



RECEIVED  
FEB 10 2017  
EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT

Letter No.: EEO 2016-0632

June 6, 2016

VIA FIRST-CLASS MAIL

Chuck Centers  
Starbuck Road 56, LLC  
2625 Sheridan Way  
Sacramento, CA 95821

Subject: Facility Improvement Letter (FIL), Cameron Ranch  
Assessor's Parcel No. 102-110-14,24 & 102-421-01 (Cameron Park)

Dear Mr. Centers:

This letter is in response to your request dated May 5, 2016 and is valid for a period of three years. If facility improvement plans for your project are not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This project is a 48-lot multi-family subdivision on 5.6 acres. Water service, sewer service and fire hydrants are requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

#### **Water Supply**

As of January 1, 2015, there were 5,094 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. The project currently has 14.75 of installed/uninstalled water EDUs. Your project as proposed on this date would require an additional 21.25 EDUs of water supply.

#### **Water Facilities**

A 6-inch water line exists in Camare Drive (see enclosed System Map). The Cameron Park Fire Department has determined that the minimum fire flow required for this project 1,000 GPM for a two-hour duration while maintaining a 20-psi residual pressure. In order to provide a 1,000 GPM fire flow and receive service, you must construct a water line extension looping the 6-inch

### **Exhibit O**

2890 Mosquito Road, Placerville CA, 95667 (530) 622-4513  
Z17-0001/PD17-0001/TM17-1531

**FILE COPY**  
18-0578 F 1 of 23

waterline in Camarc Drive to the 6-inch water line located near the intersection of Dunbar Road and Hastings Drive. The hydraulic grade line for the existing water distribution facilities is 1602 feet above mean sea level at static conditions and 1,555 feet above mean sea level during fire flow and maximum demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

### **Sewer Facilities**

There is a 6-inch sewer line that traverses through the property to be developed. This line has capacity to serve the additional 21.25 EDUs requested at this time. In order to receive service from this line, an extension of facilities of adequate size must be constructed. Your project as proposed on this date would require a total of 36 EDUs of sewer service, the property already has 8.75 EDUs uninstalled.

### **Easement Requirements**

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and generally does not allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether on site or off site. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing on-site District facilities that will remain in place after the development of this property must also have an easement granted to the District.

### **Environmental**

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both off-site and on-site water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.



**Summary**

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Executed grant documents for all required easements;
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;
- Construction by the developer of all on-site and off-site proposed water and sewer facilities;
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact me at (530) 642-4054.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Brink', is written over a horizontal line.

Michael J. Brink, P.E.  
Supervising Civil Engineer

MB/MM:at

Enclosures: System Map

cc w/ System Map:

Michael Smith – Battalion Chief/Fire Marshal  
Cameron Park Fire Department  
Via email – [mike.smith@fire.ca.gov](mailto:mike.smith@fire.ca.gov)

Roger Trout, Director  
El Dorado County Development Services Department  
Via email - [roger.trout@edcgov.us](mailto:roger.trout@edcgov.us)



**Cameron Park Fire Department**  
*In cooperation with the*  
**California Department of Forestry and Fire Protection**

**CAL FIRE**

Fire Station 89  
3200 Country Club Drive  
Cameron Park, CA 95682

(530) 677-6190  
(530) 672-2248 FAX



Fire Station 88  
2961 Alhambra Drive  
Cameron Park, CA 95682

(530) 672-7350  
(530) 672-7352 FAX

April 18, 2017

To: Chuck Centers  
Owner

From: Michael Smith  
Battalion Chief/Fire Marshal

Re: Fire Safe Plan for Cameron Ranch Subdivision – 42 Attached Single Family Residential Lots. Located on North side of Green Valley Road approximately 400 feet northwest of the intersection with Cameron Park Drive, consisting of 5.54 acres.

Dear Mr. Centers,

This is in regards to your phone call on or around April 7<sup>th</sup>, 2017, to Cameron Park Fire Department Fire Prevention Bureau regarding an SRA Fire Safe Plan for Cameron Ranch located in Cameron Park, California. The State of California has, through its periodic review of State Responsibility Areas (SRA), determined this project now totally falls within Local Responsibility Area (LRA). Cameron Ranch is now under the authority of Cameron Park Fire Department (Fire Department), its ordinances and the California Fire Code as amended locally. This is in a “moderate” fire hazard severity zone. All residential house construction is under the California Residential Building code as enforced by El Dorado County. Cameron Park Fire Department/Community Services District has their “Weed and Rubbish Abatement” Ordinance that must be followed as appropriate.

Please feel free to contact me if you have any concerns or comments regarding any of this.

Sincerely,

Michael Smith  
Battalion Chief/ Fire Marshal  
Office: (530) 672-7336  
Cell: (530) 708-2716  
[mike.smith@fire.ca.gov](mailto:mike.smith@fire.ca.gov)

**Exhibit P**



## SYCAMORE ENVIRONMENTAL CONSULTANTS, INC.

6355 Riverside Blvd., Suite C, Sacramento, CA 95831  
916/ 427-0703 [www.sycamoreenv.com](http://www.sycamoreenv.com)

18 April 2017

Mr. Chuck Centers  
Starbuck Road 56, LLC  
2625 Sheridan Way  
Sacramento, CA 95821

Phone: (916) 747-9595

***Subject: Oak Canopy Analysis and Replacement Plan for the Cameron Ranch Project, El Dorado County, CA.***

Dear Mr. Centers:

This letter is an oak canopy analysis for the Cameron Ranch Project in El Dorado County. The purpose is to identify and quantify existing oak canopy, and quantify oak canopy that will remain after project construction, pursuant to County General Plan Policy 7.4.4.4, Option A. Policy 7.4.4.4 applies to this project because it is over 1 acre and has at least 1% oak canopy cover.

The project includes three parcels (APNs 102-421-01, 102-110-14 and -24) and an access easement on a fourth parcel (APN 102-110-08). One of the parcels contains an existing apartment building, the others are vacant.

### **Methods**

- A reconnaissance survey of the project site was conducted by Jessica Orsolini (ISA Certified Arborist WE-7845A) on 24 January 2012.
- A tree inventory prepared for the site by Dorado Tree Service, dated 12 October 2007, was reviewed.
- Existing oak canopy on the site was identified based on 1) the previous arborist report, 2) the previous reconnaissance survey, and 3) a recent aerial photograph. The entire canopy of any oaks overhanging the project site was included.
- A digital file containing project design and tree trunk location was provided by R.E.Y. Engineers. Project design was overlaid on the map of existing canopy and trunk locations to determine removed and retained oak canopy.
- The project design and tree trunk locations were overlaid on the existing oak canopy map to determine oaks and canopy that will need to be removed.
- Recommendations are made for the successful retention of avoided oak trees, and for replacement oak trees.

## **Results**

- The project area is 5.95 acres. There is 0.746 acre of existing oak canopy, or 12.5% of the project area (Attachment A). The County oak canopy retention standard is 90% retention for projects with 1–19% existing oak canopy.
- The project design will result in removal of one blue oak tree (*Quercus douglasii*; tree #344), comprising 0.062 acre of oak canopy, near the driveway connection to Starbuck Road (Attachment B). The project retains 91.6% of the existing oak canopy ( $(0.746-0.062)/0.746$ ). The proposed project meets the County's 90% retention standard.
- Construction work will occur within the root zones of some retained trees. Recommended tree preservation measures are made below.
- The County requires replacement of oak canopy at a 1:1 ratio. A suitable location for sufficient oak canopy replacement is demonstrated in Attachment B. Many other locations on the proposed project design are also suitable. Recommended tree replacement measures are made below.

## **Recommended Oak Tree Preservation Measures**

Most of the oak trees on the Project site will be preserved. Oak preservation measures were developed for the project based on Matheny and Clark (1998). Retained trees may be affected by project activities such as grading, utility installation, and pruning for clearance. The preservation measures below are recommended for preservation of trees near the edges of impact during the construction process.

### **Tree-Protection Zone**

- A tree protection zone (TPZ) shall be established around retained trees. The TPZ shall extend 1 foot beyond the dripline where possible given grading limits. The TPZ around some trees will be much smaller. If a smaller TPZ is required in ungraded areas, six inches of mulch or wood/bark chips shall be placed over areas of vehicle traffic to minimize soil compaction.
- The TPZ shall be marked with minimum 4-foot high orange construction fence hung on posts (such as T-posts) before clearing occurs. The fence shall not be supported by trees or other vegetation. The fence shall remain in place until construction is complete.
- There shall be no driving, parking, or storage of supplies or equipment within the TPZ. Entry of construction personnel into the TPZ is not allowed except for maintenance of the fence or other activities undertaken for the protection of trees.
- The tree canopy along the TPZ boundary shall be inspected prior to vegetation clearing in the area of grading. The canopy of retained trees that overhangs the area to be graded shall be pruned to the minimum height required for construction.

### Pruning

- Pruning of retained trees shall be conducted by an International Society of Arboriculture (ISA) certified tree worker or arborist in accordance with American National Standard Institute (ANSI) A300 Pruning Standard and adhere to the most recent edition of ANSI Z133.1.

### Roots

- Work will occur within a few feet of the trunks of trees #330 and #343. Structural roots generally begin to taper rapidly at a distance approximately equal to the circumference at breast height measured horizontally from the trunk (Costello and Jones 2003, Hagen 2001). For both Tree #330 and #343, this distance is about 6.3 feet. Root pruning should be conducted beforehand along the limit of work that cuts into the ground within 6.3 feet of the trunks. Roots should be pruned to the same depth, and no more, as adjacent excavation, up to 1 foot below existing grade. Roots should be pruned by a method that cuts them cleanly such as a rock saw, vibrating knife, narrow trencher with sharp blades, or hand excavation and sawing. Roots should not be severed with backhoes, excavators, bulldozers, graders, or other rough grading equipment that may pull or shatter tree roots. No root pruning is necessary for fill.

### Landscaping

- The Project landscape and irrigation plan should avoid application of any irrigation water, or planting of landscaping requiring irrigation water, within 15 feet of the trunk of retained native oak trees. Extensive landscaping will disturb the root system and compete for available water and minerals. If plantings are necessary within 15 feet of the trunk, consider drought tolerant landscaping compatible with native oaks (Hagen et al. 2007).
- Drip irrigation should be used in the vicinity of retained oak trees. No sprinklers or spray irrigation should be used where water may reach within 15 feet of the trunk.
- Project stormwater and irrigation runoff should be directed away from retained oak trees.
- The area within the dripline of retained oaks should be kept as natural and undisturbed as possible. Two to four inches of organic compost or mulch (e.g. natural leaf litter) may be used as a ground cover within the dripline of retained oaks. Mulch moderates soil temperature, maintains soil moisture, reduces soil compaction, enhances root growth, and reduces competition with weeds. Care must be taken when using mulch with a high carbon to nitrogen ratio (such as bark and wood chips) because the available nitrogen near the soil surface will be reduced during decomposition. To use non-composted material safely, add three pounds of actual nitrogen per cubic yard of mulch (Hagen et al 2007). Mulch should not be placed within 3 feet of the trunk as it may promote fungal growth.



### **Recommended Oak Tree Replacement Measures**

Attachment B demonstrates one suitable location for native oak replacement. Other on-site locations are also suitable. I recommend native valley oaks (*Quercus lobata*) as the replacement trees. Valley oaks are recommended because they grow relatively quickly when young and are tolerant of some disturbance from surrounding urban land use. Interior live oaks (*Q. wislizeni*) and blue oaks (*Q. douglasii*) are also appropriate for the area. The measures below are recommended for replacement native oak trees.

- If a landscaping plan is prepared for the project, incorporate the replacement native oaks into the landscaping plan. Any plantings near replacement native oaks should be drought resistant landscaping compatible with native oaks.
- Native oak planting material shall consist of container oak seedlings. Source material should be local if possible, such as from El Dorado County or elsewhere in the Sierra Nevada foothills. Container sizes shall not be smaller than 1-gallon. Containers that are deeper than they are wide are preferred to allow for development of the taproot that oaks quickly develop, especially for container sizes of 5-gallons or less.
- The planting hole should be the same depth as the sapling container, but at least three times as wide to allow for lateral development of roots.
- If mulch is applied around the replacement trees, maintain at least six inches of separation from the trunk.
- Replacement trees should be irrigated for at least the first two dry-seasons after planting. Irrigation water should never be applied on or against the trunk. Drip irrigation is preferred.

### **Oak Resources Management Plan (ORMP)**

The County may adopt a new Oak Resources Management Plan (ORMP) that replaces Policy 7.4.4.4 around May or June of 2017. The County does not anticipate changes to the text. The ORMP uses different quantitative standards for impacts and mitigation than Policy 7.4.4.4. Below is a technical analysis of oak resource impacts for the Project pursuant to the County ORMP (El Dorado County 2016), in the event the project chooses to comply with the newly adopted ORMP instead.

Under the ORMP, the oak trees at the Project site would be regulated and mitigated on the basis of individual trees and diameter at breast height (dbh), rather than by acreage of canopy. The ORMP defines individual oak trees as “any live, native oak tree of the genus *Quercus* [...] with a single main trunk measuring greater than 6 but less than 36 inches dbh, or with a multiple trunk with an aggregate trunk diameter measuring greater than 10 but less than 36 inches dbh”. The ORMP defines heritage trees as “live, native oak trees with a trunk or aggregate trunk dbh of 36 inches or greater” (El Dorado County 2016).

### ORMP Impacts and Mitigation

- Tree #344, a blue oak tree with a 28 inch dbh will be removed as a result of the Project (Attachment B). The ORMP specifies that individual oak tree impacts shall be mitigated at an inch-for-inch ratio, measured in inches of dbh.
- The Project would mitigate for removal of Tree #344 via payment of the in-lieu fee identified in the ORMP. The in-lieu fee for individual oak trees is \$153 per inch of dbh. The estimated Project in-lieu fee is \$4,284 (28 inches x \$153 per inch). The ultimate determination of the fee amount will be made by El Dorado County.
- The same oak tree preservation measures are applicable under the ORMP.

Please contact me with any questions.

Cordially,



Chuck Hughes, M.S.  
Biologist (ISA Certified Arborist WE-6885A)




Attachment A. Existing Oak Canopy Map  
Attachment B. Oak Canopy Impacts Map

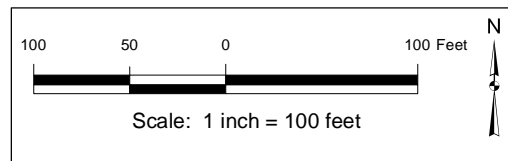
### Literature Cited

- Costello, L. R. and K. S. Jones. 2003. Reducing infrastructure damage by tree roots: A compendium of strategies. Western Chapter of the International Society of Arboriculture, Porterville, CA.
- El Dorado County. January 2004, Certified 19 July 2004. El Dorado County general plan, final environmental impact report (EIR). Resolution No. 234-2004, State Clearinghouse No. 2001082030. Prepared by EDAW.
- El Dorado County. June 2016. El Dorado County draft oak resources management plan. El Dorado County Community Development Agency, Long Range Planning Division.
- Hagen, B. W., B. D. Coate, and K. Oldham. 1991; revised 2007. Compatible plants under and around oaks. California Oak Foundation, Sacramento, CA.
- Hagen, B. 2001. Back to basics: Tree roots. *Western Arborist* 26(1):11-14.
- Matheny, N. and J. R. Clark. 1998. Trees and development: A technical guide to preservation of trees during land development. International Society of Arboriculture, Champaign, IL.



Cameron Ranch  
 El Dorado County, CA  
 18 April 2017

-  BSA (5.95 ac)
-  Existing Oak Canopy (0.746 ac)
-  Oak Trunk Location








Aerial Photograph: 16 April 2015  
 Google Earth Imagery 2017  
 El Dorado County GIS Parcel Data (7 Dec 2011)

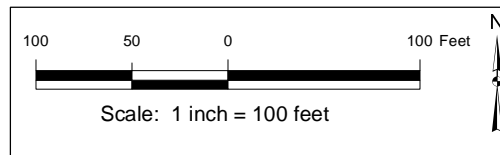
Attachment A. Existing Oak Canopy



Cameron Ranch  
 El Dorado County, CA  
 18 April 2017

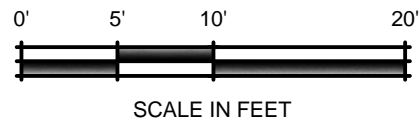
Attachment B. Oak Canopy Impacts

-  BSA (5.95 ac)
-  Existing Oak Canopy (0.746 ac)
-  Oak Canopy Removed (0.062 ac)
-  Replacement Oak Canopy (0.079 ac)
-  Oak Trunk Location



**SYCAMORE**  
 Environmental  
 Consultants, Inc.

Aerial Photograph: 16 April 2015  
 Google Earth Imagery 2017  
 El Dorado County GIS Parcel Data (7 Dec 2011)

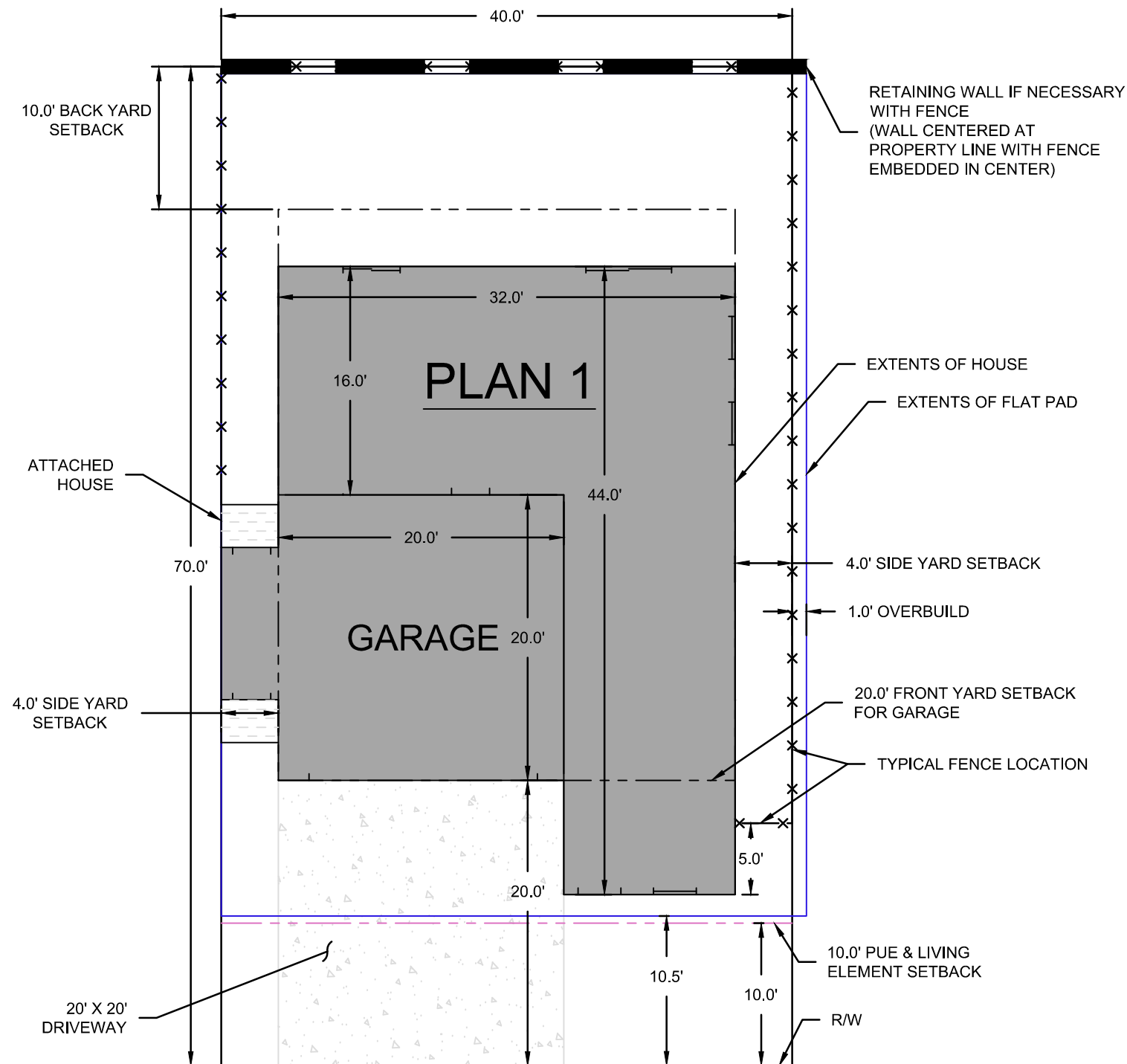


# CAMERON RANCH

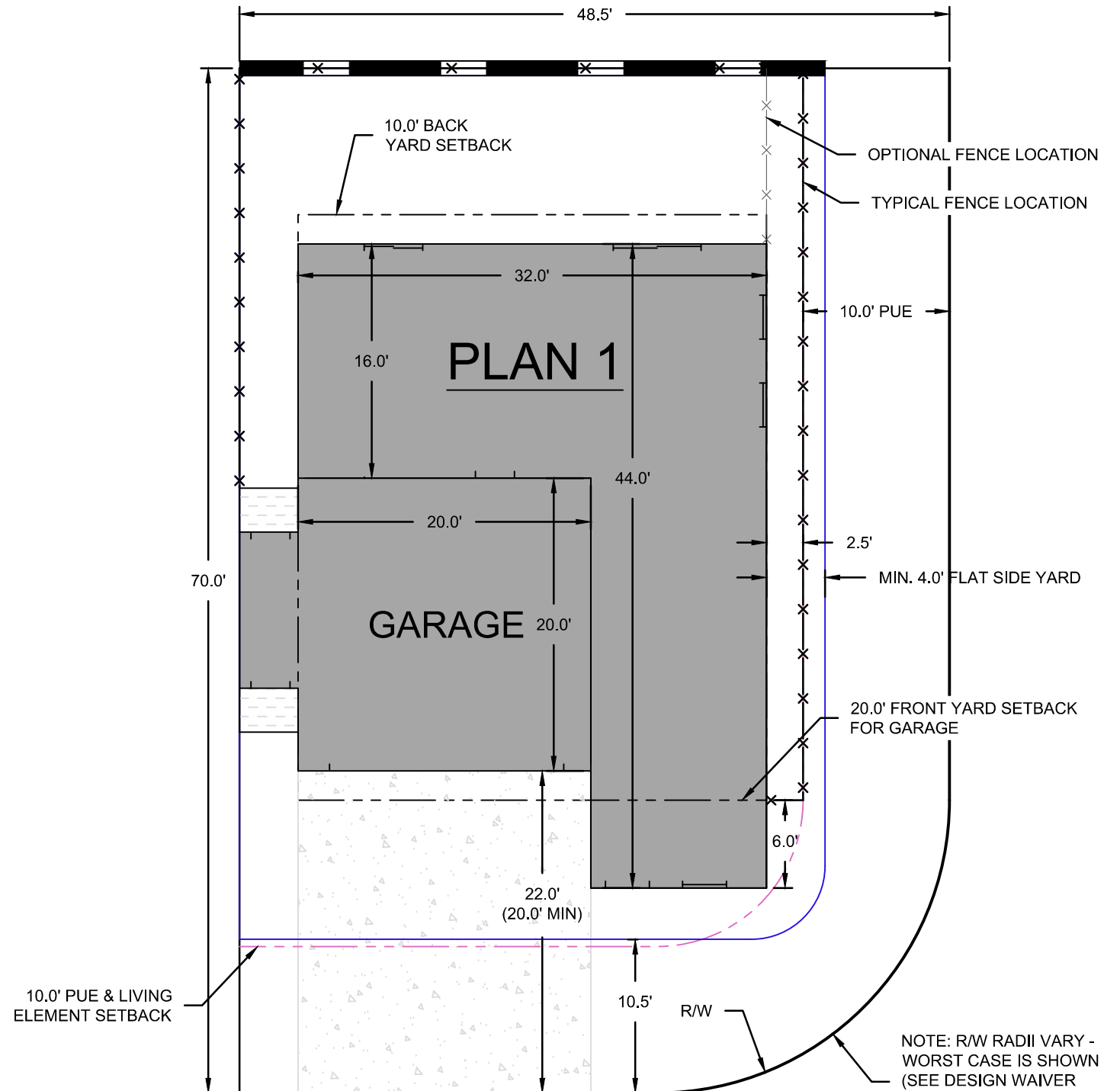
EL DORADO COUNTY, CALIFORNIA  
JUNE 2017

905 Sutter Street, Suite 200, Folsom, CA 95630  
(916) 366-3040 Fax (916) 366-3303  
R. E. Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors

## PLAN 1 TYPICAL INTERIOR LOT SET BACKS & FENCING



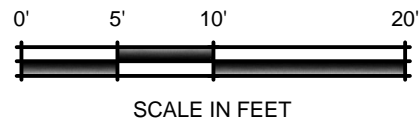
## PLAN 1 TYPICAL CORNER LOT SET BACKS & FENCING



NOTE: R/W RADII VARY - WORST CASE IS SHOWN (SEE DESIGN WAIVER REQUEST FOR MORE INFORMATION)

**Exhibit R**

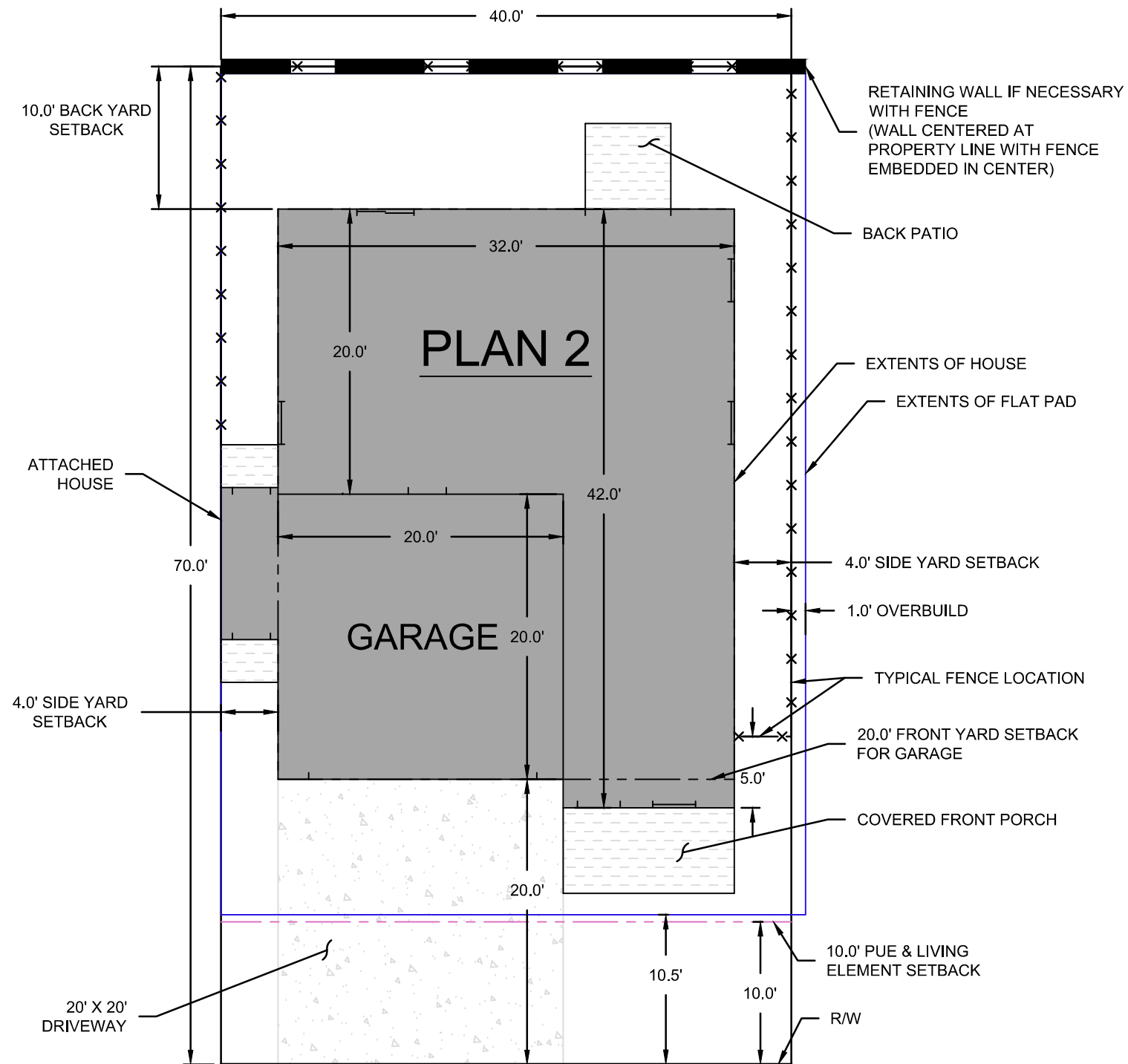
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By Efren Sanchez at 2:34 pm, Jun 28, 2017



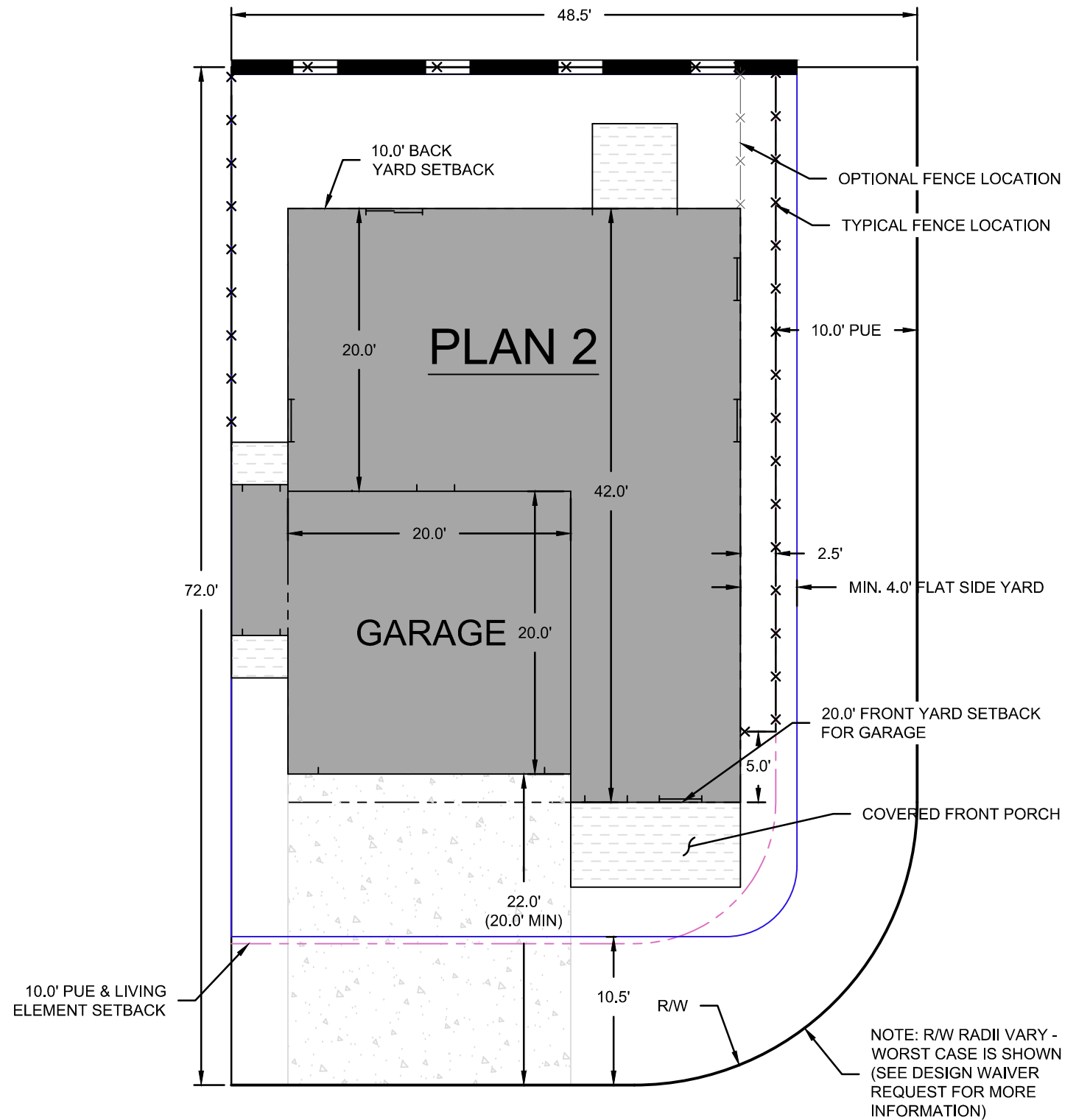
**CAMERON RANCH**  
EL DORADO COUNTY, CALIFORNIA  
JUNE 2017

905 Sutter Street, Suite 200, Folsom, CA 95630  
(916) 366-3040 Fax (916) 366-3303  
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Civil Engineers / Land Surveyors

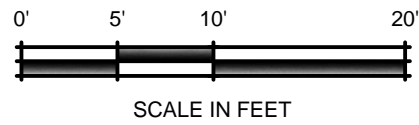
**PLAN 2**  
**TYPICAL INTERIOR LOT**  
**SET BACKS & FENCING**



**PLAN 2**  
**TYPICAL CORNER LOT**  
**SET BACKS & FENCING**



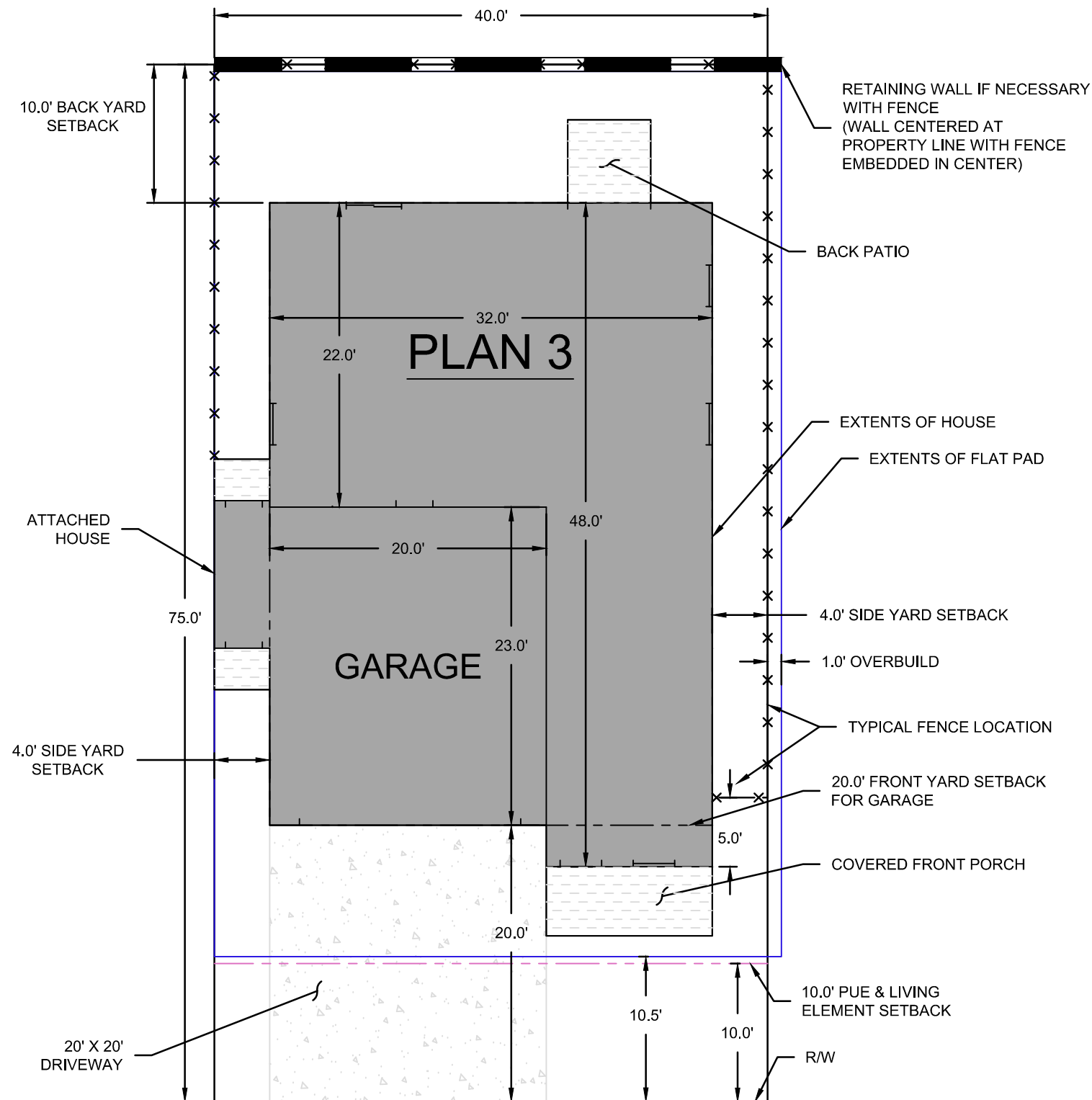
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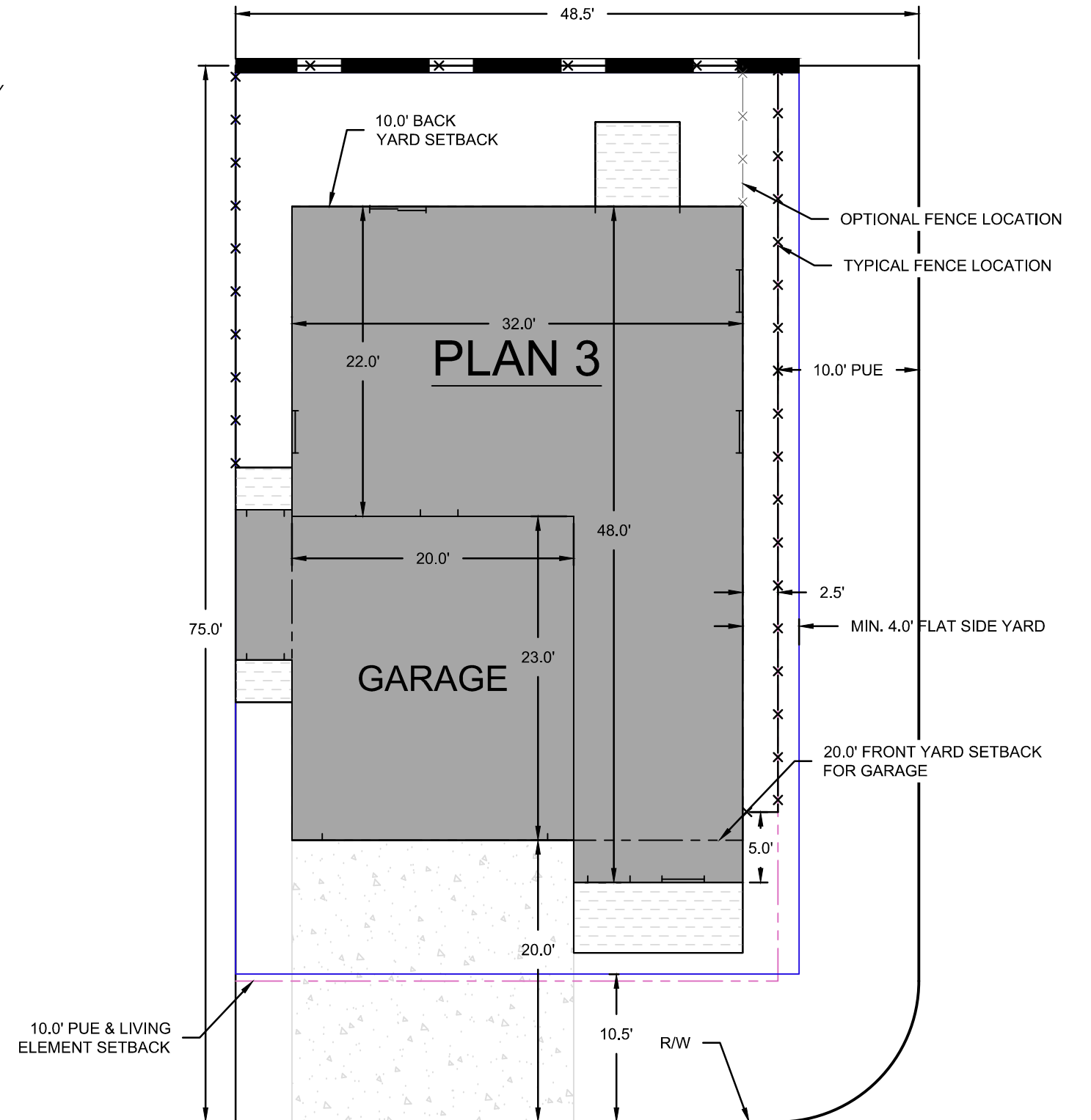
**CAMERON RANCH**  
EL DORADO COUNTY, CALIFORNIA  
JUNE 2017

905 Sutter Street, Suite 200, Folsom, CA 95630  
(916) 366-3040 Fax (916) 366-3303  
R. E. Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors

**PLAN 3**  
**TYPICAL INTERIOR LOT**  
**SET BACKS & FENCING**



**PLAN 3**  
**TYPICAL CORNER LOT**  
**SET BACKS & FENCING**



**RECEIVED**  
By Efren Sanchez at 2:33 pm, Jun 28, 2017



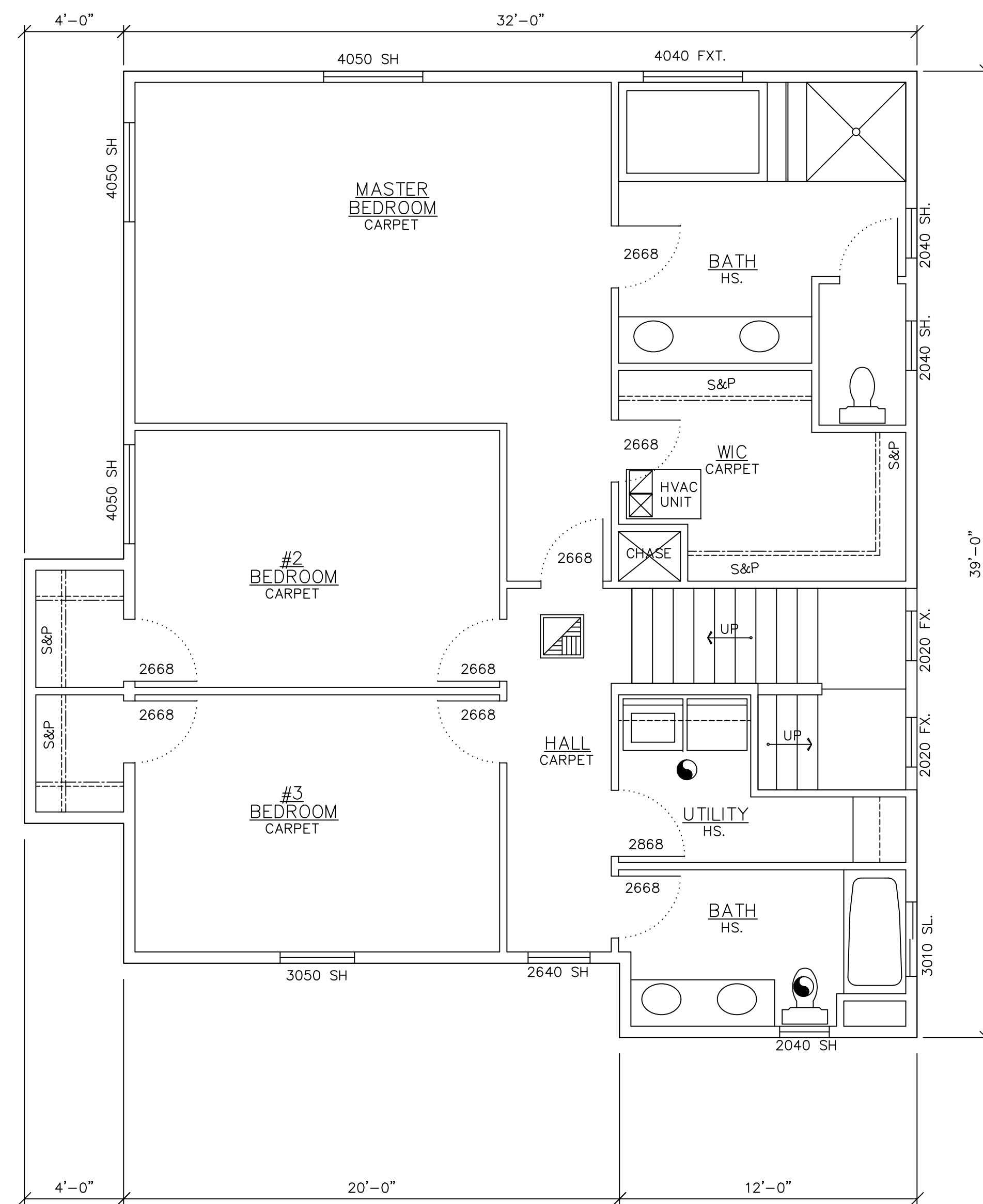
FRONT ELEVATION, PLAN 1B  
1/4"=1'-0"

CAMRANCHPLAN1\_FE



FRONT ELEVATION, PLAN 1A  
1/4"=1'-0"

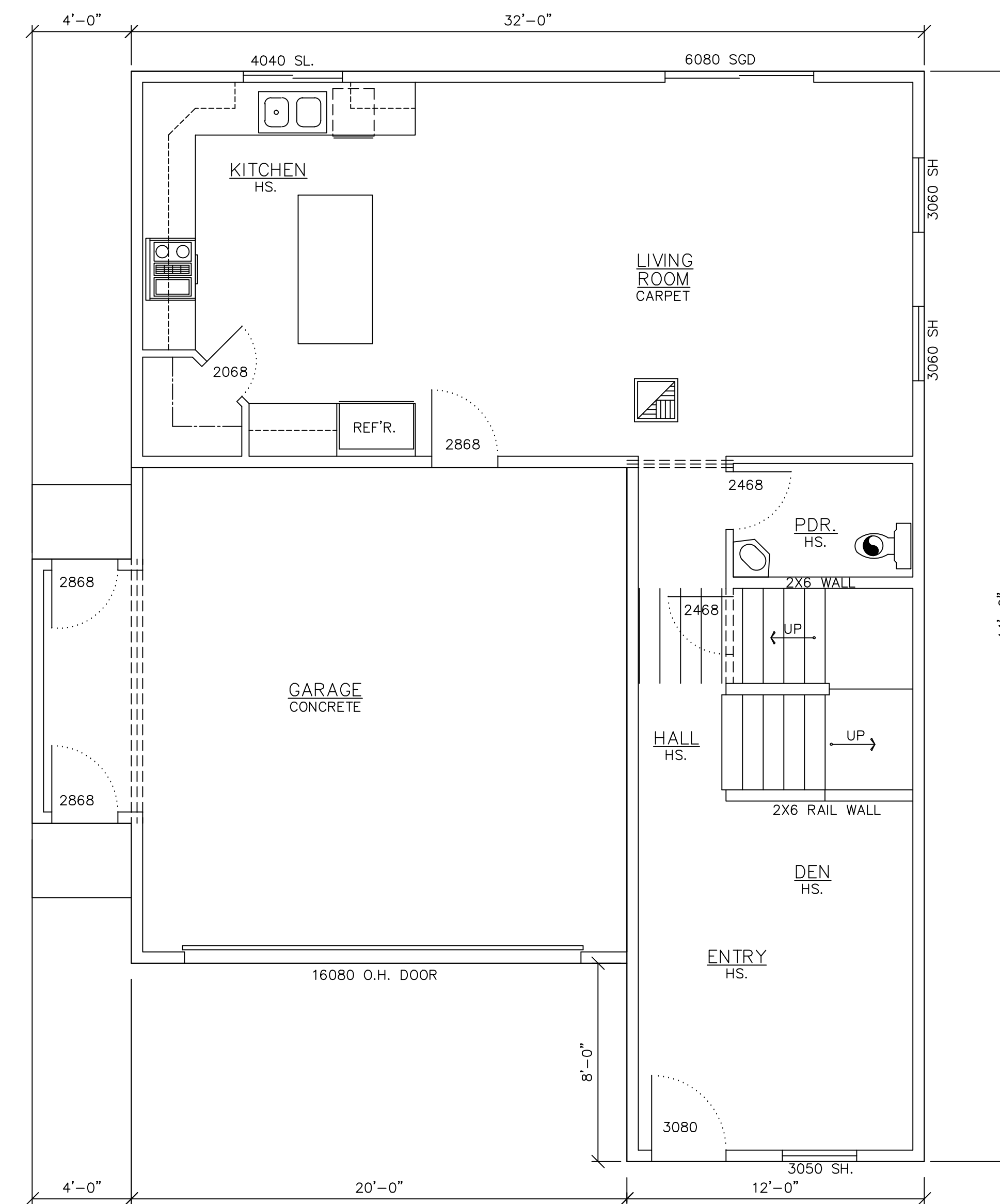
CAMRANCHPLAN1\_FE



SECOND FLOOR, PLAN #1  
1/4"=1'-0"

1159 SQ. FT.  
ZP

Exhibit S



FIRST FLOOR PLAN #1  
1/4"=1'-0"

1st. FLOOR 848 SQ. FT.  
2nd. FLOOR 1159 SQ. FT.  
TOTAL 2007 SQ. FT.  
GARAGE 443 SQ. FT.  
CAMRANCHPLAN1

REVISIONS	BY

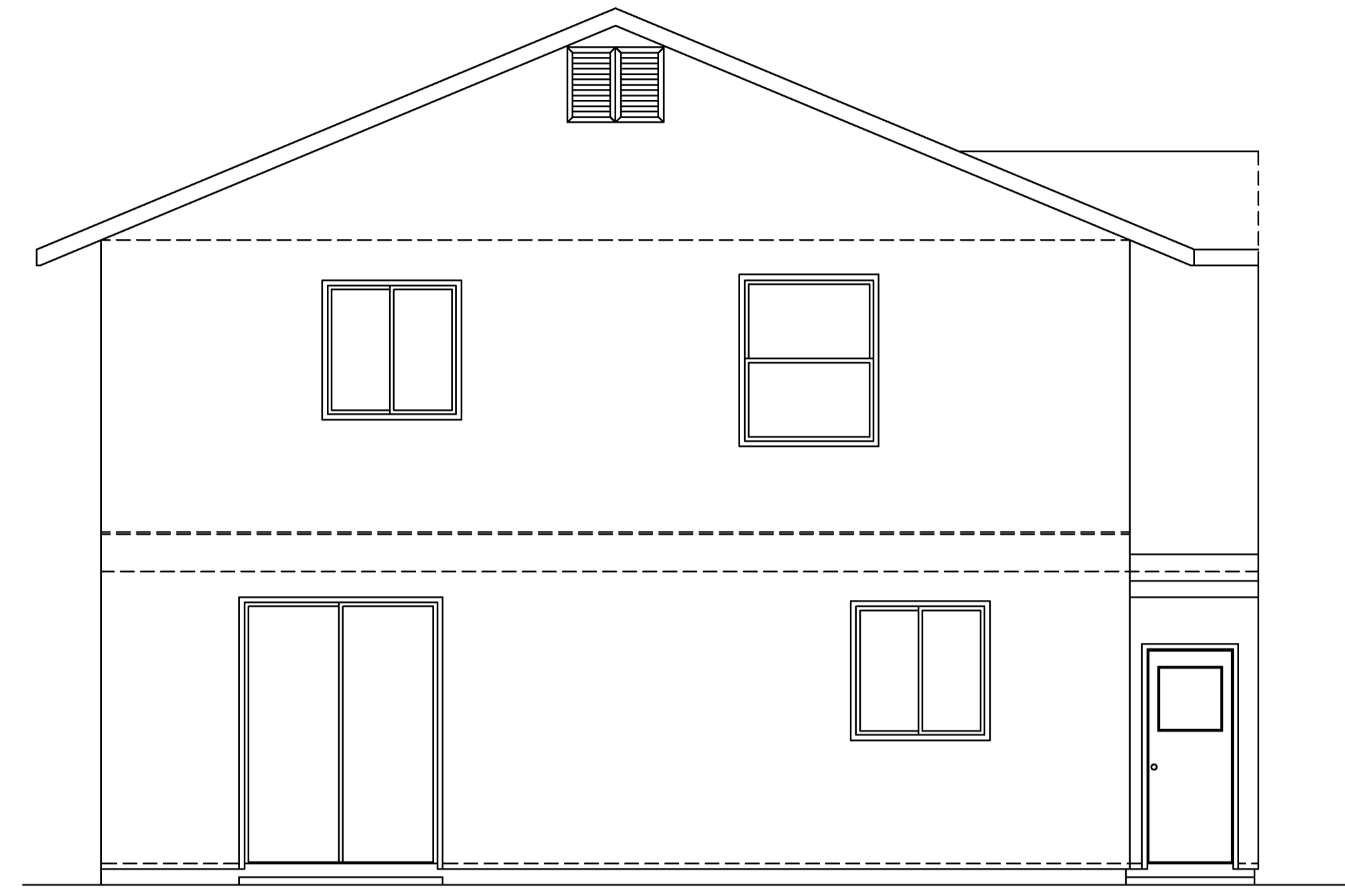
**SROKA'S**  
Design & Drafting  
MICHAEL F. SROKA  
4140 Dan Ave. Olivenhurst, CA. 95961  
PHONE (530) 742-6148  
E-MAIL SROKA@STX.COM

#1

DRAWN	MIKE
CHECKED	
DATE	
SCALE	1/4" = 1'-0"
JOB NO.	
DRAWING	
OF	SHEETS

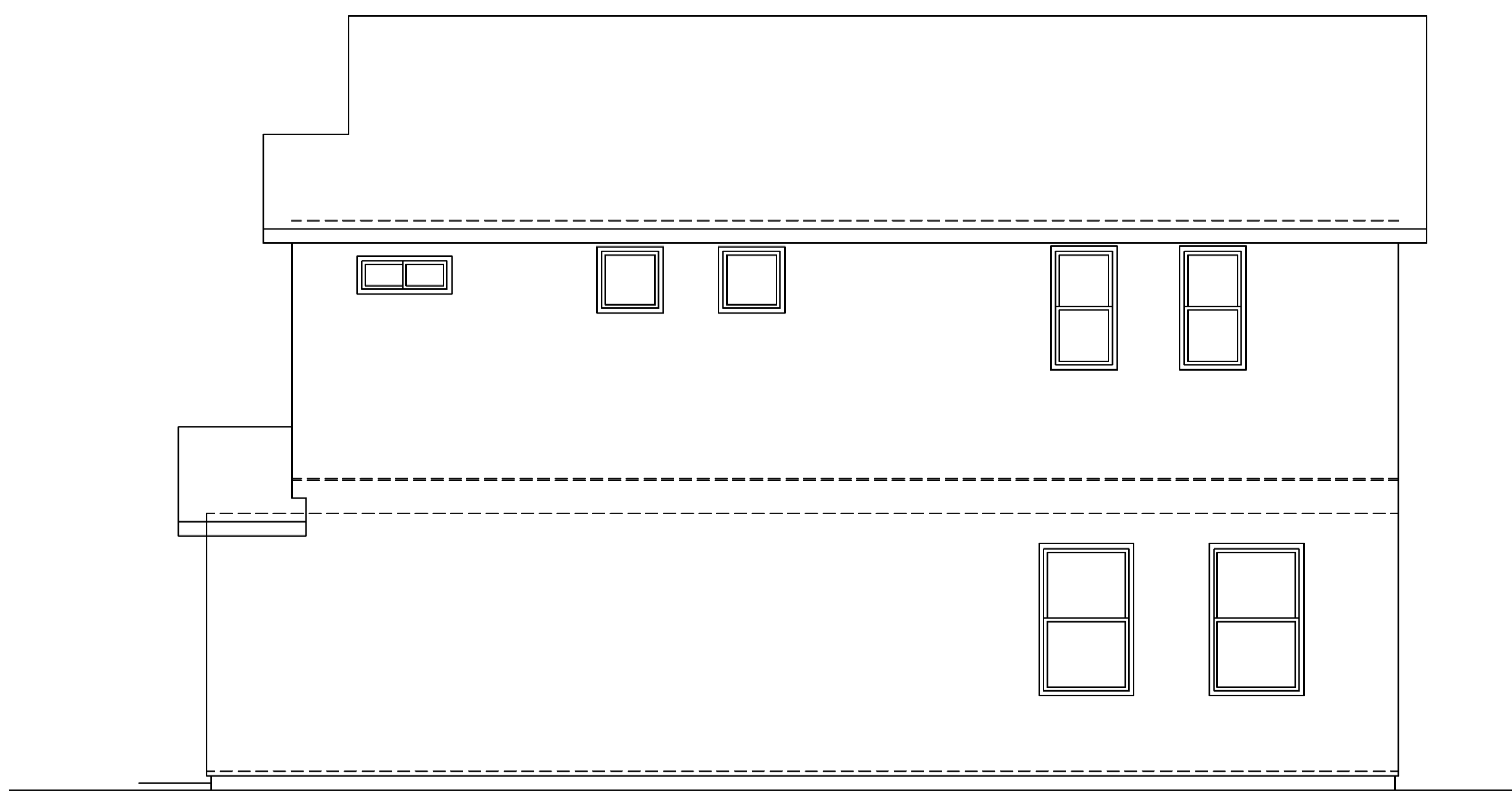


REVISIONS	BY



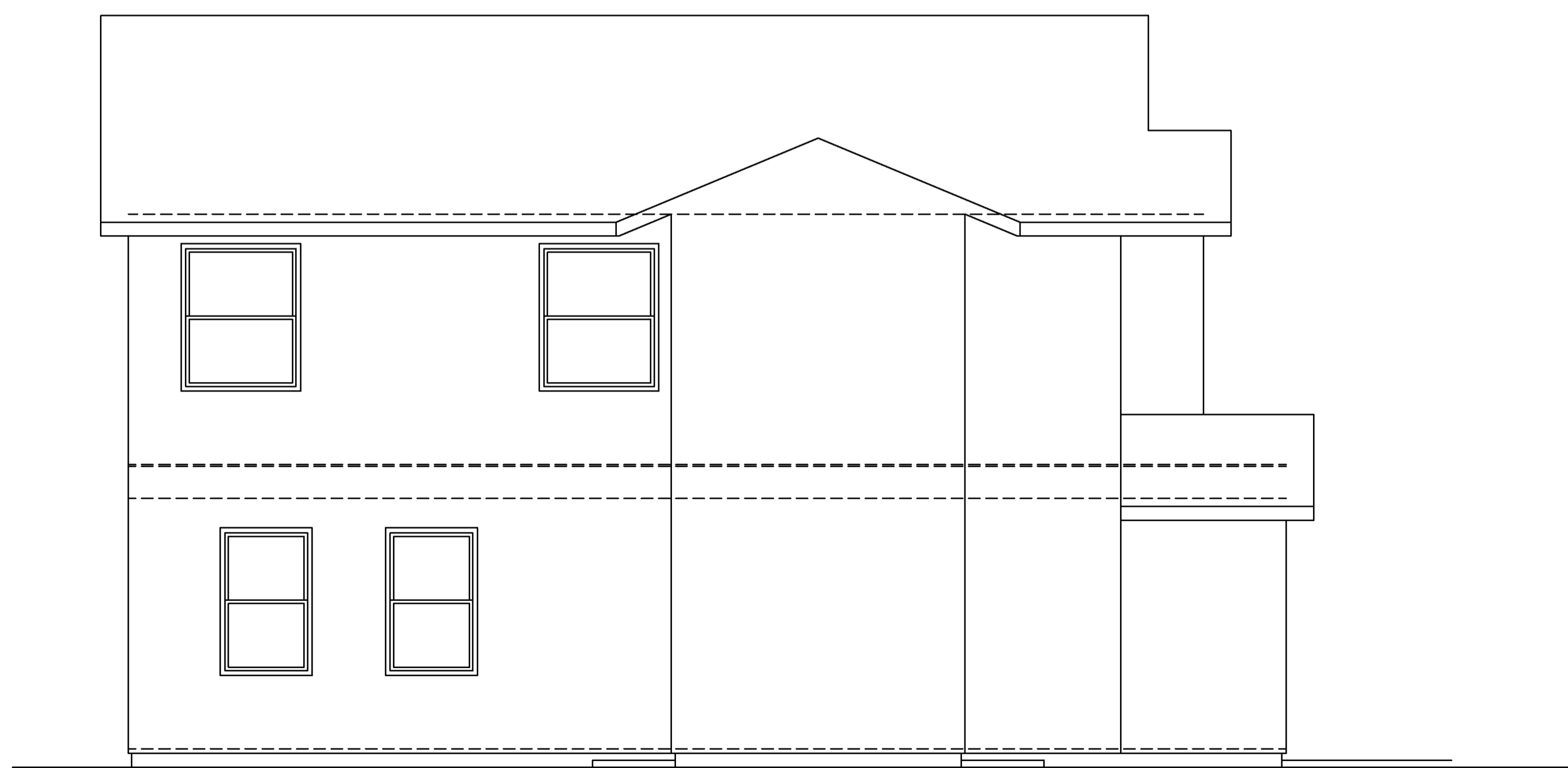
BACK ELEVATION  
1/4"=1'-0"

CAMRANCHPLAN1\_BE



RIGHT SIDE ELEVATION  
1/4"=1'-0"

CAMRANCHPLAN1\_RE



LEFT SIDE ELEVATION  
1/4"=1'-0"

CAMRANCHPLAN1\_LE

**SROKA'S**  
Design & Drafting  
MICHAEL F. SROKA  
4140 Don Ave. Olivehurst, CA. 95961  
PHONE (530) 742-6148  
E-MAIL SROKA@STX.COM

# 1

DRAWN MIKE
CHECKED
DATE
SCALE 1/4" = 1'-0"
JOB NO.
DRAWING
OF SHEETS



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## Plan 1-A

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**1FBCF3293DP-Shake-CedarBlend**

**ROOFING:**

- **BORAL Concrete Tile**

**PAINT:**

- **SHERWIN WILLIAMS**

**EXTERIOR:**

- **1 Coat Stucco**
- **Hardee Board**
- **KD Select Fascia/Trim**



**Base 1 Stucco  
LATTE SW6108**



**Base 2 Stucco  
WARM STONE  
SW7032**



**Fascia, Shutters, Front  
Door, Garage Door  
MUDDLED BASIL  
SW7745**



*Colors shown are similar to paint colors and not an exact match.. Actual colors may vary in tone, color or tint when applied in construction.*



---

## Plan 1-B

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### ROOFING:

- BORAL Concrete Tile

### PAINT:

- SHERWIN WILLIAMS

### EXTERIOR:

- 1 Coat Stucco
- Hardee Board
- KD Select Fascia/Trim

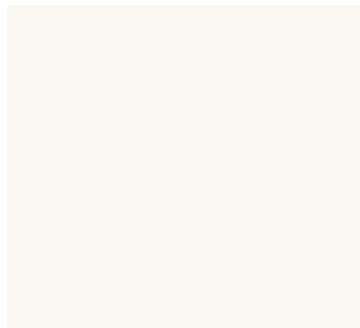
1FBCF1132-Shake900-Charcoal Brown Blend



Cultured-Stone-Pro-Fit-Ledgestone-Southwest



Base 1 Stucco  
Perfect Greige SW6073



Fascia  
Pure White SW7005



Shutters, Front Door,  
Garage Door  
Navel SW6244



*Colors shown are similar to paint colors and not an exact match.. Actual colors may vary in tone, color or tint when applied in construction.*



---

## Plan 2-A

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**1FBCF3293DP-Shake-CedarBlend**

**ROOFING:**

- **BORAL Concrete Tile**

**PAINT:**

- **SHERWIN WILLIAMS**

**EXTERIOR:**

- **1 Coat Stucco**
- **Hardee Board**
- **KD Select Fascia/Trim**



**Base 1 Stucco  
KHAKEI SHADE SW7533**



**Base 2 Stucco  
TIKI HUT SW7509**



**Fascia, Shutters, Front  
Door, Garage Door  
NUTHATCH SW6088**



*Colors shown are similar to paint colors and not an exact match.. Actual colors may vary in tone, color or tint when applied in construction.*



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## Plan 2-B

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### ROOFING:

- BORAL Concrete Tile

### PAINT:

- SHERWIN WILLIAMS

### EXTERIOR:

- 1 Coat Stucco
- Hardee Board
- KD Select Fascia/Trim

1FBCF1132-Shake900-CharcoalBrownBlend



Cultured-Stone-Dressed-Fieldstone-Aspen



Base 1 Stucco  
MACADAMIA SW6142



Fascia, Trim, Gutters,  
Shutters, Front Door,  
Garage Door  
CAVIAR SW6990



*Colors shown are similar to paint colors and not an exact match.. Actual colors may vary in tone, color or tint when applied in construction.*



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## Plan 3-A

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**1FBCF3293DP-Shake-CedarBlend**

**ROOFING:**

- **BORAL Concrete Tile**

**PAINT:**

- **SHERWIN WILLIAMS**

**EXTERIOR:**

- **1 Coat Stucco**
- **Hardee Board**
- **KD Select Fascia/Trim**



**Base 1 Stucco  
FRESCO CREAM  
SW7719**



**Base 2 Stucco  
POTTERY URN  
SW7715**



**Fascia, Shutters, Front  
Door, Garage Door  
ROYCROFT BRASS  
SW2843**



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## Plan 3-B

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**ROOFING:**

- **BORAL Concrete Tile**

**PAINT:**

- **SHERWIN WILLIAMS**

**EXTERIOR:**

- **1 Coat Stucco**
- **Hardee Board**
- **KD Select Fascia/Trim**

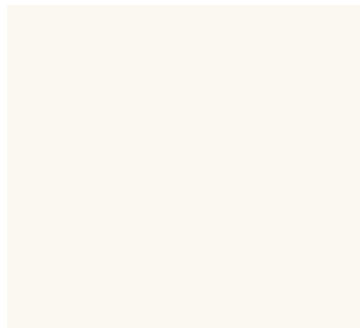


**1FBCF1132-Shake900-CharcoalBrownBlend**

**Cultured-Stone-Country-Ledgestone-Aspen**



**Base 1 Stucco  
DOWNING EARTH  
SW2820**



**Fascia  
DOVER WHITE  
SW6385**



**Shutters, Front Door,  
Garage Door  
RIVERWAY 6222**



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