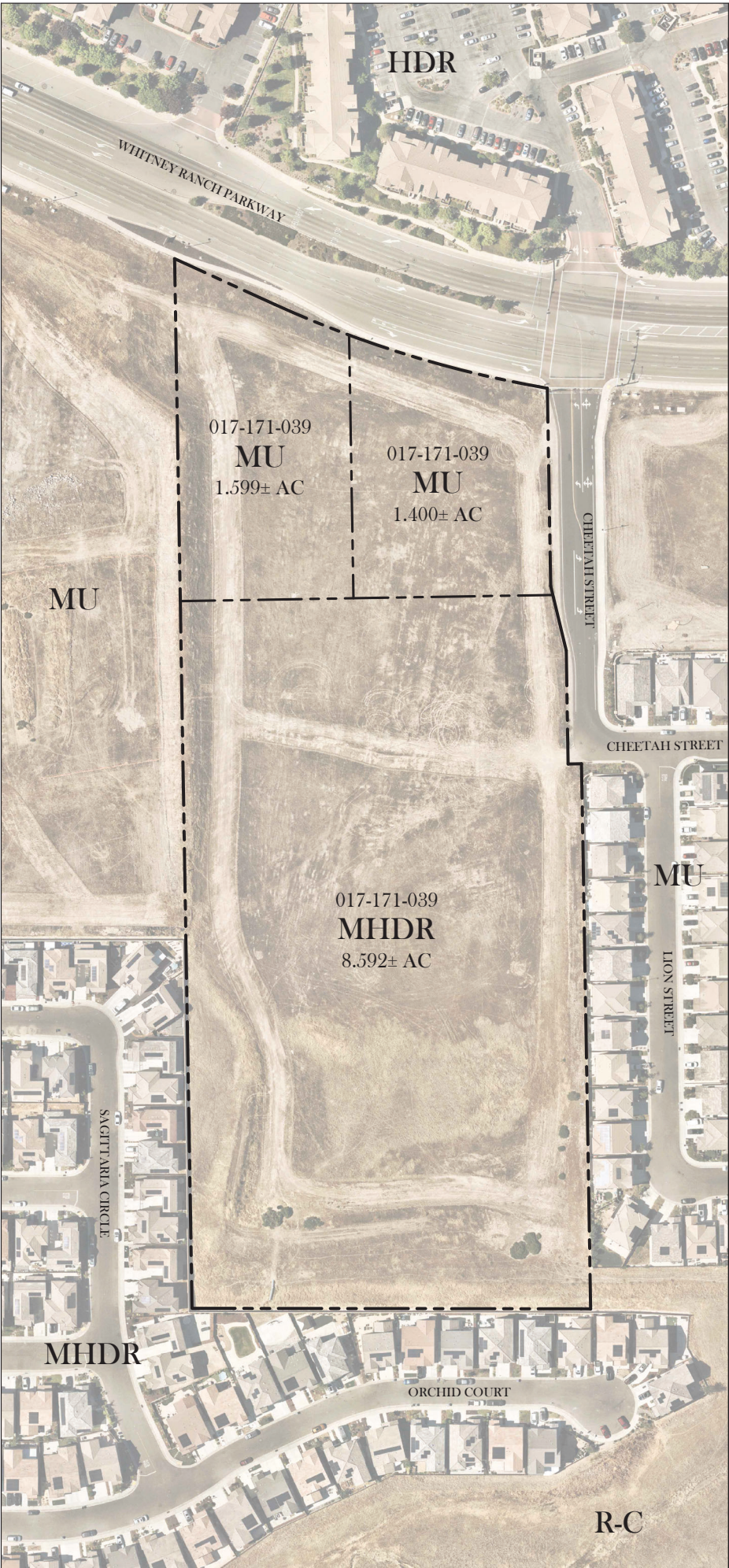
TOTAL PROJECT AREA
GROSS: 8.592± AC (374,275 SF)

EXISTING GENERAL PLAN
MIXED USE (MU)

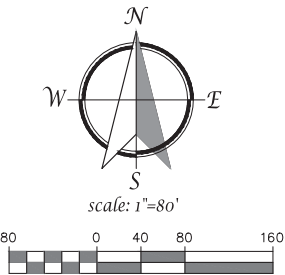
PROPOSED GENERAL PLAN
MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR)



A EXISTING GENERAL PLAN
SCALE: 1" = 80'



B PROPOSED GENERAL PLAN
SCALE: 1" = 80'



THE WILDCAT WEST - ROCKLIN

C-8

SW Corner of Whitney Ranch Pkwy
Rocklin, California

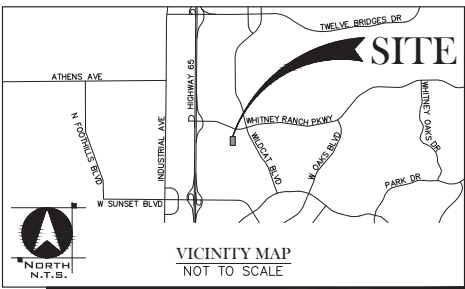
Proposed By: OAKWOOD TRAILS TV, LLC
1031 Roseville Parkway #148
Roseville, CA 95678

DECEMBER 14, 2022
INITIAL SUBMITTAL

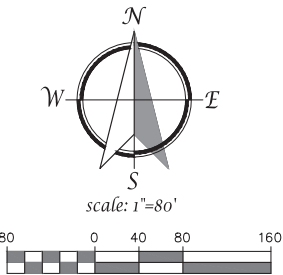
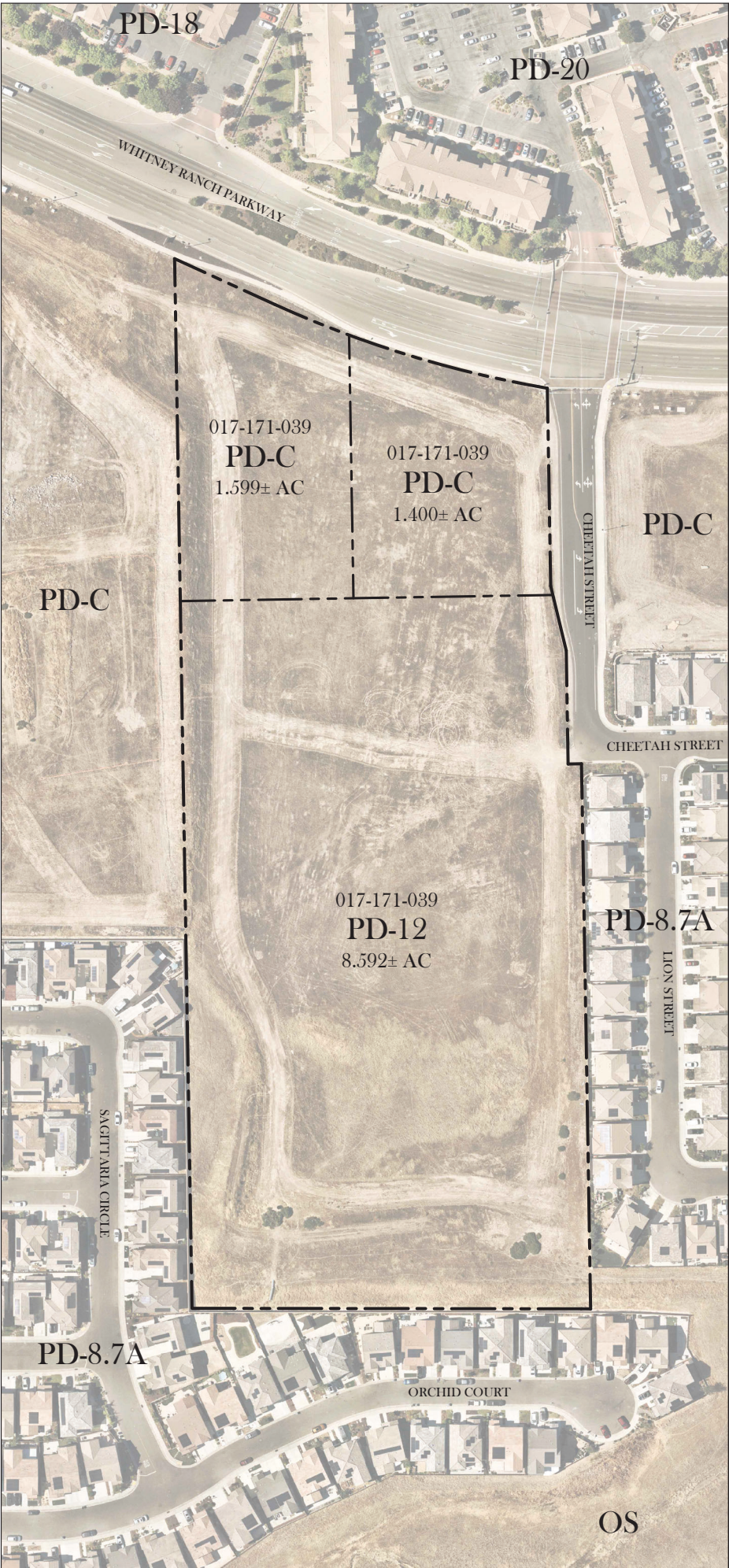
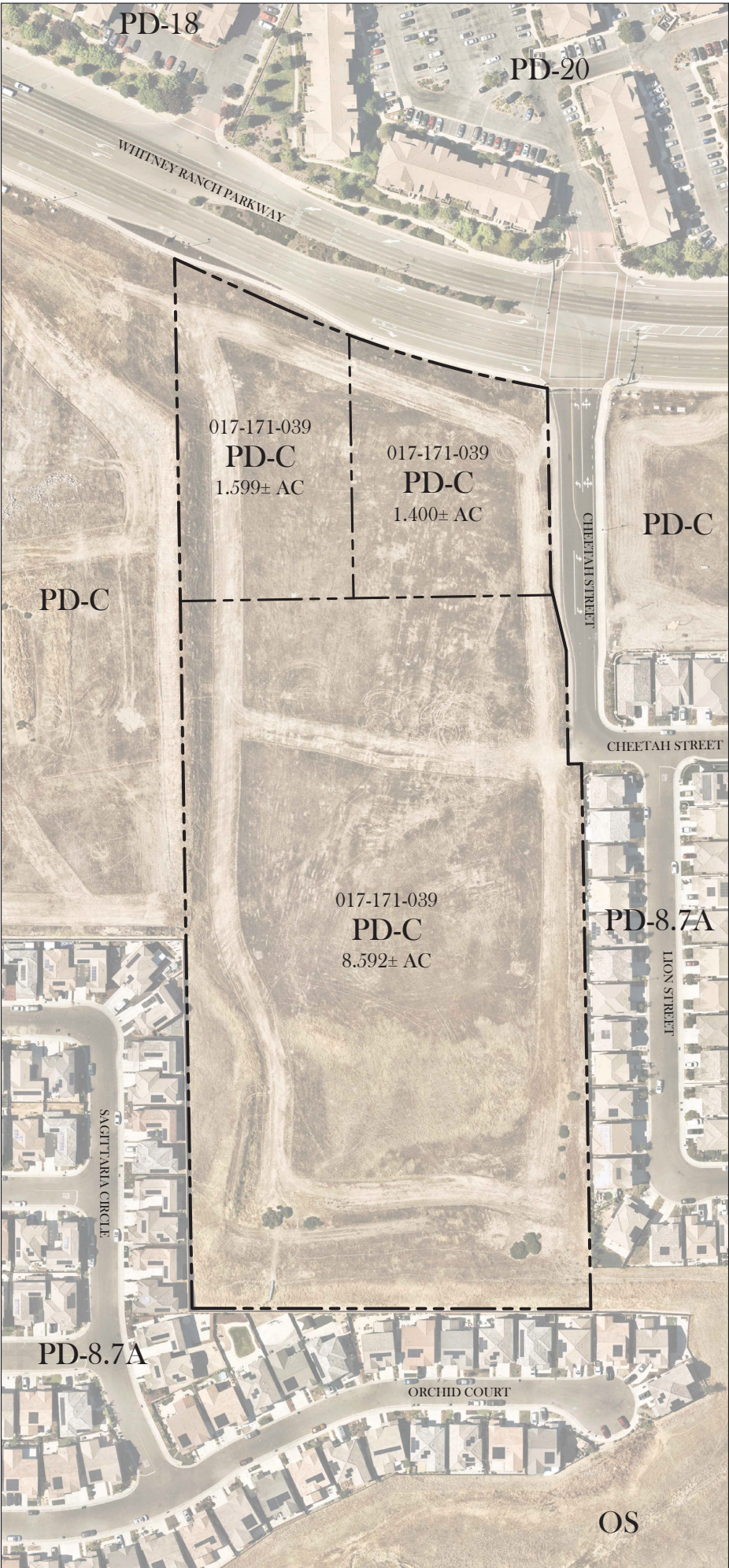
TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

RE-ZONING MAP



PROJECT SUMMARY
ASSESSOR'S PARCEL NO. PART OF 017-171-039
TOTAL PROJECT AREA GROSS: 8.592± AC (374,275 SF)
EXISTING ZONING PLANNED DEVELOPMENT COMMERCIAL (PD-C)
PROPOSED ZONING PLANNED DEVELOPMENT (PD-12)



THE WILDCAT WEST - ROCKLIN C-9

SW Corner of Whitney Ranch Pkwy
Rocklin, California

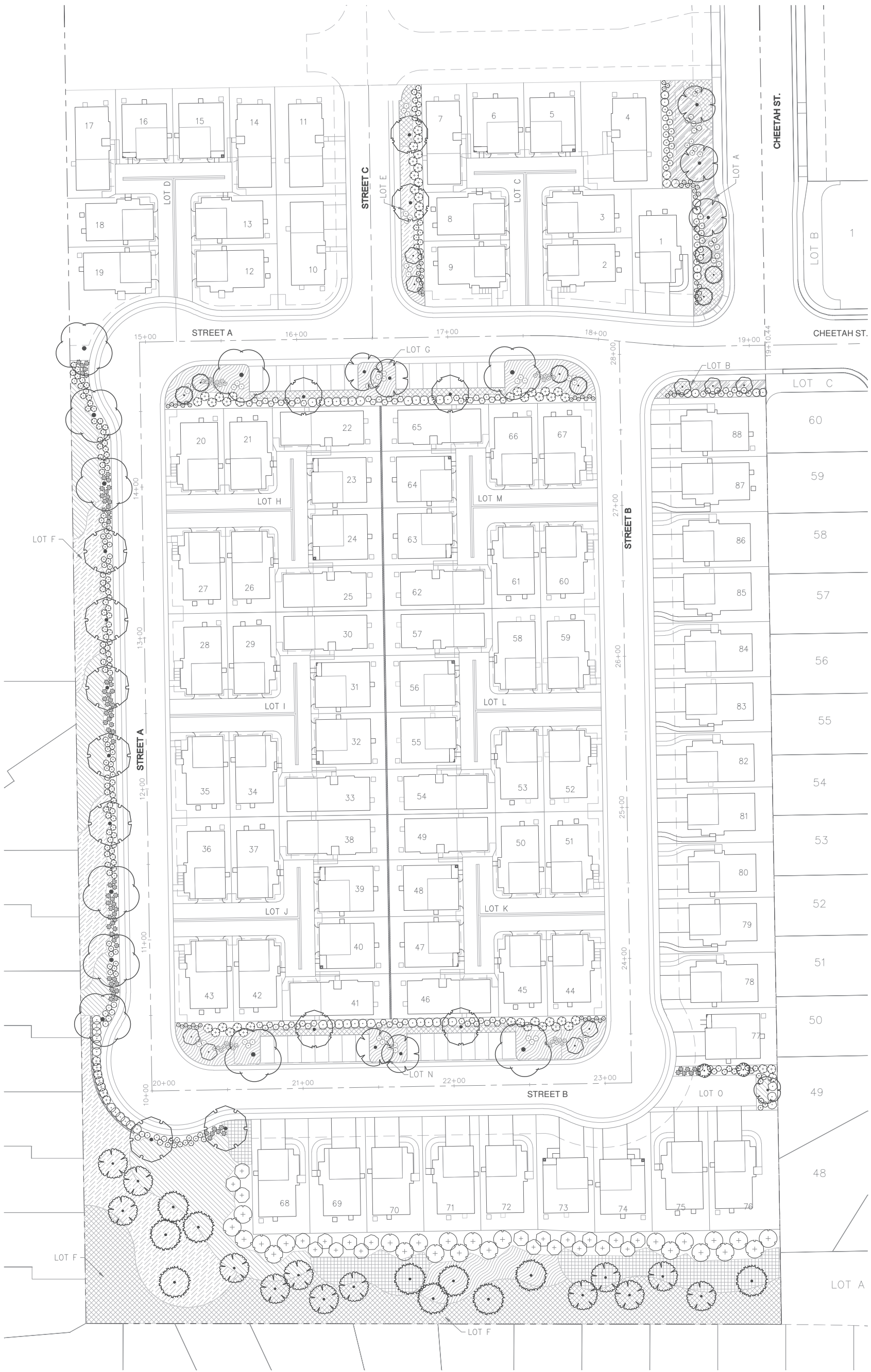
Proposed By: **OAKWOOD TRAILS 7V, LLC**
1031 Roseville Parkway #148
Roseville, CA 95678

DECEMBER 14, 2022
INITIAL SUBMITTAL

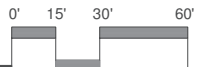


TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701



- NOTES:**
1. REFER TO SHEET L2 FOR PRELIMINARY PLANT LIST, NOTES AND WATER EFFICIENT LANDSCAPE WORKSHEET.
 2. REFER TO SHEETS L3 AND L4 FOR TYPICAL LOTS LANDSCAPE PLANS.
 3. REFER TO SHEETS L5 AND L6 FOR PRELIMINARY WALL AND FENCING PLAN, AND REPRESENTATIVE IMAGES.



SCALE: 1" = 30'
SHEET L1
OF 6

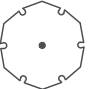
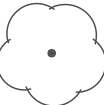


PRELIMINARY SUBDIVISION LOTS LANDSCAPE PLAN

WILDCAT WEST PARCEL 3 - ROCKLIN, CA

C-116-21
JAN. 13, 2023

PRELIMINARY PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY	REMARKS
	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL	LOW	HT:6-7'/SP:2-3'	1	STANDARD
	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	LOW	HT:6-7'/SP:2-3'	2	STANDARD
	ELAEAGARPUS DECIPiens	JAPANESE BLUEBERRY TREE	15 GAL	MEDIUM	HT:7-8'/SP:2-3'	7	STANDARD
	LAGERSTROEMIA X 'TUSCARORA'	GRAPE MYRTLE CORAL PINK	15 GAL	LOW	HT:7-8'/SP:2-3'	9	STANDARD
	PINUS ELDARICA	AFGHAN PINE	15 GAL	LOW	HT:6-7'/2-3'	10	
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	LOW	HT:7-8'/SP:2-3'	7	
	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	15 GAL	MEDIUM	HT:7-8'/SP:2-3'	10	
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	MEDIUM	HT:7-8'/SP:2-3'	7	
	RHUS LANCEA	AFRICAN SUMAC	15 GAL	LOW	HT:7-8'/SP:2-3'	13	
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	15 GAL	MEDIUM	HT:7-8'/SP:2-3'	6	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY	REMARKS
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN VINE HILL MANZANITA	5 GAL	LOW	HT:14"/SP:14"	41	
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEFING BOTTLEBRUSH	5 GAL	LOW	HT:12"/SP:10"	62	
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	LOW	HT:12"/SP:14"	105	
	COPROSMA REPENS 'TEQUILA SUNRISE'	MIRROR PLANT	5 GAL	MEDIUM	HT:12"/SP:10"	38	
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GAL	LOW	HT:16"/SP:14"	21	
	ESCALLONIA X 'COMPACTA'	COMPACT ESCALLONIA	5 GAL	MEDIUM	HT:12"/SP:10"	24	
	EUONYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN EUONYMUS	5 GAL	LOW	HT:16"/SP:14"	55	
	GREVILLEA X 'NOELLII'	GREVILLEA	5 GAL	LOW	HT:14"/SP:14"	54	
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	LOW	HT:14"/SP:14"	24	
	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	LOW	HT:14"/SP:14"	16	
	KNIPHOFIA UNARIA 'FLAMENCO'	FLAMENCO RED HOT POKER	1 GAL	LOW	HT:6"/SP:6"	5	
	LOROPETALUM CHINENSE 'SIZZLING PINK'	SIZZLING PINK FRINGE FLOWER	5 GAL	MEDIUM	HT:16"/SP:14"	3	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST PINK MUHLY GRASS	1 GAL	LOW	HT:6"/SP:6"	84	
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	LOW	HT:10"/SP:10"	7	
	PENNISETUM SETACEUM 'FIREWORKS'	FIREWORKS FOUNTAIN GRASS	1 GAL	LOW	HT:10"/SP:10"	53	
	PHORMIUM TENAX 'AFRICOT QUEEN'	AFRICOT QUEEN NEW ZEALAND FLAX	5 GAL	LOW	HT:14"/SP:14"	11	
	PHORMIUM TENAX 'BRONZE BABY'	BRONZE BABY NEW ZEALAND FLAX	5 GAL	LOW	HT:14"/SP:14"	45	
	PHORMIUM TENAX 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	5 GAL	LOW	HT:14"/SP:14"	8	
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	MEDIUM	HT:14"/SP:14"	10	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING	QTY	REMARKS
	ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	MEDIUM	● 42" O.C.	183	
	ARCTOSTAPHYLOS X 'JOHN DOURLEY'	JOHN DOURLEY MANZANITA	1 GAL	LOW	● 54" O.C.	530	
	CISTUS 'SUNSET'	SUNSET ROCKROSE	1 GAL	LOW	● 54" O.C.	250	
	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL	LOW	● 60" O.C.	303	
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	1 GAL	LOW	● 54" O.C.	740	
	ROSA MEIDILAND SERIES 'RED'	RED MEIDILAND ROSE	1 GAL	MEDIUM	● 36" O.C.	115	CARPET ROSE
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW	● 60" O.C.	328	

NOTE: PLANT WATER USE VALUES ARE PER THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (NUCOLS)

PRELIMINARY LANDSCAPE PLAN NOTES

- THIS PRELIMINARY LANDSCAPE DESIGN IS BASED ON THE PRELIMINARY SITE DESIGN BY OTHERS. DURING THE CONSTRUCTION DOCUMENTS PHASE, COORDINATION WITH THE CHANGES TO THE SITE PLAN FROM ARCHITECTURAL AND ENGINEERING IMPROVEMENTS, INCLUDING SITE UTILITIES LOCATIONS, MAY CAUSE CHANGES TO THE LANDSCAPE AREAS AND REQUIRE CHANGES TO THIS PRELIMINARY LANDSCAPE DESIGN. THE QUANTITY OF TREES, SHRUBS AND GROUND COVERS SHOWN ARE FOR APPROXIMATE GRAPHIC REPRESENTATION ONLY. THE EXACT QUANTITY AND TYPES OF TREES, SHRUBS AND GROUND COVERS WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENTS PHASE.
- LANDSCAPE CONSTRUCTION IRRIGATION AND PLANTING PLANS SHALL CONFORM TO THE WATER USE REQUIREMENTS FOR THE CITY OF ROCKLIN AND STATE OF CALIFORNIA'S AB1081. CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED AFTER APPROVAL OF THE PRELIMINARY LANDSCAPE PLAN.
- GRANITE BOULDERS WILL BE INCORPORATED INTO LANDSCAPE LOTS A, B, E, F, G & N DURING THE CONSTRUCTION DOCUMENTS PHASE.
- ALL PLANTING AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM USING LOW FLOW DRIP AND BUBBLER IRRIGATION SYSTEMS DESIGNED DURING THE CONSTRUCTION DOCUMENTS PHASE.
- PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED WITHIN HYDROZONES CONTROLLED BY SEPARATE IRRIGATION VALVES PER THE IRRIGATION PLAN DEVELOPED DURING THE CONSTRUCTION DOCUMENTS PHASE.
- PLANTING BED SOIL SHALL BE AMENDED TO CORRECT IN-PLACE SOIL DEFICIENCIES TO SUPPORT THE NEEDS OF THE SPECIFIED PLANTS PER THE SOIL'S REPORT PROVIDED DURING THE CONSTRUCTION DOCUMENTS PHASE.
- ALL SHRUB BEDS SHALL HAVE A THREE-INCH LAYER OF BARK MULCH DRESSING.
- THERE ARE NO EXISTING TREES ON THE PROJECT SITE.
- REFER TO THE ARCHITECTURAL AND CIVIL ENGINEERING PLANS FOR BUILDING, PAVING, UTILITIES, AND SITE IMPROVEMENTS.

PRELIMINARY PARKING LOT SHADING NOTES

PER THE WILDCAT WEST - 2020 UNIVERSAL APPLICATION, THE PRELIMINARY LANDSCAPE PLAN IS TO PROVIDE 1 TREE FOR EVERY 5 PARKING SPACES:

- LOT G - 16 PARKING SPACES REQUIRES 4 TREES, AND 6 TREES ARE PROVIDED SO EXCEEDS THE REQUIREMENTS.
- LOT N - 16 PARKING SPACES REQUIRES 4 TREES, AND 6 TREES ARE PROVIDED SO EXCEEDS THE REQUIREMENTS.

PRELIMINARY SUBDIVISION LOTS WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETO): 52.2

HYDROZONE # PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU) IN GALLONS/YEAR
REGULAR LANDSCAPE AREAS							
MED. W.U. (A&B)	0.5	DRIP	0.81	0.62	4,815	2,985	96,616
LOW W.U. (E,F,G,N&O)	0.2	DRIP	0.81	0.25	61,575	15,394	498,203
TOTALS:					66,390	18,379	
ETWU TOTAL:						594,820	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA):						1,181,755	

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

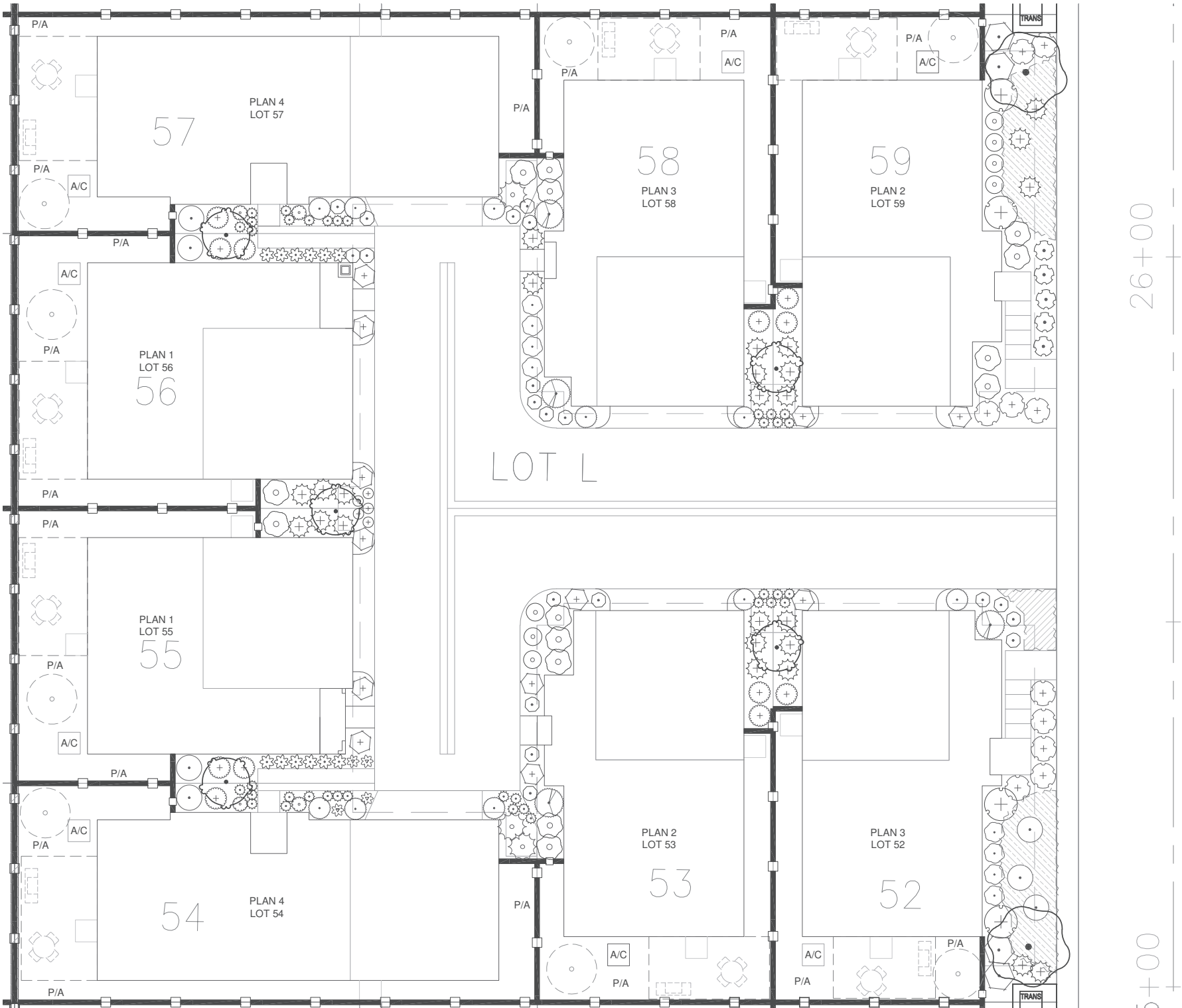
WHERE MAWA = (ETo) (0.62) (ETAF x LA)
MAWA: (52.2) (0.62) (0.55 x 66,390) = 1,181,755

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS

TOTAL ETAF x AREA	18,379
TOTAL AREA	66,390
AVERAGE ETAF	0.28

NOTE:
AVERAGE ETAF FOR REGULAR
LANDSCAPE AREAS IS 0.55 OR
BELOW FOR RESIDENTIAL AREAS.



PRELIMINARY TYPICAL 8 PACK VILLAGE PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE
	DODONAEA VISCOSA 'PURPUREA' STANDARD	PURPLE LEAFED HOPSEED BUSH	15 GAL	LOW	HT:6'-7"/SP:2'-3'
	LAGERSTROEMIA X 'TUSCARORA' STANDARD	GRAPE MYRTLE CORAL PINK	15 GAL	LOW	HT:7'-8"/SP:2'-3'
	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' STANDARD	MAJESTIC BEAUTY INDIAN HAWTHORNE	15 GAL	LOW	HT:6'-7"/SP:2'-3'
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE
	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	LOW	HT:6"/SP:6"
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN KEEPING BOTTLEBRUSH	5 GAL	LOW	HT:12"/SP:10"
	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	EARLY SUNRISE COREOPSIS	1 GAL	LOW	HT:6"/SP:6"
	DIETES VEGETA	FORTNIGHT LILY	1 GAL	LOW	HT:10"/SP:10"
	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GAL	LOW	HT:18"/SP:12"
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	LOW	HT:6"/SP:6"
	GREVILLEA X 'NOELLII'	GREVILLEA	5 GAL	LOW	HT:14"/SP:14"
	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5 GAL	LOW	HT:18"/SP:12"
	KNIPHOFIA UVARIA 'FLAMENCO'	FLAMENCO RED HOT POKER	1 GAL	LOW	HT:6"/SP:6"
	LAVANDULA STOECHAS 'OTTO QUAST'	OTTO QUAST SPANISH LAVENDER	5 GAL	LOW	HT:14"/SP:14"
	MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GAL	LOW	HT:16"/SP:14"
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	LOW	HT:10"/SP:10"
	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	LOW	HT:14"/SP:14"
	PENNISETUM SETACEUM 'FIREWORKS'	FIREWORKS FOUNTAIN GRASS	1 GAL	LOW	HT:10"/SP:10"
	PHORMIUM TENAX 'APRICOT QUEEN'	APRICOT QUEEN NEW ZEALAND FLAX	5 GAL	LOW	HT:14"/SP:14"
	PHORMIUM TENAX 'BRONZE BABY'	BRONZE BABY NEW ZEALAND FLAX	5 GAL	LOW	HT:14"/SP:14"
	PHORMIUM TENAX 'JACK SPRATT'	JACK SPRATT NEW ZEALAND FLAX	1 GAL	LOW	HT:10"/SP:10"
	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDA HAWTHORN	5 GAL	LOW	HT:14"/SP:14"
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	LOW	HT:16"/SP:14"
	SALVIA MICROPHYLLA 'HOT LIPS'	BABY SAGE	5 GAL	LOW	HT:10"/SP:10"
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING
	MYOPORIUM PARVIFOLIUM 'PINK'	TRAILING MYOPORIUM	1 GAL	LOW	● 60" O.C.
	VERBENA PERUVIANA 'RED'	RED PERUVIAN VERBENA	1 GAL	LOW	● 28" O.C.

NOTE: PLANT WATER USE VALUES ARE PER THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS)

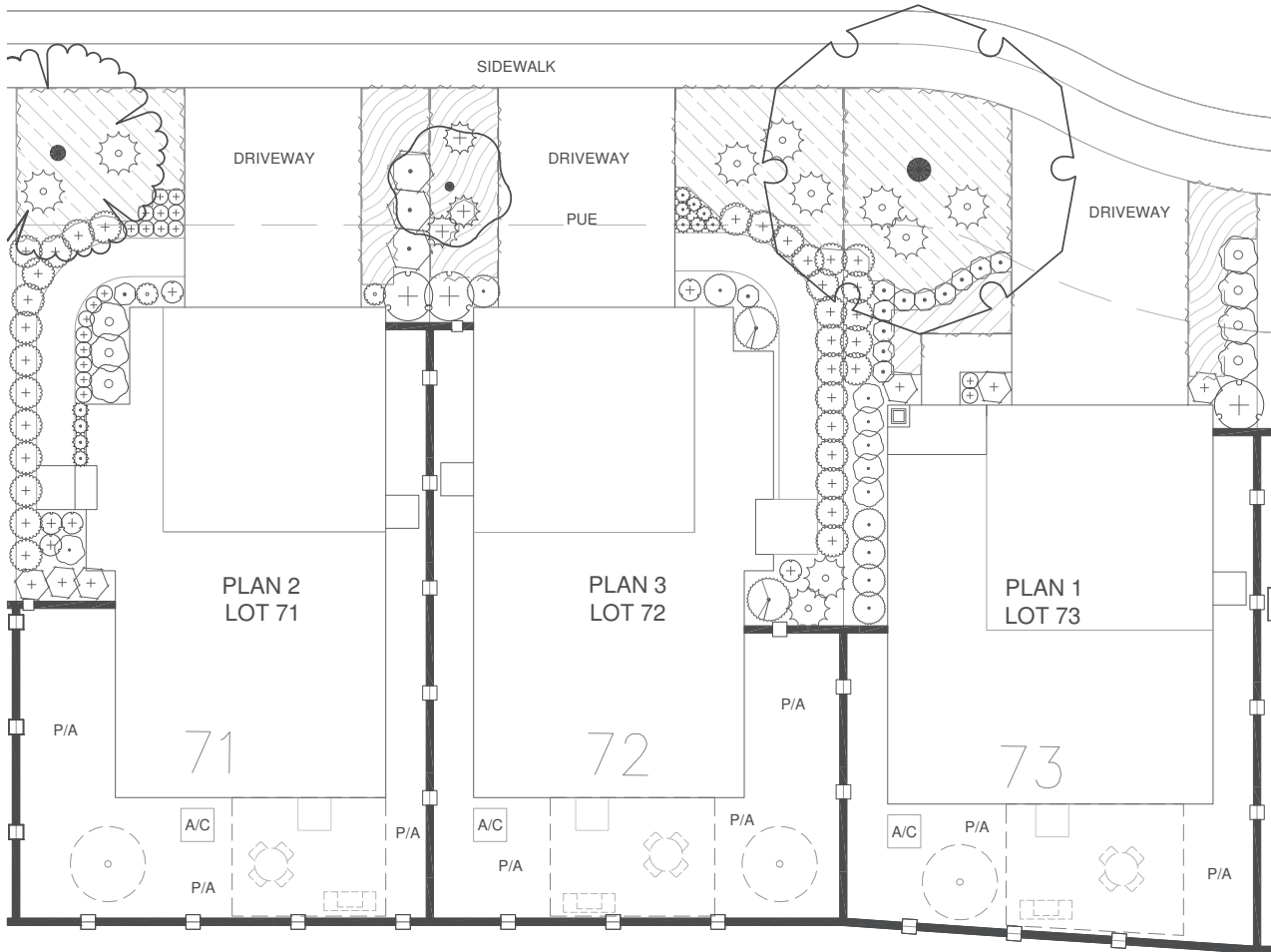
CONCEPTUAL BACKYARD DESIGN LEGEND:

(POSSIBLE IMPROVEMENTS BY FUTURE HOMEOWNER)	
	POTENTIAL BACKYARD IMPROVEMENTS WITH PATIO AREA FOR PATIO FURNITURE AND BBQ
	POTENTIAL SMALL PATIO TREE
	PLANTING AREA FOR FUTURE SMALL TREES, SHRUBS AND GROUND COVER PLANTS

TYPICAL PLAN NOTES:

1. THIS PRELIMINARY TYPICAL LANDSCAPE DESIGN IS BASED ON THE PRELIMINARY SITE DESIGN BY OTHERS. DURING THE CONSTRUCTION DOCUMENTS PHASE, COORDINATION WITH THE CHANGES TO THE SITE PLAN FROM ARCHITECTURAL AND ENGINEERING IMPROVEMENTS, INCLUDING SITE UTILITIES LOCATIONS, MAY CAUSE CHANGES TO THE LANDSCAPE AREAS AND REQUIRE CHANGES TO THIS PRELIMINARY LANDSCAPE DESIGN. THE QUANTITY OF TREES, SHRUBS AND GROUND COVERS SHOWN ARE FOR APPROXIMATE GRAPHIC REPRESENTATION ONLY. THE EXACT QUANTITY AND TYPES OF TREES, SHRUBS AND GROUND COVERS WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENTS PHASE.
2. REFER TO SHEET L1 AND L2 FOR THE PRELIMINARY SUBDIVISION LOTS LANDSCAPE PLAN, PRELIMINARY PLANT LIST, NOTES AND WATER EFFICIENT LANDSCAPE WORKSHEET. THE PRELIMINARY LANDSCAPE PLAN NOTES ON L2 PERTAIN TO THESE TYPICAL PLANS.
3. REFER TO SHEETS L4 FOR PRELIMINARY TYPICAL CONVENTIONAL LOTS LANDSCAPE PLAN.
4. REFER TO SHEETS L5 AND L6 FOR PRELIMINARY WALL AND FENCING PLAN, AND REPRESENTATIVE IMAGES.





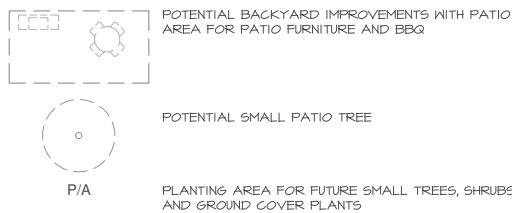
PRELIMINARY TYPICAL CONVENTIONAL LOTS PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE	PLANTED SIZE
	LAGERSTROEMIA X 'TUSCARORA' STANDARD	GRAPE MYRTLE CORAL PINK	15 GAL	LOW	HT.7'-8"/SP.2'-3'
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	LOW	HT.7'-8"/SP.2'-3'
	RHUS LANCEA	AFRICAN SUMAC	15 GAL	LOW	HT.7'-8"/SP.2'-3'
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE	PLANTED SIZE
	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	EARLY SUNRISE COREOPSIS	1 GAL	LOW	HT.6"/SP.6"
	DIETES VEGETA	FORTNIGHT LILY	1 GAL	LOW	HT.10"/SP.10"
	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GAL	LOW	HT.18"/SP.12"
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	LOW	HT.6"/SP.6"
	GREVILLEA X 'NOELLI'	GREVILLEA	5 GAL	LOW	HT.14"/SP.14"
	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5 GAL	LOW	HT.18"/SP.12"
	KNIPHOFIA UVARIA 'FLAMENCO'	FLAMENCO RED HOT POKER	1 GAL	LOW	HT.6"/SP.6"
	MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GAL	LOW	HT.16"/SP.14"
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	LOW	HT.10"/SP.10"
	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	LOW	HT.14"/SP.14"
	NANDINA DOMESTICA 'FIRE POWER'	FIREPOWER NANDINA	1 GAL	LOW	HT.8"/SP.8"
	PHORMIUM TENAX 'APRICOT QUEEN'	APRICOT QUEEN NEW ZEALAND FLAX	5 GAL	LOW	HT.14"/SP.14"
	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDA HAWTHORN	5 GAL	LOW	HT.14"/SP.14"
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	LOW	HT.16"/SP.14"
	SALVIA MICROPHYLLA 'HOT LIPS'	BABY SAGE	5 GAL	LOW	HT.10"/SP.10"
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE	SPACING
	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL	LOW	@ 60" O.C.
	MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM	1 GAL	LOW	@ 60" O.C.
	VERBENA PERUVIANA 'RED'	RED PERUVIAN VERBENA	1 GAL	LOW	@ 28" O.C.

NOTE: PLANT WATER USE VALUES ARE PER THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS)

CONCEPTUAL BACKYARD DESIGN LEGEND:

(POSSIBLE IMPROVEMENTS BY FUTURE HOMEOWNER)



TYPICAL PLAN NOTES:

1. THIS PRELIMINARY TYPICAL LANDSCAPE DESIGN IS BASED ON THE PRELIMINARY SITE DESIGN BY OTHERS. DURING THE CONSTRUCTION DOCUMENTS PHASE, COORDINATION WITH THE CHANGES TO THE SITE PLAN FROM ARCHITECTURAL AND ENGINEERING IMPROVEMENTS, INCLUDING SITE UTILITIES LOCATIONS, MAY CAUSE CHANGES TO THE LANDSCAPE AREAS AND REQUIRE CHANGES TO THIS PRELIMINARY LANDSCAPE DESIGN. THE QUANTITY OF TREES, SHRUBS AND GROUND COVERS SHOWN ARE FOR APPROXIMATE GRAPHIC REPRESENTATION ONLY. THE EXACT QUANTITY AND TYPES OF TREES, SHRUBS AND GROUND COVERS WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENTS PHASE.
2. REFER TO SHEET L1 AND L2 FOR THE PRELIMINARY SUBDIVISION LOTS LANDSCAPE PLAN, PRELIMINARY PLANT LIST, NOTES AND WATER EFFICIENT LANDSCAPE WORKSHEET. THE PRELIMINARY LANDSCAPE PLAN NOTES ON L2 PERTAIN TO THESE TYPICAL PLANS.
3. REFER TO SHEETS L3 FOR PRELIMINARY TYPICAL 8 PACK VILLAGE LANDSCAPE PLAN.
4. REFER TO SHEETS L5 AND L6 FOR PRELIMINARY WALL AND FENCING PLAN, AND REPRESENTATIVE IMAGES.





PRELIM. WALL AND FENCE LEGEND:

- 6' ACCENT WALL AND PILASTERS - SEE NEXT SHEET FOR REPRESENTATIVE IMAGE.
- 6' BLOCK WALL - SEE NEXT SHEET FOR REPRESENTATIVE IMAGE.
- 6' WOOD FENCE - SEE NEXT SHEET FOR REPRESENTATIVE IMAGE.
- EXISTING BLOCK WALL

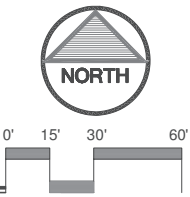
PRELIMINARY FENCING NOTES:

- THIS PRELIMINARY WALL AND FENCE PLAN IS BASED ON THE PRELIMINARY SITE DESIGN BY OTHERS. DURING THE CONSTRUCTION DOCUMENTS PHASE, COORDINATION WITH THE CHANGES TO THE SITE PLAN FROM ARCHITECTURAL AND ENGINEERING IMPROVEMENTS, INCLUDING SITE UTILITIES LOCATIONS, MAY CAUSE CHANGES TO THE LANDSCAPE AREAS AND REQUIRE CHANGES TO THIS PRELIMINARY WALL AND FENCE DESIGN. THE WALL AND FENCE LOCATIONS SHOWN ARE FOR APPROXIMATE GRAPHIC REPRESENTATION ONLY. THE EXACT LOCATIONS OF WALLS AND FENCES WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENTS PHASE.
- REFER TO SHEET L1 AND L2 FOR PRELIMINARY SUBDIVISION LOTS LANDSCAPE PLAN, PLANT LIST, NOTES AND WATER EFFICIENT LANDSCAPE WORKSHEET.
- REFER TO SHEETS L3 AND L4 FOR TYPICAL LOTS LANDSCAPE PLANS.
- REFER TO SHEET L6 FOR PRELIMINARY WALL AND FENCING REPRESENTATIVE IMAGES.



PRELIMINARY WALL AND FENCING PLAN

WILDCAT WEST PARCEL 3 - ROCKLIN, CA



C-116-21
JAN. 13, 2023

SCALE: 1" = 30'
SHEET L5
OF 6



Accent Wall And Pilasters - Similar To Above Representative Image

NOTES:

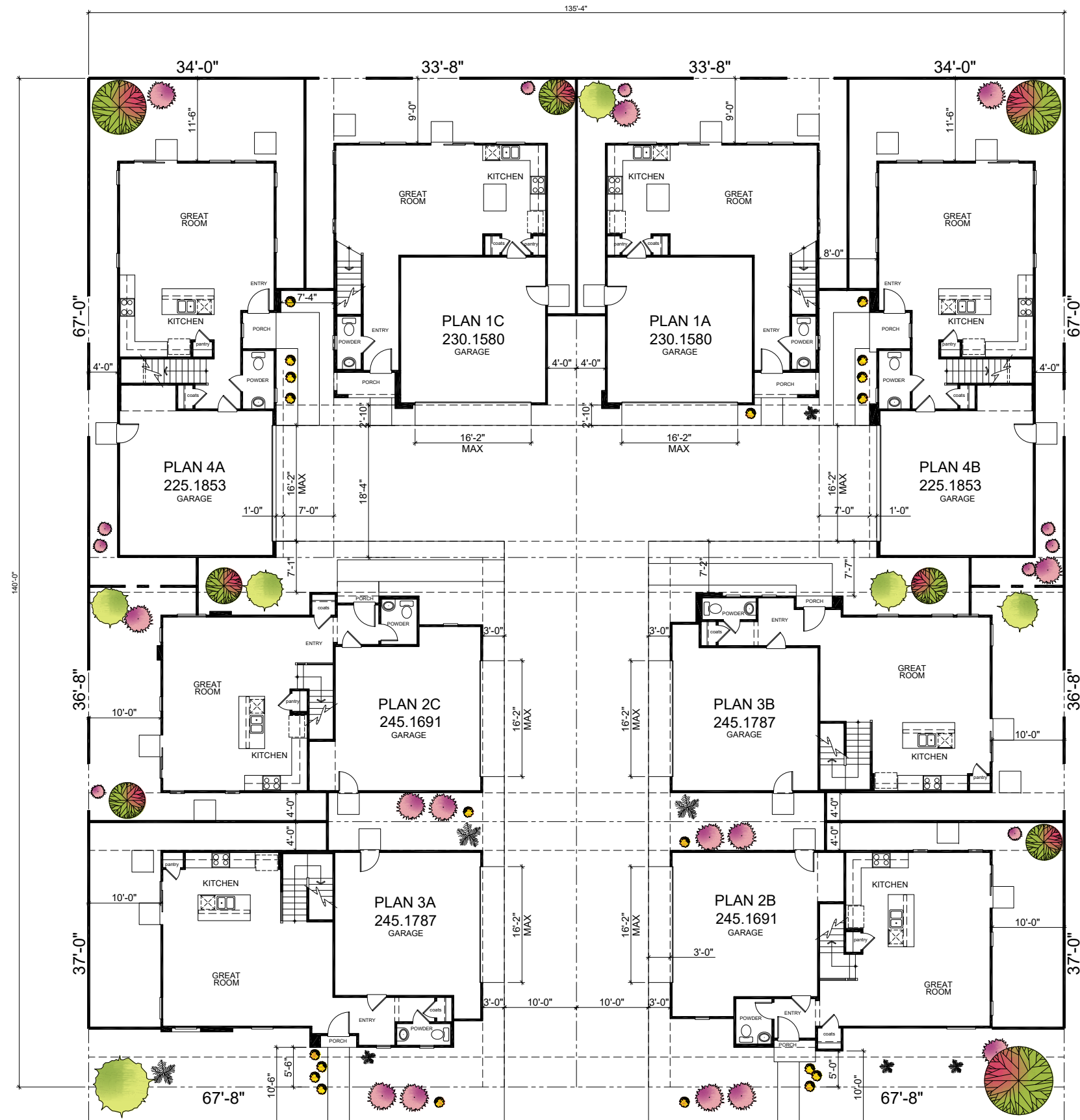
1. ACCENT WALLS AND PILASTERS, BLOCK WALLS, AND WOOD FENCES SHALL BE SIMILAR TO THOSE AT THE EXISTING ADJACENT WILDCAT SUBDIVISION.
2. WOOD FENCING SHALL BE "GOOD NEIGHBOR" STYLE ALTERNATING VISIBLE FRAMING AND SOLID BOARDS SECTIONS WHERE BETWEEN LOTS. SOLID BOARDS SHALL BE SEEN FROM ALL STREET VIEWS.



Block Wall - Similar To Above Representative Image



Wood Fence - Similar To Above Representative Image



TYPICAL LOT LAYOUT

WILDCAT WEST



PLAN 3A

PLAN 2B

EXTERIOR STREET VIEW



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

Wildcat West
Rocklin, CA

PLAN: X

DATE: NOV 7, 2022



INTERIOR STREET VIEW



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

Wildcat West

Rocklin, CA

PLAN: X

DATE: NOV 7, 2022



3D STREET VIEW 1



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

Wildcat West

Rocklin, CA

PLAN: X

DATE: NOV 7, 2022



3D STREET VIEW 2



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

Wildcat West

Rocklin, CA

PLAN: X

DATE: NOV 7, 2022



3D STREET VIEW 3



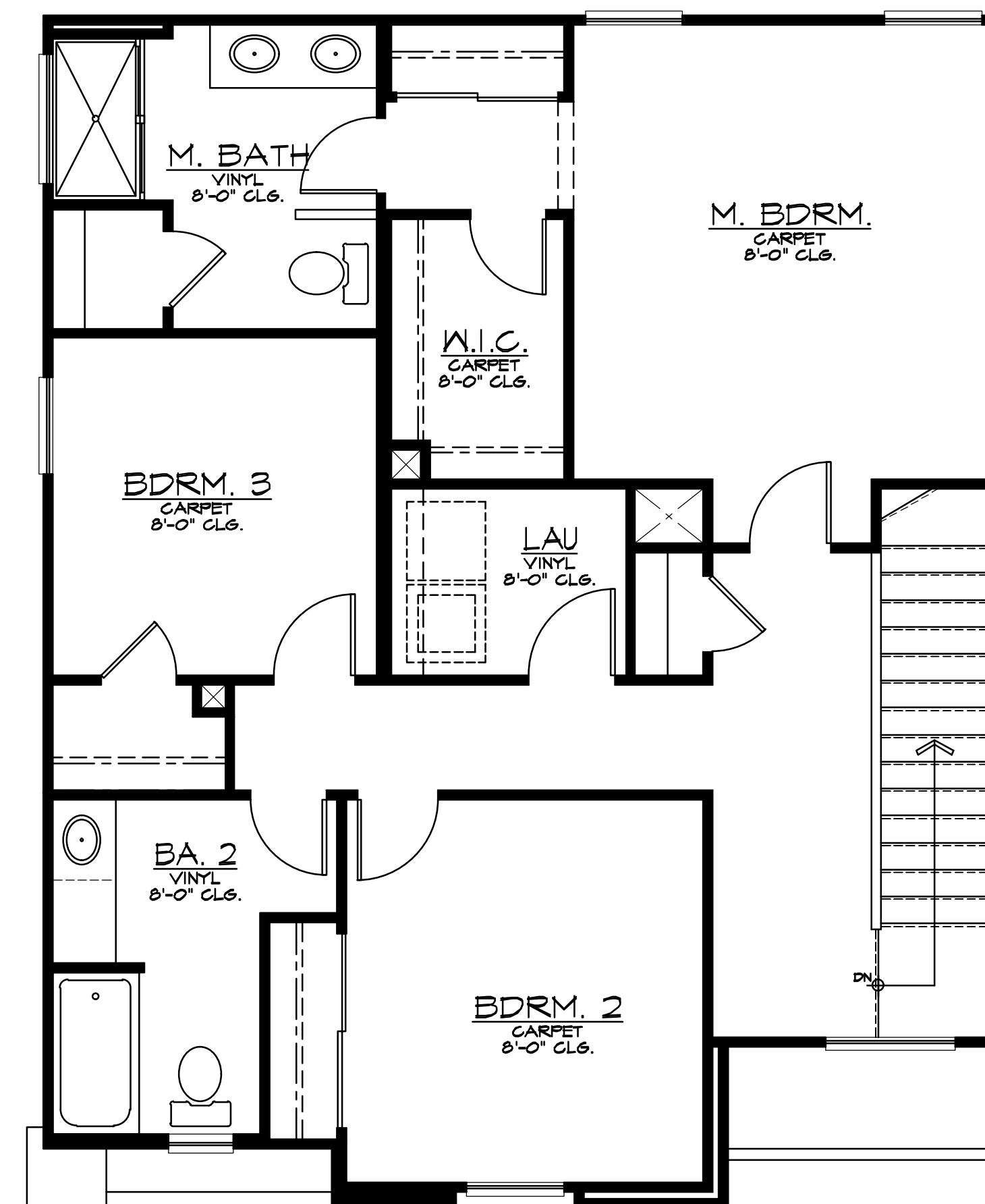
KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

Wildcat West

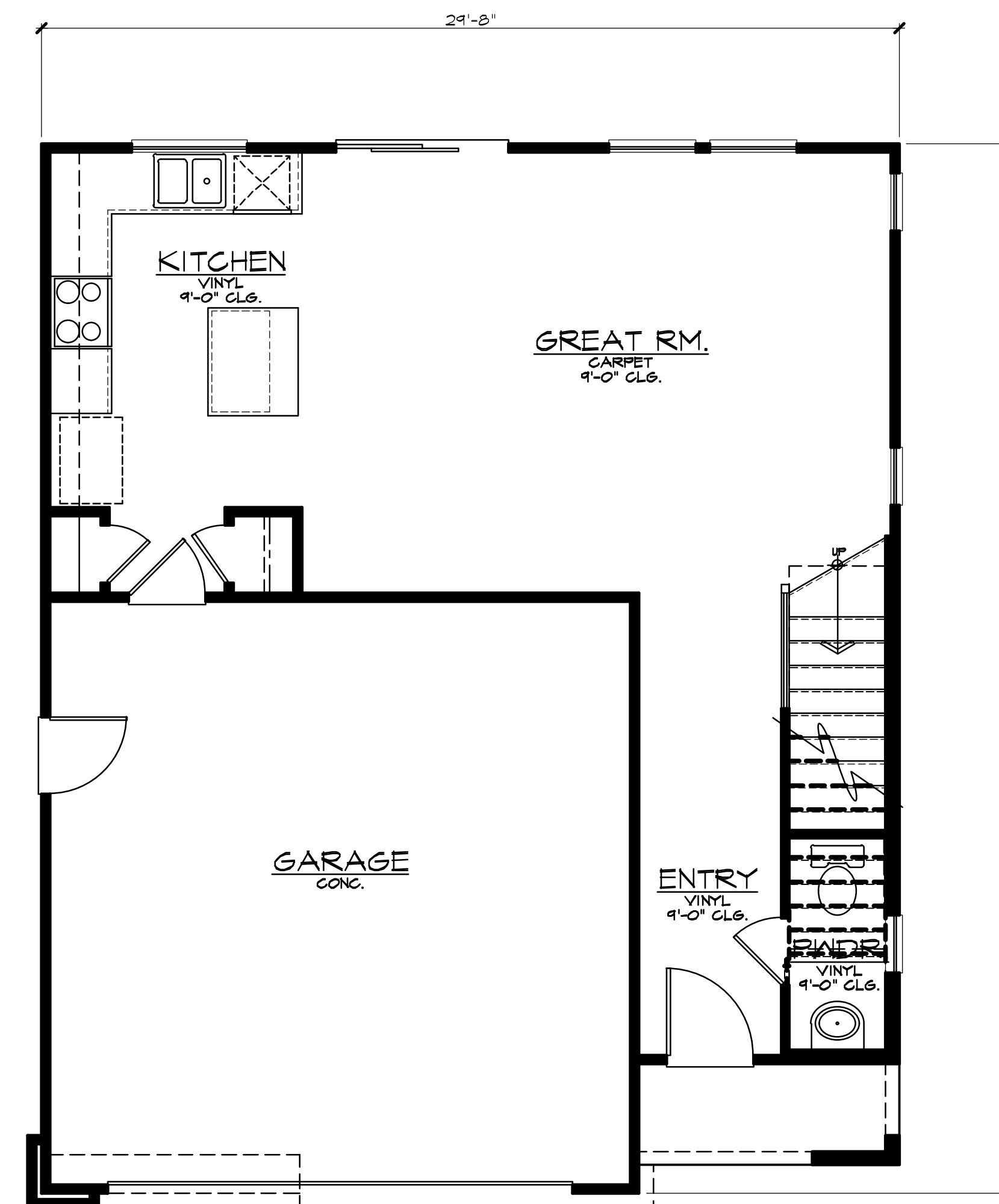
Rocklin, CA

PLAN: X

DATE: NOV 7, 2022

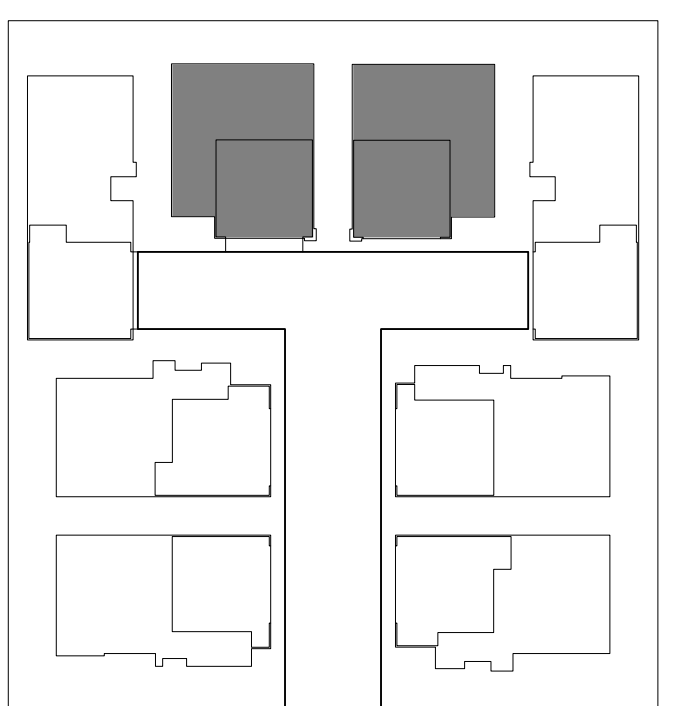


PLAN 1A - SECOND FLOOR PLAN



PLAN 1A - FIRST FLOOR PLAN

PLAN 1 - FLOOR PLANS



KEY PLAN

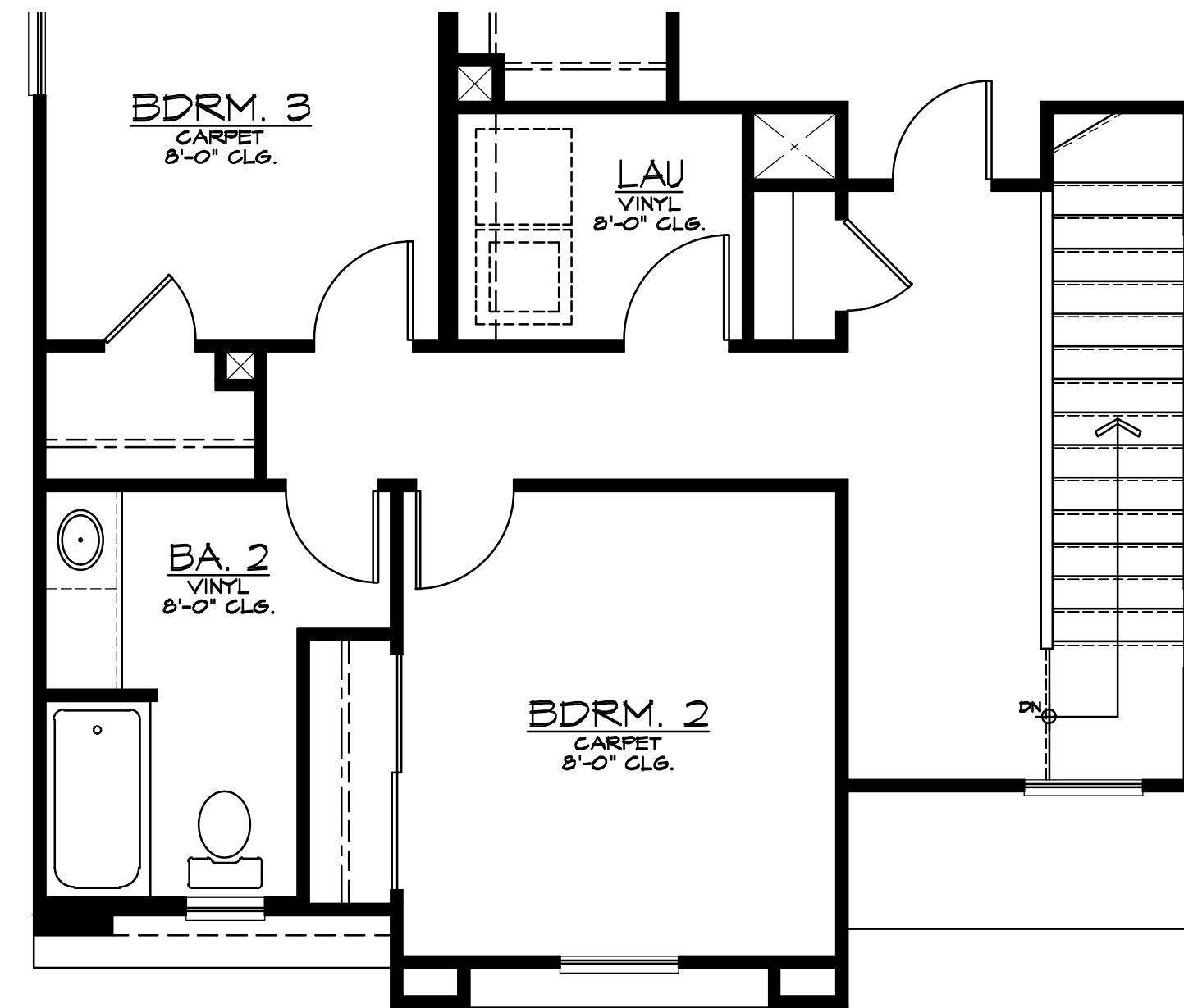


KB Home Central California
 3005 Douglas Blvd. Suite 250
 Roseville, CA 95661
 (916)945-3880

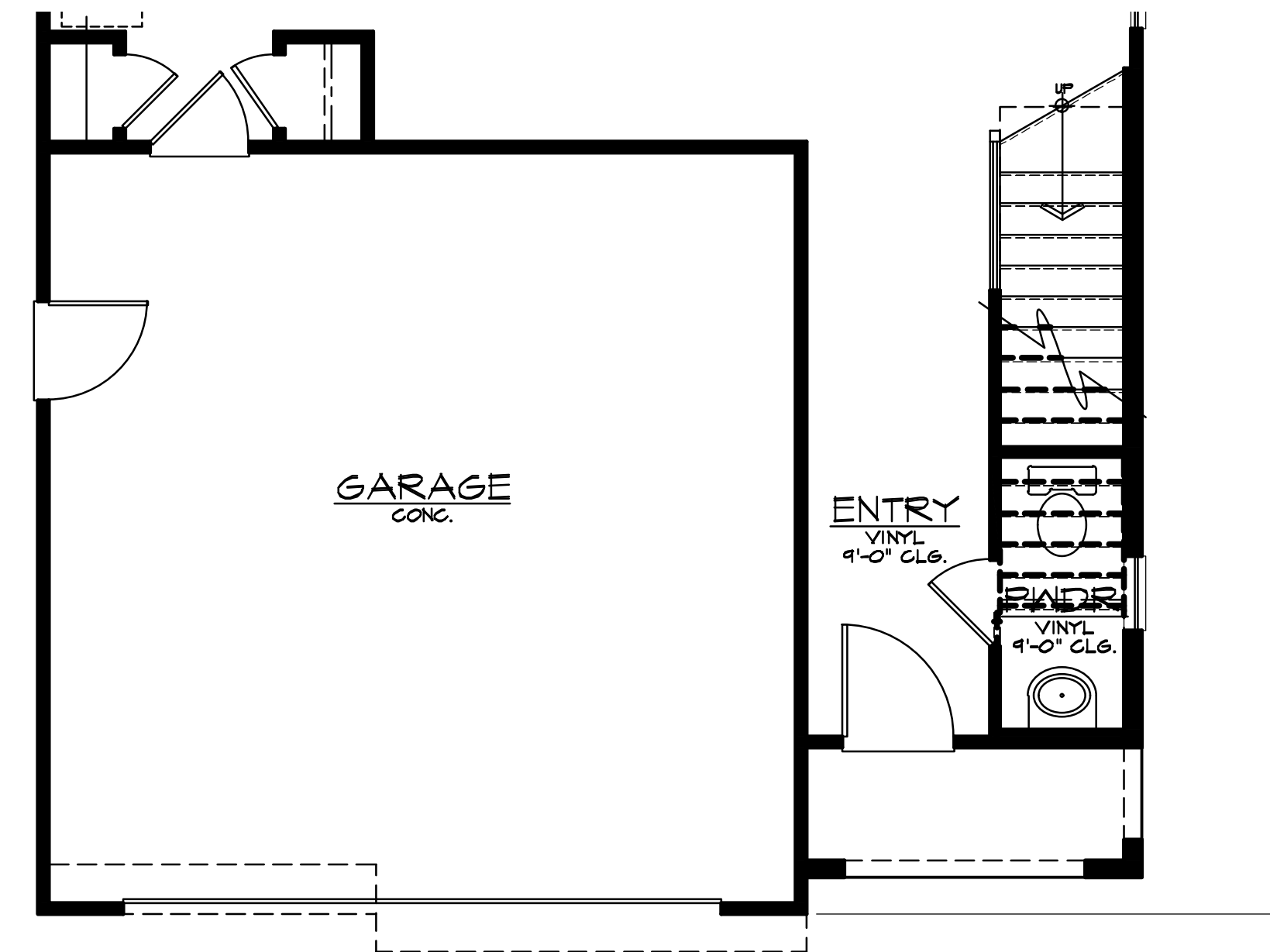
Wildcat West
 Rocklin, CA

PLAN: 230.1580

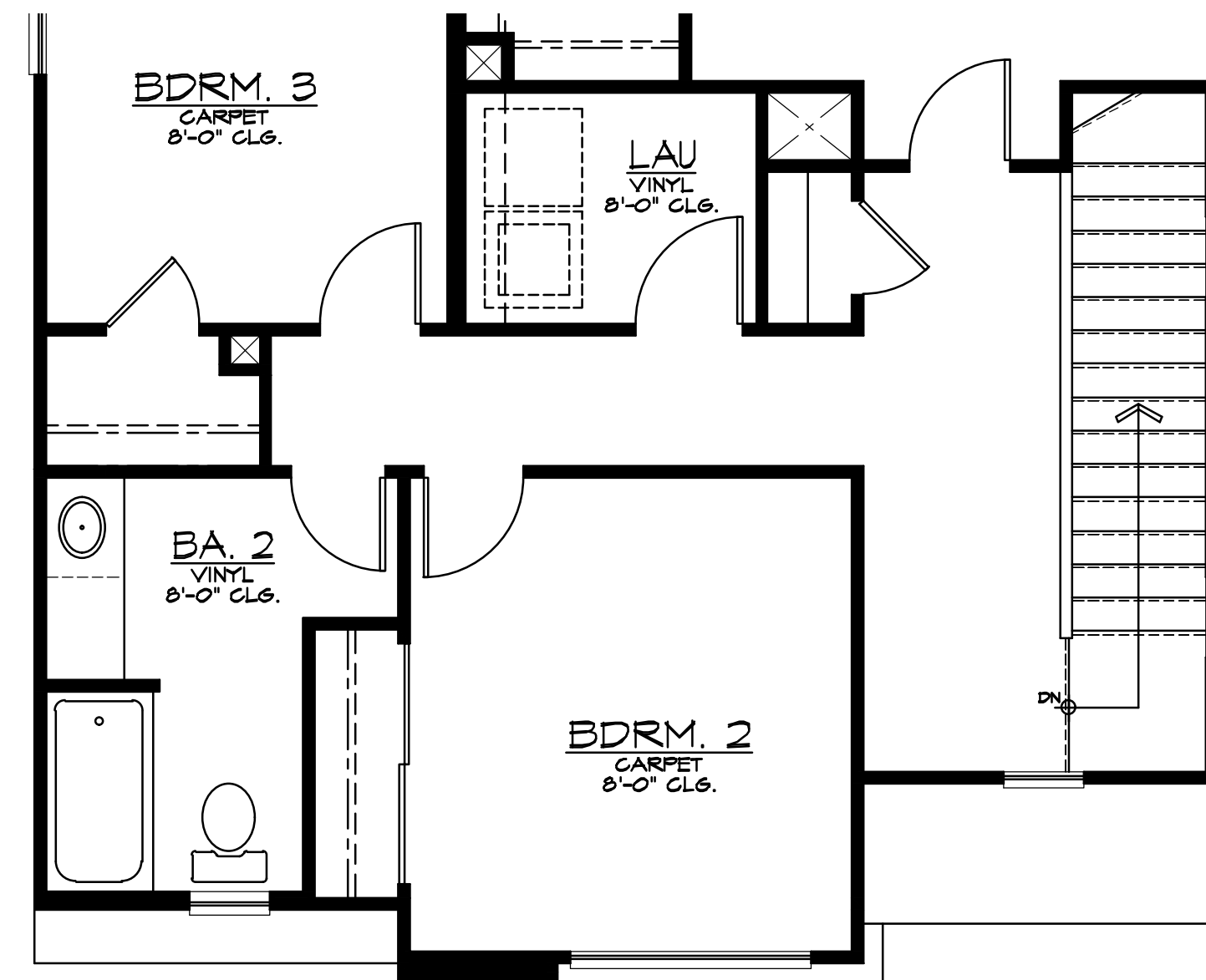
DATE: NOV 7, 2022



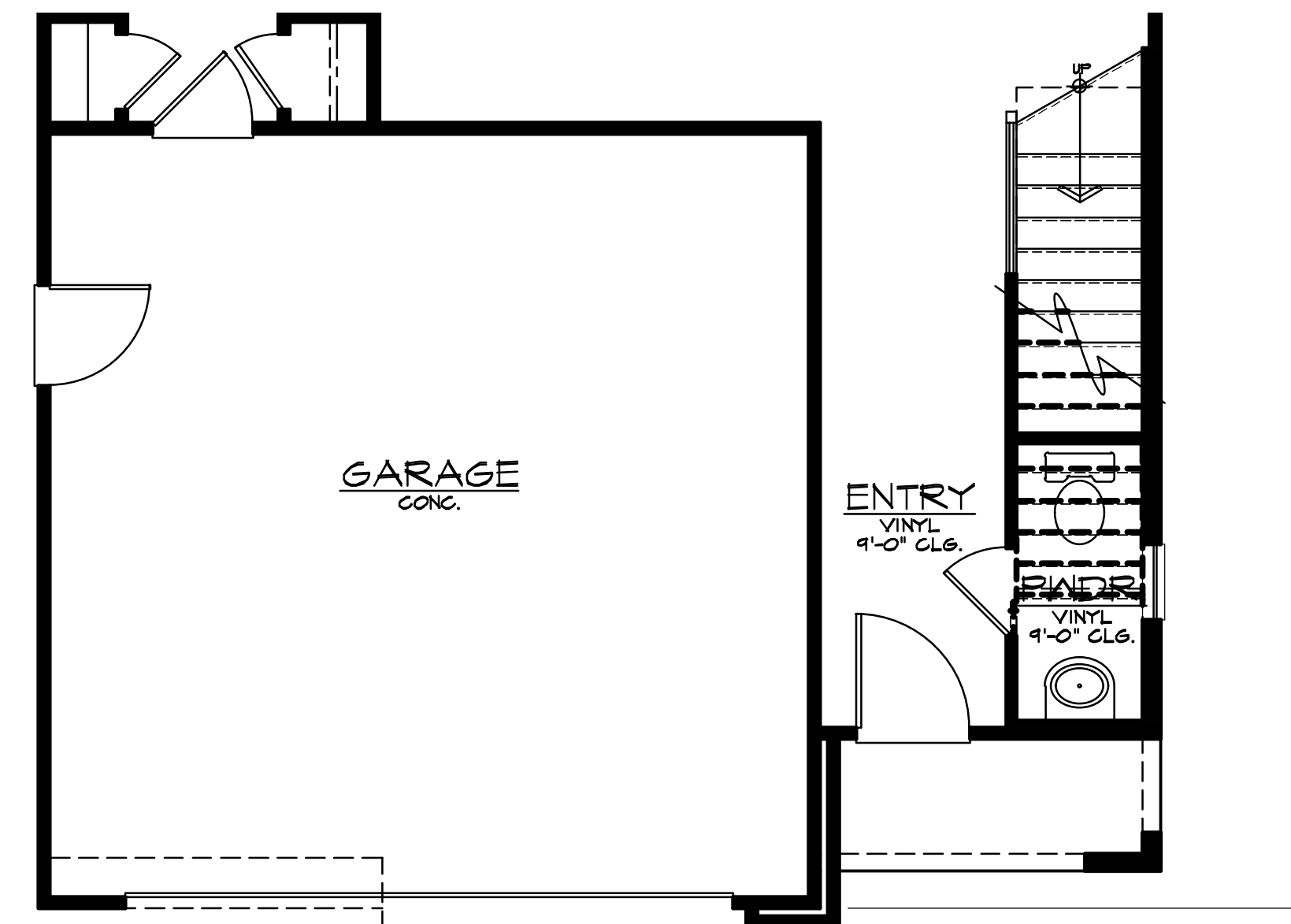
PLAN 1B - SECOND FLOOR PATIAL PLAN



PLAN 1B - FIRST FLOOR PATIAL PLAN

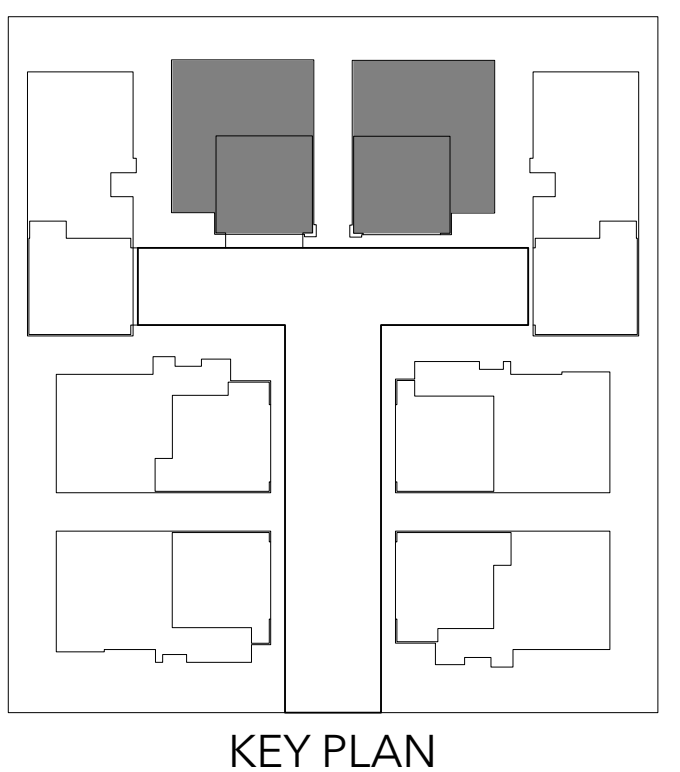


PLAN 1C - SECOND FLOOR PATIAL PLAN



PLAN 1C - FIRST FLOOR PATIAL PLAN

PLAN 1 - PARTIAL FLOOR PLANS



KEY PLAN



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

Wildcat West
Rocklin, CA

PLAN: 230.1580

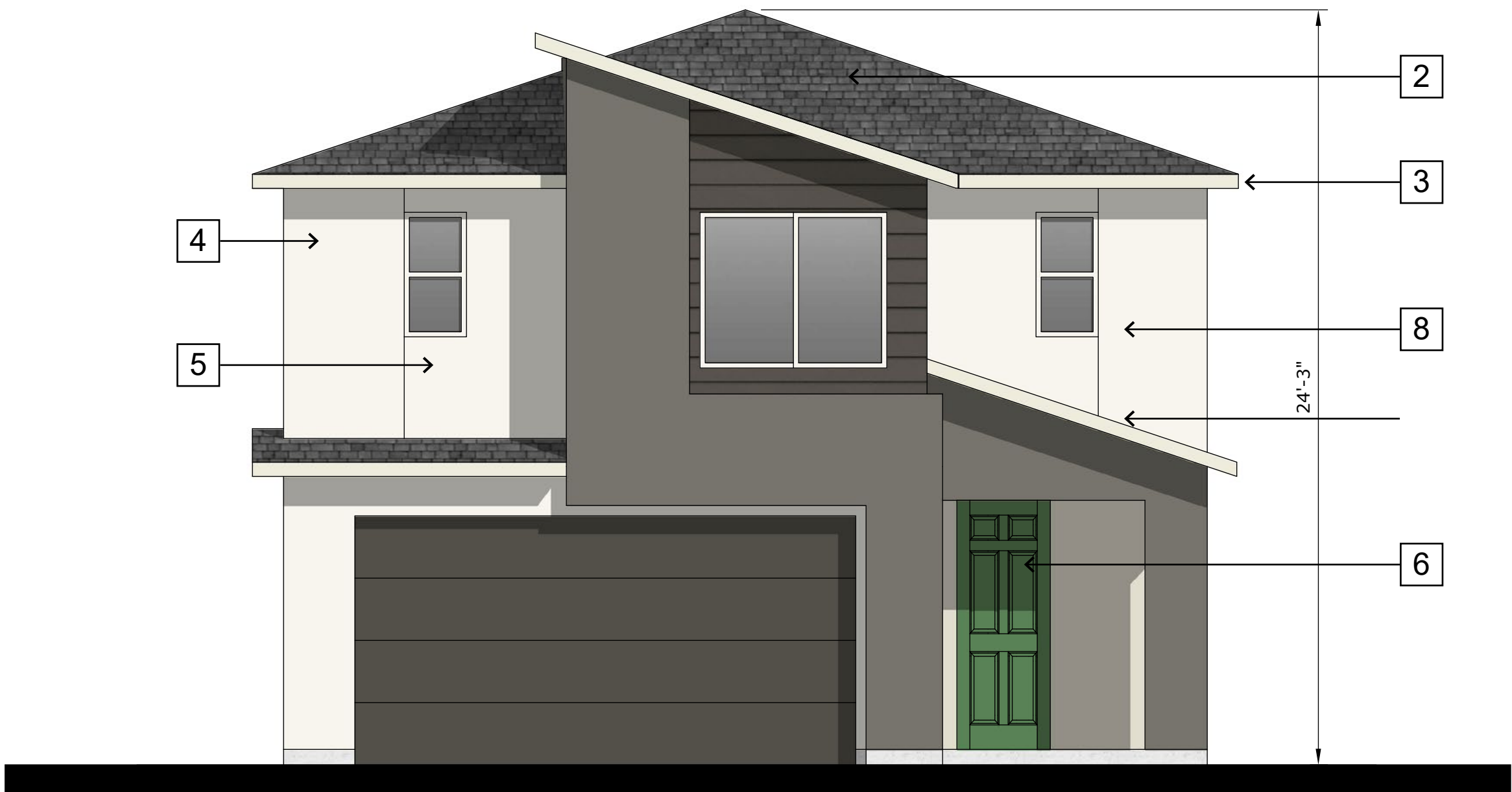
DATE: NOV 7, 2022

ELEVATION LEGEND

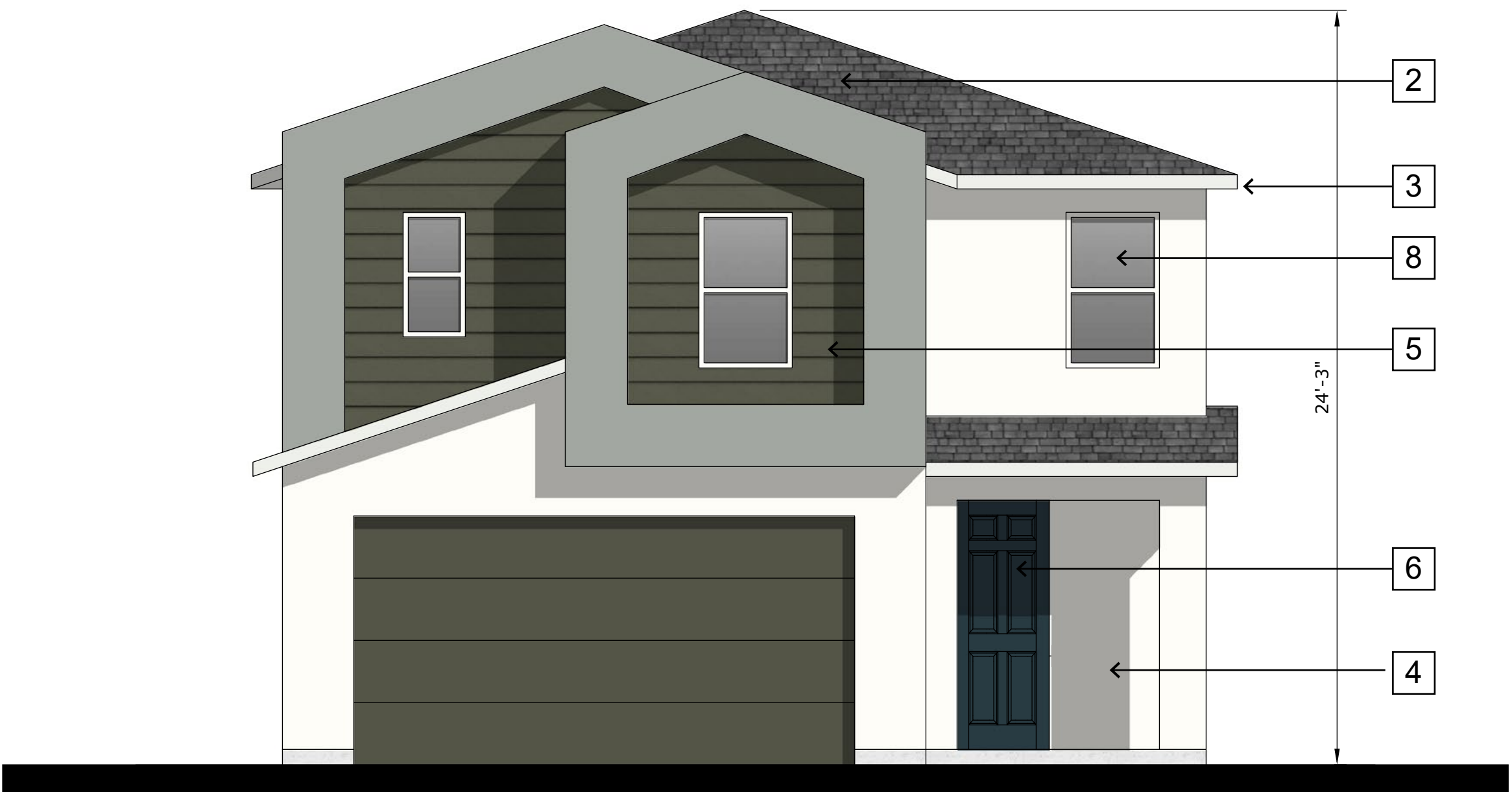
- 1 STUCCO OVER FOAM TRIM
- 2 CONCRETE FLATE TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 HORIZONTAL SIDING
- 6 COMPOSITE ENTRY DOOR
- 7 WOOD AWNING
- 8 VINYL WINDOW SYSTEM



PLAN 1 - ELEVATION A



PLAN 1 - ELEVATION C



PLAN 1 - ELEVATION B

PLAN 1



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

Wildcat West
Rocklin, CA

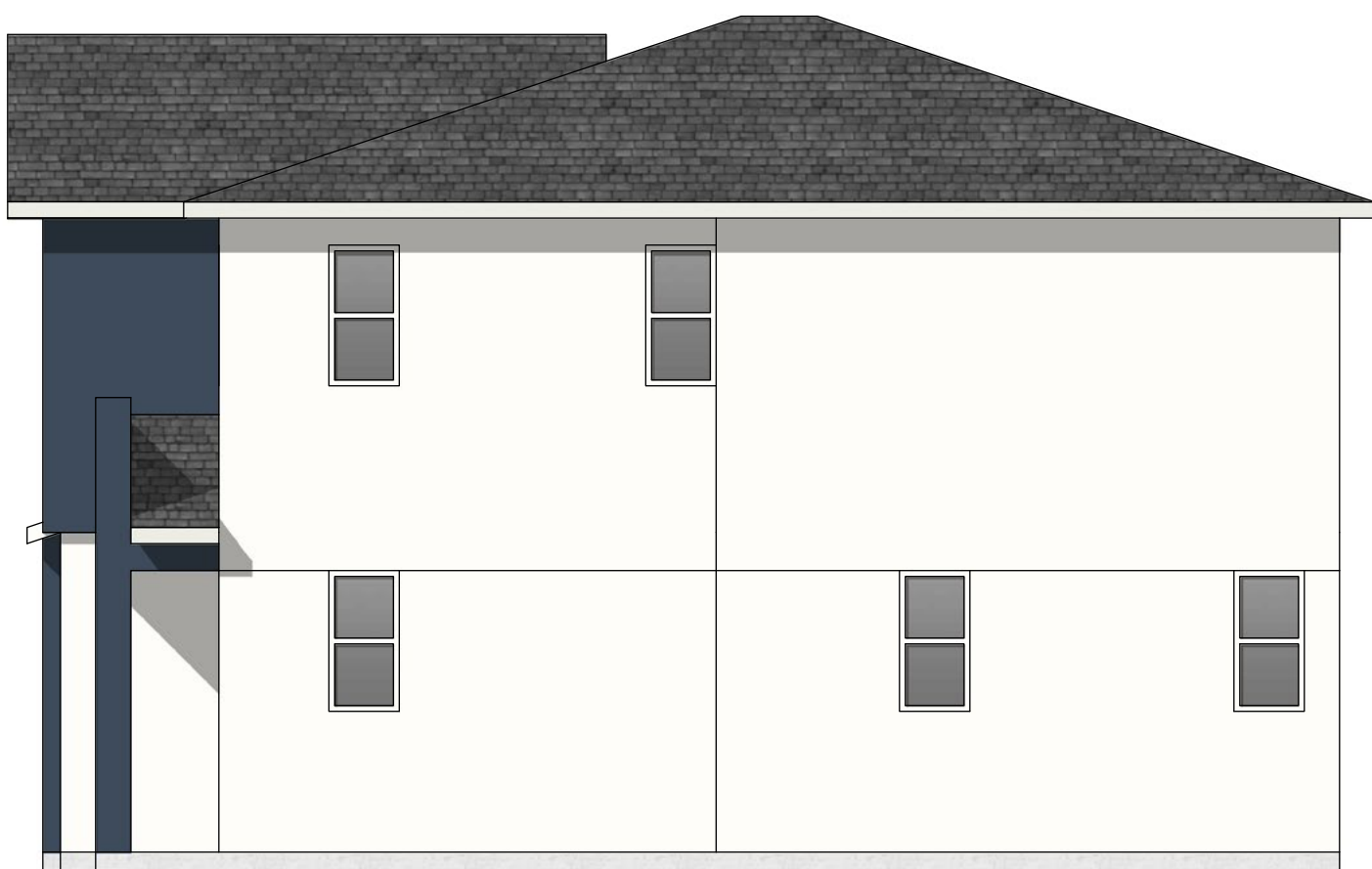
PLAN: 230.1580
DATE: NOV 7, 2022



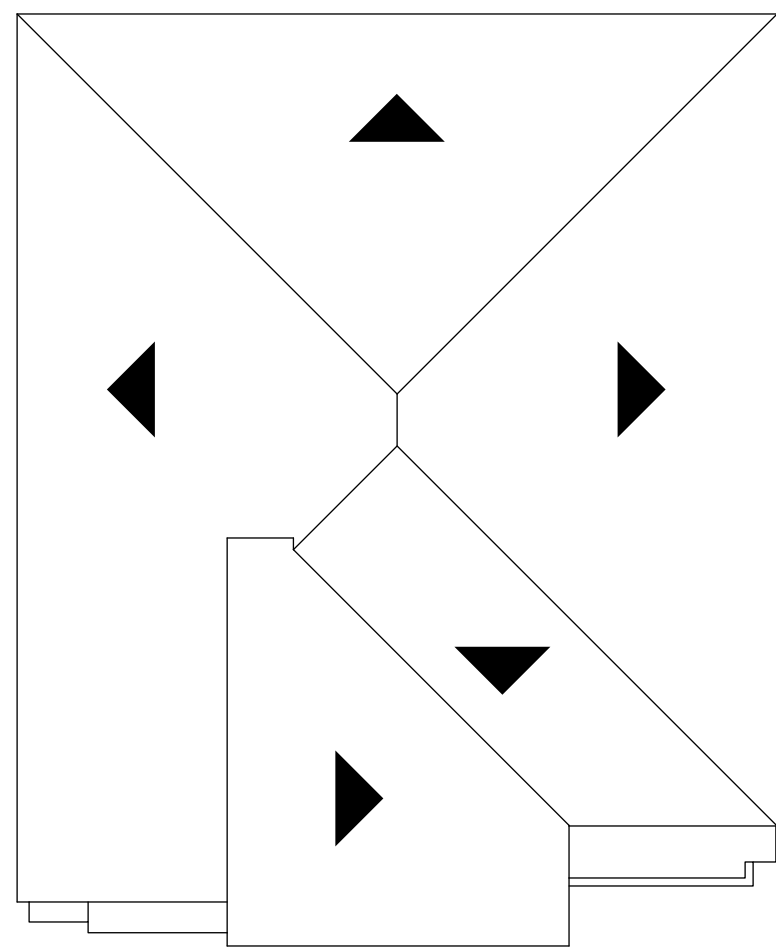
PERSPECTIVE



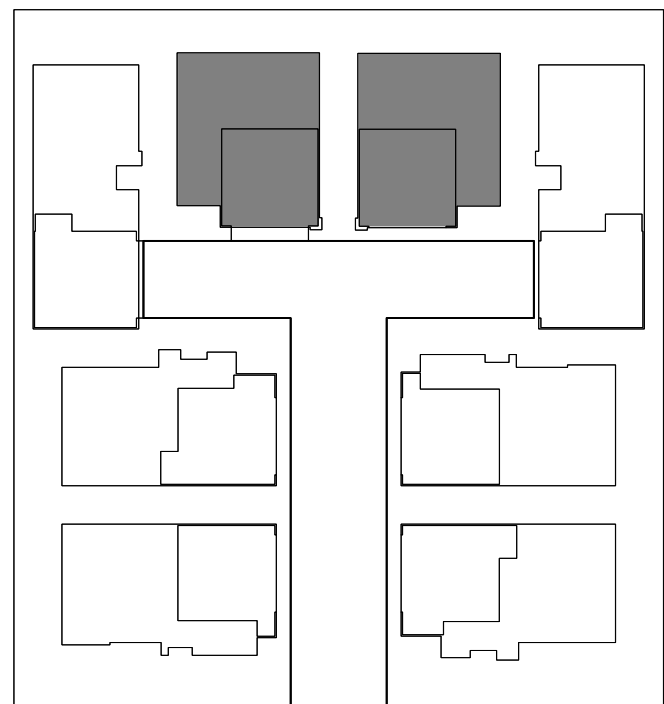
LEFT ELEVATION



RIGHT ELEVATION



ROOF PLAN
SLOPE 4:12 TYP.



KEY PLAN



REAR ELEVATION



FRONT ELEVATION

PLAN 1 - ELEVATION A



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

Wildcat West
Rocklin, CA

PLAN: 230.1580

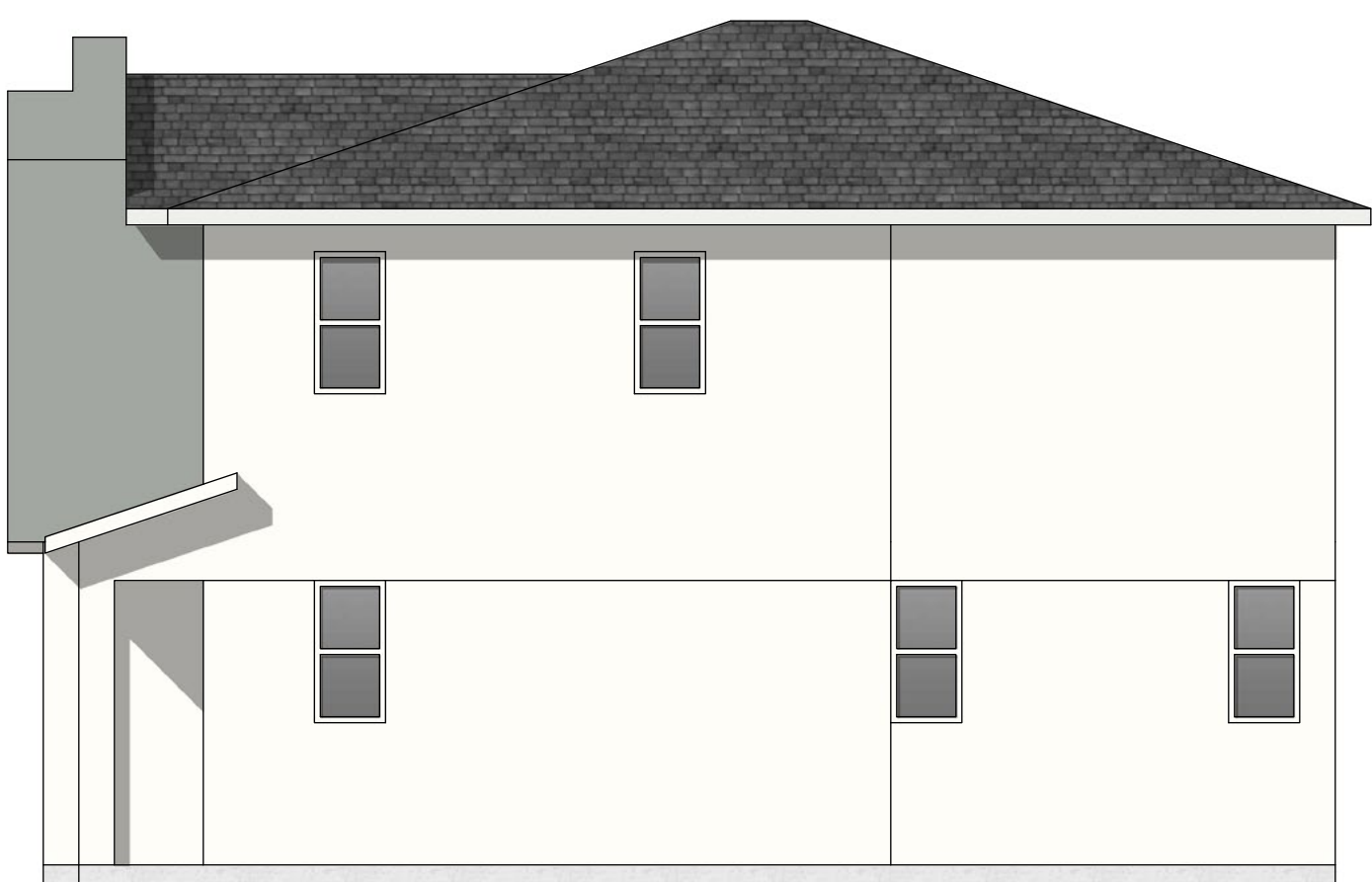
DATE: NOV 7, 2022



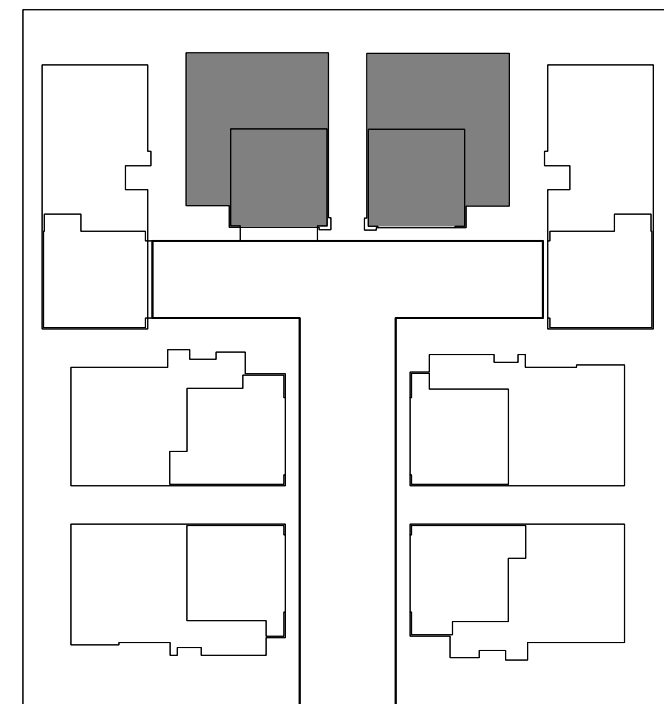
PERSPECTIVE



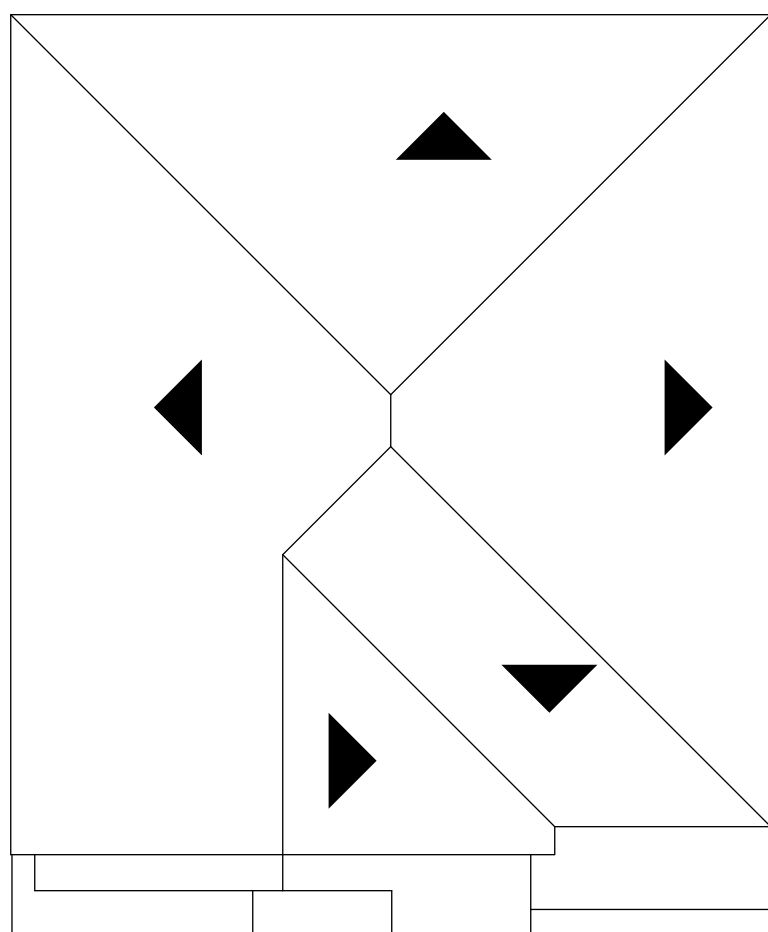
LEFT ELEVATION



RIGHT ELEVATION



KEY PLAN



ROOF PLAN
SLOPE 4:12 TYP.



REAR ELEVATION



FRONT ELEVATION

PLAN 1 - ELEVATION B



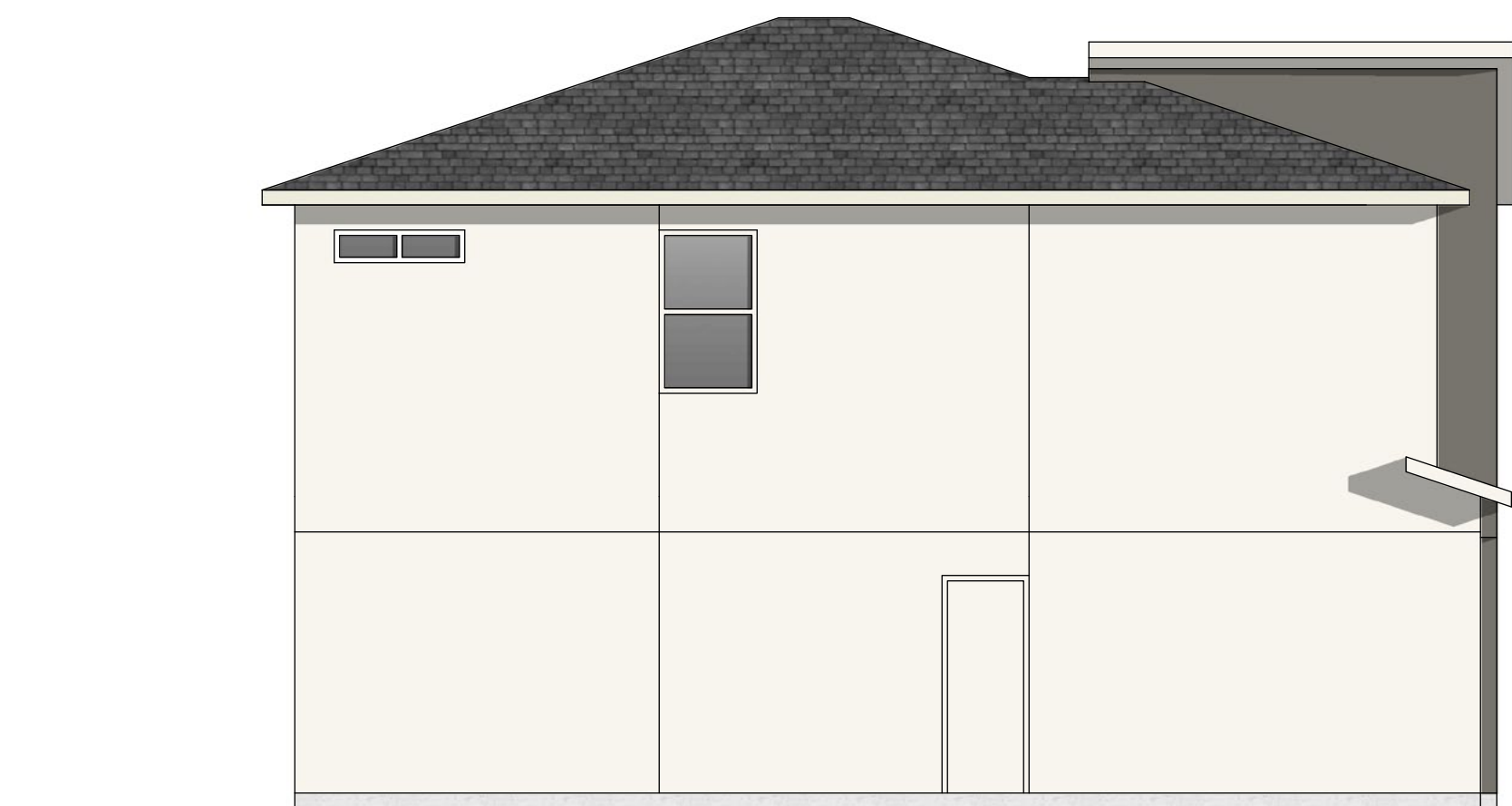
KB Home Central California
 3005 Douglas Blvd. Suite 250
 Roseville, CA 95661
 (916)945-3880

Wildcat West
 Rocklin, CA

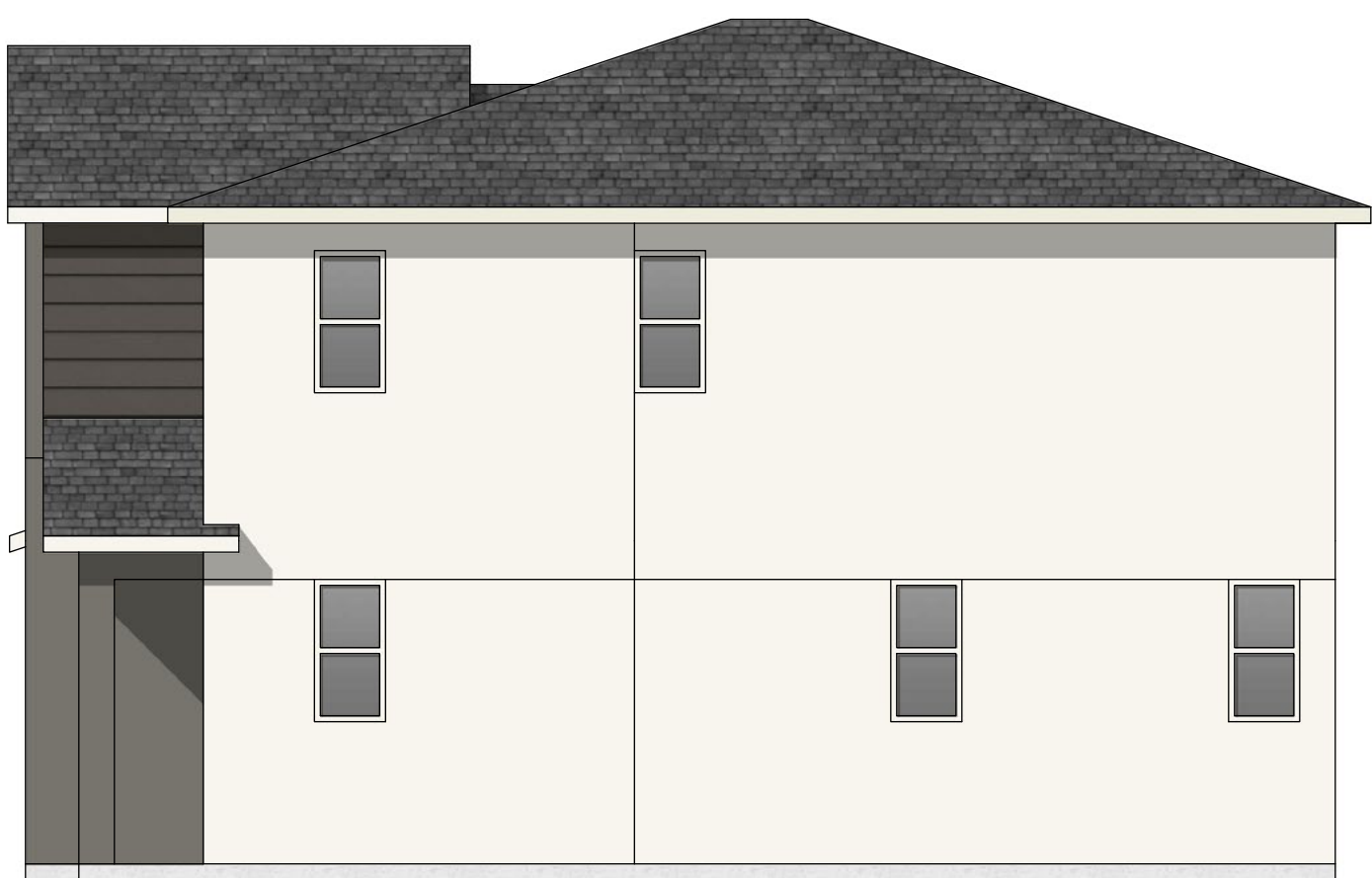
PLAN: 230.1580
 DATE: NOV 7, 2022



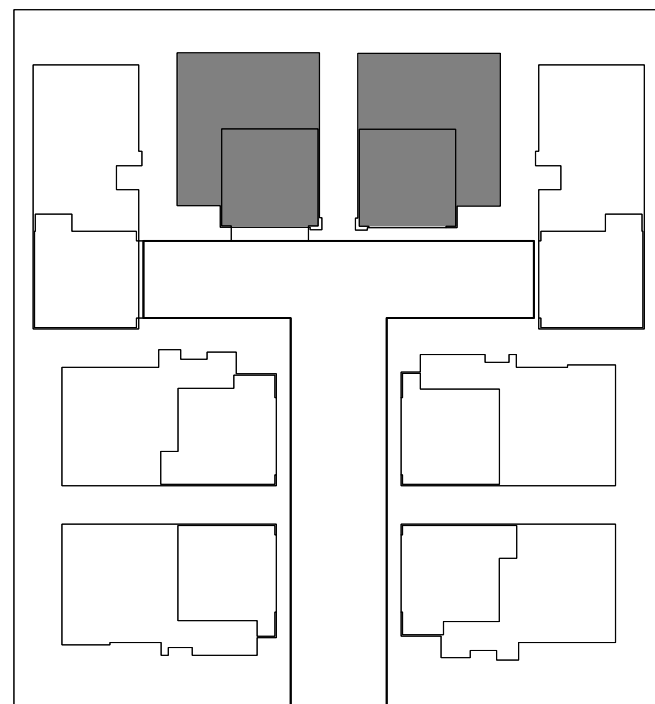
PERSPECTIVE



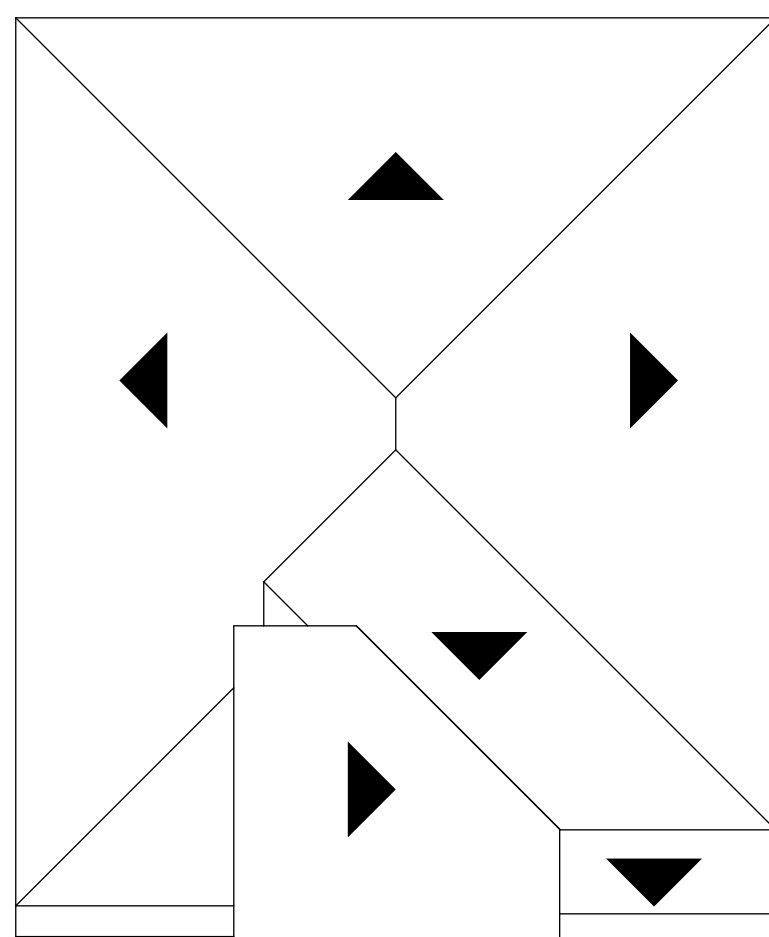
LEFT ELEVATION



RIGHT ELEVATION



KEY PLAN



ROOF PLAN
SLOPE 4:12 TYP.



REAR ELEVATION



FRONT ELEVATION

PLAN 1 - ELEVATION C

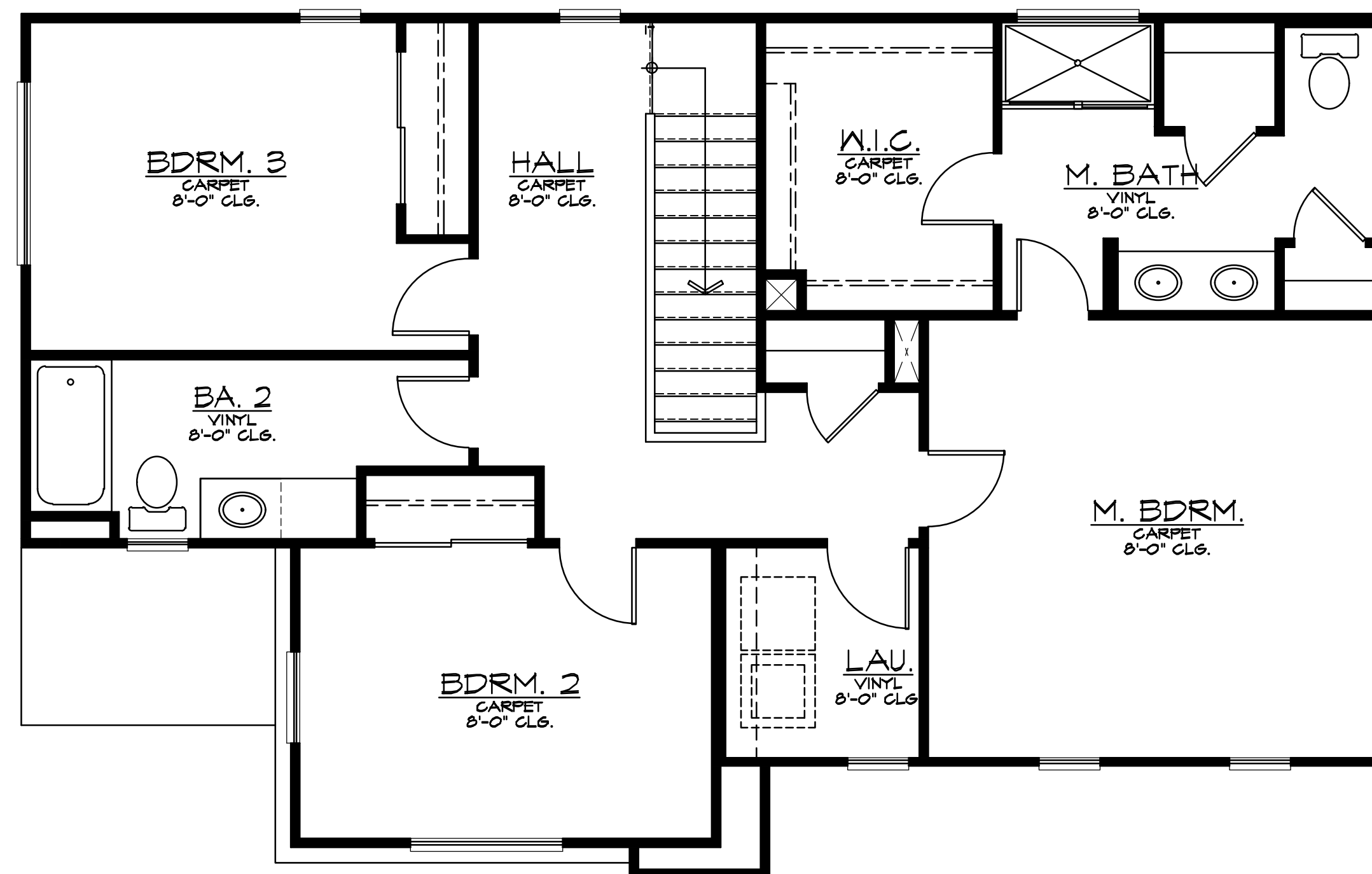


KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

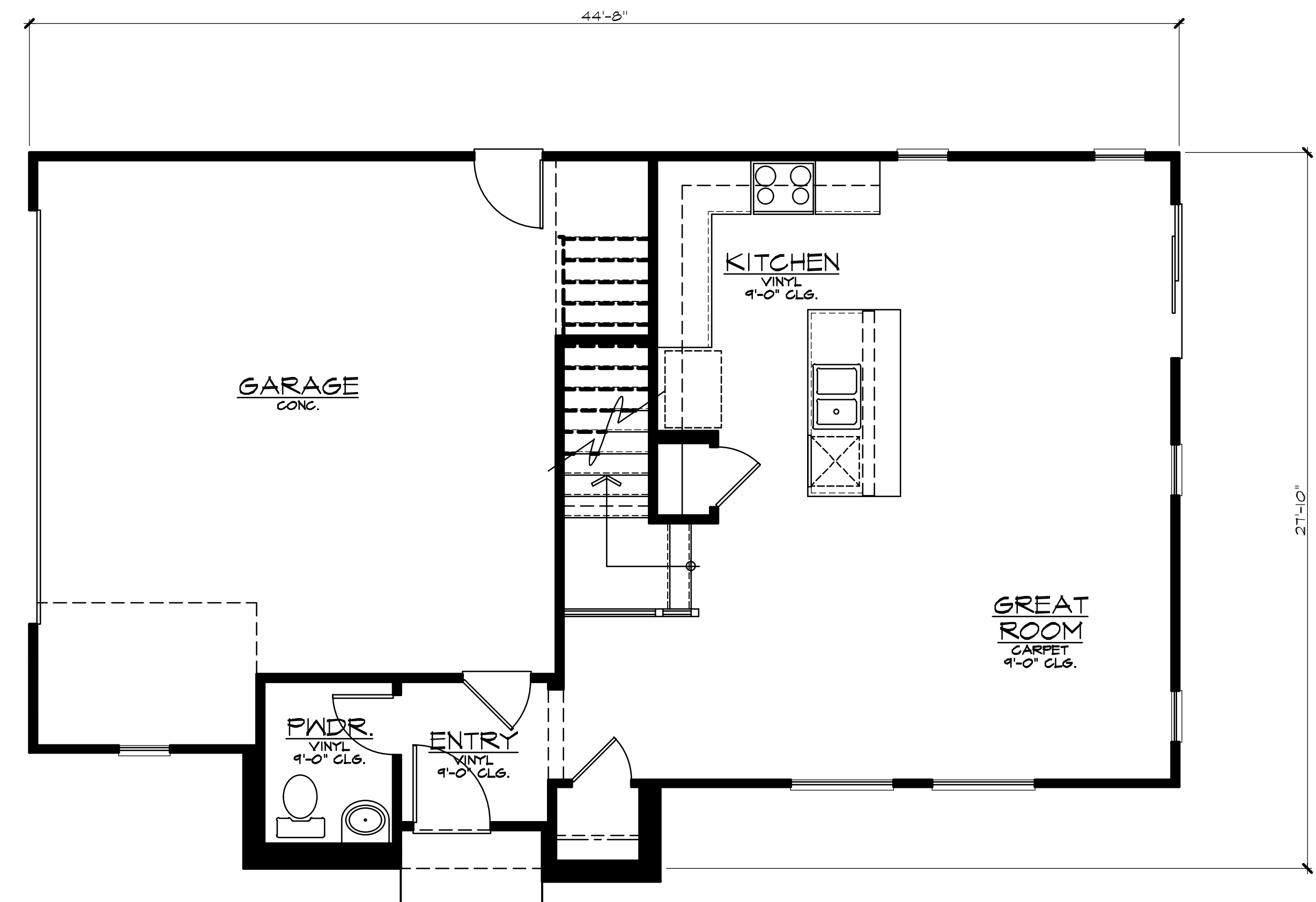
Wildcat West
Rocklin, CA

PLAN: 230.1580

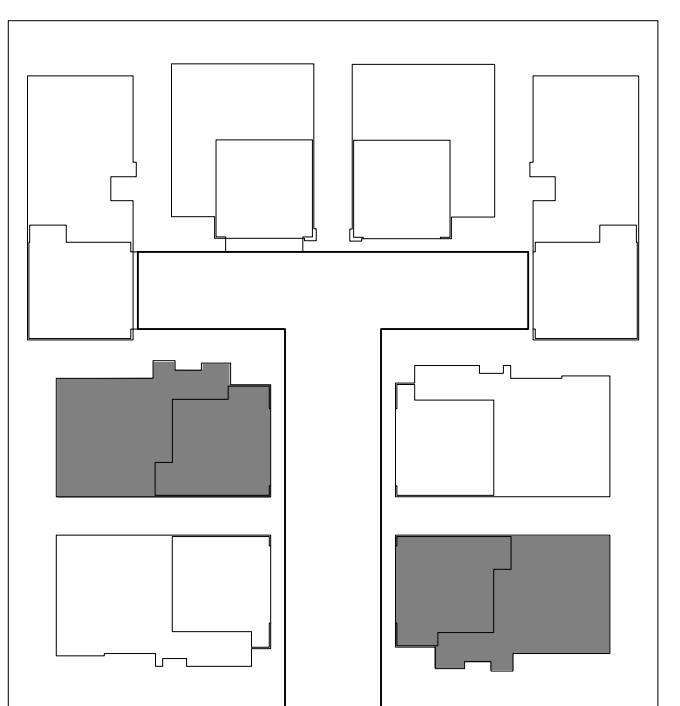
DATE: NOV 7, 2022



PLAN 2A - SECOND FLOOR PLAN



PLAN 2A - FIRST FLOOR PLAN



PLAN 2 - FLOOR PLANS

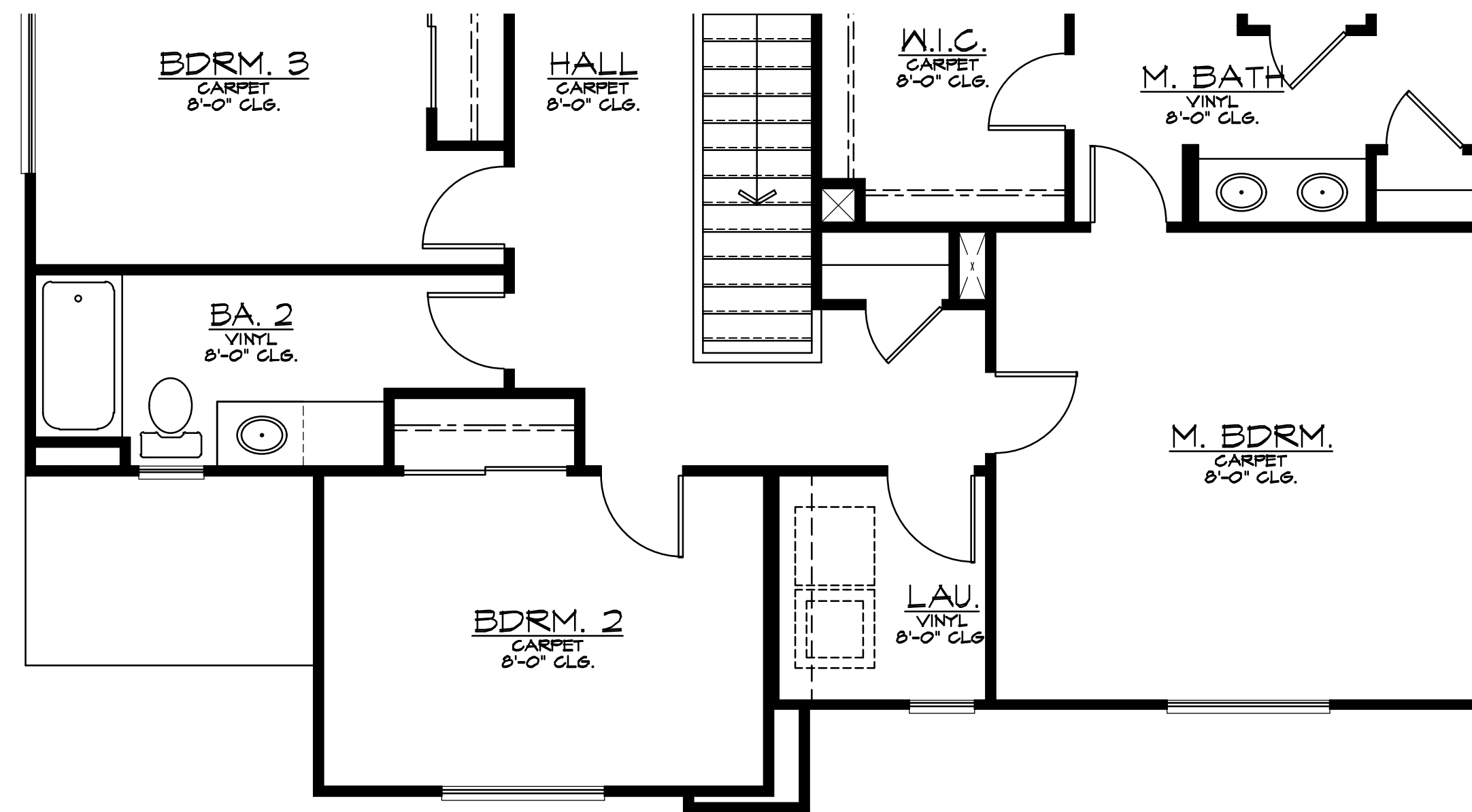


KB Home Central California
 3005 Douglas Blvd. Suite 250
 Roseville, CA 95661
 (916)945-3880

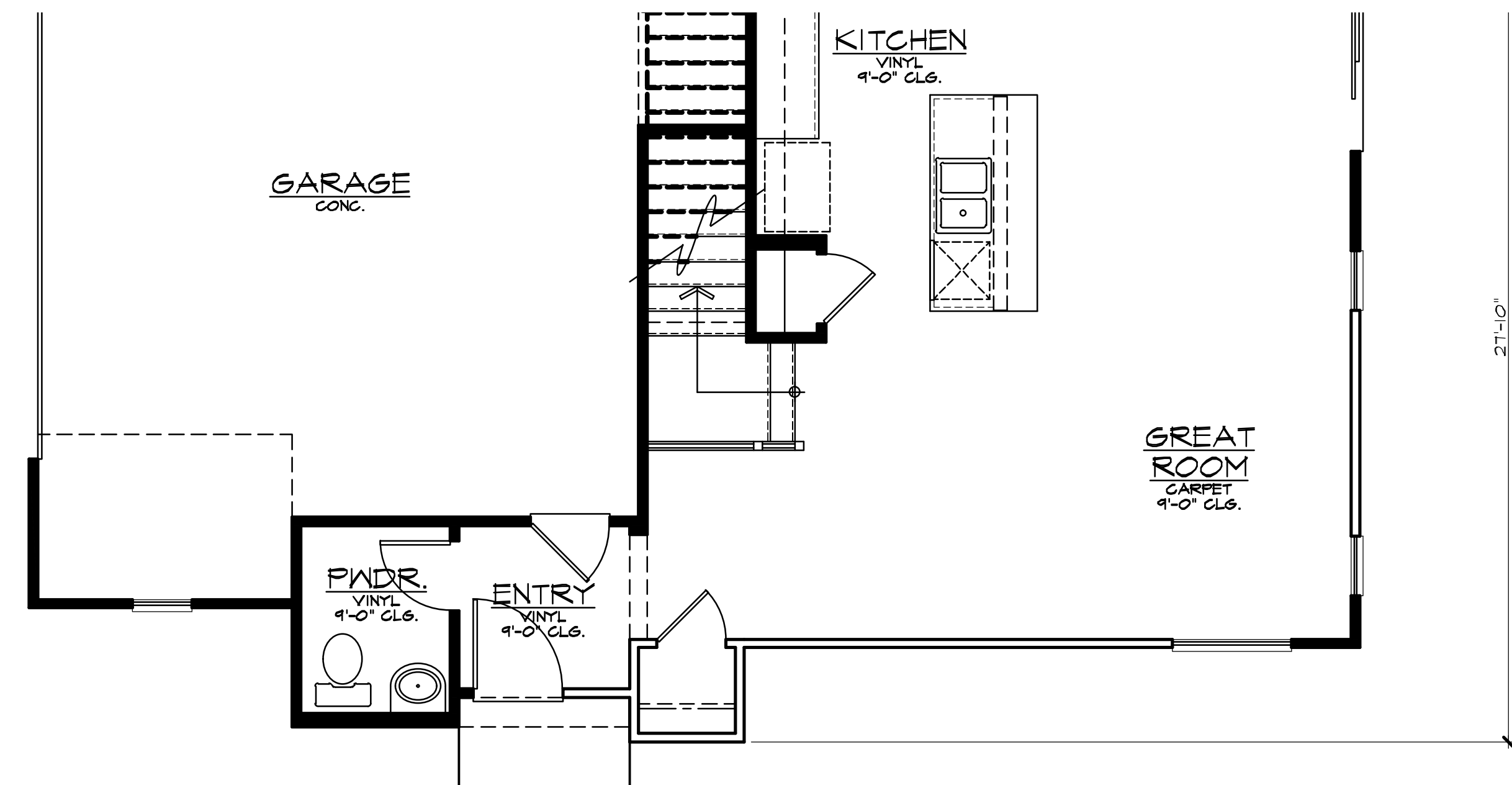
Wildcat West
 Rocklin, CA

PLAN: 245.1691

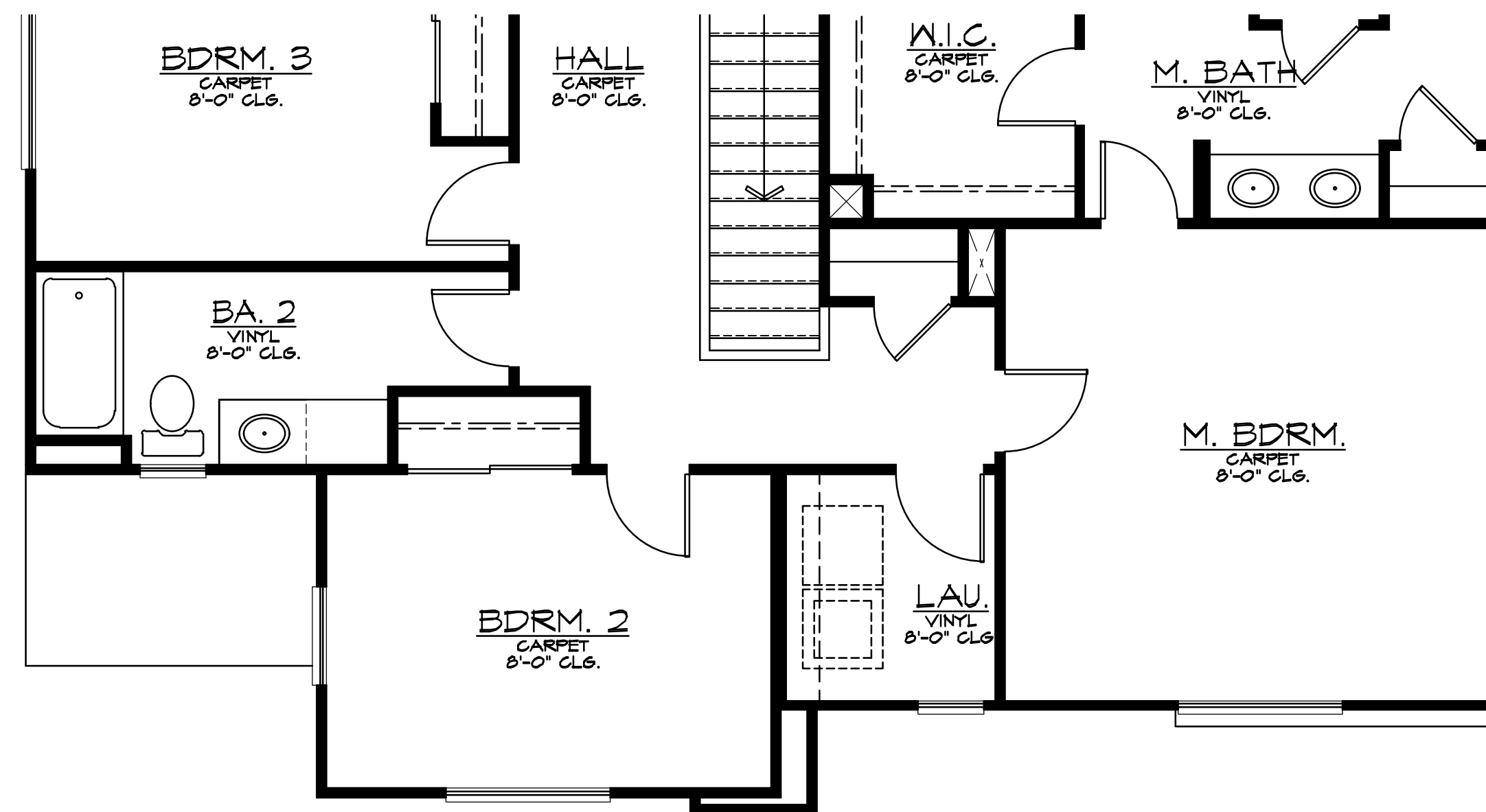
DATE: NOV 7, 2022



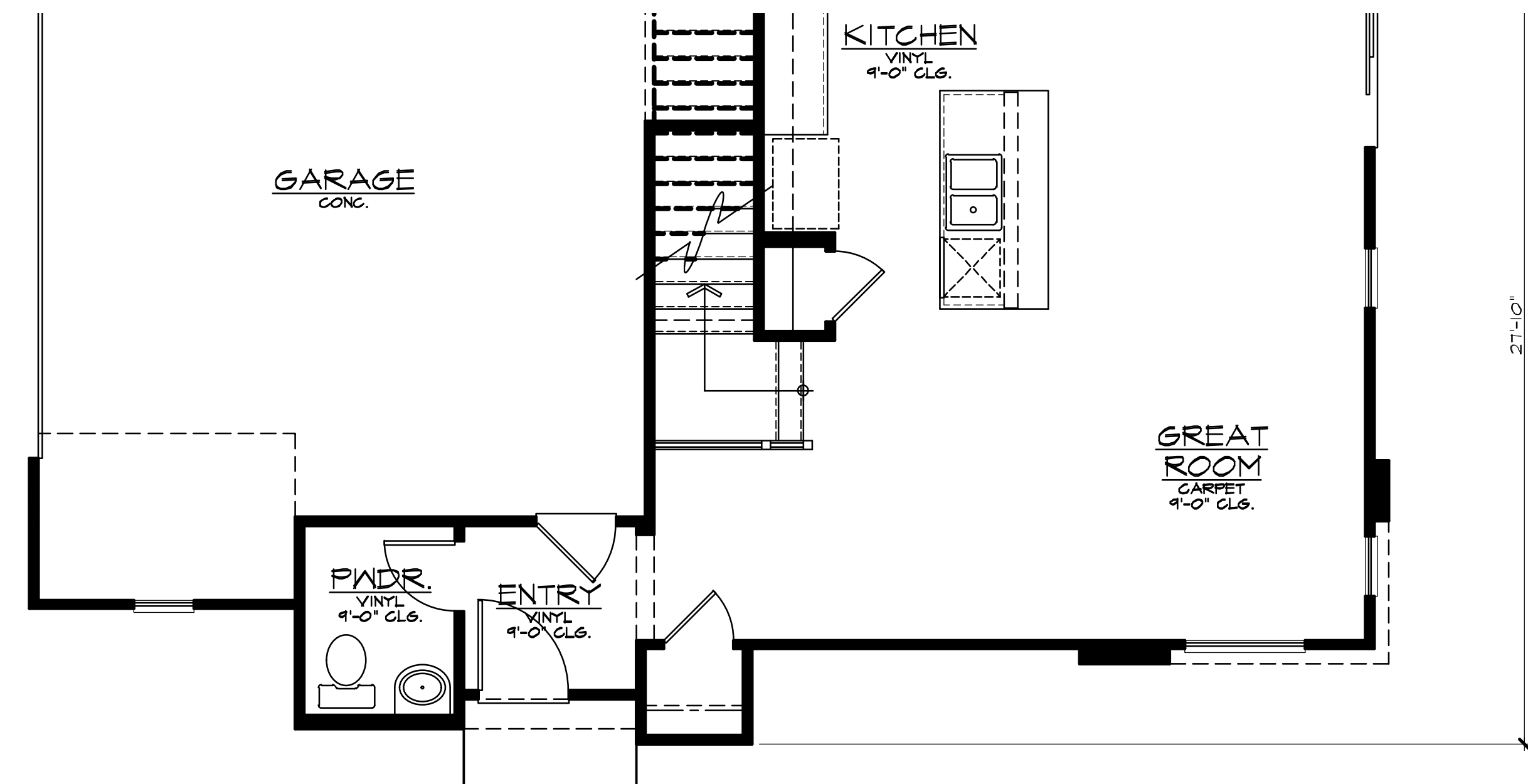
PLAN 2B - SECOND FLOOR PATIAL PLAN



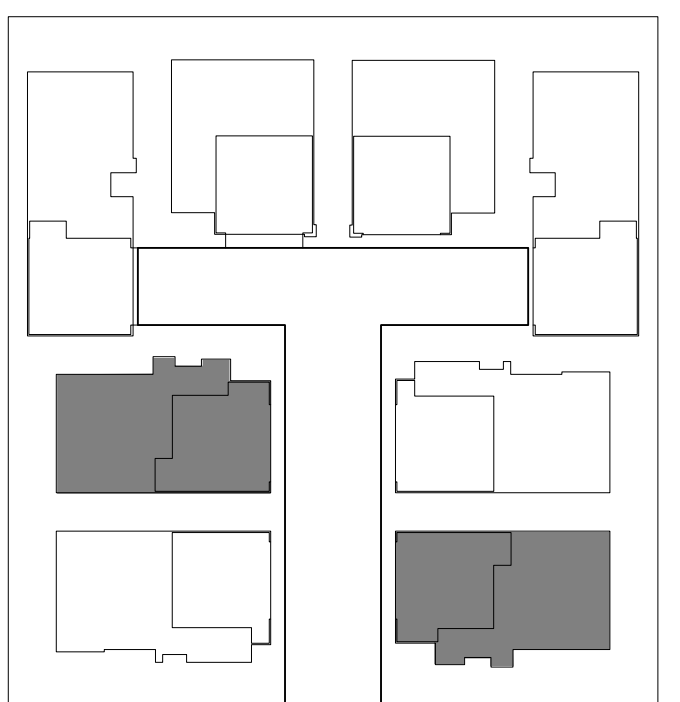
PLAN 2B - FIRST FLOOR PATIAL PLAN



PLAN 2C - SECOND FLOOR PATIAL PLAN



PLAN 2C - FIRST FLOOR PATIAL PLAN



PLAN 2 - PARTIAL FLOOR PLANS

ELEVATION LEGEND

- 1 STUCCO OVER FOAM TRIM
- 2 CONCRETE FLATE TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 HORIZONTAL SIDING
- 6 COMPOSITE ENTRY DOOR
- 7 WOOD AWNING
- 8 VINYL WINDOW SYSTEM



PLAN 2 - ELEVATION A



PLAN 2 - ELEVATION C



PLAN 2 - ELEVATION B

PLAN 2 - FRONT ELEVATIONS



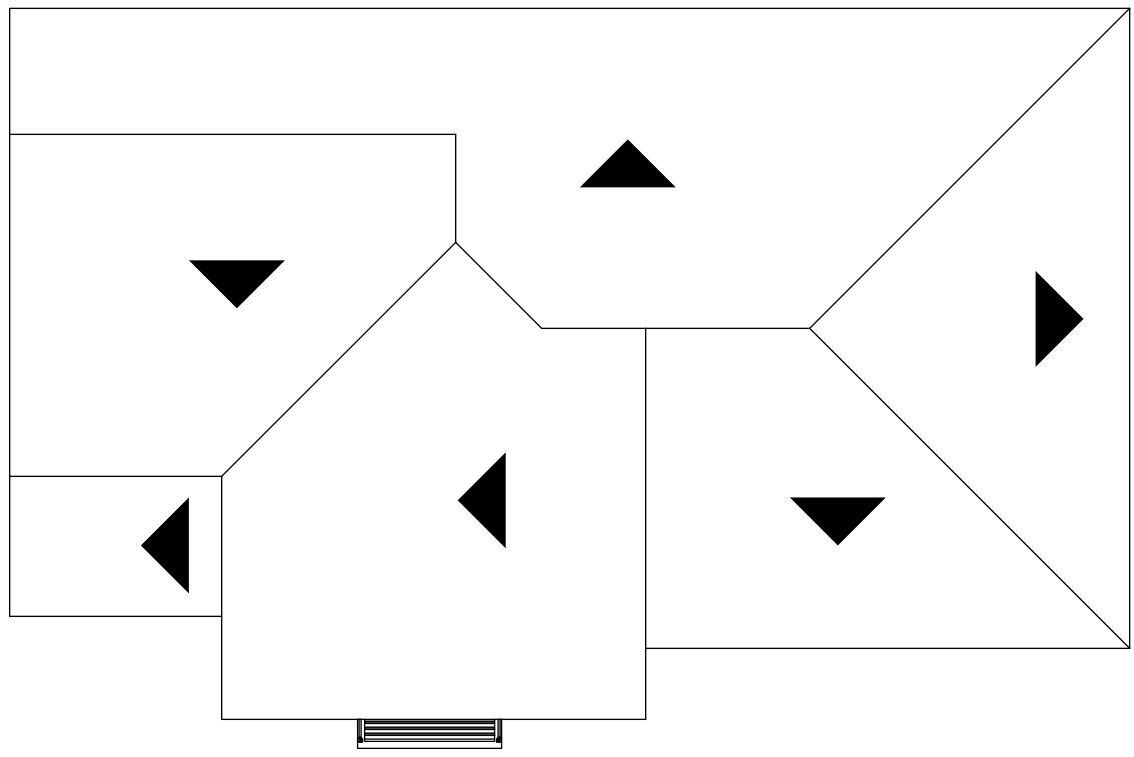
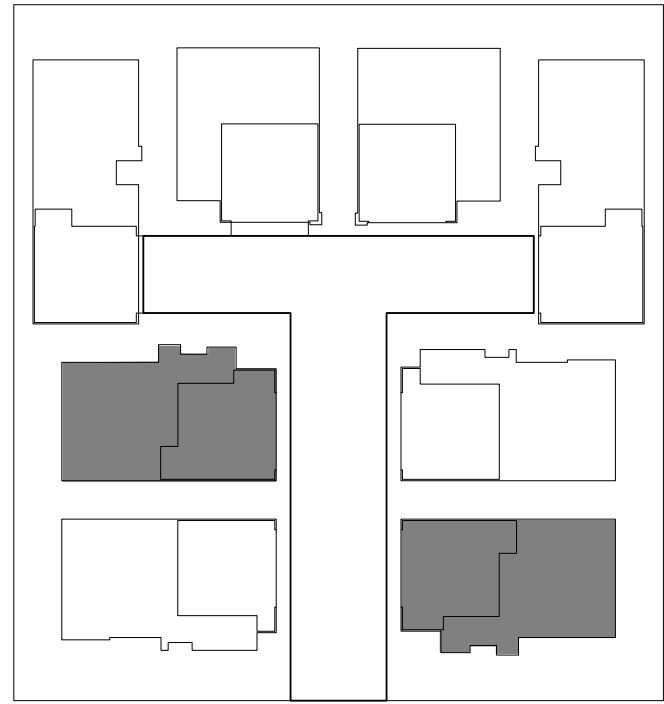
PERSPECTIVE



LEFT ELEVATION



RIGHT ELEVATION



ROOF PLAN
SLOPE 4:12 TYP.



REAR ELEVATION



FRONT ELEVATION

PLAN 2 - ELEVATION A

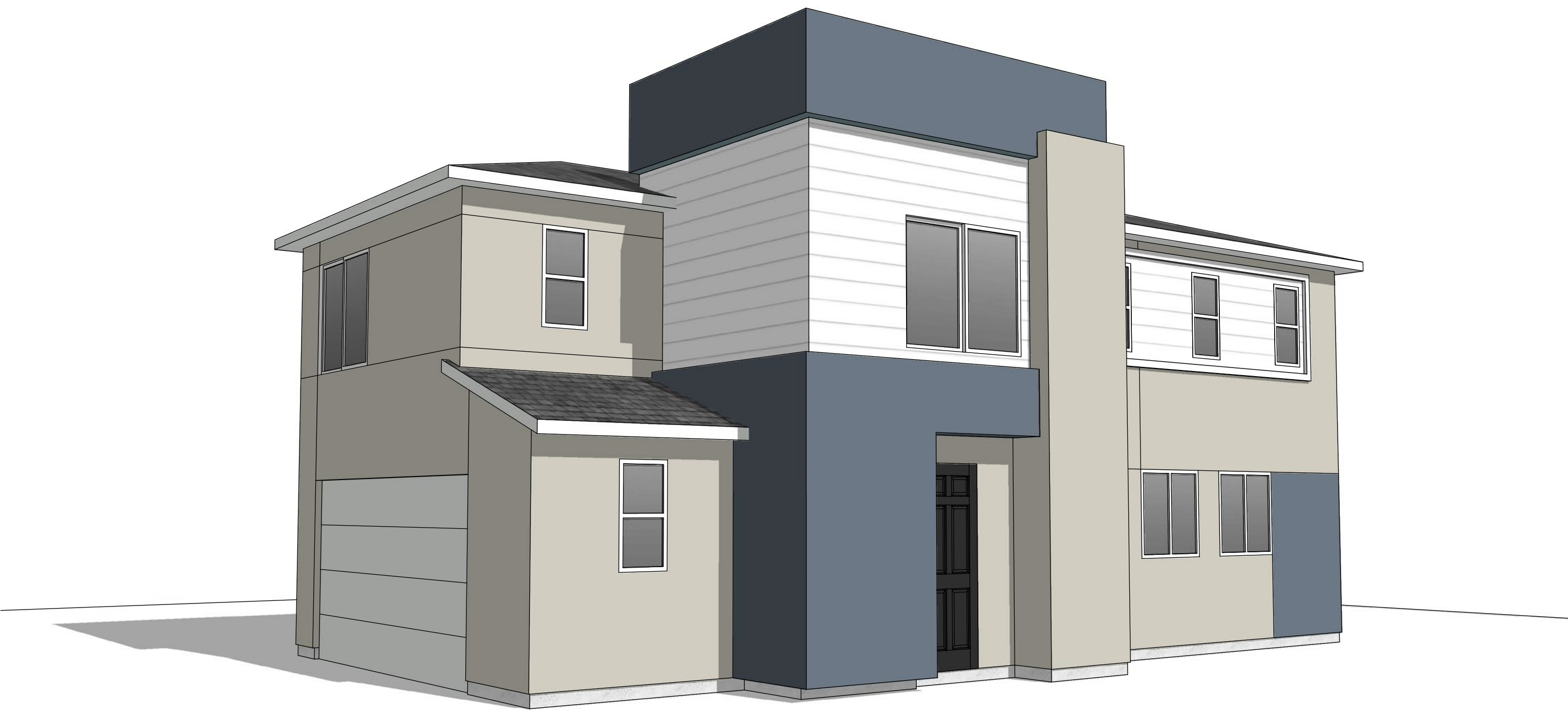


KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

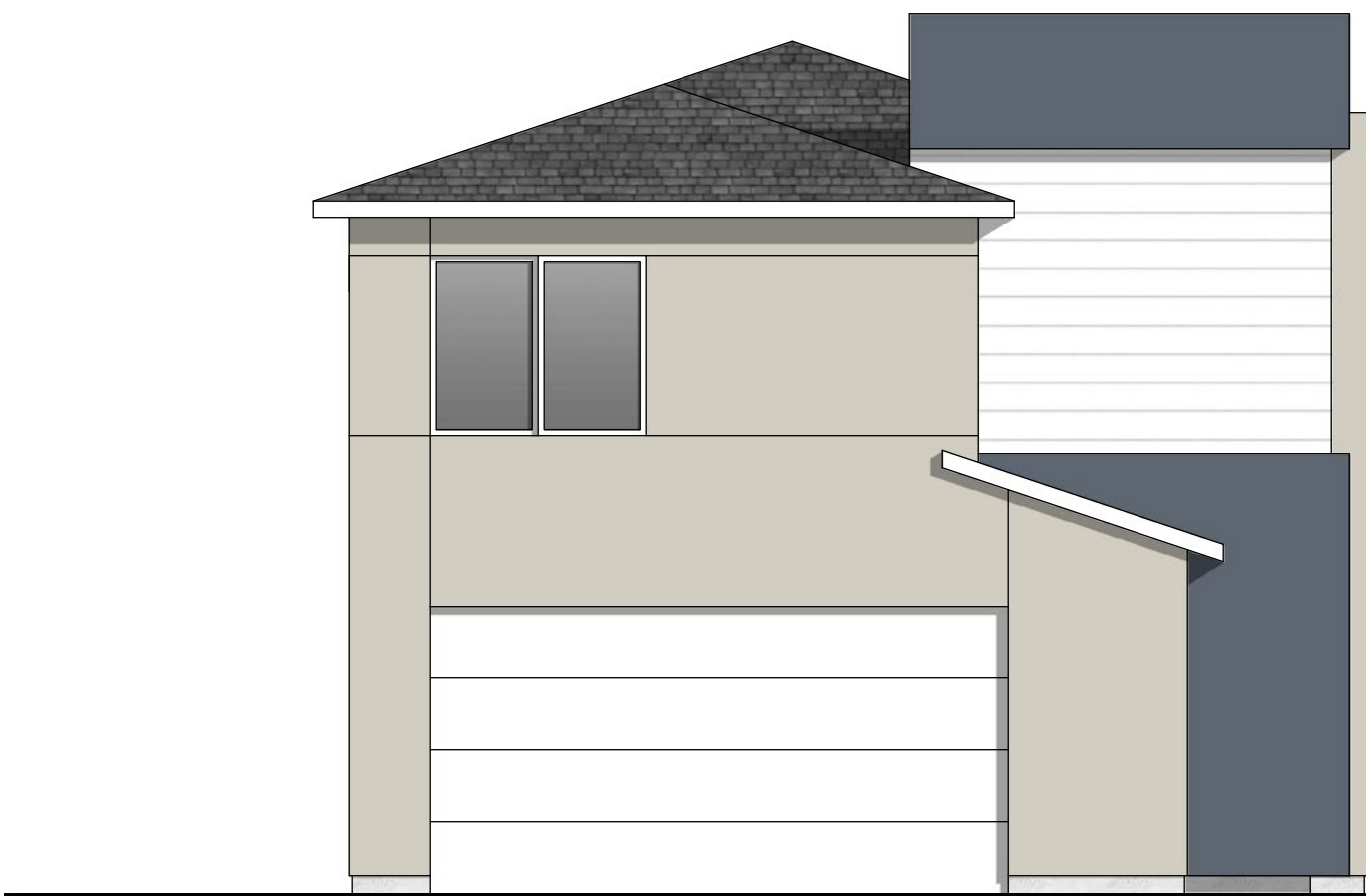
Wildcat West
Rocklin, CA

PLAN: 245.1691

DATE: NOV 7, 2022



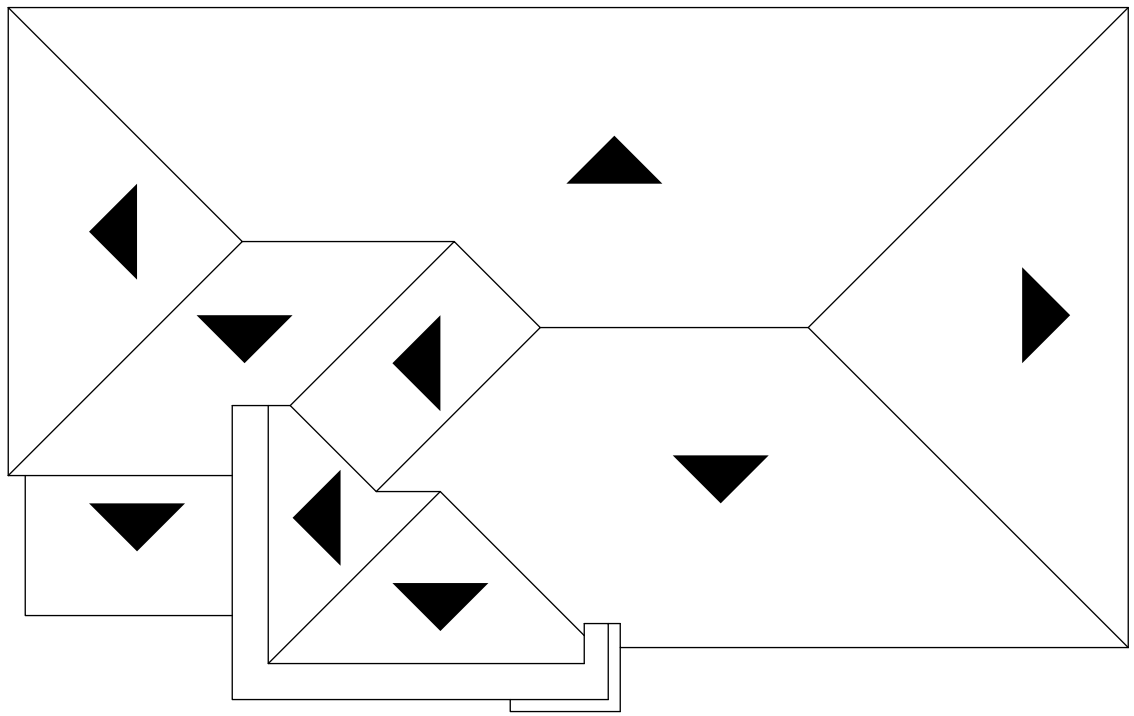
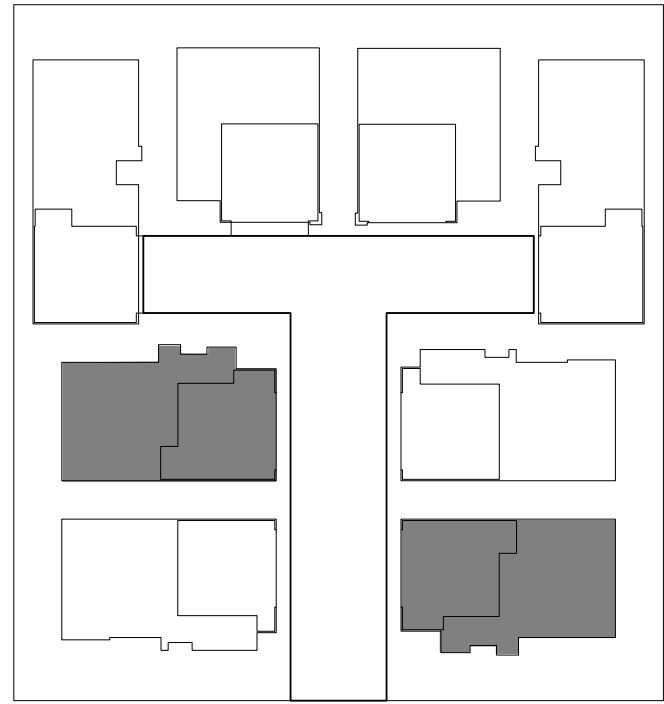
PERSPECTIVE



LEFT ELEVATION



RIGHT ELEVATION



ROOF PLAN
SLOPE 4:12 TYP.



REAR ELEVATION



FRONT ELEVATION



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

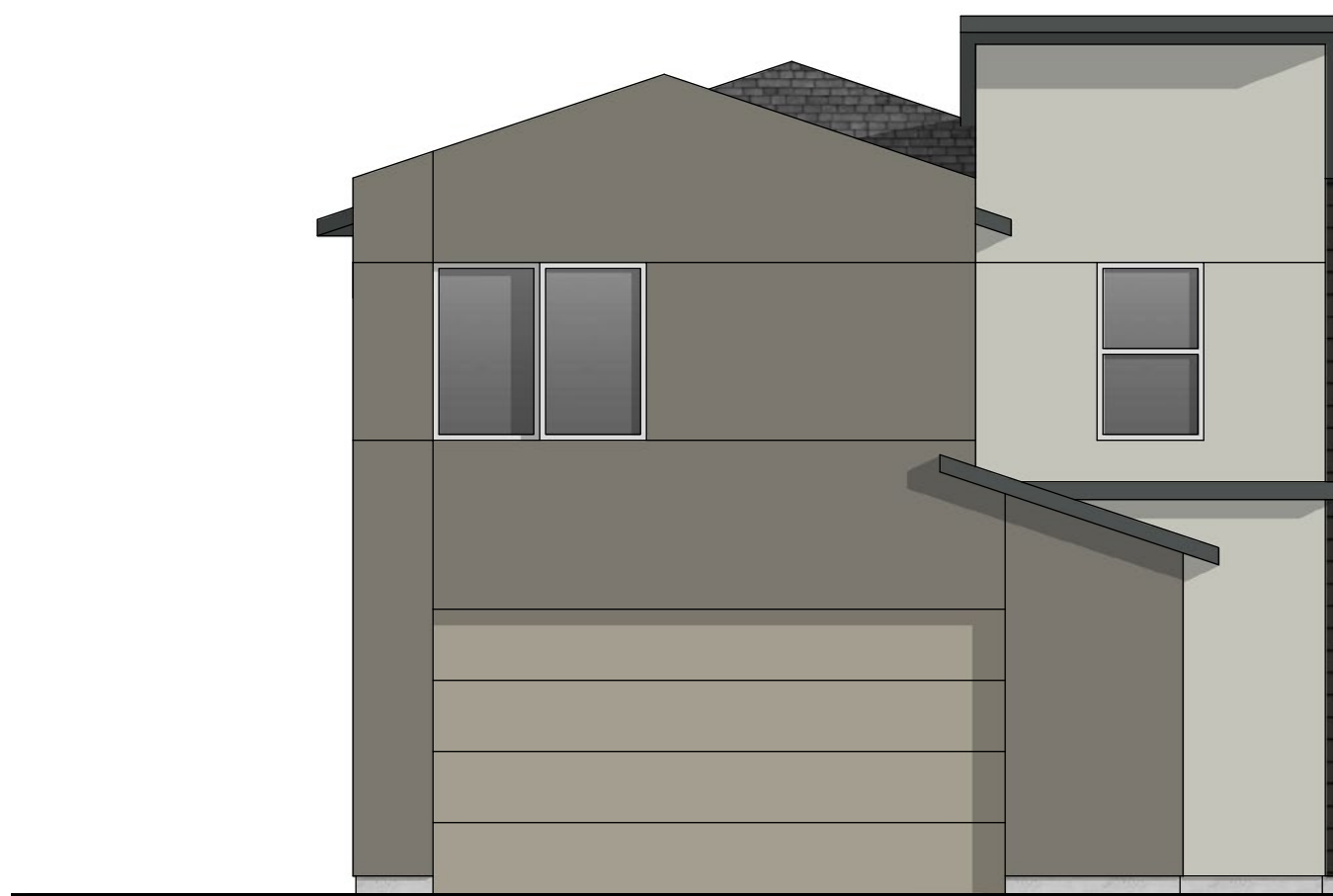
Wildcat West

Rocklin, CA

PLAN: 245.1691
DATE: NOV 7, 2022



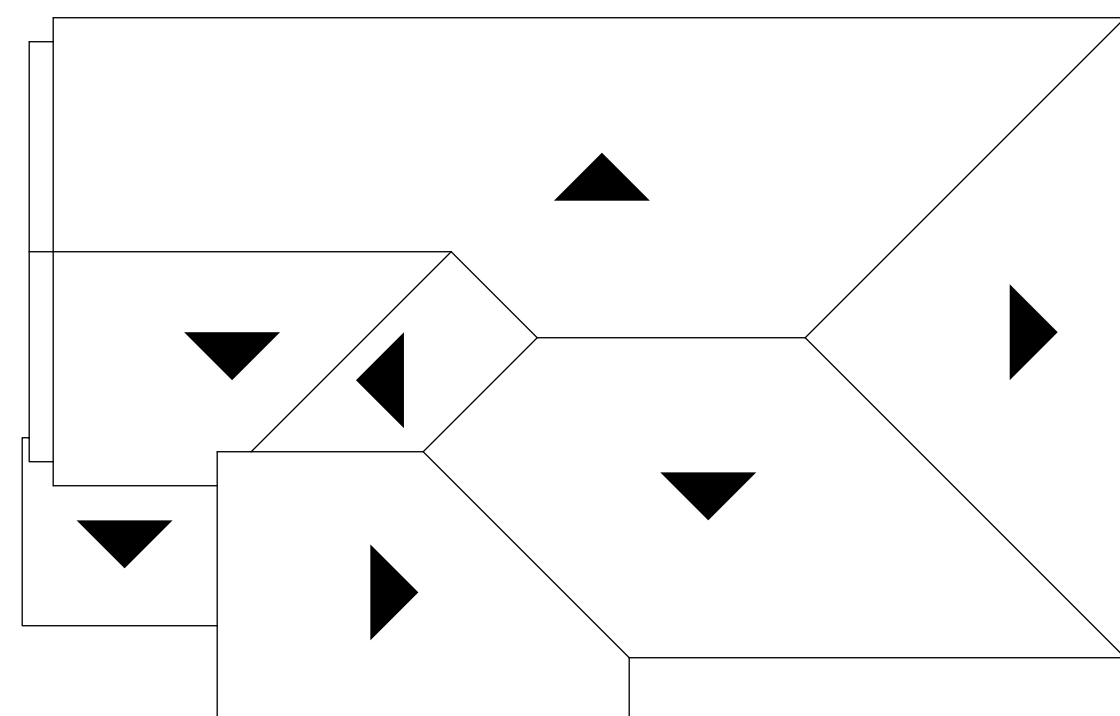
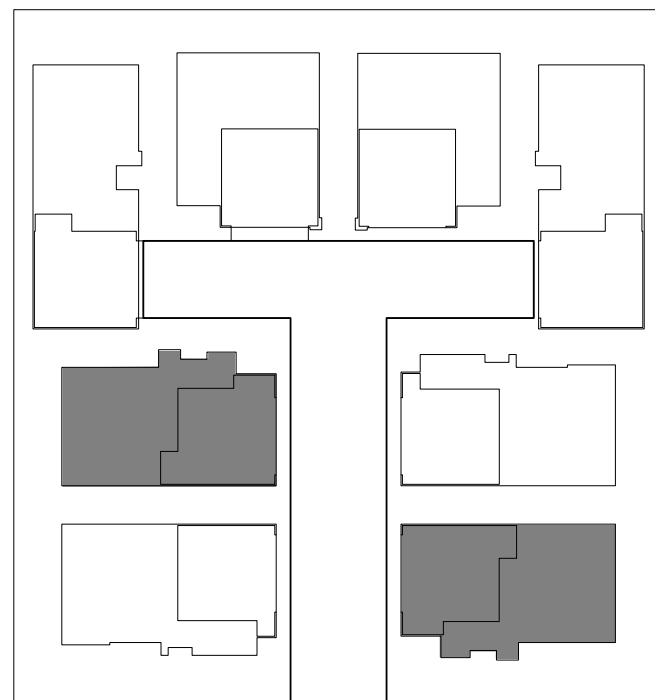
PERSPECTIVE



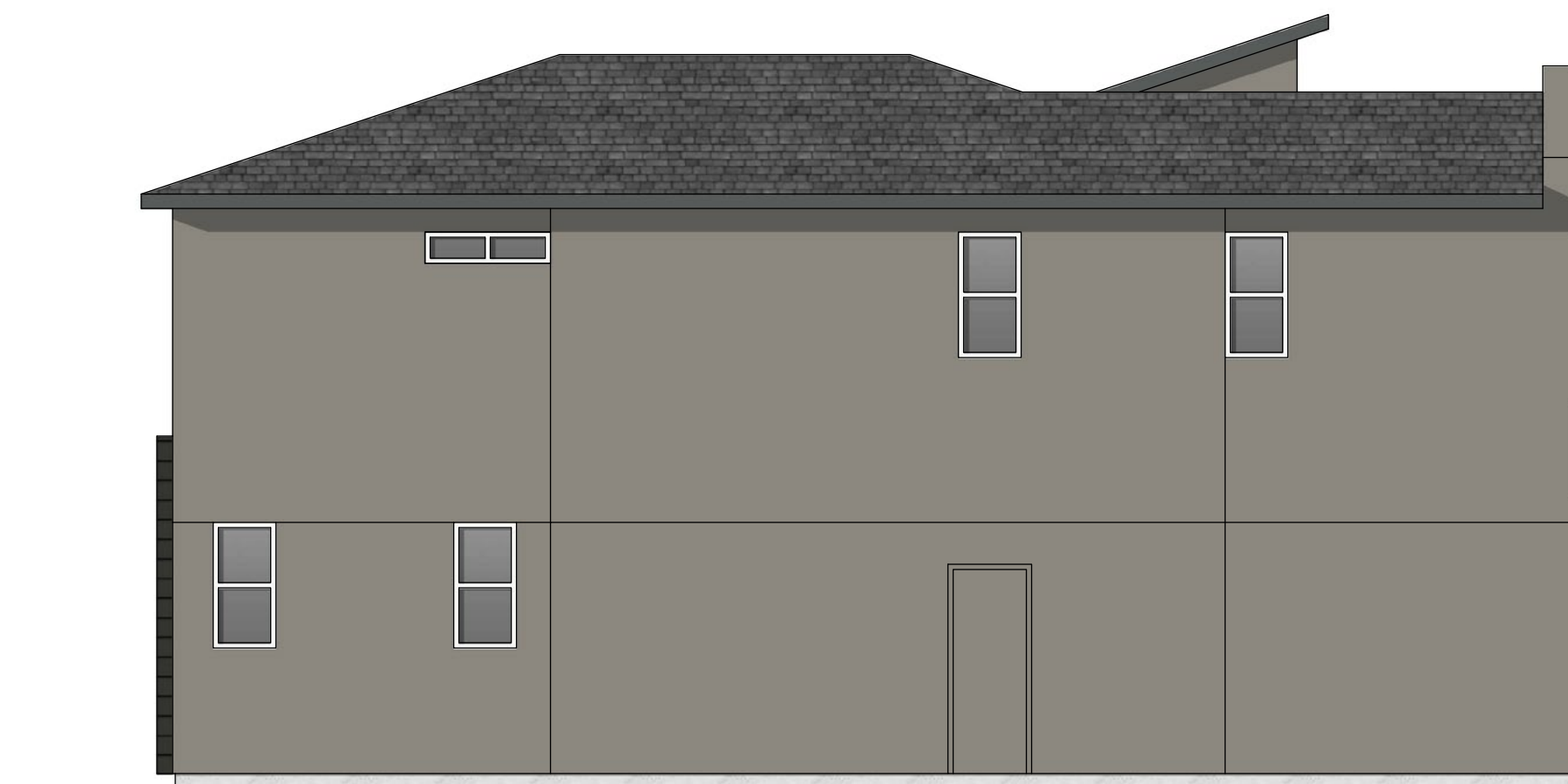
LEFT ELEVATION



RIGHT ELEVATION



ROOF PLAN
SLOPE 4:12 TYP.



REAR ELEVATION



FRONT ELEVATION



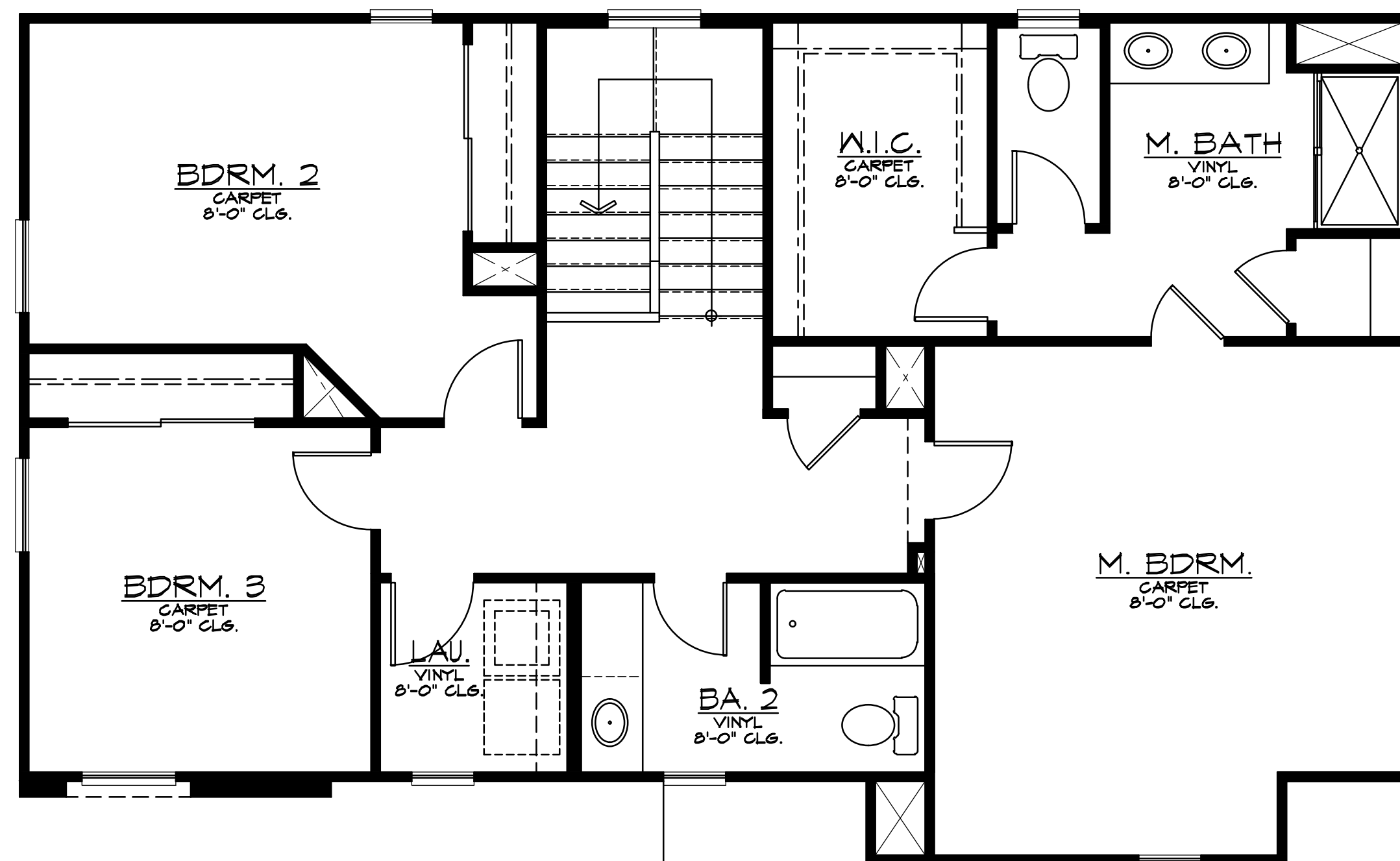
KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

Wildcat West

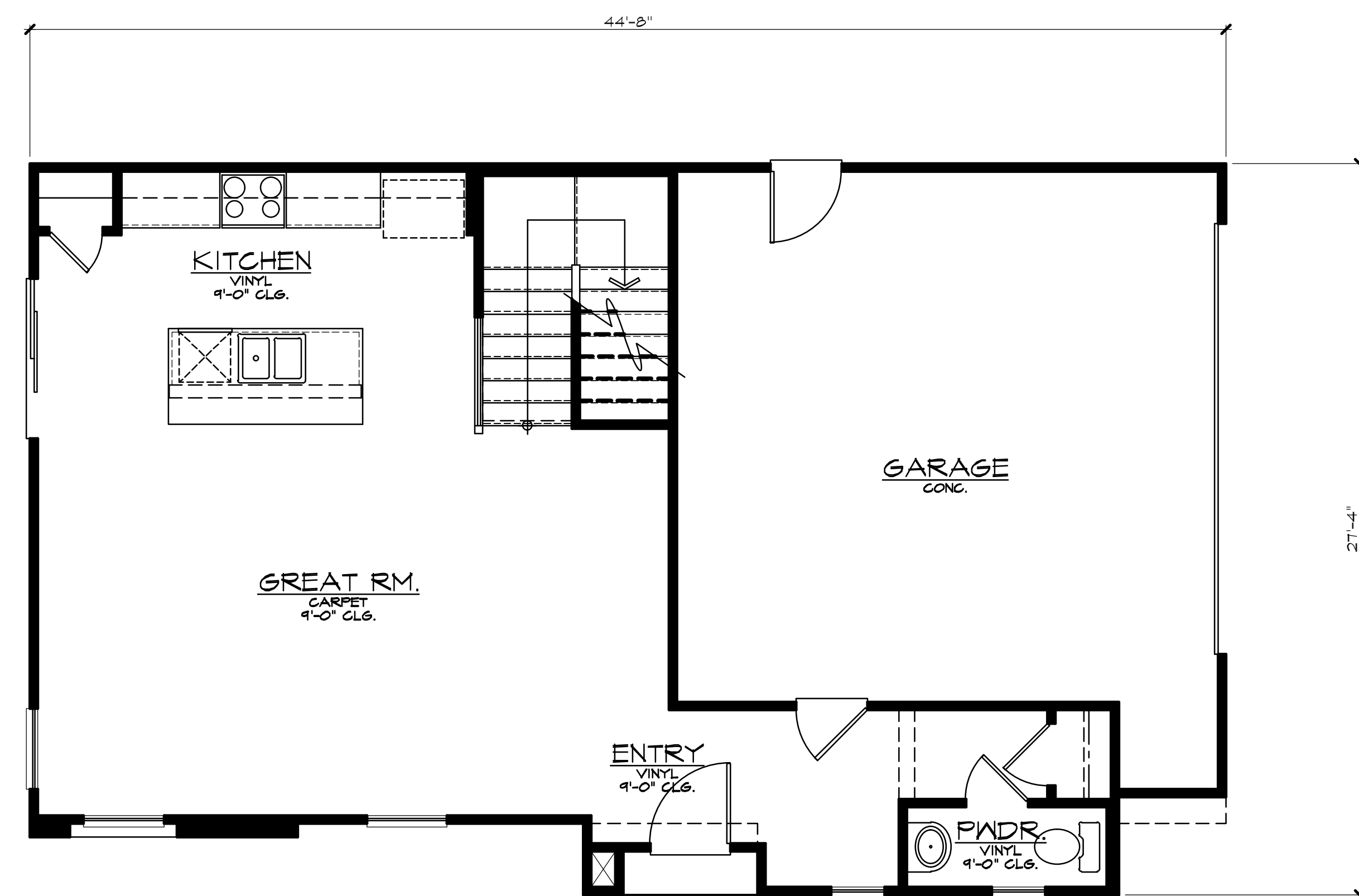
Rocklin, CA

PLAN: 245.1691

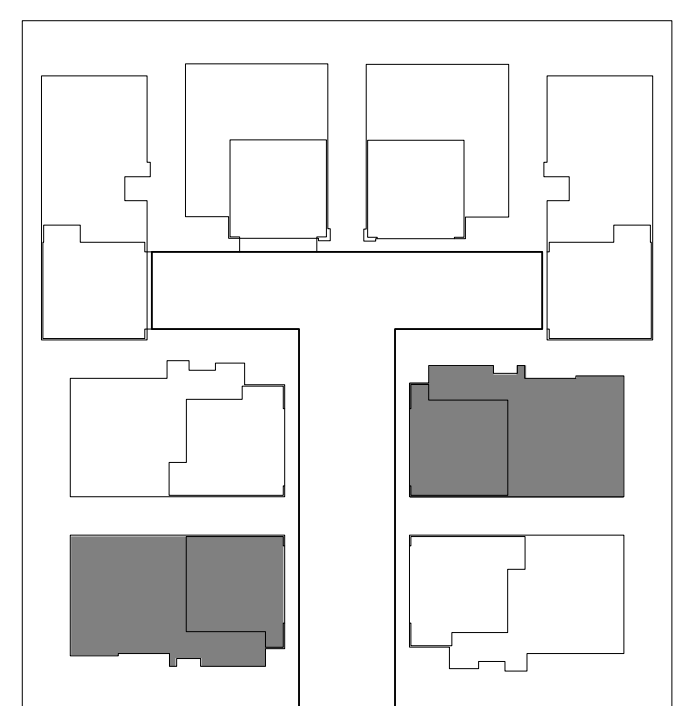
DATE: NOV 7, 2022



PLAN 3A - SECOND FLOOR PLAN



PLAN 3A - FIRST FLOOR PLAN



KEY PLAN

PLAN 3 - FLOOR PLANS

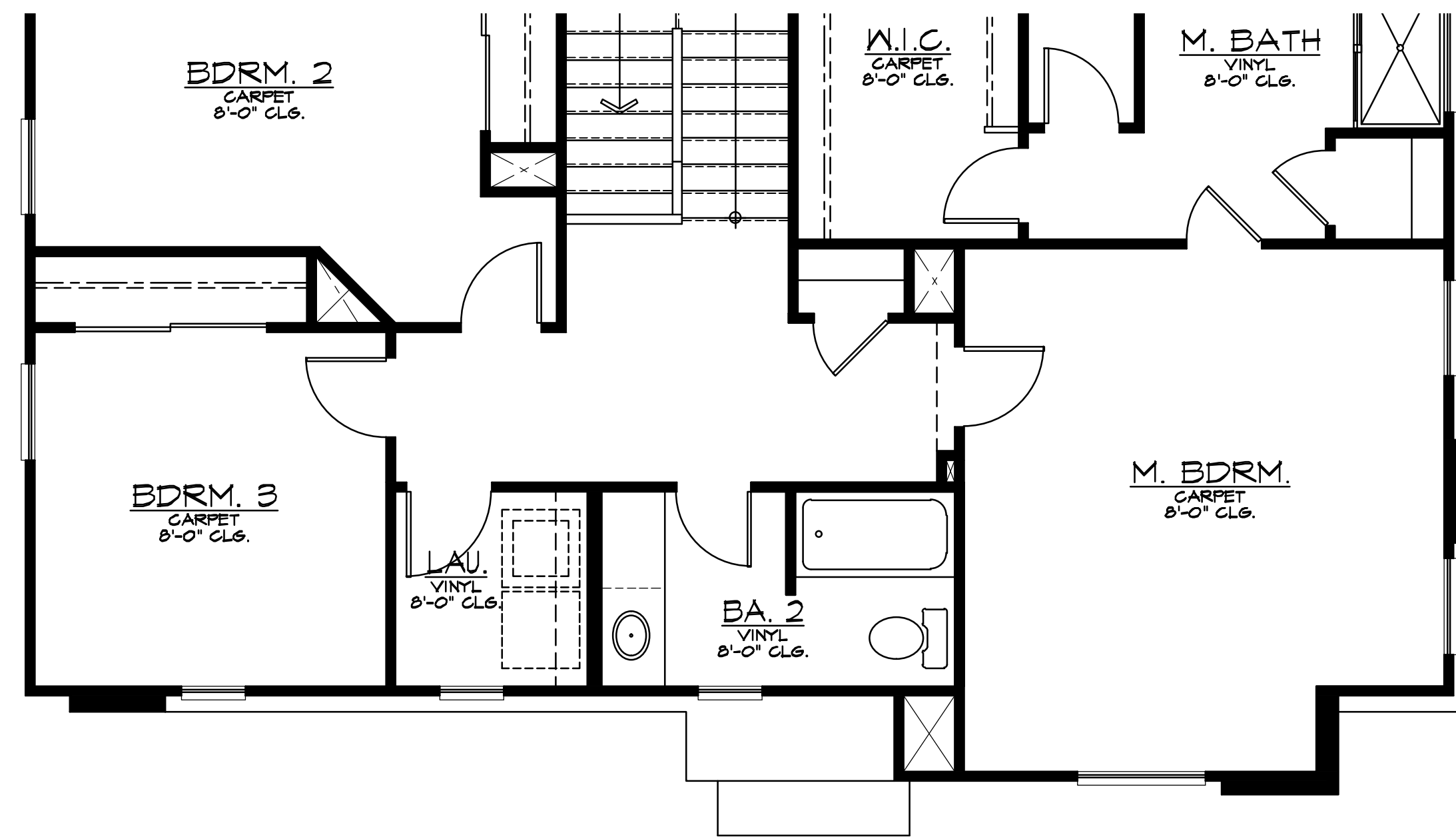


KB Home Central California
 3005 Douglas Blvd. Suite 250
 Roseville, CA 95661
 (916)945-3880

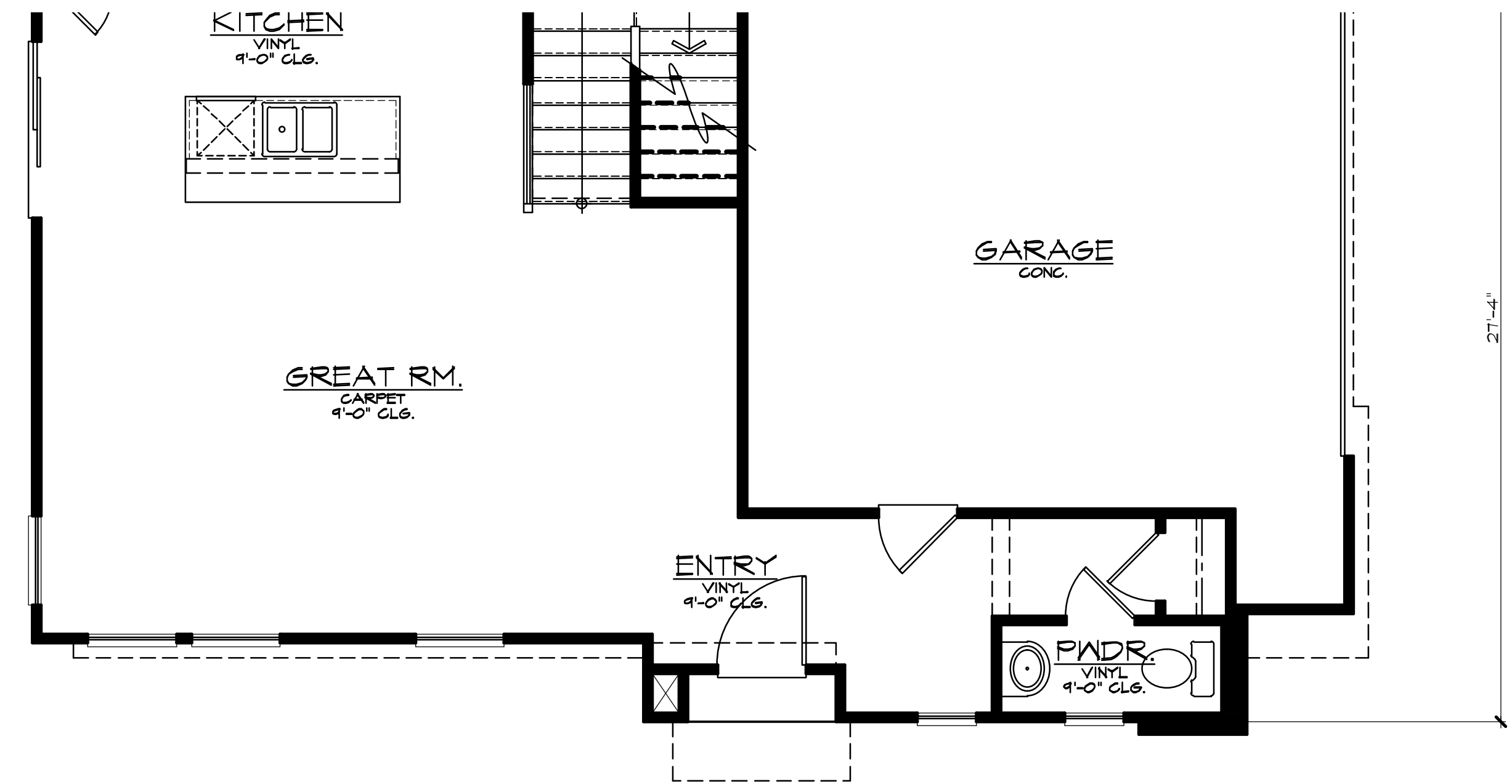
Wildcat West
 Rocklin, CA

PLAN: 245.1787

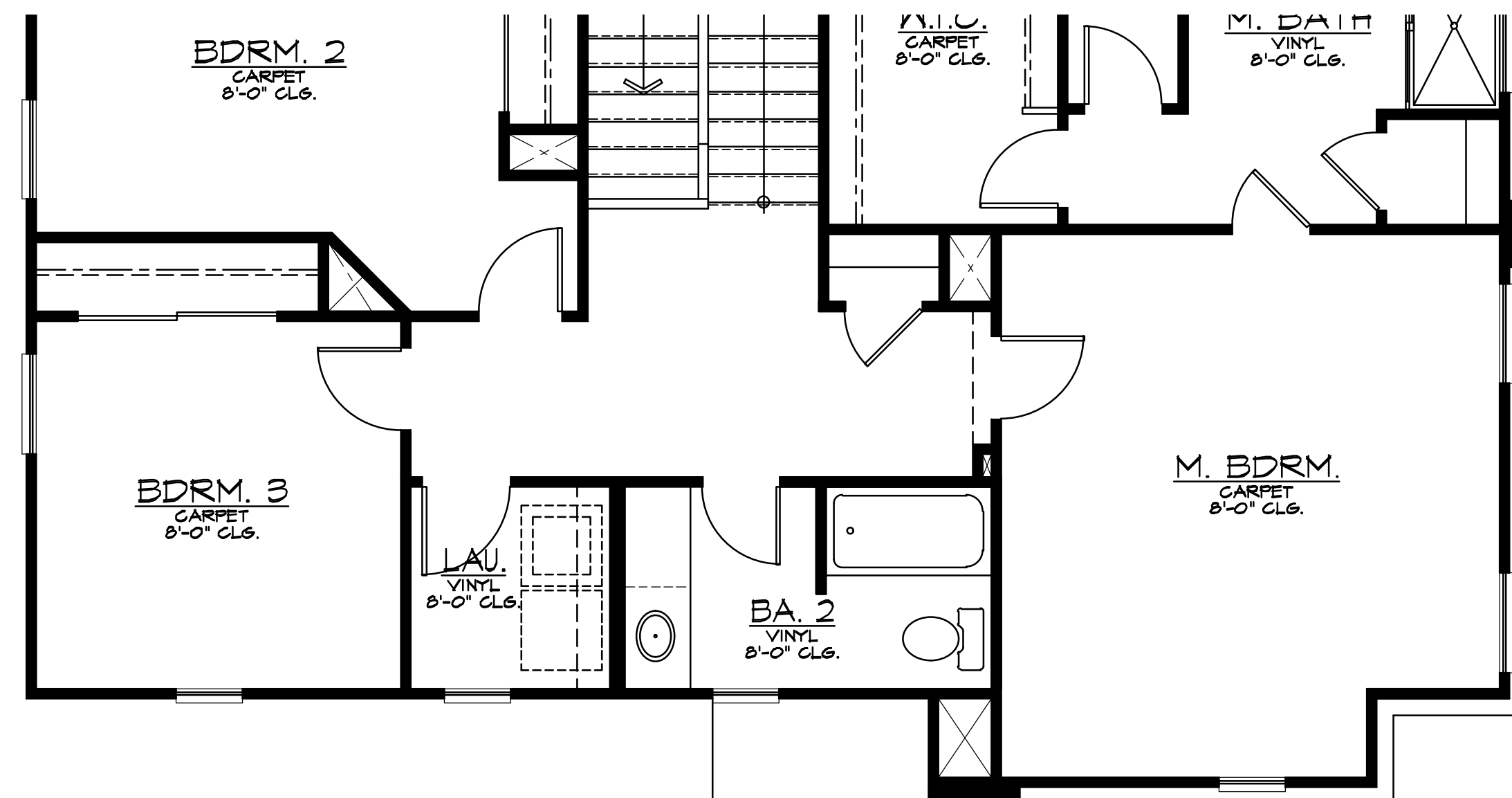
DATE: NOV 7, 2022



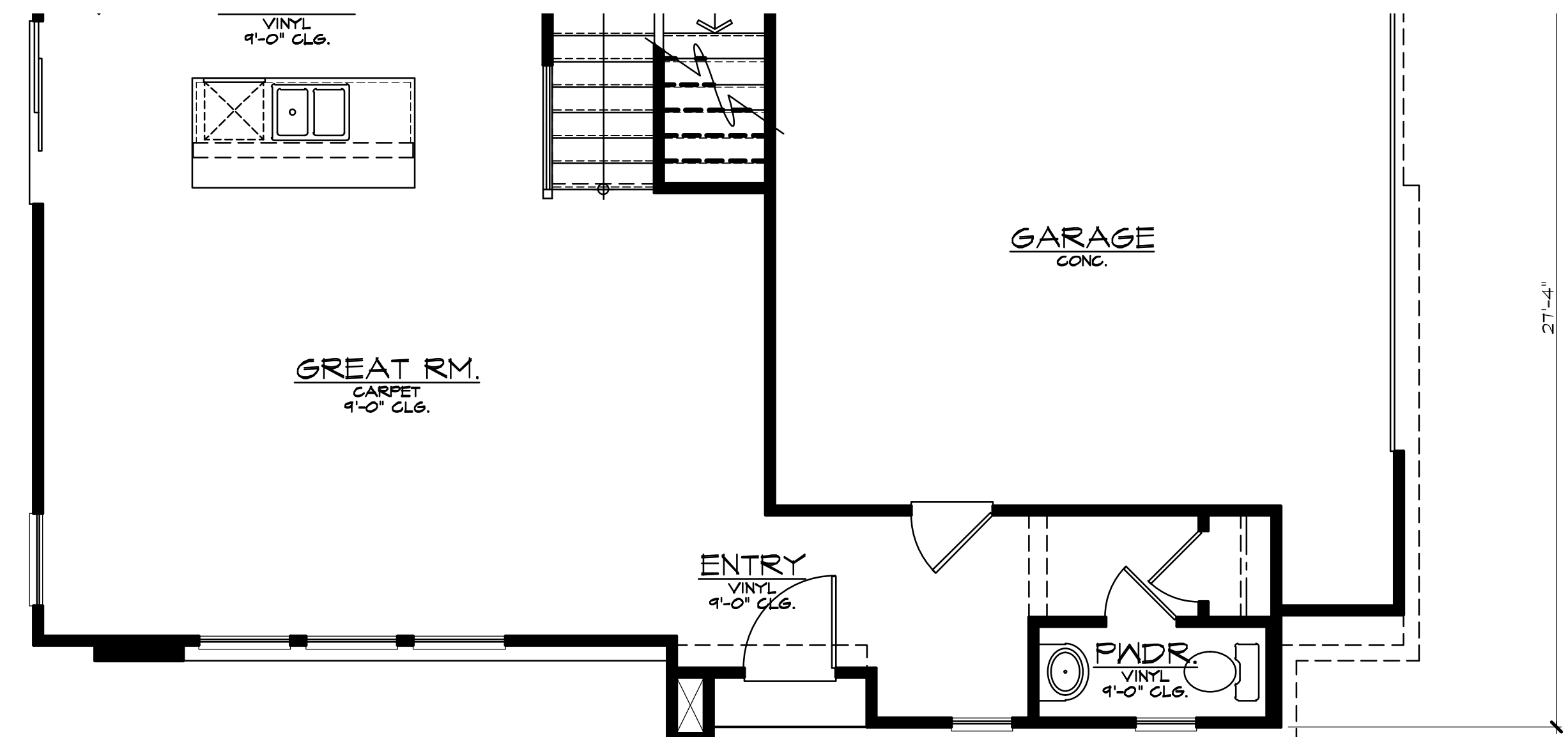
PLAN 3B - SECOND FLOOR PATIAL PLAN



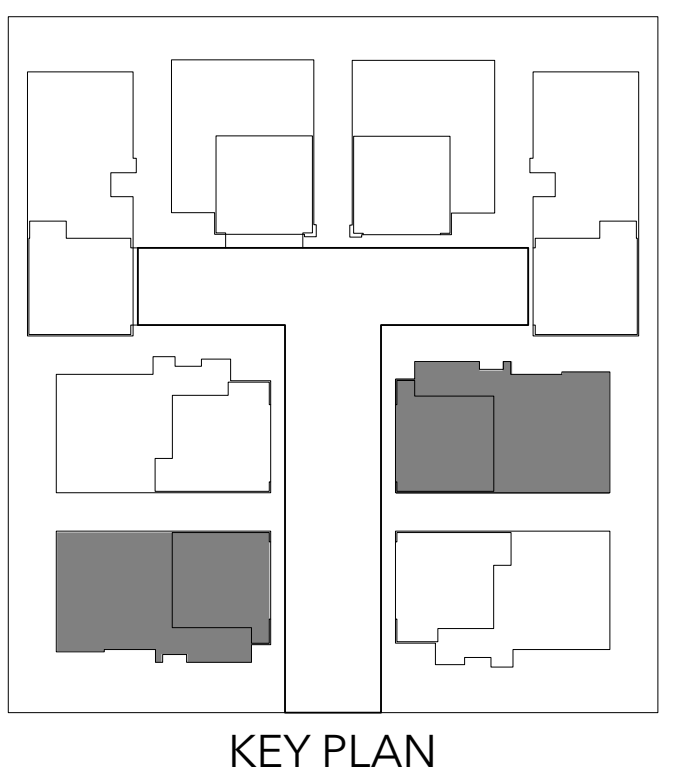
PLAN 3B - FIRST FLOOR PATIAL PLAN



PLAN 3C - SECOND FLOOR PATIAL PLAN



PLAN 3C - FIRST FLOOR PATIAL PLAN



KEY PLAN

PLAN 3 - PARTIAL FLOOR PLANS

ELEVATION LEGEND

- 1 STUCCO OVER FOAM TRIM
- 2 CONCRETE FLATE TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 HORIZONTAL SIDING
- 6 COMPOSITE ENTRY DOOR
- 7 WOOD AWNING
- 8 VINYL WINDOW SYSTEM



PLAN 3 - ELEVATION A



PLAN 3 - ELEVATION C



PLAN 3 - ELEVATION B

PLAN 3 - FRONT ELEVATIONS



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

Wildcat West
Rocklin, CA

PLAN: 245.1787
DATE: NOV 7, 2022



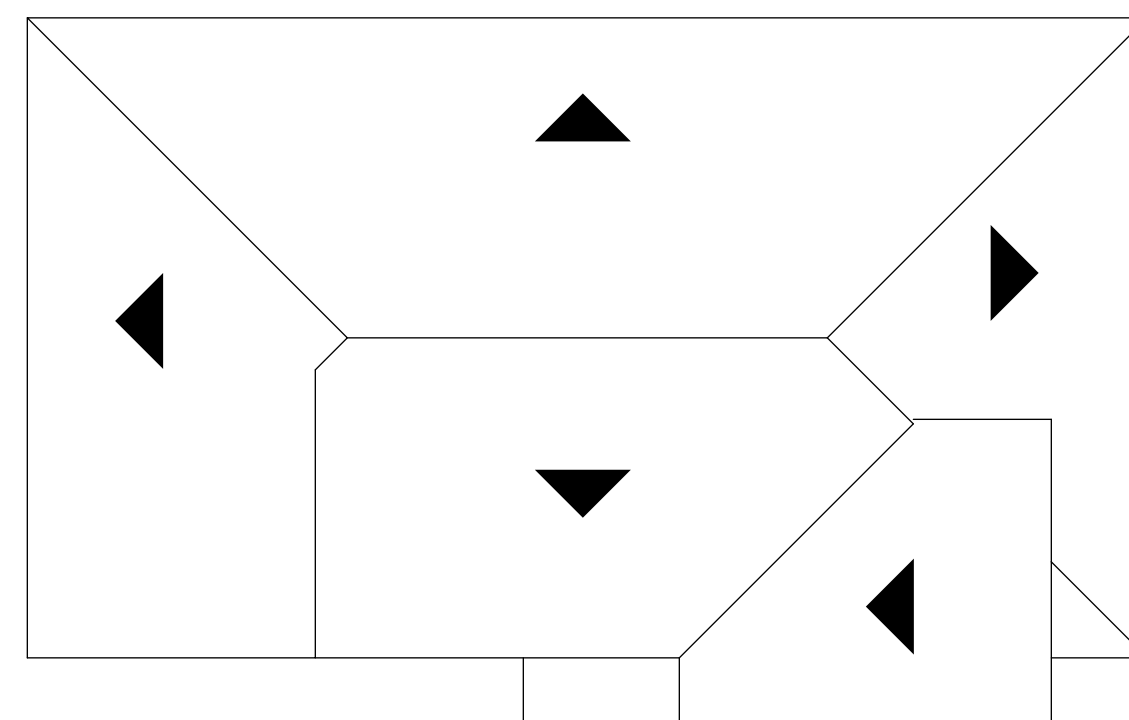
PERSPECTIVE



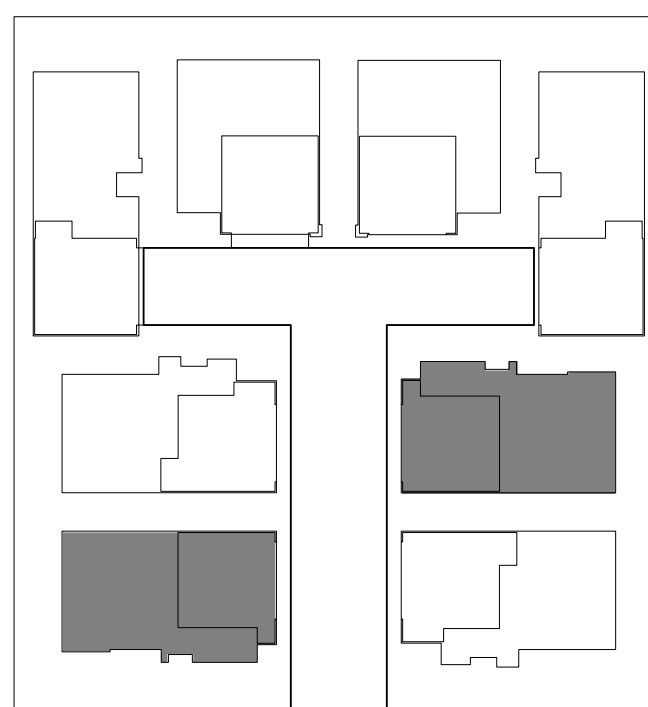
LEFT ELEVATION



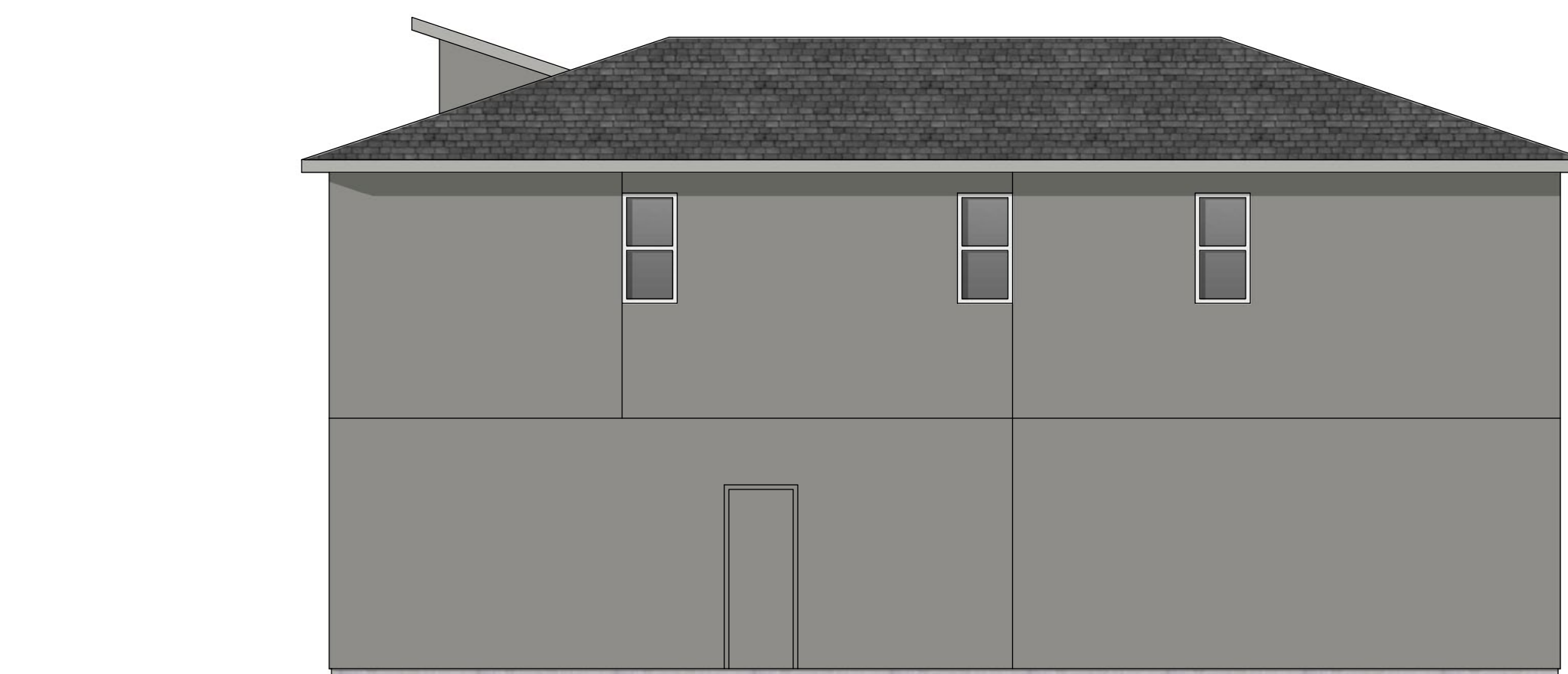
RIGHT ELEVATION



ROOF PLAN
SLOPE 4:12 TYP.



KEY PLAN



REAR ELEVATION



FRONT ELEVATION

PLAN 3A



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

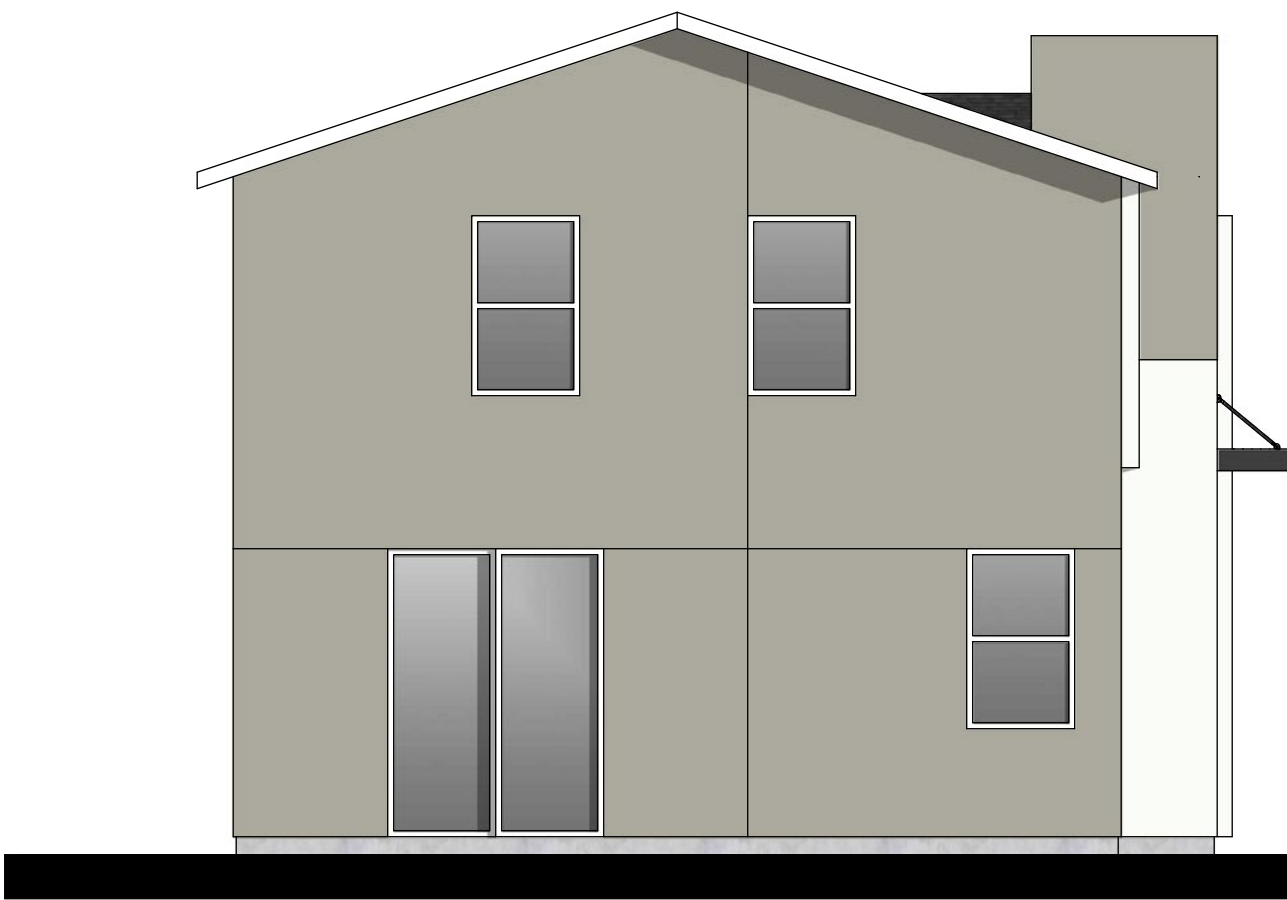
Wildcat West
Rocklin, CA

PLAN: 245.1787

DATE: NOV 7, 2022



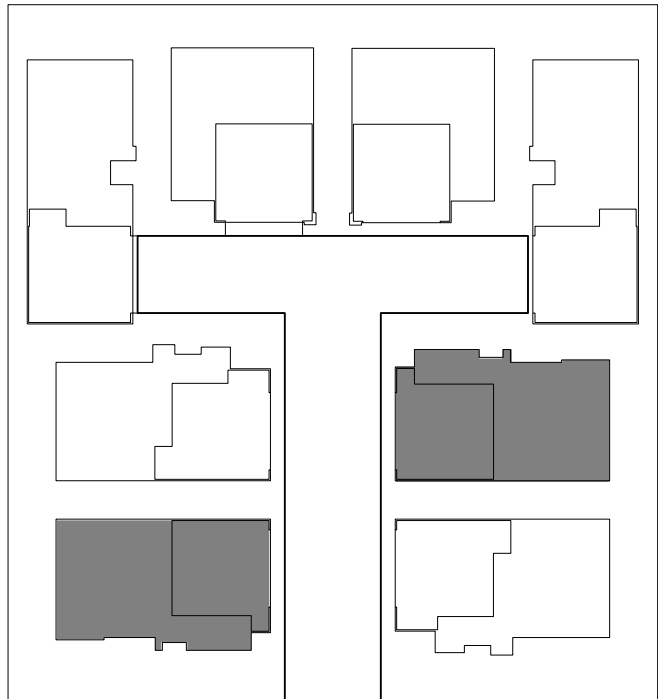
PERSPECTIVE



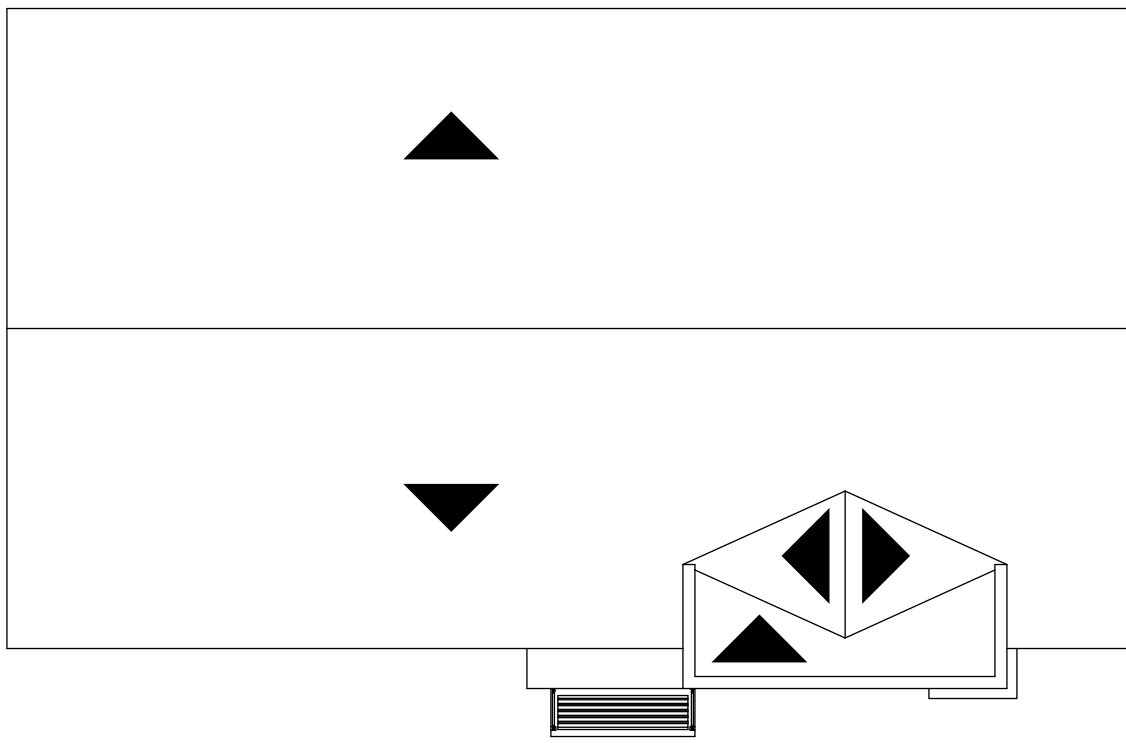
LEFT ELEVATION



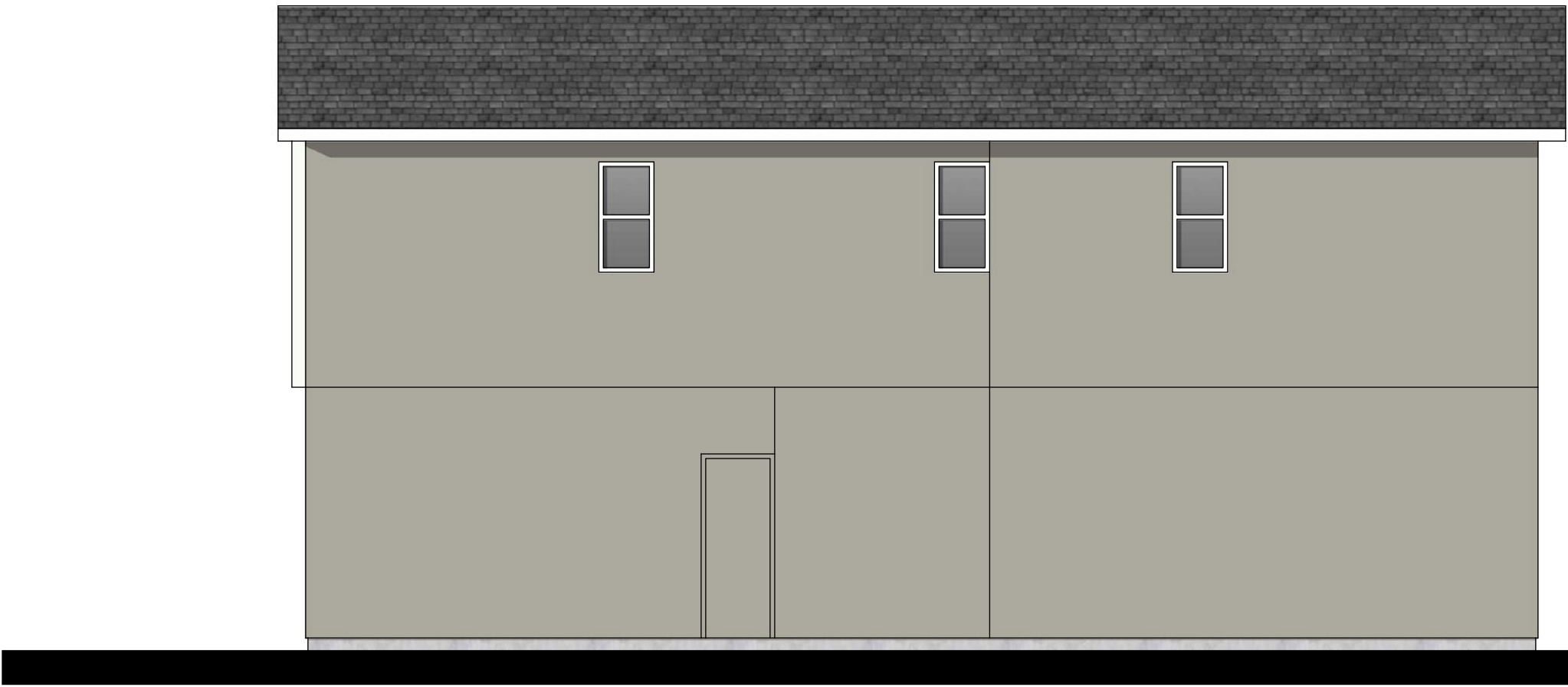
RIGHT ELEVATION



KEY PLAN



ROOF PLAN
SLOPE 4:12 TYP.



REAR ELEVATION



FRONT ELEVATION

PLAN 3B



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

Wildcat West

Rocklin, CA

PLAN: 245.1787

DATE: NOV 7, 2022



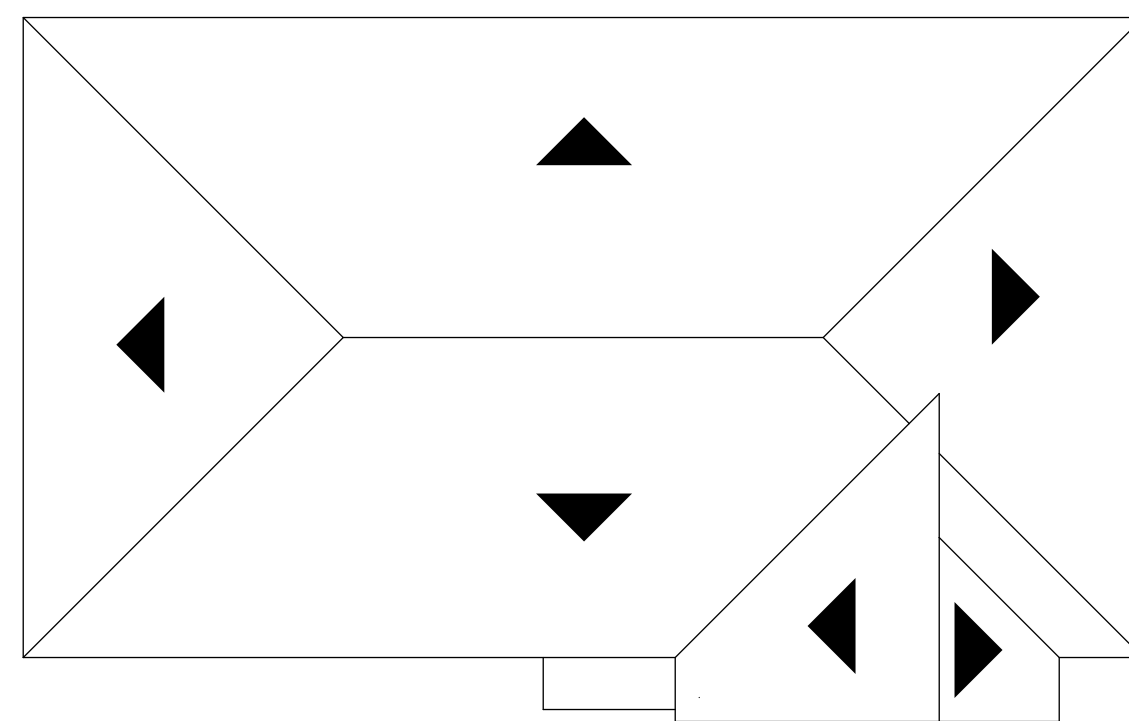
PERSPECTIVE



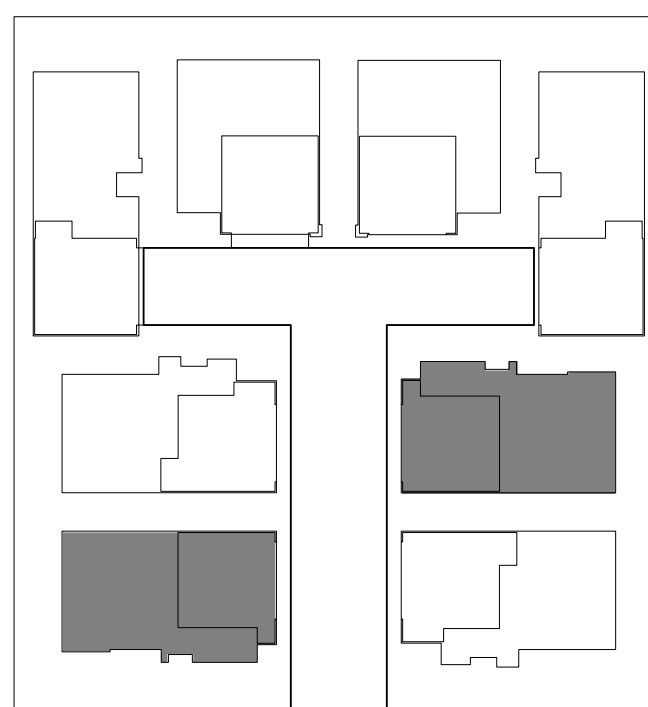
LEFT ELEVATION



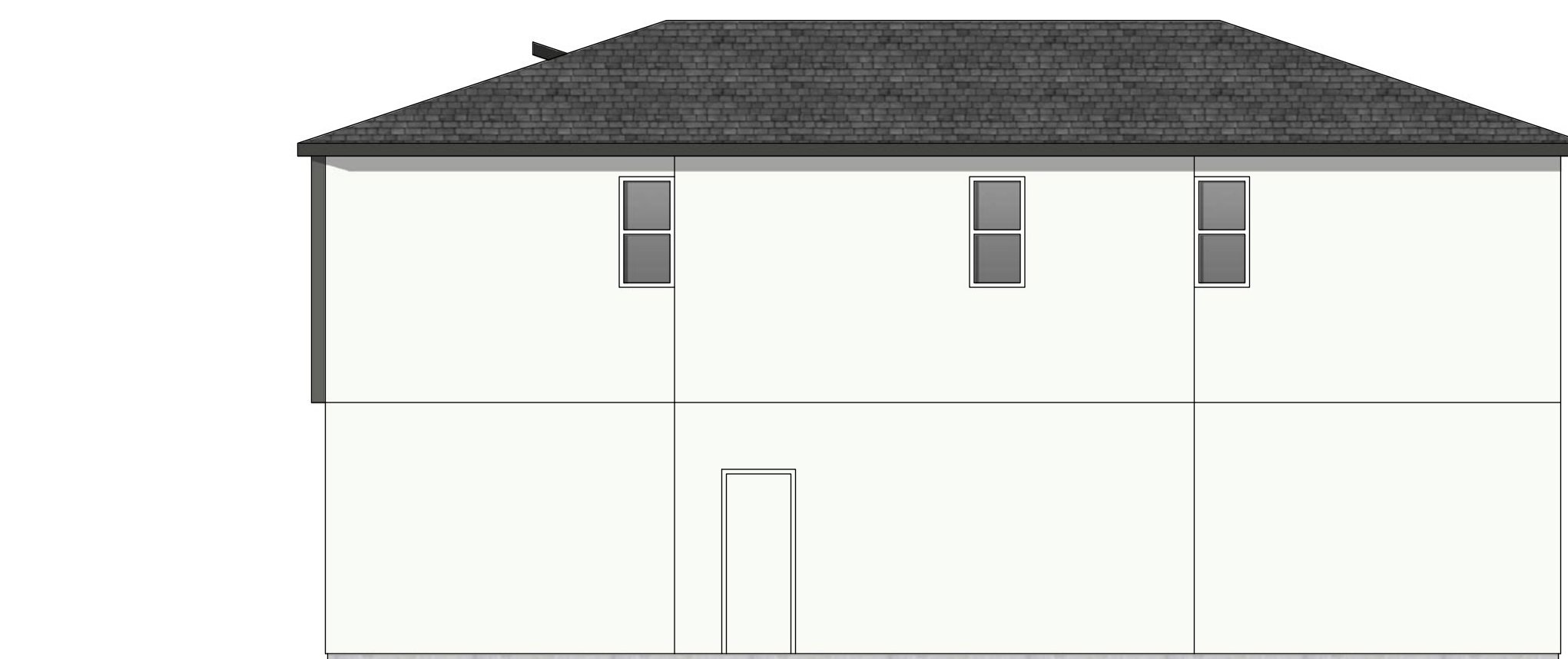
RIGHT ELEVATION



ROOF PLAN
SLOPE 4:12 TYP.



KEY PLAN



REAR ELEVATION



FRONT ELEVATION

PLAN 3C

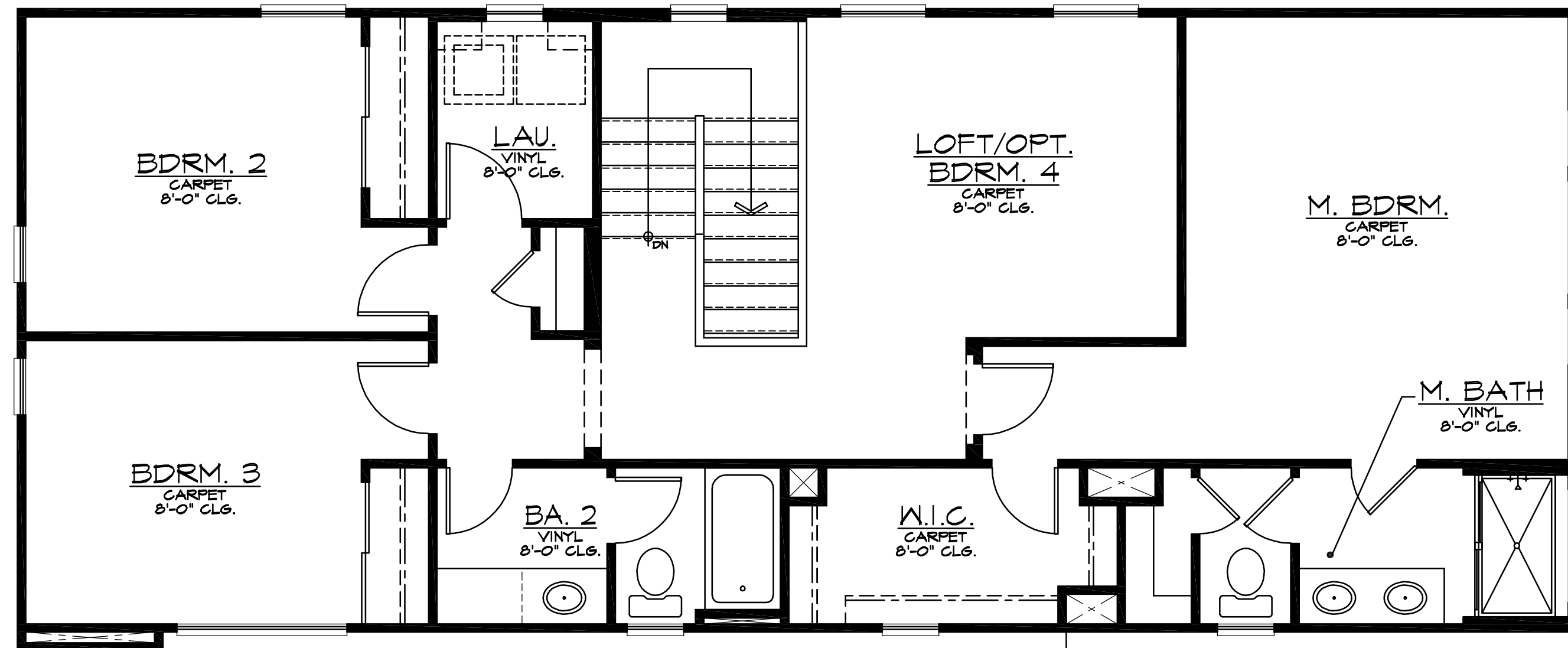


KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

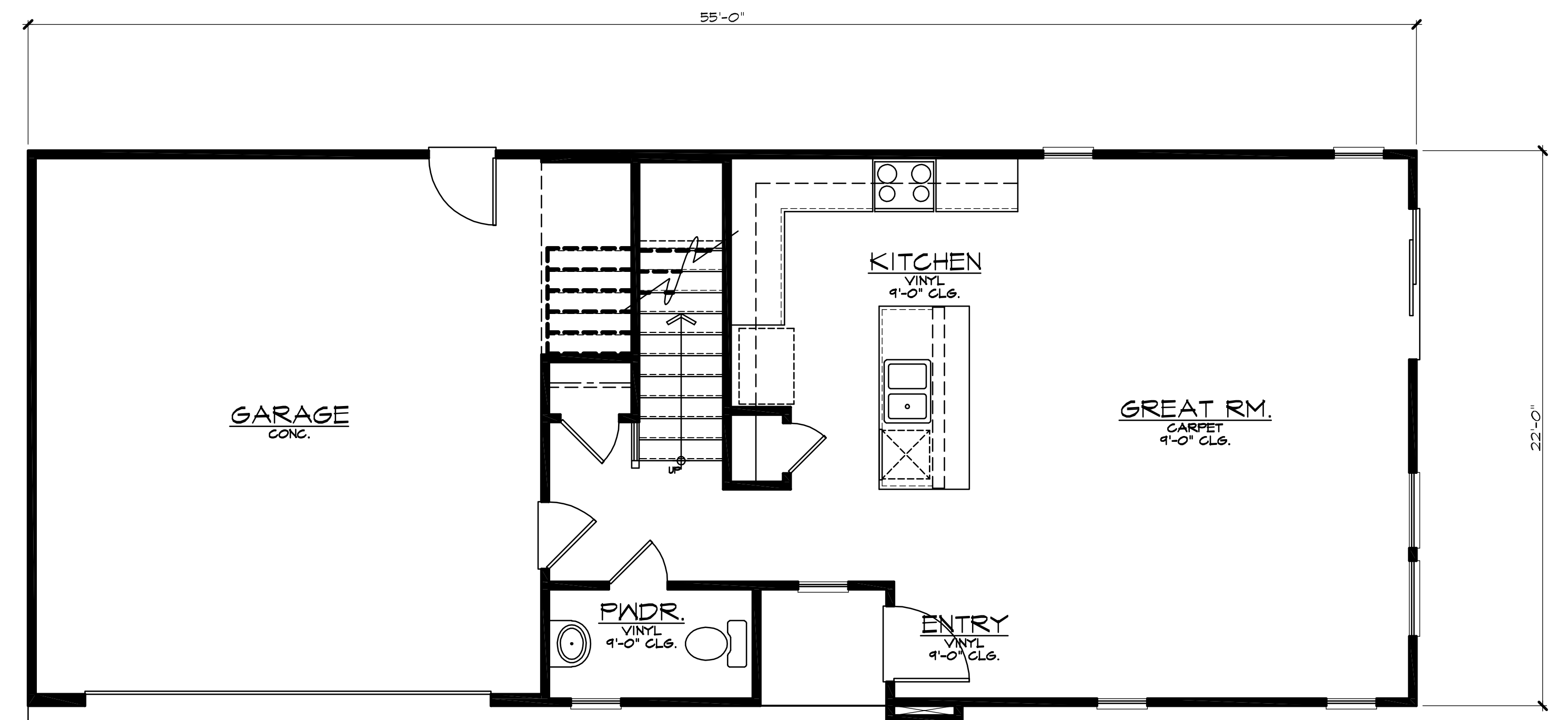
Wildcat West
Rocklin, CA

PLAN: 245.1787

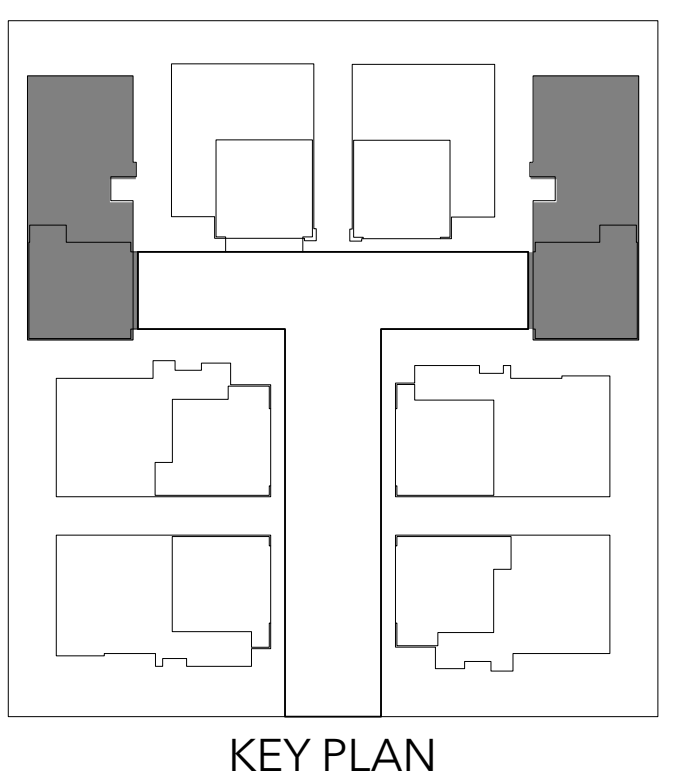
DATE: NOV 7, 2022



PLAN 4A - SECOND FLOOR PLAN



PLAN 4A - FIRST FLOOR PLAN



KEY PLAN

PLAN 4 - FLOOR PLANS

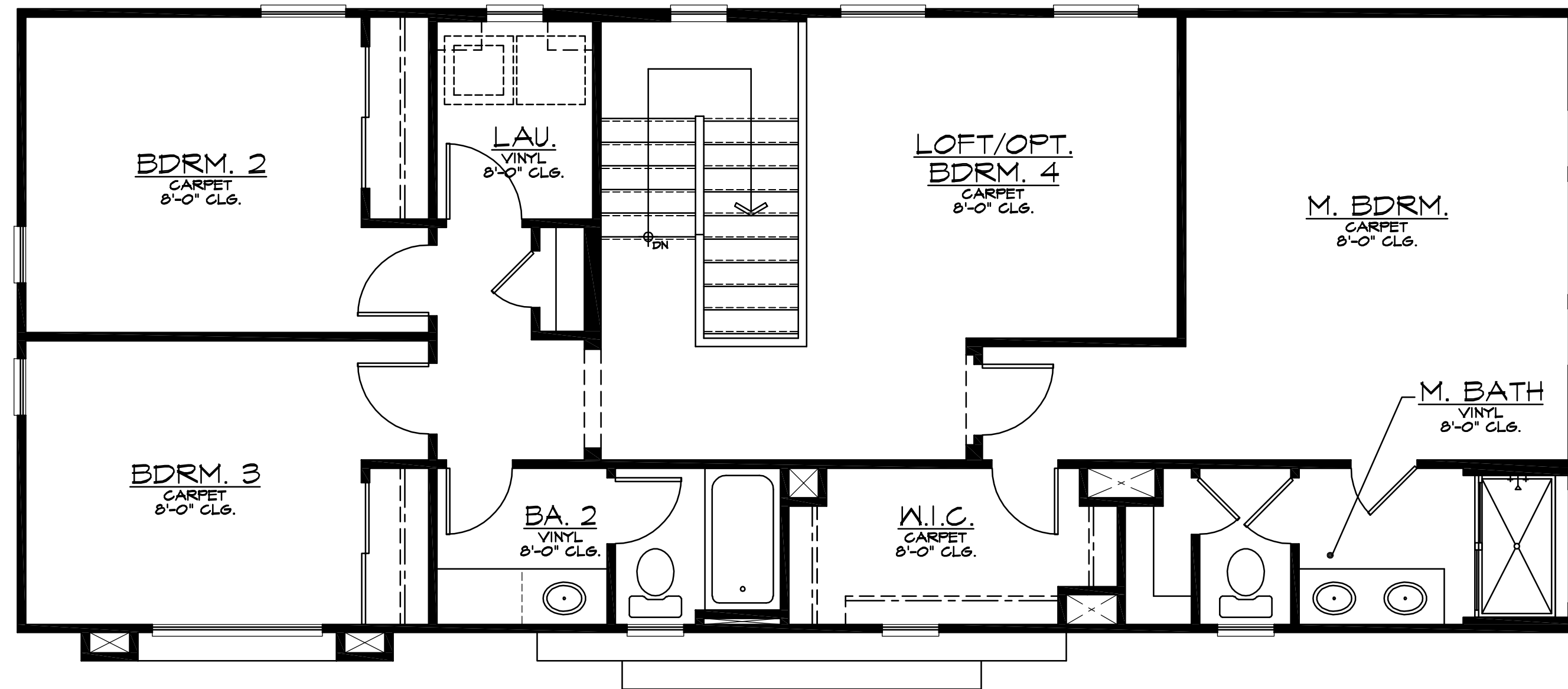


KB Home Central California
 3005 Douglas Blvd. Suite 250
 Roseville, CA 95661
 (916)945-3880

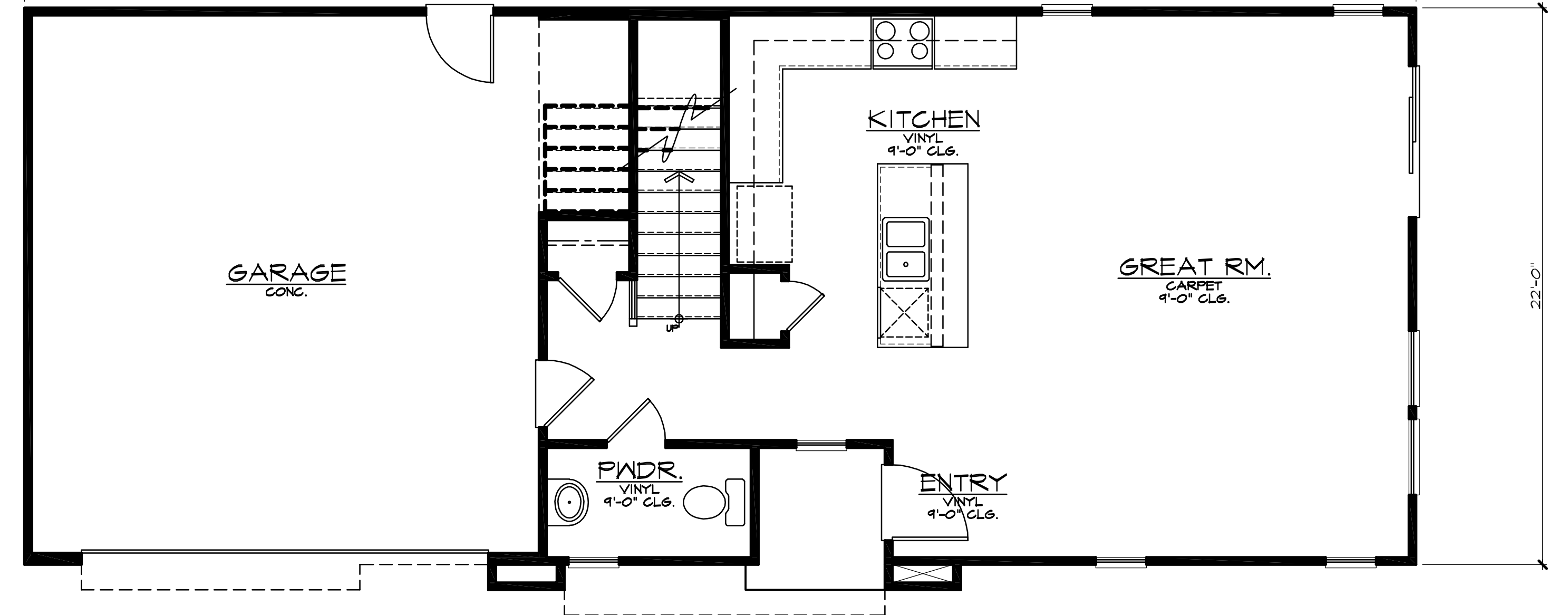
Wildcat West
 Rocklin, CA

PLAN: 225.1853

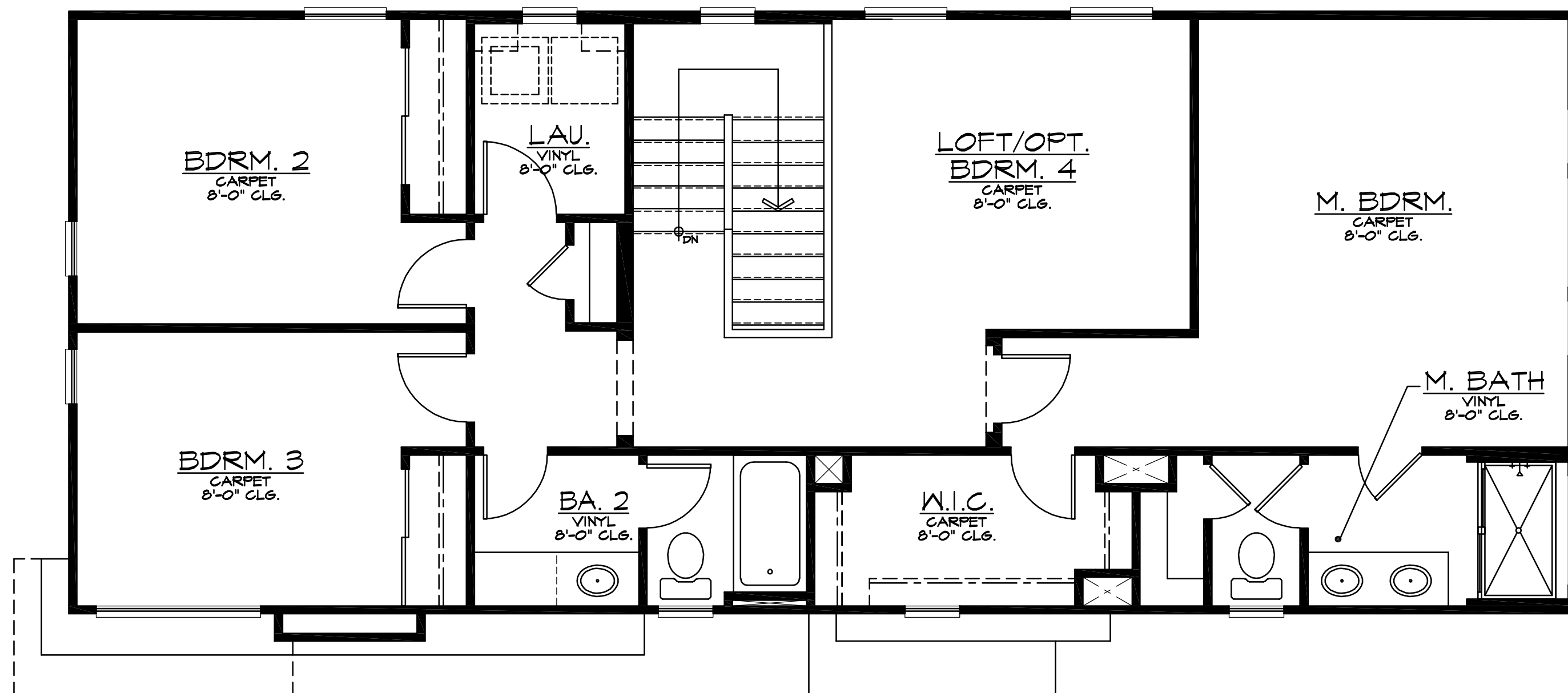
DATE: NOV 7, 2022



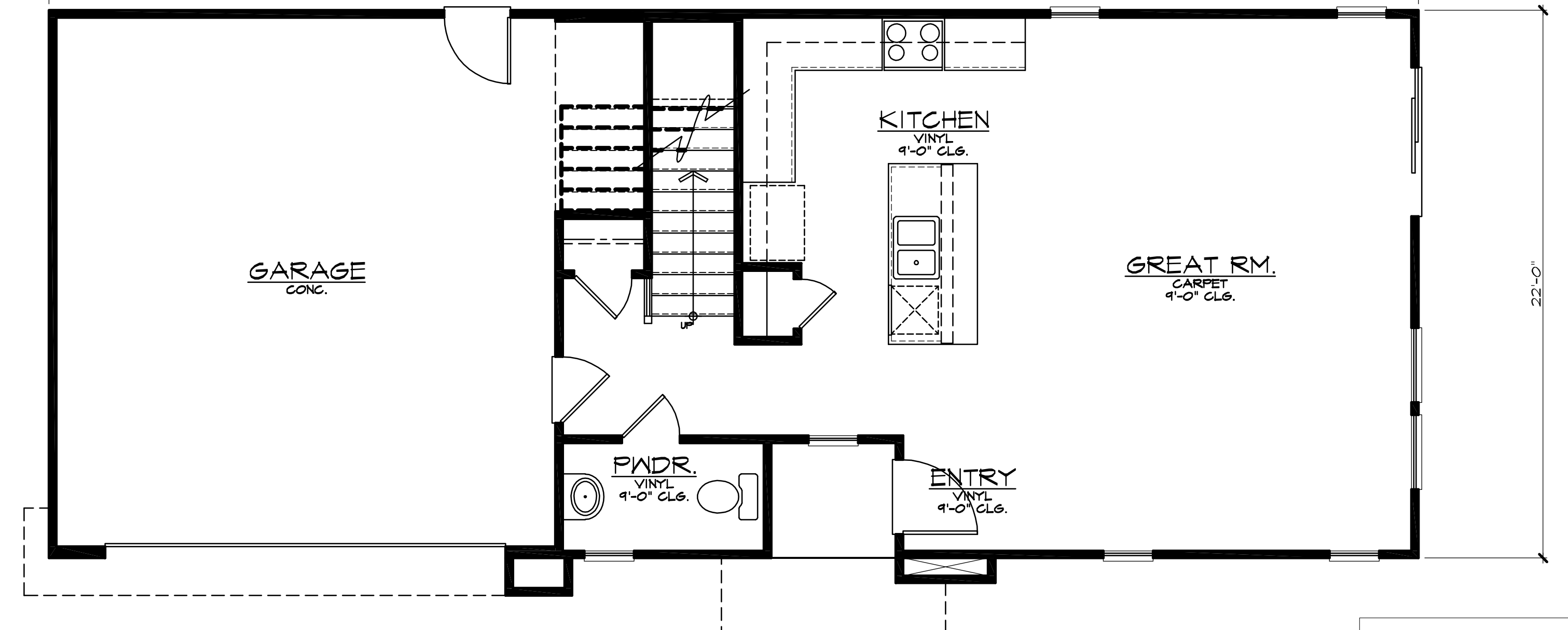
PLAN 4B - SECOND FLOOR PATIAL PLAN



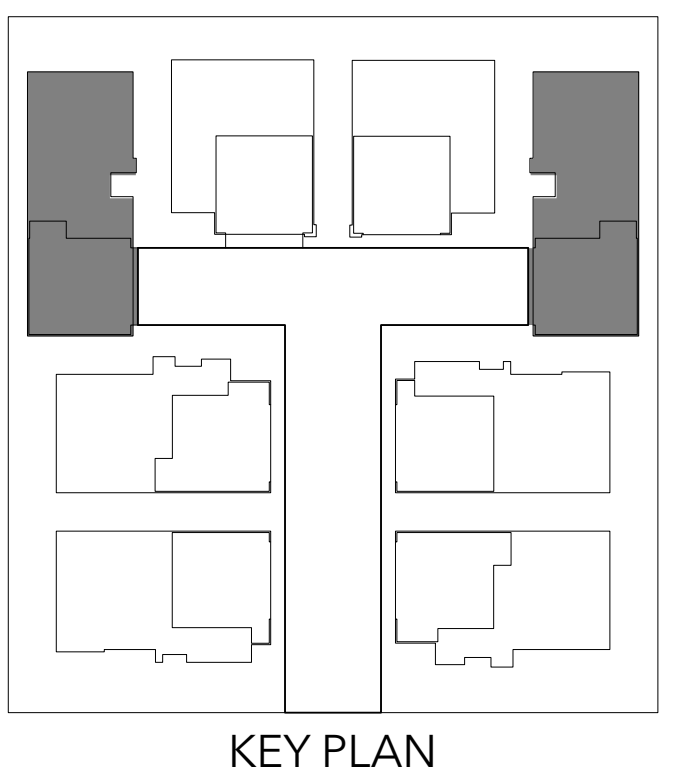
PLAN 4B - FIRST FLOOR PATIAL PLAN



PLAN 4C - SECOND FLOOR PATIAL PLAN



PLAN 4C - FIRST FLOOR PATIAL PLAN



KEY PLAN

PLAN 4 - PARTIAL FLOOR PLANS

ELEVATION LEGEND

- 1 STUCCO OVER FOAM TRIM
- 2 CONCRETE FLATE TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 HORIZONTAL SIDING
- 6 COMPOSITE ENTRY DOOR
- 7 WOOD AWNING
- 8 VINYL WINDOW SYSTEM



PLAN 4 - ELEVATION A



PLAN 4 - ELEVATION C



PLAN 4 - ELEVATION B

PLAN 4 - FRONT ELEAVTIONS



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

Wildcat West
Rocklin, CA

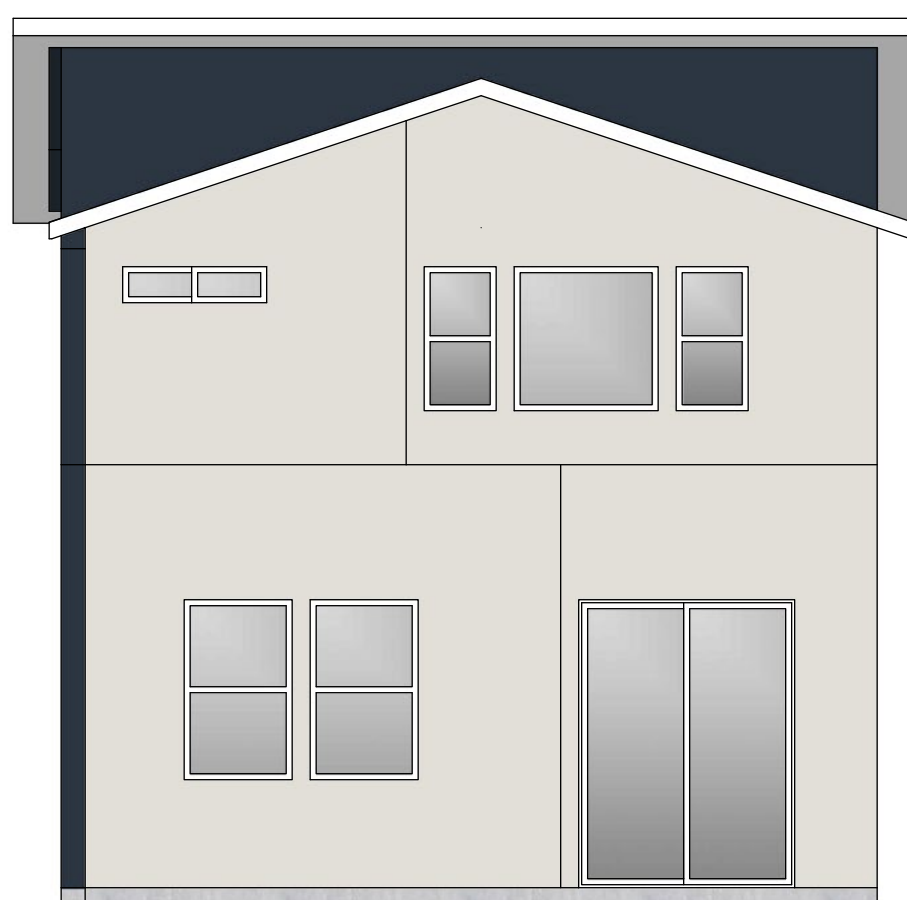
PLAN: 225.1853
DATE: NOV 7, 2022



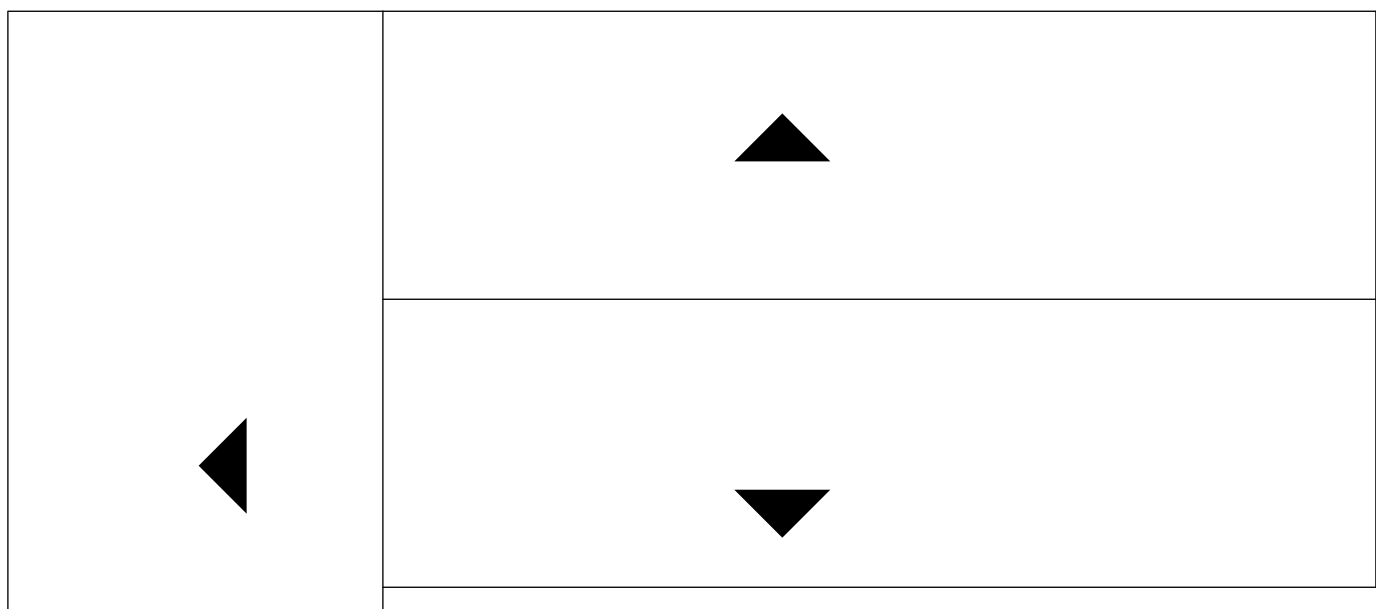
PERSPECTIVE



LEFT ELEVATION



RIGHT ELEVATION



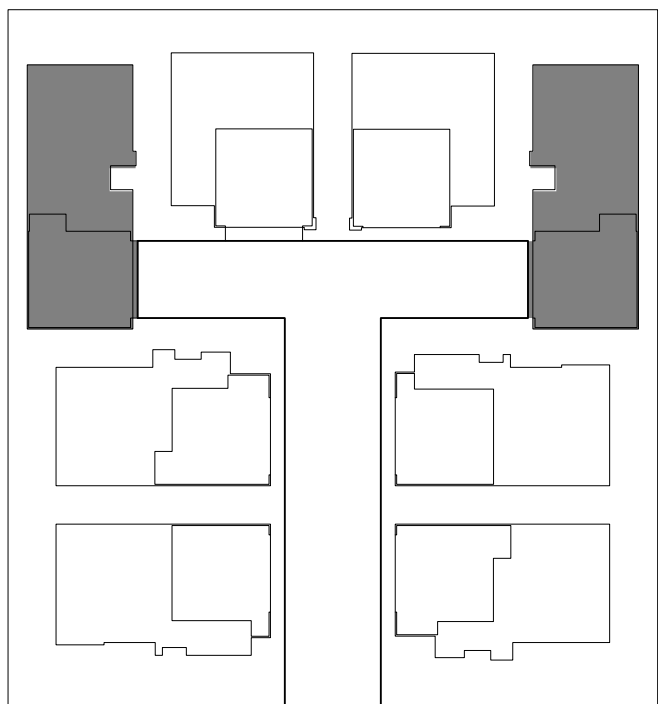
ROOF PLAN
SLOPE 4:12 TYP.



REAR ELEVATION



FRONT ELEVATION



KEY PLAN

PLAN 4A



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

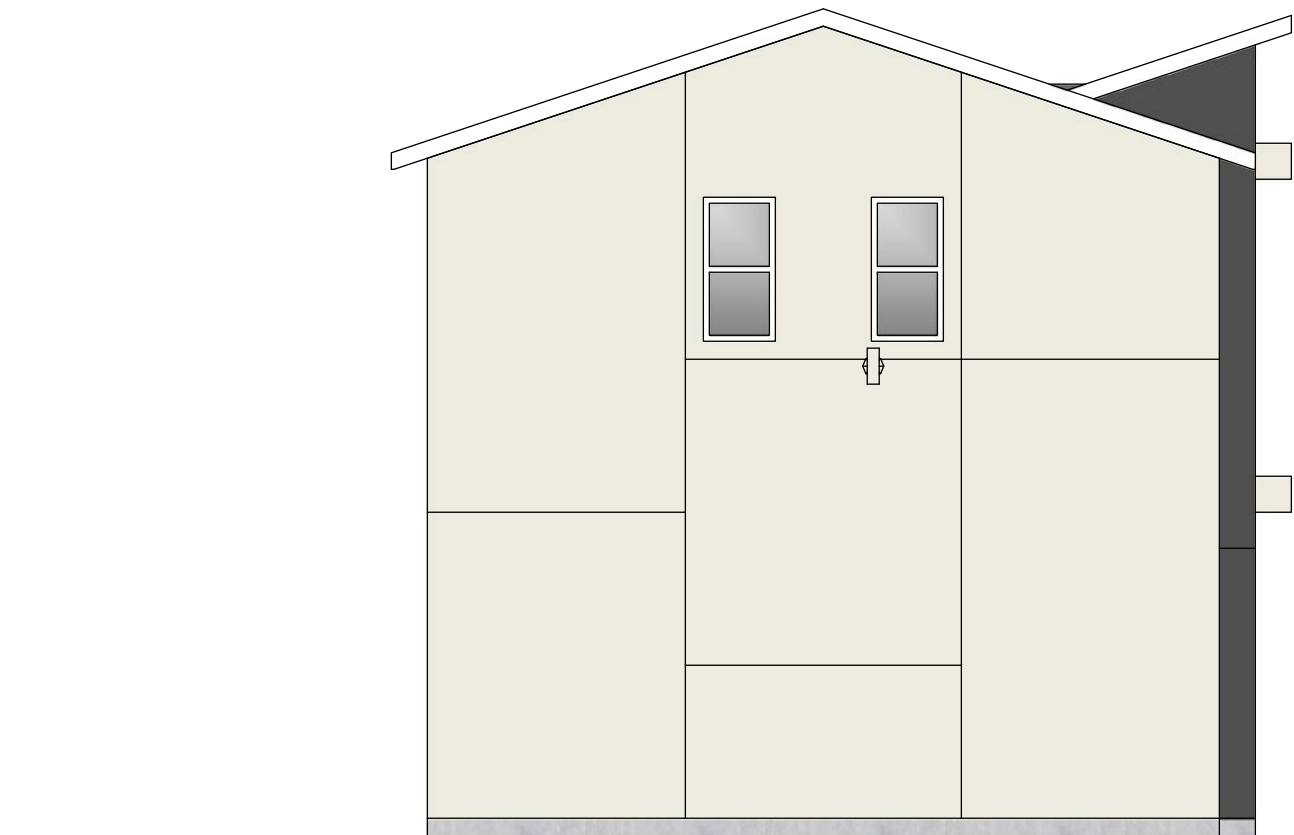
Wildcat West
Rocklin, CA

PLAN: 225.1853

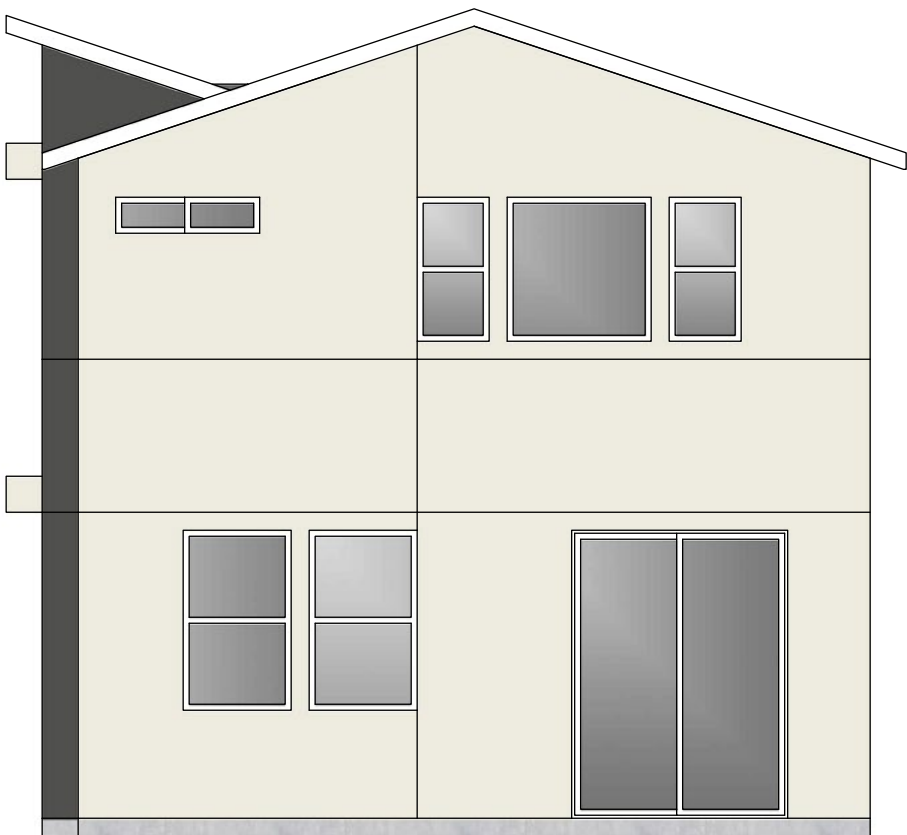
DATE: NOV 7, 2022



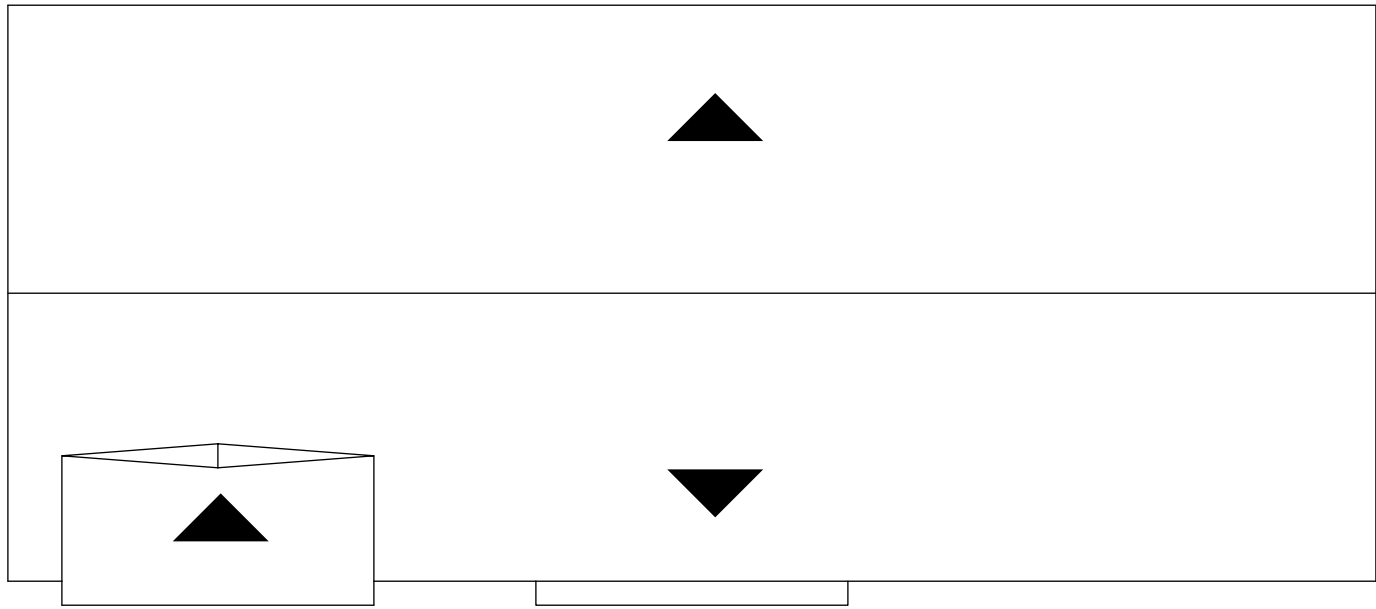
PERSPECTIVE



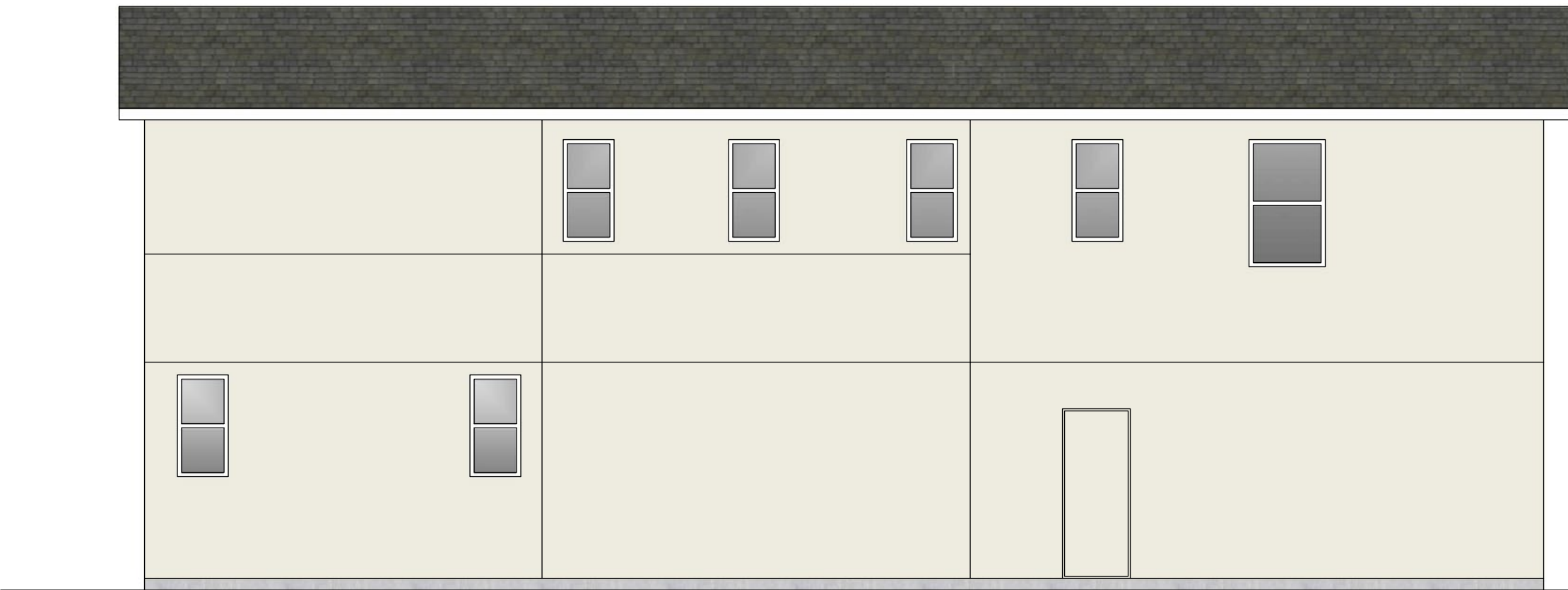
LEFT ELEVATION



RIGHT ELEVATION



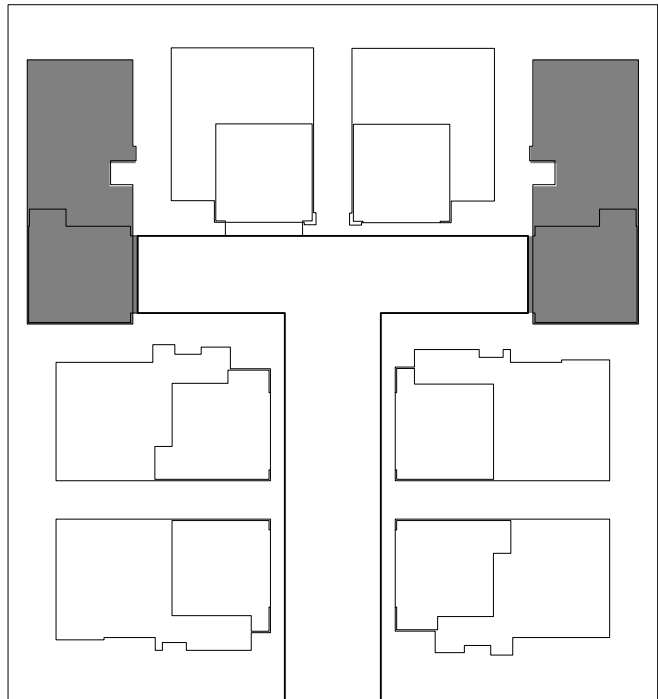
ROOF PLAN
SLOPE 4:12 TYP.



REAR ELEVATION



FRONT ELEVATION



KEY PLAN

PLAN 4B



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

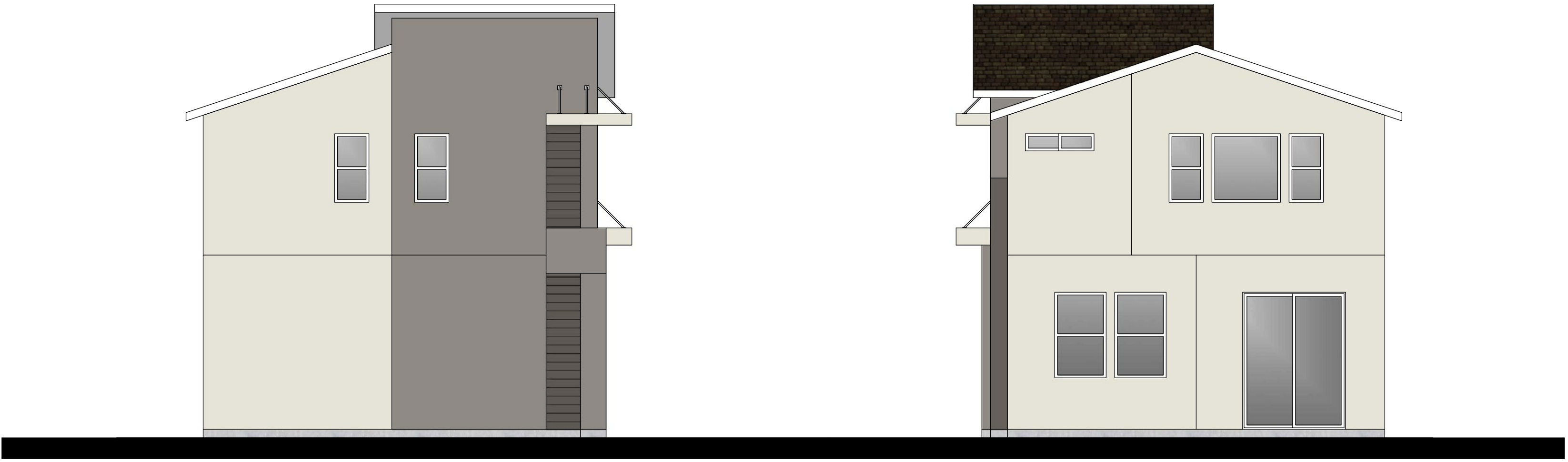
Wildcat West
Rocklin, CA

PLAN: 225.1853

DATE: NOV 7, 2022

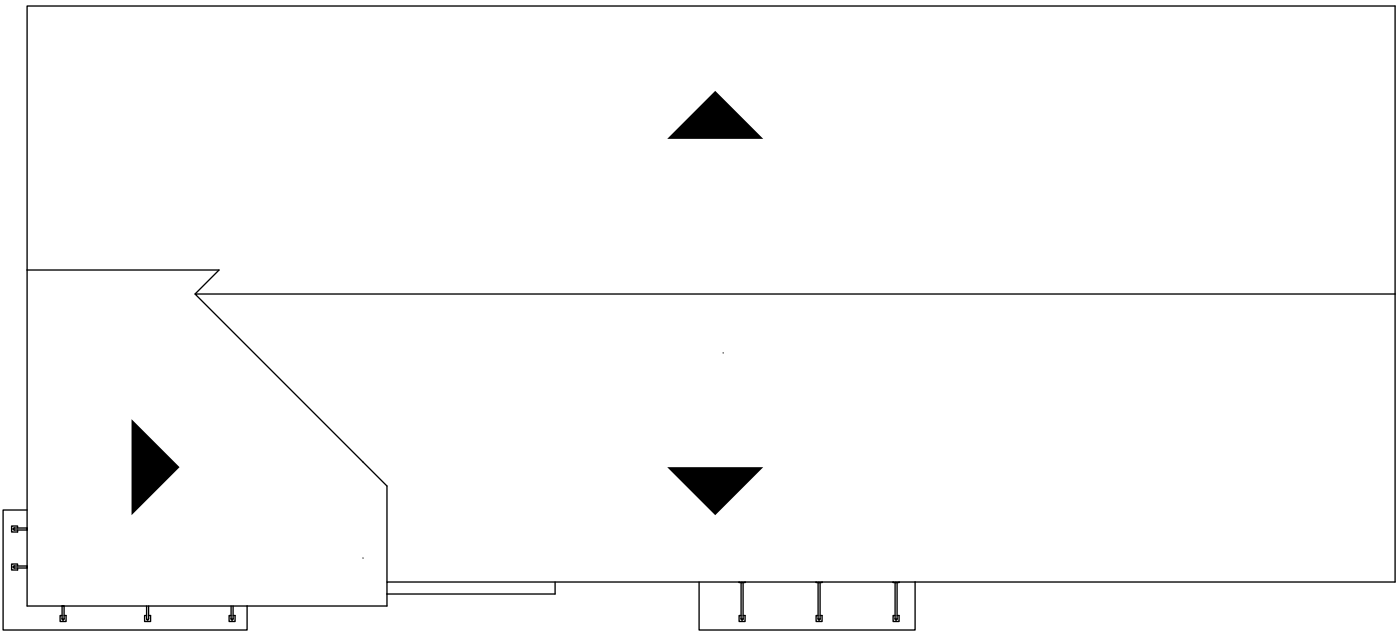


PERSPECTIVE



LEFT ELEVATION

RIGHT ELEVATION

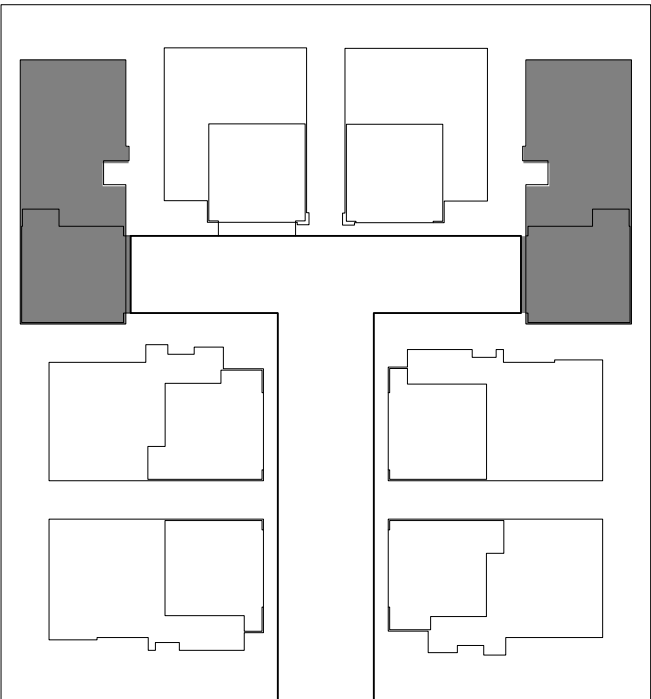


ROOF PLAN
SLOPE 4:12 TYP.



REAR ELEVATION

FRONT ELEVATION



KEY PLAN

PLAN 4C



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

Wildcat West
Rocklin, CA

PLAN: 225.1853

DATE: NOV 7, 2022