



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

AGENDA TUOLUMNE COUNTY BOARD OF SUPERVISORS HOUSING POLICY COMMITTEE County Administration Center Board of Supervisors Chambers Thursday, June 10, 2021 3:00 p.m.

48 Yaley Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

IMPORTANT PUBLIC NOTICE: Under the Governor's Executive Order N-25-20, this meeting will allow members of the Planning Committee to participate by teleconference; and under Order N-29-20, Accessibility Requirements, if you need swift special assistance during the Committee meeting, please call 209-770-5423.

PUBLIC PARTICIPATION PROCEDURES

In order to protect public health and the safety of Tuolumne County citizens, this meeting will be physically closed to the public. Public Comment will be opened and closed individually for each agenda item listed below, excluding Reports. To observe or participate in this meeting, please use the following link: <https://us02web.zoom.us/j/85615215956>. For detailed Zoom instructions go to the Agenda Packet <https://www.tuolumnecounty.ca.gov/638/Board-of-Supervisors-Housing-Policy-Comm>

You also may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370 or email (qyaley@co.tuolumne.ca.us) for retention as part of the administrative record. Comments will not be read during the meeting. Comments must be received by the Community Development Department no later than 9:00 AM on the day of the noticed meeting.

PUBLIC FORUM

The public may speak on any item not on the printed agenda. No action may be taken by the Committee. The amount of time allocated for the public forum is limited to 15 minutes.

COMMITTEE BUSINESS:

1. Consideration of the Minutes of the meeting of 3/11/2021.

NEW ITEMS:

1. Presentation by Visionary Home Builders of the 100% affordable housing project which includes 84 one, two, and three bedroom units on a 6.7-acre (291,852 sq-ft) site that is zoned Neighborhood Commercial (C-O) with Neighborhood Commercial (NC) land use designation, to be constructed at 20080 Cedar Road, Sonora, CA 95370, (APN 044-420-037).

CONTINUED ITEMS:

None.

ADJOURNMENT

The Board of Supervisors Housing Policy Committee serves as an advisory group to the Board of Supervisors for matters related to housing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Resources Agency at 209-533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28CFR Part 35 ADA Title II).



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TO: Tuolumne County Committee and Commission Members

FROM: Quincy Yaley, AICP Community Development Department Director

RE: COVID-19 Meeting Procedures

In response to increasing risks of exposure to the coronavirus (COVID-19), all the Committee and Commission meetings will be conducted and participated via Zoom. Video conferencing via Zoom will allow the Commission/Committees and County to adhere to social distancing requirements of the Brown Act and provide a way for the public to provide public comment live during the meeting.

Due to the modified meeting format and tele-conferencing meeting procedures, the Chair may choose to allow public comment on the project in an alternative fashion, rather than calling for those in favor, those in opposition, those neutral, and then any rebuttals or surrebuttals. The Chair may take public comment on the project in any order in lieu of the calling for those in favor, opposition, neutral, rebuttals, and then surrebuttals.

The Committee and Commission may elect to allow the applicant or applicant representative a specific time to speak on the project prior to taking public comments on the item. This opportunity could have a specific time length allotted, such as five or ten minutes.

As a reminder, those who wish to provide information during the public comment are not required to provide their name. County staff will notify the Chair of any individuals who wish to provide testimony and will limit the testimony to the time limit identified by the Chair.

If an item on the agenda is not identified as a “public hearing”, public comment is still required and can be conducted in a similar format to the modified procedures above.

All votes require a roll call with each Committee and Commission member to be named by County Staff prior to stating their vote. The Chair shall also identify by name the commissioner who initiated the motion and the name of the commissioner who seconds the motion. After a second is named, the Chair must allow County staff to complete a roll call vote.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the zoom meeting. It is recommended that the Chair pause for 60-90 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 90 seconds has elapsed County staff will notify the Chair that there is no further public comment.

Staff may need to respond to emails or phone calls from members of the public during the meeting to provide assistance to the public if they encounter problems using the Zoom platform. Staff requests that the Chair allow additional time as needed to ensure that members of the public can engage in the meeting.

Zoom Instructions

Zoom links can be found in the agenda for each meeting. The public can view the meeting from their smartphone, on their computer browser, or listen on their telephone. Zoom does not require an account to attend the meeting, but if the public wishes to create one, their basic accounts are free.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the Zoom meeting. The Chair will pause for 60 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 60 seconds has elapsed county staff will notify the Chair that there is no public comment.

Members of the public can also choose to watch the meeting and do not have to comment during the meeting. If a member of the public does not want to provide public comment live, they can provide public comment prior to the meeting via email to the Community Development Department Director at gyaley@co.tuolumne.ca.us. If you would like your comments to be included in the record, please send comments to the above email address by 9:00 a.m. of the day of the noticed meeting.

You are invited to a Zoom webinar.

When: Jun 10, 2021 03:00 PM Pacific Time (US and Canada)

Topic: BOS Housing Policy Committee

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85615215956>

Or One tap mobile :

US: +16699006833,,85615215956# or +12532158782,,85615215956#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 856 1521 5956

International numbers available: <https://us02web.zoom.us/j/85615215956>

If anyone is having technical difficulties with Zoom, they can visit Zoom's support page for helpful tips: <https://support.zoom.us/hc/en-us/categories/201146643>.

Below are step by step instructions on how to join and interact as an attendee via Zoom.

JOINING A WEBINAR BY LINK

- To join the webinar, click the link that we provided in the agenda.
- If you are signed in, change your name if you do not want your default name to appear.
- If you are not signed in, enter a display name.

MANUALLY JOINING A WEBINAR

- Use the 9-digit meeting ID/webinar ID provided in the agenda.
- Sign in to the Zoom Desktop or Mobile App
- Click or tap **Join a Meeting**
- Enter the 9-digit webinar ID, and click **Join** or tap **Join Meeting**
- If prompted, enter your name and email, then click **Join Webinar** or tap **Join**.
- You may change your name if you do not want your default name to appear, as you are not required to state your name.

WAITING FOR HOST TO START THE WEBINAR

- If the host has not started broadcasting the webinar, you'll receive a message letting you know to "Please wait for the host to start the meeting".

PUBLIC COMMENT

- During the public comment period you will have the option to "raise your hand" if you would like to comment on a proposed project or during the public comment portion of the meeting.
- Once you have clicked the "raise your hand" option, please wait until a staff unmutes your microphone.
- Once staff has unmuted you will have three minutes to speak.
- A staff member will verbally communicate to you and the Commissioners when you have 30 seconds remaining and then when your time is up.
- Once your allotted time is up, a staff member will mute and "lower your hand".
- If you are participating from your smartphone, you will also have a "raise their hand" feature.
- When you are unmuted a prompt will appear to confirm you would like to be unmuted.
- Once you confirm you will be able to provide public comment.
- If you are participating via telephone call, you will need to press *9 (star 9) to "raise their hand", and when you are unmuted you will hear "you are unmuted" allowing you to provide public comment.

END OF MEETING

- If you would like to leave the meeting before it ends, click **Leave meeting**. If you leave, you can rejoin if the webinar is still in progress, as long as the host has not locked the webinar.



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BOARD OF SUPERVISORS HOUSING AND POLICY COMMITTEE MEETING *Unapproved* MINUTES March 11, 2021

PRESENT: Chair Ryan Campbell; Supervisor Jaron Brandon; Doreen Schmidt, Area 12 Agency on Aging; Sandra Sturzenacker, Amador Tuolumne Community Action Agency (ATCAA); Mike Lemke, Tuolumne County Building Industry Association (BIA); Trinity Abila, Habitat for Humanity; Sam Segerstrom, Tuolumne County Association of Realtors (TCAR)

ABSENT: None

STAFF: Quincy Yaley, Community Development Department Director; Rachel Bell, Community Development Department Business Manager, Michelle Carlson, Tuolumne County Behavioral Health, Richard Walker, Community Development Department Planning Manager

The Committee may have rearranged its agenda during the meeting; however, the minutes have been prepared to follow the printed agenda, for the purpose of consistency.

CALL TO ORDER/WELCOME:

Chair Campbell called the meeting of March 11, 2021 to order at 3:02 p.m.

Chair Campbell asked staff to roll call the Committee.

Chair Campbell: Present
Supervisor Brandon: Present
Doreen Schmidt: Present
Sandra Sturzenacker: Present
Mike Lemke: Present
Trinity Abila: Present
Sam Segerstrom: Present

Chair Campbell indicated there was a quorum.

PUBLIC COMMENT:

Chair Campbell acknowledged public may speak on any item not on the printed agenda. No action may be taken by the Committee.

Seeing no one wishes to speak, Chair Campbell closed the public comment period.

COMMITTEE BUSINESS:

1. Consideration of the Minutes of the meeting of 9/10/2020.

Chair Campbell asked if there are any comments on the Minutes.

Mike Lemke commented that it be noted he is a part of Tuolumne County Building Industry Association (BIA) vs the state organization.

Chair Campbell asked if there was a motion to approve the minutes with changes noted. It was moved by Doreen Schmidt and seconded by Mike Lemke to approve the minutes of the meeting of September 10, 2020, with changes noted.

Chair Campbell asked staff to roll call the Committee.

Chair Campbell: Aye
Supervisor Brandon: Abstain
Doreen Schmidt: Aye
Sandra Sturzenacker: Aye
Mike Lemke: Aye
Trinity Abila: Aye
Sam Segerstrom: Aye

Chair Campbell called for the vote: Ayes, 6; Noes, 0; Abstain, 1.
Motion carried 6 – 0 – 1.

2. Status Report – Review 2020 Work Plan and proposed 2021 Work Plan.

Quincy Yaley, Community Development Department (CDD) Director, indicated the 2021 Work Plan looks identical to the 2020 Work Plan and does include some updates on the status of projects. She noted we are fortunate to have some Grant Programs we are working on, which is a big part of our 2021 Work Plan. She also indicated we are working on the No Place Like Home (NPLH) program where we have a \$500,000 grant to construct permanent supportive housing. She noted Richard Walker, CDD Planning Manager, is the point on this project. She noted we have ongoing programs, such as our regular grant programs and housing legislation. She highlighted another Affordable Housing Project that might occur with the Stanislaus County Housing Authority at the Peaceful Valley Site. She went on to ask the Committee to consider this Work Plan to see if there are any additions, corrections or deletions needed. She noted that once we arrive at a Work Plan, it will go forward to the Board of Supervisors for their final approval. She indicated to Chairman Campbell she is available to answer any questions.

Chairman Campbell asked if there are any questions for Ms. Yaley.

A discussion ensued regarding adding topics to the Work Plan. Discussion regarding types of housing that could be used for ADUs was discussed, along with mixed use zoning and ministerial and discretionary land uses.

Mike Lemke and Chair Campbell asked if the SB 2 Grant money has all been spent.

Rachel Bell indicated that about \$58,00 has been spent, but all of those funds have been allocated to Place Works and the development of the Accessory Dwelling Unit Ordinance update.

Ms. Yaley indicated she will add the changes discussed to the Work Plan and it will go forward to the Board of Supervisors for their final approval, with possible amendment.

3. Reports – Update on LEAP and REAP planning grants and discussion of grant tasks.

Quincy Yaley, Community Development Department Director, proceeded to update the committee on the LEAP (Local Early Action Planning) and REAP (Regional Early Action Planning) Grants. She indicated that we received two sizable grants last year, one already has an executed funding agreement and the second has been approved but are waiting for the final execution. She noted there is a lot of overlap in these two grants. One is a local housing grant and one is a regional housing grant and the only difference is that the regional housing grant includes a passthrough to the City of Sonora, which was approved by the Board for their housing element. She went on to say that she provided a list in the report for items that these grants can be spent, such as, site-specific environmental clearances to outreach for specific projects and zone changes. She now called on Richard Walker to elaborate on these two programs

Richard Walker confirmed that we did secure the standard agreement for LEAP and have received confirmation of approval for REAP but have yet to receive the standard agreement. He also indicated we secured the extension for the NPLH Grant (No Place Like Home), specific to the awarded Adventist Health site.

Ms. Yaley clarified the program responsibilities are being handled as a team approach between Rachel Bell, Richard Walker and herself. She went on to say how excited and anxious their team is about these two grants to start doing housing programs as identified in the staff report. She noted that in addition to the ADU Ordinance that they will be bringing to the Board, there are other housing programs in the scope of work, such as making things ministerial versus discretionary that we can use to spend this money; one being, property-owner permission zone changes to get a site inventory together so when affordable housing developers want to come to our county there is an inventory of “pre-approved” sites. She went on to mention some of the other programs that could utilize LEAP grant money, such as the Regional Housing Need Allowance (RHNA), getting sites ready for that. She noted that this includes public education outreach, noting that the community seems to be more accepting of these kinds of projects than they were 5 years ago. She concluded that her team is ready and excited to move forward implementing these projects and offered to answer any questions.

Chairman Campbell asked if there are any questions for Ms. Yaley.

Supervisor Brandon asked if, under the LEAP/REAP grants, are there funds available for some type of redevelopment agency to potentially identify and purchase blighted properties, clear properties, consolidate parcels, and sell to a project and be profitable?

Ms. Yaley said she does not know the answer but would investigate it. She indicated that she would have a further conversation with Richard, who may have more experience in that area. She noted that when our department went through this grant application process, our staff not only worked closely with HCD, but there was a state consultant, a technical assistant consultant that helped us with our applications, which were sent through the board. So, the list that you see was sent to the Board of Supervisors. She noted that there are timelines for performing on these grants.

Chairman Campbell asked if there were any additional questions or public comment. Seeing there were none, he introduced the next agenda item.

NEW ITEMS:

1. Housing Supply, Housing Development Process Discussion

Ms. Yaley noted that this agenda item was requested by a number of members of the committee, so she has nothing to present on this, but is happy to listen and/or answer questions.

Chairman Campbell indicated that he is interested to hear what TCAR (Tuolumne County Association of Realtors) has to say and give an overview on what the housing supply is looking like and the challenges we are facing.

Sam Segerstrom (TCAR) thanked Chair Campbell and went on to invite Betsy Hurst (TCAR) to join in. He noted that TCAR really values this committee and they want to understand and brainstorm about ways that we can make things easier on developers and make it easier for people to build homes. He pointed out that the California Association of Realtors throughout the whole state agrees that the housing crisis is a supply issue. He went on to ask what could be done to make the process easier and to help make it more affordable.

Chairman Campbell asked Mr. Segerstrom to elaborate on what he sees as the hurdle for people to purchase a parcel and build on it, asking how much of the problem is originating with the County and our process and policies vs state law, cost of materials and construction in California. He asked what the areas are related to the way we do business that we could improve it.

Mr. Segerstrom indicated he does not entirely know the answer to that, but part of the problem is the fees and costs, such as schools, sprinklers, utilities, traffic mitigation.

Betsy Hurst (TCAR) indicated the cost to build a home is approximately \$300 sq ft vs to buy an existing home is \$200 sq ft.

Chairman Campbell asked how much of our housing crisis can be addressed through individuals buying individual lots and building one house vs large scale developments, say 30+ units? He went on to ask what is preventing developers from coming into Tuolumne County to develop?

Mr. Segerstrom thinks the large-scale developments are needed to alleviate the housing crisis. He also said they would like the process to be easier for both types of development.

Supervisor Brandon commented on how tight the rental market is and thought it could be caused by the current price of housing. He thinks we should be exploring everything we could do to redevelop and rehab some of these properties in a way that is economically viable. He said we have limited undeveloped land that could be developed for something. He went on to ask TCAR and Staff for a better understanding of the processes and past experiences of successful and failed projects so he could have a better understanding of what we can do, as a county, to move these projects forward. He suggested we explore more grants and collaborative efforts in developing with the many professionals that have this capacity.

Ms. Hurst went on to give current stats on the market which indicated 106 residential listings, if we eliminate the Pine Mountain Lake and the Don Pedro area, there are only 78 residential listings vs 132 land listings, only 3 multi-family listings and 17 Mobilehome listings

Supervisor Campbell agrees there is a housing crisis and asked how much influence does county government have in changing that and where do we have influence?

Mr. Segerstrom indicated, from what he hears, there are developers out there that want to invest millions of dollars in our county for these projects but then get sued, because of CEQA (California Environmental Quality Act) or something else. He asked if there are ways to make some of these permits ministerial, where they are not subject to CEQA?

Ms. Yaley indicated that everything is subject to CEQA, it is just a matter of what level of CEQA it gets. Every project gets an Environmental Review, but some projects the legislature has screened out. We can't just say a project is ministerial because this would take a government action to say a project is ministerial. She went on to say that they instead like to say a project is ministerial with performance standards. Meaning under a certain threshold, these types of categories of projects will be exempt from additional environmental review, but maybe they will need to meet certain design thresholds, or certain parking thresholds, landscaping thresholds, noise thresholds.

A discussion ensued concerning ministerial vs discretionary approvals, affordable housing and the feasibility/constraints of attracting developers to Tuolumne County.

Trinity Abila (Habitat for Humanity) shared that Adventist Health did a Community Health Needs Assessment and Housing was rated number 3. She indicated the assessment showed that 41.9% of housing in Tuolumne County had substandard housing conditions. She went on to say that she will send a link to the committee for more information on this Adventist Health Assessment and their plan to educate the community on healthy living, one component being housing.

Supervisor Brandon commented that he would like to see the committee explore Form-Based Codes related to housing, possibly seeking another technical study grant for this. He also mentioned he would like to see a Builders Council come back as a discussion group.

CONTINUED ITEMS:

None

ADJOURNMENT:

Chair Campbell adjourned the meeting at 4:01 p.m.

Respectfully submitted,

Quincy Yaley, AICP
Community Development Department Director

QY:js

AGENDA
Visionary Home Builders
Hidden Meadows Terrace
06/10/2021

- I. Introductions
- II. Present renderings/ 3D perspectives
- III. Open for discussion & comments

PROJECT SUMMARY

GROSS AREA +/-5.93 ac
TOTAL UNITS 84 units
GROSS DENSITY 14.16 du/ac

SPORT COURT

GENERAL USE PLAYGROUND

APARTMENTS BUILDING
TYPE B - PLATE

- 3-story
- 24-plex
- 1 Plotted (#2)

INTERMITTENT DRAINAGE

EMERGENCY
VEHICULAR ACCESS

SEASONAL WETLAND

PROJECT ENTRY
- Gate

HEAD START PLAYGROUND

CLUBHOUSE

- 1 level
- Total +/-5,800 sf.
- Leasing office
- Office

RIPARIAN WETLAND

APARTMENTS BUILDING
TYPE A - UP-HILL

- 3-story
- 20-plex
- 3 Plotted (#1, 3 & 4)
- 1-Bedroom, 2-Bedroom & 3-Bedrooms

NOTE: Proposed property location, boundary lines, and shape of the parcel shown in this study are for graphic reference only and may be subject to change pending on owner's final surveying map.



0 50' 100' 200'
Scale: 1" = 50' (on 24x36 sheet)

VISIONARY HOME BUILDERS
Sacramento, CA.

CONCEPTUAL SITE PLAN - 84 Units
HIDDEN MEADOWS TERRACE
SONORA, CA.



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.

June 3, 2021 | MRXXXXXX.00



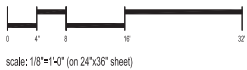
FRONT ELEVATION



PERSPECTIVE - FRONT



PERSPECTIVE - BACK



A-4.1

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

APARTMENT BUILDING - 20 PLEX
HIDDEN MEADOWS TERRACE
 SONORA, CA.



VISIONARY HOME BUILDERS
 Sacramento, CA.

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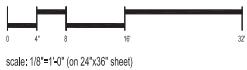
FRONT ELEVATION



PERSPECTIVE



RIGHT ELEVATION



VISIONARY HOME BUILDERS
Sacramento, CA.

A-4.2

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

APARTMENT BUILDING - 24 PLEX
HIDDEN MEADOWS TERRACE
SONORA, CA.



June 3, 2021 | MRXXXXXX.00

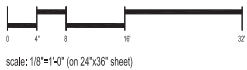
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BACK ELEVATION



LEFT ELEVATION



VISIONARY HOME BUILDERS
Sacramento, CA.

A-4.3
Scale: 1/8" = 1'-0"
APARTMENT BUILDING - 24 PLEX
HIDDEN MEADOWS TERRACE
SONORA, CA.



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LEFT ELEVATION



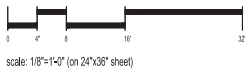
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



A-5.1

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

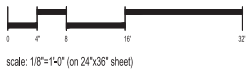
CLUBHOUSE BUILDING
HIDDEN MEADOWS TERRACE
SONORA, CA.



VISIONARY HOME BUILDERS
Sacramento, CA.

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A-5.2

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

CLUBHOUSE VIGNETTES
HIDDEN MEADOWS TERRACE
SONORA, CA.



VISIONARY HOME BUILDERS
Sacramento, CA.

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INTERSECTION VIEW - GREENLEY & CAZEBUT



STREET VIEW - FROM GREENLEY



PEDESTRIAN VIEW - COMPLEX INTERIOR



STREET VIEW - ENTRANCE @ CEDAR RD.

A-6.1

Scale: NTS

SITE VIGNETTES

HIDDEN MEADOWS TERRACE

SONORA, CA.



VISIONARY HOME BUILDERS
Sacramento, CA.

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AERIAL VIEW - SOUTHWEST



AERIAL VIEW - NORTHWEST



AERIAL VIEW - NORTHEAST



AERIAL VIEW - SOUTHEAST

A-6.2

Scale: NTS

SITE VIGNETTES

HIDDEN MEADOWS TERRACE

SONORA, CA.



VISIONARY HOME BUILDERS
Sacramento, CA.

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