

## CITY OF RANCHO CORDOVA



### PLANNING COMMISSION MEETING

Wednesday, August 9, 2023

**5:30 PM – Regular Meeting**  
**David B. Roberts Council Chambers**

**City Hall**  
**2729 Prospect Park Drive, Rancho Cordova**

Join the Meeting Via Zoom Link:

<https://cityofranchocordova.zoom.us/j/86120354210?pwd=VVV4VXAuOEJjYjBhVk1HUFVXMGdTd09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: +1 669 900 6833 +1 253 215 8782

Webinar ID: 861 2035 4210

Password: 010753

### Instructions to Make Public Comment

#### Submitting Public Comment via Email

Members of the public who wish to provide public comment via email will need to submit comments to [PlanningClerk@cityofranchocordova.org](mailto:PlanningClerk@cityofranchocordova.org) **no later than 3:00 p.m. on Wednesday, August 9, 2023. All comments submitted later than 3:00 p.m. will be sent to the Planning Commission for their review and may not be read during the meeting.**

#### Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the Planning Commission Clerk to speak. Please wait to be called upon by the Planning Commission Clerk.

#### Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press \*9 to raise your hand. Please wait to be called upon by the Planning Commission Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the Planning Commission Meeting or the use of Zoom, please contact the Planning Division at (916) 851-8750 before Wednesday, August 9, 2023, before 3:00 p.m.

## **AGENDA**

### **1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL**

Planning Commission Members - Surender Devarapalli, Sergio Diaz, Lee Frechette, Anil Reddy Kondakrindi, Robert McGarvey, Cynthia Stauss, and Chair Leroy Trippette

### **2. PLEDGE OF ALLEGIANCE**

The Chair will call on someone in attendance to lead the Pledge.

### **3. PUBLIC COMMENT**

Citizens wishing to address the Planning Commission for any matter not on the agenda may do so at this time via teleconference or by completing and submitting a Speaker Card to the Planning Commission Clerk. If you want to make a public comment via teleconference, please use the "raise hand" feature at the bottom center of the screen.

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For items on the agenda, speakers will be called by the Chair at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the Planning Commission is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

### **4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE**

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of June 28, 2023.  
**Recommendation:** Adopt the minutes.

### **5. PUBLIC HEARING ITEMS**

- 5.1. **Subject:** Brighton Village – Major Design Review (CEQA Exempt Pursuant to Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning) – Project No. PLND-0922-0051 – 4321 & 4381 Anatolia Drive; APN: 067-0430-043, -037, & -044.

**Recommendation:** Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per section 15183 Projects



Consistent with a Community Plan, General Plan, or Zoning and adopt the resolution approving the Major Design Review for Brighton Village (PLND-0922-0051), subject to the findings, Project Plans (Exhibit A) and Conditions of Approval (Exhibit B).

**6. REGULAR CALENDAR ITEMS**

- 6.1. **Subject:** Planning Commission Preparation for Agenda Items Discussion.  
**Recommendation:** There is no formal recommendation from staff on this discussion item.

**7. COMMISSION COMMENTS/IDEAS/QUESTIONS**

**8. DIRECTOR'S REPORT**

**9. ADJOURNMENT**

**ADDITIONAL INFORMATION**

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

Public documents related to items on the open session portion of this agenda, which are distributed to the Planning Commission less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Planning Commission. Documents are available for inspection at the Planning Office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at [www.cityofranhocordova.org](http://www.cityofranhocordova.org) on Fridays prior to the Regular Planning Commission Meeting.

**UPCOMING MEETINGS**

|                    |                         |
|--------------------|-------------------------|
| August 23, 2023    | 5:30 PM Regular Meeting |
| September 13, 2023 | 5:30 PM Regular Meeting |
| October 11, 2023   | 5:30 PM Regular Meeting |
| November 8, 2023   | 5:30 PM Regular Meeting |
| December 13, 2023  | 5:30 PM Regular Meeting |

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Office at (916) 851-8750 at least 48 hours prior to the meeting.

**CERTIFICATION OF POSTING OF AGENDA**

I, Kelly Whitman, Planning Commission Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the August 9, 2023 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on August 3, 2023 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at [www.cityofranchocordova.org](http://www.cityofranchocordova.org).

Signed August 3, 2023 at Rancho Cordova, California.



Kelly Whitman  
Planning Commission Clerk

## MEMORANDUM



### ITEM 4.1.

**DATE:** August 9, 2023  
**TO:** Planning Commission Members  
**FROM:** Kelly Whitman, Planning Commission Clerk  
**SUBJECT:** **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF JUNE 28, 2023**

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### **RECOMMENDATION**

Adopt the minutes.

### **ATTACHMENT(S)**

1. June 28, 2023 Planning Commission Draft Minutes

**CITY OF RANCHO CORDOVA**



**PLANNING COMMISSION MEETING**

**Wednesday, June 28, 2023**

**5:30 PM – Regular Meeting  
David B. Roberts Council Chambers**

**City Hall  
2729 Prospect Park Drive, Rancho Cordova**

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/87685550299?pwd=c1Q1UHVMWGY2RHpZZ3pxckc0WjcwZz09>

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Zoom Phone Number: +1 669 900 6833 +1 253 215 8782

Webinar ID: 876 8555 0299

Password: 743759

**DRAFT MINUTES**

**1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL**

Chair Triplette called the Regular meeting to order in the David B. Roberts Council Chambers at 5:39 p.m.

Planning Commission Members Present: Surrender Devarapalli, Sergio J. Diaz, Lee Frechette (left at 7:20 p.m.), Anil Reddy Kondakrindi, Robert J. McGarvey, Cynthia Stauss, and Chair Leroy Triplette

Planning Commission Members Absent: None

Staff Members Present: Darcy Goulart, Palmer Hilton, Adam Lindgren, and Kelly Whitman

**2. PLEDGE OF ALLEGIANCE**

Chair Triplette led the pledge.

**3. PUBLIC COMMENT**

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Chair Tripette opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. James Garcia
2. James Garcia

Chair Tripette closed the public comment period.

**4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE**

Chair Tripette opened the public comment period. Seeing no speakers. Chair Tripette closed the public comment period.

**ACTION:** Motion to approve item 4.1 by Frechette second by McGarvey;  
Motion passed with a 7:0 vote

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of April 12, 2023. Readoption of Meeting Minutes for the March 8, 2023 Regular Planning Commission Meeting.

**Recommendation:** Adopt the Minutes.

**5. PUBLIC HEARING ITEMS**

- 5.1. **Subject:** Juniper Creek Energy Storage Zoning Text Amendment and Conditional Use Permit (Mitigated Negative Declaration Prepared Pursuant to Article 6 of the California Environmental Quality Act) - Project No. PLND-0422-0034 - Located at the Southeast corner of Canyonlands Drive and Poopenaut Court; APN: 067-0780-011.

**Recommendation:** Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council:

1. Find the Initial Study-Mitigated Negative Declaration with mitigation measures that was prepared and circulated pursuant to the California Environmental Quality Act (CEQA) for the project is adequate;
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23; and
3. Adopt a Resolution for the Juniper Creek Energy Storage Conditional Use

## ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES  
Meeting of Wednesday, June 28, 2023

## ATTACHMENT 1

Permit.

Chair Tripette recused himself from item 5.1 due to a conflict of interest related to his business interest.

Vice Chair Stauss opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. James Garcia
2. Marilyn Metzger
3. James Garcia
4. Steven Findlay

Vice Chair Stauss closed the public comment period.

**ACTION:** Motion to approve item 5.1. with a condition of approval added in regards to the incorporation of public art by Kondakrindi second by Devarapalli;  
Motion passed with a 6:0 vote  
**AYES:** Devarapalli, Diaz, Frechette, Kondakrindi, McGarvey, and Stauss  
**NOES:** None  
**ABSENT:** None  
**RECUSE:** Tripette

### 6. REGULAR CALENDAR ITEMS

#### 6.1. **Subject:** Planning Commission Rules and Procedures Discussion

Chair Tripette opened the public comment period. Seeing no speakers. Chair Tripette closed the public comment period.

**ACTION:** Input was received regarding Planning Commission Rules and Procedures Discussion.

### 7. COMMISSION COMMENTS/IDEAS/QUESTIONS

Planning Commission provided comments, ideas and questions since the last meeting.

Commissioner Diaz requested to add a discussion on Planning Commission preparation for agenda items on the next regular planning commission meeting.

**ACTION:** Motion to approve adding Planning Commission Preparation for Agenda Items by Diaz second by McGarvey;  
Motion passed with a 4:0  
**AYES:** Devarapalli, Diaz, Kondakrindi, and McGarvey  
**NOES:** Stauss  
**ABSENT:** Frechette  
**ABSTAIN:** Tripette

### 8. DIRECTOR'S REPORT

Planning Manager Darcy Goulart gave her report.

### 9. ADJOURNMENT

Chair Tripette adjourned the meeting at 8:09 p.m.

## **ITEM 4.1.**

Rancho Cordova Planning Commission - DRAFT MINUTES  
Meeting of Wednesday, June 28, 2023

## **ATTACHMENT 1**

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Kelly Whitman  
Planning Commission Clerk

## MEMORANDUM

### ITEM 5.1.

**DATE:** August 9, 2023  
**TO:** Planning Commission  
**FROM:** Chance Finley-Ross, Assistant Planner



**SUBJECT: BRIGHTON VILLAGE – MAJOR DESIGN REVIEW (CEQA EXEMPT PURSUANT TO SECTION 15183. PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING) – PROJECT PLND-0922-0051 – 4321 & 4381 ANATOLIA DRIVE; APN: 067-0430-043, -037, & -044**

|                        |                             |
|------------------------|-----------------------------|
| <b>PROPERTY OWNER:</b> | <b>APPLICANT/DEVELOPER:</b> |
| Brighton Ten, LLC      | D&S Development, Inc.       |
| 1725 Capitol Avenue    | 1725 Capitol Avenue         |
| Sacramento, CA 95811   | Sacramento, CA 95811        |

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT:</b>  | The Applicant, D&S Development, is requesting a Major Design Review for 172 residential units. The Applicant is proposing 138 two-story duplex units and 34 apartment units in a three-story building. There are six floor plans and five elevation styles for the proposed duplexes. The City's Zoning Code requires the approval of a Major Design Review for new construction or expansions of multifamily residential developments. |
| <b>FILE:</b>     | PLND-0922-0051                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>LOCATION:</b> | 4321 & 4381 Anatolia Drive                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>APN:</b>      | 067-0430-043, -037, & -044                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>ZONING:</b>   | RD-20 within the Sunridge Specific Plan (SDSP)                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>PLANNER:</b>  | Chance Finley-Ross, Assistant Planner                                                                                                                                                                                                                                                                                                                                                                                                   |

### **RECOMMENDATION**

Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines; and Adopt the Resolution approving the Major Design Review for Brighton Village.

### **RESULT OF RECOMMENDED ACTION**

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request to construct 34 multi-family units and 138 duplex units on the proposed project site.

### **BACKGROUND**

The approximately 9.63-acre project site is located at 4321 and 4381 Anatolia Drive, south of Chrysanthy Boulevard and west of Anatolia Drive (**See Figure 1**). On the north end of the



project site is an existing fenced utility facility for Sacramento Area Sewer District (SASD), while the southwest portion of the site is bordered by an existing Sacramento Municipal Utility District (SMUD) facility. The Sacramento County Water Agency (SCWA) also has an existing facility that borders the project site to the west. The entire east side of the project site is bordered by an existing drainage canal.

At the time of this Major Design Review's processing, the proposed project site is divided into three separate parcels. The Applicant has purchased two of the parcels and the City owns one parcel (APN: 067-0430-037), which will be sold and transferred to the applicant upon approval of this entitlement. The properties have a General Plan designation for High-Density Residential uses with a zoning designation of RD-20 and are located within the Sunridge Specific Plan (SDSP). The SDSP was approved in July 2002 by Sacramento County, prior to the City's incorporation. The Specific Plan area includes residential, commercial, office and open space throughout.

**Figure 1: Project Location**



## **PROJECT DESCRIPTION**

The Applicant submitted their Major Design Review application in September 2022 for the proposed Brighton Village development. The proposed project will be privately maintained and includes the construction of 138 duplex units and a three-story apartment building consisting of

34 multi-family units. The apartment building will consist of studio and one-bedroom plans only and will include site amenities including a pool and an outdoor barbeque area. The duplex units will be made up of six floor plans and five elevation styles ranging in size from approximately 1,200 SF to 1,500 SF per unit. The project submittal also includes plans for a dog park, sidewalk and pedestrian pathways, site lighting, landscaping plans, and preliminary grading and utility plans. The project has been reviewed by City staff for the requested Major Design Review and the analysis for the entitlement is provided below.

## MAJOR DESIGN REVIEW

### Site Plan

As shown in **Figure 2** and Attachment 2, the proposed apartment building is located toward the interior southwest of the project site and is set away from Anatolia Drive and Chrysanthy Boulevard, while the pool and outdoor gathering area are located directly to the west of the building. The duplex units are mostly alley-loaded and are situated throughout the project site, with the highest concentration of units being placed in rows running north to south. There are a total of 8 duplex units that are not alley-loaded that are provided with two covered parking areas across from those units. The proposed dog park is located adjacent to the west interior side property line and is accessible by a pedestrian pathway. A stormwater planter is proposed to the north end of the project adjacent to Chrysanthy Boulevard and the parcel to the west. There is an existing 8 ft. high CMU wall along the southern and western side of the project site that will remain, and a 6 ft. high wood fence will be installed along the western property line to separate the property from the adjacent parcel. A trash enclosure is proposed to be situated adjacent to the apartment building for residents to dispose of their household trash. The Applicant has also included a site lighting plan in Attachment 2 that provides zoning code-compliant interior site lighting throughout.

**Figure 2: Overall Site Plan**

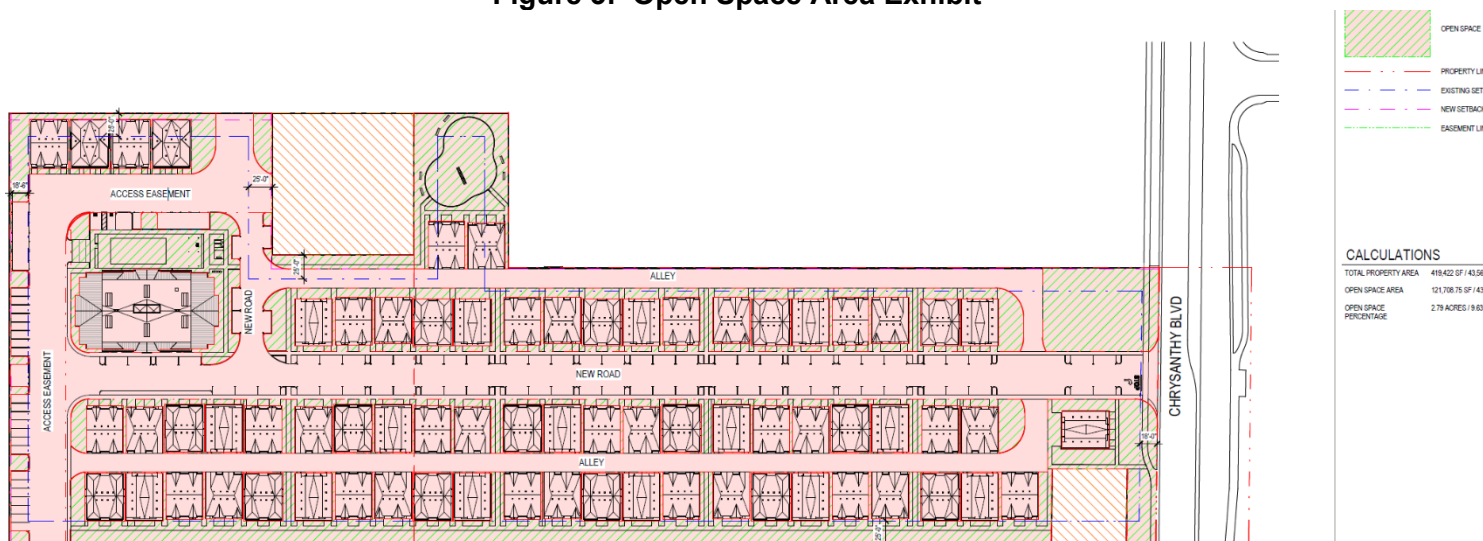




## Open Space

Per Table 23.310-2 of the Zoning Code, RD-20 zoned projects shall be subject to common open space requirements at a minimum of 25 percent of the project site being dedicated to open space areas. Common open space includes all landscaped areas outside of the required landscape corridors along adjoining streets, active and passive recreation areas, other outdoor amenities, and natural open space areas. The applicant has provided an open space site plan exhibit (**Figure 3**) as part of their submittal which shows all areas of open space equaling 29 percent of the overall project site. The applicant has demonstrated that the proposed site plan meets the Zoning Code requirement and the open space areas are largely made up of the landscaped areas surrounding the duplex units and apartment building, pedestrian pathways, recreation and pool area, and the proposed dog park.

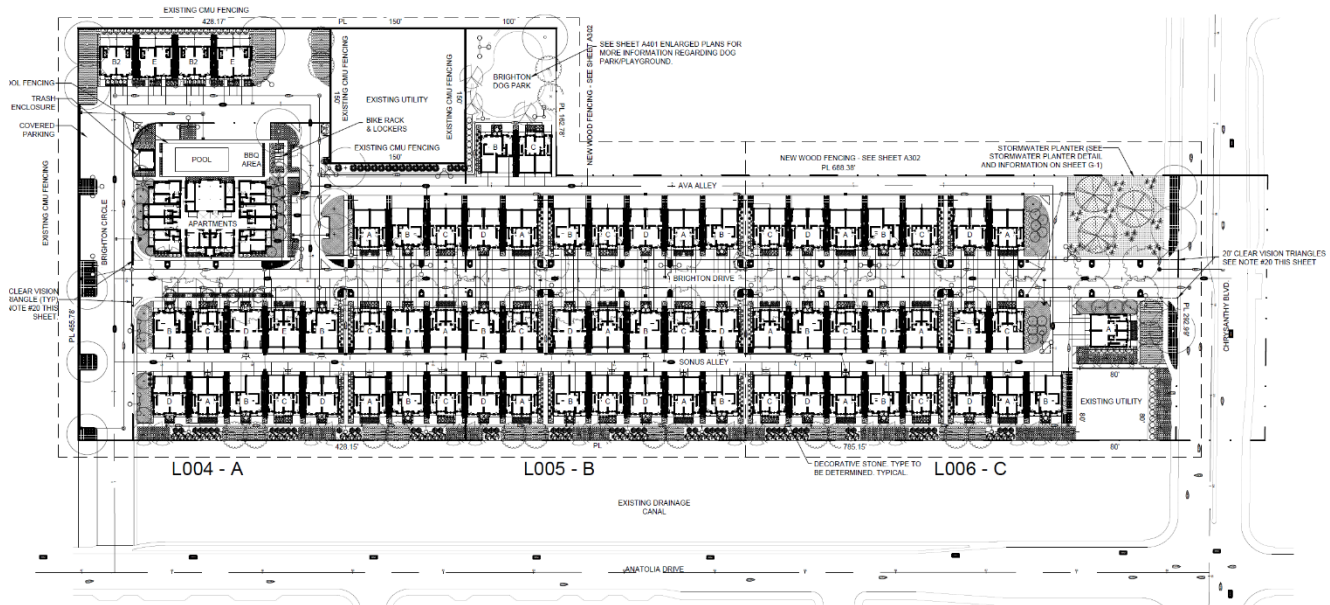
**Figure 3: Open Space Area Exhibit**



## Landscaping

The applicant has included a landscape plan (**Figure 4** and Attachment 2) in compliance with Chapter 23.716, which provides the landscaping elements for a variation of drought-tolerant trees, shrubs, and ground cover along the front streetscapes of the duplex units, as well as around the apartment building. Sufficient landscaping is also provided within the open space areas throughout the site, including throughout the dog park, pedestrian pathway areas, and the stormwater planters. A continuous landscape buffer is also proposed between the project site and Anatolia Drive, as well as between the project site and Chrysanthy Boulevard. The landscape plan includes groundcover and ornamental grasses with low-growing spreading plants that will add to the aesthetic of the streetscape. As part of the landscaping installation, the project has been conditioned to provide weed barrier under installed ground cover to minimize weed growth and bark runoff. The Applicant has also provided a site shading plan and has demonstrated that they are meeting the shading requirements for this development per Section 23.716.070 of the Zoning Code.

**Figure 4: Landscape Plan**



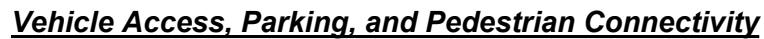
### **Setback Deviation**

The applicant has requested multiple deviations from the typical setbacks that are outlined by Table 23.310-2 of the Zoning Code, citing that the minimum density required for the project site is such that it is unfeasible to create a design that keeps the interior roads large enough for fire access, provides the required parking, and meets the open space requirements of the site without utilizing the setback for parking, alleyways, and housing. **Figure 5** illustrates the areas of setback deviation.

Per Zoning Code Chapter 23.310, setback standards may be amended during the design review process to accommodate innovative housing types or adjust for unique site conditions. The deviations requested are to accommodate two duplex buildings adjacent to the dog park and SMUD facility with setbacks proposed at 3'-9" and 14'-10", as well as four duplex buildings adjacent to the SCWA parcel to the west with a 7'-3" proposed setback from the property line. Setback deviations are also being requested for the parking areas along the south property line and utility facility parcel that are proposing a 2'-0" and 1'-7" setback, respectively. There is also a setback deviation of 1'-7" being requested for the alleyway that extends adjacent to the interior west property line.

Staff has reviewed the requested setback deviations and has determined the requests to be suitable for the development due to the unique site conditions associated with the proposed project. The duplex units that the setback deviations are being requested for are proposed to be adjacent to non-residential utility properties and are not anticipated to impact those adjacent uses as an existing 8-foot wall serves as a buffer between the two parcels and there are no existing buildings within the immediate vicinity. The setback deviations for the parking spaces along the south property line and the alleyway along the west property line are not anticipated to cause negative impacts on site or to adjacent properties. The setback areas that they are located in would typically be utilized for onsite landscaping; however, the applicant has provided a landscape plan that provides adequate landscaping elsewhere on the property. The existing

**Figure 5: Setback Deviation Exhibit**



The project has also been reviewed to ensure all parking requirements for two-family and multi-family developments are being adhered to. Per Chapter 23.719 of the Zoning Code, required parking for two-family (duplex) housing is a minimum of two covered spaces per unit, while multi-family housing parking is determined by the bedrooms of each unit with an additional 0.2 spaces required per unit for guest parking. With the exception of eight duplex units, each unit provides a private garage area with two covered spaces, satisfying the applicable code requirements. There are eight duplex units proposed that do not have private garages; however, there are two covered parking structures proposed across from these units that provide 16 parking spaces to satisfy the covered parking requirement. The multi-family units consist of studio and one-bedroom apartments only and would therefore need to provide one parking space per unit, plus 0.2 spaces per unit for guest parking. The parking requirement for the development is broken down as follows:

| Size of Unit               | Parking requirement       | # of units proposed | # of spaces proposed | # of spaces required |
|----------------------------|---------------------------|---------------------|----------------------|----------------------|
| Duplex (No Private Garage) | 2 covered spaces per unit | 8                   | 16                   | 16                   |
| Studio & 1 Bedroom         | 1 space per unit          | 34                  | 34                   | 34                   |
| + Guest                    | 0.2 spaces per unit       | Total 34 Units      | 7                    | 7                    |
|                            |                           |                     |                      | <b>Total 57</b>      |

As shown above, the project requires 57 vehicle parking stalls for compliance with the Zoning Code. The minimum number of stalls has been provided for the project. In addition to vehicle parking, the project is also required to provide a minimum of 10 percent short-term bicycle and 5 percent long-term bicycle parking of the total required vehicle parking stalls for the apartment building. The project proposes a total of 41 parking spaces for the apartment building, and a total of five short-term and two long-term bicycle parking spaces. Therefore, the bicycle parking requirements are met.

### **Architecture & Design**

All elevations and street scenes for the proposed apartment building and duplex units (front, side, and rear elevations), including each floor plan, are shown in the attached project plans (Attachment 2).

### **Apartment Building**

The 34 proposed multi-family units are located within a 3-story apartment building with a maximum height of 39'-11" and has a building footprint of approximately 11,000 sq. ft. The Applicant has proposed a modern design with finished building materials consisting of cement plaster, fiber cement, and wood board and batten as shown in **Figure 6**. The materials and color board included with the project submittal list the building colors as a variation of white, gray, and a blue accent color. The Applicant has proposed a design that compliments the nearby neighborhood, as well as the proposed duplex units.

**Figure 6: Apartment Building Elevations**







## Duplex Homes

The proposed duplex units include six two-story floor plans ranging in size from approximately 1,200 SF to 1,500 SF per unit, with one- and two-bedroom layouts. There are five elevation styles proposed that include Traditional, Mediterranean, Colonial, Craftsman, and Farmhouse, as shown in **Figure 7**.

The proposed designs include multiple color schemes and architectural details to create visual interest and variation within the development. Color schemes include colors for body, fascia, trim, front door, garage door, siding, and other accent colors as well as picture samples of proposed stone and roof materials (see [Attachment 2](#)).

The duplexes adhere to the City's Design Guidelines in the following ways:

- All proposed home products provide one living/family/community living room at the front of the home facing the street.
- Varied roof lines between each elevation.
- Proposed elevations utilize horizontal architectural elements to soften massing.
- The front door to each residential unit is clearly visible from the adjacent street and distinctive architectural elements and materials are used to denote prominent entrances.
- Window molding, shaped frames and sills and other techniques to enhance openings are used for additional architectural relief.
- No two identical floor plans and building elevations are located directly adjacent or across the street from one another.

As mentioned previously, of the 138 proposed duplex units 130 will be alley-loaded from the rear of the house, providing a street scene free of garage doors. The eight units that are not alley-loaded with private garages will maintain a consistent street frontage by facing the front façade toward the apartment building and interior street. The duplex buildings will also be spaced approximately four to five feet apart, which creates a more urban street scene.

**Figure 7: Duplex Elevations**







① DUPLEX C - ELEVATIONS (FRONT)  
318' x 14'



② DUPLEX C - ELEVATIONS (BACK)  
318' x 14'



① DUPLEX D - ELEVATIONS (FRONT)  
318' x 14'



② DUPLEX D - ELEVATIONS (BACK)  
318' x 14'



① DUPLEX E - ELEVATIONS (FRONT)  
318' x 14'



② DUPLEX E - ELEVATIONS (BACK)  
318' x 14'



① DUPLEX F - ELEVATIONS (FRONT)  
3/16" = 1'-0"



② DUPLEX F - ELEVATIONS (BACK)  
3/16" = 1'-0"

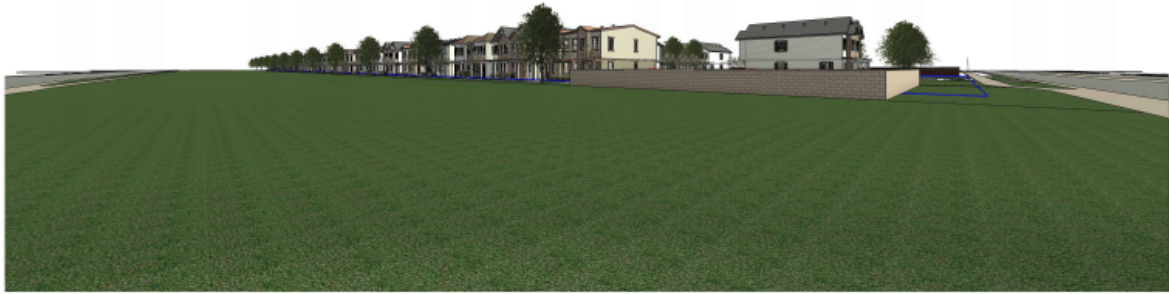
### **Visual Impact**

The Applicant has provided visual renderings that illustrate perspectives standing from several selected locations surrounding the proposed development, as provided in **Figure 8** below and in Attachment 2. The locations include site line renderings from Chrysanthy Boulevard and Theseus Way, Chrysanthy Boulevard and Anatolia Drive, Anatolia Drive and Stoney Ridge Way, and Anatolia Drive and Sophocles Drive. As shown in the renderings below, the development has been situated in a way to create the least visual impact on the surrounding community. The apartment building has been positioned within the site to be largely screened from view from Anatolia Drive and Chrysanthy Boulevard and has also been positioned to reduce its visibility from the adjacent residential units to the south. Additionally, the duplex units have been situated in a way that screen alley-loaded garages and present a typical single-family and two-family dwelling front façade that is consistent with surrounding single-family homes.

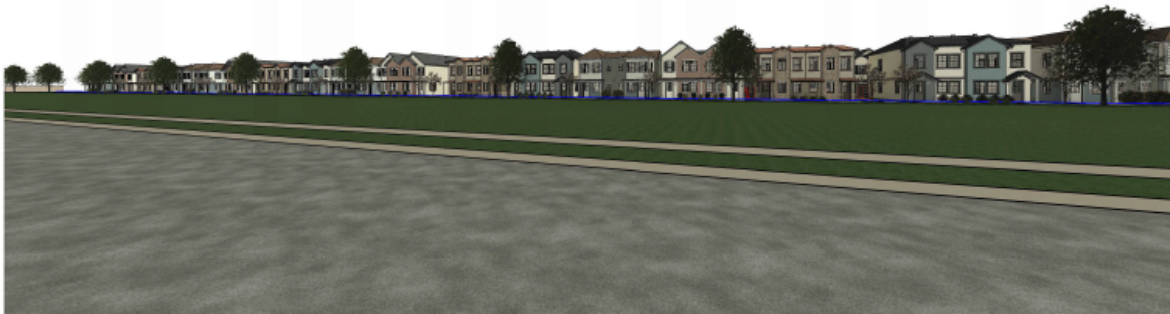
**Figure 8: Community Visual Renderings**



① CHRYSANTHY & THESEUS



② CHRYSANTHY & ANATOLIA



① ANATOLIA & STONEY RIDGE



② ANATOLIA & SOPHOCLES

### **Neighborhood Meeting**

As part of the project preparation, the Applicant conducted two community meetings with the residents of the Anatolia HOA. The first meeting was held on October 21, 2021, and was held via Zoom only, while the second meeting was held on August 8, 2022, and was conducted via Zoom and in person to ensure all participants were able to attend. After presenting the preliminary development proposal and initial conceptual plans for the project, there were some concerns received from residents regarding onsite parking, HOA facility access, and design and visual impact from the proposed development, in particular the visual impact of the apartment building. The following provides a more detailed explanation of the primary concerns raised and the Applicant's responses:

1. Parking:
  - Residents voiced concerns over excess parking from Brighton Village spilling over to the Anatolia Clubhouse. The Applicant provided a preliminary parking plan and stated that each duplex unit would provide its own required parking, and that the apartment units would have their own parking provided for each proposed unit. It was also stated that there would be additional onsite guest street parking integrated throughout the development for all duplex and apartment units to utilize.
2. HOA Access:
  - Residents voiced concerns over Brighton Village tenants having access to the Anatolia community clubhouse across the street. The Applicant stated that the project would not be part of the Anatolia HOA, nor have access to Anatolia's Clubhouse. Additionally, they stated that it will have its own CC&R's and Management Company enforcing any issues as it relates to landscaping maintenance, paint colors, parking, etc.
3. Design and Visual Impact:
  - Residents voiced concerns regarding the proposed development's visual contrast and impact on the surrounding neighborhood. There were also questions regarding the proposed design of the development. The Applicant stated that the proposed apartment building would be positioned within the site to create the least visual impact possible on the surrounding community. The Applicant also explained that the proposition to use duplex units would be their alternative to creating a development consisting of solely multi-story apartment buildings, as they are legally obligated to meet minimum density requirements. The proposed townhome design was also explained to be intended to be more cohesive with the surrounding single-family neighborhood designs.

### **BELOW MARKET RATE HOUSING PLAN**

The applicant is proposing 11 Below Market Rate (BMR) units to comply with the affordable housing requirement under the State Surplus Land Act for acquisition of surplus city-owned properties. This represents 15 percent of the total 72 units that will be built on the city-owned parcel being acquired by the applicant. The BMR units will be for rent and made available to low-income households. The BMR units would be distributed throughout the project area. The City's Housing Manager has confirmed that the submitted BMR Plan complies with City ordinances in effect at the time the project was deemed complete.

### **GENERAL PLAN**

The project site is located within the High Density Residential (HDR) designation of the City's General Plan. The HDR category encourages the development of larger multi-family housing complexes, including apartments and condominiums. This project provides a typical multi-family apartment complex component that will provide 34 units, while the majority of units proposed will be provided as two-family duplex buildings with a total of 138 two-story duplex units proposed. The project provides both on-site vehicular and pedestrian access that encourage walkability and on-site circulation throughout the entire project. Parking for the development is provided through private garages and covered carports for all duplex units and surface parking is provided throughout the development for the multi-family building and duplex guest parking, which upholds the intent of the General Plan's HDR designation.

## **ZONING CODE**

The project is located within the RD-20 zoning designation of the Rancho Cordova Zoning Code and is listed as a compatible zoning designation in the Rancho Cordova General Plan. The RD-20 zone lists multi-family development and two-family residential uses as permitted uses. As proposed and discussed above, the project meets all the development requirements of the Rancho Cordova Zoning Code and adheres to the multi-family and two-family Design Guidelines.

## **FISCAL IMPACT**

Staff anticipates that the project will generate a positive fiscal impact due to the short-term and long-term employment that will result for the construction of the site and operation of the residential component of the project. The area is currently undeveloped, and the construction of new facilities will provide a positive impact through an increase in property taxes for the site as well as within the surrounding area.

While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

## **ENVIRONMENTAL**

The project has been analyzed and is exempt per California Environmental Quality Act (CEQA) Guidelines Section 15183 "Consistent with the Community Plan, General Plan or Zoning." The project site is designated as High Density Residential (HDR) in the Rancho Cordova General Plan and zoned RD-20. The proposed two-family duplexes and multi-family units are permitted uses in the RD-20 zone per the Rancho Cordova Zoning Code. The applicant is requesting approval of a Major Design Review for the proposed project. There are no effects peculiar to the project or project site or substantial new information that would result in new or more severe adverse impacts. Additionally, under CEQA, the City lacks the discretion under the Major Design Review approval process to consider environmental effects not related to the design of the Project.

## **RECOMMENDED MOTIONS**

Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning and adopt the resolution approving the Major Design Review for Brighton Village (PLND-0922-0051), subject to the findings, Project Plans (Exhibit A) and Conditions of Approval (Exhibit B).

## **ATTACHMENT(S)**

1. Resolution
2. Project Plans – Exhibit A to the Resolution
3. Conditions of Approval – Exhibit B to the Resolution

## CITY OF RANCHO CORDOVA

## PLANNING COMMISSION RESOLUTION NO. X-2023

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,  
STATE OF CALIFORNIA, APPROVING THE BRIGHTON VILLAGE MAJOR DESIGN  
REVIEW PROJECT NO. PLND-0922-0051**

**WHEREAS**, D&S Development, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review approval for Brighton Village; and

**WHEREAS**, the Planning Commission is the appropriate authority to hear and take action on this project; and

**WHEREAS**, the project is located at 4321 and 4381 Anatolia Drive and includes designs for 138 duplex units and a three-story high apartment building consisting of 34 multi-family units; and

**WHEREAS**, the project was found to be exempt from the California Environmental Quality Act (CEQA)(Public Resource Code Section 2100 et. seq.) pursuant to Section 15183, projects that are consistent with a Community Plan, General Plan or Zoning; and

**WHEREAS**, the Planning Commission of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

**NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA** authorizes approval of the Brighton Village Major Design Review (attached hereto as Exhibit A), subject to the following findings and attached Conditions of Approval (attached hereto as Exhibit B):

1. The CEQA exemption found in California Code of Regulation Title 14, Section 15183 (Consistent with the Community Plan, General Plan or Zoning) is an adequate exemption according to the Guidelines of the California Environmental Quality Act.

- A. **Finding:** The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15183 "Consistent with the Community Plan, General Plan or Zoning."

**Evidence:** The project has been analyzed and is exempt per California Environmental Quality Act (CEQA) Guidelines Section 15183 "Consistent with the Community Plan, General Plan or Zoning." The project site is designated as High Density Residential (HDR) in the Rancho Cordova General Plan and zoned RD-20. The proposed two-family duplexes and multi-family units are permitted uses in the RD-20 zone per the Rancho Cordova Zoning Code. The applicant is requesting approval of a Major Design Review for the proposed project. There are no effects peculiar to the project or project site or substantial new information that would result in new or more severe adverse impacts. Additionally, under CEQA, the City lacks the discretion under the Major Design Review approval process to consider environmental effects not related to the design of the Project.



2. Approval of the Major Design Review, subject to the Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) must provide sufficient evidence for the Findings required by the Rancho Cordova Zoning Code Section 23.141.070. Findings and supportive evidence are shown below:

- A. **Finding:** The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

**Evidence:** The project site is located within the High Density Residential (HDR) designation of the City's General Plan. The HDR category encourages the development of larger multi-family housing complexes, including apartments and condominiums. This project provides a typical multi-family apartment building component that will provide 34 units, while the majority of units proposed will be provided as two-family duplex buildings with a total of 138 two-story duplex units proposed. The project is located within the RD-20 zoning designation of the Rancho Cordova Zoning Code and is listed as a compatible zoning designation in the Rancho Cordova General Plan. The RD-20 zone lists multi-family development and two-family residential uses as permitted uses. The setback deviations requested have been reviewed by City staff and have been determined to be compliant with applicable zoning regulations.

- B. **Finding:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

**Evidence:** The proposed apartment building will be finished with building materials consisting of cement plaster, fiber cement, and wood board and batten. The building will be located toward the interior southwest of the project site and is set away from Anatolia Drive and Chrysanthy Boulevard behind the proposed duplex units. The apartment building will have a pool and an outdoor gathering area. The duplex units are mostly alley-loaded and are situated throughout the project site, with the highest concentration of units being placed in rows running north to south. There are a total of 8 duplex units that are not alley-loaded that are provided with two covered parking areas across from those units. There is a proposed dog park located adjacent to the west interior side property line and is accessible by a pedestrian pathway. The Applicant has provided a landscape plan which provides the landscaping elements for a variation of drought-tolerant trees, shrubs, and ground cover along the front streetscapes of the duplex units, as well as around the apartment building. The project site meets all open space requirements for RD-20 zoned sites.

- C. **Finding:** The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

**Evidence:** The proposed duplex units include six two-story floor plans ranging in size from approximately 1,200 SF to 1,500 SF per unit, with one- and two-bedroom layouts. There are five elevation styles proposed that include Traditional, Mediterranean, Colonial, Craftsman, and Farmhouse. The proposed designs include multiple color

schemes and architectural details to create visual interest and variation within the development. The proposed apartment building consists of a three-story apartment building that utilizes a contemporary design, with colors that are consistent with the proposed duplex units. The project utilizes materials, colors, and textures that are compatible with other existing buildings in the area. The project must also adhere to all applicable regulations regarding outdoor lighting, signage, and screening as described within the Rancho Cordova Zoning Code.

- D. **Finding:** The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

**Evidence:** The site has been designed to take into consideration how to safely accommodate vehicular traffic and pedestrians walking throughout the site. Pedestrian pathways are provided throughout the site. Ingress and egress to the site has been designed to meet the minimum requirements. Sufficient parking has been provided on the site to accommodate residents and guests visiting. Vehicular, bicycle, and pedestrian circulation were studied and will be accepted as part of the Major Design Review approval. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

**PASSED AND ADOPTED** by the Planning Commission of the City of Rancho Cordova on the 9<sup>th</sup> day of August 2023 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Leroy Tripette, Chair

**ATTEST:**

---

Kelly Whitman  
Planning Commission Clerk



# BRIGHTON

ANATOLIA DR. &  
CHRYSANTHY BLVD.  
RANCHO CORDOVA, CA

[illegible]

|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PROJECT NUMBER: |

# A001

|                                                                                   |                                                                                                                                                  |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT DESCRIPTION:                                                              |                                                                                                                                                  |
| APN'S:                                                                            | 067-043-0043<br>067-043-0037<br>067-043-0044                                                                                                     |
| ZONING:                                                                           | RD-20                                                                                                                                            |
| BUILDING HEIGHT:<br>ALLOWABLE:<br>MAXIMUM PROPOSED:                               | 40'<br>39'                                                                                                                                       |
| STORIES:<br>ALLOWABLE:<br>MAXIMUM PROPOSED:                                       | N/A<br>3 STORIES                                                                                                                                 |
| SITE AREA:<br>DUPLEX UNITS:<br>APARTMENT UNITS:<br>TOTAL UNITS:<br>TOTAL DENSITY: | 413,033 SF = 9.48 ACRES<br>138 UNITS<br>34 UNITS<br>172<br>172/9.48 = 18.14 UNITS/ACRE                                                           |
| PARKING:<br>REQUIRED:<br>PROPOSED:                                                | DUPLEX GARAGES, DUPLEX STREET, APARTMENT SPACES<br>34 + (34 X 0.2) = 41 APARTMENT SPACES<br>41 APARTMENT SPACES 67 COVERED/ GUEST/ STREET SPACES |

|                                                        |           |
|--------------------------------------------------------|-----------|
| <b>DUPLEX A - 2 STORY - 17 TOTAL HOUSES / 34 UNITS</b> |           |
| UNIT A1 2BD / 2BA                                      | 1,390 SF  |
| UNIT A2 2BD / 2BA                                      | 1,390 SF  |
| 2-CAR GARAGE                                           |           |
| 2-CAR GARAGE                                           |           |
| <b>DUPLEX B - 2 STORY - 17 TOTAL HOUSES / 34 UNITS</b> |           |
| UNIT B1 1BD / 1BA                                      | 890 SF    |
| UNIT B2 2BD / 2.5BA                                    | 1,569 SF  |
| 2-CAR CARPORT                                          |           |
| 2-CAR GARAGE                                           |           |
| <b>DUPLEX B2 - 2 STORY - 2 TOTAL HOUSES / 4 UNITS</b>  |           |
| UNIT B1 2BD / 2.5BA                                    | 1,232 SF  |
| UNIT B2 2BD / 2.5BA                                    | 1,232 SF  |
| COVERED STREET PARKING                                 |           |
| COVERED STREET PARKING                                 |           |
| <b>DUPLEX C - 2 STORY - 16 TOTAL HOUSES / 32 UNITS</b> |           |
| UNIT C1 2BD / 2BA                                      | 1,380 SF  |
| UNIT C2 2BD / 2BA                                      | 1,380 SF  |
| 2-CAR GARAGE                                           |           |
| 2-CAR GARAGE                                           |           |
| <b>DUPLEX D - 2 STORY - 15 TOTAL HOUSES / 30 UNITS</b> |           |
| UNIT D1 2BD / 2.5BA                                    | 1,451 SF  |
| UNIT D2 2BD / 2.5BA                                    | 1,451 SF  |
| 2-CAR GARAGE                                           |           |
| 2-CAR GARAGE                                           |           |
| <b>DUPLEX E - 2 STORY - 2 TOTAL HOUSES / 4 UNITS</b>   |           |
| UNIT E1 2BD / 2.5BA                                    | 1,330 SF  |
| UNIT E2 2BD / 2.5BA                                    | 1,330 SF  |
| COVERED STREET PARKING                                 |           |
| COVERED STREET PARKING                                 |           |
| <b>APARTMENT</b>                                       |           |
| TOTAL BUILDING AREA:                                   | 29,456 SF |
| CIRCULATION AREA:                                      | 3,386 SF  |
| MECHANICAL AREA:                                       | 67 SF     |
| # OF STORIES:                                          | 3         |
| # OF UNITS:                                            | 34        |
| # OF PARKING/UNIT:                                     | 1.2       |
| TOTAL PARKING:                                         | 41 SPACES |

**DEVELOPER/OWNER:**  
D&S DEVELOPMENT  
1725 CAPITOL AVE  
SACRAMENTO, CA 95811  
CONTACT: NINA LEBASTCHI  
EMAIL: SARAG@DANDSEV.COM  
PHONE: 916.442.4288 EXT. 102

**ARCHITECT OF RECORD:**  
ARCHITECTS LOCAL  
2715 K ST. SUITE 250  
SACRAMENTO, CA 95818  
CONTACT: STEVE WALDRON  
EMAIL: STEVEW@ARCHITECTSLOCAL.COM  
PHONE: 916.545.2512

**LANDSCAPE ARCHITECT:**  
CALIFORNIA LANDSCAPE TECHNOLOGIES  
3685 VISTA CAMPAÑA N. #41  
OCEANSIDE, CA 92057  
CONTACT: STEVE SHERMAN  
EMAIL: CLT.LANDARCH@GMAIL.COM  
PHONE: 760.893.3241

**CIVIL ENGINEER:**  
PEABODY ENGINEERING  
1700 ALHAMBRA BLVD #102  
SACRAMENTO, CA 95816  
CONTACT: ROSS PEABODY  
EMAIL: RPEABODY@PEABODYENG.COM  
PHONE: 916.731.8088

|       |                                  |
|-------|----------------------------------|
| A001  | COVER SHEET                      |
| A101  | SITE PLAN                        |
| A102  | AREA CALCULATION                 |
| A103  | OPEN SPACE CALCULATION           |
| A104  | ENLARGED PARKING PLAN            |
| A105  | ENLARGED PARKING PLAN            |
| A106  | DEVIATION EXHIBIT                |
| A107  | ENLARGED DEVIATION EXHIBIT       |
| A108  | ENLARGED DEVIATION EXHIBIT       |
| A109  | FIRE TRUCK ACCESS PLAN           |
| A201A | DUPLEX A - FLOOR PLANS           |
| A201B | DUPLEX B - FLOOR PLANS           |
| A201C | DUPLEX C - FLOOR PLANS           |
| A201D | DUPLEX D - FLOOR PLANS           |
| A201E | DUPLEX E - FLOOR PLANS           |
| A201F | DUPLEX F - FLOOR PLANS           |
| A202A | DUPLEX A - ELEVATIONS            |
| A202B | DUPLEX B - ELEVATIONS            |
| A202C | DUPLEX C - ELEVATIONS            |
| A202D | DUPLEX D - ELEVATIONS            |
| A202E | DUPLEX E - ELEVATIONS            |
| A202F | DUPLEX F - ELEVATIONS            |
| A203A | SECTIONS - DUPLEX A              |
| A203B | SECTIONS - DUPLEX B              |
| A203C | SECTIONS - DUPLEX C              |
| A203D | SECTIONS - DUPLEX D              |
| A203E | SECTIONS - DUPLEX E              |
| A203F | SECTIONS - DUPLEX F              |
| A206  | APARTMENT FLOOR PLAN - LEVEL 1   |
| A207  | APARTMENT FLOOR PLAN - LEVEL 2   |
| A208  | APARTMENT FLOOR PLAN - LEVEL 3   |
| A209  | ENLARGED APARTMENT UNIT PLAN - A |

|                  |                                                   |
|------------------|---------------------------------------------------|
| A210             | ENLARGED APARTMENT UNIT PLAN - B                  |
| A211             | ENLARGED APARTMENT UNIT PLAN - C                  |
| A213             | APARTMENT ELEVATIONS - NORTH & EAST               |
| A214             | APARTMENT ELEVATIONS - SOUTH & WEST               |
| A217             | SECTIONS - APARTMENT                              |
| A218             | 3D VIEWS - APARTMENT                              |
| A219             | 3D VIEWS                                          |
| A220             | 3D VIEWS                                          |
| A221             | 3D VIEWS                                          |
| A222             | 3D VIEWS                                          |
| A223             | 3D VIEWS                                          |
| A301             | TRASH ENCLOSURE PLAN                              |
| A302             | COVERED PARKING & FENCING                         |
| 45               |                                                   |
| CIVIL            |                                                   |
| G.1              | PRELIMINARY GRADING & DRAINAGE PLAN               |
| U.1              | PRELIMINARY UTILITY PLAN                          |
| 2                |                                                   |
| ELECTRICAL       |                                                   |
| E-100            | ELECTRICAL SITE PLAN                              |
| E-100.1          | ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN - SOUTH |
| E-100.2          | ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN - NORTH |
| 3                |                                                   |
| LANDSCAPE        |                                                   |
| L-001            | PLANTING SITE PLAN                                |
| L-002            | SHADING PLAN                                      |
| L-003            | PLAN LEGEND & IMAGES                              |
| L-004            | PARTIAL PLANTING PLAN A                           |
| L-005            | PARTIAL PLANTING PLAN B                           |
| L-006            | PARTIAL PLANTING PLAN C                           |
| L-007            | PLANTING DETAILS                                  |
| L-008            | PLANTING SPECIFICATIONS                           |
| 8                |                                                   |
| TOTAL SHEETS: 58 |                                                   |





### VEHICLE PARKING

DUPLEX PARKING: 2-CAR GARAGE, 2-CAR CARPORT, OR COVERED PARKING

DUPLEX UNITS WITHOUT PRIVATE GARAGES OR CARPORTS: 8  
APARTMENT UNITS: 34  
APARTMENT PARKING REQUIRED: 1 SPACE PER UNIT (34) X 1.2 = 41  
DUPLEX PARKING REQUIRED: 16  
TOTAL PARKING REQUIRED: 57 SPACES

41 APARTMENT DESIGNATED PARKING SPACES PROVIDED.  
51 ADDITIONAL DUPLEX GUEST PARKING SPACES PROVIDED.  
16 COVERED DUPLEX PARKING SPACES PROVIDED.  
TOTAL PARKING PROVIDED: 108 SPACES

BICYCLE PARKING

DUPLEXES HAVE PRIVATE GARAGES FOR BIKE STORAGE.

PARKING FOR DUPLEX UNITS WITHOUT PRIVATE GARAGES: 10  
PARKING FOR APARTMENT UNITS: 41  
TOTAL PARKING REQUIRED: 51

SHORT TERM BICYCLE PARKING:  
51 x 10% = 5 SHORT TERM SPACES REQUIRED  
5 PROVIDED

LONG TERM BICYCLE PARKING:  
41 x 5% = 2 LONG TERM SPACES REQUIRED  
2 PROVIDED

- COMMON OPEN SPACE INCLUDES ALL LANDSCAPED AREAS OUTSIDE OF THE REQUIRED LANDSCAPE CORRIDORS ALONG ADJOINING STREETS, ACTIVE AND PASSIVE RECREATION AREAS, OTHER OUTDOOR AMENITIES, AND NATURAL OPEN SPACE AREAS. REDUCTIONS IN THE REQUIRED OPEN SPACE AREA TO A MINIMUM OF 20 PERCENT OF THE GROSS AREA FOR EXCEPTIONAL ARCHITECTURE DESIGN MAY BE GRANTED BY THE DESIGNATED APPROVAL AUTHORITY.

|                                                                                       |                                       |
|---------------------------------------------------------------------------------------|---------------------------------------|
|    | LANDSCAPING                           |
|    | ASPHALT                               |
|    | SIDEWALK PAVING                       |
|    | DOG PARK / PLAYGROUND                 |
|    | EXISTING UTILITY W/ EXISTING CMU WALL |
|    | DUPLEX A                              |
|   | DUPLEX B / B2                         |
|  | DUPLEX C                              |
|  | DUPLEX D                              |
|  | DUPLEX E                              |

|      |                    |          |
|------|--------------------|----------|
| NO.: | ISSUANCE/REVISION: | DATE:    |
| 1    | REVISION 1         | Date 1   |
| 2    | REVISION 3         | 03/21/23 |

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DATE: AL PROJECT NUMBER:

JUNE 27, 2023      2-222207

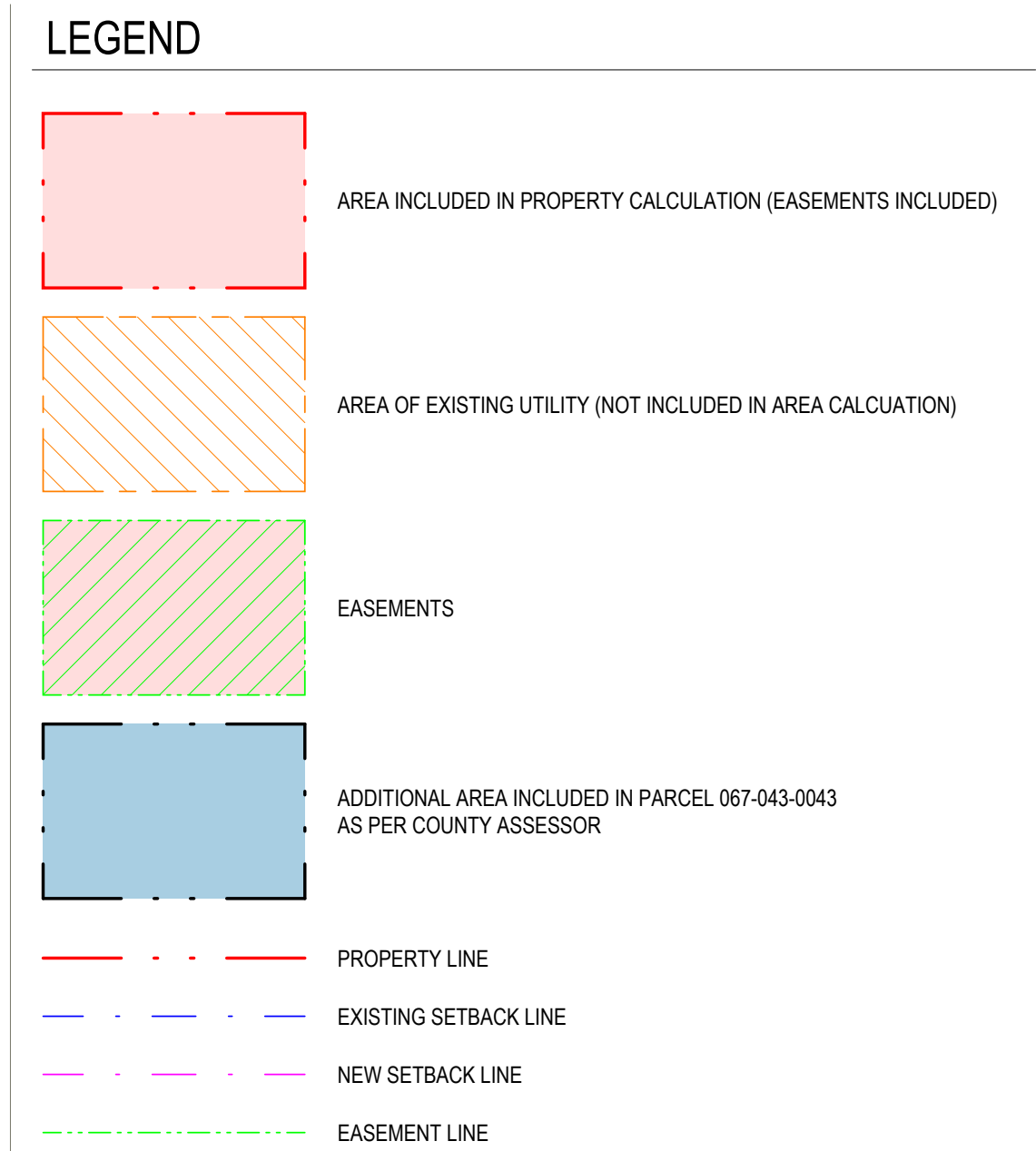
SCALE: \_\_\_\_\_ AHJ PROJECT NUMBER: \_\_\_\_\_

As indicated

# SITE PLAN

# A101





## Owner

## BRIGHTON

ANATOLIA DR. &  
CHRYSTANTHY BLVD.  
RANCHO CORDOVA, CA

## CALCULATIONS

|                                          |                                                                |
|------------------------------------------|----------------------------------------------------------------|
| TOTAL PROPERTY AREA                      | 419,422 SF / 43,560 SF = 9.63 ACRES                            |
| AREA INCLUDED IN<br>PROPERTY CALCULATION | 419,422 SF - 6,389 SF =<br>413,033 SF / 43,560 SF = 9.48 ACRES |
| EASEMENT AREAS                           | 7,839 SF + 8,142 SF + 26,864 SF = 42,965 SF                    |
| EASEMENTS & LIFT<br>STATION              | 42,965 SF + 6,389 SF = 49,354 SF                               |
| EASEMENT PERCENTAGE                      | 49,354 / 419,422 = 11.77%                                      |
| COUNTY ASSESSOR<br>AREA CALCULATION      | 10.73 ACRES                                                    |
| DIFFERENCE IN AREAS                      | 10.73 ACRES - 9.63 ACRES = 1.10 ACRES                          |

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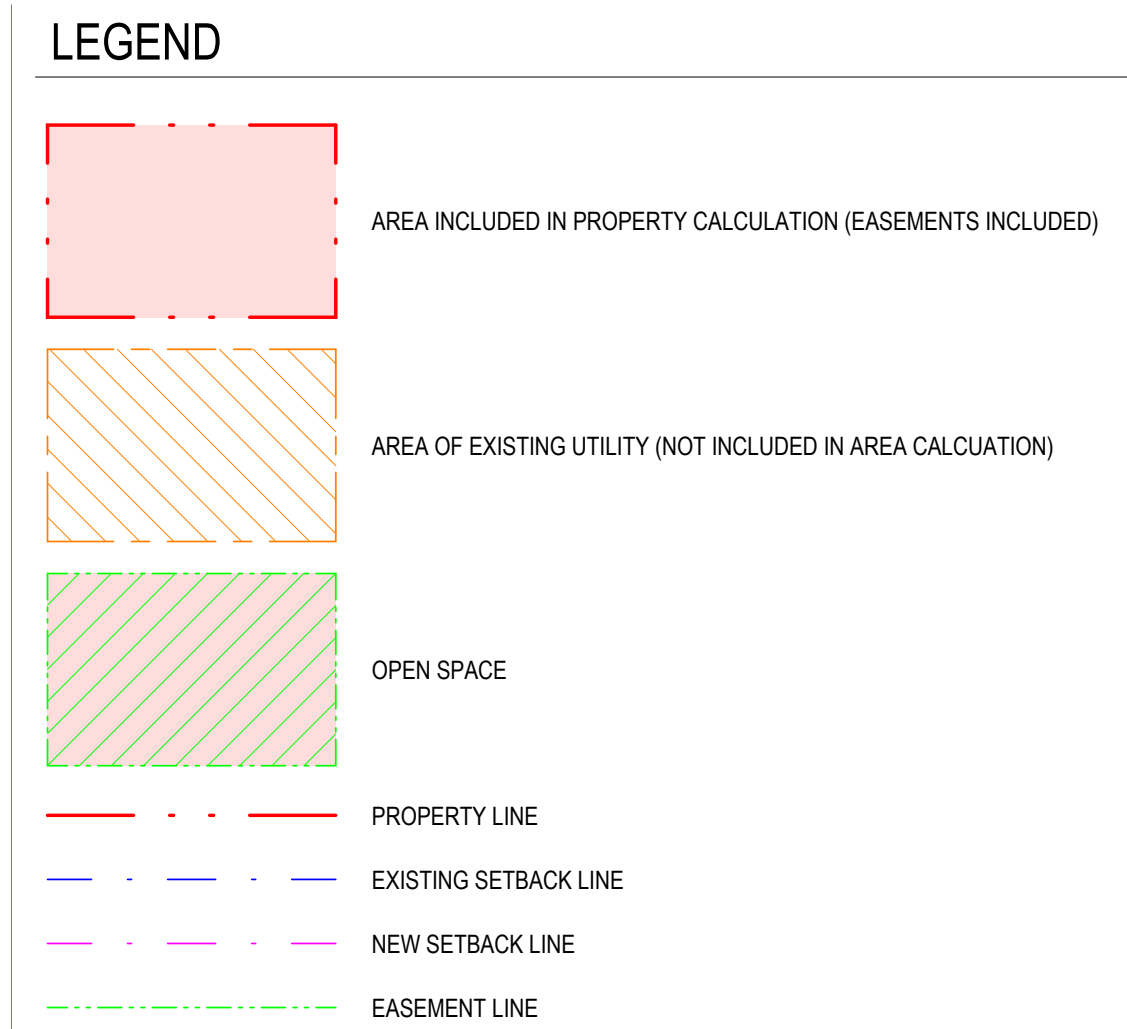
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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PROJECT NUMBER: |
| 1" = 60'-0"   |                     |

## SITE AREA CALCULATION

# A102





|                       |                                        |
|-----------------------|----------------------------------------|
| TOTAL PROPERTY AREA   | 419,422 SF / 43,560 SF = 9.63 ACRES    |
| OPEN SPACE AREA       | 121,708.75 SF / 43,560 SF = 2.79 ACRES |
| OPEN SPACE PERCENTAGE | 2.79 ACRES / 9.63 ACRES = 29%          |

## BRIGHTON

ANATOLIA DR. &  
CHRYSANATHY BLVD.  
RANCHO CORDOVA, CA

[illegible]

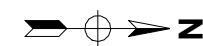
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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PROJECT NUMBER: |
| 1" = 60'-0"   |                     |

## OPEN SPACE CALCULATION

# A103





|                                                                                       |                                       |
|---------------------------------------------------------------------------------------|---------------------------------------|
|    | LANDSCAPING                           |
|    | ASPHALT                               |
|    | SIDEWALK PAVING                       |
|    | DOG PARK / PLAYGROUND                 |
|    | EXISTING UTILITY W/ EXISTING CMU WALL |
|    | DUPLEX A                              |
|    | DUPLEX B / B2                         |
|    | DUPLEX C                              |
|   | DUPLEX D                              |
|  | DUPLEX E                              |

LANDSCAPING

ASPHALT

SIDEWALK PAVING

DOG PARK / PLAYGROUND

EXISTING UTILITY W/ EXISTING CMU WALL

DUPLEX A

DUPLEX B / B2

DUPLEX C

DUPLEX D

DUPLEX E

FIRE ACCESS CLEARANCE

FIRE HOSE LENGTH

PROPERTY LINE

EXISTING SETBACK LINE

NEW SETBACK LINE

**VEHICLE PARKING**

DUPLEX PARKING: 2-CAR GARAGE, 2-CAR CARPORT, OR COVERED PARKING

DUPLEX UNITS WITHOUT PRIVATE GARAGES OR CARPORTS: 8  
APARTMENT UNITS: 34  
APARTMENT PARKING REQUIRED: 1 SPACE PER UNIT (34) X 1.2 = 41  
DUPLEX PARKING REQUIRED: 16  
TOTAL PARKING REQUIRED: 57 SPACES

41 APARTMENT DESIGNATED PARKING SPACES PROVIDED.  
51 ADDITIONAL DUPLEX GUEST PARKING SPACES PROVIDED.  
16 COVERED DUPLEX PARKING SPACES PROVIDED.  
TOTAL PARKING PROVIDED: 108 SPACES

**BICYCLE PARKING**

DUPLEXES HAVE PRIVATE GARAGES FOR BIKE STORAGE.

PARKING FOR DUPLEX UNITS WITHOUT PRIVATE GARAGES: 10  
PARKING FOR APARTMENT UNITS: 41  
TOTAL PARKING REQUIRED: 51

**SHORT TERM BICYCLE PARKING:**  
51 x 10% = 5 SHORT TERM SPACES REQUIRED  
5 PROVIDED

**LONG TERM BICYCLE PARKING:**  
41 x 5% = 2 LONG TERM SPACES PROVIDED  
2 PROVIDED

[illegible]

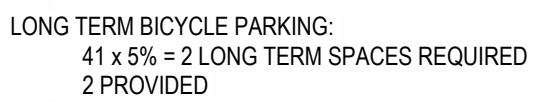
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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PROJECT NUMBER: |

As indicated

# A104





# A105





THE SITE DEVELOPMENT EXHIBIT IS INTENDED TO SHOW REQUESTED LOCATIONS FOR DEVIATIONS TO THE STANDARD SETBACK REQUIREMENTS IN ORDER TO MEET OTHER ZONING REQUIREMENTS AS SET FORTH BY THE CITY OF RANCHO CORDOVA. CONFLICTING ZONING REQUIREMENTS ARE AS FOLLOWS:

- RD-20 DENSITY
- PARKING
- OPEN SPACE

ADDITIONAL REASONING FOR THE DEVIATION REQUEST ARE AS FOLLOWS:

- APARTMENT BUILDINGS ARE UNDESIRABLE TO THE ADJACENT NEIGHBORHOODS. IN ORDER TO MEET THIS DESIRE AND MEET THE DENSITY REQUIREMENTS, SOME OVERLAP OF BUILDINGS INTO THE SETBACKS IS REQUIRED.
- WITH THE NUMBER OF REQUIRED BUILDINGS TO MEET THE DENSITY AND ALSO MEET ROAD, ALLEY AND FIRE LANE REQUIREMENTS, THE HOUSING, PARKING AND ALLEYS WILL NEED TO OVERLAP THE SETBACKS.
- TO MEET THE OPEN SPACE AND PARKING REQUIREMENTS, PARKING WILL NEED TO OVERLAP SETBACKS. TO PLACE THE PARKING IN WITHIN THE ALLOTTED AREA ON THE SITE WILL REMOVE THE USABLE OPEN SPACE SUCH AS THE DOG PARK AND POOL.

THE ADJACENT PROPERTIES ON THE SOUTHWEST OF THE PROPERTY ARE UTILITY AREAS THAT WILL LIKELY NEVER BE DEVELOPED AS RESIDENTIAL OR COMMERCIAL PROPERTIES AND AS SUCH WOULD NOT BE NEGATIVELY IMPACTED BY A DEVIATION TO THE SETBACKS IN THESE AREAS.

- 
- HOUSING EXTENDING ACROSS SETBACKS  
DEVIATION REQUESTED FOR UPDATED SETBACKS AS IDENTIFIED ON THE PLANS IN ASSOCIATED AREAS ONLY.
- PARKING EXTENDING ACROSS SETBACKS  
DEVIATION REQUESTED TO ALLOW PARKING WITHIN THE SETBACKS OF THE SITE.
- ALLEY EXTENDING ACROSS SETBACKS  
DEVIATION REQUESTED TO ALLOW THE ALLEY WITHIN THE SETBACKS OF THE SITE.
- PROPERTY LINE
- EXISTING SETBACK LINE
- NEW SETBACK LINE

## BRIGHTON

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RANCHO CORDOVA, CA

[illegible]

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|               |                     |
|---------------|---------------------|
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| SCALE:        | AHJ PROJECT NUMBER: |
| 1" = 60'-0"   |                     |

# DEVIATION EXHIBIT

# A106

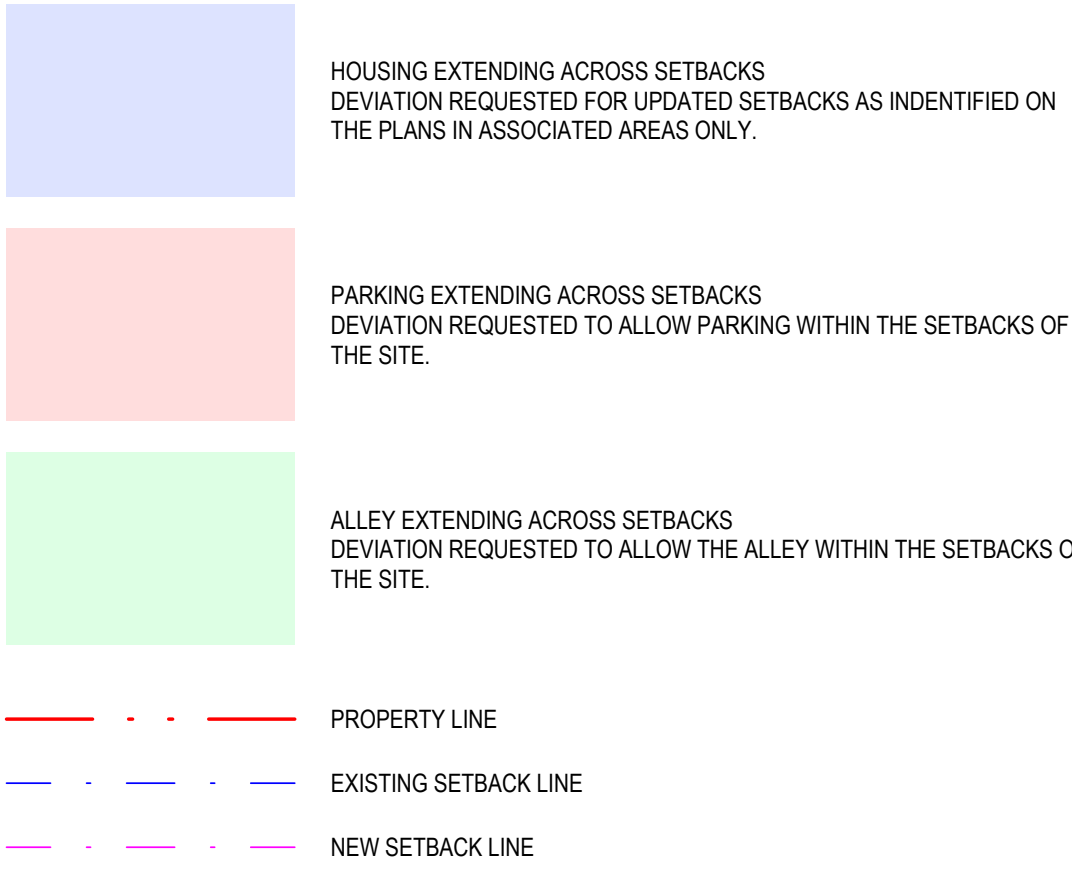




THE SITE DEVIATION EXHIBIT IS INTENDED TO SHOW REQUESTED LOCATIONS FOR DEVIATIONS TO THE STANDARD SETBACK REQUIREMENTS IN ORDER TO MEET OTHER ZONING REQUIREMENTS AS SET FORTH BY THE CITY OF RANCHO CORDOVA. CONFLICTING ZONING REQUIREMENTS ARE AS FOLLOWS:

- RD-20 DENSITY
- PARKING
- OPEN SPACE

- ADDITIONAL REASONING FOR THE DEVIATION REQUEST ARE AS FOLLOWS:
  - APARTMENT BUILDINGS ARE UNDESIRABLE TO THE ADJACENT NEIGHBORHOODS. IN ORDER TO MEET THIS DESIRE AND MEET THE DENSITY REQUIREMENTS, SOME OVERLAP OF BUILDINGS WITHIN THE SETBACKS TO THE BACKYARD WILL BE REQUIRED.
  - WITH THE NUMBER OF REQUIRED BUILDINGS TO MEET THE DENSITY AND ALSO MEET ROAD, ALLEY AND FIRE LANE REQUIREMENTS, THE HOUSING, PARKING AND ALLEYS WILL NEED TO OVERLAP THE SETBACKS.
  - TO MEET THE OPEN SPACE AND PARKING REQUIREMENTS, PARKING WILL NEED TO OVERLAP SETBACKS. TO PLACE THE PARKING IN WITHIN THE ALLOTTED AREA ON THE SITE WILL REMOVE THE USABLE OPEN SPACE SUCH AS THE DOG PARK AND POOL.
  - THE ADJACENT PROPERTIES ON THE SOUTHWEST OF THE PROPERTY ARE UTILITY AREAS THAT WILL LIKELY NEVER BE DEVELOPED AS RESIDENTIAL, OR COMMERCIAL PROPERTIES AND AS SUCH WOULD NOT BE NEGATIVELY IMPACTED BY A DEVIATION TO THE SETBACKS IN THESE AREAS.



Owner

# BRIGHTON

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CHRYSANTHY BLVD.  
RANCHO CORDOVA, CA

[illegible]

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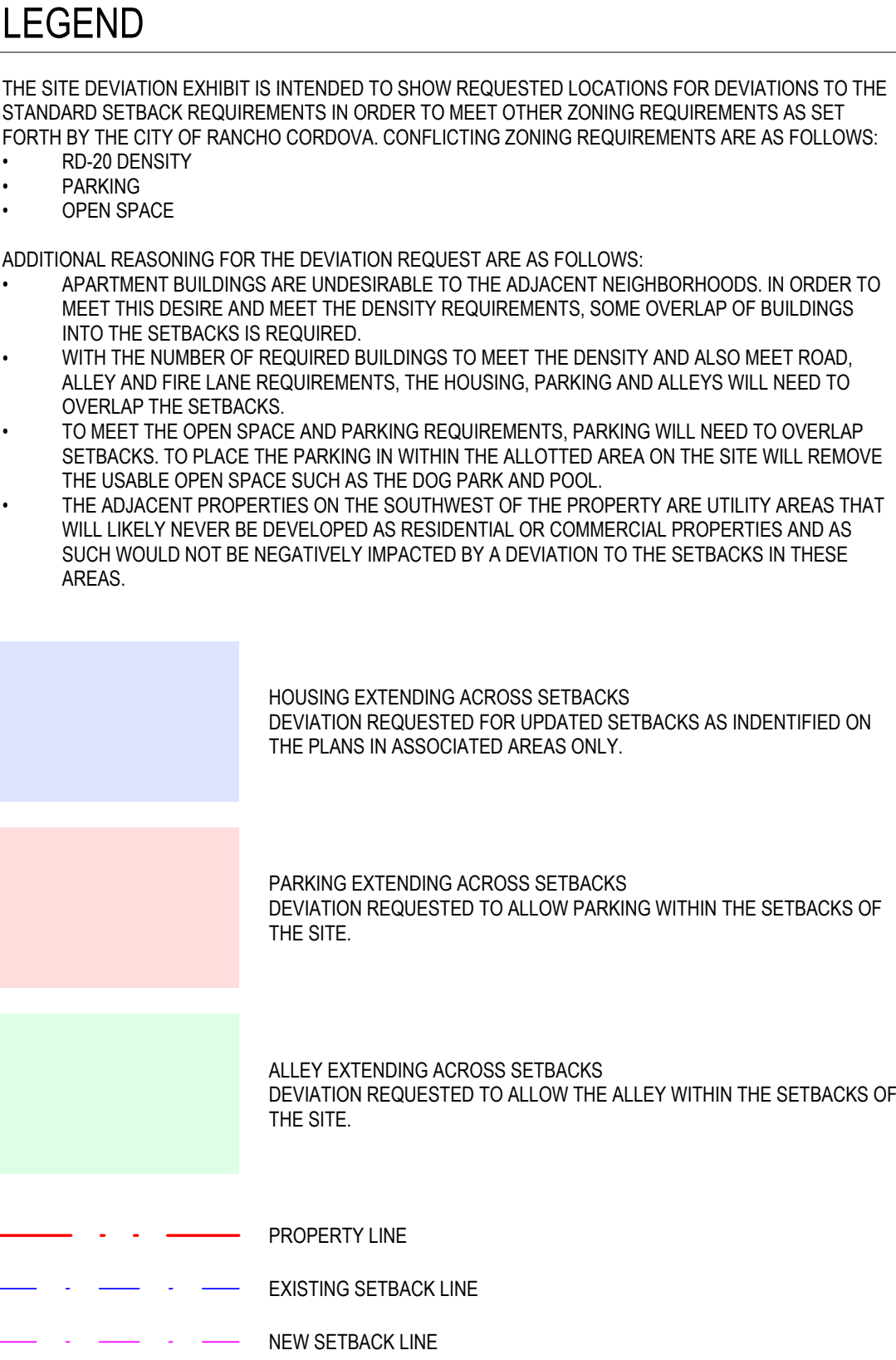
|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PROJECT NUMBER: |

As indicated

ENLARGED  
DEVIATION  
EXHIBIT

# A107





# BRIGHTON

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RANCHO CORDOVA, CA

[illegible]

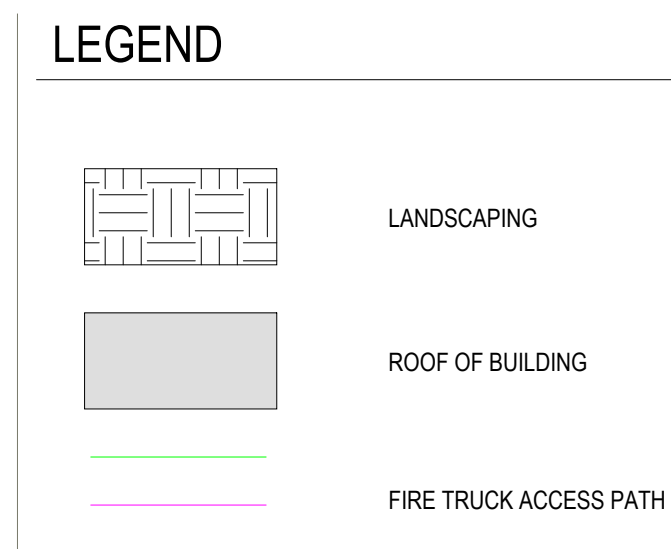
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|               |                     |
|---------------|---------------------|
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| As indicated  |                     |

ENLARGED  
DEVIATION  
EXHIBIT

# A108





DEVELOPERS  
DESIGNERS  
ARCHITECTS  
BUILDERS  
INVESTORS

**LOCAL**

2715 K Street, Suite 250  
Sacramento, CA 95816  
P: (916) 545-2514

[www.architectslocal.com](http://www.architectslocal.com)

Owner

## BRIGHTON

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DATE: AL PROJECT NUMBER:

DATE: JUNE 07, 2000 AL PROJECT NUMBER: 0 0000007

JUNE 27, 2023      2-222207

SCALE: \_\_\_\_\_ AHJ PROJECT NUMBER: \_\_\_\_\_

As indicated

As indicated

## REFERENCES

# FIRE TRUCK

## FIREFIGHTER ACCESS PLAN

## ACCESS PLAN

## ACCESS PLAN

## A100

# A 100

# A109

# A100

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Page 36

# A109

# A109



# BRIGHTON

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[illegible]

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$$3/16'' = 1'-0''$$

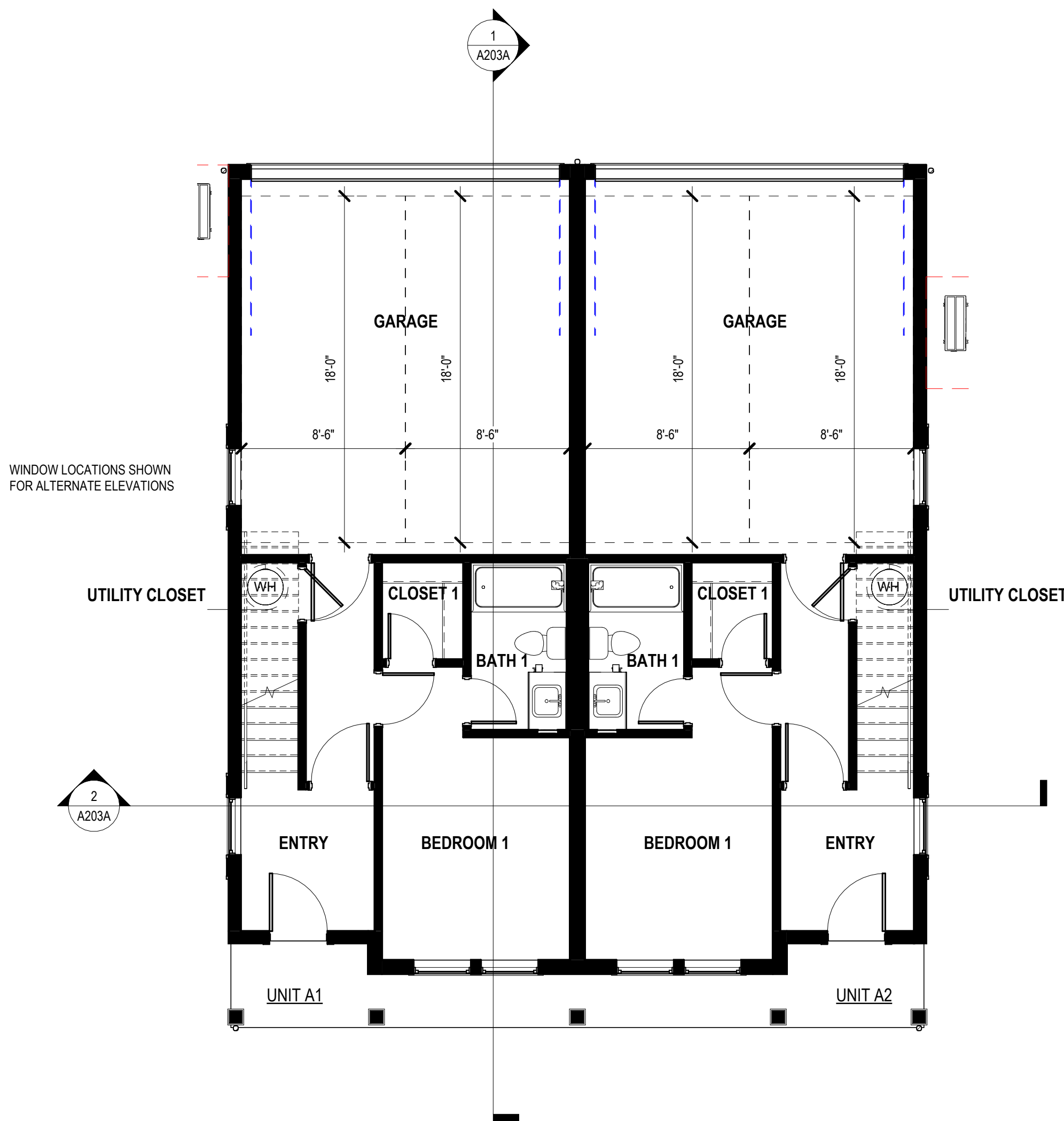
## DUPLEX A - FLOOR PLANS

# A201A

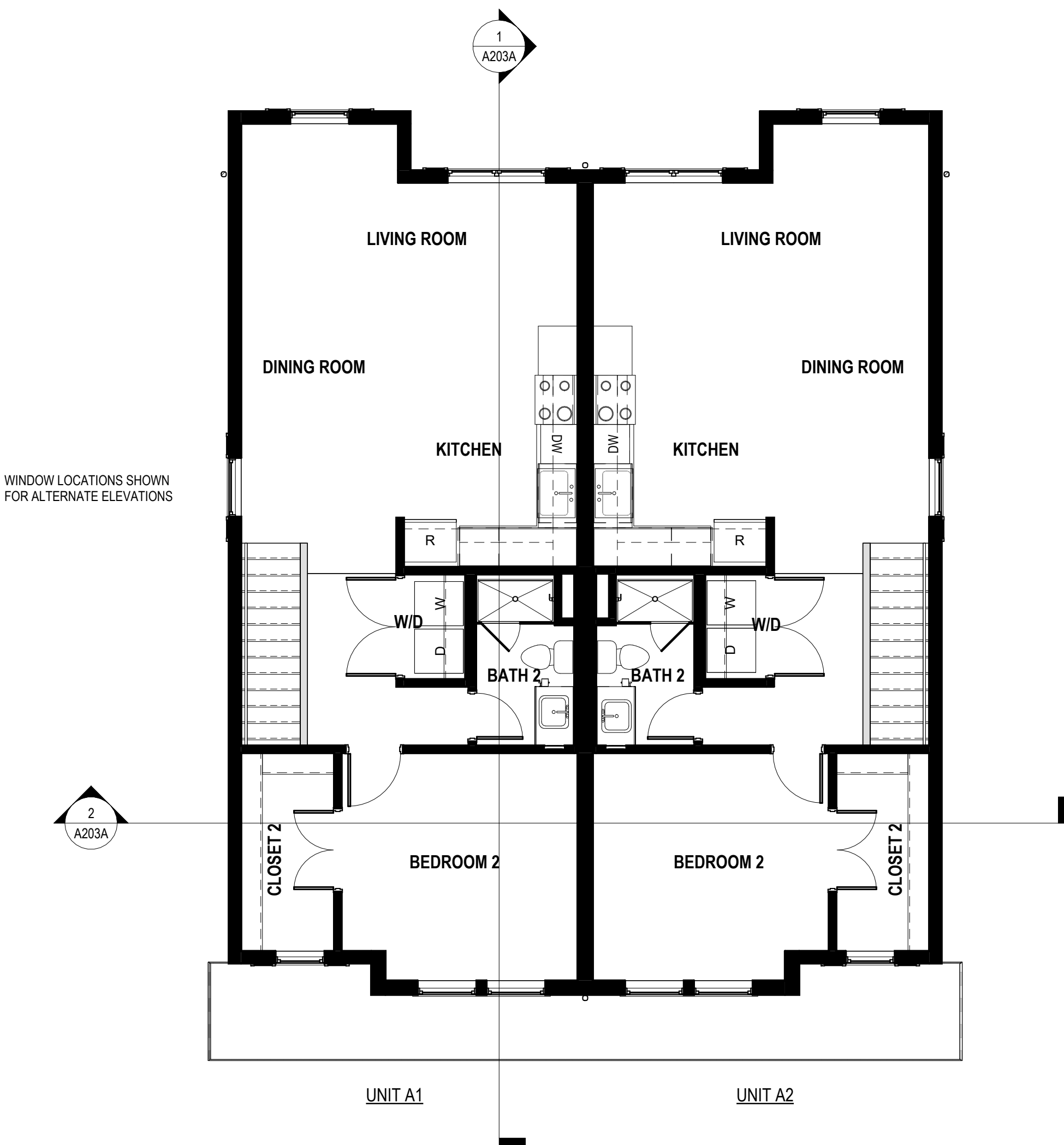
DUPLEX A 17 TOTAL DUPLEX HOUSES / 34 DUPLEX UNITS

UNIT A1:  
AREA: 1,390 SF  
# OF STORIES: 2  
# OF BEDS: 2  
# OF BATHS: 2  
# OF CARS/GARAGE: 2-CAR GARAGE

UNIT A2:  
AREA: 1,390 SF  
# OF STORIES: 2  
# OF BEDS: 2  
# OF BATHS: 2  
# OF CARS/GARAGE: 2-CAR GARAGE



1 DUPLEX A - LEVEL 1  
3/16" = 1'-0"



2 DUPLEX A - LEVEL 2  
3/16" = 1'-0"



Owner

BRIGHTON

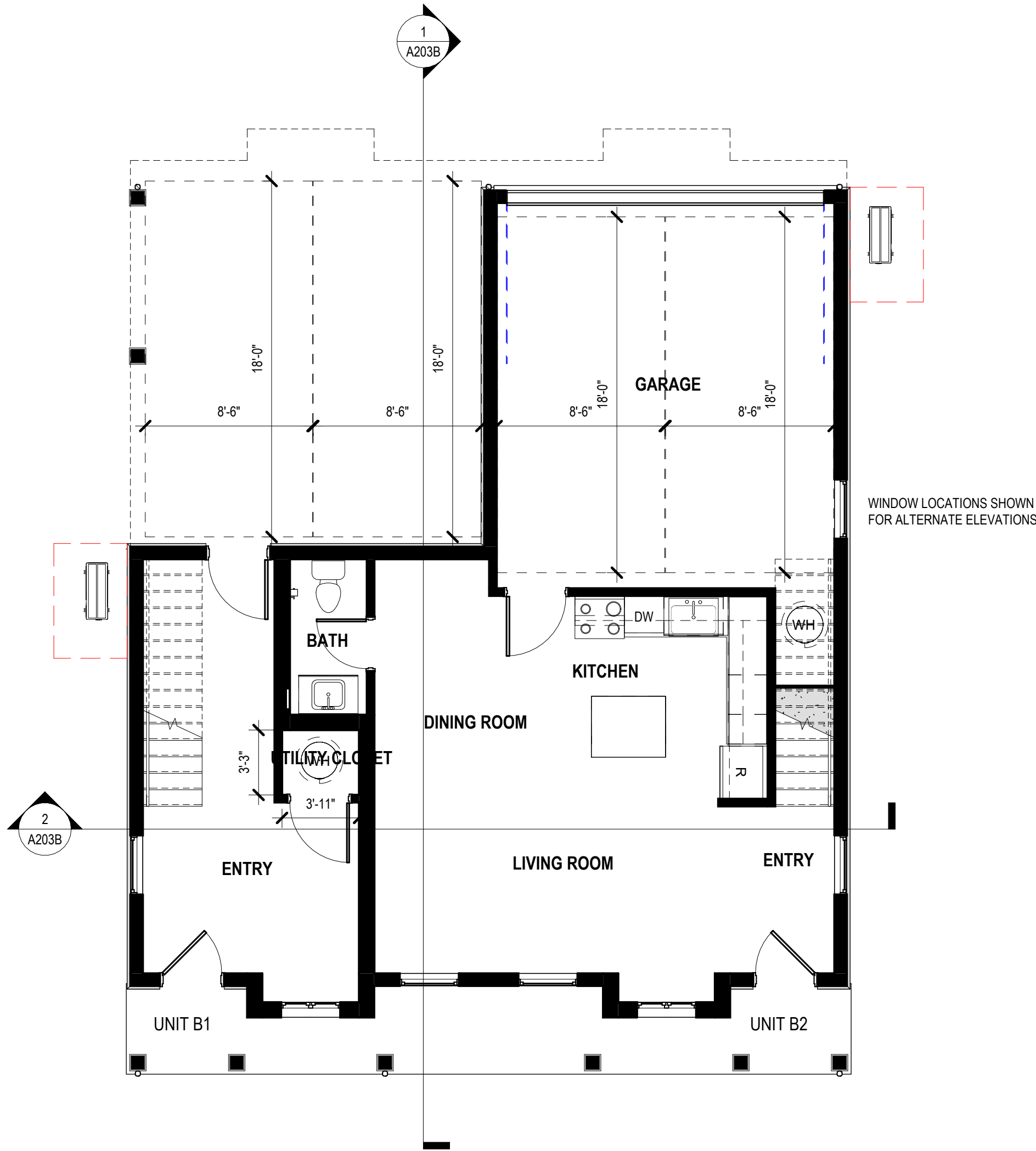
ANATOLIA DR. &  
CHRYSANTHY BLVD.  
RANCHO CORDOVA, CA

NOTES

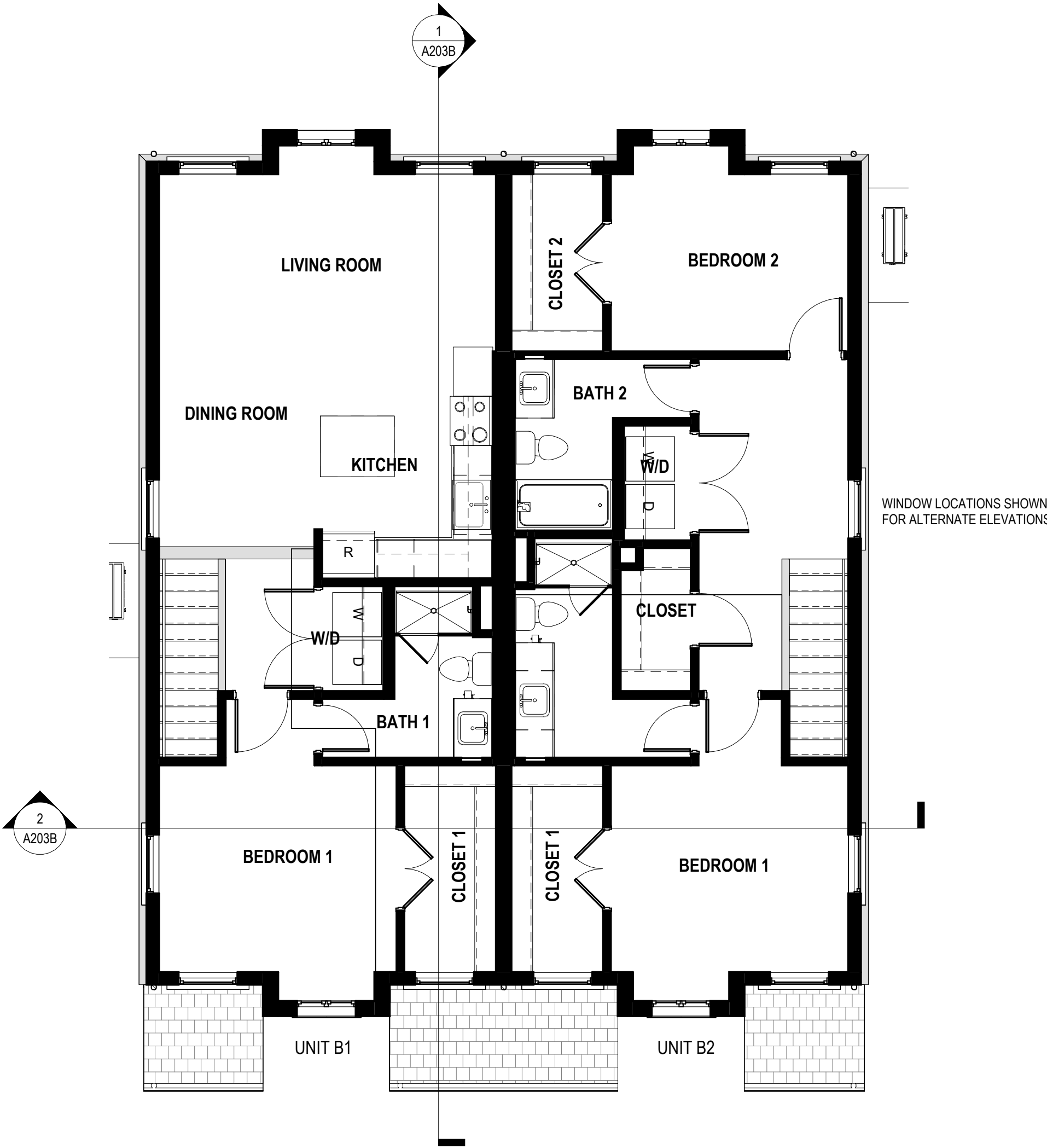
DUPLEX B 17 TOTAL DUPLEX HOUSES / 34 DUPLEX UNITS

UNIT B1:  
AREA: 890 SF  
# OF STORIES: 2  
# OF BEDS: 1  
# OF BATHS: 1  
# OF CARS/GARAGE: 2-CAR CARPORT

UNIT B2:  
AREA: 1,559 SF  
# OF STORIES: 2  
# OF BEDS: 2  
# OF BATHS: 2.5  
# OF CARS/GARAGE: 2-CAR GARAGE



1 DUPLEX B - LEVEL 1  
3/16" = 1'-0"



2 DUPLEX B - LEVEL 2  
3/16" = 1'-0"

| NO.: | ISSUANCE/REVISION: | DATE:    |
|------|--------------------|----------|
| 2    | REVISION 3         | 03/21/23 |
| 3    | REVISION 4         | 05/15/23 |

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| 3/16" = 1'-0" |                     |

DUPLEX B - FLOOR  
PLANS

A201B



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|      |                    |          |
|------|--------------------|----------|
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$$3/16" = 1'-0"$$

## DUPLEX C - FLOOR PLANS

# A201C

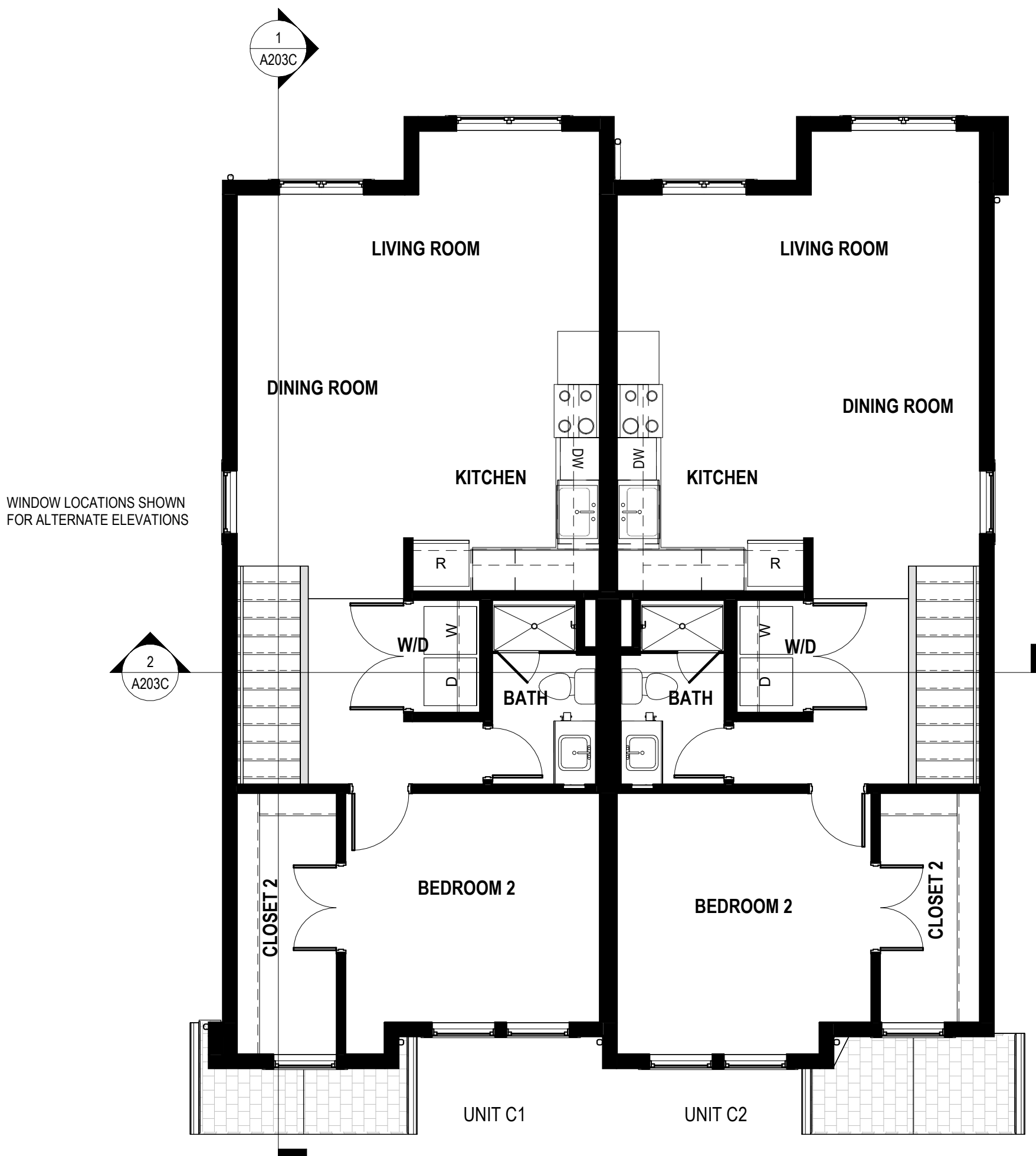
DUPLEX C 16 TOTAL DUPLEX HOUSES / 32 DUPLEX UNITS

UNIT C1:  
AREA: 1,380 SF  
# OF STORIES: 2  
# OF BEDS: 2  
# OF BATHS: 2  
# OF CARS/GARAGE: 2-CAR GARAGE

UNIT C2:  
AREA: 1,388 SF  
# OF STORIES: 2  
# OF BEDS: 2  
# OF BATHS: 2  
# OF CARS/GARAGE: 2-CAR GARAGE



1 DUPLEX C - LEVEL 1  
3/16" = 1'-0"



2 DUPLEX C - LEVEL 2  
3/16" = 1'-0"





DUPLEX D 15 TOTAL DUPLEX HOUSES / 30 DUPLEX UNITS

|                   |              |
|-------------------|--------------|
| UNIT D1:          |              |
| AREA:             | 1,451 SF     |
| # OF STORIES:     | 2            |
| # OF BEDS:        | 2            |
| # OF BATHS:       | 2.5          |
| # OF CARS/GARAGE: | 2-CAR GARAGE |
| UNIT D2:          |              |
| AREA:             | 1,451 SF     |
| # OF STORIES:     | 2            |
| # OF BEDS:        | 2            |
| # OF BATHS:       | 2.5          |
| # OF CARS/GARAGE: | 2-CAR GARAGE |



Owner

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|      |                    |          |
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| 3/16" = 1'-0" |                     |

## DUPLEX D - FLOOR PLANS

# A201D

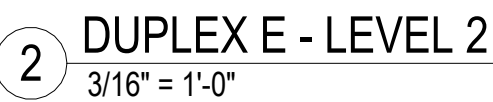




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1 DUPLEX E - LEVEL 1  
3/16" = 1'-0"



## NOTES

**DUPLEX E**      2 TOTAL DUPLEX HOUSES / 4 DUPLEX UNITS

UNIT E1:  
AREA: 1,330 SF  
# OF STORIES: 2  
# OF BEDS: 2  
# OF BATHS: 2.5  
# OF CARS/GARAGE: COVERED STREET PARKING

UNIT E2:  
AREA: 1,330 SF  
# OF STORIES: 2  
# OF BEDS: 2  
# OF BATHS: 2.5  
# OF CARS/GARAGE: COVERED STREET PARKING

[illegible]

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| 3/16" = 1'-0" |                     |

## DUPLEX E - FLOOR PLANS

# A201E





**DUPLEX B**      2 TOTAL DUPLEX HOUSES / 4 DUPLEX UNITS

UNIT B1:  
AREA: 1,232 SF  
# OF STORIES: 2  
# OF BEDS: 2  
# OF BATHS: 2.5  
# OF CARS/GARAGE: COVERED STREET PARKING

UNIT B2:  
AREA: 1,232 SF  
# OF STORIES: 2  
# OF BEDS: 2  
# OF BATHS: 2.5  
# OF CARS/GARAGE: COVERED STREET PARKING

DEVELOPERS  
DESIGNERS  
**ARCHITECTS**  
BUILDERS  
INVESTORS

**LOCAL**

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[www.architectslocal.com](http://www.architectslocal.com)

Owner

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RANCHO CORDOVA, CA

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|------|--------------------|----------|
| NO.: | ISSUANCE/REVISION: | DATE:    |
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| 3    | REVISION 4         | 05/15/23 |

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| SCALE:        | AHJ PROJECT NUMBER: |
| 3/16" = 1'-0" |                     |

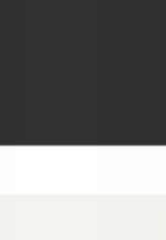
## DUPLEX F - FLOOR PLANS

# A201F





## MATERIALS - TRADITIONAL

| COLOR OPTION 1                                                                        |                                                                                      | COLOR OPTION 2                                                                        |                                                                                     |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|    | BRICK<br>MANUFACTURER:<br>H.C. MUDDOX<br>COLOR: MONTEREY<br>BAY FLASHED              |    | BRICK<br>MANUFACTURER:<br>H.C. MUDDOX<br>COLOR:<br>CONSTELLATION                    |
|    | HARDIE LAP SIDING<br>SMOOTH FINISH<br>COLOR: SW6168<br>MODERNE WHITE                 |    | HARDIE LAP SIDING<br>SMOOTH FINISH<br>COLOR: SW 6181<br>SECRET GARDEN               |
|    | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW6991<br>BLACK MAGIC                     |    | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW6199<br>RARE GRAY                      |
|  | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW9541<br>WHITE SNOW                      |  | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW6175<br>SAGEY                          |
|  | ROOF<br>SLATE<br>MANUFACTURER:<br>CROWN ROOF TILES<br>COLOR: THUNDER-<br>STORM BLEND |  | ROOF<br>SLATE<br>MANUFACTURER:<br>CROWN ROOF TILE<br>COLOR: THUNDER-<br>STORM BLEND |

[illegible]

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|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
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| SCALE:        | AHJ PROJECT NUMBER: |
| 3/16" = 1'-0" |                     |

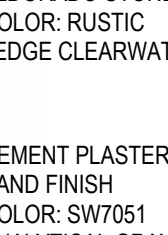
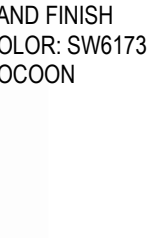
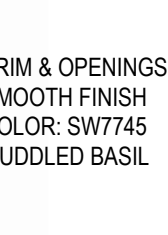
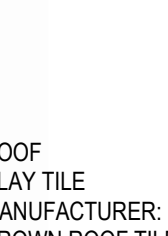
## DUPLEX A - ELEVATIONS

# A202A





## MATERIALS - MEDITERRANEAN

| COLOR OPTION 1                                                                        |                                                                               | COLOR OPTION 2                                                                        |                                                                                      |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|    | STONE<br>MANUFACTURER:<br>ELDORADO STONE<br>COLOR: RUSTIC<br>LEDGE CLEARWATER |    | STONE<br>MANUFACTURER:<br>H.C. MUDDOX<br>COLOR: ASPEN GROVE                          |
|    | CEMENT PLASTER<br>SAND FINISH<br>COLOR: SW7051<br>ANALYTICAL GRAY             |    | CEMENT PLASTER<br>SAND FINISH<br>COLOR: SW7695<br>MESA TAN                           |
|    | CEMENT PLASTER<br>SAND FINISH<br>COLOR: SW6173<br>COCOON                      |    | CEMENT PLASTER<br>SAND FINISH<br>COLOR: SW6089<br>GROUNDED                           |
|   | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW7745<br>MUDDLED BASIL            |   | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW7585<br>SUN DRIED TOMATO                |
|  | ROOF<br>CLAY TILE<br>MANUFACTURER:<br>CROWN ROOF TILES<br>COLOR: VULCAN RED   |  | ROOF<br>SLATE<br>MANUFACTURER:<br>CROWN ROOF TILES<br>COLOR: THUNDER-<br>STORM BLEND |

[illegible]

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|               |                     |
|---------------|---------------------|
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| SCALE:        | AHJ PROJECT NUMBER: |
| 3/16" = 1'-0" |                     |

## DUPLEX B - ELEVATIONS

# A202B





1. WINDOWS, AS SEEN ON SIDE ELEVATIONS, SHALL EXIST ONLY IN CONDITIONS THAT THE CORRESPONDING SIDE-FACING WALL FRONTS ANY OPEN AREAS OF THE SITE, INCLUDING WALKWAYS AND INTERIOR STREETS. IN ALL OTHER INSTANCES, THERE SHALL BE NO WINDOWS ON THE SIDES OF DUPLEXES.
2. MANUFACTURERS SPECIFIED ARE THE BASIS OF DESIGN. SELECTED MANUFACTURERS MAY VARY DURING CONSTRUCTION. COLORS TO BE APPROVED BY ARCHITECT.

| COLOR OPTION 1                                                                        |                                                                                      | COLOR OPTION 2                                                                        |                                                                                 |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|    | HARDIE LAP SIDING<br>SMOOTH FINISH<br>COLOR: SW6168<br>MODERNE WHITE                 |    | HARDIE LAP SIDING<br>SMOOTH FINISH<br>COLOR: SW2833<br>ROYCROFT VELLUM          |
|    | HARDIE BOARD &<br>BATTEN<br>SMOOTH FINISH<br>COLOR: SW6236<br>GRAYS HARBOR           |    | HARDIE BOARD &<br>BATTEN<br>SMOOTH FINISH<br>COLOR: SW2835<br>CRAFTSMAN BROWN   |
|    | HARDIE BOARD &<br>BATTEN<br>SMOOTH FINISH<br>COLOR: SW6228<br>REFUGE                 |    | HARDIE BOARD &<br>BATTEN<br>SMOOTH FINISH<br>COLOR: SW6244<br>NAVAL             |
|   | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW6991<br>BLACK MAGIC                     |   | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW2806<br>ROOKWOOD BROWN             |
|  | ROOF<br>SLATE<br>MANUFACTURER:<br>CROWN ROOF TILES<br>COLOR: THUNDER-<br>STORM BLEND |  | ROOF<br>SLATE<br>MANUFACTURER:<br>CROWN ROOF TILES<br>COLOR:<br>CHAPARRAL BLEND |

[illegible]

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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
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| SCALE:        | AHJ PROJECT NUMBER: |
| 3/16" = 1'-0" |                     |

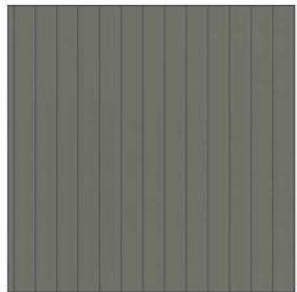
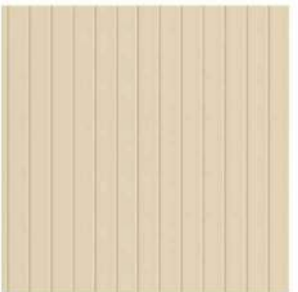
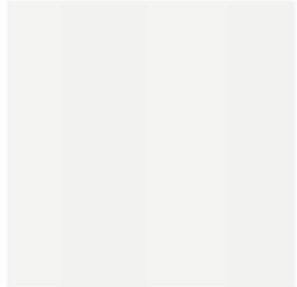
## DUPLEX C - ELEVATIONS

# A202C





## MATERIALS - CRAFTSMAN

| COLOR OPTION 1                                                                        |                                                                                 | COLOR OPTION 2                                                                        |                                                                                 |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|    | HARDIE LAP SIDING<br>SMOOTH FINISH<br>COLOR: SW6233<br>SAMAVOR SILVER           |    | HARDIE LAP<br>SIDING<br>SMOOTH FINISH<br>COLOR: SW7715<br>POTTERY URN           |
|    | HARDIE LAP SIDING<br>SMOOTH FINISH<br>COLOR:<br>SW6168 NAVAL                    |    | HARDIE LAP<br>SIDING<br>SMOOTH FINISH<br>COLOR:<br>SW6168 NAVAL                 |
|    | HARDIE BOARD<br>AND BATTEN<br>SMOOTH FINISH<br>COLOR: NIGHT GRAY                |    | HARDIE BOARD<br>AND BATTEN<br>SMOOTH FINISH<br>COLOR: SW7719<br>FRESCO CREAM    |
|  | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW9541<br>WHITE SNOW                 |  | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW8917<br>SHELL WHITE                |
|  | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW7069<br>IRON ORE                   |  | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW7710<br>BRANDYWINE                 |
|  | ROOF<br>SLATE<br>MANUFACTURER:<br>CROWN ROOF TILES<br>COLOR:<br>CHAPARRAL BLEND |  | ROOF<br>SLATE<br>MANUFACTURER:<br>CROWN ROOF TILES<br>COLOR:<br>CHAPARRAL BLEND |

[illegible]

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SCALE: \_\_\_\_\_ AHJ PROJECT NUMBER: \_\_\_\_\_

$$3/16" = 1'-0"$$

## DUPLEX D - ELEVATIONS

# A202D





## MATERIALS - FARMHOUSE

| COLOR OPTION 1                                                                        |                                                                                 | COLOR OPTION 2                                                                        |                                                                                      |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|    | HARDIE LAP SIDING<br>SMOOTH FINISH<br>COLOR: SW6168 NAVAL                       |    | HARDIE LAP<br>SIDING<br>SMOOTH FINISH<br>COLOR: SW9135<br>WHIRLPOOL                  |
|    | HARDIE LAP SIDING<br>SMOOTH FINISH<br>COLOR: SW6208<br>PEWTER GREEN             |    | HARDIE LAP<br>SIDING<br>SMOOTH FINISH<br>COLOR: SW6224<br>MOUNTAIN AIR               |
|    | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW9553<br>ALLEGORY                   |    | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW9553<br>ALLEGORY                        |
|   | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW7631<br>CITY LOFT                  |   | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW3063<br>CHARCOAL                        |
|  | ROOF<br>SLATE<br>MANUFACTURER:<br>CROWN ROOF TILES<br>COLOR:<br>CHAPARRAL BLEND |  | ROOF<br>SLATE<br>MANUFACTURER:<br>CROWN ROOF TILES<br>COLOR: THUNDER-<br>STORM BLEND |

[illegible]

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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PORJECT NUMBER: |
| 3/16" = 1'-0" |                     |

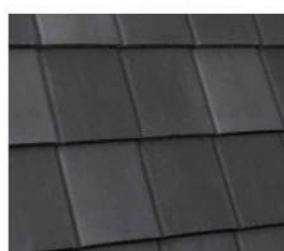
# DUPLEX E - ELEVATIONS

# A202E





## MATERIALS - MEDITERRANEAN

| COLOR OPTION 1                                                                        |                                                                               | COLOR OPTION 2                                                                        |                                                                                      |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|    | STONE<br>MANUFACTURER:<br>ELDORADO STONE<br>COLOR: RUSTIC<br>LEDGE CLEARWATER |    | STONE<br>MANUFACTURER:<br>H.C. MUDDOX<br>COLOR: ASPEN GROVE                          |
|    | CEMENT PLASTER<br>SAND FINISH<br>COLOR: SW9166<br>DRIFT OF MIST               |    | CEMENT PLASTER<br>SAND FINISH<br>COLOR: SW7695<br>MESA TAN                           |
|    | CEMENT PLASTER<br>SAND FINISH<br>COLOR: SW6172<br>HARDWARE                    |    | CEMENT PLASTER<br>SAND FINISH<br>COLOR: SW6089<br>GROUNDED                           |
|   | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW7745<br>MUDDLED BASIL            |   | TRIM & OPENINGS<br>SMOOTH FINISH<br>COLOR: SW7585<br>SUN DRIED TOMATO                |
|  | ROOF<br>CLAY TILE<br>MANUFACTURER:<br>CROWN ROOF TILES<br>COLOR: VULCAN RED   |  | ROOF<br>SLATE<br>MANUFACTURER:<br>CROWN ROOF TILES<br>COLOR: THUNDER-<br>STORM BLEND |

| NO.: | ISSUANCE/REVISION: | DATE:    |
|------|--------------------|----------|
| 2    | REVISION 3         | 03/21/23 |
| 3    | REVISION 4         | 05/15/23 |
| 4    | REVISION 5         | 06/21/23 |

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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PORJECT NUMBER: |
| 3/16" = 1'-0" |                     |

## DUPLEX F - ELEVATIONS

# A202F





Owner

## BRIGHTON

ANATOLIA DR. &  
CHRYSANATHY BLVD.  
RANCHO CORDOVA, CA

2 DUPLEX A - SECTION 2  
1/4" = 1'-0"

[illegible]

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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PROJECT NUMBER: |
| 1/4" = 1'-0"  |                     |

SECTIONS -  
DUPLEX A

# A203A





## BRIGHTON

1 DUPLEX B - SECTION 1  
1/4" = 1'-0"


$$1/4" = 1'-0"$$

# A203B





Owner

## BRIGHTON

ANATOLIA DR. &  
CHRYSANATHY BLVD.  
RANCHO CORDOVA, CA

2 DUPLEX C - SECTION 2  
1/4" = 1'-0"

[illegible]

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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PROJECT NUMBER: |
| 1/4" = 1'-0"  |                     |

SECTIONS -  
DUPLEX C

# A203C





## BRIGHTON

1 DUPLEX D - SECTION 1  
1/4" = 1'-0"



DATE: AL PROJECT NUMBER

JUNE 27, 2023      2-222207

SCALE: \_\_\_\_\_ AHJ PROJECT NUMBER: \_\_\_\_\_

$$1/4" = 1'-0"$$

2 DUPLEX D - SECTION 2  
1/4" = 1'-0"

# A203D





# BRIGHTON

ANATOLIA DR. &  
CHRYSANATHY BLVD.  
RANCHO CORDOVA, CA

$$1/4'' = 1'-0''$$


|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PROJECT NUMBER: |
| 1/4" = 1'-0"  |                     |

## SECTIONS - DUPLEX E

# A203E





## BRIGHTON

ANATOLIA DR. &  
CHRYSANATHY BLVD.  
RANCHO CORDOVA, CA

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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
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| SCALE:        | AHJ PROJECT NUMBER: |
| 1/4" = 1'-0"  |                     |

SECTIONS -  
DUPLEX F

# A203F



Owner

## BRIGHTON

ANATOLIA DR. &  
CHRYSANATHY BLVD.  
RANCHO CORDOVA, CA

[illegible]

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DATE: AL PROJECT NUMBER:

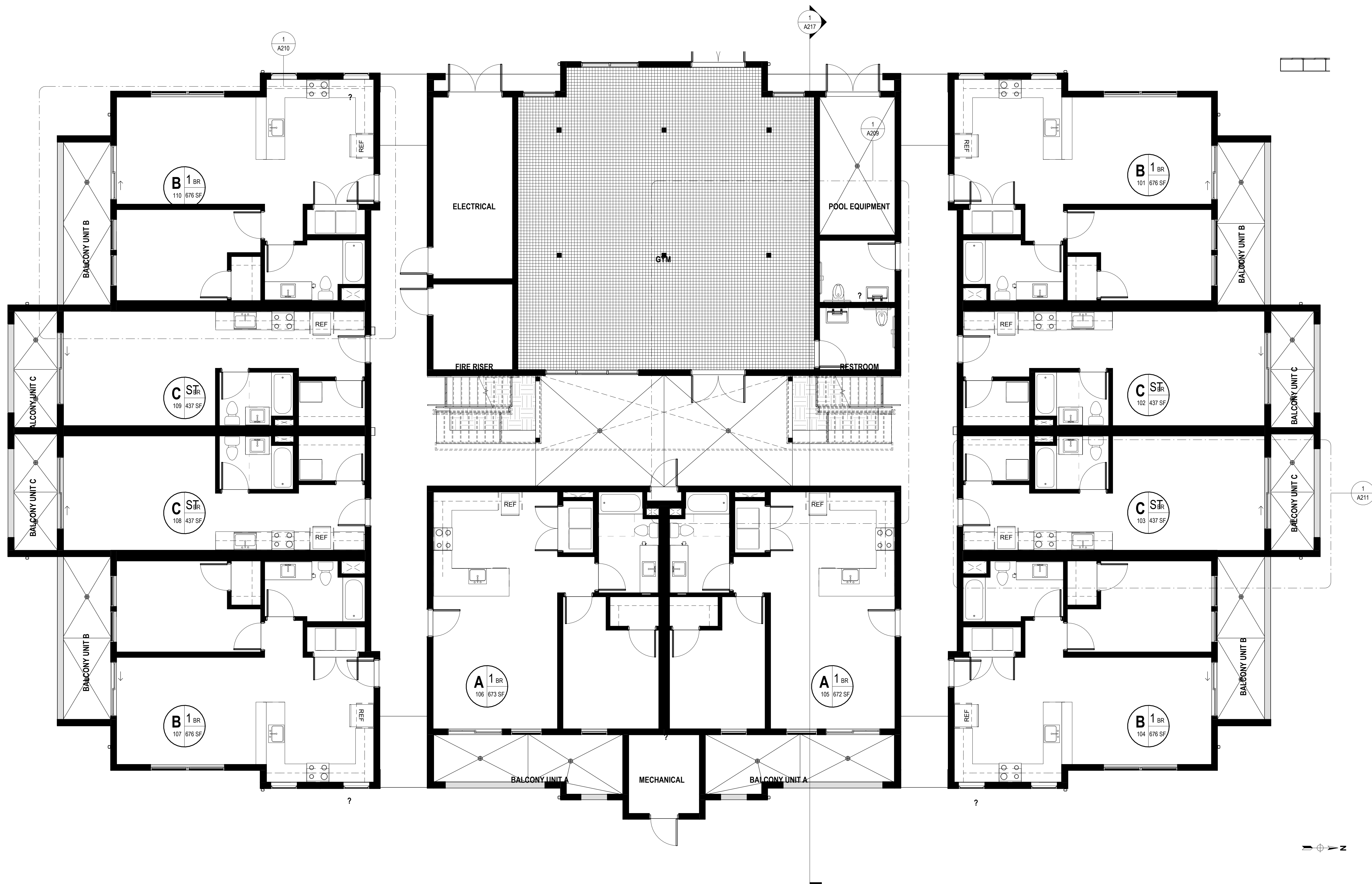
JUNE 27, 2023 2-222207

SCALE: \_\_\_\_\_ AHJ PROJECT NUMBER: \_\_\_\_\_

$$3/16" = 1'-0"$$

APARTMENT  
FLOOR PLAN -  
LEVEL 1

# A206



1 APARTMENT FLOOR PLAN - LEVEL 1  
3/16" = 1'-0"



## BRIGHTON

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CHRYSANATHY BLVD.  
RANCHO CORDOVA, CA

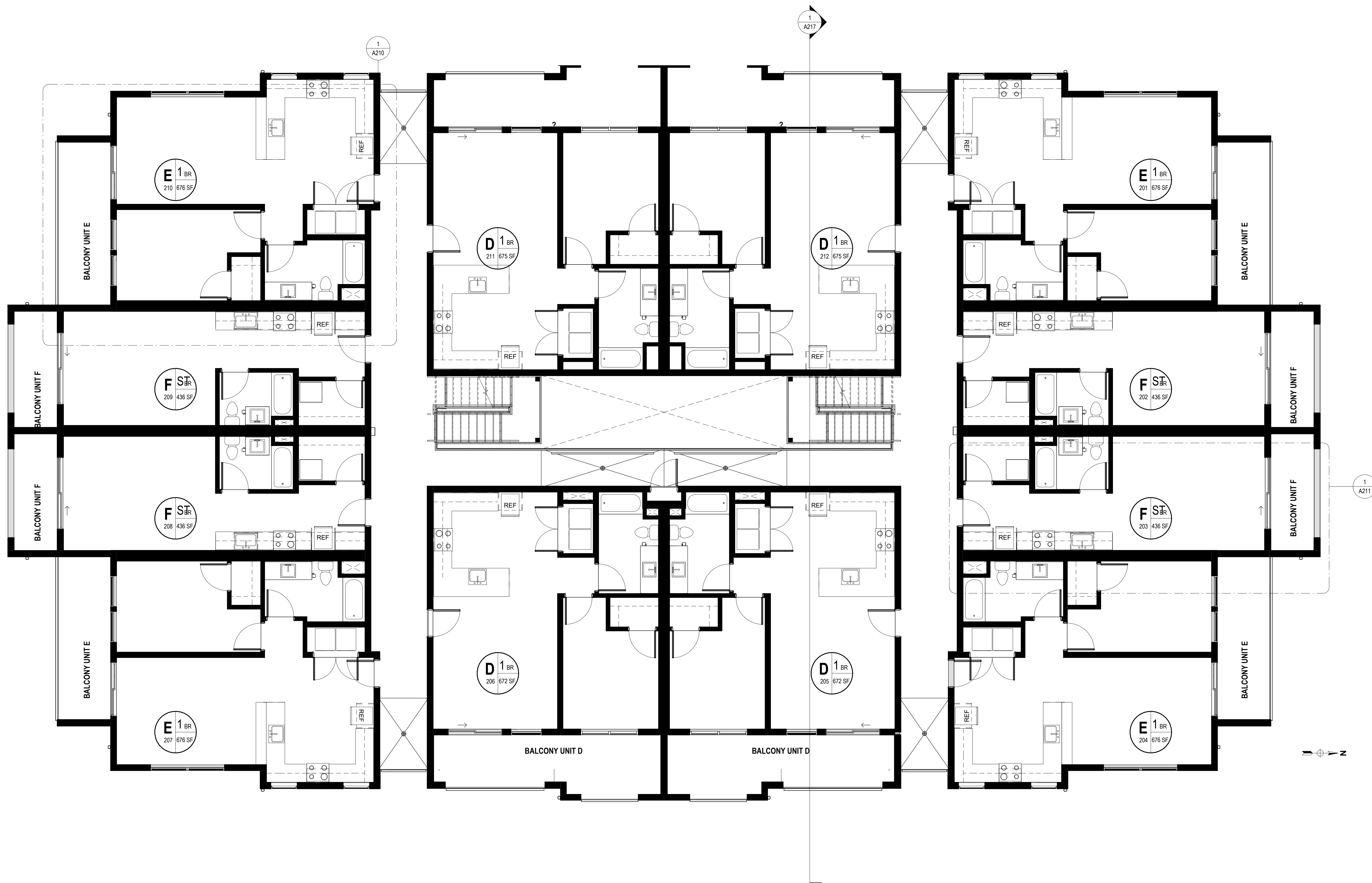
[illegible]

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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PROJECT NUMBER: |
| 3/16" = 1'-0" |                     |

APARTMENT  
FLOOR PLAN -  
LEVEL 2

# A207



1 APARTMENT FLOOR PLAN - LEVEL 2  
3/16" = 1'-0"



## BRIGHTON

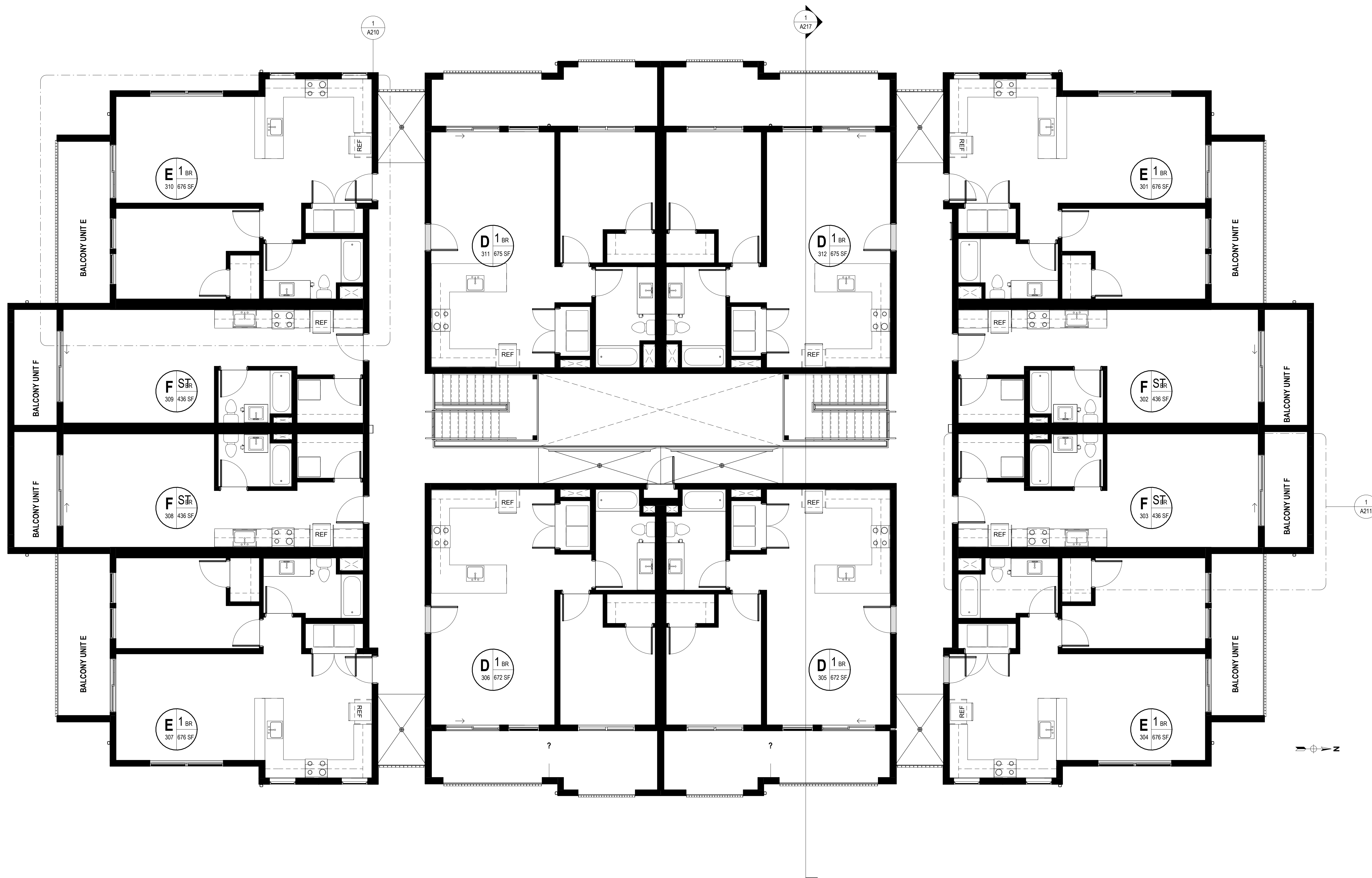
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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
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| SCALE:        | AHJ PROJECT NUMBER: |
| 3/16" = 1'-0" |                     |

APARTMENT  
FLOOR PLAN -  
LEVEL 3

# A208



1 APARTMENT FLOOR PLAN - LEVEL 3  
3/16" = 1'-0"





UNIT A  
AREA: 739 SF  
# OF BEDS: 1  
# OF BATHS: 1  
COUNT: 4

DEVELOPERS  
DESIGNERS  
**ARCHITECTS**  
BUILDERS  
INVESTORS

**LOCAL**

2715 K Street, Suite 250  
Sacramento, CA 95816  
P: (916) 545-2514

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Owner

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[illegible]

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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PROJECT NUMBER: |
| 3/8" = 1'-0"  |                     |

ENLARGED  
APARTMENT UNIT  
PLAN - A

# A209



|               |        |
|---------------|--------|
| <u>UNIT B</u> |        |
| AREA:         | 804 SF |
| # OF BEDS:    | 1      |
| # OF BATHS:   | 1      |
| COUNT:        | 12     |


 DEVELOPERS  
 DESIGNERS  
**ARCHITECTS**  
 BUILDERS  
 INVESTORS

**LOCAL**

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Owner

## BRIGHTON

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[illegible]

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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PROJECT NUMBER: |
| 3/8" = 1'-0"  |                     |

ENLARGED  
APARTMENT UNIT  
PLAN - B

# A210



DEVELOPERS  
DESIGNERS  
**ARCHITECTS**  
BUILDERS  
INVESTORS

**LOCAL**

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## BRIGHTON

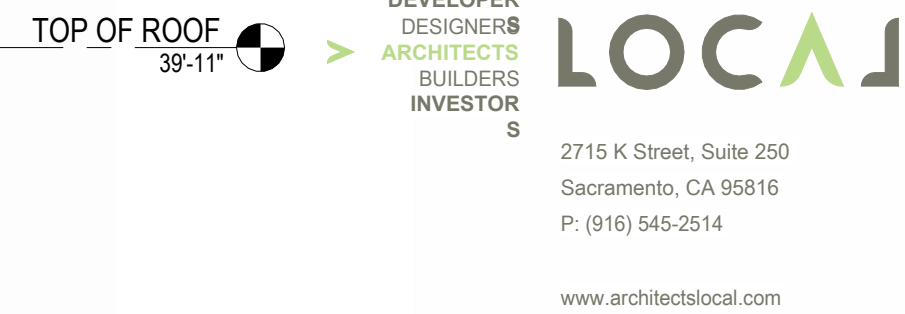
The floor plan shows a 1000 sq ft apartment. The layout includes a kitchen with a refrigerator (REF), a sink, and a stove. A dining area is adjacent to the kitchen. The living room is a large open space. A balcony unit is located at the rear of the apartment. The plan also shows a bathroom (W.I.C.), a bedroom, and a living area with a fireplace. The apartment is situated on the 1st floor of a building.

[illegible]

|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
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| SCALE:        | AHJ PROJECT NUMBER: |
| 3/8" = 1'-0"  |                     |

# A211





Owner

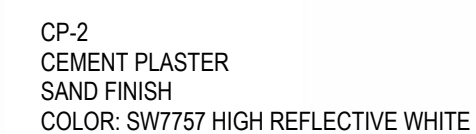
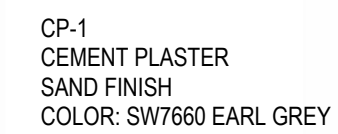
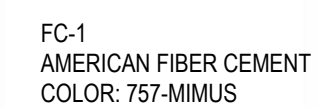
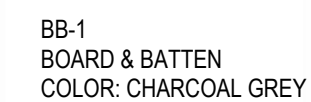
## BRIGHTON

1 APARTMENT - EAST  
3/16" = 1'-0"



2 APARTMENT - NORTH  
3/16" = 1'-0"

## MATERIALS

[illegible]

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DATE: AL PROJECT NUMBER:

JUNE 27, 2023 2-222207  
SCALE: AHJ PROJECT NUMBER:

$$3/16" = 1'-0"$$

APARTMENT  
ELEVATIONS -  
NORTH & EAST

# A213





Owner

## BRIGHTON

1



2

|                                                                                       |                                                                                        |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
|  | <p>BB-1<br/>BOARD &amp; BATTEN<br/>COLOR: CHARCOAL GREY</p>                            |
|  | <p>FC-1<br/>AMERICAN FIBER CEMENT<br/>COLOR: 757-MIMUS</p>                             |
|  | <p>CP-1<br/>CEMENT PLASTER<br/>SAND FINISH<br/>COLOR: SW7660 EARL GREY</p>             |
|  | <p>CP-2<br/>CEMENT PLASTER<br/>SAND FINISH<br/>COLOR: SW7757 HIGH REFLECTIVE WHITE</p> |

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[illegible]

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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
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| SCALE:        | AHJ PROJECT NUMBER: |
| 3/16" = 1'-0" |                     |

## APARTMENT ELEVATIONS - SOUTH & WEST

# A214



## BRIGHTON

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CHRYSANATHY BLVD.  
RANCHO CORDOVA, CA

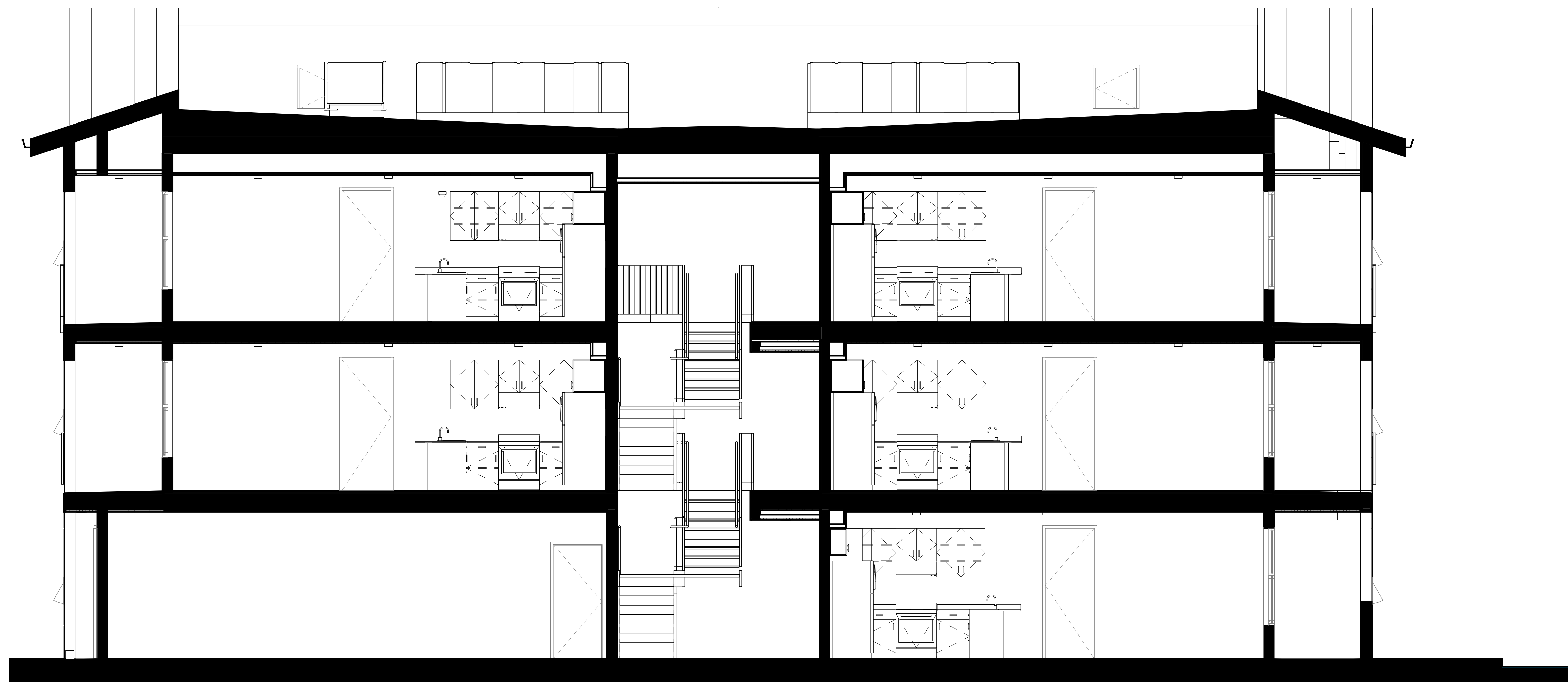
[illegible]

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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PROJECT NUMBER: |
| 1/4" = 1'-0"  |                     |

SECTIONS -  
APARTMENT

# A217



1 APARTMENT - SECTION 2  
1/4" = 1'-0"





A 3D architectural rendering of a row of modern townhouses. The townhouses feature light blue and white vertical siding, white trim, and gabled roofs. They have multiple windows with dark frames and small front porches. The scene includes green lawns, trees, and a paved street with a yellow car parked on the right.

2 3D VIEW - HOUSES 3 & 4 - FRONT

DEVELOPERS  
DESIGNERS  
**ARCHITECTS**  
BUILDERS  
INVESTORS

**LOCAL**

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Owner

## BRIGHTON

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RANCHO CORDOVA, CA

[illegible]

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|---------------|---------------------|
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| SCALE:        | AHJ PROJECT NUMBER: |

## 3D VIEWS

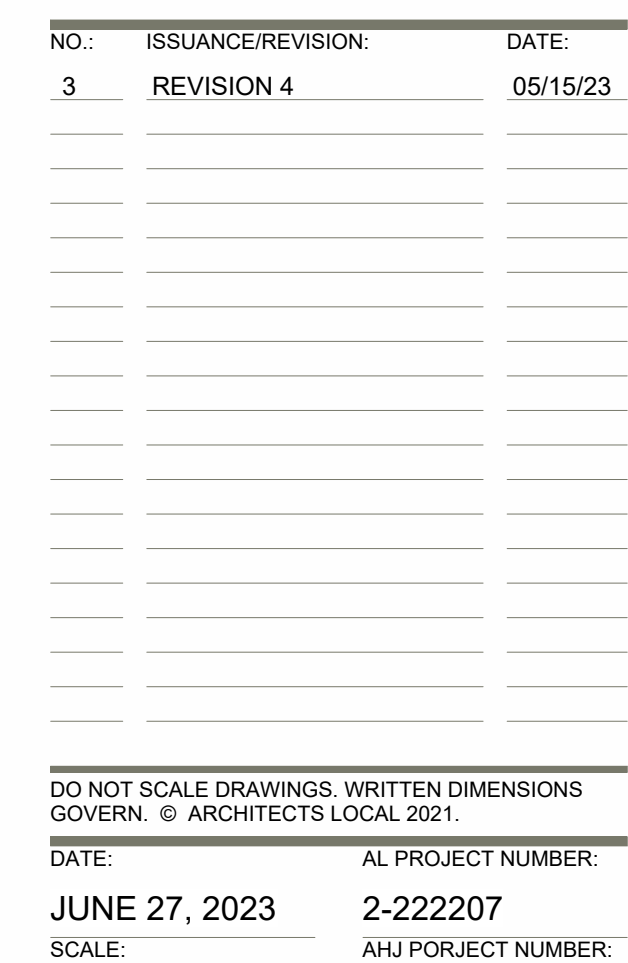
**A218**





## BRIGHTON

1 3D VIEW - HOUSES 2 & 1 - BACK



2 3D VIEW - HOUSES 4 & 3 BACK

# A219





## BRIGHTON

ANATOLIA DR. &  
CHRYSANTHY BLVD.  
RANCHO CORDOVA, CA

Architectural rendering of a modern, multi-story residential building. The building features a mix of blue, grey, and white panels, large windows, and balconies. A yellow car is parked in the foreground under a covered area, and a large tree stands to the left. A black metal fence runs along the base of the building.

### 3D VIEWS

# A220

[illegible]

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|               |                     |
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## BRIGHTON

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CHRYSANTHY BLVD.  
RANCHO CORDOVA, CA

[illegible]

|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
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# A221





## BRIGHTON

ANATOLIA DR. &  
CHRYSANATHY BLVD.  
RANCHO CORDOVA, CA

[illegible]

# A222





## BRIGHTON

ANATOLIA DR. &  
CHRYSANTHY BLVD.  
RANCHO CORDOVA, CA

### 3D VIEWS

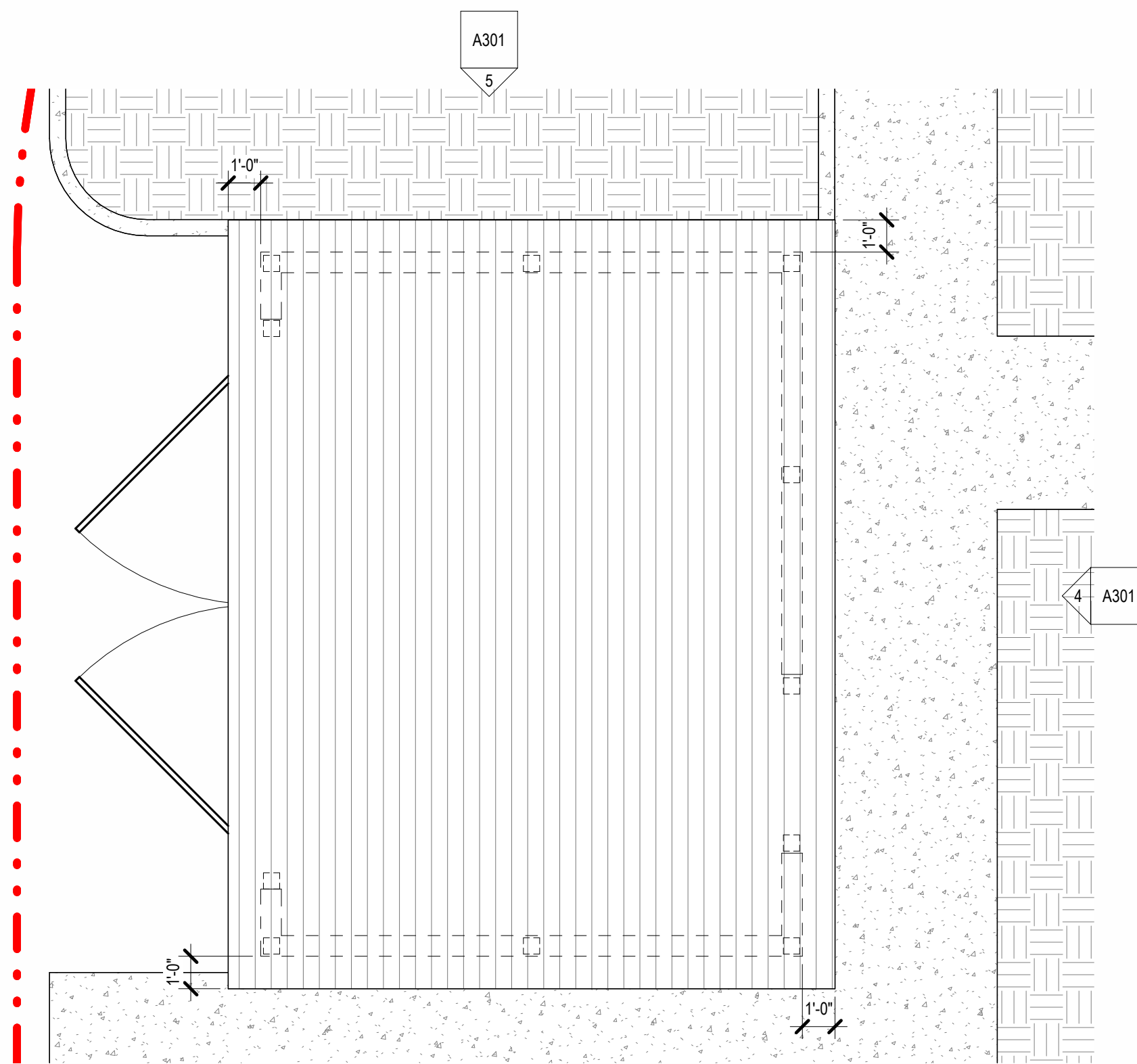
# A223

[illegible]

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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
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| SCALE:        | AHJ PROJECT NUMBER: |





2 TRASH ENCLOSURE ROOF PLAN  
1/4" = 1'-0"



4 TRASH ENCLOSURE - ELEVATIONS (REAR)  
1/4" = 1'-0"



## MATERIALS

- Expanded Galv. Steel Screen on 1-Hr Wood Stud
- Wood Slat on 1-Hr Wood Stud
- Steel Rope Trellis on CMU – Staggered Running Bond
- Expanded Galv Steel Screen on CMU –Running Bond
- Expanded Galv Steel Screen On Tube Steel Frame



OCO BLOCK & HARDSCAPE  
SPLIT FACE  
COLOR: PORTOLA SPRINGS MW

ROOF  
SLATE  
MANUFACTURER: CROWN ROOF TILES  
COLOR: THUNDERSTORM BLEND

**ATTACHMENT 2**  
**Exhibit A to the Resolution**

PLANNERS  
DESIGNERS  
ARCHITECTS  
BUILDERS  
INVESTORS

**LOCAL**

2715 K Street, Suite 250  
Sacramento, CA 95816  
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## Owner

# BRIGHTON

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[illegible]

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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
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| SCALE:        | AHJ PORJECT NUMBER: |
| 1/4" = 1'-0"  |                     |

# TRASH ENCLOSURE PLAN

# A301





NOTES

Owner

## BRIGHTON

ANATOLIA DR. &  
CHRYSANTHY BLVD.  
RANCHO CORDOVA, CA

[illegible]

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DATE: \_\_\_\_\_ AL PROJECT NUMBER: \_\_\_\_\_

JUNE 27, 2023  
SCALE:

2-222207  
AHJ PROJECT NUMBER:

$$1/4" = 1'-0"$$

COVERED  
PARKING &  
FENCING

# A302





CLIENT  
D&S-DEVELOPMENT

SACRAMENTO, CA

PROJECT TITLE

BRIGHTON VILLAGE

RANCHO CORDOVA  
CALIFORNIA

SHEET TITLE

**PRELIMINARY  
GRADING &  
DRAINAGE  
PLAN**

[illegible]

DRAWN/CHK BY: MT / RP

DATE: 6/26/2023

JOB NO.: 0420.007

SHEET NUMBER

## G.1





Peabody Engineering  
1700 Alhambra Blvd., Suite 102  
Sacramento, CA. 95816  
(916) 731-8088 office (916) 731-8089 fax



CLIENT  
D&S-DEVELOPMENT

SACRAMENTO, CA

PROJECT TITLE  
BRIGHTON VILLAGE

RANCHO CORDOVA  
CALIFORNIA

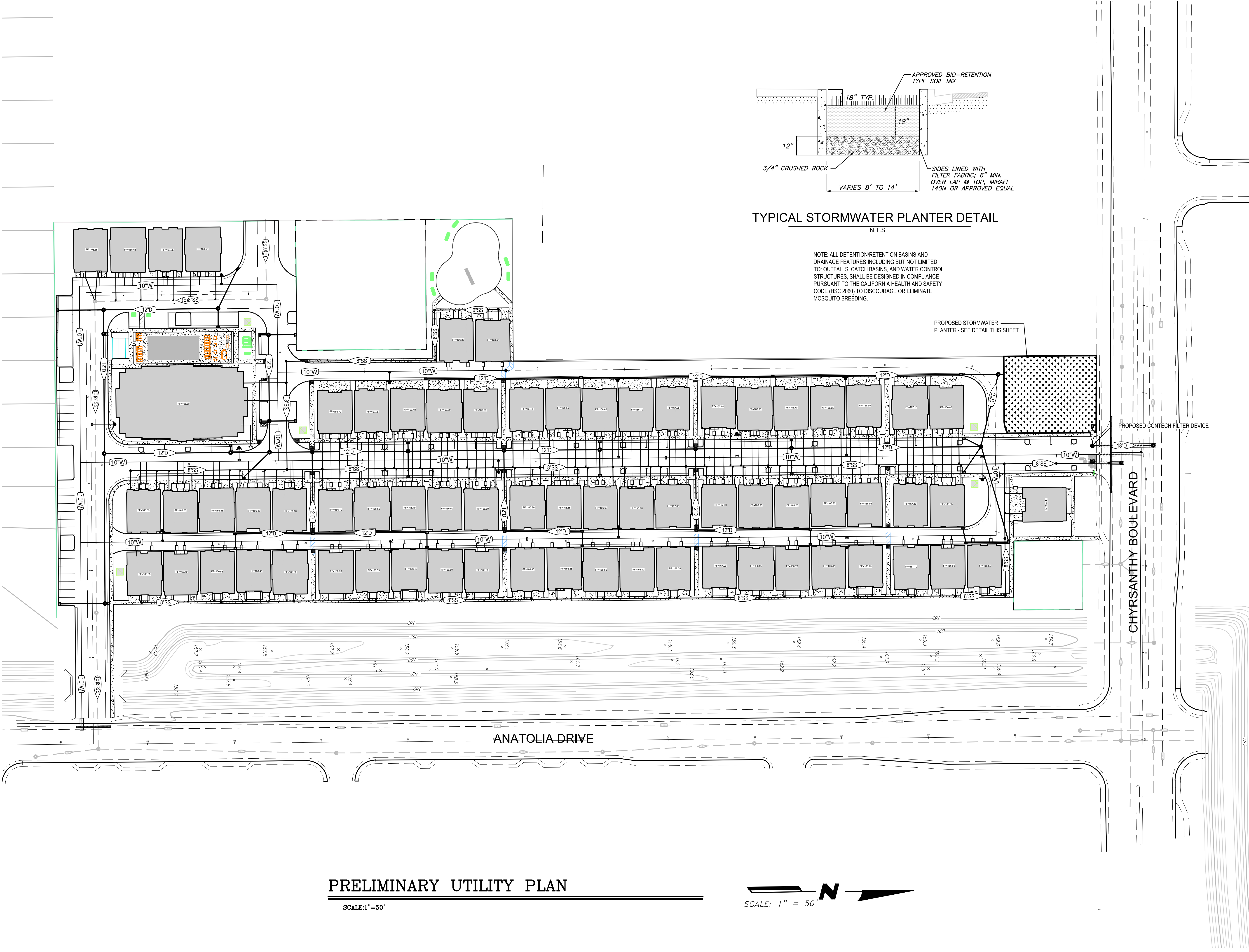
SHEET TITLE  
PRELIMINARY  
UTILITY PLAN

| DATE | REVISION | DATE |
|------|----------|------|
|      |          |      |
|      |          |      |
|      |          |      |
|      |          |      |
|      |          |      |
|      |          |      |
|      |          |      |
|      |          |      |
|      |          |      |

DRAWN/CHK BY: MT / RP  
DATE: 6/26/2023  
JOB NO.: 0420.007

SHEET NUMBER

U.1





| LIGHTING FIXTURE SCHEDULE - SITE |      |         |        |            |          |              |                                                                                                                                                                       |                 |                                                          |
|----------------------------------|------|---------|--------|------------|----------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------------------------------|
| TYPE                             | LAMP | VOLTAGE | LOAD   | COLOR TEMP | LUMENS   | CRI          | DESCRIPTION                                                                                                                                                           | MANUFACTURER    | CATALOG #                                                |
| S1-1                             | LED  | 208V    | 102 VA | 4000 K     | 12582 lm | 70 CRI<br>2A | D-SERIES SIZE 1 LED AREA LUMINAIRE WITH PHOTOCELL SLL TWIST LOCK AND SQUARE POLE MOUNT. COMPATIBLE WITH 0-10V DIMMING. LIGHT POST SHALL BE 16'-0" ABOVE FINISH GRADE. | ACUITY LITHONIA | DSX1 LED P3 40K T3M MVOLT SPA PER DF * FINISH BY ARCH    |
| S1-2                             | LED  | 208V    | 204 VA | 4000 K     | 25164 lm | 70 CRI<br>2A | D-SERIES SIZE 1 LED AREA LUMINAIRE WITH PHOTOCELL SLL TWIST LOCK AND SQUARE POLE MOUNT. COMPATIBLE WITH 0-10V DIMMING. LIGHT POST SHALL BE 16'-0" ABOVE FINISH GRADE. | ACUITY LITHONIA | DSX1 LED P3 40K T3M MVOLT SPA PER DF * FINISH BY ARCH    |
| S1-3                             | LED  | 208V    | 306 VA | 4000 K     | 37746 lm | 70 CRI<br>2A | D-SERIES SIZE 1 LED AREA LUMINAIRE WITH PHOTOCELL SLL TWIST LOCK AND SQUARE POLE MOUNT. COMPATIBLE WITH 0-10V DIMMING. LIGHT POST SHALL BE 16'-0" ABOVE FINISH GRADE. | ACUITY LITHONIA | DSX1 LED P3 40K T3M MVOLT SPA PER DF * FINISH BY ARCH    |
| S2-3                             | LED  | 208V    | 35 VA  | 4000 K     | 2163 lm  | 81-4 CRI     | LED ARCHITECTURAL BOLLARD WITH SEALED REFRACTOR LENS - UL & CUL WET LOCATION LISTED IP68. NON DIMMING.                                                                | VISTA           | 1471"-42-3Q-40-A-MV-ND *FINISH BY ARCH                   |
| S2-4                             | LED  | 208V    | 35 VA  | 4000 K     | 2163 lm  | 81-4 CRI     | LED ARCHITECTURAL BOLLARD WITH SEALED REFRACTOR LENS - UL & CUL WET LOCATION LISTED IP68. NON DIMMING.                                                                | VISTA           | 1471"-42-4Q-40-A-MV-ND *FINISH BY ARCH                   |
| S3                               | LED  | 120V    | 70 VA  | 4000 K     | 10360 lm | 70 CRI       | LED ARCHITECTURAL WALL SCONCE WITH INTEGRAL PHOTOCELL. IP65 RATED FOR OUTDOOR APPLICATION. NON-DIMMING.                                                               | ACUITY LITHONIA | WDEG3 LED P3 40K 70CRI R4 MVOLT SRM PE ** FINISH BY ARCH |



**A**  
**R**  
**B**

**ENGINEERING**

1401 N. EL CAMINO REAL  
SUITE 201  
SAN CLEMENTE, CA  
949-280-9743  
ARBELECTRIC.COM

# BRIGHTON VILLAGE

ANATOLIA DR. & CHRYSANTHY  
BLVD. RANCHO CORDOVA, CA



|      |                       |          |
|------|-----------------------|----------|
| NO.: | ISSUANCE/REVISION:    | DATE:    |
|      | 50%CD APARTMENT       | 12/21/22 |
| 2A   | CITY FIRST REVIEW-APT | 4/07/23  |

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2021.

DATE: 5/23/2023

SCALE: 1" = 50'-0"

AL PROJECT NUMBER:

AHJ PROJECT NUMBER:

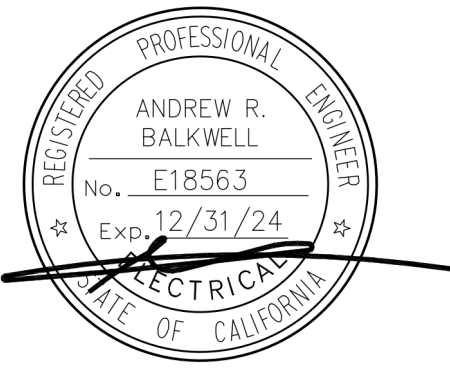
# ELECTRICAL SITE PLAN

# E100



# BRIGHTON VILLAGE

ANATOLIA DR. & CHRYSANTHY  
BLVD. RANCHO CORDOVA, CA



| NO.: | ISSUANCE/REVISION:     | DATE:    |
|------|------------------------|----------|
|      | 50%CD DUPLEX           | 12/07/22 |
| 2A   | CITY FIRST REVIEW-APT  | 4/07/23  |
| 3A   | CITY SECOND REVIEW-APT | 5/23/23  |

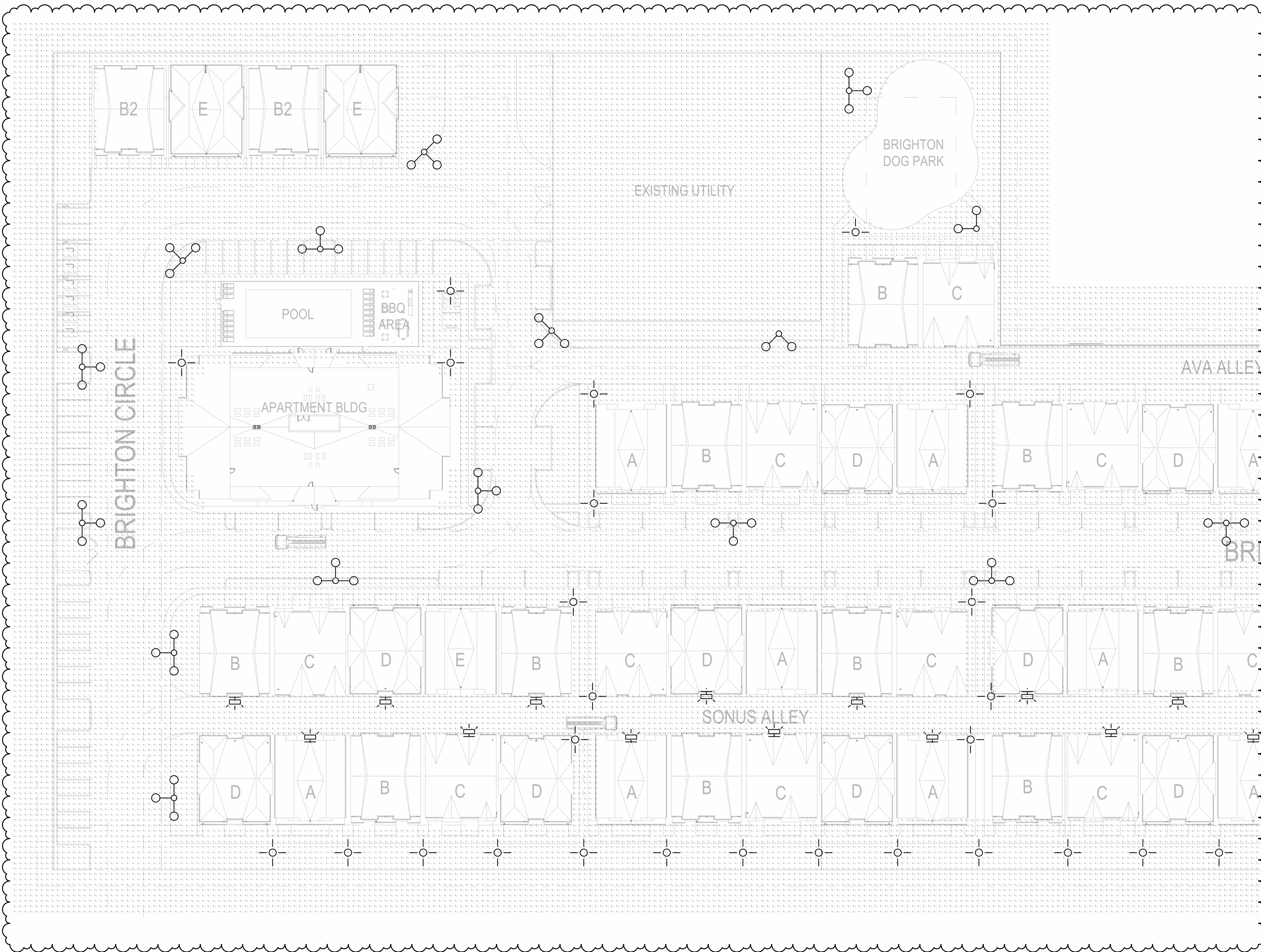
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DATE: AL PROJECT NUMBER:

SCALE: \_\_\_\_\_ AHJ PROJECT NUMBER \_\_\_\_\_

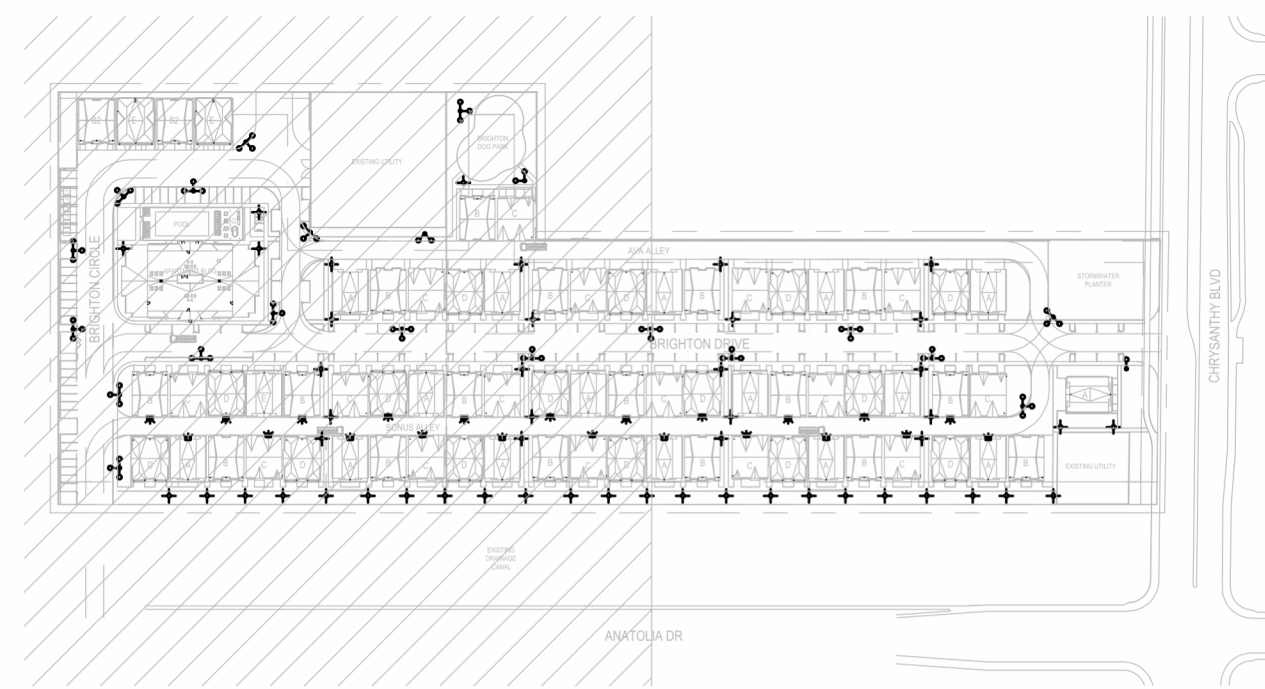
ELECTRICAL SITE  
LIGHTING  
PHOTOMETRIC  
PLAN - SOUTH

# E100.1



| Luminaire Schedule                                                                  |     |       |             |                    |       |                   |
|-------------------------------------------------------------------------------------|-----|-------|-------------|--------------------|-------|-------------------|
| Symbol                                                                              | Qty | Label | Arrangement | Description        | LLF   | Total Lamp Lumens |
|  | 62  | S1    | Single      | MSA-SA1A-730-U-SL3 | 1.000 | N.A.              |
|  | 47  | S2    | Single      | BOLLARD            | 1.000 | N.A.              |
|  | 22  | S3    | Single      | WALL SCONCE        | 1.000 | N.A.              |

| Calculation Summary |             |       |      |      |     |         |         |
|---------------------|-------------|-------|------|------|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max  | Min | Avg/Min | Max/Min |
| SITE Workplane      | Illuminance | Fc    | 1.12 | 60.7 | 0.0 | N.A.    | N.A.    |





**BRIGHTON  
VILLAGE**

ANATOLIA DR. & CHRYSANTHY  
BLVD. RANCHO CORDOVA, CA



|      |                        |          |
|------|------------------------|----------|
| NO.: | ISSUANCE/REVISION:     | DATE:    |
|      | 50%CD DUPLEX           | 12/07/22 |
| 2A   | CITY FIRST REVIEW-APT  | 4/07/23  |
| 3A   | CITY SECOND REVIEW-APT | 5/23/23  |

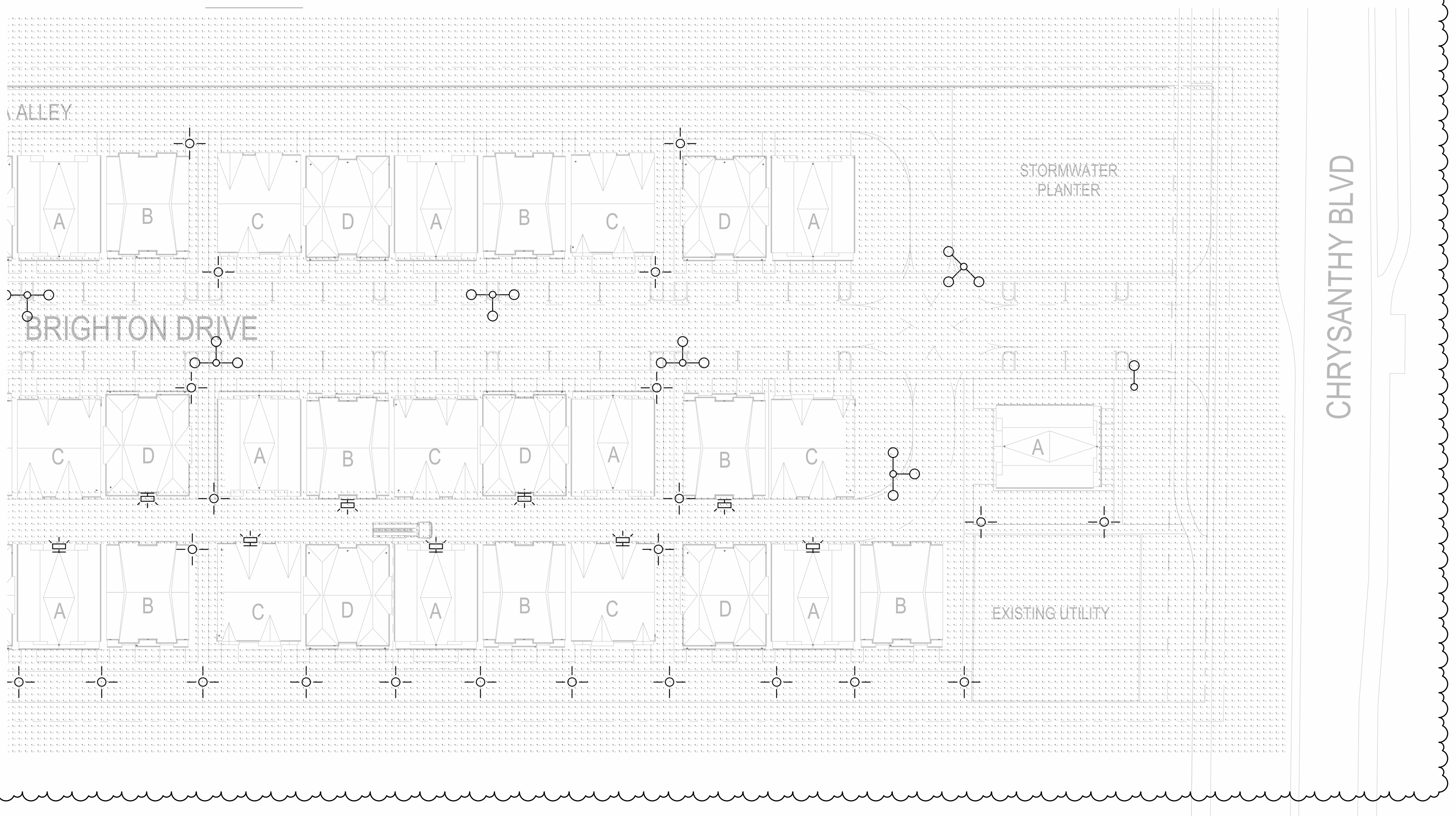
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DATE: AL PROJECT NUMBER:

SCALE: \_\_\_\_\_ AHJ PROJECT NUMBER: \_\_\_\_\_

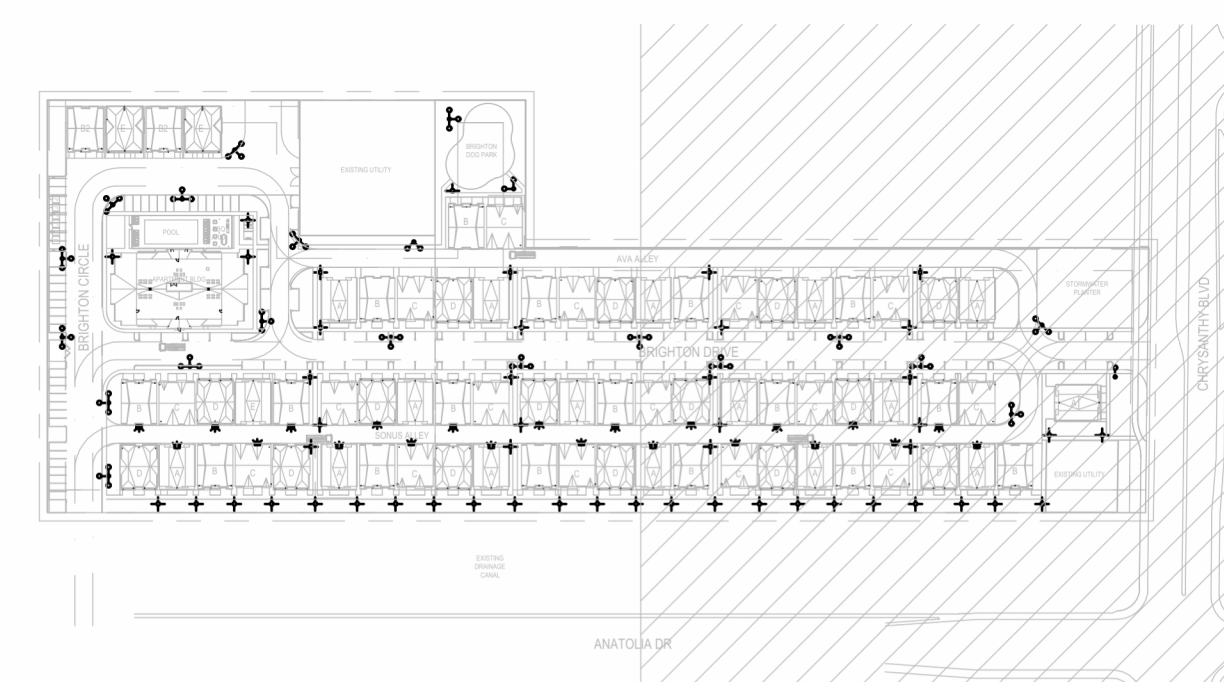
ELECTRICAL SITE  
LIGHTING  
PHOTOMETRIC  
PLAN - NORTH

## E100.2



| Luminaire Schedule                                                                  |     |       |             |                    |       |                   |
|-------------------------------------------------------------------------------------|-----|-------|-------------|--------------------|-------|-------------------|
| Symbol                                                                              | Qty | Label | Arrangement | Description        | LLF   | Total Lamp Lumens |
|  | 62  | S1    | Single      | MSA-SA1A-730-U-SL3 | 1.000 | N.A.              |
|  | 47  | S2    | Single      | BOLLARD            | 1.000 | N.A.              |
|  | 22  | S3    | Single      | WALL SCONCE        | 1.000 | N.A.              |

| Calculation Summary |             |       |      |      |     |         |         |
|---------------------|-------------|-------|------|------|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max  | Min | Avg/Min | Max/Min |
| SITE Workplane      | Illuminance | Fc    | 1.12 | 60.7 | 0.0 | N.A.    | N.A.    |







1) CONTACT LANDSCAPE ARCHITECT IN THE EVENT THAT MODIFICATIONS TO THE DESIGNS ARE REQUIRED TO ACCOMMODATE VARYING FIELD CONDITIONS OR MODIFIED PLANT ARRANGEMENTS.

2) QUALITY AND SIZE OF PLANTS TO MEET AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

3) ANY DISCREPANCIES THAT ARE FOUND IN LANDSCAPE LEGEND THAT DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON PLAN SHALL GOVERN.

4) MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH CLEAN COMPOSTED WOOD MULCH 3" MINIMUM DEPTH. ORGANIC RECYCLED OR POST-CONSUMER MULCH SHALL TAKE PRECEDENCE OVER INORGANIC OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. NONPOROUS MATERIALS SHALL NOT BE PLACED UNDER MULCH.

5) TREE ROOT BARRIERS SHALL BE INSTALLED 3" FROM EDGE CONDITION WHERE TREES ARE PLACED WITHIN 10 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL AND BE MANUFACTURED BY "DeepRoot" OR EQUAL.

6) MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

7) WATERING SHOULD BE SCHEDULED BETWEEN THE HOURS OF 10:00PM AND 8:00AM OR AS REQUIRED BY LOCAL WATER AGENCY. WATERING PRACTICES SHALL BE UTILIZED TO PROMOTE DEEP ROOTING OF TREES AND SHRUBS.

8) TREES AND SHRUBS SHOULD BE TRIMMED OR PRUNED TO PREVENT BLOCKING OR INTERFERENCE WITH THE FOLLOWING:

- A. SIGHT DISTANCE VIEWS.
- B. PEDESTRIAN OR MOTOR VEHICLE ACCESS.
- C. INSTALLATION, MAINTENANCE OR REPAIR OF ANY PUBLIC UTILITY OR FIRE LANE.
- D. DAMAGE TO PROPERTY LINE FENCES OR STRUCTURES ON ADJOINING PROPERTIES.

9) ALL LANDSCAPE AREAS SHOULD BE REGULARLY WATERED, FERTILIZED, WEEDED AND OTHERWISE KEPT IN GOOD CONDITION.

10) THIS PROJECT IS SUBJECT TO THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

11) LANDSCAPE SHALL BE INSTALLED PRIOR TO BUILDING OCCUPANCY.

12) ALL PLANTER AREAS IN PARKING AND OTHER LANDSCAPE SPACES SHALL HAVE ALL DELETERIOUS MATERIALS SUCH AS ROCK, DEBRIS, AND TRASH REMOVED PRIOR TO PLACING TOPSOIL OR SUBSOIL BACKFILL.

13) A PLANT ESTABLISHMENT PERIOD, UNDER THE INSTALLATION CONTRACT, IS REQUIRED FOR ALL INSTALLATIONS FOR A MINIMUM OF SIXTY DAYS (60) AFTER ALL LANDSCAPE IMPROVEMENTS ARE INSTALLED.

14) ALL HARDSCAPE MATERIAL PER DESIGN AND ALL PERTAINING DETAILS/SPECIFICATIONS TO BE COMPLETED BY ARCHITECT.

15) ALL AREAS SHALL BE IRRIGATED BY ROTATING NOZZLES AND INLINE DRIP TUBING. IRRIGATION DRAWINGS WILL BE INCLUDED.

16) ALL TREES SHALL HAVE A MINIMUM CLEARANCE UNDER THE CANOPY OF SIX FEET AT MATURITY TO ALLOW FOR SURVEILLANCE TO OCCUR THROUGHOUT THE SITE.

17) PRE-EMERGENT TO BE APPLIED ACCORDING TO PRODUCT INSTRUCTIONS TO ALL NON-SEEDED LANDSCAPE PLANTERS.

18) 

- A. LARGE CANOPY TREES SHALL BE 15'-0" CLEAR OF ALL LIGHT STANDARDS
- B. SMALLER CANOPY TREES SHALL BE 10'-0" CLEAR OF ALL LIGHT STANDARDS
- C. 4' FROM UTILITY INSTALLATIONS (SEWERS, GAS, WATER LINES, METER VALVES, CATCH BASINS, ETC.), BUT 8' IS PREFERRED.
- D. 10' FROM FIRE HYDRANTS.
- E. 10' FROM FRONT OF STOP SIGNS

19) SEE SHEET A001 FOR FURTHER INFORMATION ON SITE AMENITIES TYPE AND LOCATION.

20) PROPOSED PLANTINGS SHALL NOT EXCEED 30 INCHES IN LOCATIONS INDICATED BY CLEAR VISION TRIANGLES ON PLANTING PLANS. OBSTRUCTIONS AT PRIVATE DRIVES 10 TRIANGLE, OBSTRUCTIONS AT PUBLIC STREET 20 TRIANGLE.



# BRIGHTON VILLAGE

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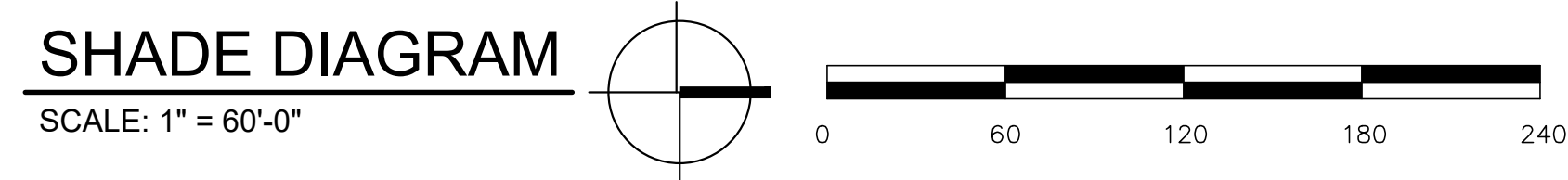
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|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
| JUNE 27, 2023 | 2-222207            |
| SCALE:        | AHJ PROJECT NUMBER: |

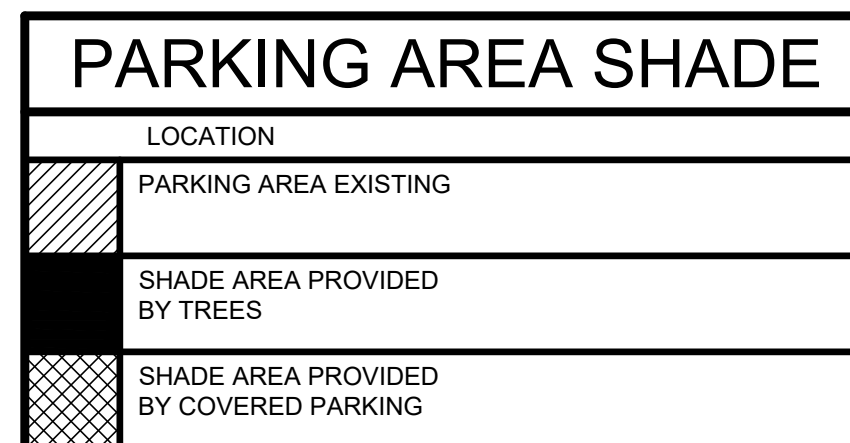


# L001





| PARKING LOT SHADE CALCULATION   |                                                                                     |                  |                                      |                                     |                                     |                                     |                 |
|---------------------------------|-------------------------------------------------------------------------------------|------------------|--------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-----------------|
| BOTANICAL NAME/<br>COMMON NAME  | SYMBOL                                                                              | TREE<br>DIAMETER | QUANTITY @<br>100% SHADE/<br>SQ. FT. | QUANTITY @<br>75% SHADE/<br>SQ. FT. | QUANTITY @<br>50% SHADE/<br>SQ. FT. | QUANTITY @<br>25% SHADE/<br>SQ. FT. | TOTAL (SQ. FT.) |
| QUERCUS SUBER                   |  | 35"              | 0 @ 962                              | 0 @ 721                             | 0 @ 481                             | 1 @ 240                             | 240             |
| ZELKOVA SERRATA 'VILLAGE GREEN' |  | 35"              | 0 @ 962                              | 0 @ 721                             | 1 @ 481                             | 5 @ 240                             | 1,681           |
| PISTACIA CHINENSIS              |  | 35"              | 0 @ 962                              | 0 @ 721                             | 21 @ 481                            | 11 @ 240                            | 12,741          |
|                                 |                                                                                     |                  | TOTAL TREE SHADE =                   |                                     |                                     |                                     | 14,662          |
|                                 |                                                                                     |                  | TOTAL AUXILIARY SHADE =              |                                     |                                     |                                     | 1,300           |
|                                 |                                                                                     |                  | TOTAL PARKING AREA TO BE SHADED =    |                                     |                                     |                                     | 15,962          |
|                                 |                                                                                     |                  | TOTAL PARKING AREA                   |                                     |                                     |                                     | 22,035          |
|                                 |                                                                                     |                  | PERCENT SHADED =                     |                                     |                                     |                                     | 72% PROVIDED    |



DEVELOPERS  
DESIGNERS  
ARCHITECTS  
BUILDERS  
INVESTORS

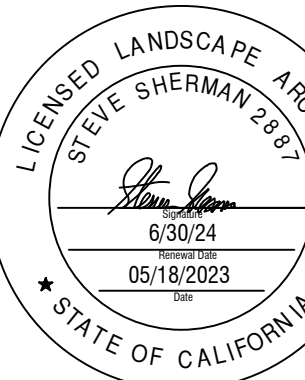
>

# LOCAL

2715 K Street, Suite 250  
Sacramento, CA 95816  
P: (916) 545-2514

[www.architectslocal.com](http://www.architectslocal.com)

---



LICENSED LANDSCAPE ARCHITECT  
STEVE SHERMAN 2562  
6/30/24  
05/18/2023  
STATE OF CALIFORNIA

**D&S  
DEVELOPMENT**

SACRAMENTO, CA

**BRIGHTON  
VILLAGE**

RANCHO CORDOVA  
CALIFORNIA

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| SCALE:        | AHJ PROJECT NUMBER: |



## SHADING PLAN

# L002









DEVELOPERS  
> DESIGNERS  
ARCHITECTS  
BUILDERS  
INVESTORS

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Sacramento, CA 95816  
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## D&S DEVELOPMENT

SACRAMENTO, CA

## BRIGHTON VILLAGE

RANCHO CORDOVA  
CALIFORNIA

| NO.: | ISSUANCE/REVISION: | DATE:    |
|------|--------------------|----------|
| 1    | ENTITLEMENT        | 08/29/22 |
| 2    | RESUBMITTAL        | 12/05/22 |
| 3    | RESUBMITTAL        | 03/21/23 |
| 4    | RESUBMITTAL        | 05/18/23 |
| 5    | RESUBMITTAL        | 06/26/23 |

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|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
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| SCALE:        | AHJ PROJECT NUMBER: |



PARTIAL  
PLANTING PLAN  
A  
**L004**





D&S  
DEVELOPMENT

SACRAMENTO, CA

BRIGHTON  
VILLAGE

RANCHO CORDOVA  
CALIFORNIA

| NO. | ISSUANCE/REVISION: | DATE:    |
|-----|--------------------|----------|
| 1   | ENTITLEMENT        | 08/29/22 |
| 2   | RESUBMITTAL        | 12/05/22 |
| 3   | RESUBMITTAL        | 03/21/23 |
| 4   | RESUBMITTAL        | 05/18/23 |
| 5   | RESUBMITTAL        | 06/26/23 |

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| SCALE:        | AHJ PROJECT NUMBER: |

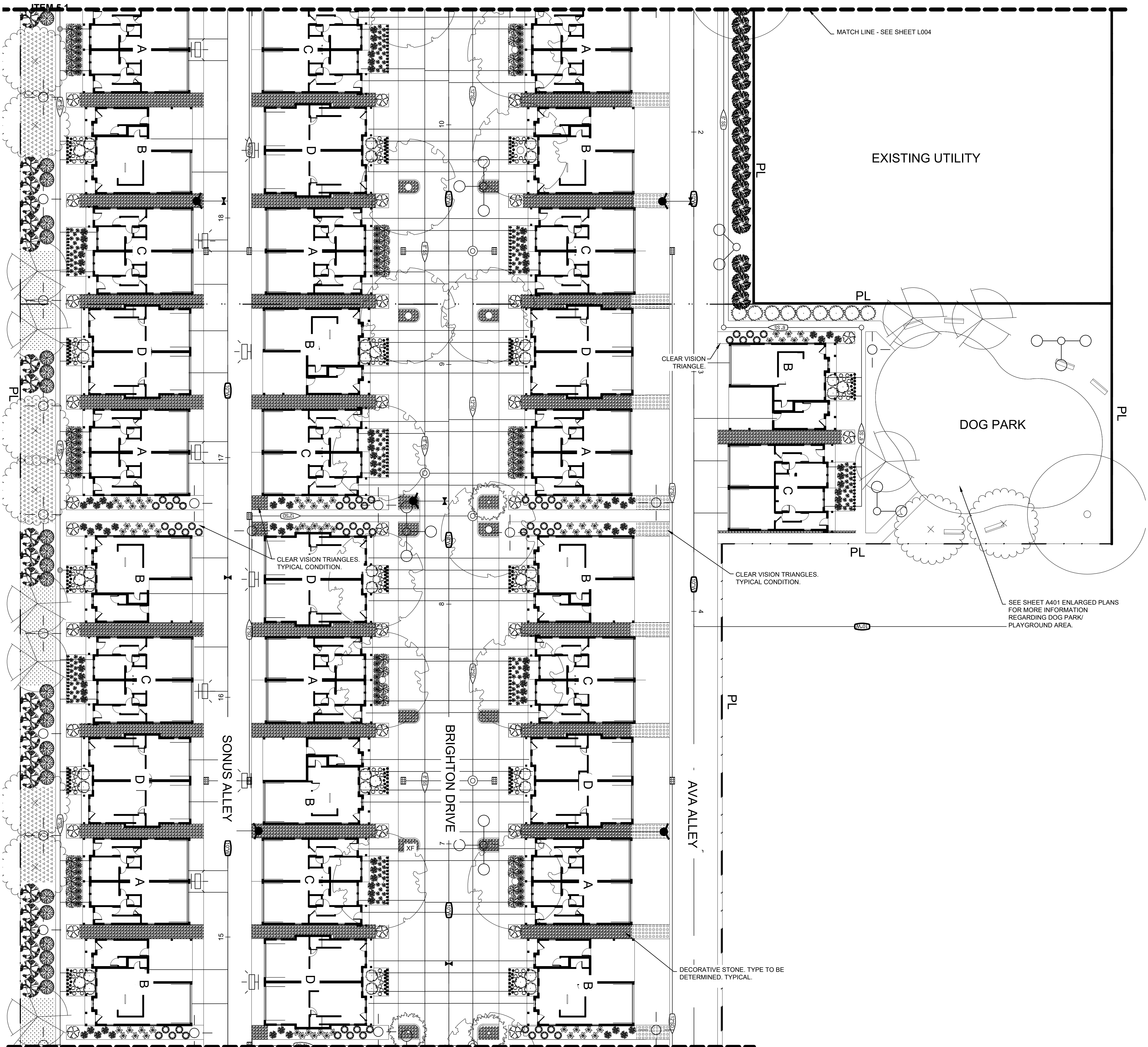


PARTIAL  
PLANTING PLAN  
B

L005

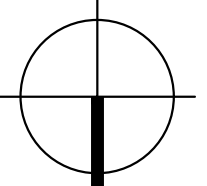
LANDSCAPING LEGEND

| SYM                | COMMON NAME                               | H2O | BOTANICAL NAME                                                         |
|--------------------|-------------------------------------------|-----|------------------------------------------------------------------------|
| TREES              |                                           |     |                                                                        |
|                    | CORK OAK                                  | L   | QUERCUS SUBER                                                          |
|                    | VILLAGE GREEN ZELKOVA                     | M   | ZELKOVA SERRATA 'VILLAGE GREEN'                                        |
|                    | CHINESE PISTACHE                          | L   | PISTACIA CHINENSIS                                                     |
|                    | WILSON FRUITLESS OLIVE                    | L   | OLEA EUROPAEA 'WILSONI'                                                |
|                    | NATCHEZ CRAPE MYRTLE                      | L   | LAGERSTROEMIA 'NATCHEZ'                                                |
|                    | MARINA STRAWBERRY TREE                    | L   | ARBUTUS 'MARINA'                                                       |
|                    | DESERT MUSEUM PALO VERDE                  | L   | PARKINSONIA 'DESERT MUSEUM'                                            |
|                    | WESTERN REDBUD MULTISTEM                  | L   | CERCIS OCCIDENTALIS MULTISTEM                                          |
|                    | CALIFORNIA SYCAMORE                       | M   | PLATANUS RACEMOSA                                                      |
| SHRUBS             |                                           |     |                                                                        |
|                    | MT. TAMBORITHA GREVILLEA                  | L   | GREVILLEA LANIGERA 'MT. TAMBORITHA'                                    |
|                    | YEDDO HAWTHORNE                           | L   | RHAPHIOLEPIS UMBELLATA                                                 |
|                    | GULF STREAM HEAVENLY BAMBOO               | L   | NANDINA 'GULF STREAM'                                                  |
|                    | MAGENTA ROCKROSE                          | L   | CISTUS X PULVERULENTUS 'SUNSET'                                        |
|                    | BLUE POINT JUNIPER                        | L   | JUNIPERUS CHINENSIS 'BLUE POINT'                                       |
|                    | LITTLE JOHN DWARF BOTTLEBRUSH             | L   | MELALEUCA VIMINALIS 'LITTLE JOHN'                                      |
|                    | BROADMOOR JUNIPER                         | L   | JUNIPERUS SABINA 'BROADMOOR'                                           |
|                    | TOYON                                     | L   | HETEROMELES ARBUTIFOLIA                                                |
|                    | TUSCAN BLUE ROSEMARY                      | L   | ROSMARINUS OFFICINALIS 'TUSCAN BLUE'                                   |
|                    | YANKEE POINT CALIFORNIA LILAC             | L   | CEANOTHUS GRISEUS VAR. HORIZONTALIS 'YANKEE POINT'                     |
|                    | MONTEREY CARPET HOOKER'S MANZANITA        | L   | ARCTOSTAPHYLOS HOOKERI 'MONTEREY CARPET'                               |
|                    | CORAL BEAUTY COTONEASTER                  | L   | COTONEASTER DAMMERI 'CORAL BEAUTY'                                     |
|                    | MYOPORIUM GROUNDCOVER PINK                | L   | MYOPORIUM PARVIFOLIUM PINK                                             |
|                    | CONCHA CALIFORNIA LILAC                   | L   | CEANOTHUS 'CONCHA'                                                     |
| PERENNIALS & VINES |                                           |     |                                                                        |
|                    | PINK KANGA KANGAROO PAW                   | L   | ANIGOZANTHOS 'KANGO PINK'                                              |
|                    | CASSA BLUE FLAX LILY                      | L   | DIANELLA CAERULEA 'CASSA BLUE'                                         |
|                    | AFRICAN WHITE IRIS                        | L   | DIETES BICOLOR                                                         |
|                    | SOFT RUSH, YARROW & SCARLET MONKEY FLOWER | L/M | JUNCUS EFFUSUS (L), ACHILLEA MILLEFOLIUM (M), & MIMULUS CARDINALIS (M) |
|                    | SMALL CAPE RUSH                           | L   | CHONDROPETATUM TECTORUM                                                |
| ORNAMENTAL GRASSES |                                           |     |                                                                        |
|                    | BLONDE AMBITION GRAMA GRASS               | L   | BOUTELOUA GRACILIS 'BLONDE AMBITION'                                   |
|                    | BLUE FESCUE                               | L   | FESTUCA GLAUCA 'ELIJAH BLUE'                                           |
|                    | PLATINUM BEAUTY LOMANDRA                  | L   | LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'                                  |
|                    | EVERGOLD SEDGE                            | L   | CAREX 'EVERGOLD'                                                       |
|                    | CLUSTERED FIELD SEDGE                     | M   | CAREX PRAEGRACILIS                                                     |



PARTIAL PLANTING PLAN - B

SCALE: 1" = 20'-0"



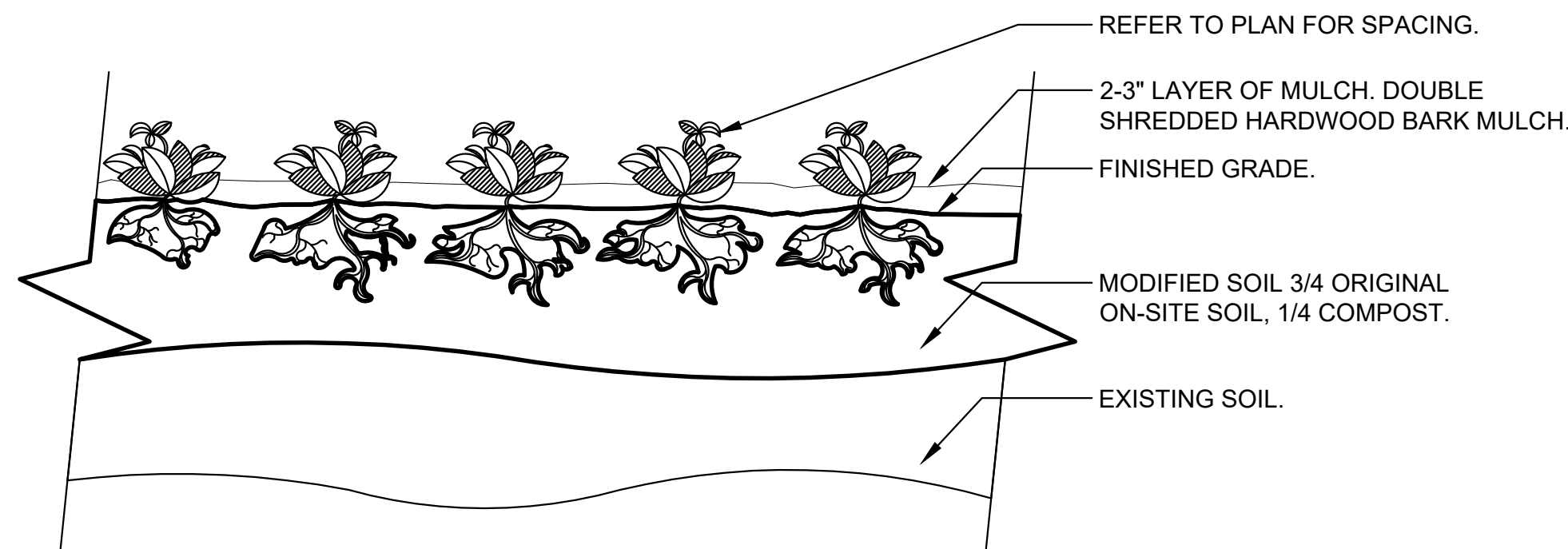
MATCH LINE - SEE SHEET L006





# L006

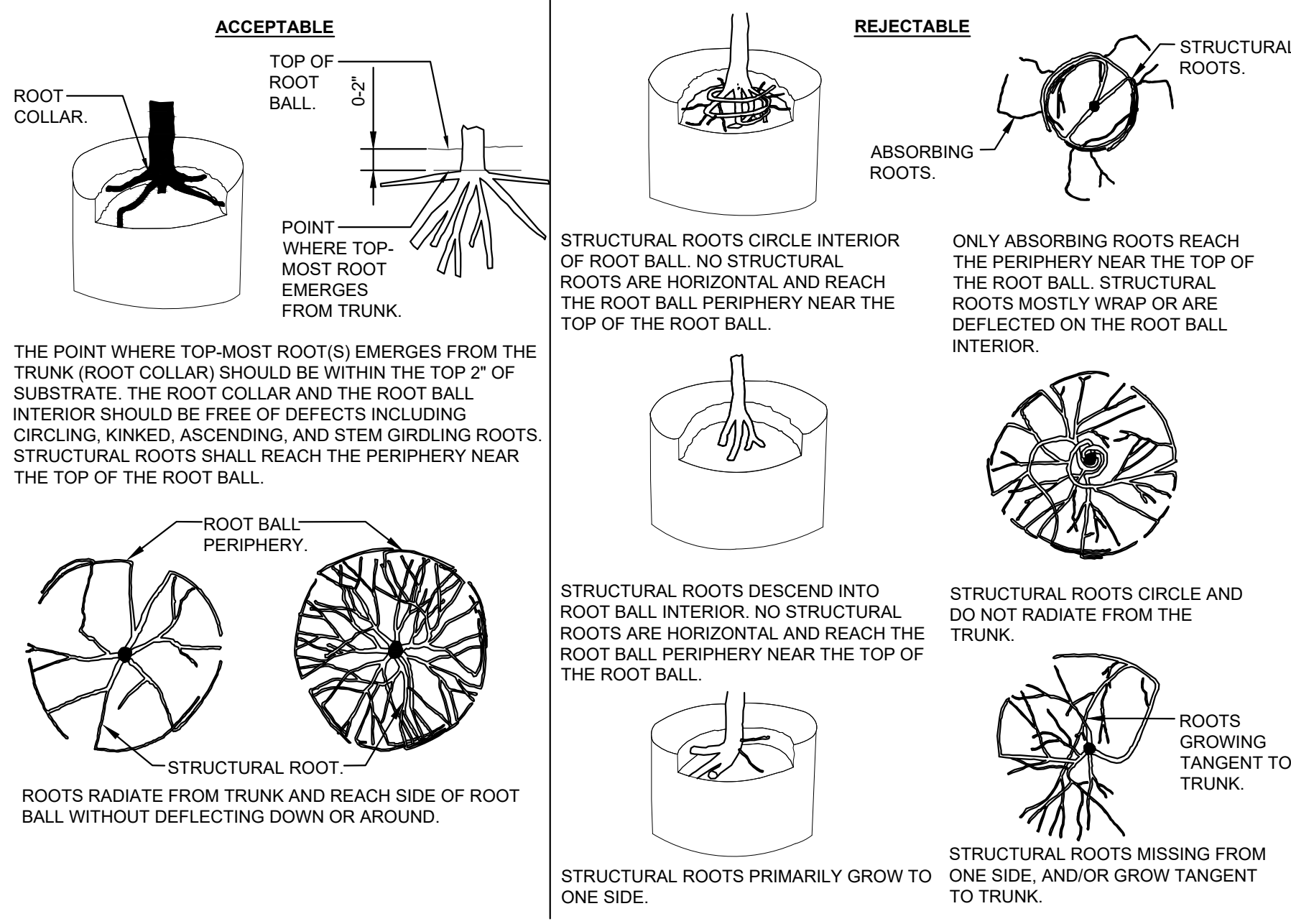




NOTES:

- 1- SEE PLAN FOR PERENNIAL SPECIES, SIZE, AND SPACING DIMENSION.
- 2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE. HOWEVER THEY SHOULD BE ELIMINATED AND/OR LOOSENED AT TIME OF PLANTING.
- 3- SETTLE SOIL AROUND ROOT BALL OF EACH PLANT PRIOR TO PLANTING.

## SCALE: NO SCALE



## SCALE: NO SCALE



## SCALE: NO SCALE



**D&S  
DEVELOPMENT**

SACRAMENTO, CA

# BRIGHTON VILLAGE

RANCHO CORDOVA  
CALIFORNIA

[illegible]

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| SCALE:        | AHJ PROJECT NUMBER: |



## PLANTING DETAILS

# L007



DEVELOPERS  
DESIGNERS  
ARCHITECTS  
BUILDERS  
INVESTORS

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## SACRAMENTO, CA

RANCHO CORDOVA  
CALIFORNIA

[illegible]

|               |                     |
|---------------|---------------------|
| DATE:         | AL PROJECT NUMBER:  |
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| SCALE:        | AHJ PROJECT NUMBER: |



# L008



**ITEM 5.1.**  
**CONDITIONS OF APPROVAL**

**ATTACHMENT 3**  
**Exhibit B to the Resolution**

| <b><u>Conditions of Approval</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Category</b>     | <b><u>Timing/<br/>Implementation</u></b> | <b><u>Enforcement/<br/>Monitoring</u></b> |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------|-------------------------------------------|
| 1.                                   | The approved entitlement is for a Major Design Review Permit for Brighton Village located at 4321 & 4381 Anatolia Drive (APN: 067-0430-043, -037, & -044). The project shall be constructed consistent with the Design Booklet ( <u>Exhibit A</u> ) for 138 two-story duplex units and 34 apartment units, along with preliminary landscape plans as described in the Planning Commission staff report dated August 9, 2023, and attached Project Plans ( <u>Exhibit A</u> ) with conditions herein ( <u>Exhibit B</u> ), for project number PLND-0922-0051.                                                                                                                                                                                                                              | Project Description | On-Going                                 | Planning                                  |
| 2.                                   | Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City. | General             | On-Going                                 | Planning                                  |
| 3.                                   | Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.                                                                                                                                                                                                                                                                      | General             | On-Going                                 | Planning                                  |



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| 4.                                   | Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at <a href="mailto:billings@cityofranhocordova.org">billings@cityofranhocordova.org</a> for the status of your account with the City. | General         | On-Going                                 | Planning                                  |
| 5.                                   | The Major Design Review is valid for a period of three (3) years from the date of Planning Commission approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.                                                                                                                                                                                                                                             | Expiration      | On-Going                                 | Planning                                  |
| 6.                                   | The applicant shall comply with the Sunridge Specific Plan EIR Mitigation Monitoring Reporting Plan.                                                                                                                                                                                                                                                                                                                                                                          | Environmental   | On-Going                                 | Planning                                  |
| 7.                                   | Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.                                                                                                                                                                                                                                                                                                                                                               | Signage         | On-Going                                 | Planning                                  |
| 8.                                   | Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).                                                                                                                                                                                                                                   | Noise           | On-Going                                 | Code Enforcement<br>/Building             |
| 9.                                   | The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. Future Property Owners shall adhere to all landscape care, maintenance, and tree pruning as set forth in RCMC 23.716.100 through 23.716.110.                                                                                                                             | Landscaping     | On-Going                                 | Planning                                  |
| 10.                                  | A minimum 25% of the total project site shall be dedicated to common open spaces, which include all landscaped areas outside of the required landscape corridors along adjoining streets, active and passive recreation areas, other outdoor                                                                                                                                                                                                                                  | Open Spaces     | On-Going                                 | Planning                                  |



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|                                      | amenities, and natural open space areas.                                                                                                                                                                                                                                                                                                                                                                                    |                  |                                          |                                           |
| 11.                                  | There are eight duplex units proposed without private garages. These duplex units shall be provided with adequate onsite covered parking per RCMC Chapter 23.719.                                                                                                                                                                                                                                                           | Parking          | On-Going                                 | Planning                                  |
| 12.                                  | Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.                                                                                                                                                                                                                                                                  | Infrastructure   | On-Going                                 | Public Works                              |
| 13.                                  | A building permit is required for the proposed project. The Applicant shall coordinate with the Building and Safety Division to obtain a building permit and meet all building code standards.                                                                                                                                                                                                                              | Building Permit  | On-Going                                 | Building                                  |
| 14.                                  | Applicant shall adhere to Section 23.713 of the Rancho Cordova Zoning Code should the proposed duplex units be proposed to be converted into condominiums.                                                                                                                                                                                                                                                                  | Conversion       | On-Going                                 | Planning                                  |
| 15.                                  | Per the City's requirements under the State Surplus Land Act, 15% of the units developed on the property the City is selling to the Developer must be rented or sold at affordable levels. There are 72 units developed on the parcel being acquired from the City, this equates to 11 units that will need to meet this requirement. Questions regarding this condition should be directed to the City's Housing Division. | Affordable Units | On-Going                                 | Housing                                   |
| 16.                                  | The proposed development is within the Chrysanthy Boulevard Pump Station shed area. The pump station is approaching its current capacity. Upgrades to the pump station are required to continue to provide reliable service. Contact Yadira Lewis at 916-876-6336 if you have any questions.                                                                                                                                | Pump Station     | On-Going                                 | Sacramento Area Sewer District            |
| 17.                                  | Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.                                                                                                                                                                                                                                                                                            | Sewer            | On-Going                                 | Sacramento Area Sewer District            |



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| 18.                                           | Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Grease Trap     | On-Going                                 | Sacramento Area Sewer District            |
| 19.                                           | If the proposed garbage enclosure will contain a drain to the sewer, it must be covered.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Trash Enclosure | On-Going                                 | Sacramento Area Sewer District            |
| 20.                                           | <p>The Sacramento County Water Agency has reviewed the project application and submits the following conditions:</p> <ul style="list-style-type: none"> <li>• Water supply will be provided by the Sacramento County Water Agency.</li> <li>• Provide public water service to each building.</li> <li>• Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA.</li> <li>• Water mains and service laterals shall not be located under concrete driveways or concrete pavements.</li> <li>• Water service laterals and water mains shall not be located under decorative pavement or pavers.</li> </ul> | Water           | On-Going                                 | SCWA                                      |
| <b>Prior to Approval of Improvement Plans</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                          |                                           |
| 21.                                           | Private street name signage shall be designed and approved to the satisfaction of the Public Works Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Street Signage  | Prior to Approval of Improvement Plans   | Public Works                              |
| 22.                                           | Provide and preserve utility easements for agencies including, but not limited to Sacramento County Water Agency (SCWA), Sacramento Area Sewer District (Sacsewer), Sacramento Municipal Utility District (SMUD), and City of Rancho Cordova Drainage Department for facilities, facility access, and operations.                                                                                                                                                                                                                                                                                                                                                                                          | Easements       | Prior to Approval of Improvement Plans   | Public Works                              |
| 23.                                           | Record maintenance agreement involving all the parcels of the subject map assuring timely maintenance of the private                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Maintenance     | Prior to Approval of Improvement Plans   | Public Works                              |



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|                               | infrastructure (street, sewers, storm drains, etc.).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |                                        |                                    |
| 24.                           | <b>Drainage Study:</b> Applicant shall prepare and submit a project specific drainage study. The drainage study shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable City standards. The drainage study must be consistent with the Anatolia master drainage study.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Drainage   | Prior to Approval of Improvement Plans | Public Works                       |
| 25.                           | <b>Stormwater Quality- Post Construction</b><br>The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control (loading docks, waste management areas), treatment control, low impact development, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> . The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a <u>maintenance covenant</u> is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> . | Stormwater | Prior to Approval of Improvement Plans | Public Works                       |
| 26.                           | <b>Stormwater Quality– During Construction:</b><br>SWPPP – the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City’s Improvement Standards and                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Stormwater | Prior to Approval of Improvement Plans | Public Works                       |



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|                               | Land Grading and Erosion Control Ordinance. During construction, the applicant shall implement BMPs in accordance with the SWPPP and the City's Improvement Standards.<br><b>Advisory Condition: Construction General Permit</b><br>The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the <i>National Pollutant Discharge Elimination System (NPDES) General Permit For Storm Water Discharges Associated With Construction And Land Disturbance Activities</i> (Construction General Permit). Permits are issued by the State Water Resources Control Board.                                                                                                                              |                 |                                        |                                    |
| 27.                           | The SWPPP for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to the City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be incorporated in the erosion and sediment control plan as part of the improvement plans submittal. This system shall be implemented by qualified professionals with training and proven experience in this field. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters. | Stormwater      | Prior to Approval of Improvement Plans | Public Works                       |
| 28.                           | <b>Drainage System Design:</b><br>The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova's Improvement Standards, construction standards, and Floodplain Management                                                                                                                                                                                                                                                                                | Drainage        | Prior to Approval of Improvement Plans | Public Works                       |



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|                               | Ordinances in effect at the time of improvement plans approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                       |                                        |                                    |
| 29.                           | All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards. | Floodplain Management | Prior to Approval of Improvement Plans | Public Works                       |
| 30.                           | Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Dumping               | Prior to Approval of Improvement Plans | Public Works                       |
| 31.                           | All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as "private" in the improvement plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Storm Drain           | Prior to Approval of Improvement Plans | Public Works                       |
| 32.                           | <b>Fees:</b><br>Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova's Public Works Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Impact Fees           | Prior to Approval of Improvement Plans | Public Works                       |
| 33.                           | Number, size, and location of driveways are subject to approval by the Public Works Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Driveways             | Prior to Approval of Improvement Plans | Public Works                       |
| 34.                           | Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Frontage Agreement    | Prior to Approval of Improvement Plans | Public Works                       |
| 35.                           | A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Landscaping           | Prior to Approval of Improvement Plans | Public Works                       |



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|                               | <p>approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060:</p> <ul style="list-style-type: none"> <li>• Planting plan to scale that indicate slope</li> <li>• Irrigation Plan</li> <li>• Soils Test</li> <li>• Water Use Calculations</li> <li>• Irrigation Schedule</li> <li>• Permeability test for LID facilities' locations</li> <li>• Soil media specifications (LID features)</li> </ul> |                 |                                        |                                    |
| 36.                           | All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers. Trees shall be appropriately sized for their proposed planters.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Landscaping     | Prior to Approval of Improvement Plans | Public Works                       |
| 37.                           | All landscape corridor walls shall be designed of masonry construction using graffiti resistant materials. Wall design and materials shall be subject to City's approval and design standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Landscaping     | Prior to Approval of Improvement Plans | Public Works                       |
| 38.                           | Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.                                                                                                                                               | Fire Access     | Prior to Approval of Improvement Plans | Fire                               |
| 39.                           | Show the design for a minimum of 2 remote fire access roadways. Remote fire access roadways shall be spaced a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Fire Access     | Prior to Approval of Improvement Plans | Fire                               |



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|                               | distance apart equal to not less than one-half of the maximum diagonal dimension of the property or areas to be served. A minimum 2 remote access roadways shall be provided for in any of the following conditions:<br>a. A single building in excess of 62,000 sq. ft.<br>b. Multiple buildings within a single parcel where the total combined square footage is in excess of 62,000 sq. ft.<br>c. Multi-family dwellings in excess of 39 units.                                                                                                                                                                                             |                 |                                        |                                |
| 40.                           | Show the design for aerial apparatus access for buildings 30 feet or greater. Aerial apparatus access shall be a minimum 26-feet in width, located 15-30-feet from the building, and located on no less than 2 sides of the building (as determined by the Fire Code official).                                                                                                                                                                                                                                                                                                                                                                 | Aerial Access   | Prior to Approval of Improvement Plans | Fire                           |
| 41.                           | Show the design for an approved fire apparatus turnaround. The fire apparatus turnaround shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3. The fire access turn-around shall be located within 50 feet of the end of the access roadway.                                                                                                                                                                                                                                                                                                                                                                           | Fire Apparatus  | Prior to Approval of Improvement Plans | Fire                           |
| 42.                           | Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads. | Fire Lanes      | Prior to Approval of Improvement Plans | Fire                           |
| 43.                           | Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Fire Access     | Prior to Approval of Improvement Plans | Fire                           |



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|                               | the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."                                                                                                                                                                                                       |                 |                                        |                                    |
| 44.                           | Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. | Fire Hydrants   | Prior to Approval of Improvement Plans | Fire                               |
| 45.                           | The minimum required fire flow for the protection of residential developments is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.                                                                                                                                                                                                                                                                                                                                                                                                          | Fire Flow       | Prior to Approval of Improvement Plans | Fire                               |
| 46.                           | A deed granted to SacSewer is required over the existing pump station and pipelines on the northeast corner of APN 067-0430-043.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Deed            | Prior to Approval of Improvement Plans | Sacramento Area Sewer District     |
| 47.                           | Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD). Connection to the line on Anatolia Drive and Chrysanthy Blvd will not be allowed except at the manholes.                                                                                                                                                                                                                                                                                                                                             | Sewer           | Prior to Approval of Improvement Plans | Sacramento Area Sewer District     |
| 48.                           | Alignment of all main lines and structures must provide a minimum of 1-foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is                                                                                                                                                                                                                                                                                                                                                                                                                 | Clearance       | Prior to Approval of Improvement Plans | Sacramento Area Sewer District     |



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|                                      | to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                                          |                                           |
| 49.                                  | Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Water                  | Prior to Approval of Improvement Plans   | SCWA                                      |
| 50.                                  | Refer to the Sacramento County Multifamily Design Guidelines for minimum alleyway sizing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Water                  | Prior to Approval of Improvement Plans   | SCWA                                      |
| 51.                                  | Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned or destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.                                                                                                                                                                                                                                                                                                                                                                                                             | Water                  | Prior to Approval of Improvement Plans   | SCWA                                      |
| 52.                                  | No water supply mains shall be located under structures such as box culverts and bridges. If the project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot-wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be approved by the Agency Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at applicant's expense. | Water                  | Prior to Approval of Improvement Plans   | SCWA                                      |
| 53.                                  | Show, label, and dimension all existing easements and entitlements on the plans and include the name of the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Water                  | Prior to Approval of Improvement Plans   | SCWA                                      |



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|                               | easement owner in the label. All existing easements for access and entitlement are required to be maintained without limitation. The pipeline easement areas shall not contain: structures, footings, light standards, sidewalks, fences, roof overhangs, parallel utilities (crossings are O.K.), curbs or gutters, or any portion of a parking stall. In addition, access easements shall not contain any improvements except pavement suitable for heavy trucks. If any aspect of the plans conflict with these requirements, revise the plans to comply. In addition, the SASD easements and City drainage easements shall comply with those agency requirements.                      |                 |                                        |                                |
| 54.                           | Show and label all water meter locations. Provide enlarged plans of each type of meter box location configuration showing the meter locations in a minimum 3' wide by 5' long non-traffic area that is accessible 24/7 without gates and without landscape except low ground cover or turf. Water meters shall not be located in concrete or in any other form of pavement or surfacing.                                                                                                                                                                                                                                                                                                   | Water           | Prior to Approval of Improvement Plans | SCWA                           |
| 55.                           | <p>The Sacramento County Water Agency has reviewed the project application and submits the following conditions:</p> <ul style="list-style-type: none"> <li>• Applicant shall coordinate with SCWA regarding on site points of connection</li> <li>• Applicant shall provide sufficient space for utilities with minimum spacing as shown in the Access Drive Guidelines.</li> <li>• Applicant shall coordinate with utility providers to verify the dry utility spacing and joint trench requirements.</li> <li>• Applicant shall provide utility cross sections for each street/alley type with all information shown on the Access Drive Guidelines drawings. Cross sections</li> </ul> | Water           | Prior to Approval of Improvement Plans | SCWA                           |



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| <u>Conditions of Approval</u>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <u>Category</u>              | <u>Timing/ Implementation</u>         | <u>Enforcement/ Monitoring</u> |
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| shall comply with the minimum street/alley widths. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                              |                                       |                                |
| <b>Prior to Issuance of Building Permit</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                              |                                       |                                |
| 56.                                                | Final building plans must be submitted to the Building and Safety Division and shall include final landscape plans and fence plans for review and approval by the Planning Division.                                                                                                                                                                                                                                                                                                                       | Landscape                    | Prior to Issuance of Building Permit  | Planning/ Building             |
| 57.                                                | Final building plans shall include an overall parking plan. Overall parking plan shall comply with RCMC Chapter 23.719.                                                                                                                                                                                                                                                                                                                                                                                    | Parking                      | Prior to Issuance of Building Permit  | Planning/ Building             |
| 58.                                                | A boundary line adjustment (BLA) to merge 3-lots to 1-parcel shall be completed before the approval of improvement plans or building plans.                                                                                                                                                                                                                                                                                                                                                                | BLA                          | Prior to Issuance of Building Permit  | Planning/Public Works/Building |
| 59.                                                | Final landscape plan shall include the addition of weed barrier installed in front yards prior to installation of ground cover for each production home.                                                                                                                                                                                                                                                                                                                                                   | Weed Barrier                 | Prior to Issuance of Building Permit  | Planning                       |
| 60.                                                | <p>The following criteria will be used to ensure the project meets the adopted design guidelines:</p> <ul style="list-style-type: none"> <li>• Two of the same architectural styles or color schemes shall not be placed next to each other.</li> <li>• Two of the same floor plans may be placed next to each other, only if, they have different elevations.</li> <li>• Windows shall be included on side elevations facing open space areas and interior streets as shown in approved plans.</li> </ul> | Plan Layout and Architecture | Prior to Issuance of Building Permit  | Planning                       |
| 61.                                                | A Final Typical Landscape Plan shall be included with building plans submittals for review and approval from the Planning Division.                                                                                                                                                                                                                                                                                                                                                                        | Landscape Plans              | Prior to Issuance of Building Permits | Planning                       |
| 62.                                                | Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the                                                                                                                                                                                                                                                                                                                                                                                              | Stormwater                   | Prior to Issuance of Building Permits | Public Works                   |



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| <u>Conditions of Approval</u> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Category    | <u>Timing/<br/>Implementation</u>     | <u>Enforcement/<br/>Monitoring</u> |
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|                               | project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, <b>SWUII</b> , or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$7,000 per annexation. Contact Dalia Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval.                                                                                                                                                                                                                                                                                                                                                                                                                      |             |                                       |                                    |
| 63.                           | Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, streetlights and safety lighting, public frontage and median and landscape improvements, and trails. This may be accomplished through annexation to the City's <b>Community Facilities District No. 2014-2</b> (Street, Lighting and Landscape Maintenance), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per annexation. Contact Dalia Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval. | Maintenance | Prior to Issuance of Building Permits | Public Works                       |



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| 64.                           | The Landowner shall support the annexation of the Project into the <b>Police Services CFD</b> and cover Landowner's fair-share costs of the CFD annexation, not to exceed \$7,000 for the Property. City agrees that the CFD will provide that on lands designated for all residential land use categories, the base year Police Special Tax shall be \$450.00 annually per residential dwelling unit, including multi-family units. The special tax imposed by the CFD will be payable on a parcel within the Property only after a building permit has been issued by City for the construction of a building on that particular parcel, and there will be no undeveloped land tax imposed by the CFD. The CFD shall further provide that on each July 1 commencing July 1, 2012, the Police Special Tax shall be escalated by the increase, if any, in the City CPI Index. However, in no event shall the tax per parcel for any fiscal year be less than the amount established for the prior fiscal year. The CFD shall specify that the Police Special Tax shall commence being payable annually following the issuance of a building permit for each parcel subject to the Police Special Tax. | General           | Prior to Issuance of Building Permits | Public Works                       |
| 65.                           | Applicant shall submit and complete improvement plans to the satisfaction of the Public Works Department designed to NAD-83 datum. Improvement plans shall include, but shall not be limited to: <ul style="list-style-type: none"> <li>• All onsite civil improvements</li> <li>• Civil plan shall include an ADA access plan</li> <li>• Utility laterals</li> <li>• Replacement of damaged sidewalk, curb, and gutter along property frontage to the satisfaction of The Public Works Department. Sidewalk panels shall be replaced to the nearest joint.</li> <li>• Replacement of damaged pavement along property</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Improvement Plans | Prior to Issuance of Building Permits | Public Works                       |



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|                               | <p>frontage to the satisfaction of The Public Works Department</p> <ul style="list-style-type: none"> <li>Public improvement plans shall clearly delineate all transitions to existing improvements.</li> <li>Driveway access on Chrysanthy Blvd is restricted to only right-out/right-in for EB movements.</li> <li>All improvements to be designed and constructed to the satisfaction of the Public Works Department.</li> <li>Provide street lighting on private roads as required by the City of Rancho Cordova Code. Street Lighting shall conform to all City improvement standards, and necessary easements shall be granted to accommodate those standards.</li> <li>A note shall be placed on the parcel map summarizing the required public improvements.</li> </ul> <p>Compete installation of all improvements shown on the improvement plan to satisfaction of the City prior to occupancy.</p> |                    |                                          |                                           |
| 66.                           | Secure City of Rancho Cordova Public Works Department approval of final grading plans, as required by City Ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Grading Plans      | Prior to Issuance of Building Permits    | Public Works                              |
| 67.                           | This project shall pay its fair share for transportation facilities needed to mitigate traffic impacts resulting from the development. This shall be satisfied by payment of the City-wide Transportation Fee as set forth in the City's Transportation Fee ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Transportation Fee | Prior to Issuance of Building Permits    | Public Works                              |
| 68.                           | This project utilizes unique housing types that have been classified as "Small-family dwelling units" and "microunits". To fund mitigation of impacts by new residents of the Brighton Village project on surrounding parks, the developer will pay a Park Development Fee in the amount of Six                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Parks              | Prior to issuance of Building Permits    | Public Works/<br>CRPD                     |



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|                               | thousand, eight hundred thirty dollars and thirty-five Cents (\$6,830.35) for each duplex (small-family dwelling unit) with living space under 1,200 square feet and Four thousand, seven hundred eight dollars and fifty-nine cents (\$4,708.59) for each microunit apartment under 800 square feet. These represent 2023 values. The Park Development Fee will be adjusted on January 1, 2024 and annually thereafter no later than January 15th by the method provided in City Construction Cost Index (CCI) Index as follows: A “mean” index will be computed by averaging the index for 20 U.S. cities with the index for San Francisco by resort to the October issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made. An adjustment factor shall be computed by dividing the “mean” index by the “mean” index for the previous October. |                 |                                                                                                                                                     |                                    |
| 69.                           | <p>Based on an anticipated overall population of 315 residents, the Brighton Village project is required to provide 1.57 acres of Quimby Parkland. The Developer shall provide the Quimby Park Land as follows:</p> <ul style="list-style-type: none"> <li>• In-lieu fees for 1.57 acres.</li> </ul> <p>Pay in-lieu fees directly to Cordova Recreation and Park District (CRPD) in the amount of \$356,726 X 1.57 acres for a total of \$560,060 (calculation valid until October 1, 2024) or in accordance with 22.40.045.</p>                                                                                                                                                                                                                                                                                                                                                                                  | Parks           | Prior to approval of any map modification for Parcels 067-0430-043, -037, and/or -044 or prior to issuance of first building permit for the project | Planning/ Public Works/ CRPD       |



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| 70.                           | The District shall provide to City Public Works a certificate from the Cordova Recreation and Parks District stating that all fees as required by the District have been paid.                                                                                                                                                                                          | Certificate of Fees Paid | Prior to approval of any map modification for Parcels 067-0430-043,-037, and/or -044 or prior to issuance of first building permit for the project | Public Works/ CRPD             |
| 71.                           | The applicant shall contact Permit Services Unit at <a href="mailto:PermitServices@sacsewer.com">PermitServices@sacsewer.com</a> or 916-876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.                                                                                                              | Sewer                    | Prior to issuance of Building Permits                                                                                                              | Sacramento Area Sewer District |
| 72.                           | Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.                                                                                                          | Water                    | Prior to issuance of Building Permits                                                                                                              | SCWA                           |
| 73.                           | Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716).                                                                                                                                                      | Landscaping Ordinance    | Prior to Issuance of Building Permits                                                                                                              | SCWA                           |
| 74.                           | Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one- and two-family dwellings in accordance with the California Residential Code.                                                                                                                                                  | Fire Sprinklers          | Prior to issuance of Building Permits                                                                                                              | Fire                           |
| 75.                           | The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler | General                  | Prior to issuance of Building Permits                                                                                                              | Fire                           |



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|                               | or Fire Alarm plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |                                       |                                    |
| 76.                           | Show on the plans minimum two points of connection to the public or private water supply piping for the underground fire service supplying water to fire hydrants and fire sprinkler systems.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Water Connection    | Prior to issuance of Building Permits | Fire                               |
| 77.                           | Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | General             | Prior to issuance of Building Permits | Fire                               |
| 78.                           | <p>The applicant shall comply with SMUD conditions as follows:</p> <ol style="list-style-type: none"> <li>1. SMUD has existing underground 12kV facilities along Chrysanthy Blvd and on project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.</li> <li>2. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.</li> <li>3. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.</li> </ol> | SMUD Infrastructure | Prior to issuance of Building Permits | SMUD                               |



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| <p>4. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.</p> <p>5. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.</p> <p>6. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).</p> <p>7. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.</p> <p>8. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <a href="https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services">https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services</a></p> <p>9. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-</p> |          |                                  |                                   |



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|                                      | <p>of-ways.</p> <p>10. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.</p> <p>11. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.</p> |                 |                                                |                                           |
| 79.                                  | <p>Property Owner/Developer shall record Covenants, Conditions and Restrictions (CC&amp;Rs) in a form approved by the City that names the City as a third-party beneficiary with rights and without obligation to enforce the CC&amp;Rs. The CC&amp;Rs shall contain, at a minimum, certain provisions and references to the City's Property Maintenance Code and prohibit the parking of trailers, boats, or recreational vehicles in the driveway or on the public street.</p>                                                                                                                                       | Record CC&Rs    | Prior to 1 <sup>st</sup> Final Building Permit | Planning/<br>Community Development        |
| <b>Prior to Final Inspection</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                                |                                           |
| 80.                                  | Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Lighting        | Prior to Final Building Inspection             | Planning                                  |
| 81.                                  | During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with the approved plans. Certification shall be accomplished by completion of site visits at key installation                                                                                                                                                                                                                                                                                                                          | Landscaping     | Prior to Final Building Inspection             | Public Works                              |



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|                               | milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, Plant material inspection, irrigation coverage test underdrain installation (as applicable) and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.                                                                                                                           |                 |                                    |                                    |
| 82.                           | Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city Public Works Department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released. | Landscaping     | Prior to Final Building Inspection | Public Works                       |
| 83.                           | Record drawings of grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.                                                                                                                                                                                                                                                                                                                       | General         | Prior to Final Building Inspection | Public Works                       |
| 84.                           | Residential roof coverings shall consist of materials having a minimum Class C rating.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Fire            | Prior to Final Building Inspection | Fire                               |
| 85.                           | Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and                                                                                                                                                                                                                                                                                                                                                                                         | Address         | Prior to Final Building Inspection | Fire                               |



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|                               | shall be mounted immediately adjacent to a light source and shall also contrast with their background.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |                                          |                                           |
| <b>Prior to Occupancy</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |                                          |                                           |
| 86.                           | Applicant/Owner/Developer shall repair and replace all right-of-way damages caused by the construction of the building to the satisfaction of the Public Works Department. Damages include, but are not limited to: pavement, sidewalks, curbs, and gutters.                                                                                                                                                                                                                                                                                                                   | Construction     | Prior to Final Occupancy                 | Public Works                              |
| <b>Advisory</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |                                          |                                           |
| 87.                           | Any gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittals is required prior to installation.                                                                                                                                                                                                                                                                                                                                                                                                                    | Access Gates     | Advisory                                 | Fire                                      |
| 88.                           | Provide Fire Access Agreement between all parcels connected to and served by fire access. Fire Access Agreement shall be recorded with the Public Records Office having jurisdiction.                                                                                                                                                                                                                                                                                                                                                                                          | Access Agreement | Advisory                                 | Fire                                      |
| 89.                           | Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Records Office having jurisdiction. The roadway maintenance agreement shall include the following:<br>a) Provisions for the necessary repair and maintenance of the roadway surface<br>b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'-6") or width of twenty feet (20') | Access Agreement | Advisory                                 | Fire                                      |



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|                               | c) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping<br>d) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems |          |                                   |                                    |



# MEMORANDUM



## ITEM 6.1.

**DATE:** August 9, 2023  
**TO:** Planning Commission Members  
**FROM:** Darcy Goulart, Planning Manager  
**SUBJECT:** **PLANNING COMMISSION PREPARATION FOR AGENDA ITEMS DISCUSSION**

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### **RECOMMENDATION**

There is no formal recommendation from staff on this discussion item.

### **RESULT OF RECOMMENDED ACTION**

Led by Commissioner Diaz, the Planning Commission can discuss the agenda item and can provide staff with any follow up that may be needed from the discussion.

### **BACKGROUND**

During the commission comments/ideas/questions discussion portion of the June 28, 2023 Planning Commission meeting, Commissioner Diaz requested to agendaize a topic for a future meeting. Commissioner Diaz requested to add a discussion item on Planning Commission preparation for agenda items. Commissioner Diaz was interested in discussing how the Commissioners should prepare for upcoming projects and other agenda topics include reading reports, visiting the site, etc. Commissioner Diaz received concurrence from three fellow Commissioners to bring the item back for discussion.

### **ATTACHMENT(S)**

None