

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, October 11, 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/89488731857?pwd=GO5EtMu7sfR9uZ606qUGes5HQhiVRA.6PJM4zBEC1MGZwcp>

Join the Meeting via the Zoom Phone Number

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Password: 883146

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@cityofranhocordova.org **no later than 3:00 p.m. on Wednesday, October 11, 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, October 11, 2023, before 3:00 p.m.

AGENDA

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

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

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 Mayor 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 September 13, 2023. Readoption of Meeting Minutes from the Regular Planning Commission Meeting of August 23, 2023 and the Special Planning Commission Meeting of August 30, 2023.

Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

- 5.1. **Subject:** Kilgore Commerce Center - Major Design Review and Administrative Use Permit (CEQA Exemption 15332 In-fill Development Projects) - Project No. PLND-1022-0056.

Recommendation: The Applicant has requested that their item be continued to the December 13th Planning Commission meeting. The Applicant is requesting additional time to re-evaluate their designs and further address Planning Commission concerns that arose during the September 13th Commission Meeting. Due to the length of the continuance, the project will be re-noticed in accordance with Government Code Section 65090.

- 5.2. **Subject:** The Ranch Village 1 – Major Design Review (CEQA Exempt Pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan or Zoning) – Project No. PLND-0623-0074 – Located north of Chrysanthy Boulevard between Rancho Cordova Parkway and Americanos Drive; APN: 067-2410-008-0000.

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 The Ranch Village 1.

- 5.3. **Subject:** The Ranch Active Adult Winter Product – Major Design Review (CEQA Exempt Pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan or Zoning) – Project No. PLND-0523-0072 – Located east of Rancho Cordova Parkway, west of Americanos Boulevard, and south of Chrystanthy Boulevard – APN: 067-2420-021-0000 and 067-2420-025-0000.

Recommendation: Determine the project is Exempt per CEQA Guidelines Section 15183, "Projects Consistent with a Community Plan, General Plan, or Zoning" of the CEQA Guidelines, and Adopt the Resolution for The Ranch Active Adult Winter Product.

- 5.4. **Subject:** Planning Commission Recommendation of an Ordinance of the City Council of the City of Rancho Cordova Amending certain sections of the Villages of Zinfandel Special Planning Area to revise permitted uses in the M-1 (Light Industrial) and MP (Office Industrial Park) zones, including amending certain text and tables in the Sacramento County Zoning Code that are incorporated and applied in the Villages of Zinfandel Special Planning Area (CEQA Exempt Pursuant to Guideline Section 15061(b)(3)).

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

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3);
2. Adopt an Ordinance for a Zoning Text Amendment to amend the Villages of Zinfandel Special Planning Area, including amending certain text and tables in the Sacramento County Zoning Code.

6. **COMMISSION COMMENTS/IDEAS/QUESTIONS**

7. **DIRECTOR'S REPORT**

8. **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.cityofranchocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

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 October 11, 2023 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on October 6, 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.

Signed October 6, 2023 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: October 11, 2023
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2023. READOPTION OF MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF AUGUST 23, 2023 AND THE SPECIAL PLANNING COMMISSION MEETING OF AUGUST 30, 2023**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. September 13, 2023 Planning Commission Draft Meeting Minutes
2. August 23, 2023 Planning Commission Draft Meeting Minutes
3. August 30, 2023 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING
Wednesday, September 13, 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/84909063006?pwd=ZHDvemRLZ2xYdjVJVG5TSIR6M3Bydz09>

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Webinar ID: 849 0906 3006
Password: 244038

DRAFT MINUTES

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

Chair Tripetto called the Regular meeting to order in the David B. Roberts Council Chambers at 5:32 p.m.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Robert McGarvey, Cynthia Stauss, and Chair Leroy Tripetto

Planning Commission Members Absent: Anil Reddy Kondakrindi

Staff Members Present: Krystina Baudrey, Darcy Goulart, Adam Lindgren, and Nicholas Sosa

2. PLEDGE OF ALLEGIANCE

Commissioner Frechette led the pledge.

3. PUBLIC COMMENT

Citizens wishing to address the Planning Commission for any matter not on the agenda

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, September 13, 2023

ATTACHMENT 1

may do so at this time via teleconference or by completing and submitting a Speaker Card to the Planning Commission Clerk.

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

1. Naeemah Brown
2. James Garcia
3. Helen Whelan-Bashaw

Chair Tripette closed the public comment period.

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

ACTION: Motion to approve item 4.1 by Frechette second by McGarvey;
Motion passed with a 5:0 vote

AYES: Devarapalli, Frechette, McGarvey, Stauss, Chair Tripette

NOES: None

ABSENT: Kondakrindi

ABSTAIN: None

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of August 23, 2023 and the Special Planning Commission Meeting of August 30, 2023.

Recommendation: Adopt the minutes.

5. **PUBLIC HEARING ITEMS**

- 5.1. **Subject:** Kilgore Commerce Center - Major Design Review and Administrative Use Permit (CEQA Exemption 15332 In-fill Development Projects) - Project No. PLND-1022-0056.

Recommendation: Determine the project exempt per CEQA Guidelines section 15332 and Adopt the Resolution.

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

1. James Garcia
2. James Garcia
3. Helen Whelan-Bashaw

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, September 13, 2023

ATTACHMENT 1

Chair Tripette closed the public comment period.

ACTION: Motion to continue to the October 11, 2023 Regular Planning Commission Meeting by Frechette second by McGarvey;
Motion passed with a 5:0 vote

AYES: Devarapalli, Frechette, McGarvey, Stauss, Chair Tripette

NOES: None

ABSENT: Kondakrindi

ABSTAIN: None

6. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

7. DIRECTOR'S REPORT

Planning Manager Darcy Goulart gave her report.

8. ADJOURNMENT

Chair Tripette adjourned the meeting at 7:25 p.m.

Kelly Whitman
Planning Commission Clerk

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, August 23, 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/81579438071?pwd=SkIMbm4vR0pRYkpnUFd0SXRWVjJGUT09>

Join the Meeting via the Zoom Phone Number

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

Webinar ID: 815 7943 8071

Password: 318369

DRAFT MINUTES

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

Chair Tripetto called the Regular meeting to order in the David B. Roberts Council Chambers at 5:31 p.m.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Robert McGarvey, Cynthia Stauss, and Chair Leroy Tripetto

Planning Commission Members Absent: Sergio Diaz and Anil Reddy Kondakrindi

Staff Members Present: Krystina Baudrey, Arlene Granadosin-Jones, Darcy Goulart, Adam Lindgren, Albert Stricker and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Vice Chair Stauss led the pledge.

3. PUBLIC COMMENT

Citizens wishing to address the Planning Commission for any matter not on the agenda

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, August 23, 2023

ATTACHMENT 2

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. If you are participating by telephone and you want to make a public comment, please press *9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the Planning Commission Clerk.

For items on the agenda, speakers will be called by the Mayor 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.

Chair Tripette opened the public comment period. Seeing no speakers. 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 Stauss second by McGarvey;
Motion passed with a 5:0 vote
AYES: Devarapalli, Frechette, McGarvey, Stauss, Tripette
NOES: None
ABSENT: Diaz, Kondakrindi
ABSTAIN: None

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of August 9, 2023.

Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

- 5.1. **Subject:** Hyatt House Sacramento Rancho Cordova – Conditional Use Permit & Major Design Review (CEQA Exempt Pursuant to Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning) – Project No. PLND-1122-0057 – 11100 White Rock Road; APN: 072-0260-006.

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 and Conditional Use Permit for Hyatt House Sacramento Rancho Cordova.

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

ACTION: Motion to approve item 5.1. by McGarvey second by Frechette;
Motion passed with a 5:0 vote
AYES: Devarapalli, Frechette, McGarvey, Stauss, Tripette
NOES: None

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, August 23, 2023

ATTACHMENT 2

ABSENT: Diaz, Kondakrindi
ABSTAIN: None

6. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

ACTION: Motion to agendize a Special Meeting as soon as possible to discuss a possible vote of No Confidence regarding Commissioner Diaz as a potential advisory measure for the City Council by Frechette second by McGarvey;
Motion passed with a 5:0 vote

AYES: Devarapalli, Frechette, McGarvey, Stauss, Tripette

NOES: None

ABSENT: Diaz, Kondakrindi

ABSTAIN: None

ACTION: Motion to call a Special Planning Commission Meeting on Wednesday, August 30, 2023 at 5:00 p.m. by Tripette second by Devarapalli;
Motion passed with a 5:0 vote

AYES: Devarapalli, Frechette, McGarvey, Stauss, Tripette

NOES: None

ABSENT: Diaz, Kondakrindi

ABSTAIN: None

7. DIRECTOR'S REPORT

Planning Manager Darcy Goulart gave her report.

8. ADJOURNMENT

Chair Tripette adjourned the meeting at 6:49 p.m.

Kelly Whitman
Planning Commission Clerk

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, August 30, 2023

5:00 PM – Special 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/82025715666?pwd=bEFJQ3FoaUVRdTIFRk43eUZPSjVRUT09>

Join the Meeting via the Zoom Phone Number

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

Webinar ID: 820 2571 5666

Password: 972105

DRAFT MINUTES

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

Chair Tripetto called the Special meeting to order in the David B. Roberts Council Chambers at 5:02 p.m.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Anil Reddy Kondakrindi (arrived at 5:04 p.m.), Robert McGarvey, Cynthia Stauss, Chair Leroy Tripetto

Planning Commission Members Absent: Sergio Diaz

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

2. PLEDGE OF ALLEGIANCE

Commissioner McGarvey led the pledge.

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, August 30, 2023

ATTACHMENT 3

3. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Planning Commission for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

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

1. Mark Berry
2. Jean Fox
3. Imants Leitis
4. Angel Ball
5. Carl Salmonsens
6. Kate Carroll
7. Cathy Birch
8. Lisa Phenix
9. Jim Garcia
10. Marolyn Olver
11. Brenda Gustin
12. James Garcia
13. Helen Whelan-Bashaw
14. Linda Budge
15. David Sander
16. Jim Garcia
17. Cathy Birch
18. Juleen Stenzel
19. Jennifer Garcia
20. Helen-Whelan-Bashaw
21. Brenda Gustin
22. Paul Carroll
23. David Militzer

Chair Tripette closed the public comment period.

4. REGULAR CALENDAR ITEMS

- 4.1. **Subject:** Discussion and Possible Vote of No Confidence regarding Commissioner Diaz as a Potential Advisory Measure to the City Council.

Recommendation: There is no formal recommendation from staff.

ACTION: Motion to take no action item 4.1. by Frechette second by Stauss;
Motion passed with a 6:0 vote

AYES: Devarapalli, Frechette, Kondakrindi, McGarvey, Stauss, Tripette

NOES: None

ABSENT: Diaz

ABSTAIN: None

5. ADJOURNMENT

Chair Tripette adjourned the meeting at 5:48 p.m.

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, August 30, 2023

ATTACHMENT 3

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 5.1.

DATE: October 11, 2023

TO: Planning Commission Members

FROM: Nicholas Sosa, Associate Planner



SUBJECT: KILGORE COMMERCE CENTER – MAJOR DESIGN REVIEW AND ADMINISTRATIVE USE PERMIT (CEQA EXEMPTION 15332 IN-FILL DEVELOPMENT PROJECTS) – PROJECT NO. PLND-1022-0056

PROPERTY OWNER:	APPLICANT/DEVELOPER:
DMJ Real Estate	Mark III Asset Management
O.B.K. Family Partnership	Jennifer O'Brien Cooley
Dromoland Properties	5101 Florin Perkins Road
Jennifer O'Brien Cooley	Sacramento, CA 95826
5101 Florin Perkins Road	
Sacramento, CA 95826	

PROJECT:	Kilgore Commerce Center – Major Design Review & Administrative Use Permit
FILE:	PLND-1022-0056
LOCATION:	2807 Kilgore Road & 2735 Kilgore Road
APN:	072-0223-001-0000, 072-0223-002-0000, 072-0223-003-0000
PLANNER:	Nicholas Sosa, Associate Planner

RECOMMENDATION

The Applicant has requested that their item be continued to the December 13th Planning Commission meeting. The Applicant is requesting additional time to re-evaluate their designs and further address Planning Commission concerns that arose during the September 13th Commission Meeting. Due to the length of the continuance, the project will be re-noticed in accordance with Government Code Section 65090.

MEMORANDUM

ITEM 5.2.



DATE: October 11, 2023

TO: Planning Commission Members

FROM: Chance Finley-Ross, Assistant Planner

SUBJECT: **THE RANCH VILLAGE 1 – MAJOR DESIGN REVIEW (CEQA EXEMPT PURSUANT TO SECTION 15183, PROJECTS CONSISTENT WITH THE COMMUNITY PLAN, GENERAL PLAN OR ZONING) – PROJECT NO. PLND-0623-0074 – LOCATED NORTH OF CHRYSANTHY BOULEVARD BETWEEN RANCHO CORDOVA PARKWAY AND AMERICANOS DRIVE; APN: 067-2410-008-0000**

PROPERTY OWNER: K. Hovnanian Homes 3721 Douglas Boulevard, Suite 150 Roseville, CA 95661	APPLICANT/DEVELOPER: K. Hovnanian Homes (Ethan Meltzer) 3721 Douglas Boulevard, Suite 150 Roseville, CA 95661
PROJECT:	The Applicant, K. Hovnanian, is requesting a Major Design Review for 86 finished lots located within The Ranch Special Planning Area. The Applicant is proposing a total of four (4) house plans with three (3) elevation styles each. The proposed units include single-story and two-story plans. Proposed square footages range from 2,270 to 3,434 square feet. The project submittal also contains preliminary landscape and fit list plans for the development.
FILE:	PLND-0623-0074
LOCATION:	Located north of Chrysanthy Boulevard between Rancho Cordova Parkway and Americanos Drive
APN:	067-2410-008-0000
ZONING:	Ranch Special Planning Area (Residential)
PLANNER:	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 The Ranch Village 1.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request for a Major Design Review to include four (4) floor plans located within The Ranch Special Planning Area: Village 1. Approval would allow the applicant to pursue necessary building permits for new construction.

BACKGROUND

Approved in February 2020, The Ranch Special Planning Area (SPA) is a project that includes mixed use development on approximately 530 acres east of Rancho Cordova Parkway and south of Douglas Boulevard. **Figure 1: The Ranch SPA Location** provides an aerial view of the SPA for reference.

Figure 1: The Ranch SPA Location



Small Lot Subdivision Map

- The small lot subdivision plan includes a market rate (yellow) neighborhood and an Active Adult Community (purple).

Figure 2: Market Rate Subdivision Location

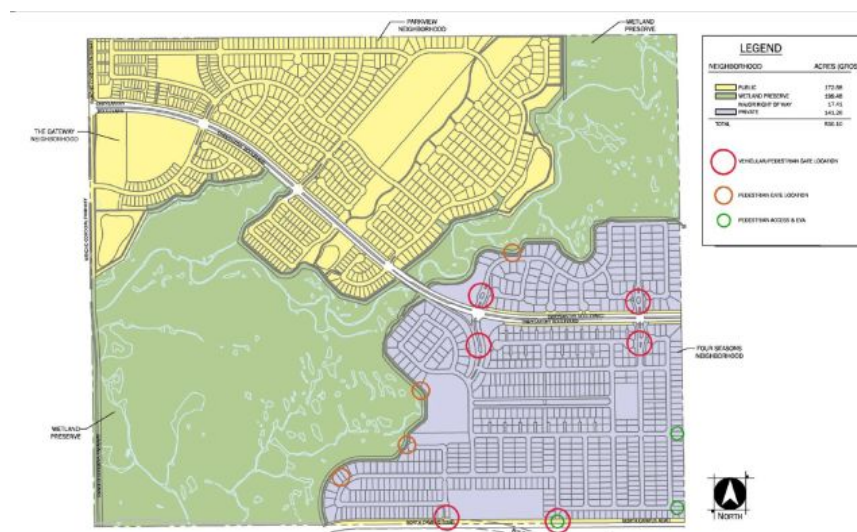
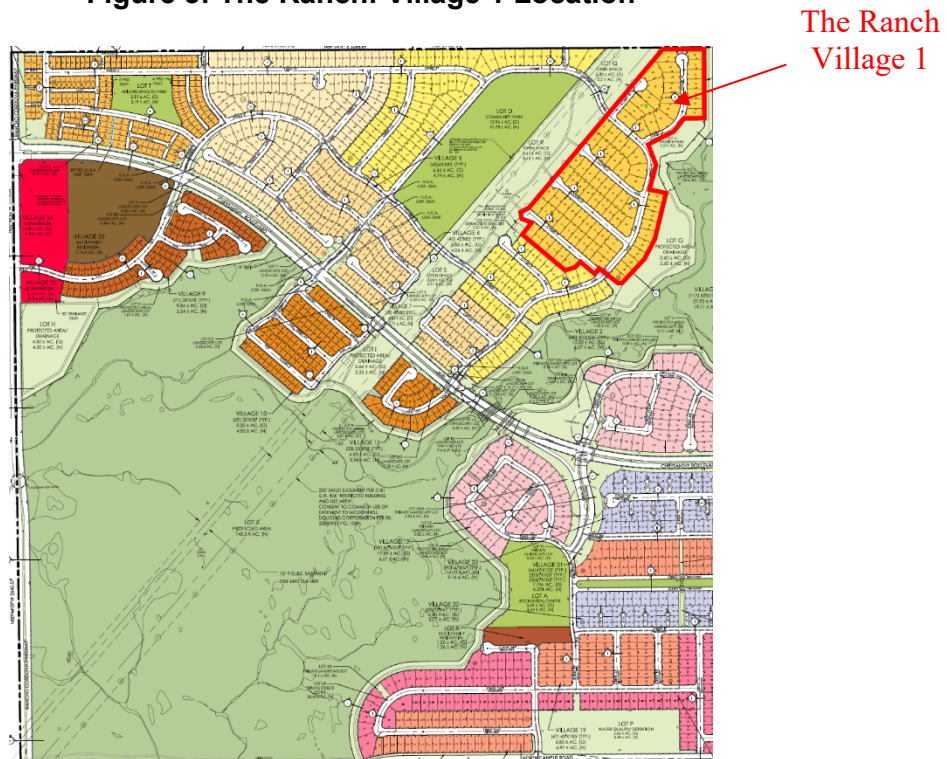


Figure 3: The Ranch: Village 1 Location



MAJOR DESIGN REVIEW

The Applicant, K. Hovnanian Homes, has requested a Major Design Review for the design of four home plans with three architectural styles for each plan for their “Reserve” product within the Village 1 subdivision of The Ranch Special Planning Area. This village is zoned for Low Density Residential and contains a total of 86 finished lots. Typical lot sizes in this village are 60 feet wide by 105 feet in depth (6,300 square feet) on average and proposed floor plans range from 2,270 to 3,434 square feet. Each of the four proposed floor plans is available in three different architectural styles including Farmhouse, Contemporary, and Hacienda. The Hacienda style has not yet been proposed in other approved villages in The Ranch SPA. This style was reviewed by staff, and it is consistent with the design guidelines of the SPA. A streetscape example and front elevations of all floor plans are shown below in **Figures 4 & 5**. All other home elevations (side & rear elevations) can be seen in the attached project plans (Attachment 2).

The proposed designs include multiple color schemes and architectural detail to create visual variety within the subdivision. Color schemes include colors for body, fascia, trim/garage, and accent colors as well as picture samples of stone, siding, and roof materials (see Attachment 2). All floor plans include living space or porches forward of the garage as required by the Rancho Cordova Design Guidelines, while all proposed two-story plans include optional rear covered porches. Two of the floor plans propose a two-car garage, while the two other floor plans propose three-car garages. All elevations facing the public right-of-way and high-visibility areas have been conditioned to include architectural enhancements, as shown in the attached project plans.

Figure 4: Streetscape View



Figure 5: Front Elevations

Plan 1: 2,270 square feet, Farmhouse, Contemporary, & Hacienda



Plan 2: 2,393 square feet Farmhouse, Contemporary, & Hacienda



Plan 3: 3,001 square feet Farmhouse, Contemporary, & Hacienda



Plan 4: 3,434 square feet Farmhouse, Contemporary, & Hacienda



The Ranch Special Planning Area handbook includes illustrations and graphics of architectural styles that are intended to provide general direction for the homes in all residential areas of The Ranch. The proposed house plans offer clear architectural styles. The proposed project is consistent with The Ranch Special Planning Area handbook and City Design Guidelines as follows:

- ### Landscaping

Figure 6: Typical Landscape Plans



GENERAL PLAN

The Ranch Special Planning Area land use designations are consistent with the City's General Plan and provide for a mix of low, medium, and high-density residential uses. The project site is located within a Low Density Residential zoning designation (2.1 – 6.0 du/ac). The proposed project for four single-family floor plans is consistent with the Special Planning Area and General Plan.

ZONING CODE

The Village 1 subdivision is zoned in The Ranch Special Planning Area's residential zoning designation. The residential zoning designation provides for a range of attached and detached single-family housing. The proposed project includes 4 single-family floor plans that are consistent with the Special Planning Area zoning and development standards such as setbacks and height. The applicant has not requested any setback adjustments; therefore, the project is consistent with the applicable requirements and standards of the SPA including height and setback requirements. **See Table 1 below for typical SPA setback standards.**

Table 1: Typical 60' x 105' Lot Setbacks

	Required per Special Planning Area
Front setback to living area/porch	12.5'
Front setback to garage	18'
Side yard setback	5' (Garage) / 4' (Interior)
Street side yard setback	12.5'
Rear yard setback	15'

FISCAL IMPACT

Approval of the Major Design Review would allow for the construction of the master home plans within The Ranch Special Planning Area. This would benefit the City by providing direct contributions to fund needed public infrastructure as well as an increase in property tax for this project as well as for the overall community south of Douglas Road.

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 applicant is requesting approval of a Major Design Review for four production home floor plans on 86 finished residential lots located within The Ranch Special Planning Area's residential zoning designation. The project submittal also includes preliminary fence and landscape plans. 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.

The project has been analyzed as part of The Ranch Special Planning Area Environmental Impact Report (EIR) (SCH: 2018072011) and is exempt per California Environmental Quality Act (CEQA) Guidelines Section 15183 "Projects Consistent with a Community Plan, General Plan or Zoning." This exempts CEQA projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. In order to qualify for a CEQA 15183 exemption, the following findings must be made:

- a) **Finding:** The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.

Evidence: The proposed project is for a Major Design Review of master plans for The Ranch Village 1 "Reserve" product. The project does not propose any changes to the number of lots or existing lot sizes in Village 1. Therefore, the project will continue to be consistent with the General Plan Land Use designation of Low Density Residential (LDR) (2.1 – 6.0 du/ac) and consistent with the Lot Size Summary Table 1 in The Ranch Special Planning area which shows a density of 4.4 du/acre for the 60' x 105' lots, for which an EIR was certified.

- b) **Finding:** There are no project specific effects which are peculiar to the project or its site.

Evidence: The project does not have any specific effects that are peculiar to the project. The proposal is for a Major Design Review for Master Plans that are proposed to be built on existing lots that were included within a previously approved and recorded subdivision map. The Applicant is not requesting any modifications or adjustments as part of this application.

- c) **Finding:** There are no specific impacts which the EIR failed to analyze as significant effects.

Evidence: The proposed project is for Major Design Review and does not include any changes in use or modifications to the area. The proposal is consistent with the existing Low Density Residential zoning designation and will not create any specific impacts not previously reviewed by The Ranch Special Planning Area's certified EIR.

- d) **Finding:** There are no potentially significant off-site and/or cumulative impacts which the EIR failed to evaluate.

Evidence: The proposed project is a Major Design Review for new single-family homes within an area designated as residential. This Low Density Residential zone was included as part of the certified EIR and was analyzed at that time. The project will be consistent with the existing zoning designation of the property and will not have any potentially significant off-site or cumulative impacts that were not already evaluated under the EIR completed for The Ranch Special Planning Area.

- e) **Finding:** There is no substantial new information which results in more severe impacts than anticipated by the EIR.

Evidence: The project area is zoned Low Density Residential and has been analyzed within the certified EIR under this zoning designation. The proposed Major Design Review maintains the existing density of the zone and is only for the design of the single-family homes in this area. The project does not propose any new information that could significantly impact the previously completed analysis under the EIR.

As this Major Design Review is consistent with the Special Planning Area and the environmental documentation prepared for the Special Planning Area, it is exempt from CEQA review. So long as the project does not have any project-specific significant effects peculiar to the Major Design Review and not identified in the previous environmental documentation, the project is exempt and no additional environmental document pursuant to CEQA is required.

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 The Ranch Village 1 (PLND-0623-0074), 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 VILLAGE 1 MAJOR DESIGN REVIEW PROJECT
NO. PLND-0623-0074**

WHEREAS, K. Hovnanian Homes (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Major Design Review approval for The Ranch Village 1 within The Ranch Special Planning Area; and

WHEREAS, the Major Design Review is for 86 finished lots located within The Ranch Special Planning Area. The Applicant is proposing a total of four (4) house plans with three (3) elevation styles each. The proposed units include single-story and two-story plans; and

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

WHEREAS, the project site was previously analyzed as a part of The Ranch Special Planning Area Environmental Impact Report (EIR) adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of The Ranch Special Planning Area EIR, and therefore is exempt under CEQA exemption 15183, Projects 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 Ranch Village 1 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 applicant is requesting approval of a Major Design Review for four production home floor plans on 86 finished residential lots located within The Ranch Special Planning Area's residential zoning designation. The project submittal also includes preliminary fence and landscape plans. 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.

The project has been analyzed as part of The Ranch Special Planning Area Environmental Impact Report (EIR) (SCH: 2018072011) and is exempt per California Environmental Quality Act (CEQA) Guidelines Section 15183 "Projects Consistent with a Community Plan, General Plan or Zoning." This exempts CEQA projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. In order to qualify for a CEQA 15183 exemption, the following findings must be made:

- a) **Finding:** The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.

Evidence: The proposed project is for a Major Design Review of master plans for The Ranch Village 1 "Reserve" product. The project does not propose any changes to the number of lots or existing lot sizes in Village 1. Therefore, the project will continue to be consistent with the General Plan Land Use designation of Low Density Residential (LDR) (2.1 – 6.0 du/ac) and consistent with the Lot Size Summary Table 1 in The Ranch Special Planning area which shows a density of 4.4 du/acre for the 60' x 105' lots, for which an EIR was certified.

- b) **Finding:** There are no project specific effects which are peculiar to the project or its site.

Evidence: The project does not have any specific effects that are peculiar to the project. The proposal is for a Major Design Review for Master Plans that are proposed to be built on existing lots that were included within a previously approved and recorded subdivision map. The Applicant is not requesting any modifications or adjustments as part of this application.

- c) **Finding:** There are no specific impacts which the EIR failed to analyze as significant effects.

Evidence: The proposed project is for Major Design Review and does not include any changes in use or modifications to the area. The proposal is consistent with the existing Low Density Residential zoning designation and will not create any specific impacts not previously reviewed by The Ranch Special Planning Area's certified EIR.

- d) **Finding:** There are no potentially significant off-site and/or cumulative impacts which the EIR failed to evaluate.

Evidence: The proposed project is a Major Design Review for new single-family homes within an area designated as residential. This Low Density Residential zone was included as part of the certified EIR and was analyzed at that time. The project will be consistent with the existing zoning designation of the property and will not have any potentially significant off-site or cumulative impacts that were not already evaluated under the EIR completed for The Ranch Special Planning Area.

- e) **Finding:** There is no substantial new information which results in more severe impacts than anticipated by the EIR.

Evidence: The project area is zoned Low Density Residential and has been analyzed within the certified EIR under this zoning designation. The proposed Major Design Review maintains the existing density of the zone and is only for the design of the single-family homes in this area. The project does not propose any new information that could significantly impact the previously completed analysis under the EIR.

As this Major Design Review is consistent with the Special Planning Area and the environmental documentation prepared for the Special Planning Area, it is exempt from CEQA review. So long as the project does not have any project-specific significant effects peculiar to the Major Design Review and not identified in the previous environmental documentation, the project is exempt and no additional environmental document pursuant to CEQA is required.

2. Approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070 and additional approval findings for single-family residential subdivisions as listed in Section 23.141.075:

- 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 Ranch Special Planning Area land use designations are consistent with the City's General Plan and provide for a mix of low, medium, and high-density residential uses. The project site is located within The Ranch Special Planning Area Low Density Residential (LDR) designation (2.1 – 6.0 du/ac). All proposed housing products are consistent with the required standards and regulations for each conventional lot size. The proposed project for four single-family floor plans is consistent with the Special Planning Area and General Plan. The project follows all The Ranch Special Planning Area development standards as well as the applicable Special Planning Area handbook architectural styles and the City of Rancho Cordova Design Guidelines including height regulations and architectural detail requirements.

- 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 applicant, K. Hovnanian, is presenting a design package which includes four (4) different floor plans with three elevation styles for each plan type and four color schemes per elevation style. Variations in architectural style, colors, and materials will create a vibrant and welcoming streetscape. Conditions of Approval have been developed to alternate between floor plans and architectural styles throughout the neighborhood to emphasize street variation. Additionally, the applicant has included a typical landscape plan which provides the landscaping elements for a variation of drought-tolerant trees, shrubs, and ground cover along the front streetscape, as well as corner lot side yards. The proposed architecture, site design, and landscape are therefore suitable for the site and will enhance the character of the neighborhood and community.

- 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 products are consistent with other homes already approved and constructed within The Ranch Special Planning Area and would maintain an overall design concept throughout the area. Typical lot sizes in this village are 60 feet wide by 105 feet in depth (6,300 square feet) on average and proposed floor plans range from 2,270 to 3,434 square feet. Each of the four proposed floor plans is available in three different architectural styles including Farmhouse, Contemporary, & Hacienda. The Hacienda style has not yet been proposed in other approved villages in The Ranch SPA. This style was reviewed by staff, and it is consistent with the design guidelines of the SPA.

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

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian circulation were studied and adopted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes of circulation.

- E. **Finding:** The residential subdivision is well integrated with the city's street network.

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian connectivity were studied and adopted as part of that prior approval. Circulation patterns were designed to facilitate the smooth flow of vehicular traffic and internal pedestrian activity while circulation patterns and parking were designed to minimize conflict with adjacent uses.

- F. **Finding:** Unique neighborhood environments are created.

Evidence: The proposed floor plans and elevation styles will contribute to the uniqueness of The Ranch Special Planning Area. The community is cohesively designed with a unique street scene and a quality architectural palette to create continuity across varied and diverse housing types.

- G. **Finding:** Traditional or modern architectural styles are consistently applied.

Evidence: The Ranch Special Planning Area specifies design standards and ensures that architectural styles are consistently applied. The proposed architecture and landscaping are complementary to and compatible with the already approved villages within The Ranch Special Planning Area neighborhoods.

- H. **Finding:** Pedestrian-friendly environments are created.

Evidence: The proposed project will create pedestrian-friendly environments. The project has adequate vehicular circulation and parking facilities, with a separated pedestrian sidewalk system with access throughout the site. Streets provide sidewalks and large shade trees to create a pedestrian-friendly street scene. Off-

ITEM 5.2.

ATTACHMENT 1

street trails connect neighborhoods to parks, open space, and commercial areas so the residents can easily walk from their homes to local amenities.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 11th day of October 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Leroy Tripette, Chair

ATTEST:

Kelly Whitman
Planning Commission Clerk



The Ranch – Reserve Product

Market Rate

Major Design Review Package – Final Submittal

SMALL LOT TENTATIVE SUBDIVISION MAP

THE RANCH

CITY OF RANCHO CORDOVA, CALIFORNIA

JUNE 2018

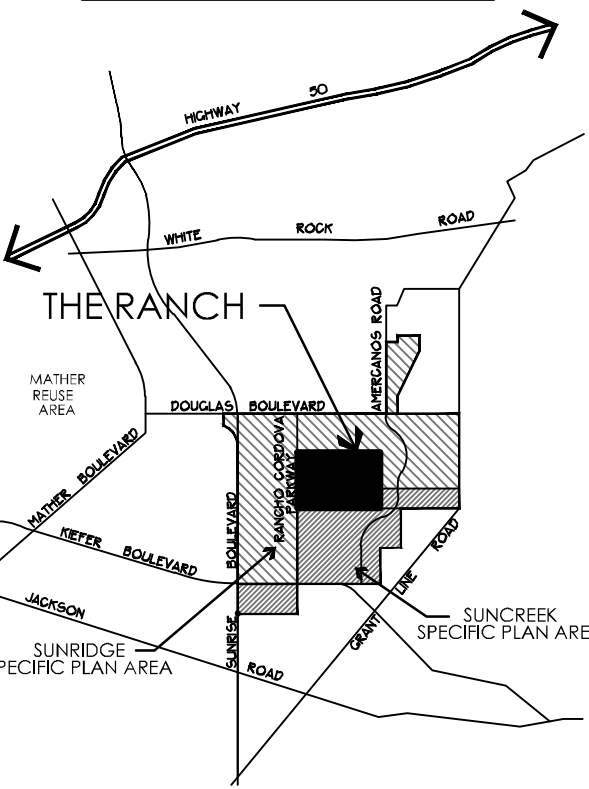
(REVISED: JULY 2018)

(REVISED: MAY 2019)

(REVISED: DECEMBER 2019)

The Ranch - Village 1 location

LOCATION MAP

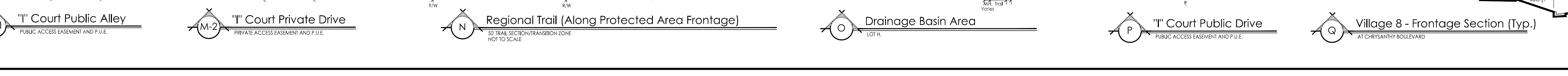
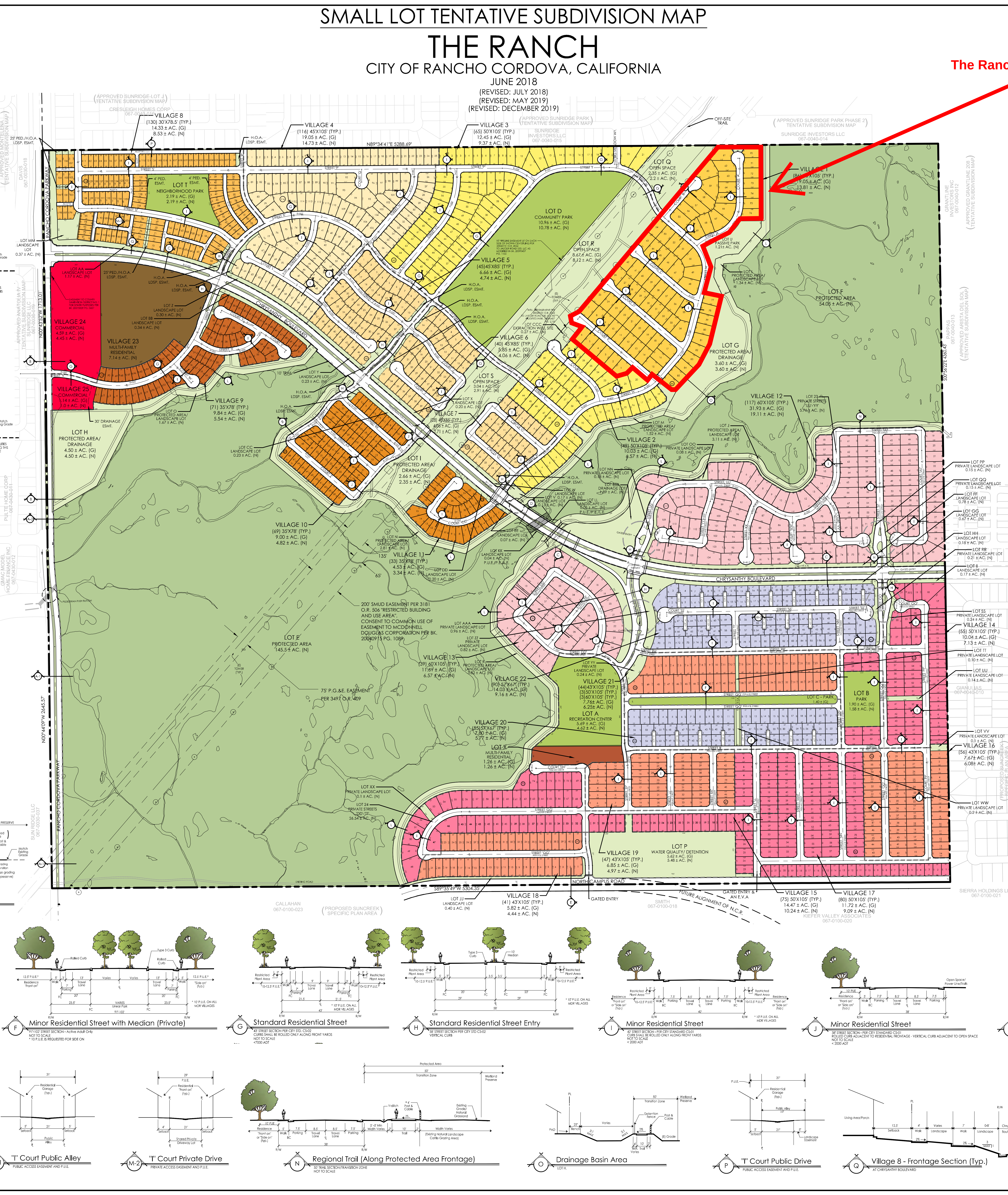
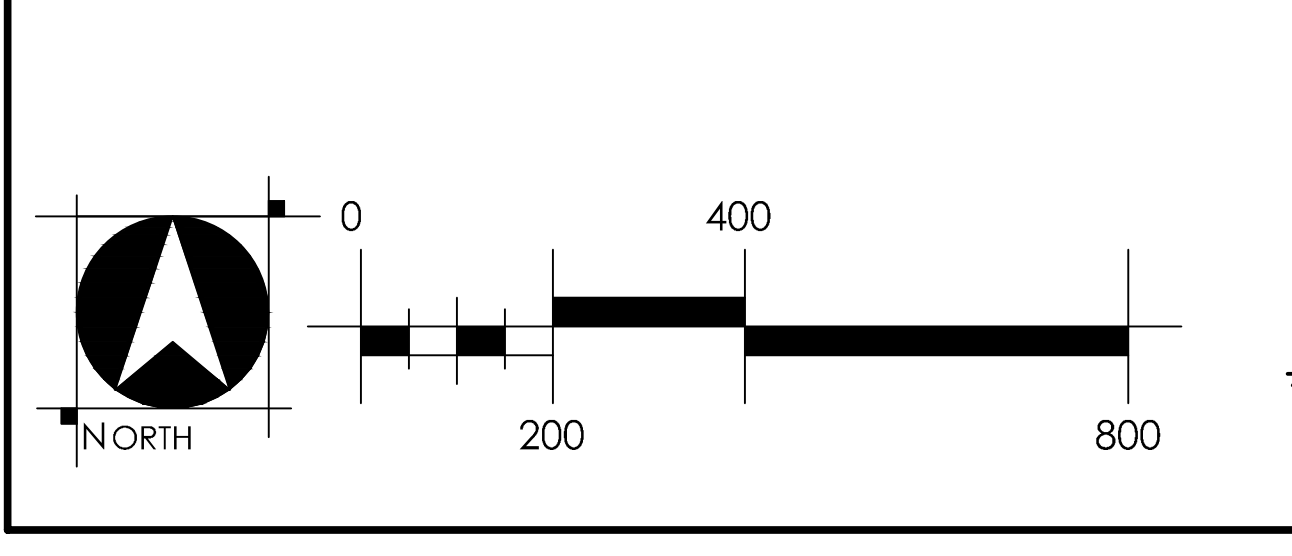
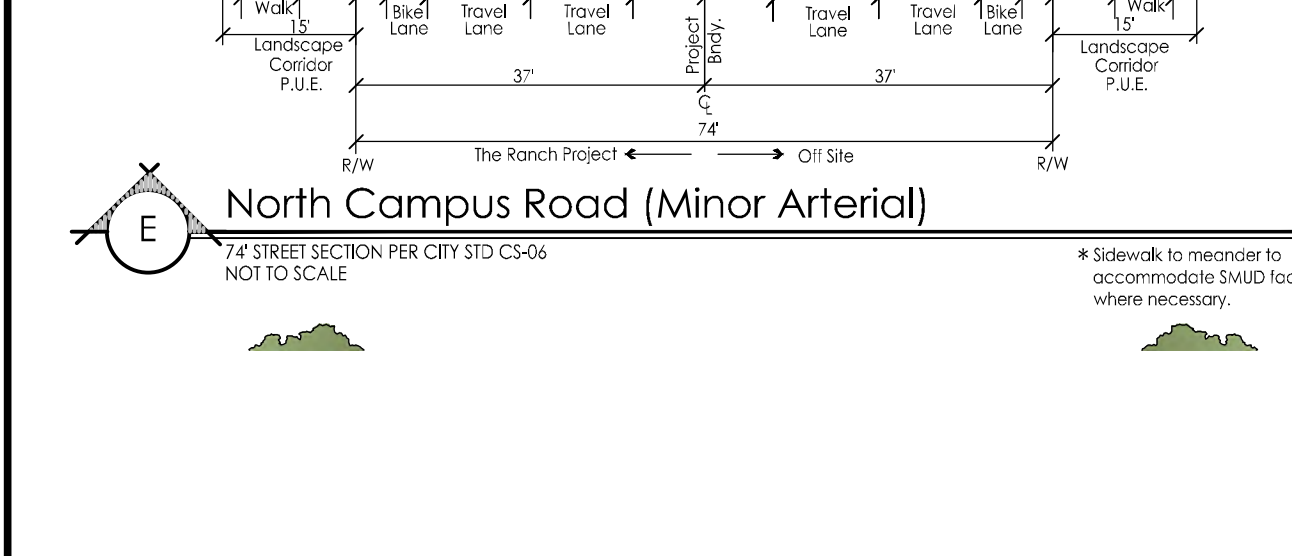
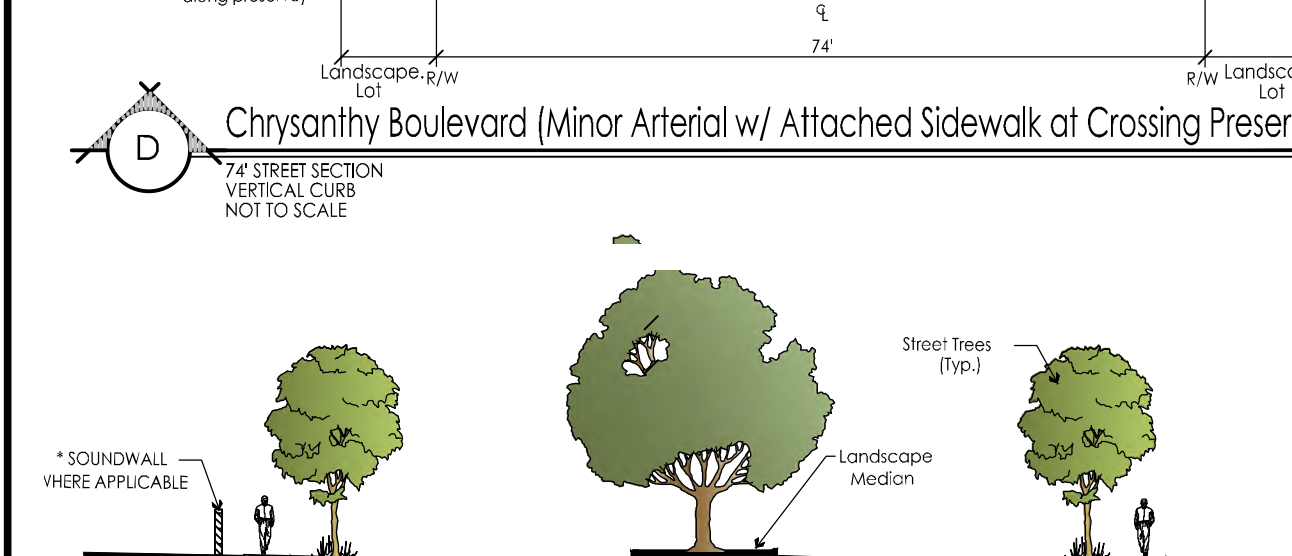
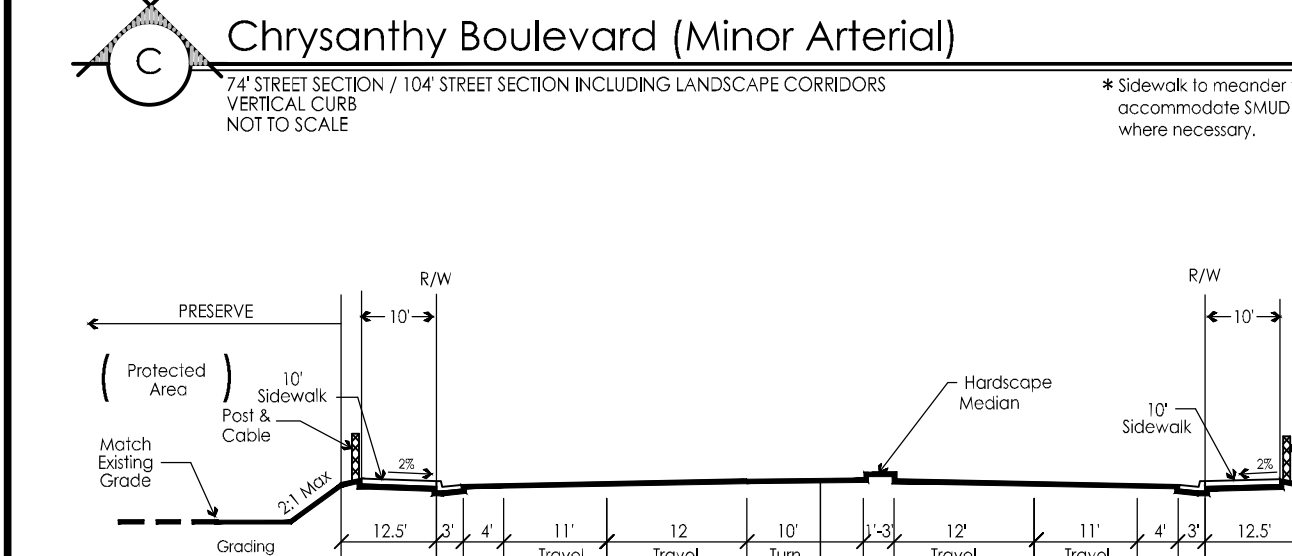
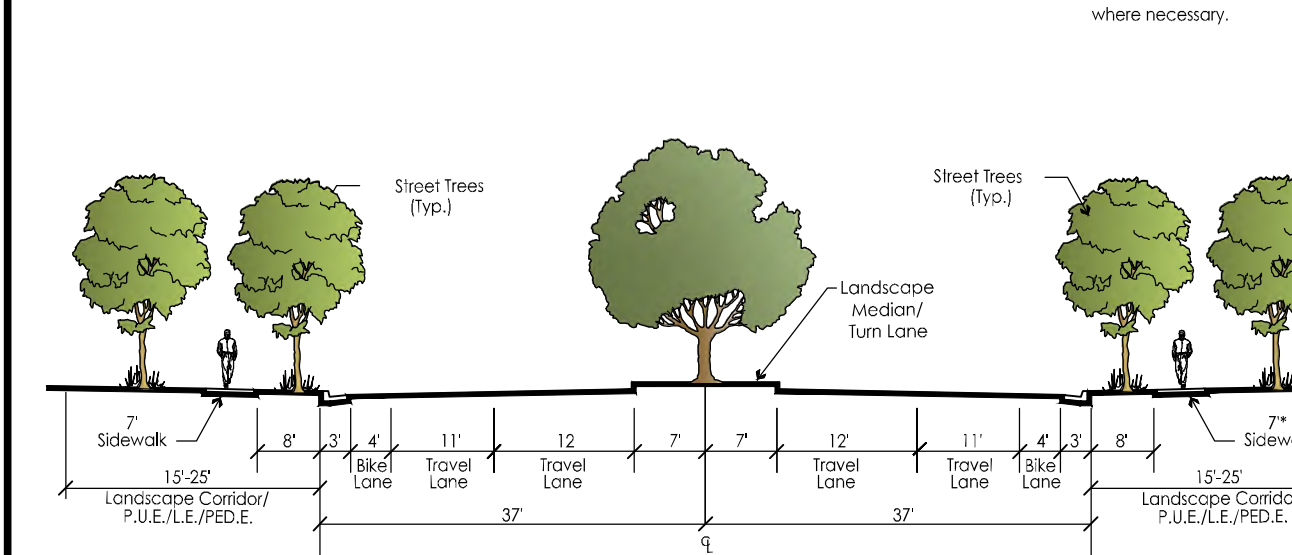
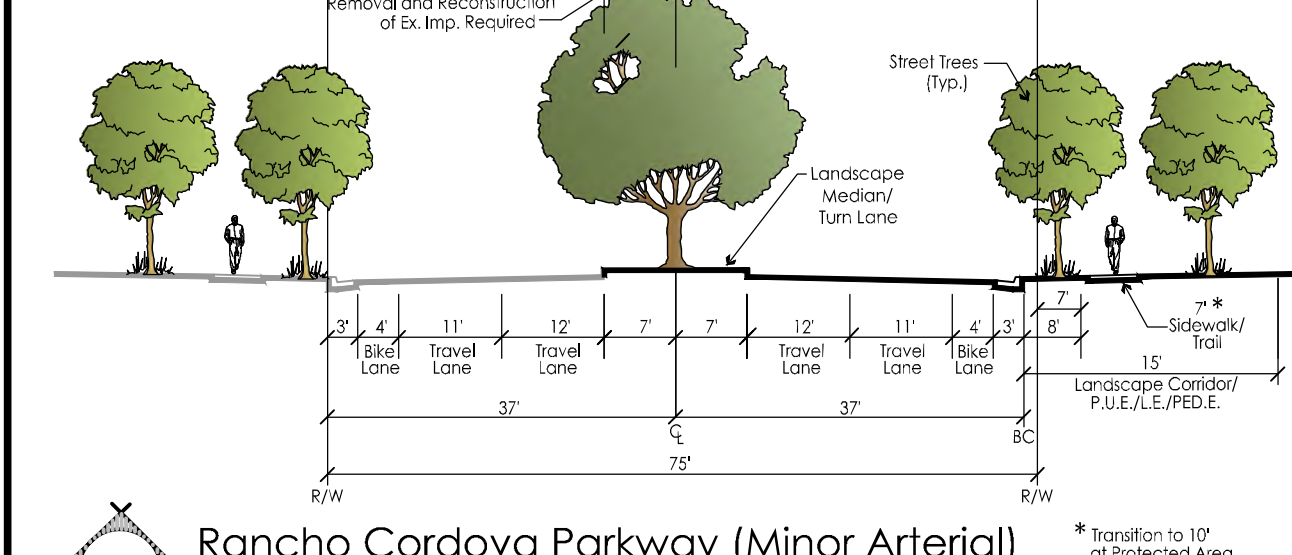
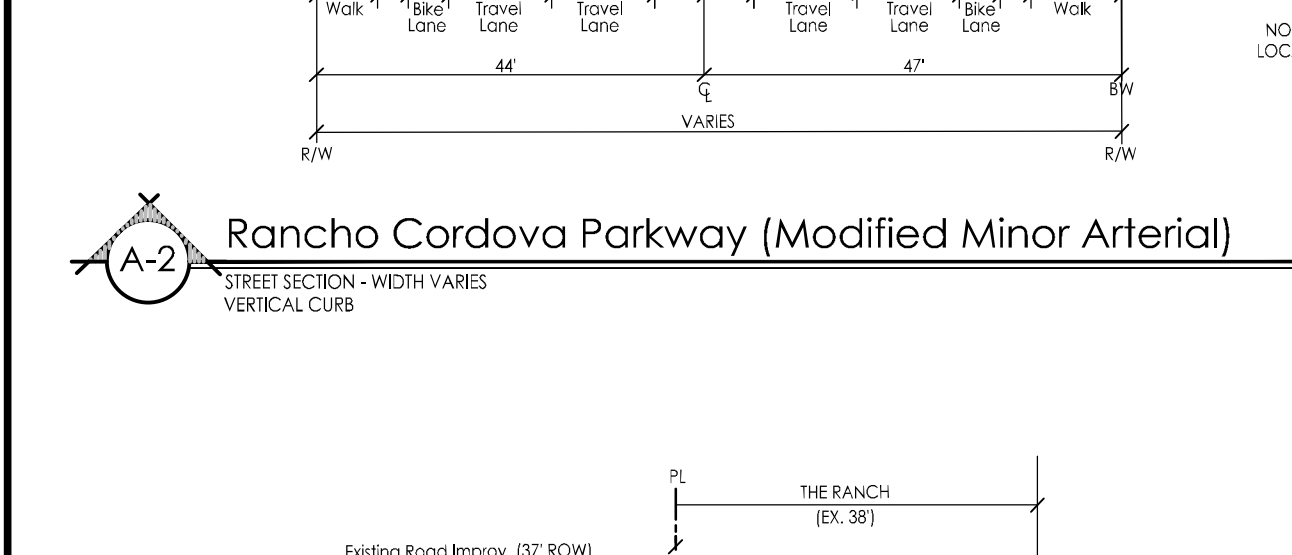
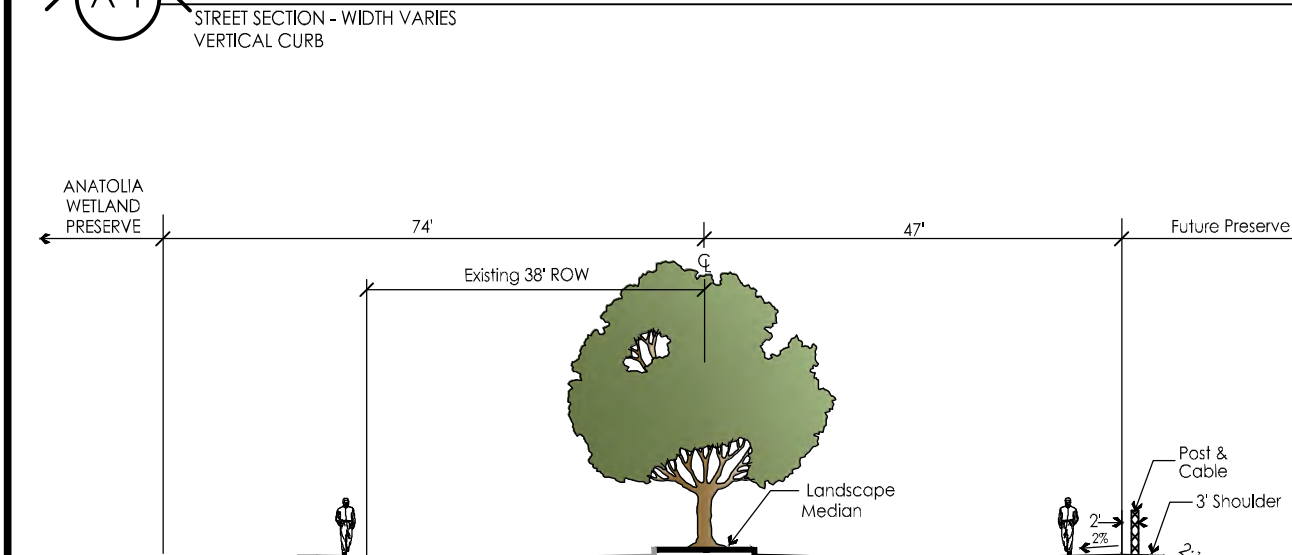
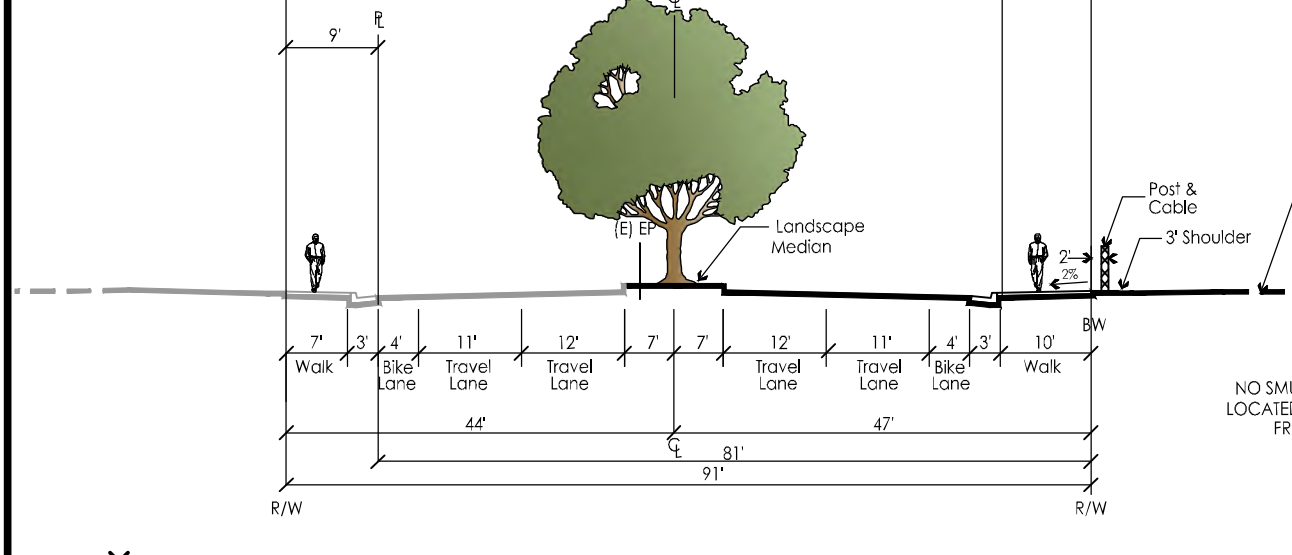
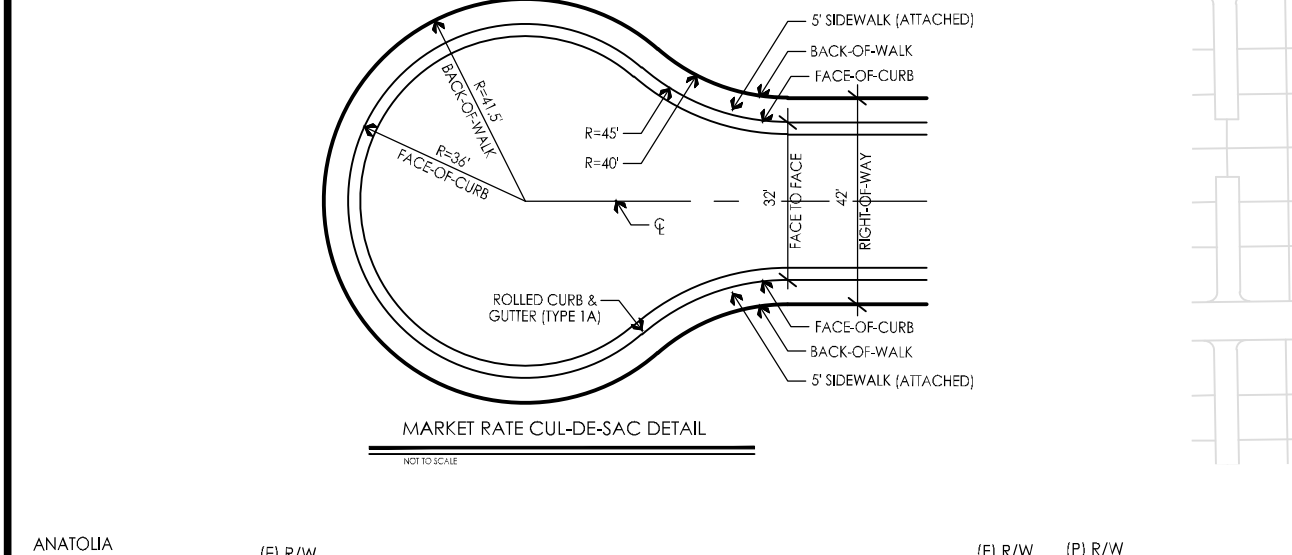
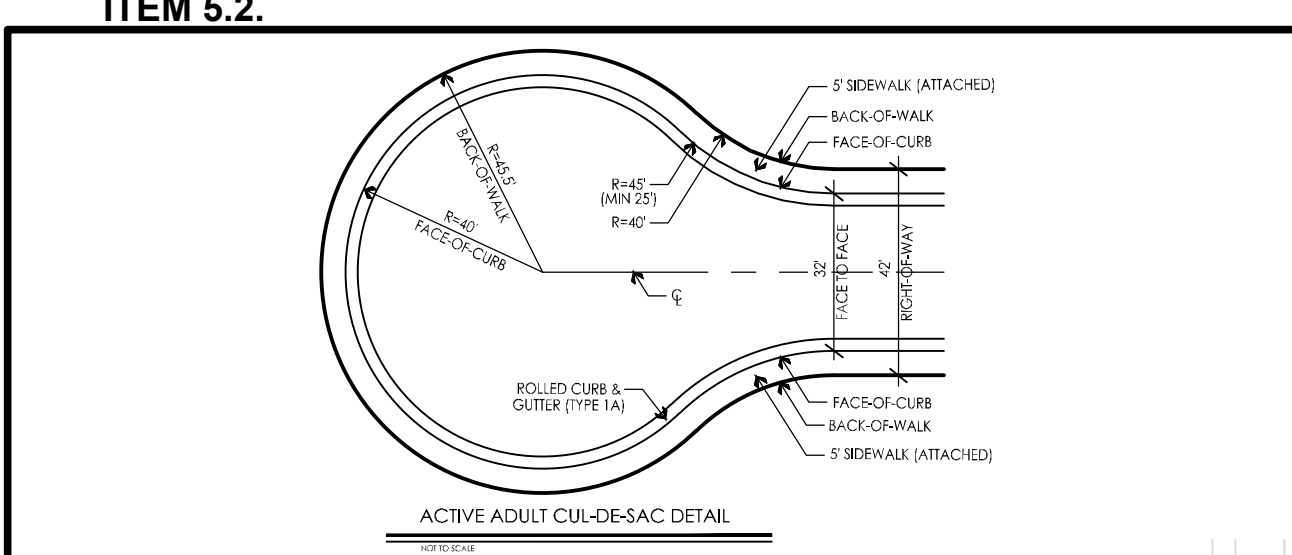


PROJECT NOTES

- OWNER/APPLICANT**
KJOWNANIAN HOMES, NORTHERN INC.
3721 DOUGLAS BOULEVARD, SUITE 150
SACRAMENTO, CA 95841
CONTACT: OLGA SCIORELLI
PHONE: (916) 745-5362
- PLANNERS**
WOOD RODGERS INC.
3301 "C" STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: PAUL MEISER
PHONE: (916) 541-7760
- ENGINEER/SURVEYOR**
OTA ENGINEERING AND SURVEYING
3233 MONTER CIRCLE
RANCHO CORDOVA, CA 95742
CONTACT: TOM CASSARA
PHONE: (916) 438-0919
- ASSESSORS PARCEL NUMBERS**
067-0040-008
- AREA**
530.1 ACRES GROSS
- PUBLIC SERVICES & FACILITY PROVIDERS**
IMPROVEMENTS: CITY OF RANCHO CORDOVA
WATER: SACRAMENTO COUNTY WATER
SEWER: SACRAMENTO AREA SEWER DISTRICT
DRAINAGE: CITY OF RANCHO CORDOVA
ELECTRICITY: S.A.M.U.D.
GAS: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
SCHOOL DISTRICT: SACRAMENTO METRO FIRE DISTRICT
FIRE DISTRICT: CORDOVA RECREATION & PARK DISTRICT
PARK DISTRICT:
- NUMBER OF LOTS/PARCELS**
1,034
2
2
1
2
2
18
15
22
2
- EXISTING USE**
VACANT
EXISTING GENERAL PLAN
URBAN DEVELOPMENT AREA
- PROPOSED GENERAL PLAN**
LDR, MDR, RMU, CML, P/OF, P/OS, NR
- EXISTING ZONING**
AG-60
- PROPOSED ZONING**
SPECIAL PLANNING AREA
- NOTES:**
1. SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE MAPS PURSUANT TO SECTION 44546.1 OF THE SUBDIVISION MAP ACT.
2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. PARCEL LARGES (LOT NUMBERING) FOR ORIGINATOR PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING SHALL BE DETERMINED BY THE CITY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
4. THIS APPLICATION ALSO SEEKS A GENERAL PLAN AMENDMENT, REZONE, AND SPECIAL DEVELOPMENT PERMIT.
5. ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED, ADJUSTED/OTHERS AND/OR RELOCATED.
6. THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN IN NOVEMBER 2003.
7. THE EXHIBITS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE AREAS TO BE VERIFIED PRIOR TO FINAL MAP.
8. PARK FEES FOR ALL RML LOTS WILL BE DEFERRED UNTIL ACTUAL SITE DEVELOPMENT PERMIT.
9. NON-STANDARD ELBOW, NO ON-STREET PARKING ALLOWED ON KNUCKLE.
10. A 12.5' P.U.E. WILL BE PROVIDED ADJACENT TO RIGHT-OF-WAY. A 10' P.U.E. WILL BE PROVIDED ADJACENT TO RIGHT-OF-WAY TO VILLAGES DESIGNATED AS MDR.

LAND USE SUMMARY

PARCEL / LOT NUMBER	GENERAL PLAN DESIGNATION	LAND USE (LOT SIZE)	GROSS ACRES	NET ACRES	DWELLING UNITS	GROSS DENSITY
TRADITIONAL SINGLE-FAMILY RESIDENTIAL						
VILLAGE 1	TRADITIONAL S.F. RESIDENTIAL (50X105)	19.06	13.81	86	4.3	
VILLAGE 2	TRADITIONAL S.F. RESIDENTIAL (50X105)	10.03	4.57	45	4.1	
VILLAGE 3	TRADITIONAL S.F. RESIDENTIAL (50X105)	12.45	9.37	65	5.2	
VILLAGE 4	TRADITIONAL S.F. RESIDENTIAL (50X105)	19.06	14.73	116	6.1	
VILLAGE 5	TRADITIONAL S.F. RESIDENTIAL (50X105)	4.44	4.24	45	6.8	
VILLAGE 6	TRADITIONAL S.F. RESIDENTIAL (50X105)	5.85	4.06	40	6.8	
VILLAGE 7	TRADITIONAL S.F. RESIDENTIAL (50X105)	4.56	2.71	28	6.9	
VILLAGE 8	TRADITIONAL S.F. RESIDENTIAL (50X105)	14.33	8.53	130	9.1	
VILLAGE 9	TRADITIONAL S.F. RESIDENTIAL (50X105)	9.04	5.54	71	7.2	
VILLAGE 10	TRADITIONAL S.F. RESIDENTIAL (50X105)	9.00	4.82	69	7.7	
VILLAGE 11	TRADITIONAL S.F. RESIDENTIAL (50X105)	4.53	3.34	33	7.3	
SUB-TOTAL			114.65	78.22	732	
ACTIVE ADULT SINGLE-FAMILY RESIDENTIAL						
VILLAGE 12	ACTIVE ADULT S.F. RESIDENTIAL (50X105)	31.93	19.11	117	3.7	
VILLAGE 13	ACTIVE ADULT S.F. RESIDENTIAL (50X105)	11.41	6.97	39	3.4	
VILLAGE 14	ACTIVE ADULT S.F. RESIDENTIAL (50X105)	10.04	7.13	55	5.4	
VILLAGE 15	ACTIVE ADULT S.F. RESIDENTIAL (50X105)	14.07	10.24	75	5.2	
VILLAGE 16	ACTIVE ADULT S.F. RESIDENTIAL (50X105)	7.67	6.08	56	7.3	
VILLAGE 17	ACTIVE ADULT S.F. RESIDENTIAL (50X105)	11.72	8.90	80	6.8	
VILLAGE 18	ACTIVE ADULT S.F. RESIDENTIAL (50X105)	5.82	4.44	41	7.0	
VILLAGE 19	ACTIVE ADULT S.F. RESIDENTIAL (50X105)	6.85	4.97	47	6.9	
VILLAGE 20	ACTIVE ADULT S.F. RESIDENTIAL (57X74)	7.80	6.77	55	7.1	
VILLAGE 21	ACTIVE ADULT S.F. RESIDENTIAL (57X74)	7.76	6.25	50	6.4	
VILLAGE 22	ACTIVE ADULT S.F. RESIDENTIAL (57X74)	14.03	9.16	64	6.4	
SUB-TOTAL			127.70	88.81	705	
VILLAGE 23	HDR	MULTI-FAMILY RESIDENTIAL	7.14	7.14	215	30.0
SUB-TOTAL			1.14	1.14	215	30.0
VILLAGE 24	C	COMMERCIAL	4.59	4.45	-	-
VILLAGE 25	C	COMMERCIAL	1.14	1.00	-	-
SUB-TOTAL			5.73	5.45	-	-
LOT A	P/O5	PARK (PRIVATE)	5.69	4.42	-	-
LOT B	M/D	MULTI-FAMILY RESIDENTIAL	1.24	1.24	38	30.0
LOT C	P/O5	PARK (PRIVATE)	1.90	1.58	-	-
LOT D	P/O5	PARK (PRIVATE)	1.40	1.40	-	-
LOT E	P/O5	COMMUNITY PARK (PUBLIC)	10.76	10.76	-	-
LOT F	N/R	PROTECTED AREA / LANDSCAPE LOT	146.43	146.43	-	-
LOT G	N/R	PROTECTED AREA / LANDSCAPE LOT	54.05	54.05	-	-
LOT H	P/O5	PROTECTED AREA / DRAINAGE BASIN	10.76	10.45	-	-
LOT I	P/O5	PROTECTED AREA / LANDSCAPE LOT	14.07	14.27	-	-
LOT J	P/O5	WATER QUALITY TREATMENT	5.48	5.48	-	-
LOT K	P/O5	OPEN SPACE (PUBLIC)	2.35	2.20	-	-
LOT L	P/O5	OPEN SPACE (PUBLIC)	8.47	8.12	-	-
LOT M	P/O5	OPEN SPACE (PUBLIC)	3.04	2.91	-	-
LOT N	P/O5	NEIGHBORHOOD PARK (PUBLIC)	2.19	2.19	-	-
LOT O	P/O5	PASSENGER PARK (PUBLIC)	1.21	1.21	-	-
LOT M/VAM	L/D/M/D	PUBLIC LANDSCAPE LOT	-	6.70	-	-
LOT N+888	L/D/M/D	PRIVATE LANDSCAPE LOT	-	5.54	-	-
LOT N+888	L/D/M/D	PRIVATE WELL SITE	-	0.37	-	-
LOT I+22	M/D	PRIVATE DRIVE	-	1.10	-	-
LOT L+24	L/D/M/D & P/O5	PRIVATE RIGHT-OF-WAY	-	32.30	-	-
MINOR RIGHT-OF-WAY	L/D/M/D & P/O5	PUBLIC RIGHT-OF-WAY	-	21.50	-	-
MAJOR RIGHT-OF-WAY	-	-	-	18.10	18.10	-
SUB-TOTAL			272.43	300.46	-	-
TOTAL			530.1	530.1	1,490	-
NOTE:						
*VILLAGE GROSS ACRES EXCLUDES RANCHO CORDOVA PARKWAY, CHRYSANTHY BOULEVARD & NORTH CAMPUS ROAD.						
*VILLAGE NET ACRES EXCLUDES PROTECTED AREA / LANDSCAPE LOTS, PRIVATE & PUBLIC LANDSCAPE LOTS, PRIVATE DRIVES AND PRIVATE & PUBLIC RIGHT-OF-WAYS.						



KJownanian

WOOD RODGERS
ENGINEERING • PLANNING • SURVEYING
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

SMALL LOT TENTATIVE SUBDIVISION MAP
Page 30 of 202

2	•	PRODUCT MATRIX	
3	•	SETBACK EXHIBIT :: BASE CONDITION	
4	•	SETBACK EXHIBIT :: MAX CONDITION	
5	•	ELEVATION MATRIX :: FRONT	
6	•	ELEVATION MATRIX :: REAR	
7	•	STREET SCENE :: BASE :: FRONT & REAR	
8	•	PLAN 1 - BARCELONA - 6250	:: 2,270 S.F.
15	•	PLAN 2 - BELFAST ESP - 6253	:: 2,393 S.F.
23	•	PLAN 3 - LIMERICK - 6378	:: 3,001 S.F.
34	•	PLAN 4 - MYKONOS - 6262	:: 3,436 S.F.



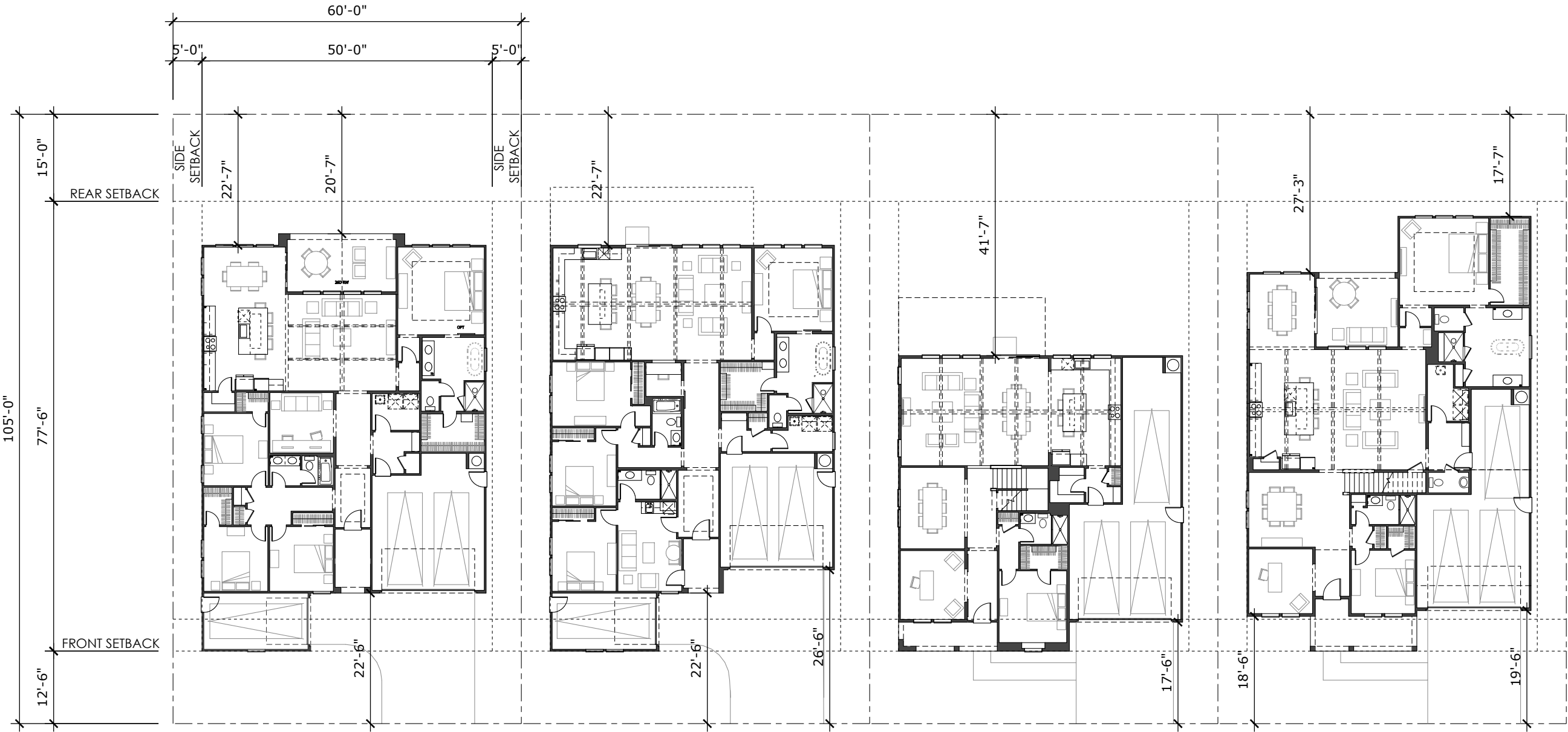
Design Review (86) 60' x 105' Lots

The Reserve :: Rancho Cordova, CA

06/13/2023 (Revision date :: August 31, 2023)

NCD Ranch Reserve - Rancho Cordova, CA																
The Ranch - 50' Market Rate - Spec 2				(Typ). Lot 60'x105' (50'x77'-6" BLDG ENVELOPE)												
	Floors	Livable SF	Width	Base Depth	Max Depth	Bed Dn	Bed Up	Bath	Home Office	Loft	ESuite+	HovHub	HovHall	Laundry	Garage	Patio
Plan 1 - 6250 <i>Barcelona</i>	1	2,270	48'-11"	71'-11"	72'-11"	4	N/A	2	1	N/A	N/A	N/A	1	1	2CAR	Standard
Plan 2 - 6253 <i>Belfast ESP</i>	1	2,393	48'-11"	69'-11"	81'-11"	3	N/A	3	N/A	N/A	1	1	1	1	2 CAR	OPT.
Plan 3 - 6378 <i>Limerick</i>	2	3,001	48'-11"	50'-11"	63'-11"	E.SUITE	3*	3	1	1	N/A	N/A	1	UP	3 CAR T	OPT.
Plan 4 - 6262 <i>Mykonos</i>	2	3,434	48'-11"	74'-11"	74'-11"	1 + E. SUITE*	2	3	1	1	N/A	N/A	1	DN	3 CAR T	Standard

* Identifies location of Owners Bedroom



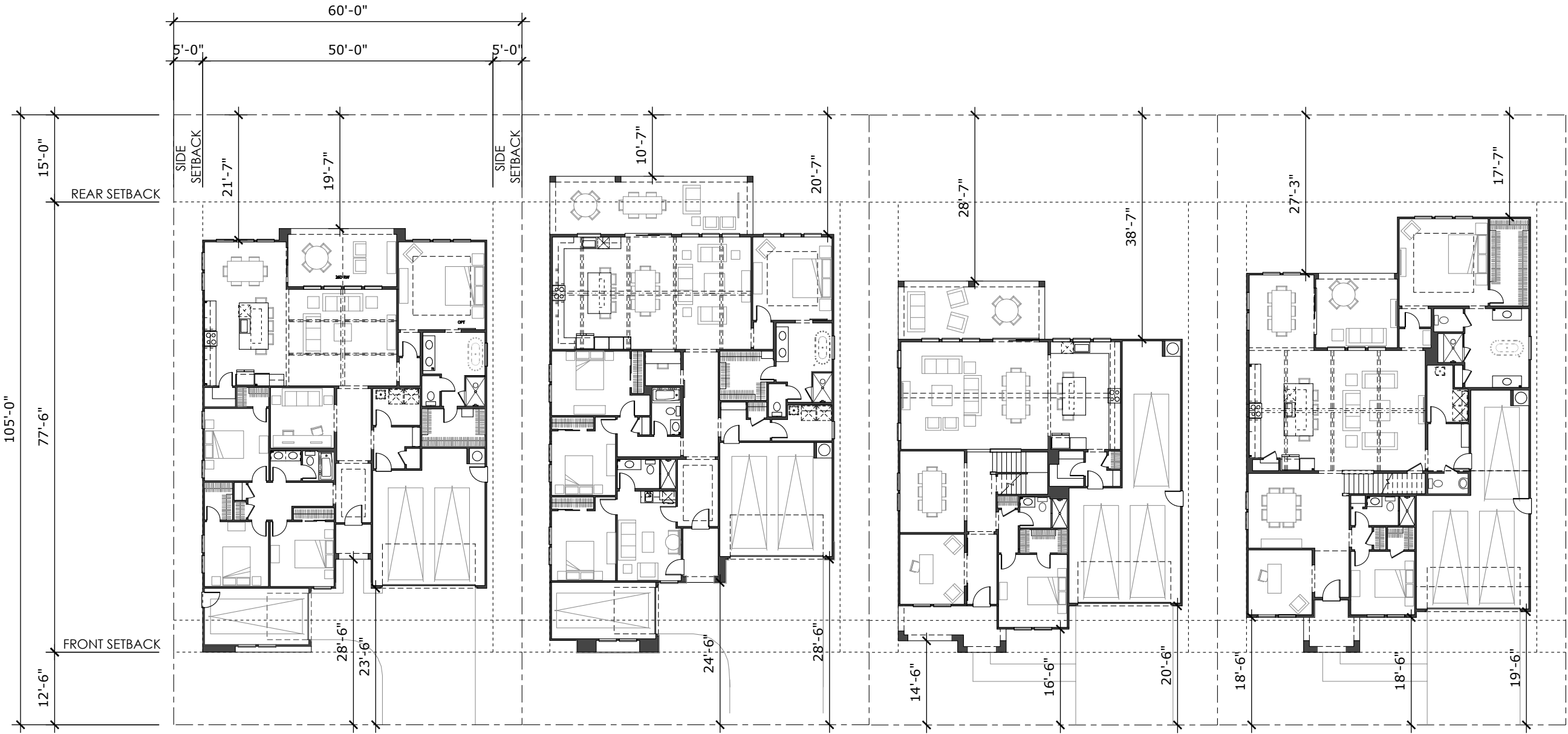
BARCELONA
PLAN 1 - #6250
FORM WB - FARMHOUSE
2,270 SQ. FT. :: 48'-11" x 71'-11"

BELFAST ESP
PLAN 2 - #6253
FORM WB - FARMHOUSE
2,393 SQ. FT. :: 48'-11" x 69'-11"

LIMERICK
PLAN 3 - #6378
FORM WB - FARMHOUSE
3,001 SQ. FT. :: 48'-11" x 50'-11"

MYKONOS
PLAN 4 - #6262
FORM WB - FARMHOUSE
3,436 SQ. FT. :: 48'-11" x 74'-11"

SETBACK EXHIBIT - BASE HOUSE
SCALE :: 1" = 20'-0"



BARCELONA
PLAN 1 - #6250
FORM ZB - CONTEMPORARY
2,270 SQ. FT. :: 48'-11" x 72'-11"

BELFAST ESP
PLAN 2 - #6253
FORM ZB - CONTEMPORARY
2,393 SQ. FT. :: 48'-11" x 81'-11"

LIMERICK
PLAN 3 - #6378
FORM XB - HACIENDA
3,001 SQ. FT. :: 48'-11" x 63'-11"

MYKONOS
PLAN 4 - #6262
FORM ZB - CONTEMPORARY
3,436 SQ. FT. :: 48'-11" x 74'-11"

SETBACK EXHIBIT - MAX CONDITION
SCALE :: 1" = 20'-0"

PLAN 1 - BARCELONA (#6250)

PLAN 2 - BELFAST ESP (#6253)

PLAN 3 - LIMERICK (#6378)

PLAN 4 - MYKONOS (#6262)



FARMHOUSE ELEVATIONS (FORM - WB)



HACIENDA ELEVATIONS (FORM - XB)



CONTEMPORARY ELEVATIONS (FORM - ZB)

FRONT ELEVATION MATRIX

PLAN 1 - BARCELONA (#6250)

PLAN 2 - BELFAST ESP (#6253)

PLAN 3 - LIMERICK (#6378)

PLAN 4 - MYKONOS (#6262)



FARMHOUSE ELEVATIONS (FORM - WB)



HACIENDA ELEVATIONS (FORM - XB)



CONTEMPORARY ELEVATIONS (FORM - ZB)

REAR ELEVATION MATRIX



BARCELONA
PLAN 1 - #6250
FORM WB - FARMHOUSE
2,270 SQ. FT. :: SINGLE STORY

BELFAST ESP
PLAN 2 - #6253
FORM XB - HACIENDA
2,393 SQ. FT. :: SINGLE STORY

LIMERICK
PLAN 3 - #6378
FORM ZB - CONTEMPORARY
3,001 SQ. FT. :: SINGLE STORY

MYKONOS
PLAN 4 - #6262
FORM WB - FARMHOUSE
3,436 SQ. FT. :: TWO STORY

BARCELONA
PLAN 1 - #6250
FORM ZB - CONTEMPORARY
2,270 SQ. FT. :: SINGLE STORY

STREET SCENE - FRONT
SCALE = NTS



BARCELONA
PLAN 1 - #6250
FORM WB - FARMHOUSE
2,270 SQ. FT. :: SINGLE STORY

BELFAST ESP
PLAN 2 - #6253
FORM XB - HACIENDA
2,393 SQ. FT. :: SINGLE STORY

LIMERICK
PLAN 3 - #6378
FORM ZB - CONTEMPORARY
3,001 SQ. FT. :: SINGLE STORY

MYKONOS
PLAN 4 - #6262
FORM WB - FARMHOUSE
3,436 SQ. FT. :: TWO STORY

BARCELONA
PLAN 1 - #6250
FORM ZB - CONTEMPORARY
2,270 SQ. FT. :: SINGLE STORY

STREET SCENE - REAR
SCALE = NTS

PLAN 1

LIV. SF: 2,270
PLAN W x D: 48'-11" x 71'-11"
PLAN #: 6250
SCALE: 1/8" = 1'-0"
PLAN NAME: BARCELONA

VITAL STATS	
BEDROOM	4
BATH	2
CAR	2+1
CEILING	10'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

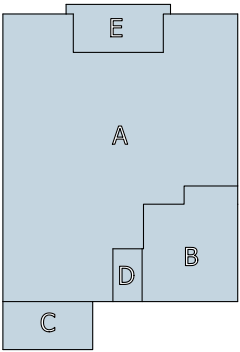
AREA S.F. BREAKDOWN	
MAX. LIVABLE (A):	2,270
(B) 2 CAR GARAGE:	444
(C) 1 CAR GARAGE:	187

(D) COVERED ENTRY:	
ELEVATION WB:	67
ELEVATION XB:	67
ELEVATION ZB:	67

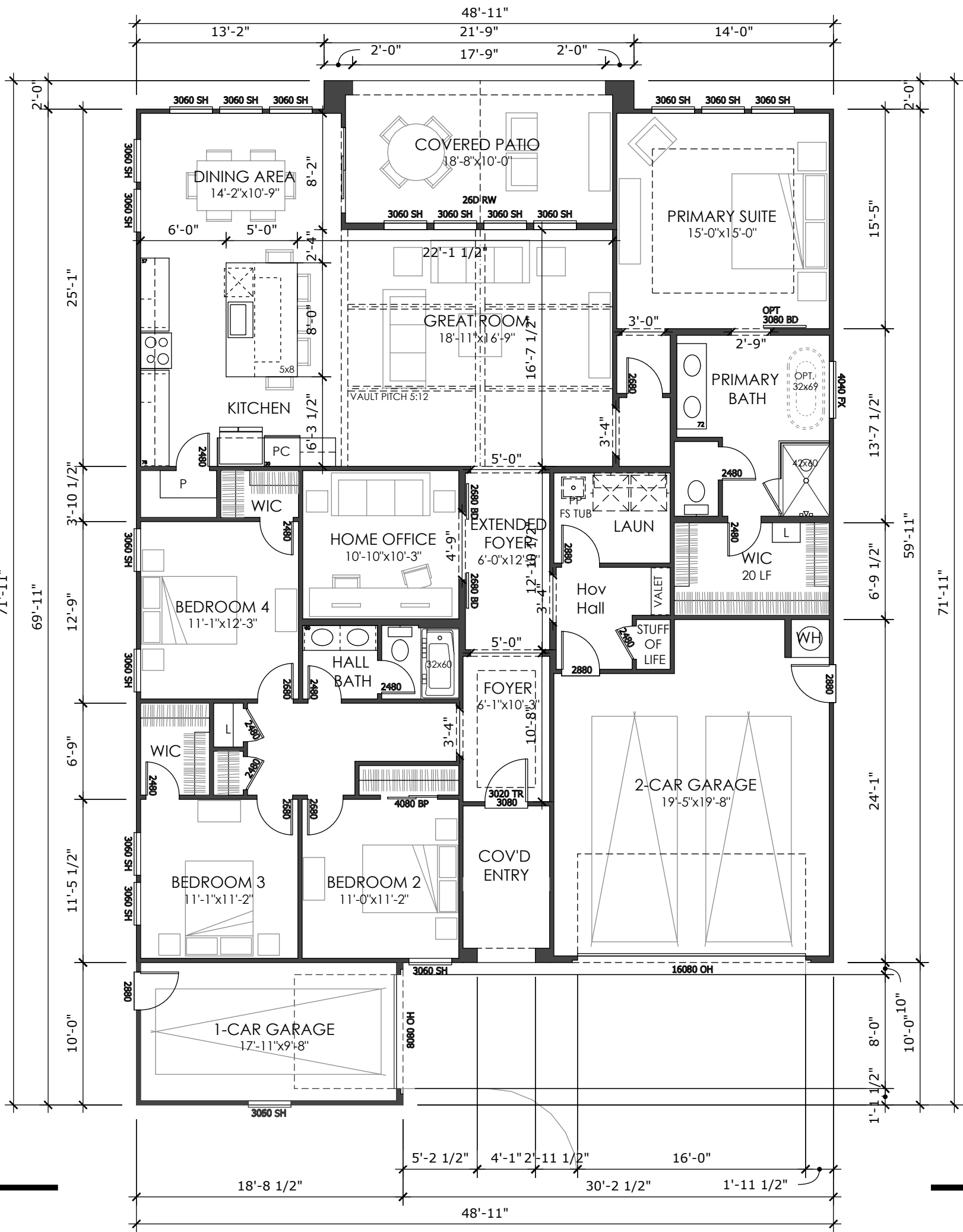
(E) COVERED PATIO:	194
(F) ARCH. PROJECTION:	
ELEVATION WB:	-
ELEVATION XB:	15
ELEVATION ZB:	19

MAX FOOTPRINT: 3,181

TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 3,181/6,300 = 50.5%



FIRST FLOOR PLAN
FORM WB - FARMHOUSE



PLAN 1

LIV. SF: 2,270
PLAN W x D: 48'-11" x 71'-11"
PLAN #: 6250
SCALE: 1/8" = 1'-0"
PLAN NAME: BARCELONA

VITAL STATS	
BEDROOM	4
BATH	2
CAR	2+1
CEILING	10'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

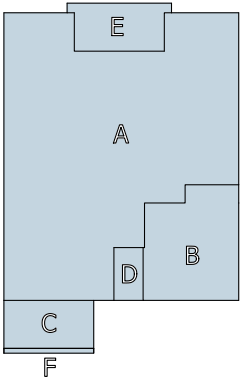
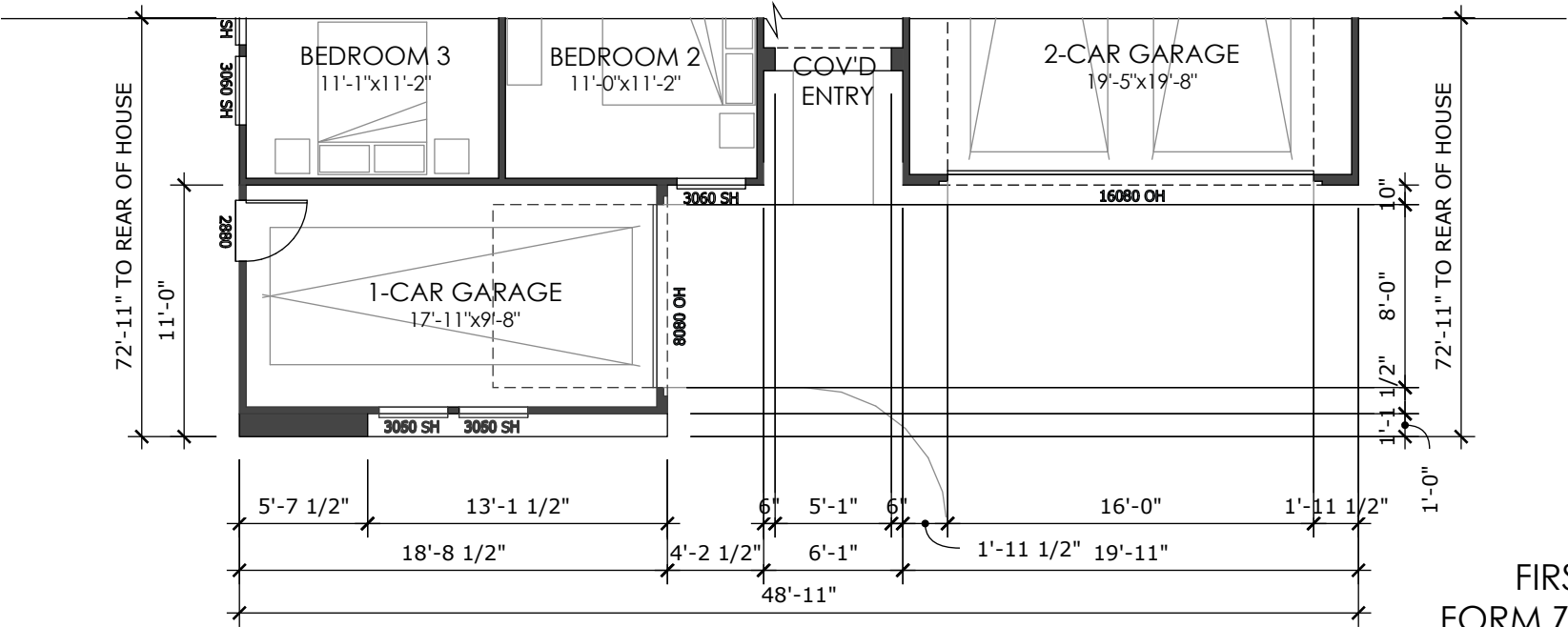
AREA S.F. BREAKDOWN	
MAX. LIVABLE (A):	2,270
(B) 2 CAR GARAGE:	444
(C) 1 CAR GARAGE:	187

(D) COVERED ENTRY:	
ELEVATION WB:	67
ELEVATION XB:	67
ELEVATION ZB:	67

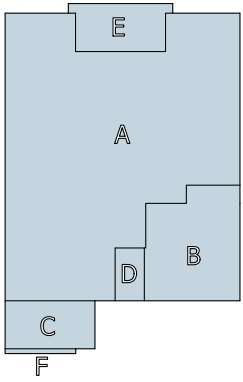
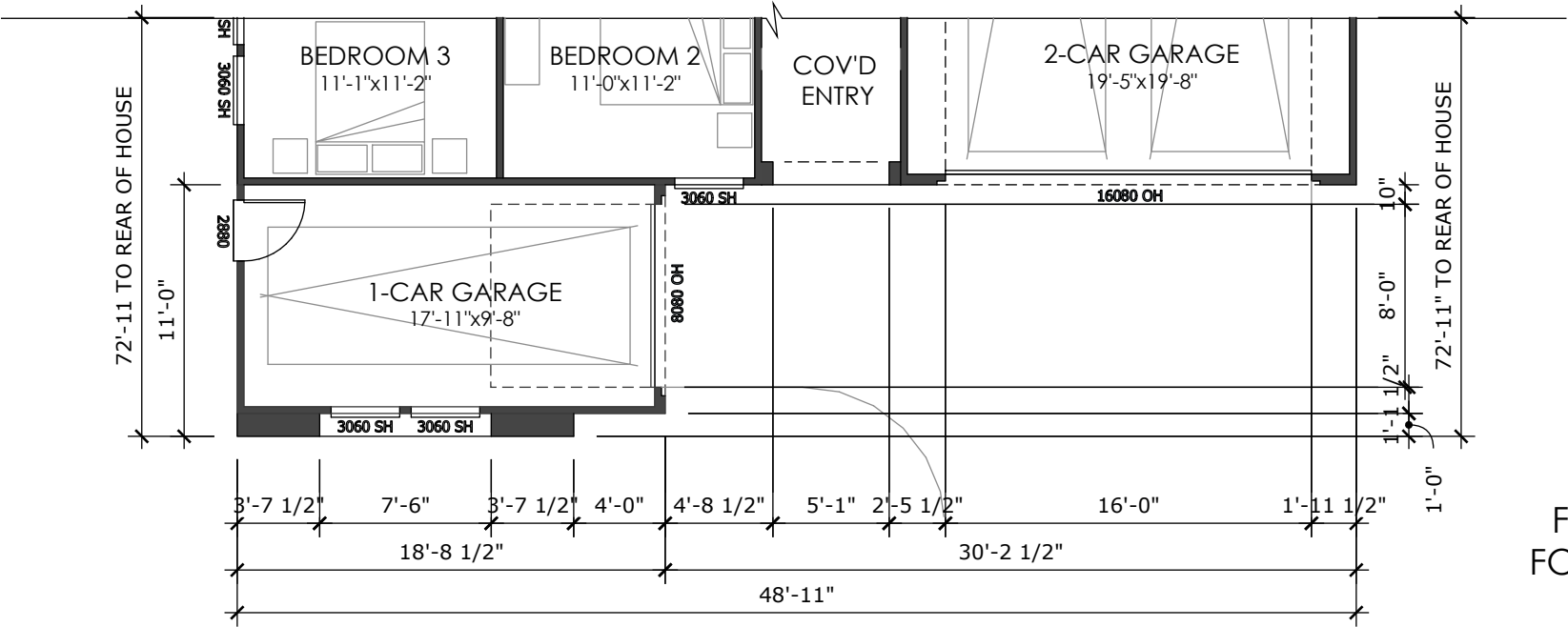
(E) COVERED PATIO:	194
(F) ARCH. PROJECTION:	
ELEVATION WB:	-
ELEVATION XB:	15
ELEVATION ZB:	19

MAX FOOTPRINT: 3,181

TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 3,181/6,300 = 50.5%



FIRST FLOOR PLAN
FORM ZB - CONTEMPORARY



FIRST FLOOR PLAN
FORM XB - HACIENDA

PLAN 1 (OPTIONS)

LIV. SF: 2,270
PLAN W x D: 48'-11" x 71'-11"
PLAN #: 6250
SCALE: 1/8" = 1'-0"
PLAN NAME: BARCELONA

VITAL STATS	
BEDROOM	4
BATH	2
CAR	2+1
CEILING	10'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN	
MAX. LIVABLE (A):	2,270
(B) 2 CAR GARAGE:	444
(C) 1 CAR GARAGE:	187

(D) COVERED ENTRY:	
ELEVATION WB:	67
ELEVATION XB:	67
ELEVATION ZB:	67

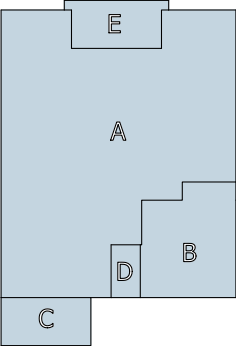
(E) COVERED PATIO:	194
(F) ARCH. PROJECTION:	
ELEVATION WB:	-
ELEVATION XB:	15
ELEVATION ZB:	19

MAX FOOTPRINT: 3,181

TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 3,181/6,300 = 50.5%

FIRST FLOOR PLAN OPTIONS
FORM WB - FARMHOUSE

- OPTION :: 12080 SGD WITH COVERED PATIO
OPTION :: 3080 BARN DOOR AT PRIMARY BATH
OPTION :: F.S. TUB AT PRIMARY BATH
OPTION :: GREAT ROOM BEAMS AT LOFT & FARMHOUSE

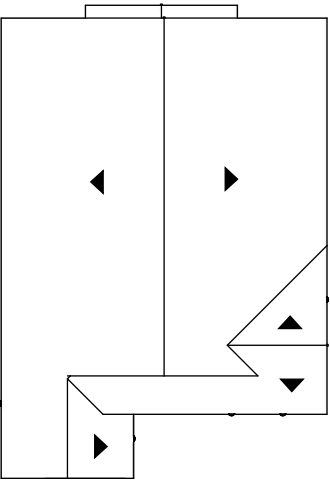


50' MARKET RATE :: SP-2

PLAN 1	BARCELONA
LIV. SF:	2,270
PLAN W x D:	48'-11" X 71'-11"
PLAN #:	6250
ROOF PITCH:	5:12
FORM:	WB - FARMHOUSE



FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.

- STYLE LEGEND:
- 1 PROMINENT GABLES
 - 2 CONCRETE 'FLAT' TILES
 - 3 12" RAKES AND 12" EAVES
 - 4 DECORATIVE GABLE DETAILS
 - 5 DECORATIVE BOARD & BATTON
 - 6 DECORATIVE SHUTTERS
 - 7 PLATE HEIGHT - 10'-1" A.F.F.
 - 8 WINDOW HEADER - 8'-0" A.F.F.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



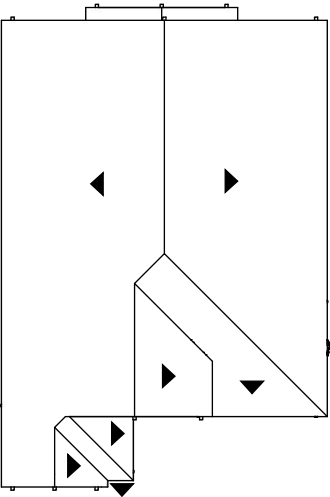
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

50' MARKET RATE :: SP-2

PLAN 1	BARCELONA
LIV. SF:	2,270
PLAN W x D:	48'-11" X 72'-11"
PLAN #:	6250
ROOF PITCH:	5:12
FORM:	XB - HACIENDA

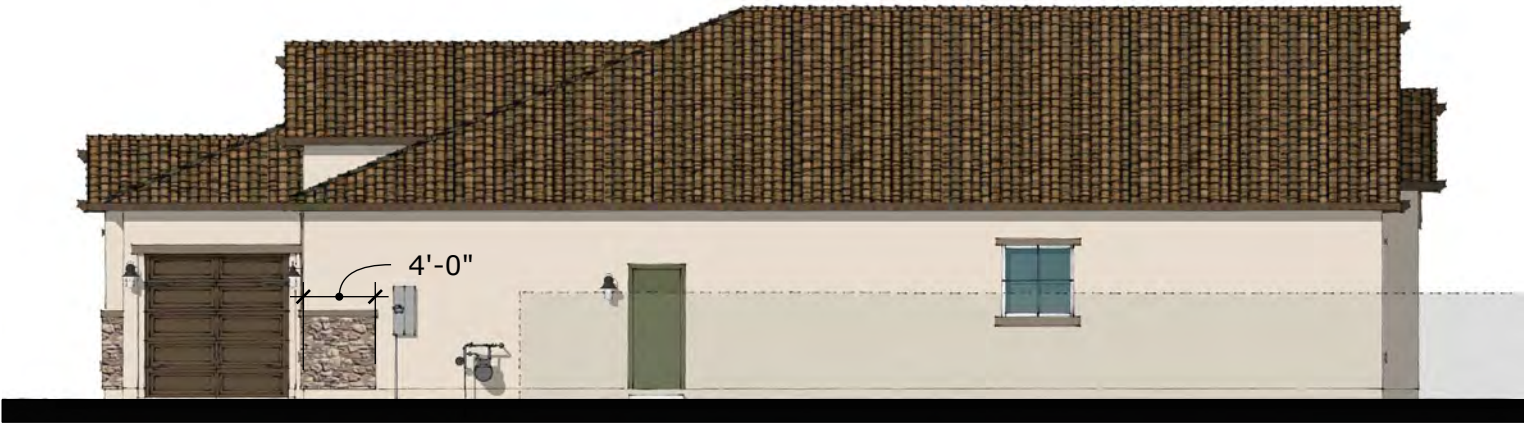


FORM XB - HACIENDA
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.

- STYLE LEGEND:
- 1 PROMINENT GABLES
 - 2 CONCRETE 'S' TILES
 - 3 12" RAKES AND EAVES
 - 4 DECORATIVE GABLE DETAILS
 - 5 MASONRY VENEER ACCENTS
 - 6 PLATE HEIGHT - 10'-1" A.F.F.
 - 7 WINDOW HEADER - 8'-0" A.F.F.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



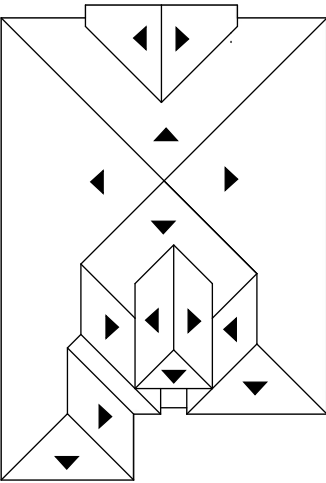
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

50' MARKET RATE :: SP-2

PLAN 1	BARCELONA
LIV. SF:	2,270
PLAN W x D:	48'-11" X 71'-11"
PLAN #:	6250
ROOF PITCH:	5:12
FORM:	ZB - CONTEMPORARY



FORM ZB - CONTEMPORARY
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.

- STYLE LEGEND:
- 1 PROMINENT HIPPS
 - 2 CONCRETE 'FLAT' TILES
 - 3 12" RAKES AND 12" EAVES
 - 4 DECORATIVE SIDING
 - 5 MASONRY VENEER ACCENTS
 - 6 PLATE HEIGHT - 10'-1" A.F.F.
 - 7 WINDOW HEADER - 8'-0" A.F.F.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

50' MARKET RATE :: SP-2

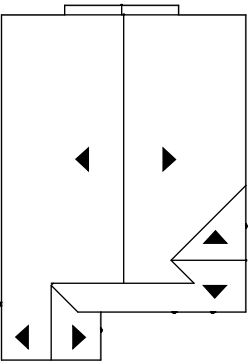
PLAN 1 BARCELONA

LIV. SF: 2,270
PLAN W x D: 48'-11" X 71'-11"
PLAN #: 6250
ROOF PITCH: 5:12

OPT. 12080 SGD AT COV'D PATIO



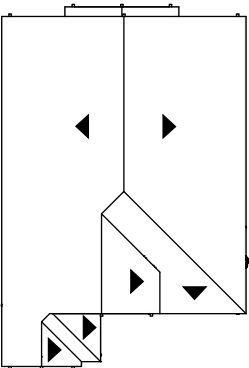
FORM WB - FARMHOUSE OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM WB - FARMHOUSE



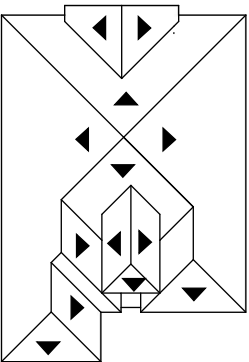
FORM XB - HACIENDA OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM XB - HACIENDA



FORM ZB - CONTEMPORARY OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM ZB - CONTEMPORARY



PLAN 2

LIV. SF: 2,393
PLAN W x D: 48'-11" x 69'-11"
PLAN #: 6253
SCALE: 1/8" = 1'-0"
PLAN NAME: BELFAST ESP

VITAL STATS
BEDROOM 3 + ESP
BATH 3
CAR 2+1
CEILING 10'
WINDOW HDR 8'

STATUS | NTL PORTFOLIO PLAN

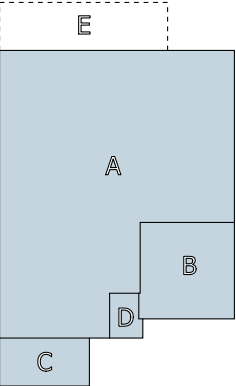
AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,393
(B) 2 CAR GARAGE: 396
(C) 1 CAR GARAGE: 187

(D) COVERED ENTRY:
ELEVATION WB: 60
ELEVATION XB: 62
ELEVATION ZB: 63

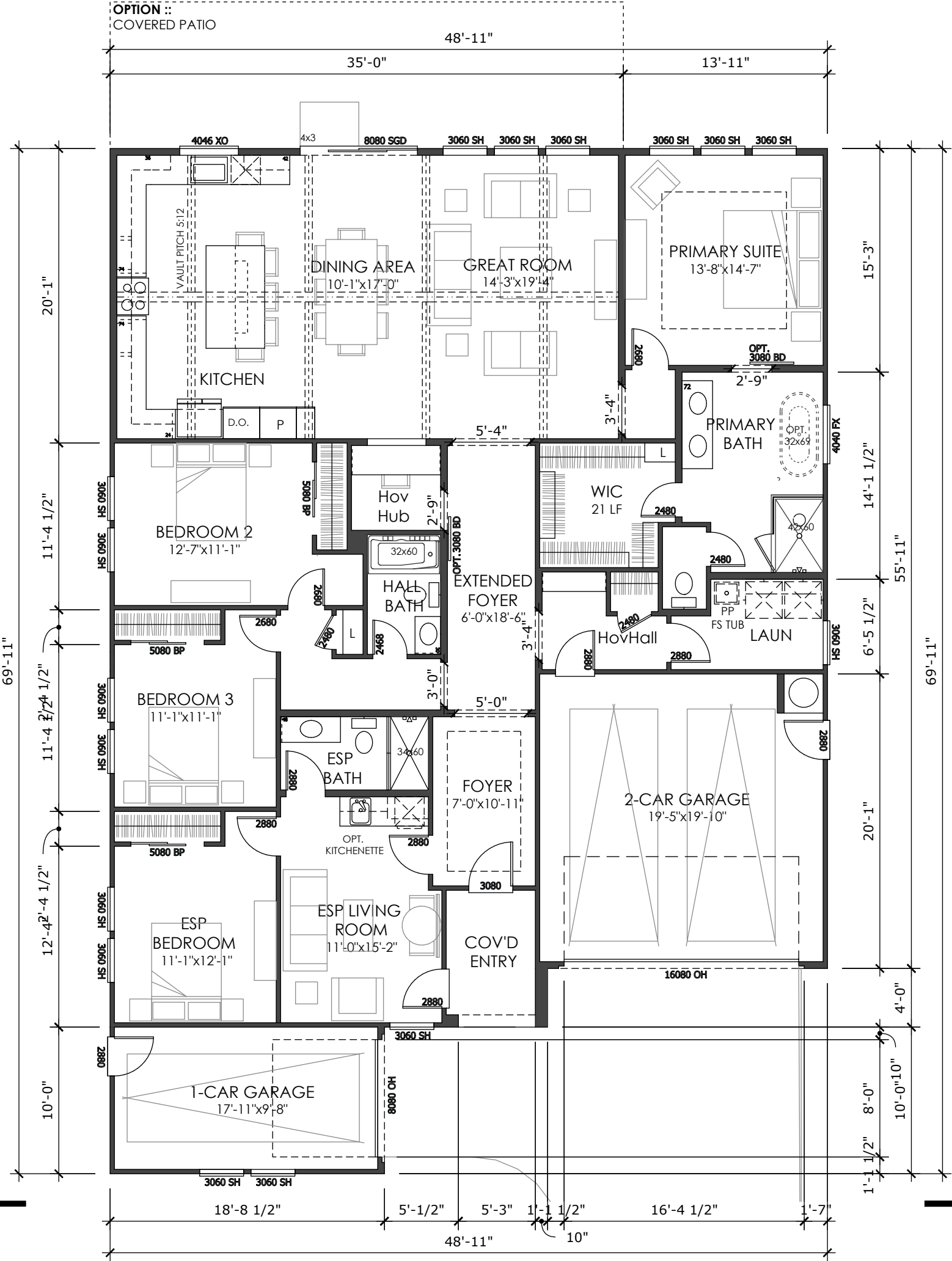
(E) COVERED PATIO: -
(F) ARCH. PROJECTION:
ELEVATION WB: -
ELEVATION XB: -
ELEVATION ZB: -

MAX FOOTPRINT: 3,039

TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 3,039/6,300 = 48.2%



FIRST FLOOR PLAN
FORM WB - FARMHOUSE



PLAN 2

LIV. SF: 2,393
PLAN W x D: 48'-11" x 69'-11"
PLAN #: 6253
SCALE: 1/8" = 1'-0"
PLAN NAME: BELFAST ESP

VITAL STATS
BEDROOM 3 + ESP
BATH 3
CAR 2+1
CEILING 10'
WINDOW HDR 8'

STATUS | NTL PORTFOLIO PLAN

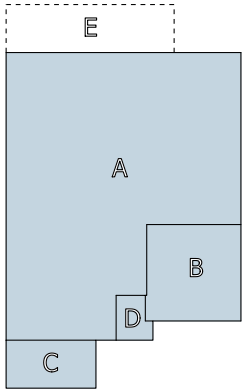
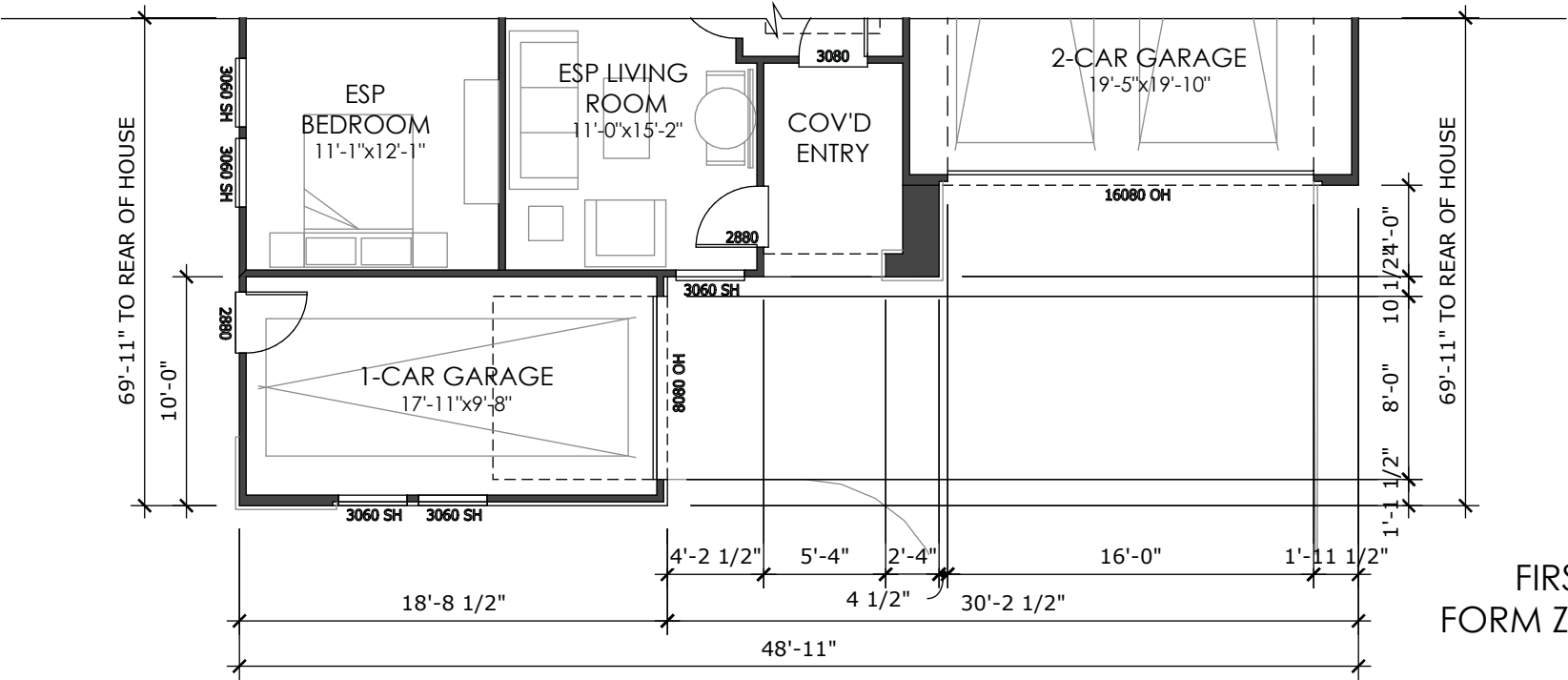
AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,393
(B) 2 CAR GARAGE: 396
(C) 1 CAR GARAGE: 187

(D) COVERED ENTRY:
ELEVATION WB: 60
ELEVATION XB: 62
ELEVATION ZB: 63

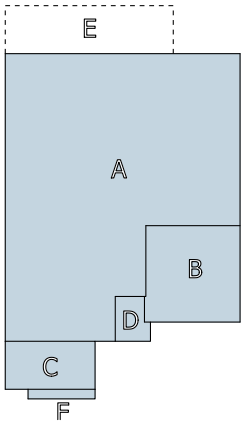
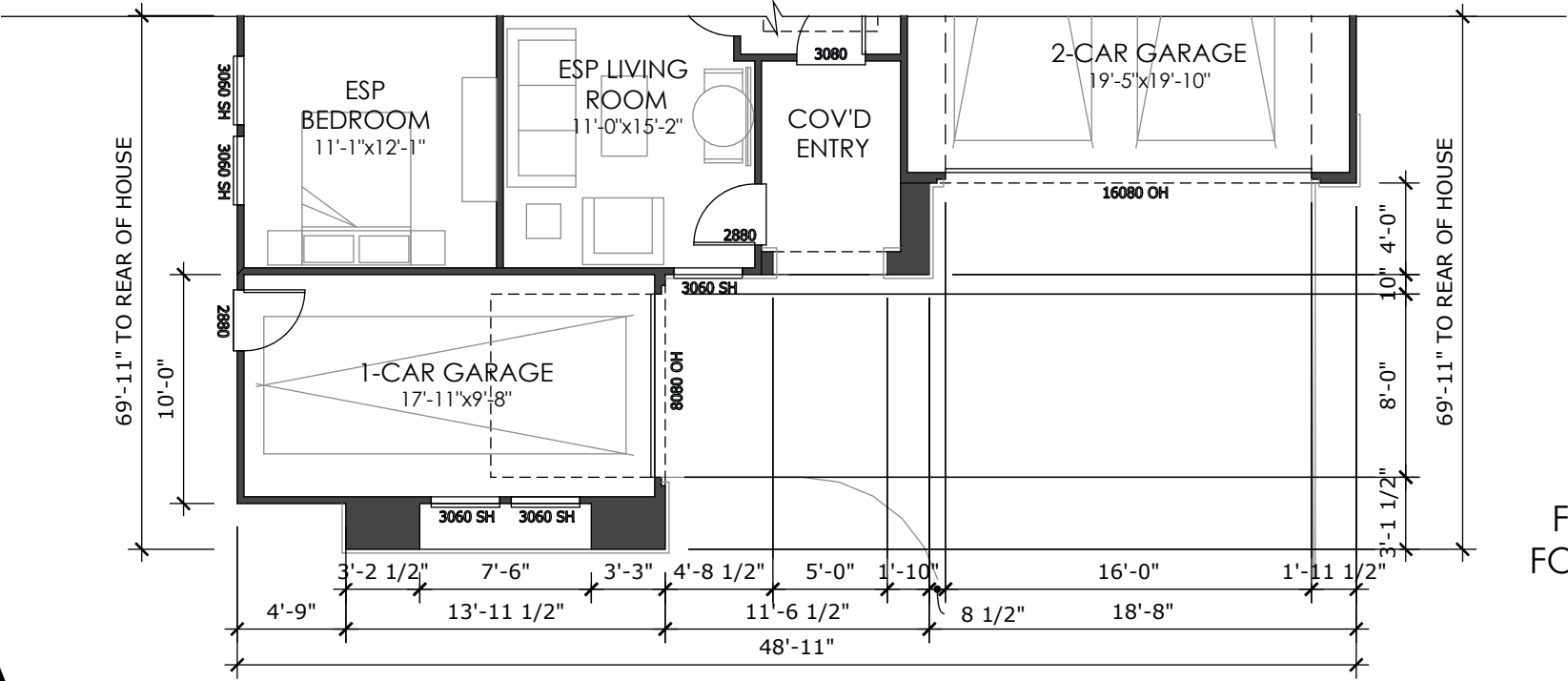
(E) COVERED PATIO: -
(F) ARCH. PROJECTION:
ELEVATION WB: -
ELEVATION XB: -
ELEVATION ZB: -

MAX FOOTPRINT: 3,039

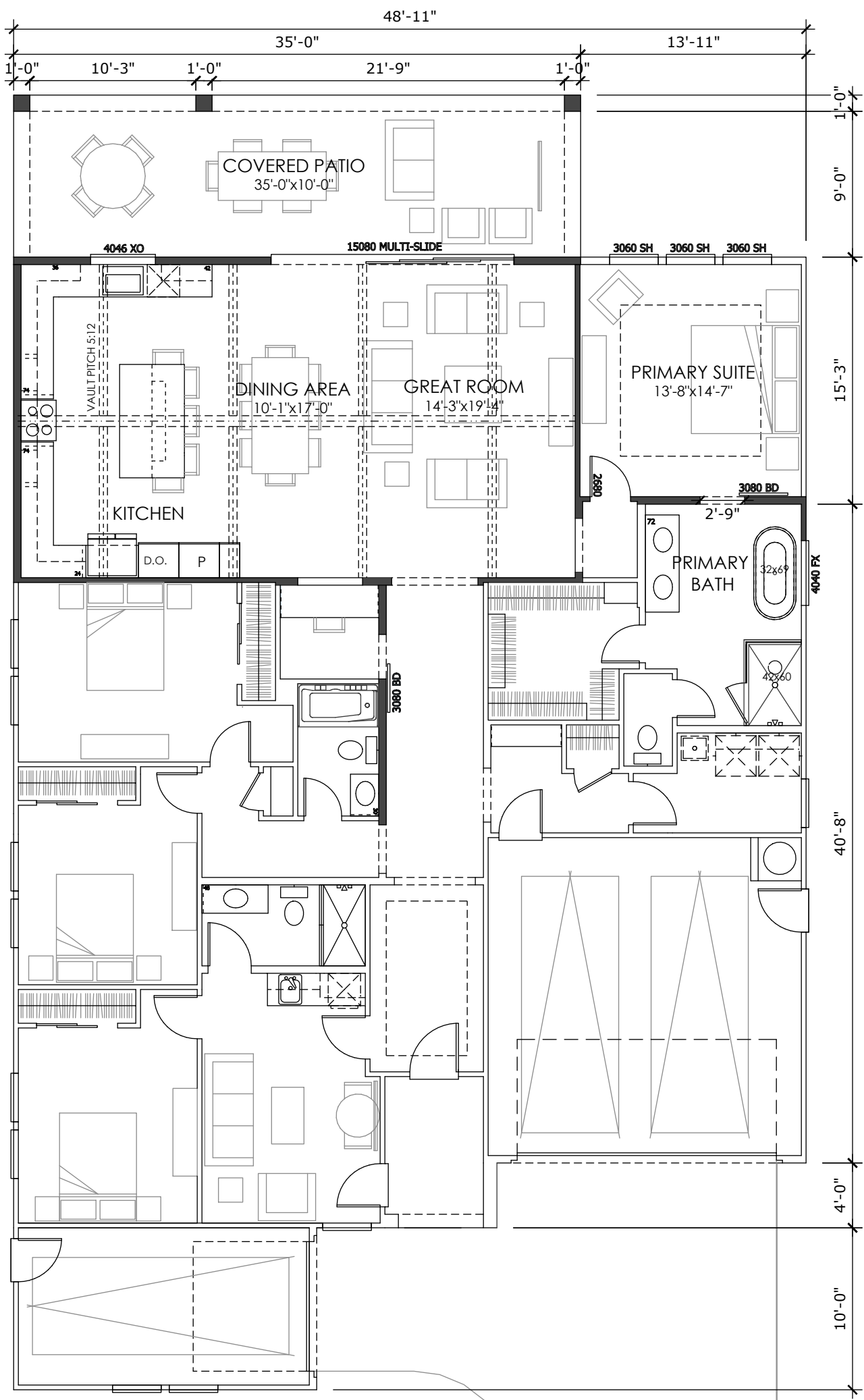
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 3,039/6,300 = 48.2%



FIRST FLOOR PLAN
FORM ZB - CONTEMPORARY



FIRST FLOOR PLAN
FORM XB - HACIENDA



ATTACHMENT 2
Exhibit A to the Resolution
50' MARKET RATE :: SP-2

PLAN 2 (OPTIONS)

LIV. SF: 2,393
PLAN W x D: 48'-11" x 69'-11"
PLAN #: 6253
SCALE: 1/8" = 1'-0"
PLAN NAME: BELFAST ESP

VITAL STATS
BEDROOM 3 + ESP
BATH 3
CAR 2+1
CEILING 10'
WINDOW HDR 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,393
(B) 2 CAR GARAGE: 396
(C) 1 CAR GARAGE: 187

(D) COVERED ENTRY:
ELEVATION WB: 60
ELEVATION XB: 62
ELEVATION ZB: 63

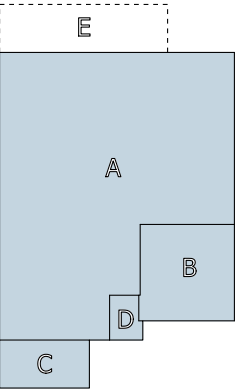
(E) COVERED PATIO: 350
(F) ARCH. PROJECTION:
ELEVATION WB: -
ELEVATION XB: -
ELEVATION ZB: -

MAX FOOTPRINT: 3,389

TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 3,389/6,300 = 53.8%

FIRST FLOOR PLAN OPTIONS
FORM WB - FARMHOUSE

- OPTION :: 15080 MSGD AT COVERED PATIO
- OPTION :: GREAT ROOM BEAMS AT LOFT & FARMHOUSE
- OPTION :: F.S. TUB AT PRIMARY BATH
- OPTION :: 3080 BARN DOOR AT PIMARY BATH
- OPTION :: 3080 BARN DOOR AT HOV HUB

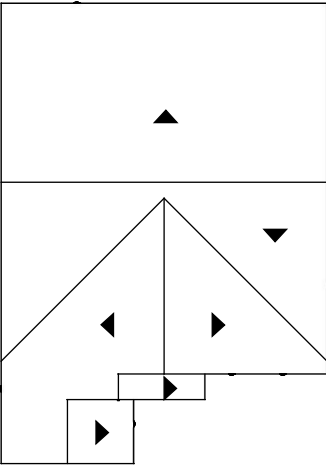


50' MARKET RATE :: SP-2

PLAN 2	BELFAST ESP
LIV. SF:	2,393
PLAN W x D:	48'-11" X 69'-11"
PLAN #:	6253
ROOF PITCH:	5:12
FORM:	WB - FARMHOUSE

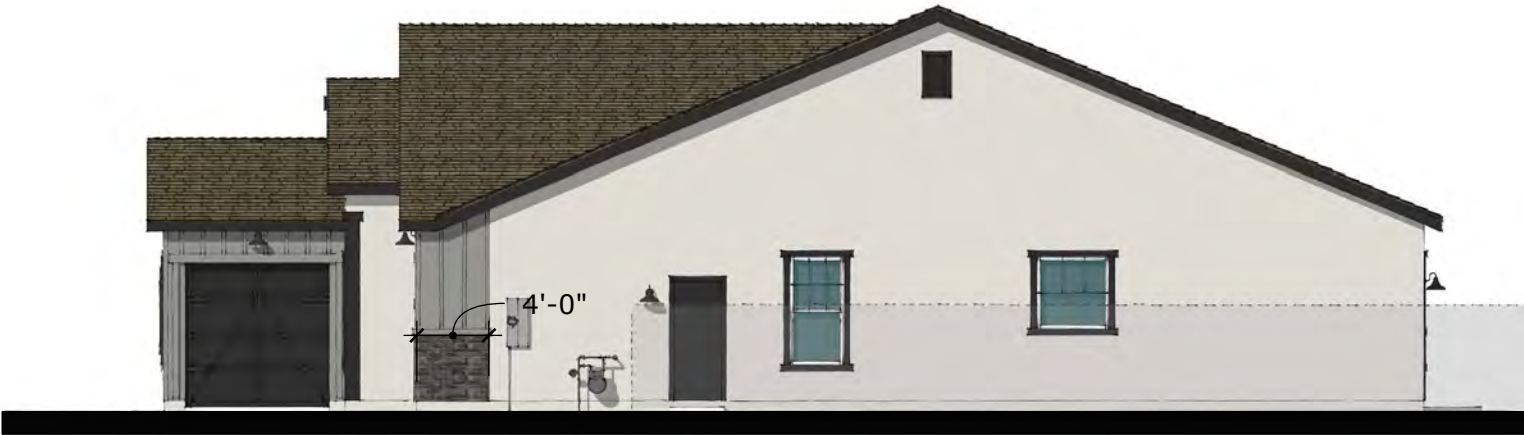


FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.

- STYLE LEGEND:
- 1 PROMINENT GABLES
 - 2 CONCRETE 'FLAT' TILES
 - 3 12" RAKES AND 12" EAVES
 - 4 DECORATIVE GABLE DETAILS
 - 5 DECORATIVE BOARD & BATTON
 - 6 DECORATIVE SHUTTERS
 - 7 PLATE HEIGHT - 10'-1" A.F.F.
 - 8 WINDOW HEADER - 8'-0" A.F.F.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

50' MARKET RATE :: SP-2

PLAN 2	BELFAST ESP
LIV. SF:	2,393
PLAN W x D:	48'-11" X 71'-11"
PLAN #:	6253
ROOF PITCH:	5:12
FORM:	XB - HACIENDA



FORM XB - HACIENDA
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



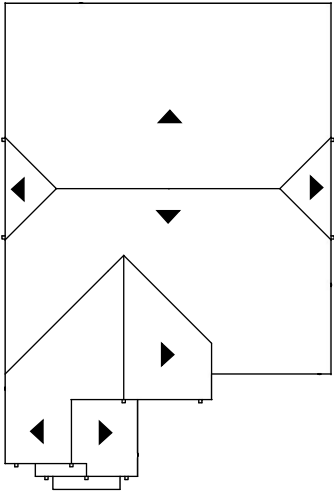
REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES
- 2 CONCRETE 'S' TILES
- 3 12" RAKES AND EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 MASONRY VENEER ACCENTS
- 6 PLATE HEIGHT - 10'-1" A.F.F.
- 7 WINDOW HEADER - 8'-0" A.F.F.

50' MARKET RATE :: SP-2

PLAN 2	BELFAST ESP
LIV. SF:	2,393
PLAN W x D:	48'-11" X 70'-11"
PLAN #:	6253
ROOF PITCH:	5:12
FORM:	ZB - CONTEMPORARY



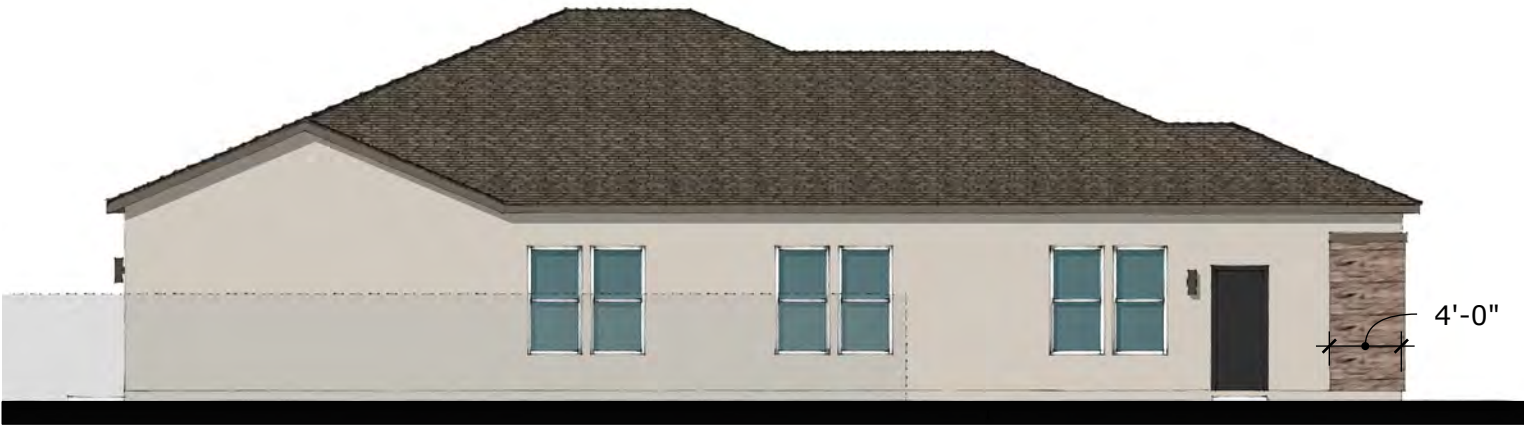
FORM ZB - CONTEMPORARY
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



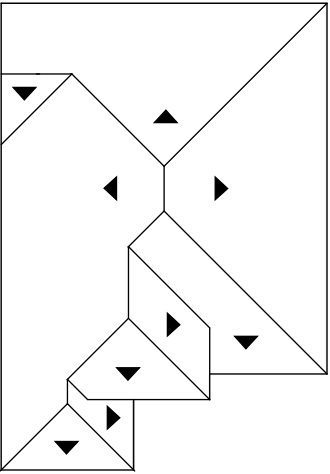
REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

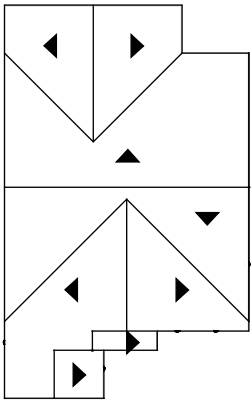
- STYLE LEGEND:
- 1 PROMINENT HIPPS
 - 2 CONCRETE 'FLAT' TILES
 - 3 12" RAKES AND 12" EAVES
 - 4 DECORATIVE SIDING
 - 5 MASONRY VENEER ACCENTS
 - 6 PLATE HEIGHT - 10'-1" A.F.F.
 - 7 WINDOW HEADER - 8'-0" A.F.F.

50' MARKET RATE :: SP-2

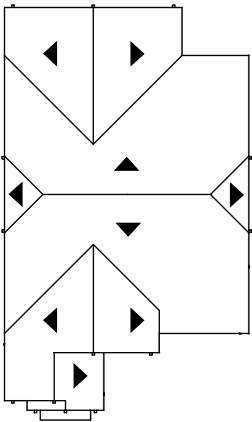
PLAN 2 BELFAST ESP

LIV. SF: 2,393
PLAN W x D: 48'-11" X 69'-11"
PLAN #: 6253
ROOF PITCH: 5:12

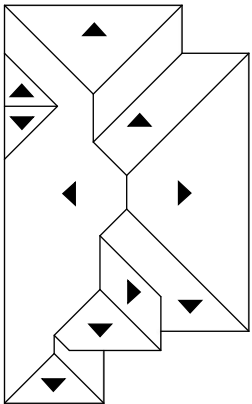
OPT. COVERED PATIO



FORM WB - FARMHOUSE



FORM XB - HACIENDA



FORM ZB - CONTEMPORARY



FORM WB - FARMHOUSE

OPT. LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM WB - FARMHOUSE

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM XB - HACIENDA

OPT. LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM XB - HACIENDA

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM ZB - CONTEMPORARY

OPT. LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM ZB - CONTEMPORARY

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"

50' MARKET RATE :: SP-2

PLAN 2 BELFAST ESP

LIV. SF: 2,393
PLAN W x D: 48'-11" X 69'-11"
PLAN #: 6253
ROOF PITCH: 5:12

OPT. COV'D PATIO W/ 12080 SGD



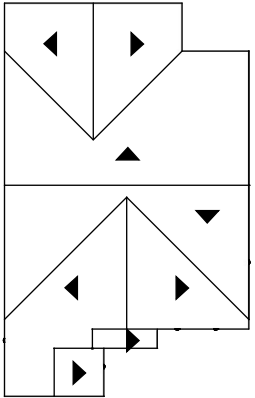
FORM WB - FARMHOUSE

OPT. LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM WB - FARMHOUSE

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM WB - FARMHOUSE



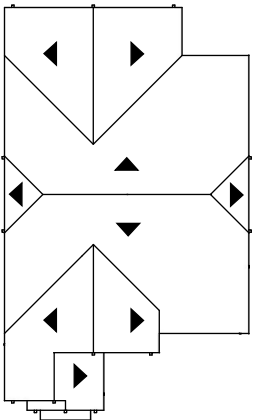
FORM XB - HACIENDA

OPT. LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM XB - HACIENDA

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM XB - HACIENDA



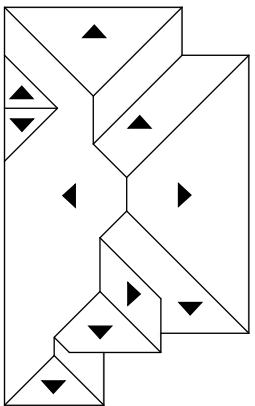
FORM ZB - CONTEMPORARY

OPT. LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM ZB - CONTEMPORARY

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM ZB - CONTEMPORARY

PLAN 3

LIV. SF: 3,001
PLAN W x D: 48'-11" x 50'-11"
PLAN #: 6378
SCALE: 1/8" = 1'-0"
PLAN NAME: LIMERICK

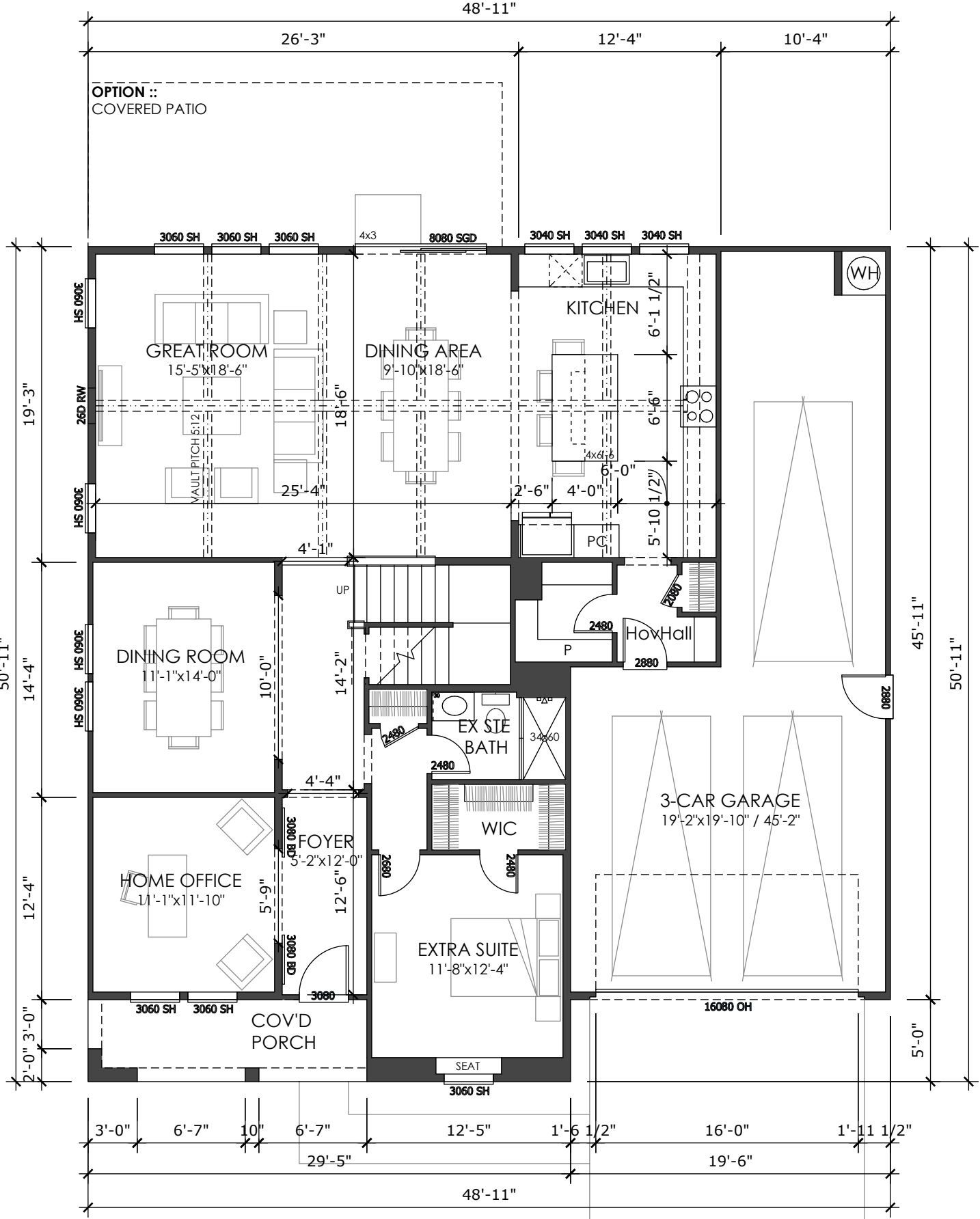
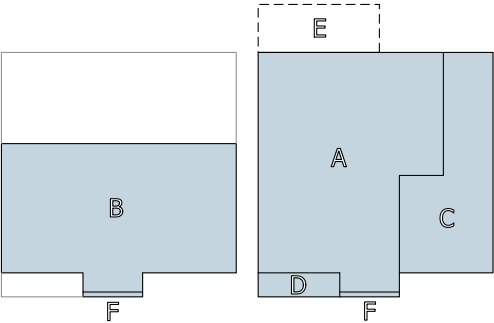
VITAL STATS
BEDROOM 3 + EX. SUITE
BATH 3
CAR 3
CEILING 9'
WINDOW HDR 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 3,001
(A) 1ST FLR LIVABLE: 1,635
(B) 2ND FLR LIVABLE: 1,366
(C) 3 CAR GARAGE: 660
(D) COVERED ENTRY:
ELEVATION WB: 85
ELEVATION XB: 122
ELEVATION ZB: 57

(E) COVERED PATIO: -
(F) ARCH. PROJECTION:
ELEVATION WB: 25
ELEVATION XB: 15
ELEVATION ZB: -

MAX FOOTPRINT: 2,432
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 2,432/6,300 = 38.6%



FIRST FLOOR PLAN
FORM WB - FARMHOUSE

PLAN 3

LIV. SF: 3,001
PLAN W x D: 48'-11" x 50'-11"
PLAN #: 6378
SCALE: 1/8" = 1'-0"
PLAN NAME: LIMERICK

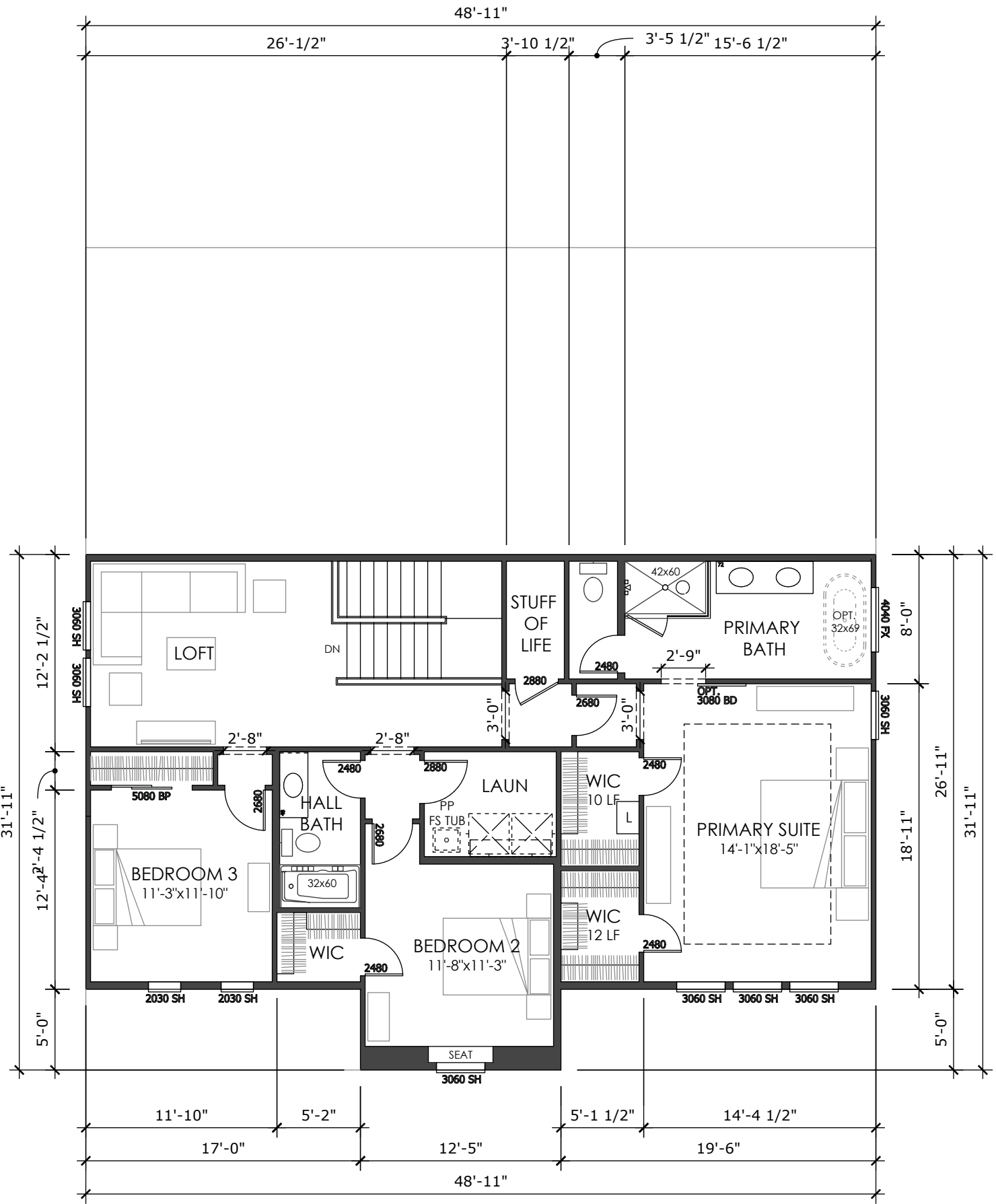
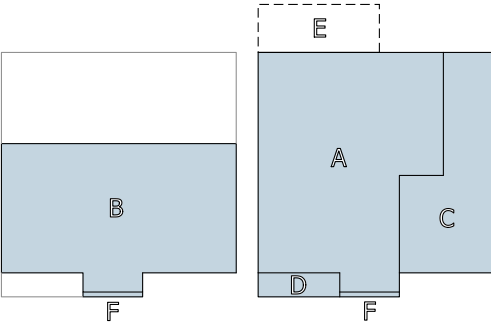
VITAL STATS
BEDROOM 3 + EX. SUITE
BATH 3
CAR 3
CEILING 9'
WINDOW HDR 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 3,001
(A) 1ST FLR LIVABLE: 1,635
(B) 2ND FLR LIVABLE: 1,366
(C) 3 CAR GARAGE: 660
(D) COVERED ENTRY:
ELEVATION WB: 85
ELEVATION XB: 122
ELEVATION ZB: 57

(E) COVERED PATIO: -
(F) ARCH. PROJECTION:
ELEVATION WB: 25
ELEVATION XB: 15
ELEVATION ZB: -

MAX FOOTPRINT: 2,432
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 2,432/6,300 = 38.6%



SECOND FLOOR PLAN
FORM WB - FARMHOUSE

PLAN 3

LIV. SF: 3,001
PLAN W x D: 48'-11" x 50'-11"
PLAN #: 6378
SCALE: 1/8" = 1'-0"
PLAN NAME: LIMERICK

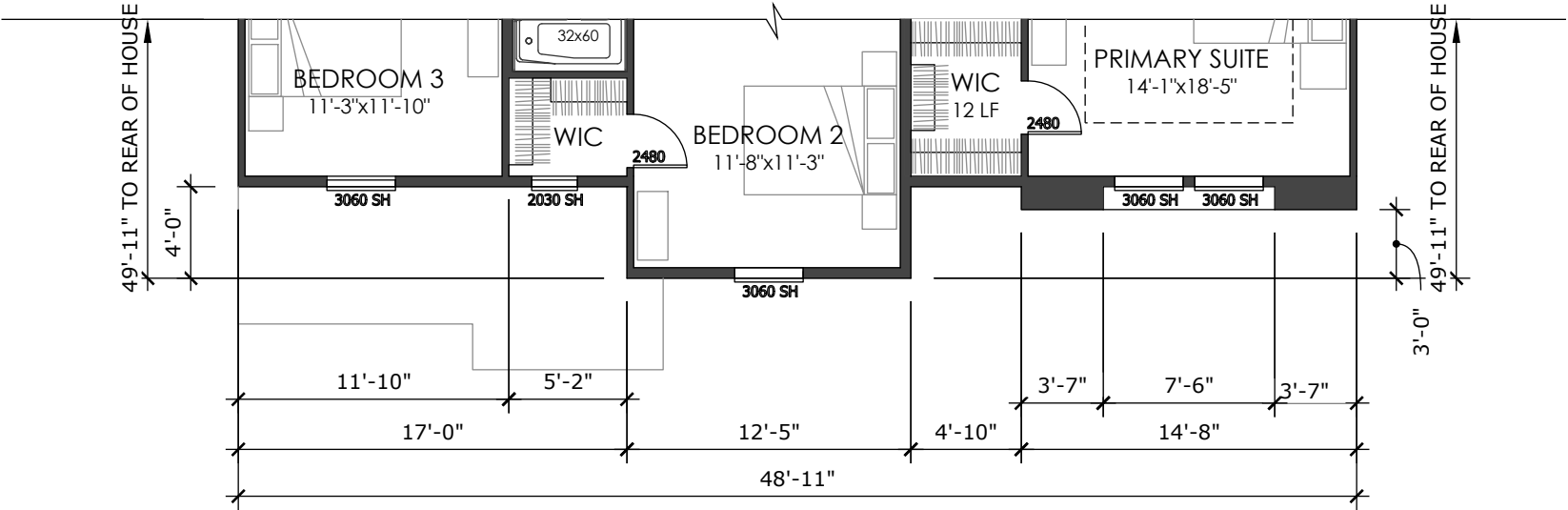
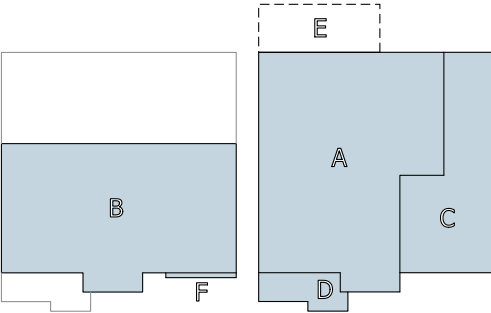
VITAL STATS	
BEDROOM	3 + EX. SUITE
BATH	3
CAR	3
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

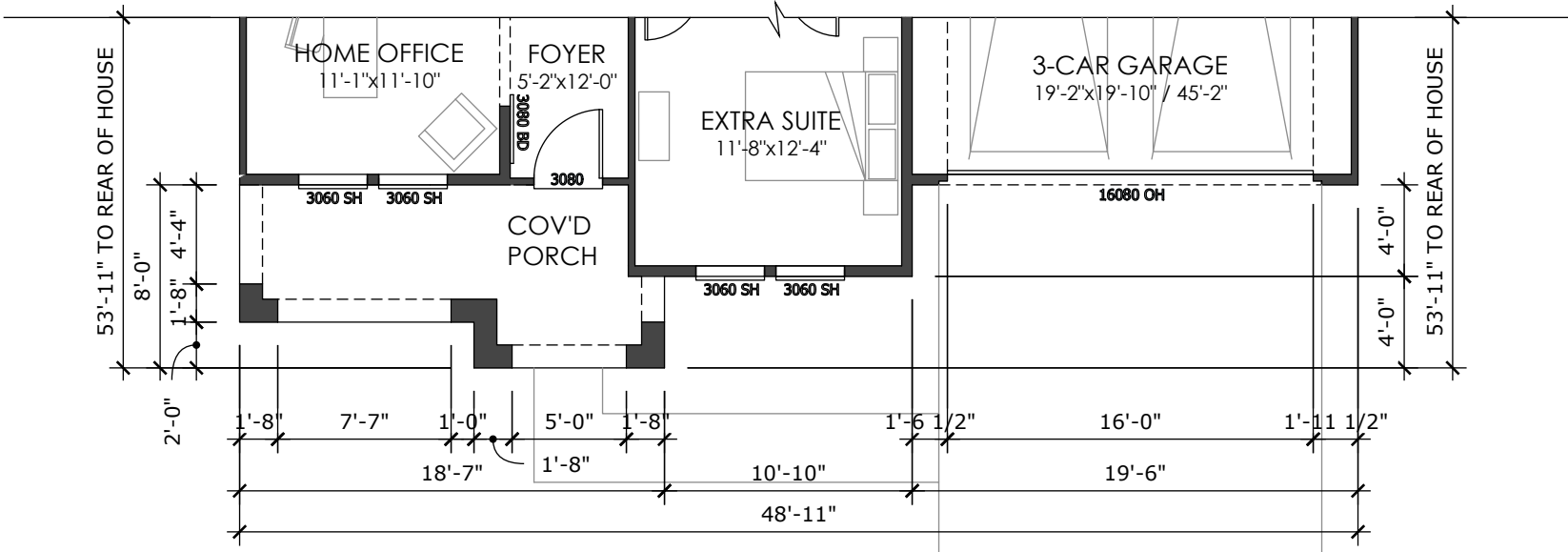
AREA S.F. BREAKDOWN	
MAX. LIVABLE (A):	3,001
(A) 1ST FLR LIVABLE:	1,635
(B) 2ND FLR LIVABLE:	1,366
(C) 3 CAR GARAGE:	660
(D) COVERED ENTRY:	
ELEVATION WB:	85
ELEVATION XB:	122
ELEVATION ZB:	57

(E) COVERED PATIO:	-
(F) ARCH. PROJECTION:	
ELEVATION WB:	25
ELEVATION XB:	15
ELEVATION ZB:	-

MAX FOOTPRINT: 2,432
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 2,432/6,300 = 38.6%



SECOND FLOOR PLAN
FORM XB - HACIENDA



FIRST FLOOR PLAN
FORM XB - HACIENDA

PLAN 3

LIV. SF: 3,001
PLAN W x D: 48'-11" x 50'-11"
PLAN #: 6378
SCALE: 1/8" = 1'-0"
PLAN NAME: LIMERICK

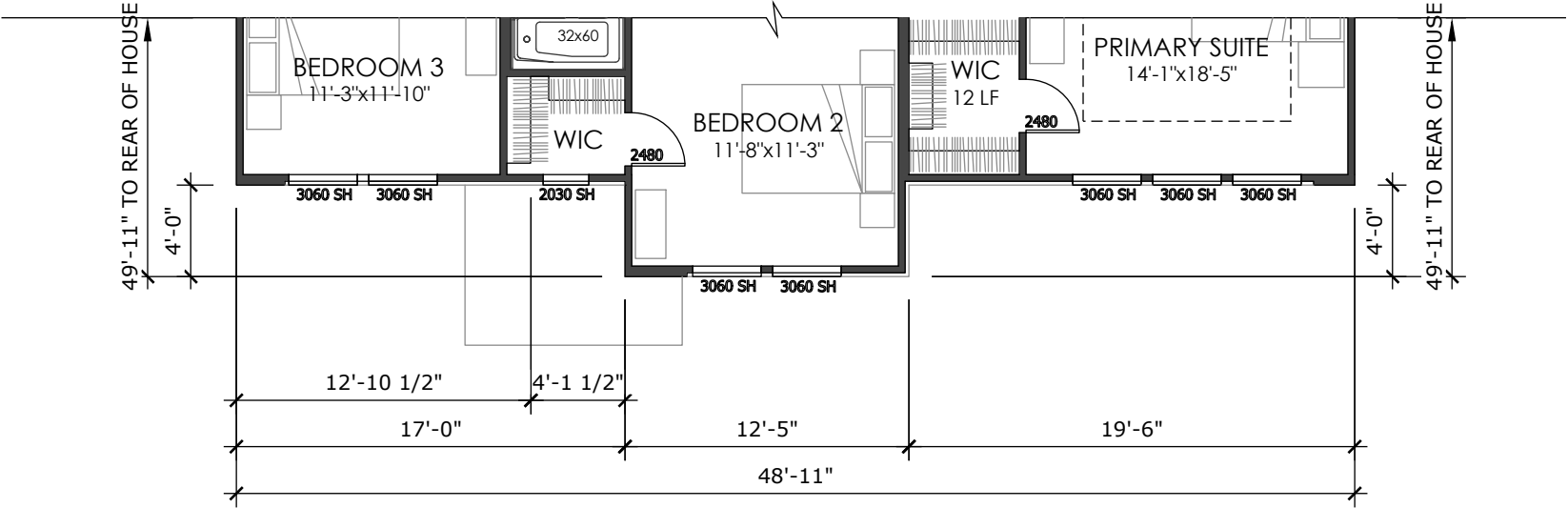
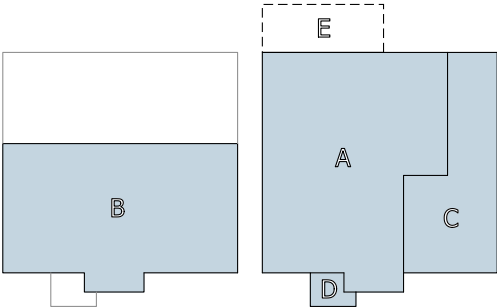
VITAL STATS	
BEDROOM	3 + EX. SUITE
BATH	3
CAR	3
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

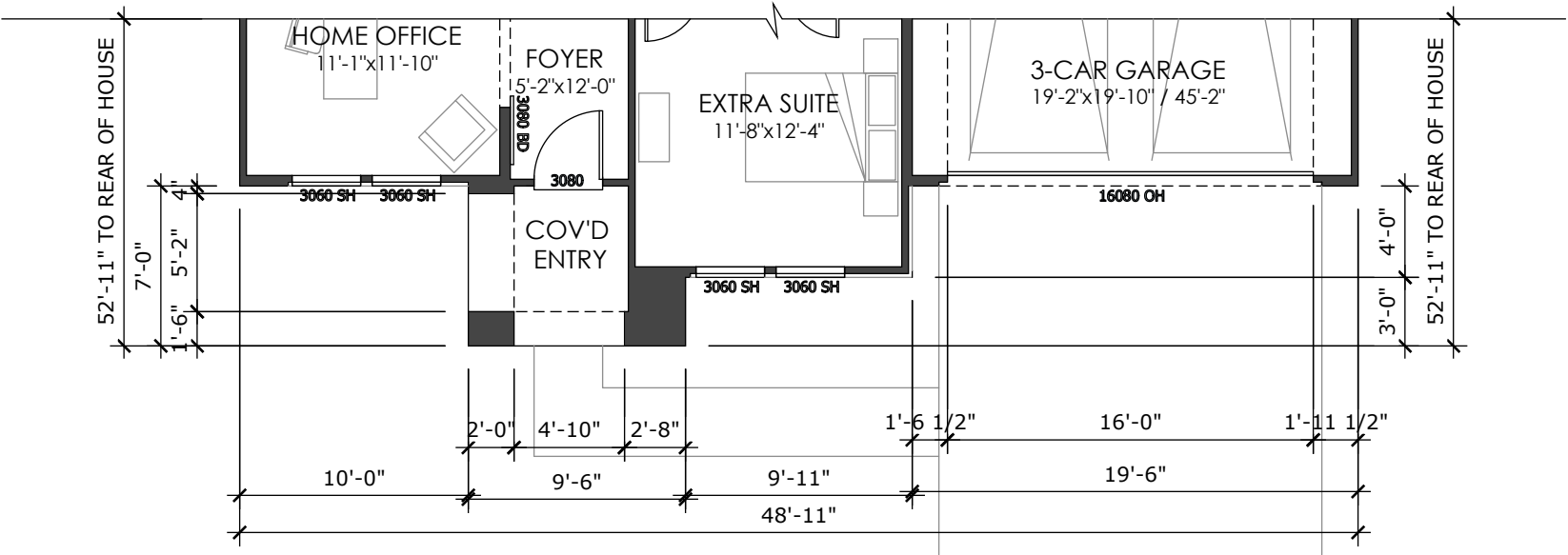
AREA S.F. BREAKDOWN	
MAX. LIVABLE (A):	3,001
(A) 1ST FLR LIVABLE:	1,635
(B) 2ND FLR LIVABLE:	1,366
(C) 3 CAR GARAGE:	660
(D) COVERED ENTRY:	
ELEVATION WB:	85
ELEVATION XB:	122
ELEVATION ZB:	57

(E) COVERED PATIO:	-
(F) ARCH. PROJECTION:	
ELEVATION WB:	25
ELEVATION XB:	15
ELEVATION ZB:	-

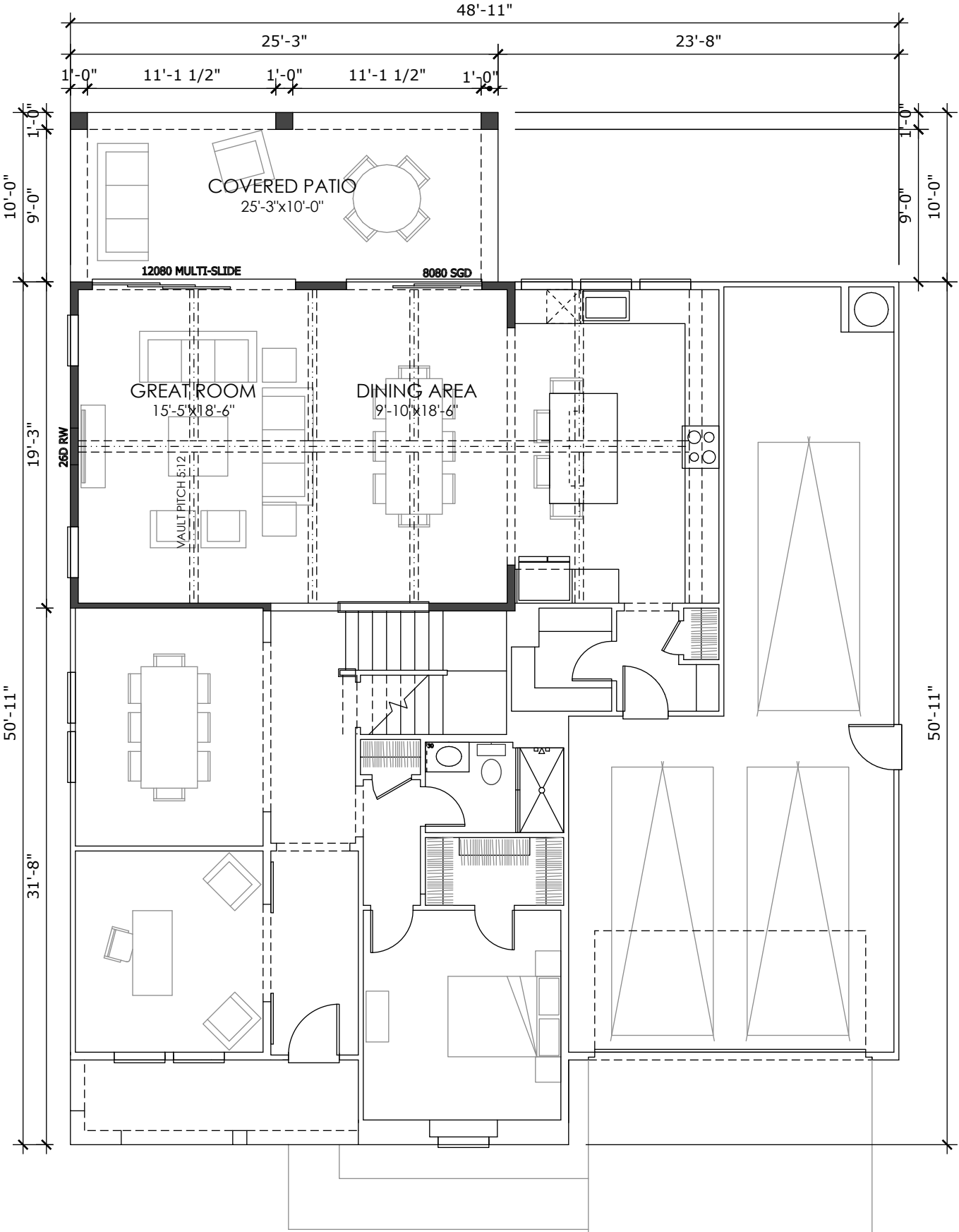
MAX FOOTPRINT: 2,432
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 2,432/6,300 = 38.6%



SECOND FLOOR PLAN
FORM ZB - CONTEMPORARY

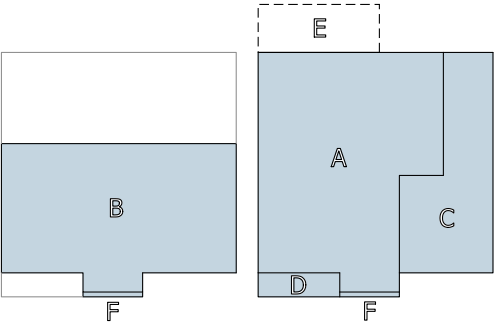


FIRST FLOOR PLAN
FORM ZB - CONTEMPORARY



FIRST FLOOR PLAN OPTIONS
FORM WB - FARMHOUSE

OPTION :: 12080 MSGD AT COVERED PATIO
OPTION :: GREAT ROOM BEAMS AT LOFT & FARMHOUSE



50' MARKET RATE :: SP-2

PLAN 3 (OPTIONS)

LIV. SF: 3,001
PLAN W x D: 48'-11" x 50'-11"
PLAN #: 6378
SCALE: 1/8" = 1'-0"
PLAN NAME: LIMERICK

VITAL STATS
BEDROOM 3 + EX. SUITE
BATH 3
CAR 3
CEILING 9'
WINDOW HDR 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 3,001
(A) 1ST FLR LIVABLE: 1,635
(B) 2ND FLR LIVABLE: 1,366
(C) 3 CAR GARAGE: 660
(D) COVERED ENTRY:
ELEVATION WB: 85
ELEVATION XB: 122
ELEVATION ZB: 57

(E) COVERED PATIO: 253
(F) ARCH. PROJECTION:
ELEVATION WB: 25
ELEVATION XB: 15
ELEVATION ZB: -

MAX FOOTPRINT: 2,685
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 2,685/6,300 = 42.6%

PLAN 3 (OPTIONS)

LIV. SF: 3,001
PLAN W x D: 48'-11" x 50'-11"
PLAN #: 6378
SCALE: 1/8" = 1'-0"
PLAN NAME: LIMERICK

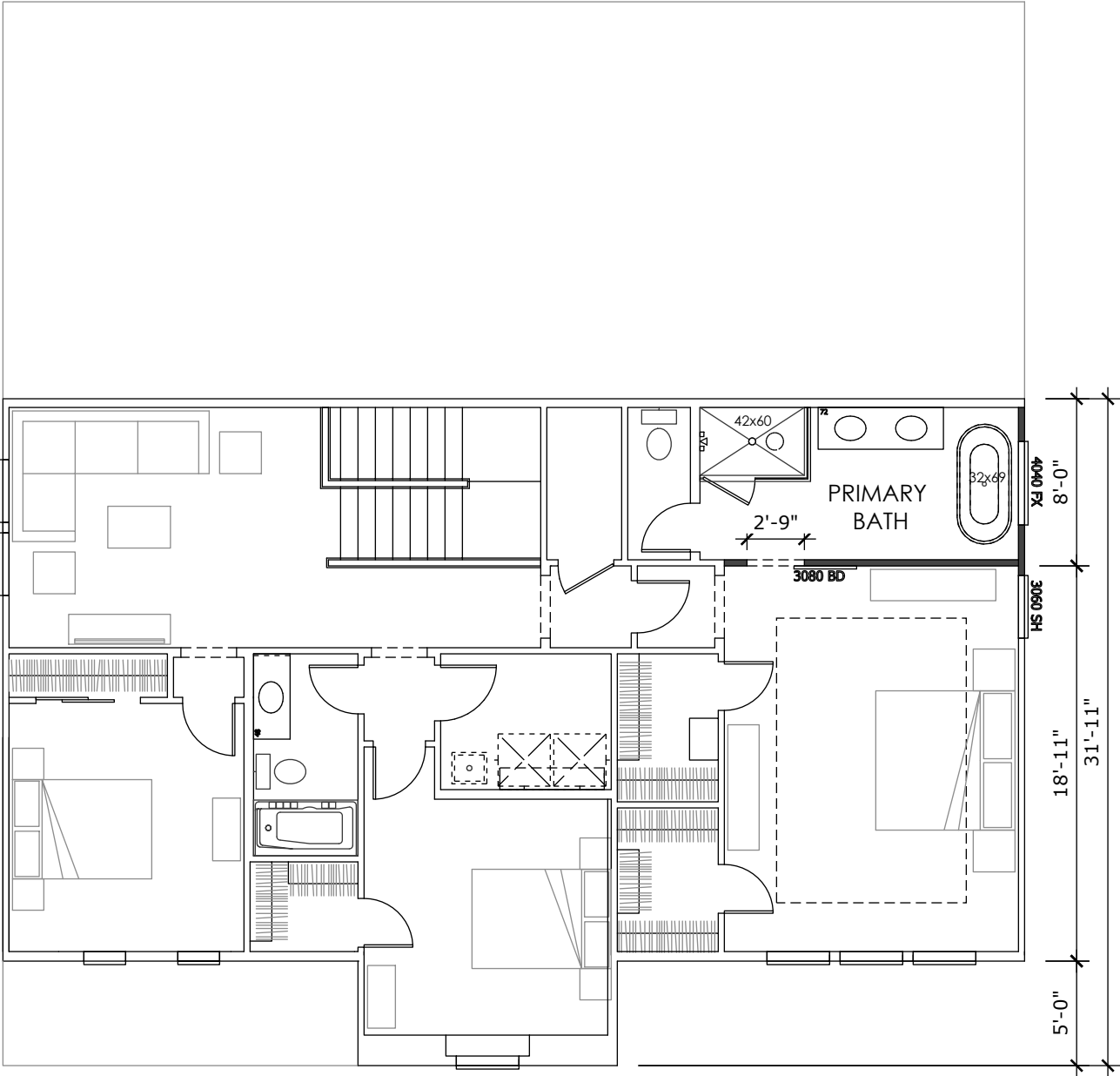
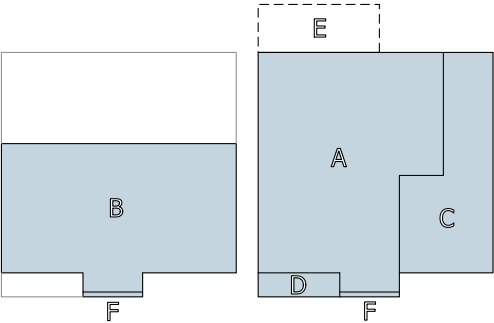
VITAL STATS
BEDROOM 3 + EX. SUITE
BATH 3
CAR 3
CEILING 9'
WINDOW HDR 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 3,001
(A) 1ST FLR LIVABLE: 1,635
(B) 2ND FLR LIVABLE: 1,366
(C) 3 CAR GARAGE: 660
(D) COVERED ENTRY:
ELEVATION WB: 85
ELEVATION XB: 122
ELEVATION ZB: 57

(E) COVERED PATIO: 253
(F) ARCH. PROJECTION:
ELEVATION WB: 25
ELEVATION XB: 15
ELEVATION ZB: -

MAX FOOTPRINT: 2,685
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 2,685/6,300 = 42.6%



SECOND FLOOR PLAN OPTION
SFORM WB - FARMHOUSE

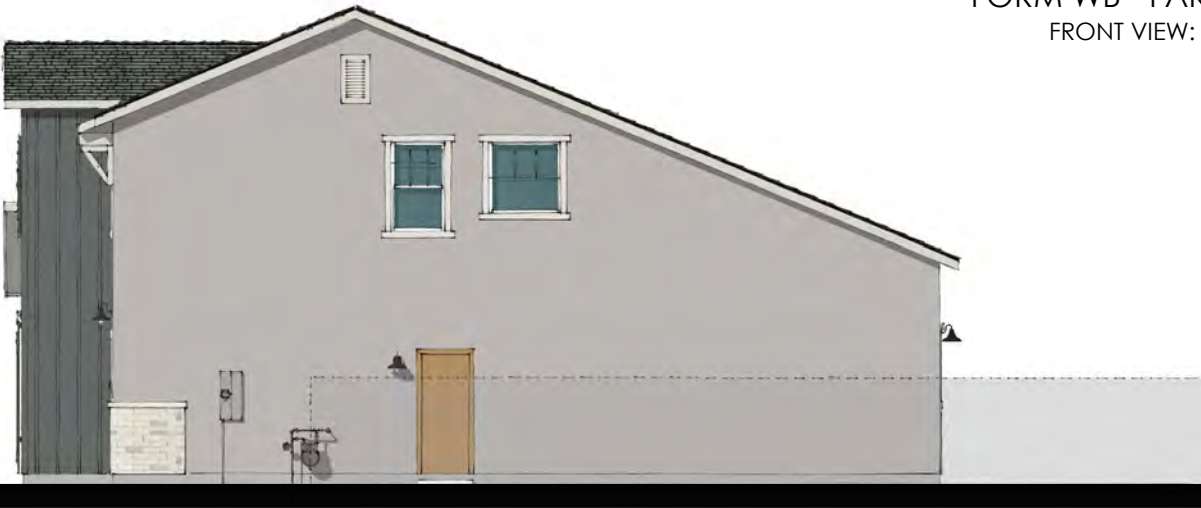
OPTION :: F.S. TUB AT PRIMARY BATH
OPTION :: 3080 BARN DOOR AT PIMARY BATH



50' MARKET RATE :: SP-2	
PLAN 3	LIMERICK
LIV. SF:	3,001
PLAN W x D:	48'-11" X 50'-11"
PLAN #:	6378
ROOF PITCH:	5:12
FORM:	WB - FARMHOUSE



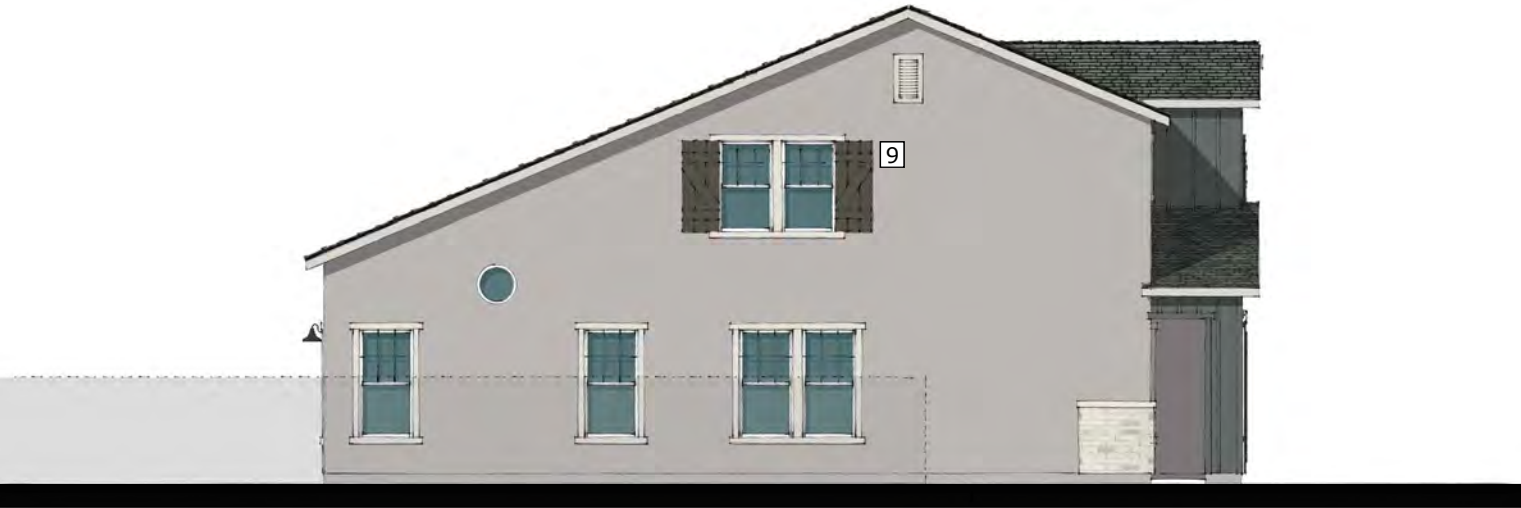
FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



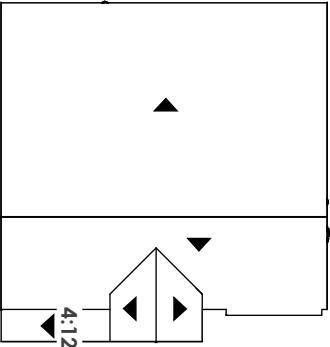
REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



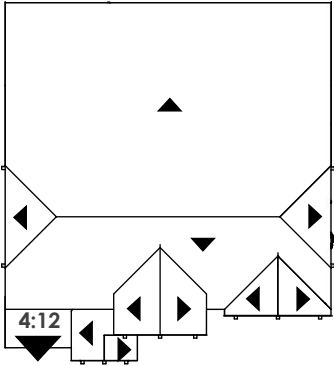
ROOF PLAN | SCALE: N.T.S.

- STYLE LEGEND:
- 1 PROMINENT GABLES
 - 2 CONCRETE 'FLAT' TILES
 - 3 12" RAKES AND 12" EAVES
 - 4 DECORATIVE GABLE DETAILS
 - 5 DECORATIVE BOARD & BATTON
 - 6 DECORATIVE SHUTTERS
 - 7 PLATE HEIGHT - 9'-1" A.F.F. / 9'-1" A.S.F.F.
 - 8 WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.
 - 9 SHUTTERS AT ENHANCED ELEVATION

50' MARKET RATE :: SP-2	
PLAN 3	LIMERICK
LIV. SF:	3,001
PLAN W x D:	48'-11" X 53'-11"
PLAN #:	6378
ROOF PITCH:	5:12
FORM:	XB - HACIENDA

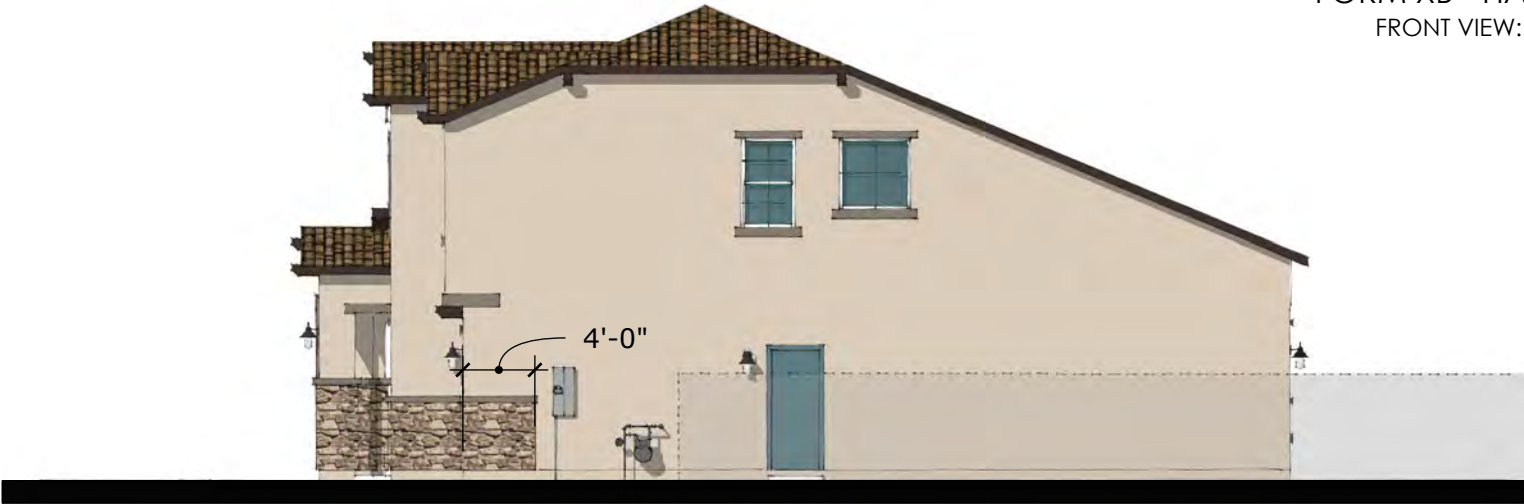


FORM XB - HACIENDA
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.

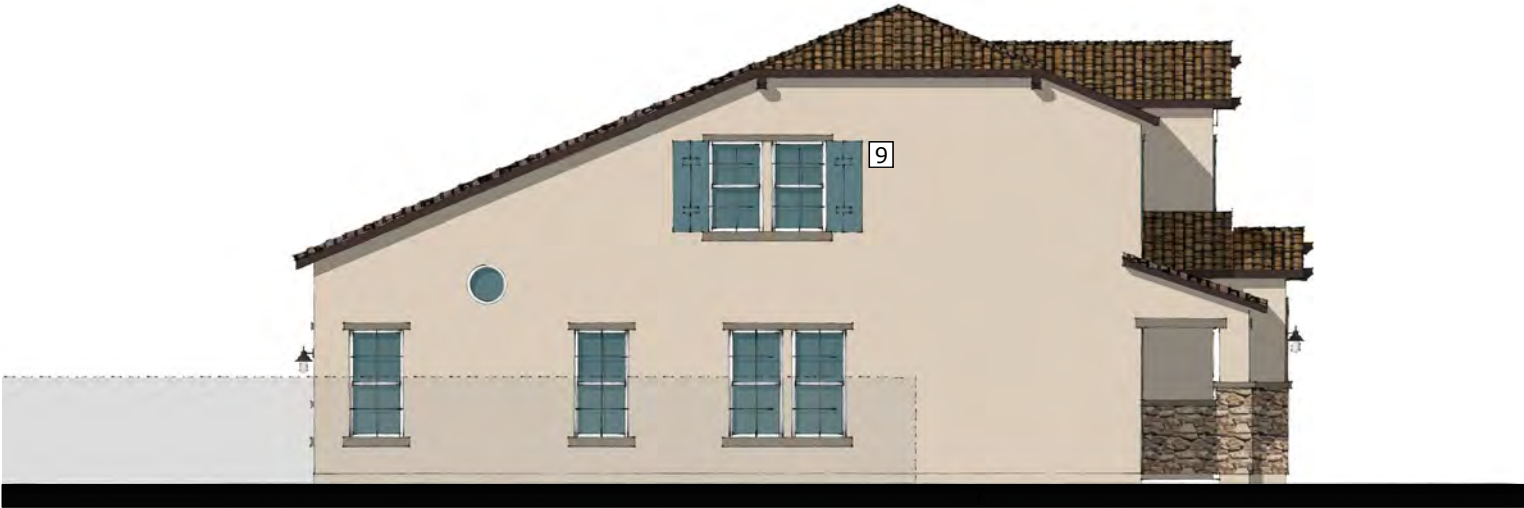
- STYLE LEGEND:
- 1 PROMINENT GABLES
 - 2 CONCRETE 'S' TILES
 - 3 12" RAKES AND EAVES
 - 4 DECORATIVE GABLE DETAILS
 - 5 DECORATIVE SHUTTERS
 - 6 MASONRY VENEER ACCENTS
 - 7 PLATE HEIGHT - 9'-1" A.F.F. / 9'-1" A.S.F.F.
 - 8 WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.
 - 9 SHUTTERS AT ENHANCED ELEVATION



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

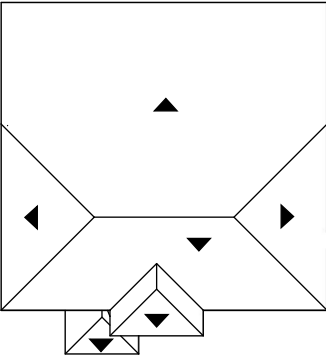


FRONT ELEVATION
SCALE: 3/32" = 1'-0"

50' MARKET RATE :: SP-2	
PLAN 3	LIMERICK
LIV. SF:	3,001
PLAN W x D:	48'-11" X 52'-11"
PLAN #:	6378
ROOF PITCH:	5:12
FORM:	ZB - CONTEMPORARY



FORM ZB - CONTEMPORARY
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.

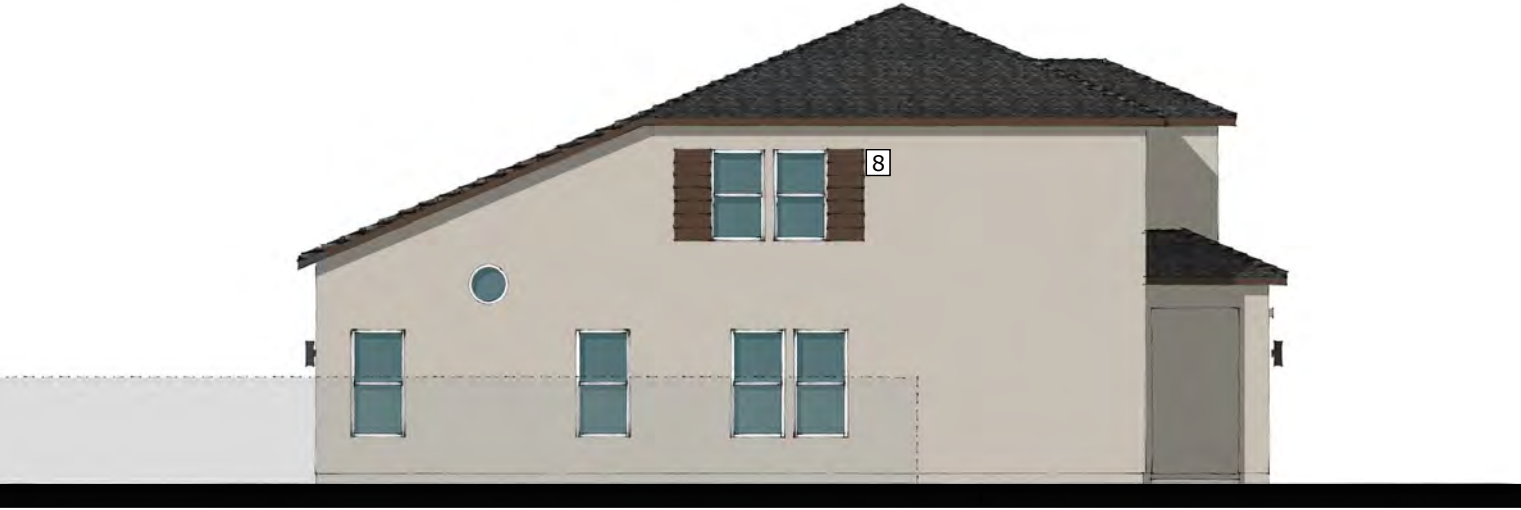
- STYLE LEGEND:
- 1 PROMINENT HIPPS
 - 2 CONCRETE 'FLAT' TILES
 - 3 12" RAKES AND 12" EAVES
 - 4 DECORATIVE SIDING
 - 5 MASONRY VENEER ACCENTS
 - 6 PLATE HEIGHT - 9'-1" A.F.F. / 9'-1" A.S.F.F.
 - 7 WINDOW HEADER - 8'-0" A.F.F. / 7'-6" A.S.F.F.
 - 8 SHUTTERS AT ENHANCED ELEVATION



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



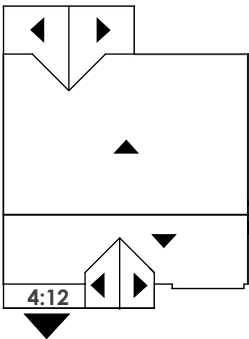
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

50' MARKET RATE :: SP-2

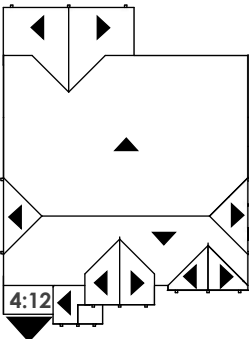
PLAN 3 LIMERICK

LIV. SF: 3,001
PLAN W x D: 48'-11" X 50'-11"
PLAN #: 6378
ROOF PITCH: 5:12

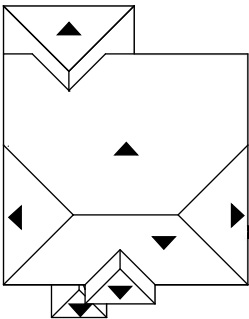
OPT. COVERED PATIO



FORM WB - FARMHOUSE



FORM XB - HACIENDA



FORM ZB - CONTEMPORARY



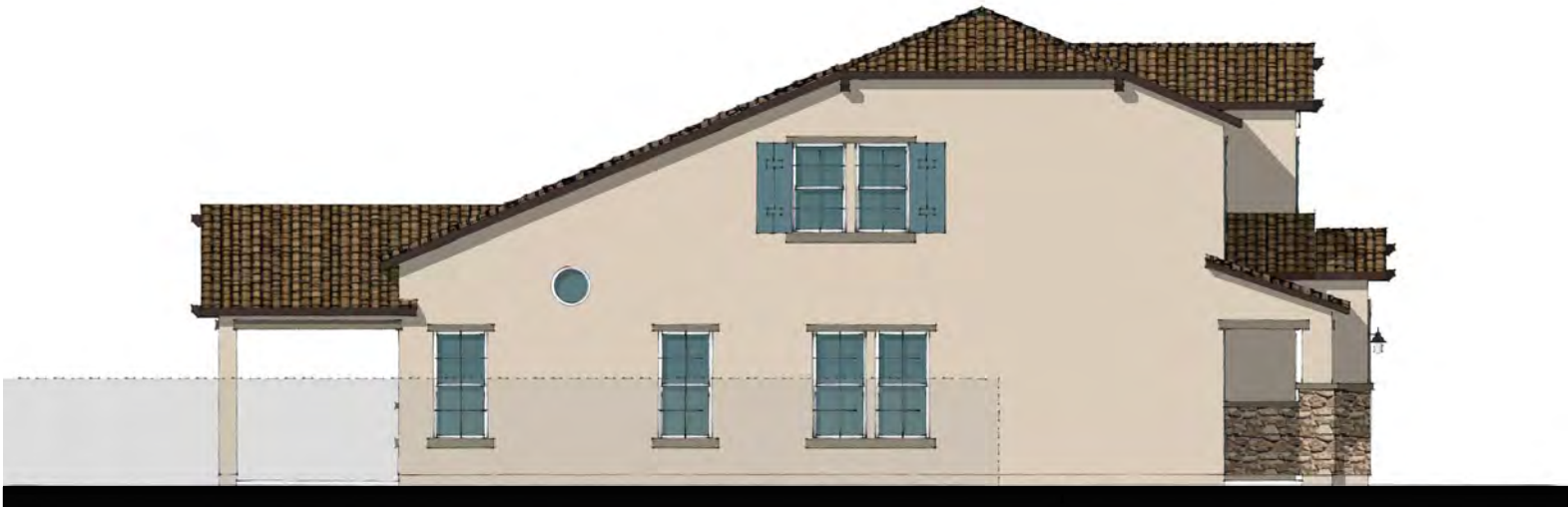
FORM WB - FARMHOUSE

OPT. LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM WB - FARMHOUSE

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM XB - HACIENDA

OPT. LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM XB - HACIENDA

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM ZB - CONTEMPORARY

OPT. LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM ZB - CONTEMPORARY

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"

50' MARKET RATE :: SP-2

PLAN 3 LIMERICK

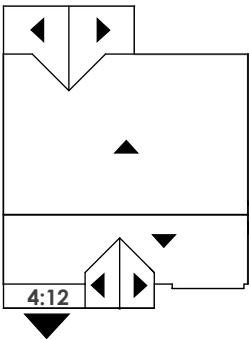
LIV. SF: 3,001

PLAN W x D: 48'-11" X 50'-11"

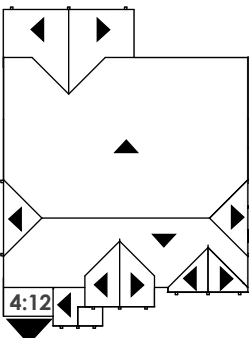
PLAN #: 6378

ROOF PITCH: 5:12

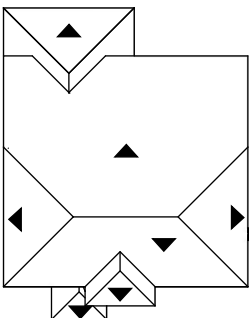
OPT. COV'D PATIO W/ 12080 SGD



FORM WB - FARMHOUSE



FORM XB - HACIENDA



FORM ZB - CONTEMPORARY



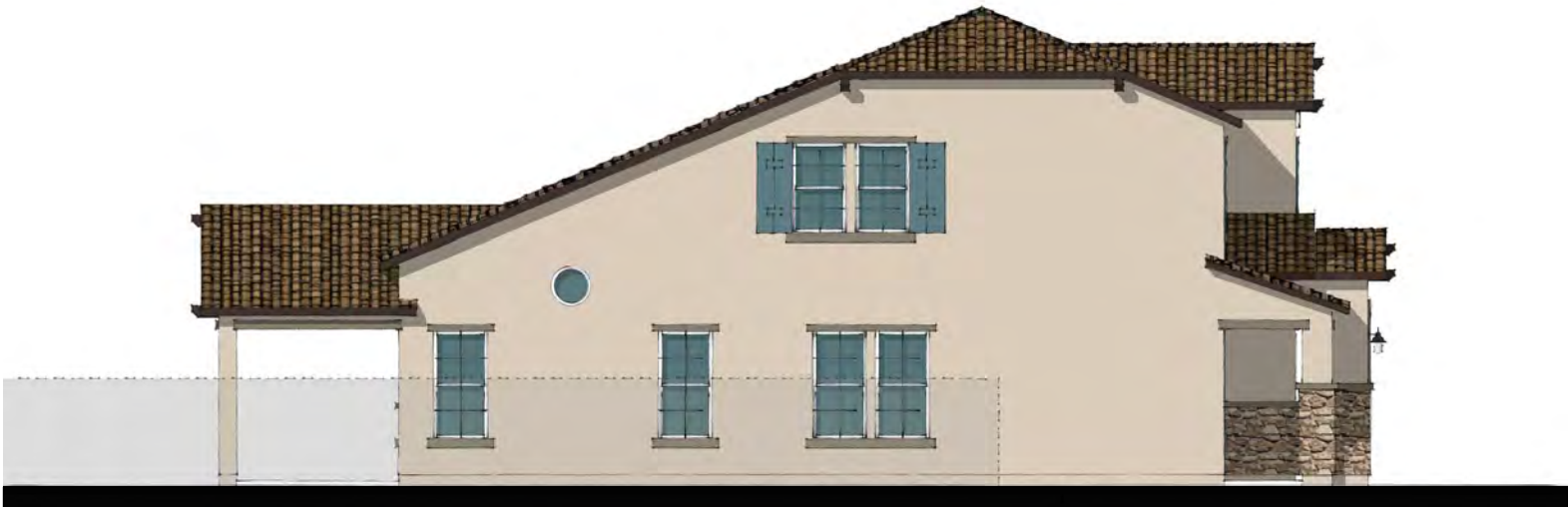
FORM WB - FARMHOUSE

OPT. LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM WB - FARMHOUSE

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM XB - HACIENDA

OPT. LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM XB - HACIENDA

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM ZB - CONTEMPORARY

OPT. LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FORM ZB - CONTEMPORARY

OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"

PLAN 4

LIV. SF: 3,436
PLAN W x D: 48'-11" x 74'-11"
PLAN #: 6262
SCALE: 1/8" = 1'-0"
PLAN NAME: MYKONOS

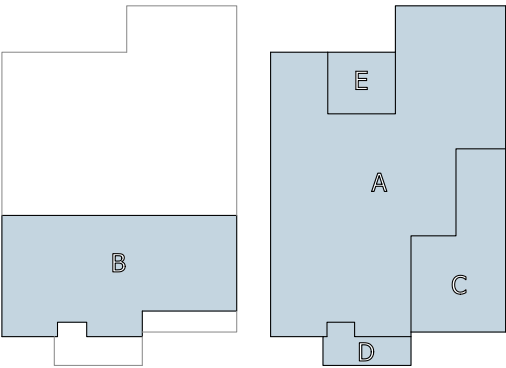
VITAL STATS
BEDROOM 3 + EX. SUITE
BATH 3
CAR 3
CEILING 9'
WINDOW HDR 8'

STATUS | NTL PORTFOLIO PLAN

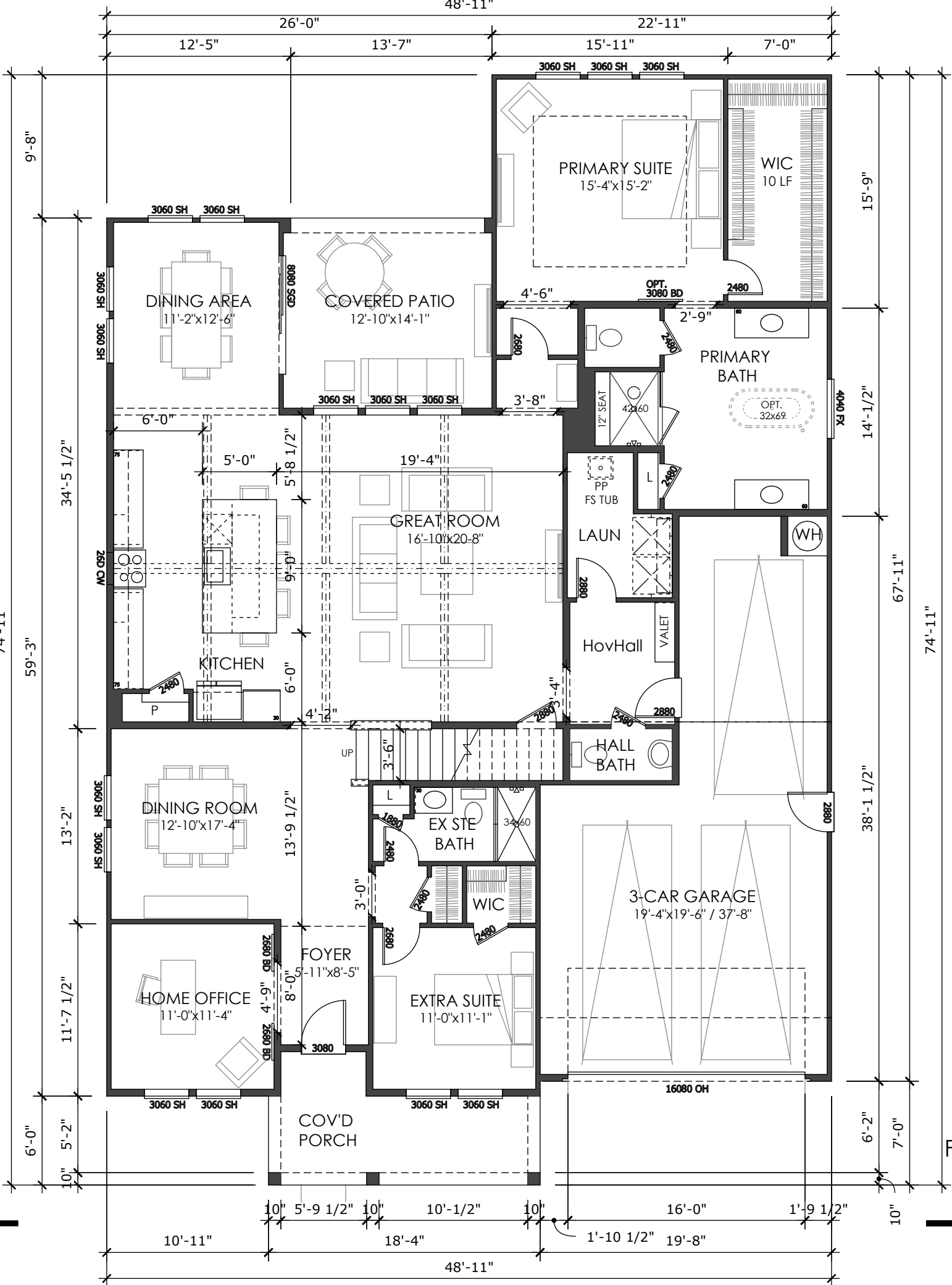
AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 3,436
(A) 1ST FLR LIVABLE: 2,324
(B) 2ND FLR LIVABLE: 1,112
(C) 3 CAR GARAGE: 582
(D) COVERED ENTRY:
ELEVATION WB: 127
ELEVATION XB: 33
ELEVATION ZB: 75

(E) COVERED PATIO: 181
(F) ARCH. PROJECTION:
ELEVATION WB: -
ELEVATION XB: 47
ELEVATION ZB: -

MAX FOOTPRINT: 3,214
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 3,214/6,300 = 51.0%



FIRST FLOOR PLAN
FORM WB - FARMHOUSE



PLAN 4

LIV. SF: 3,436
PLAN W x D: 48'-11" x 74'-11"
PLAN #: 6262
SCALE: 1/8" = 1'-0"
PLAN NAME: MYKONOS

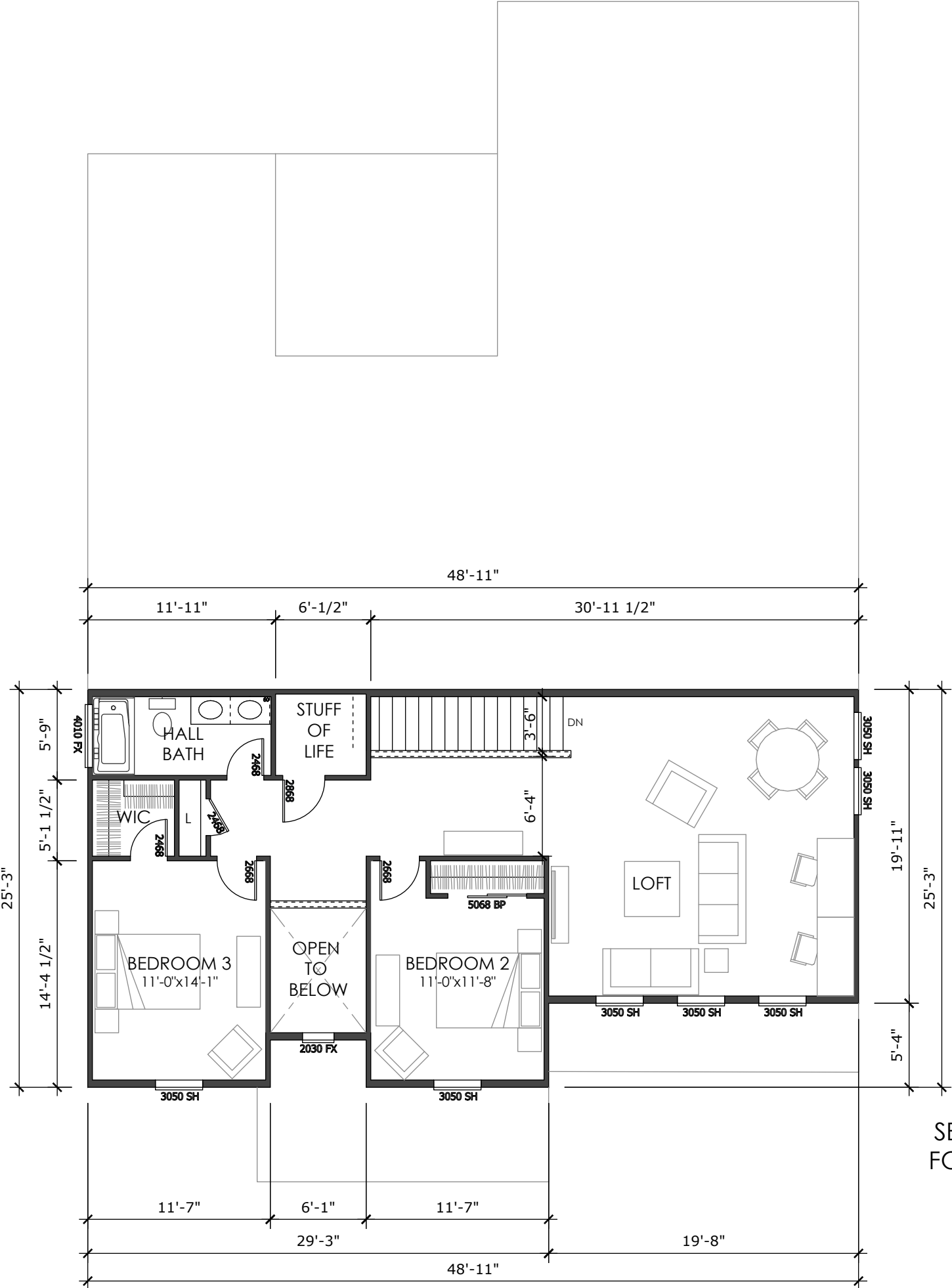
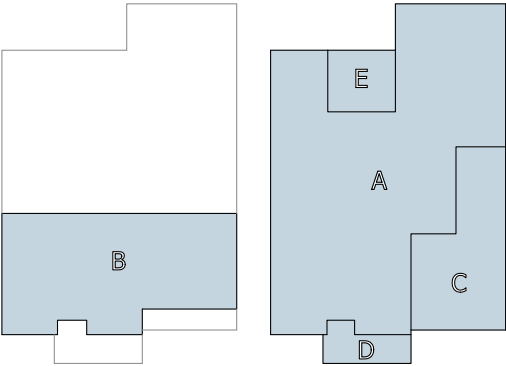
VITAL STATS
BEDROOM 3 + EX. SUITE
BATH 3
CAR 3
CEILING 9'
WINDOW HDR 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 3,436
(A) 1ST FLR LIVABLE: 2,324
(B) 2ND FLR LIVABLE: 1,112
(C) 3 CAR GARAGE: 582
(D) COVERED ENTRY:
ELEVATION WB: 127
ELEVATION XB: 33
ELEVATION ZB: 75

(E) COVERED PATIO: 181
(F) ARCH. PROJECTION:
ELEVATION WB: -
ELEVATION XB: 47
ELEVATION ZB: -

MAX FOOTPRINT: 3,214
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 3,214/6,300 = 51.0%



SECOND FLOOR PLAN
FORM WB - FARMHOUSE



PLAN 4

LIV. SF: 3,436
PLAN W x D: 48'-11" x 74'-11"
PLAN #: 6262
SCALE: 1/8" = 1'-0"
PLAN NAME: MYKONOS

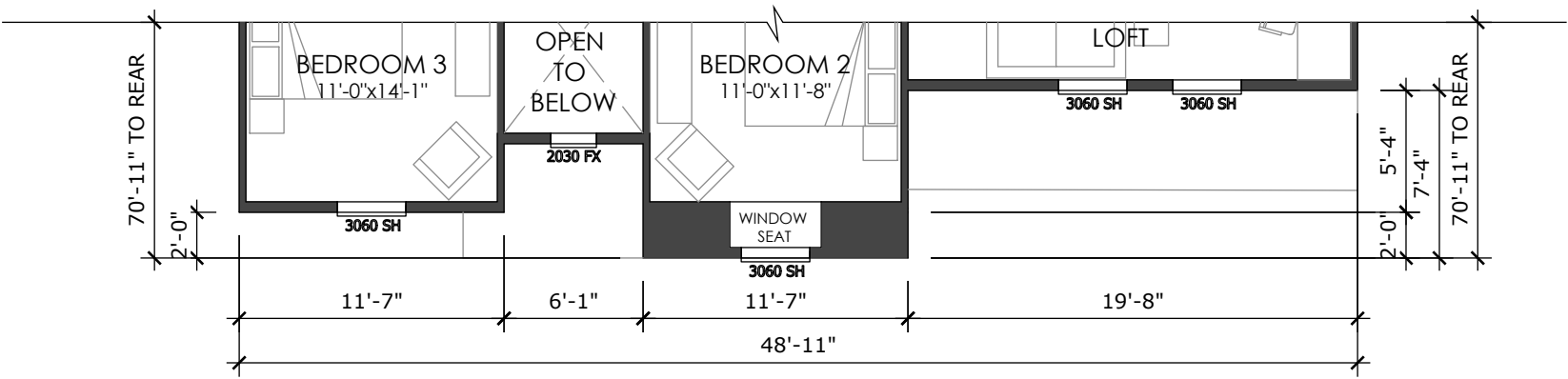
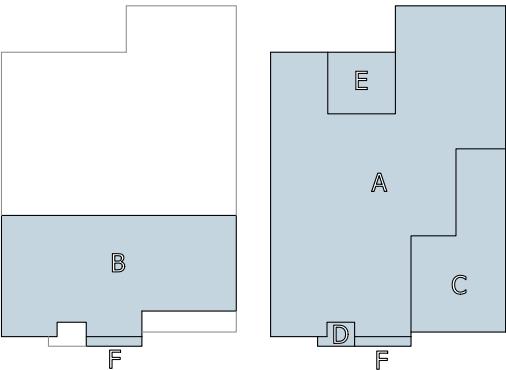
VITAL STATS	
BEDROOM	3 + EX. SUITE
BATH	3
CAR	3
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

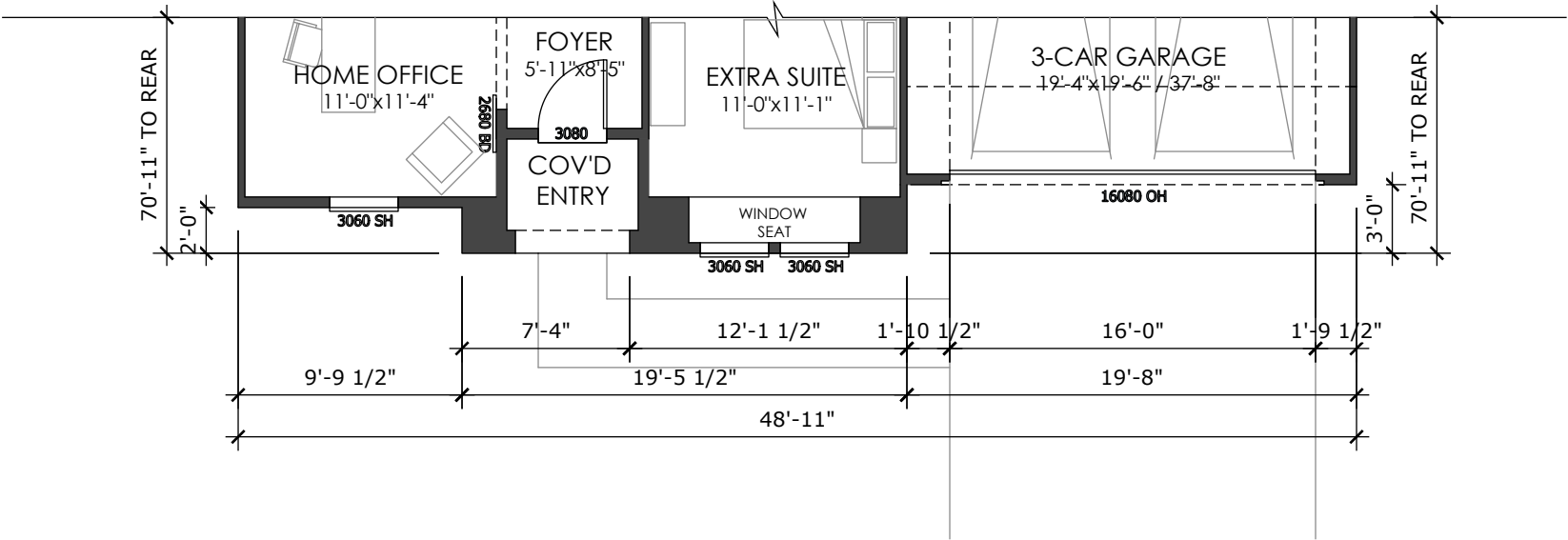
AREA S.F. BREAKDOWN	
MAX. LIVABLE (A):	3,436
(A) 1ST FLR LIVABLE:	2,324
(B) 2ND FLR LIVABLE:	1,112
(C) 3 CAR GARAGE:	582
(D) COVERED ENTRY:	
ELEVATION WB:	127
ELEVATION XB:	33
ELEVATION ZB:	75

(E) COVERED PATIO:	181
(F) ARCH. PROJECTION:	
ELEVATION WB:	-
ELEVATION XB:	47
ELEVATION ZB:	-

MAX FOOTPRINT: 3,214
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 3,214/6,300 = 51.0%



SECOND FLOOR PLAN
FORM XB - HACIENDA



FIRST FLOOR PLAN
FORM XB - HACIENDA

PLAN 4

LIV. SF: 3,436
PLAN W x D: 48'-11" x 74'-11"
PLAN #: 6262
SCALE: 1/8" = 1'-0"
PLAN NAME: MYKONOS

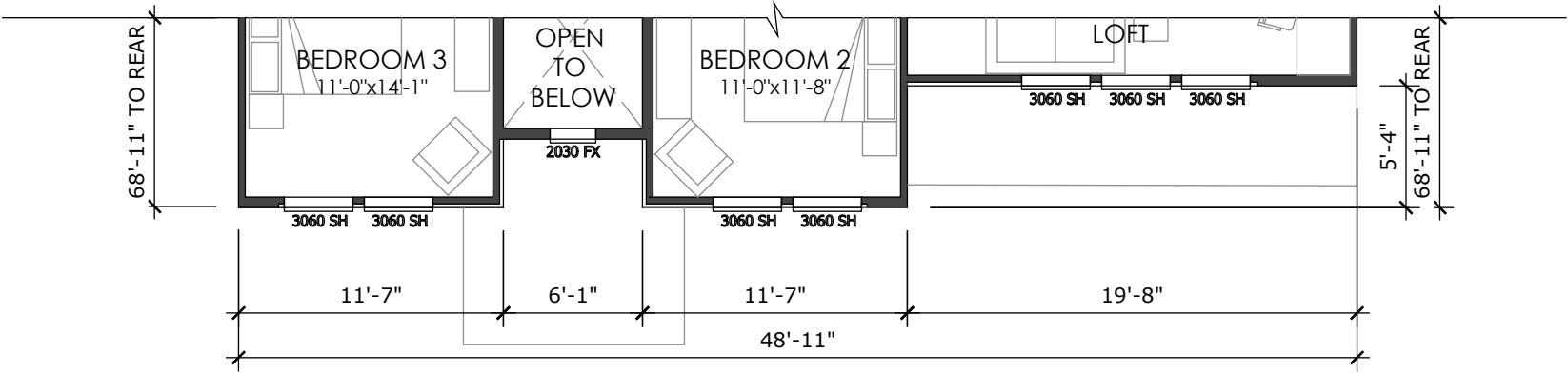
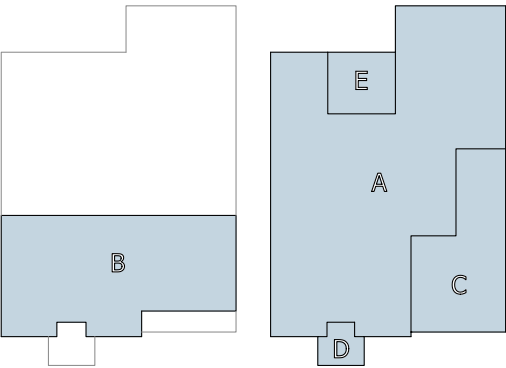
VITAL STATS	
BEDROOM	3 + EX. SUITE
BATH	3
CAR	3
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

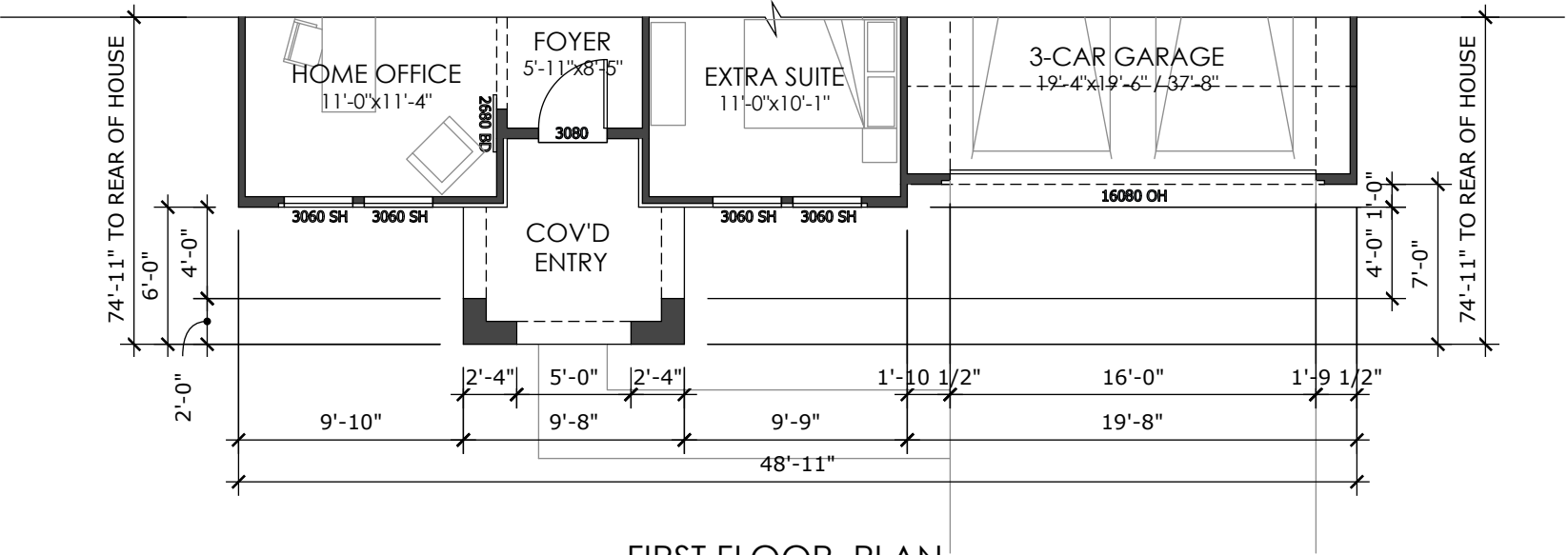
AREA S.F. BREAKDOWN	
MAX. LIVABLE (A):	3,436
(A) 1ST FLR LIVABLE:	2,324
(B) 2ND FLR LIVABLE:	1,112
(C) 3 CAR GARAGE:	582
(D) COVERED ENTRY:	
ELEVATION WB:	127
ELEVATION XB:	33
ELEVATION ZB:	75

(E) COVERED PATIO:	181
(F) ARCH. PROJECTION:	
ELEVATION WB:	-
ELEVATION XB:	47
ELEVATION ZB:	-

MAX FOOTPRINT: 3,214
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 3,214/6,300 = 51.0%



SECOND FLOOR PLAN
FORM ZB - CONTEMPORARY



FIRST FLOOR PLAN
FORM ZB - CONTEMPORARY

PLAN 4 (OPTIONS)

LIV. SF: 3,436
PLAN W x D: 48'-11" x 74'-11"
PLAN #: 6262
SCALE: 1/8" = 1'-0"
PLAN NAME: MYKONOS

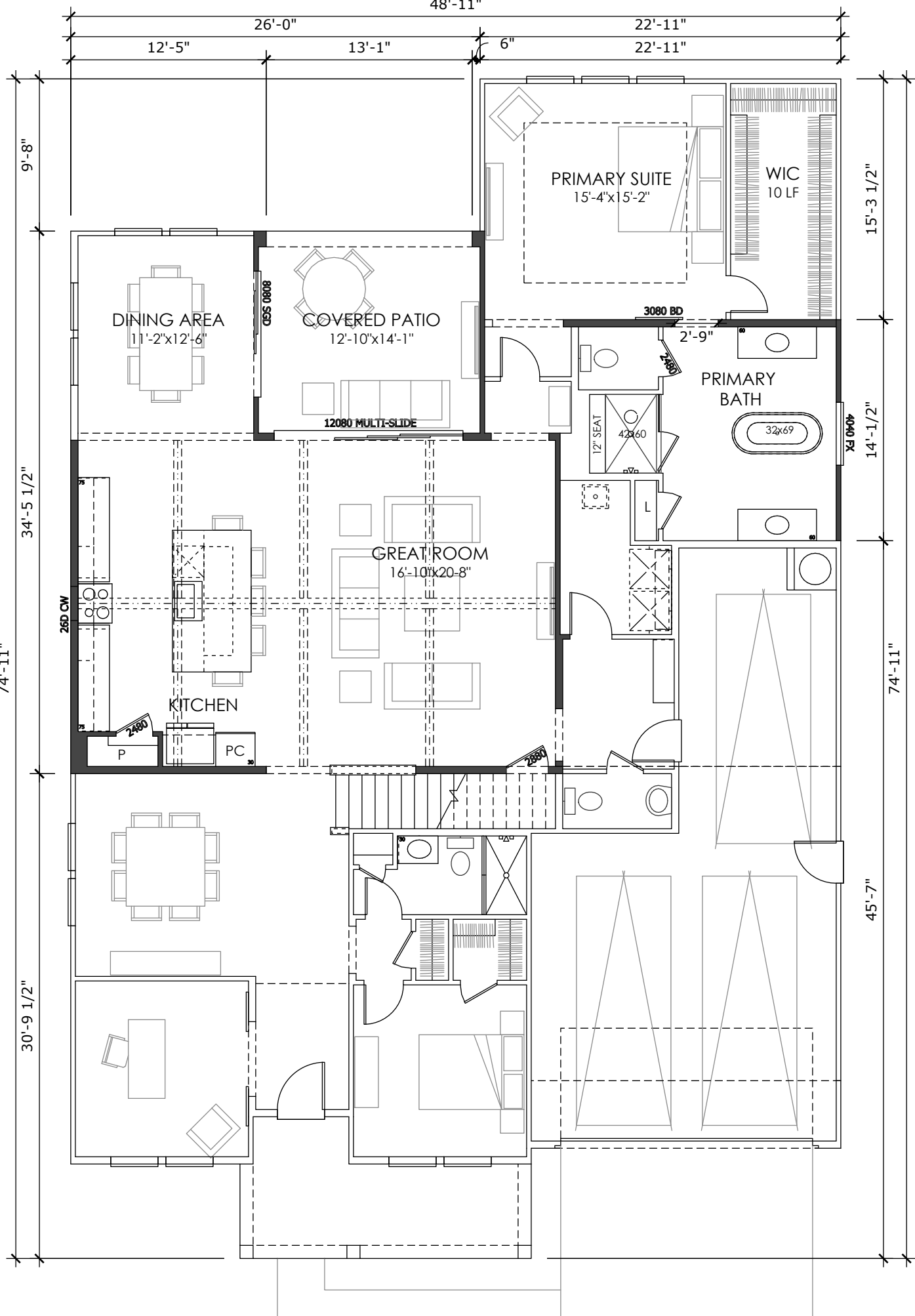
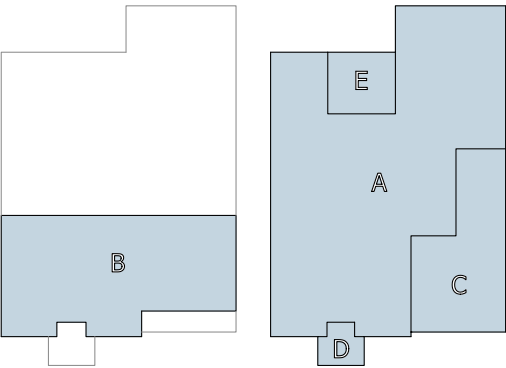
VITAL STATS
BEDROOM 3 + EX. SUITE
BATH 3
CAR 3
CEILING 9'
WINDOW HDR 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 3,436
(A) 1ST FLR LIVABLE: 2,324
(B) 2ND FLR LIVABLE: 1,112
(C) 3 CAR GARAGE: 582
(D) COVERED ENTRY:
ELEVATION WB: 127
ELEVATION XB: 33
ELEVATION ZB: 75

(E) COVERED PATIO: 181
(F) ARCH. PROJECTION:
ELEVATION WB: -
ELEVATION XB: 47
ELEVATION ZB: -

MAX FOOTPRINT: 3,214
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 75.0%
LOT COVERAGE | 3,214/6,300 = 51.0%



FIRST FLOOR PLAN
FORM WB - FARMHOUSE

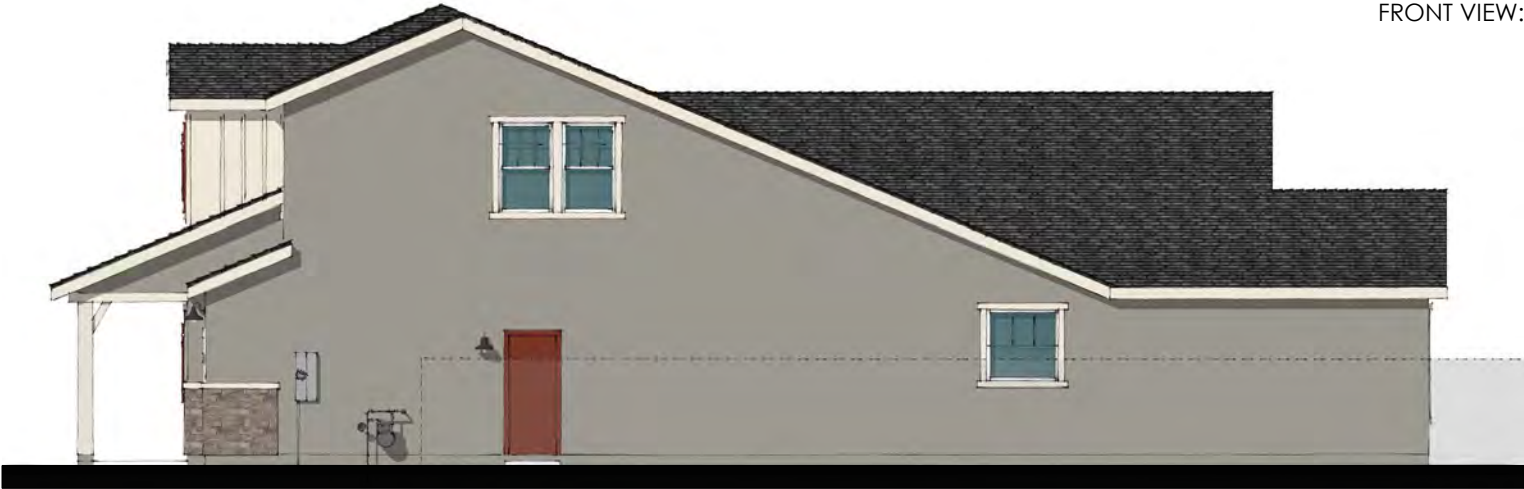
- OPTION :: 12080 MSGD AT COVERED PATIO
- OPTION :: GREAT ROOM BEAMS AT LOFT & FARMHOUSE
- OPTION :: F.S. TUB AT PRIMARY BATH
- OPTION :: 3080 BARN DOOR AT PIMARY BATH

50' MARKET RATE :: SP-2

PLAN 4	MYKONOS
LIV. SF:	3,436
PLAN W x D:	48'-11" X 74'-11"
PLAN #:	6262
ROOF PITCH:	5:12
FORM:	WB - FARMHOUSE



FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



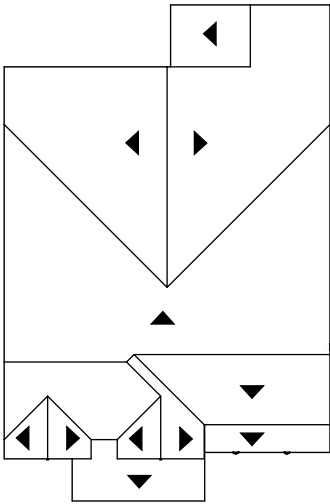
REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | 5:12 PITCH U.N.O.

- STYLE LEGEND:
- 1 PROMINENT GABLES
 - 2 CONCRETE 'FLAT' TILES
 - 3 12" RAKES AND 12" EAVES
 - 4 DECORATIVE GABLE DETAILS
 - 5 DECORATIVE BOARD & BATTON
 - 6 DECORATIVE SHUTTERS
 - 7 PLATE HEIGHT - 9'-1" A.F.F. / 9'-1" A.S.F.F.
 - 8 WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.
 - 9 SHUTTERS AT ENHANCED ELEVATION

50' MARKET RATE :: SP-2

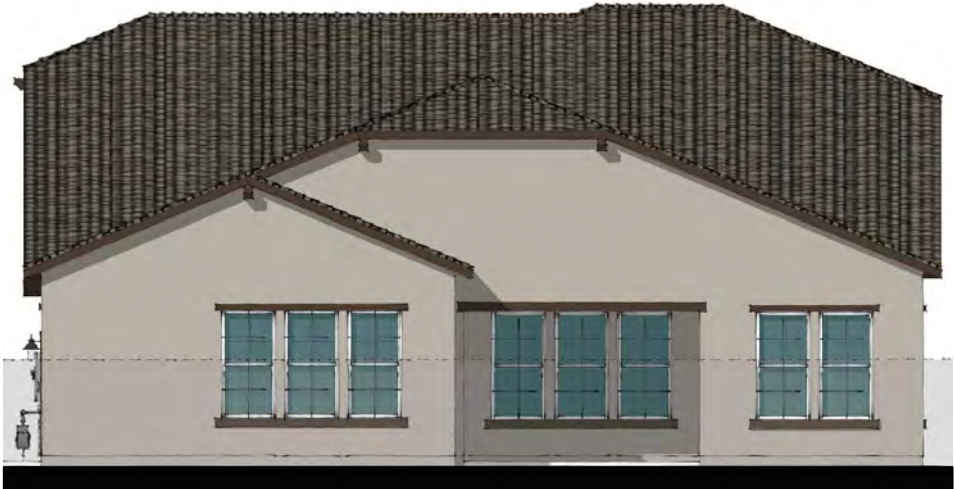
PLAN 4	MYKONOS
LIV. SF:	3,436
PLAN W x D:	48'-11" X 70'-11"
PLAN #:	6262
ROOF PITCH:	5:12
FORM:	XB - HACIENDA



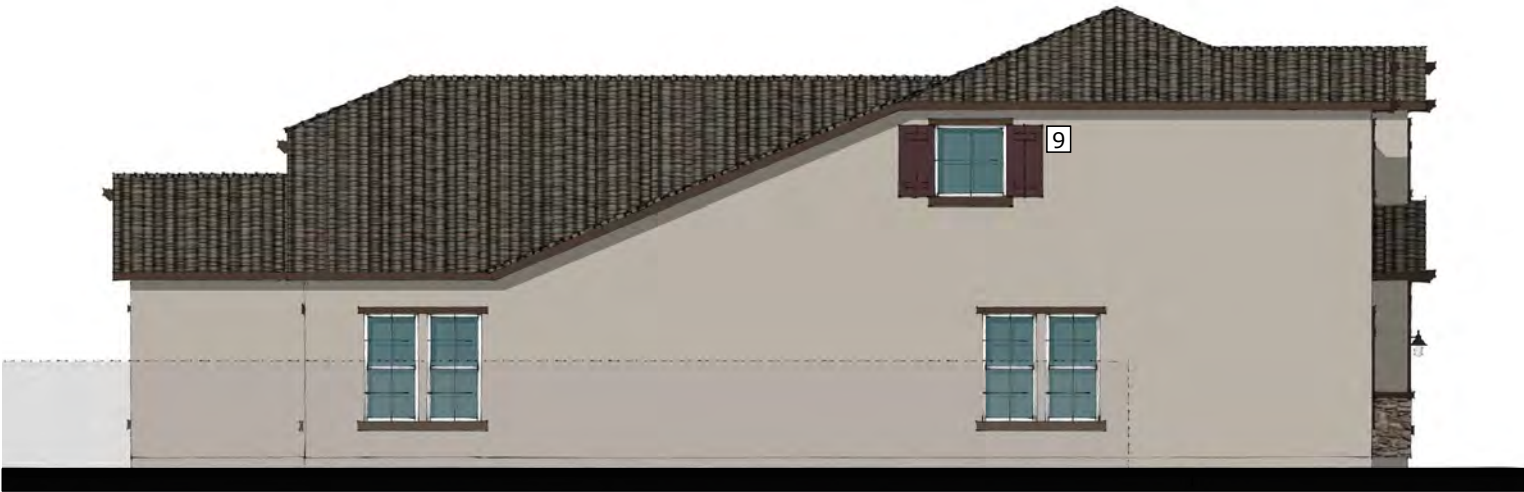
FORM XB - HACIENDA
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



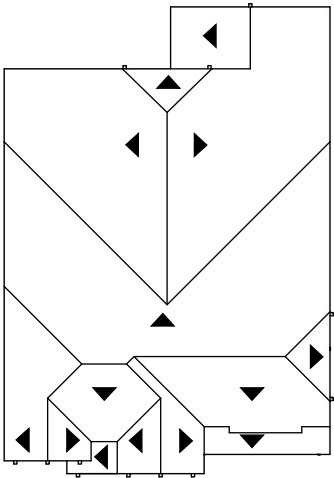
REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | 5:12 PITCH U.N.O.

STYLE LEGEND:

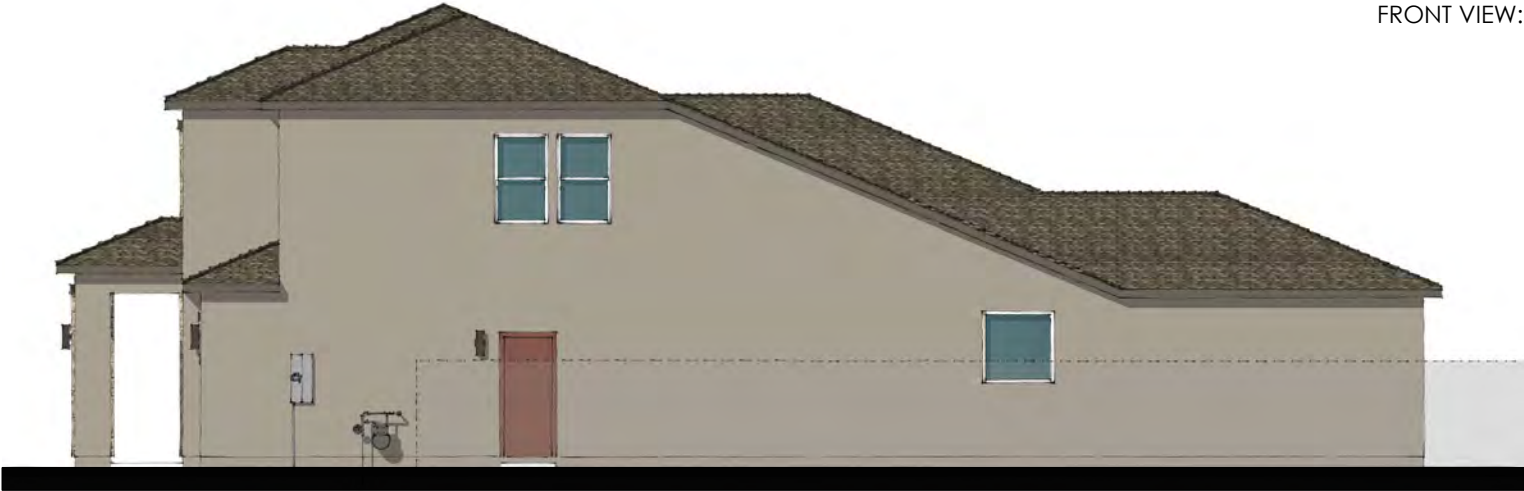
- 1 PROMINENT GABLES
- 2 CONCRETE 'S' TILES
- 3 12" RAKES AND EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE SHUTTERS
- 6 MASONRY VENEER ACCENTS
- 7 PLATE HEIGHT - 9'-1" A.F.F. / 9'-1" A.S.F.F.
- 8 WINDOW HEADER - 8'-0" A.F.F. / 8'-0" A.S.F.F.
- 9 SHUTTERS AT ENHANCED ELEVATION

50' MARKET RATE :: SP-2

PLAN 4	MYKONOS
LIV. SF:	3,436
PLAN W x D:	48'-11" X 74'-11"
PLAN #:	6262
ROOF PITCH:	5:12
FORM:	ZB - CONTEMPORARY



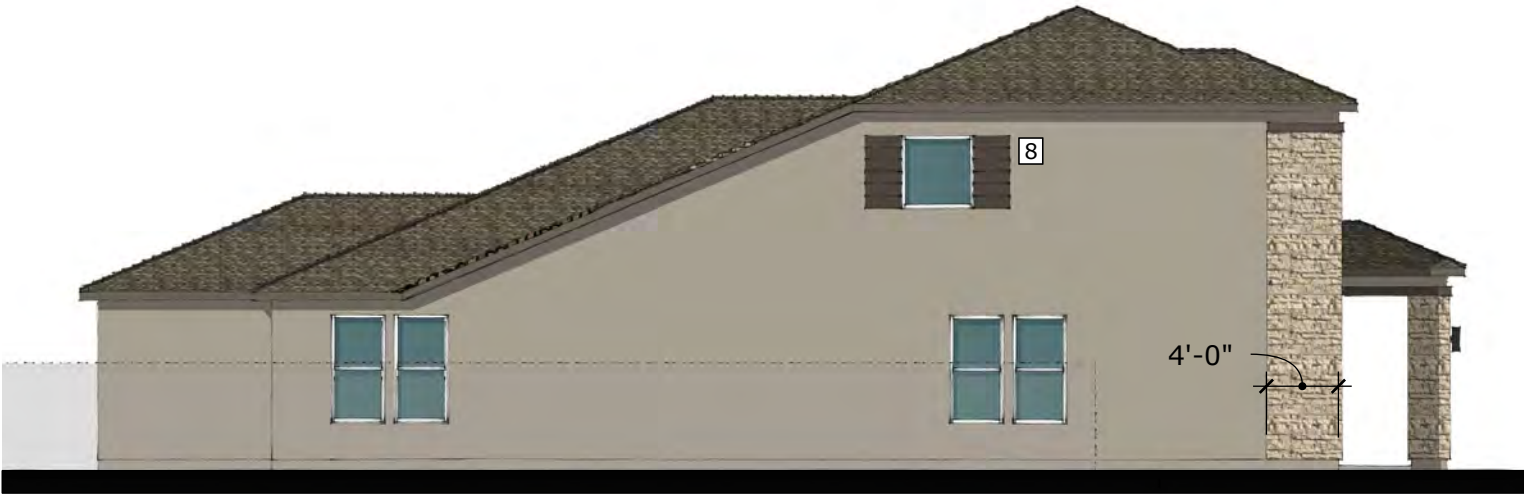
FORM ZB - CONTEMPORARY
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



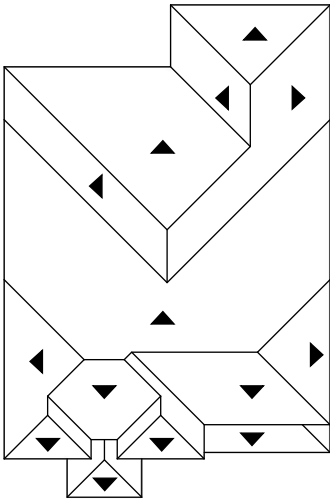
REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | 5:12 PITCH U.N.O.

- STYLE LEGEND:**
- 1 PROMINENT HIPS
 - 2 CONCRETE 'FLAT' TILES
 - 3 12" RAKES AND 12" EAVES
 - 4 DECORATIVE SIDING
 - 5 MASONRY VENEER ACCENTS
 - 6 PLATE HEIGHT - 9'-1" A.F.F. / 9'-1" A.S.F.F.
 - 7 WINDOW HEADER - 8'-0" A.F.F. / 7'-6" A.S.F.F.
 - 8 SHUTTERS AT ENHANCED ELEVATION



50' MARKET RATE :: SP-2

PLAN 4 MYKONOS

LIV. SF: 3,436
PLAN W x D: 48'-11" X 74'-11"
PLAN #: 6262
ROOF PITCH: 5:12

OPT. 12080 SGD AT COV'D PATIO



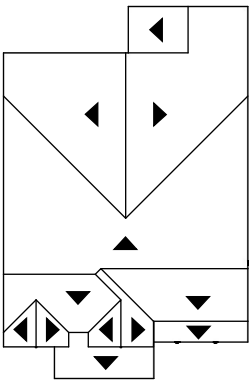
FORM WB - FARMHOUSE OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



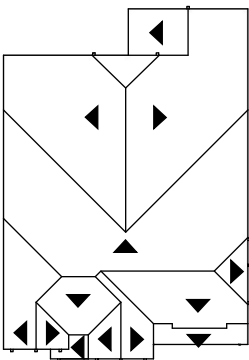
FORM XB - HACIENDA OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



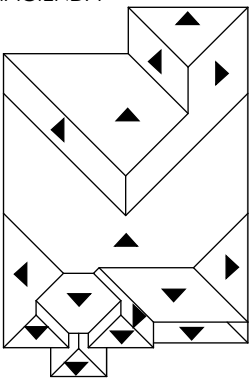
FORM ZB - CONTEMPORARY OPT. REAR ELEVATION
SCALE: 3/32" = 1'-0"



FORM WB - FARMHOUSE



FORM XB - HACIENDA



FORM ZB - CONTEMPORARY



* All veneer stone grout to be gray
** Decorative tile grout to match stucco body color
**

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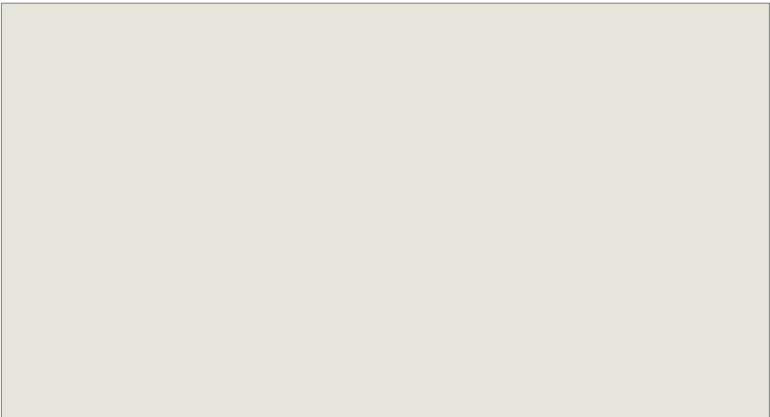
ITEM 5.2.

COLOR SCHEME #3000

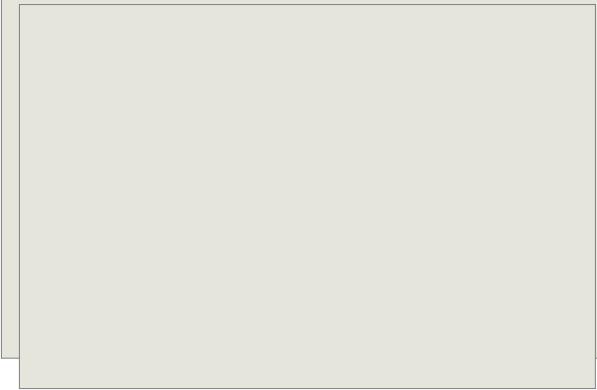
WB -FARMHOUSE



(A)



(S)



Color Legend

(A) **Body:** SW 7636 Origami White (LRV:76)

(S) **Siding/Board and Batten:** SW 7636 Origami White (LRV:76)

(B) **Trim:** SW 7636 Origami White

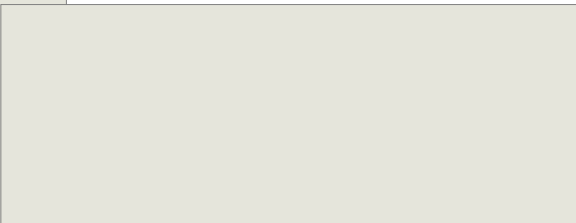
(C) **Fascia:** SW 7069 Iron Ore

(D) **Garage Door:** SW 7069 Iron Ore

(E) **Entry:** SW 6214 Underseas

(H) **Shutters:** SW 7069 Iron Ore

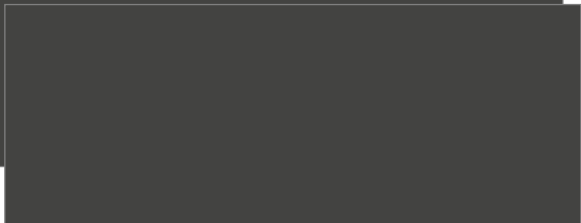
(B)



(C)



(D)



(E)



(H)



Roof: Eagle - 4595 Dark Charcoal

ITEM 5.2.

COLOR SCHEME #3001

WB - FARMHOUSE



(A)

A large, light beige rectangular color swatch.

(S)

A medium-sized, medium gray rectangular color swatch.

(B)

A large, dark gray rectangular color swatch.

(C)

A medium-sized, dark gray rectangular color swatch.

(D)

A medium-sized, dark gray rectangular color swatch.

(E)

A medium-sized, dark gray rectangular color swatch.

(H)

A large, dark gray rectangular color swatch.

Color Legend

(A) **Body:** SW 7014 Eider White (LRV:73)

(S) **Siding/Board and Batten:** SW 7669 Summit Gray (LRV:30)

(B) **Trim:** SW 6258 Tricorn Black

(C) **Fascia:** SW 6258 Tricorn Black

(D) **Garage Door:** SW 6258 Tricorn Black

(E) **Entry:** SW 6258 Tricorn Black

(S) **Shutters:** SW 6258 Tricorn Black

A photograph showing a close-up of a roof with brown, textured tiles.

Roof: Eagle - 4502 Arcadia Canyon Brown

ITEM 5.2.

COLOR SCHEME #3002

WB- FARMHOUSE



(A)

(S)

Color Legend

- (A) **Body:** SW 6002 Essential Gray (LRV:48)
- (S) **Siding/Board and Batten:** SW 7622 Homburg Gray (LRV:15)
- (B) **Trim:** SW 9166 Drift of Mist
- (C) **Fascia:** SW 9166 Drift of Mist
- (D) **Garage Door:** SW 7622 Homburg Gray
- (E) **Entry:** SW 6123 Baguette
- (H) **Shutters:** SW 7645 Thunder Gray

(B)

(C)

(D)

(E)

(H)



Roof: Eagle - 4646 Sunset Blend

ITEM 5.2.

COLOR SCHEME #3007

WB - FARMHOUSE

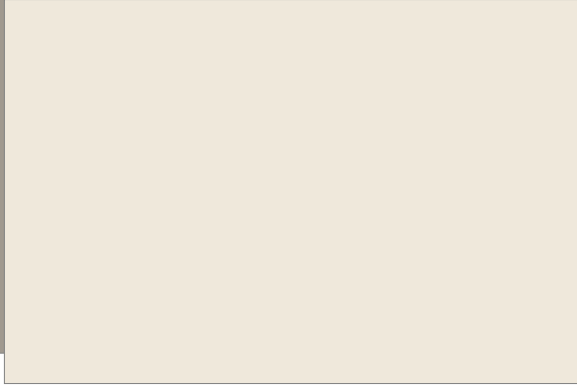
ATTACHMENT 2
Exhibit A to the Resolution



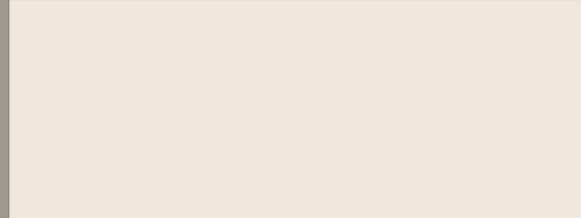
(A)



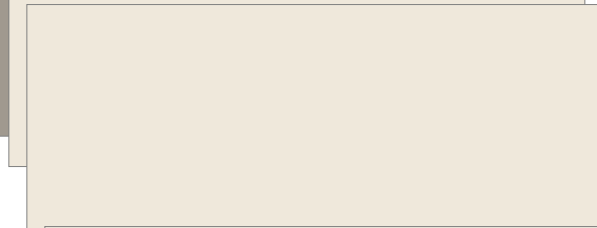
(S)



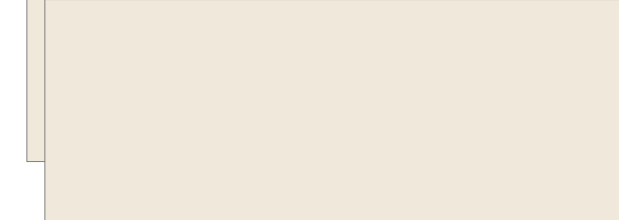
(B)



(C)



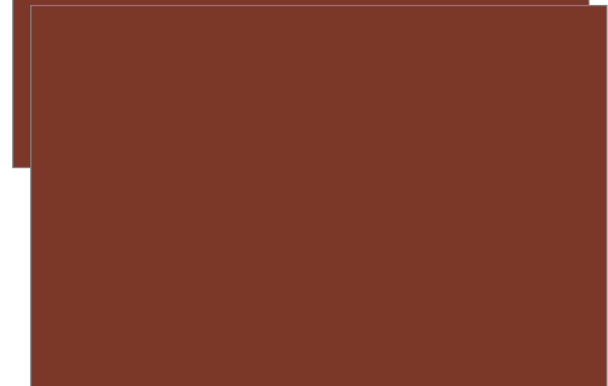
(D)



(E)



(H)



Color Legend

(A) Body: SW 7642 Pavestone (LRV:32)

(S) Siding/Board and Batten: SW 7012 Creamy (LRV:81)

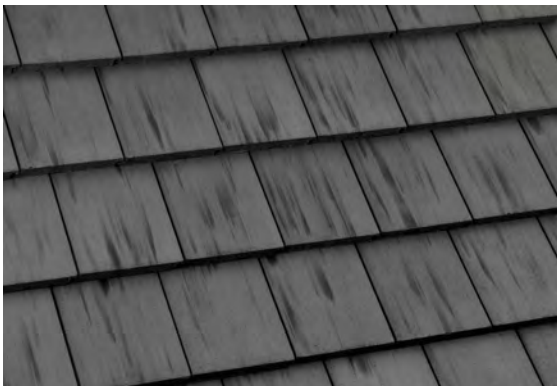
(B) Trim: SW 7012 Creamy

(C) Fascia: SW 7012 Creamy

(D) Garage Door: SW 7012 Creamy

(E) Entry: SW 2839 Roycroft Copper Red

(H) Shutters: SW 2839 Roycroft Copper Red



Roof: Eagle - 4503 Sierra Madre

ITEM 5.2.

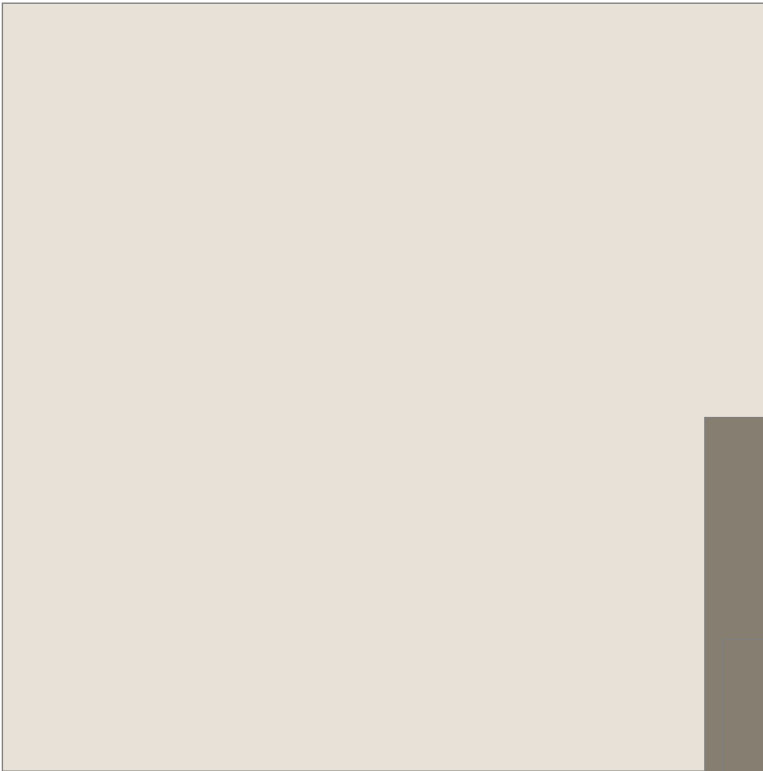
COLOR SCHEME #4110

XB - HACIENDA

ATTACHMENT 2 Exhibit A to the Resolution

*KHovnanian®
Homes*

(A)



Color Legend

(A) **Body:** SW 7627 White Heron (LRV:76)

(B) **Trim:** SW 7053 Adaptive Shade

(C) **Fascia:** SW 7053 Adaptive Shade

(D) **Garage Door:** SW 7053 Adaptive Shade

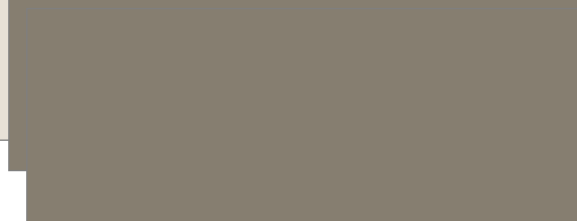
(E) **Entry:** SW 6062 Vintage Leather

(H) **Shutters :** SW 7745 Muddled Basil

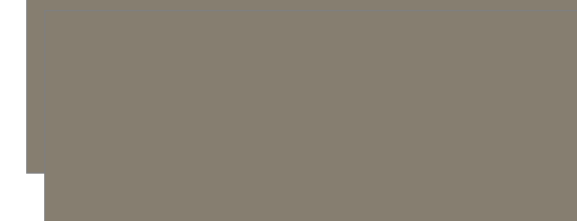
(B)



(C)



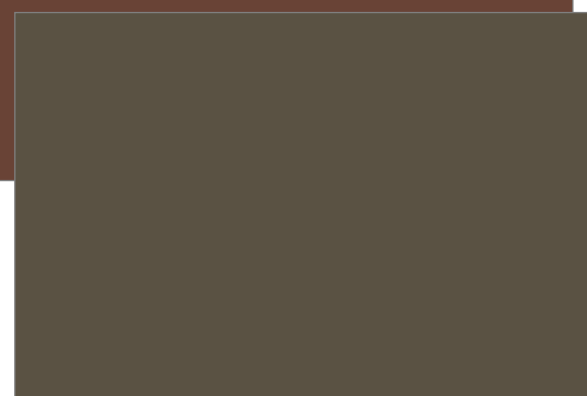
(D)



(E)



(H)



Veneer: El Dorado Stone - Hillstone - Verona



Roof: Eagle - 3636 Piedmont Blend

ITEM 5.2.

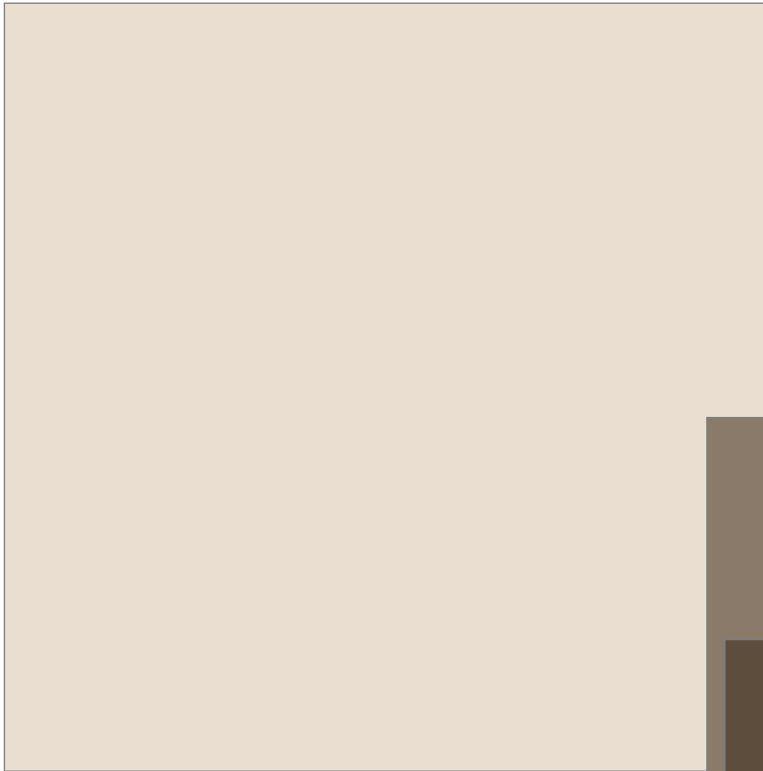
COLOR SCHEME #4111

XB - HACIENDA

ATTACHMENT 2 Exhibit A to the Resolution

*KHovnanian®
Homes*

(A)



Color Legend

(A) **Body:** SW 6140 Moderate White (LRV:74)

(B) **Trim:** SW 7039 Virtual Taupe

(C) **Fascia:** SW 7034 Status Bronze

(D) **Garage Door:** SW 7034 Status Bronze

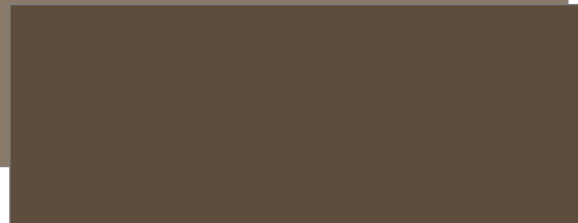
(E) **Entry:** SW 6180 Oakmoss

(H) **Shutters :** SW 6180 Oakmoss

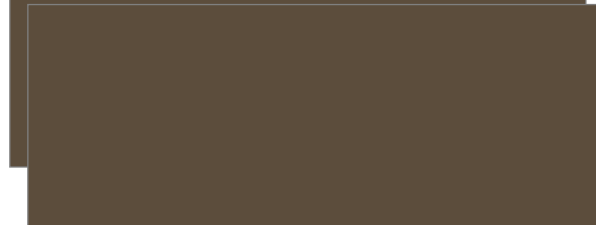
(B)



(C)



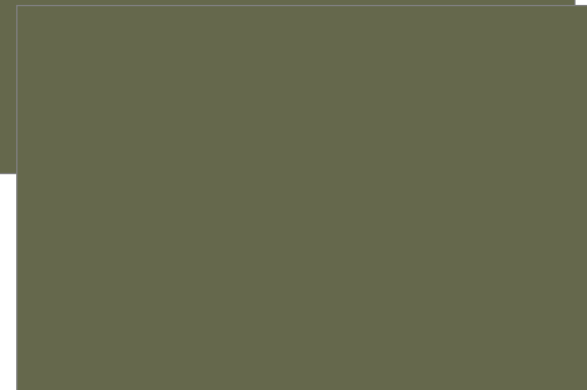
(D)



(E)



(H)



Veneer: El Dorado Stone - Hillstone - Lucera



Roof: Eagle - 3645 Sunrise Blend

ITEM 5.2.

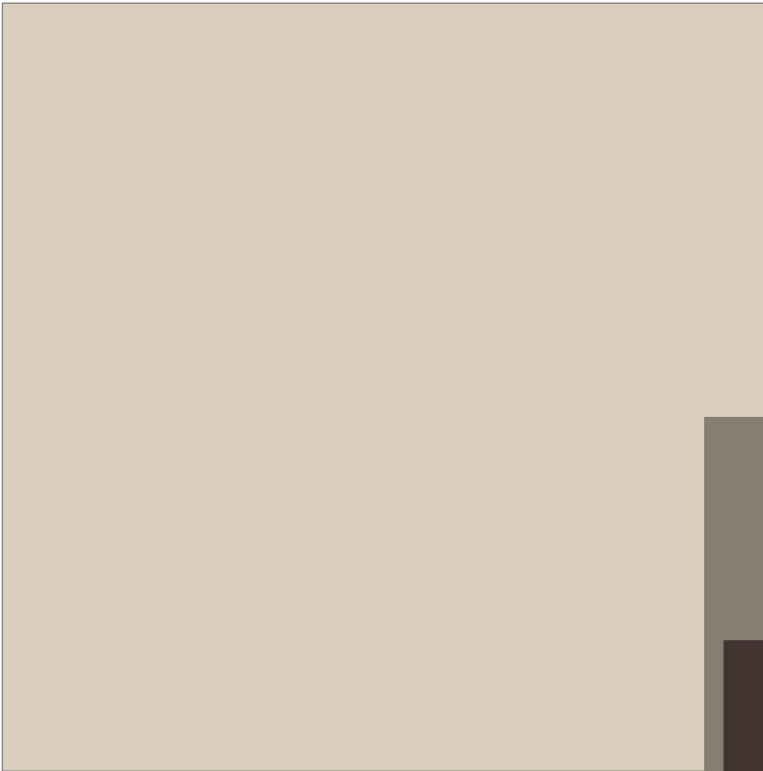
COLOR SCHEME #4112

XB - HACIENDA

ATTACHMENT 2 Exhibit A to the Resolution

KHovnanian
Homes

(A)



Color Legend

(A) **Body:** SW 7517 Rivers Edge(LRV:63)

(B) **Trim:** SW 7053 Adaptive Shade

(C) **Fascia:** SW 6006 Black Bean

(D) **Garage Door:** SW 6006 Black Bean

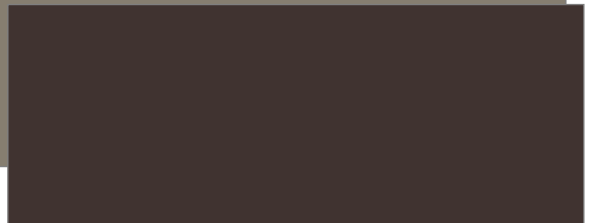
(E) **Entry:** SW 6228 Refuge

(H) **Shutters :** SW 6228 Refuge

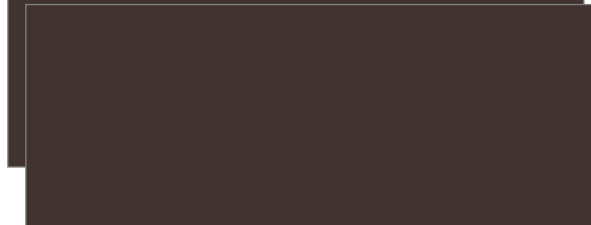
(B)



(C)



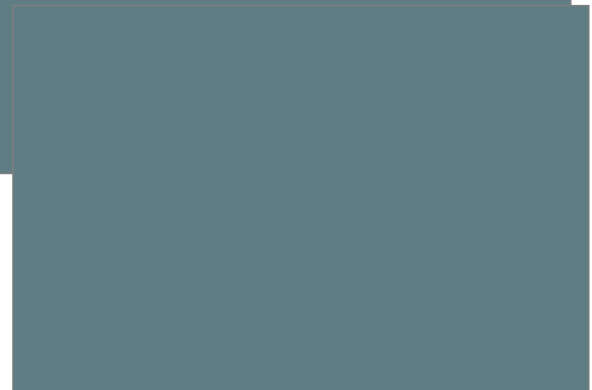
(D)



(E)



(H)



Veneer: El Dorado Stone - Cypress Ridge - Orchard



Roof: Eagle -3646 Sunset Blend

ITEM 5.2.

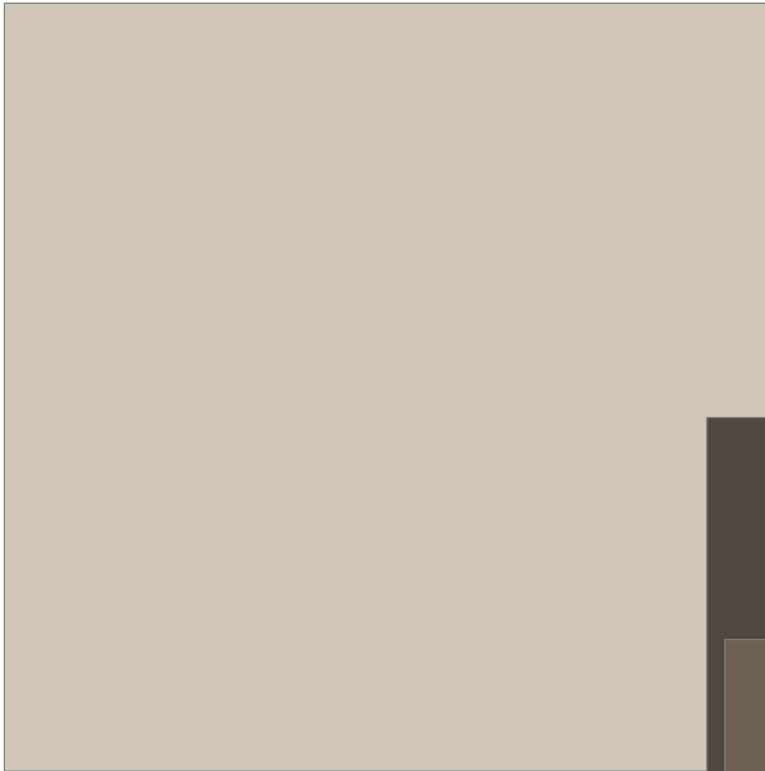
COLOR SCHEME #4113

XB - HACIENDA

ATTACHMENT 2 Exhibit A to the Resolution

*KHovnanian®
Homes*

(A)



Color Legend

(A) **Body:** SW 7036 Accessible Beige (LRV:58)

(B) **Trim:** SW 7020 Black Fox

(C) **Fascia:** SW 7515 Homestead Brown

(D) **Garage Door:** SW 7020 Black Fox

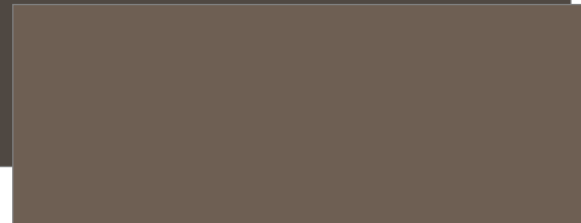
(E) **Entry:** SW 7630 Raisin

(H) **Shutters :** SW 7630 Raisin

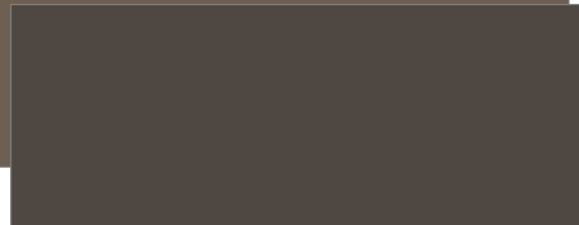
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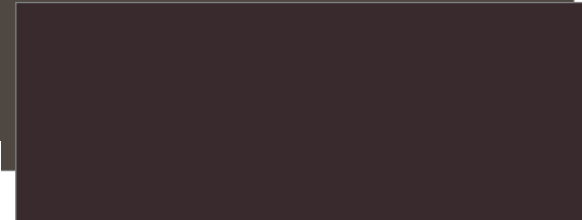
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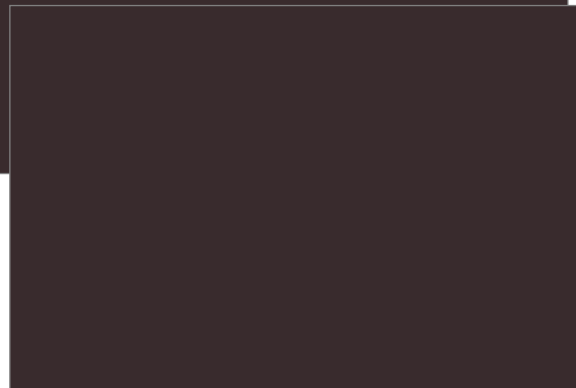
(D)



(E)



(H)



Veneer: El Dorado Stone - Hillstone - Lucera



Roof: Eagle - 3581 Arcadia Canyon Brown

ITEM 5.2.

COLOR SCHEME #6111

ZB - CONTEMPORARY

ATTACHMENT 2
Exhibit A to the Resolution



Color Legend

(A) Body: SW 7029 Agreeable Gray(LRV:60)

(S) Siding: SW 7026 Griffin (LRV:13)

(B) Trim: SW 7026 Griffin

(C) Fascia: SW 7026 Griffin

(D) Garage Door: SW 7061 Night Owl

(E) Entry: SW 7749 Laurel Woods

(A)

(S)

(B)

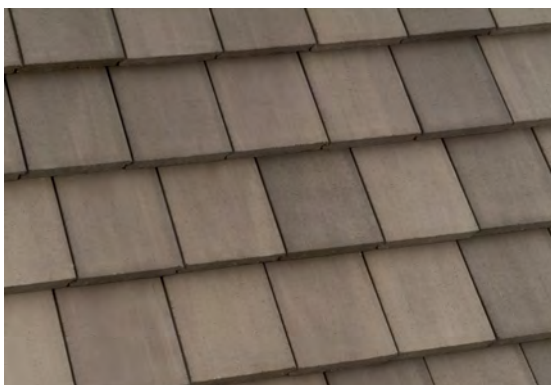
(C)

(D)

(E)



Veneer: El Dorado Stone - LedgeCut33 - Birch



Roof: Eagle - 4689 Brown Range

ITEM 5.2.

COLOR SCHEME #6112

ZB - CONTEMPORARY

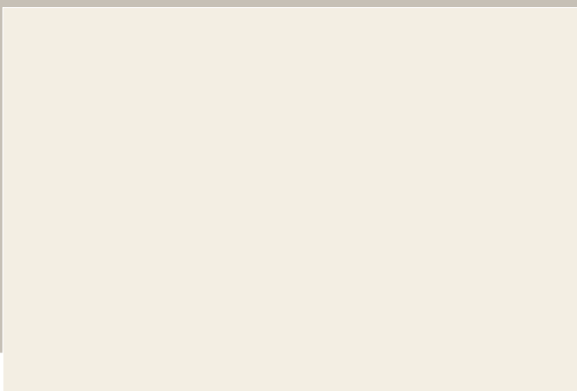
ATTACHMENT 2 Exhibit A to the Resolution

KHovnanian
Homes

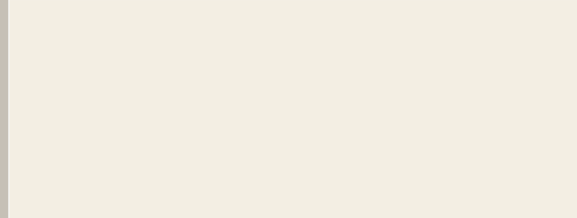
(A)



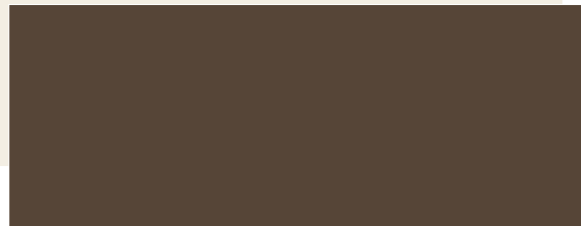
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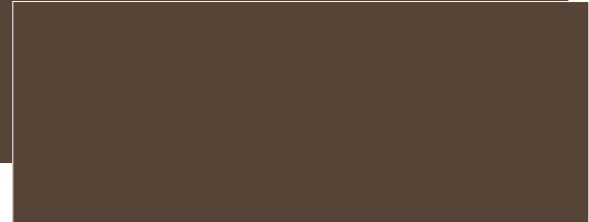
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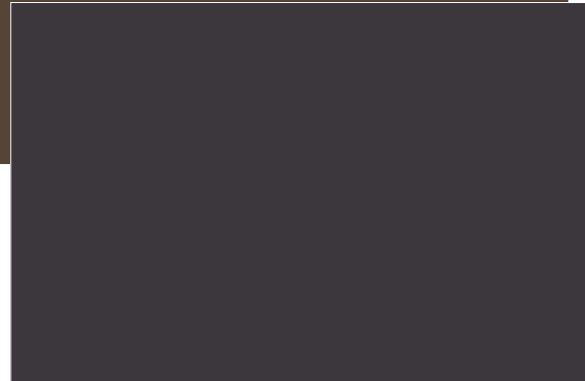
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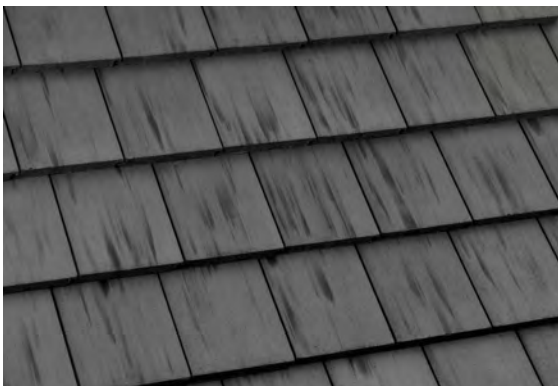
(D)



(E)



Veneer: El Dorado - Vantage 30 - Stormcloud



Roof: Eagle - 4503 Sierra Madre

Color Legend

(A) Body: SW 7641 Colonnade Gray (LRV: 53)

(S) Siding: SW 7566 Westhighland White (LRV:86)

(B) Trim: SW 7566 Westhighland White

(C) Fascia: SW 7027 Hickory Smoke

(D) Garage Door: SW 7027 Hickory Smoke

(E) Entry: SW 6988 Bohemian Black

ITEM 5.2.

COLOR SCHEME #6113

ZB - CONTEMPORARY

ATTACHMENT 2
Exhibit A to the Resolution



Color Legend

(A) Body: SW 7506 Loggia (LRV:48)

(S) Siding: SW 7645 Thunder Gray (LRV:9)

(B) Trim: SW 7645 Thunder Gray

(C) Fascia: SW 7645 Thunder Gray

(D) Garage Door: SW 6201 Thunderous

(E) Entry: 7645 Thunder Gray

(A)

(S)

(B)

(C)

(D)

(E)



Veneer: El Dorado Stone - LedgeCut33 - Birch



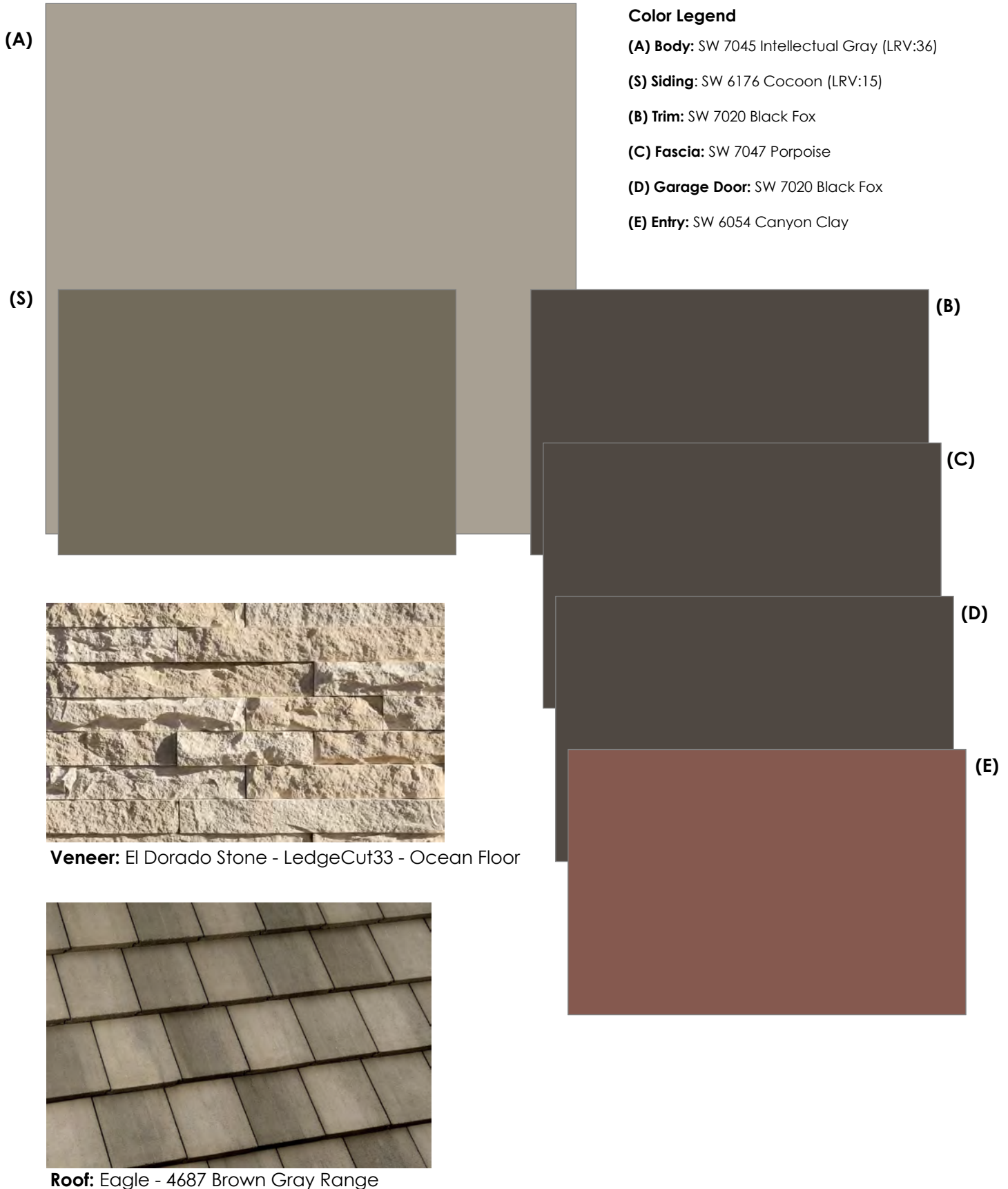
Roof: Eagle - 4595 Dark Charcoal

ITEM 5.2.

COLOR SCHEME #6116

ZB - CONTEMPORARY

ATTACHMENT 2
Exhibit A to the Resolution



Color Legend

(A) Body: SW 7045 Intellectual Gray (LRV:36)

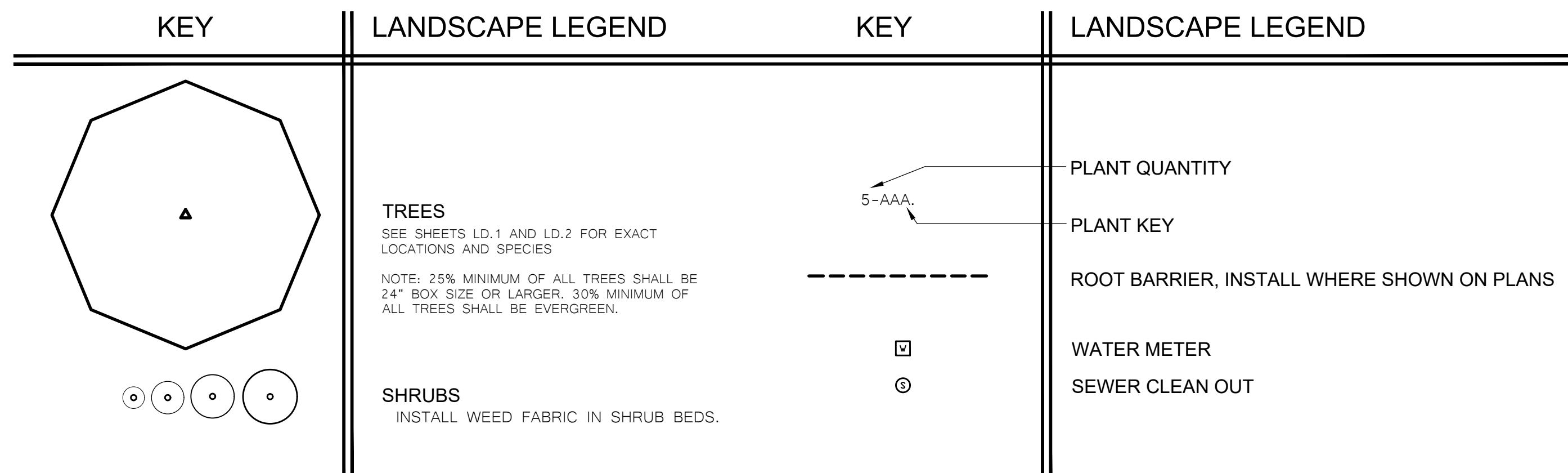
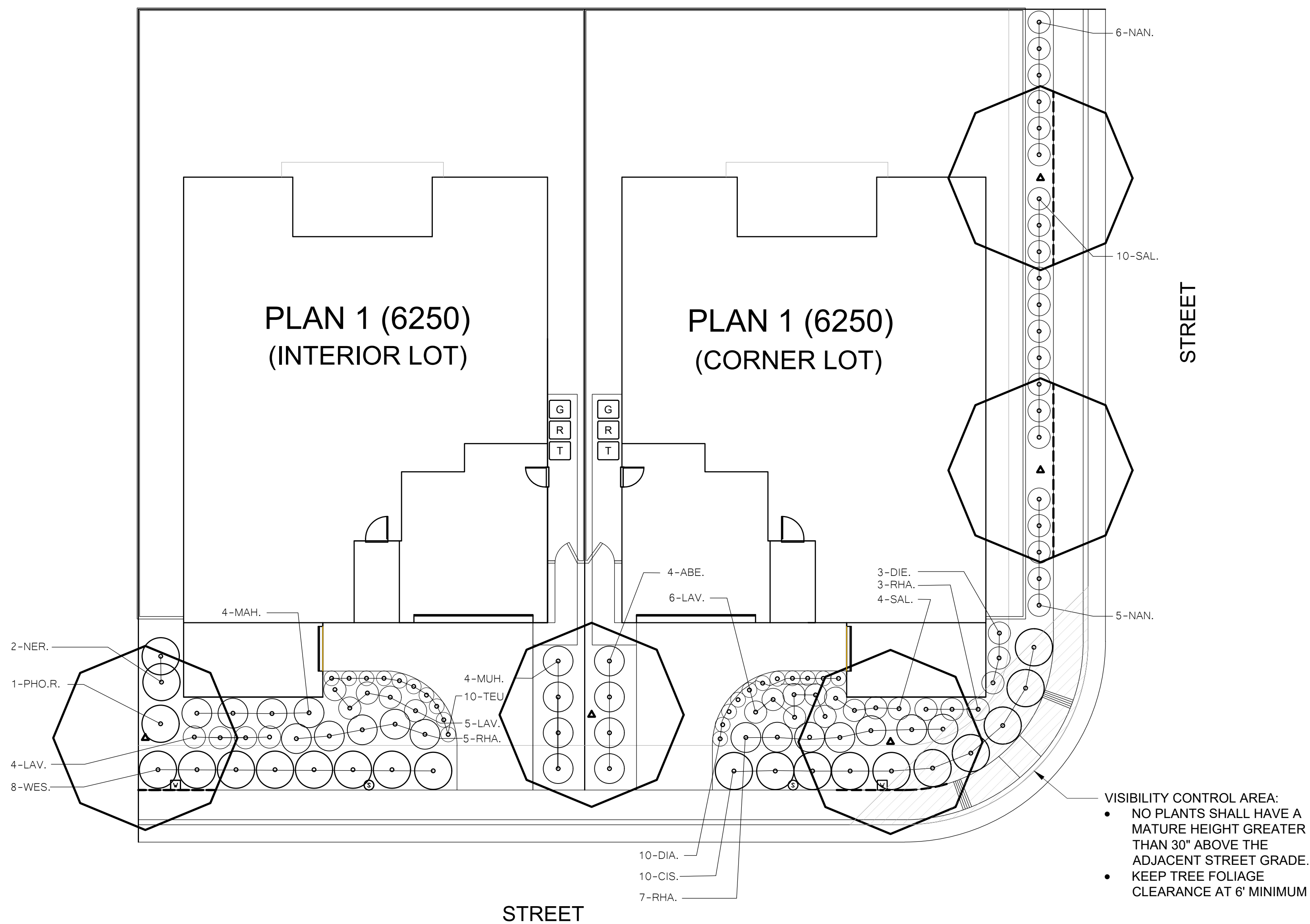
(S) Siding: SW 6176 Cocoon (LRV:15)

(B) Trim: SW 7020 Black Fox

(C) Fascia: SW 7047 Porpoise

(D) Garage Door: SW 7020 Black Fox

(E) Entry: SW 6054 Canyon Clay



SOIL TESTING NOTES

1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
2. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
3. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS. FERTILIZER CONTRACTOR TO PROVIDE TESTING LAB. HAVE THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRASS-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
4. SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.


LANDSCAPE ARCHITECT

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HWX		SHADE TREE:
LOW	15 G.C.	ACA.	30'X20'	FULL SUN	ACACIA STENOPHYLLA ... SHOESTRING ACACIA
MEDIUM	24" BOX	ELA.	50'X30'	FULL SUN	ELAEOCARPUS DECIPENS ... JAPANESE BLUEBERRY
MEDIUM	24" BOX	KOE.	30'X30'	FULL SUN	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
MEDIUM	24" BOX	MAG	50'X45'	FULL SUN	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX	NYS.	45'X30'	FULL SUN	NYSSA SYLVATICA ... SOUR GUM
MEDIUM	15 G.C.	PIS.	30'X30'	FULL SUN	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	15 G.C.	PRU.	40'X30'	FULL SUN	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
MEDIUM	15 G.C.	RHU.	30'X25'	FULL SUN	RHUS LANCEA ... AFRICAN SUMAC
MEDIUM	15 G.C.	ULM.	35'X25'	FULL SUN	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
					ACCENT TREE:
LOW	15 G.C.	LAG.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
LOW	15 G.C.	LAU.	20'X20'	FULL SUN	LAURUS 'SARATOGA' ... SARATOGA LAUREL
					SHRUBS:
MEDIUM	5 G.C.	ABE.	3'X4'	FULL SUN	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA
LOW	5 G.C.	CAL.	3'X4'	FULL SUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... LITTLE JOHN DWARF BOTTLE BRUSH
LOW	5 G.C.	CIS.	2'X6'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	1 G.C.	DIA.	2'X2'	FULL SUN	DIANELLA REVOLUTA 'COOLSTRATA' ... COOLSTRATA DIANELLA
LOW	1 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
LOW	5 G.C.	GRE.	4'X5'	FULL SUN	GREVILLEA 'NOELLI' ... GREVILLEA
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
LOW	5 G.C.	JUN.S.	12'X2'	FULL SUN	JUNIPERUS SCOPULORUM 'BLUE ARROW' ... BLUE ARROW JUNIPER
LOW	5 G.C.	LAN.G.	2'X4'	FULL SUN	LANTANA 'GOLD MOUND' ... GOLD MOUND LANTANA
LOW	5 G.C.	LAN.M.	1'X5'	FULL SUN	LANTANA MONTEVIDENSIS 'WHITE' ... WHITE TRAILING LANTANA
LOW	5 G.C.	LAV.	2'X3'	FULL SUN	LAVANDULA X INTERMEDIA 'PROVENCE' ... PROVENCE FRENCH LAVENDER
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA RIGENS ... DEER GRASS
LOW	5 G.C.	MYO.	2'X6'	FULL SUN	MYOPORUM PARVIFOLIUM ... MYOPORUM
LOW	5 G.C.	NAN.	3'X3'	FULL SUN	NANDINA DOMESTICA 'GULF STREAM' ... GULF STREAM HEAVENLY BAMBOO
LOW	5 G.C.	NER.	5'X5'	FULL SUN	NERIUM OLEANDER 'PETITE SALMON' ... PETITE SALMON OLEANDER
LOW	5 G.C.	PHO.R.	6'X6'	FULL SUN	PHORMIUM TENAX 'RUBRUM' ... RUBRUM NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	FULL SUN	PHORMIUM TENAX 'VAREGIATUM' ... NEW ZEALAND FLAX
LOW	5 G.C.	RHA.	4'X4'	FULL SUN	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
LOW	5 G.C.	SAL.	3'X3'	FULL SUN	SLAVIA MICROPHYLLA 'HOT LIPS' ... HOT LIPS SAGE
LOW	1 G.C.	TEU.	2'X2'	FULL SUN	TEUCRIUM CHAMAEDRYD ... GERMANDER
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA

FOR NORTH OR EAST FACING HOMES:

SWAP GRE. FOR AUC.
SWAP SAL. FOR LIR.

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HxW		SHRUBS:
MEDIUM MEDIUM	5 G.C. 5 G.C.	AUC. LIR.	4'X4' 3'X3'	SHADE SHADE	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA LIRIOPE GIGANTEA ... GIANT LILY TURF

LANDSCAPE PLANTING NOTES

3. ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK-ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
8 FEET CLEARANCE FROM SEWER OR WATER LINES.
5 FEET CLEARANCE FROM STORM DRAIN AND JOINT TRENCH
15 FEET FROM STREET LIGHTS AND FIRE HYDRANTS
25 FEET FROM STOP SIGNS/STOP LIGHTS.
10 FEET FROM DRIVEWAYS.
3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO REIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.3 FOR MORE INFORMATION.
5. CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
 - A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
 - B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICANT CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
 - C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
 - D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
 - E. IRRIGATION AUDIT REPORT.
 - F. SOILS ANALYSIS REPORT.
6. THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
7. IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
8. LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.
9. EACH LOT TO BE DESIGNED AS A SEPARATE IRRIGATION SYSTEM. IRRIGATION MAINTENANCE TO BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.
10. APPLICATION OF PRE-EMERGENT TO BE USED IN ALL NON-SEEDED LANDSCAPE PLANTERS. INSTALL A WEED CONTROL LAYER IN ALL BARK MULCH AND ROCK AREAS.

MTW *group*
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer

C-528-

The Landscape Architects do not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The Landscape Architects disclaim responsibility for these plans and specifications if they are used in whole or in part at any other site.

REVISIONS

[illegible]

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - RESERVE TYPICAL LANDSCAPE PLANS

RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE	7/27/23
JOB NO.	23-26.P
SHEET TITLE	

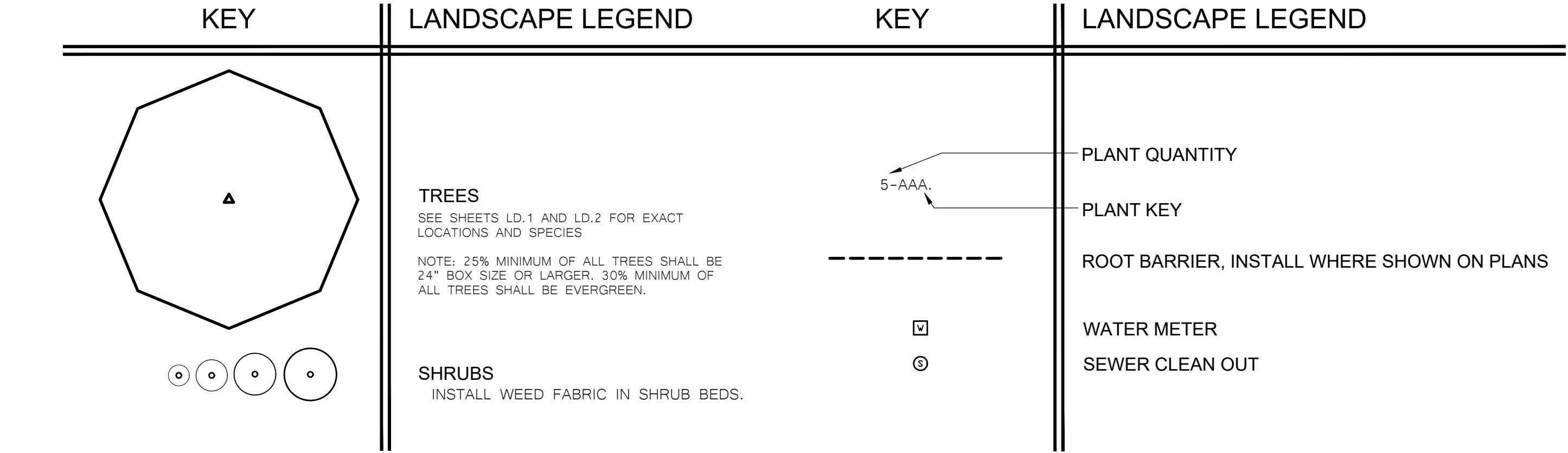
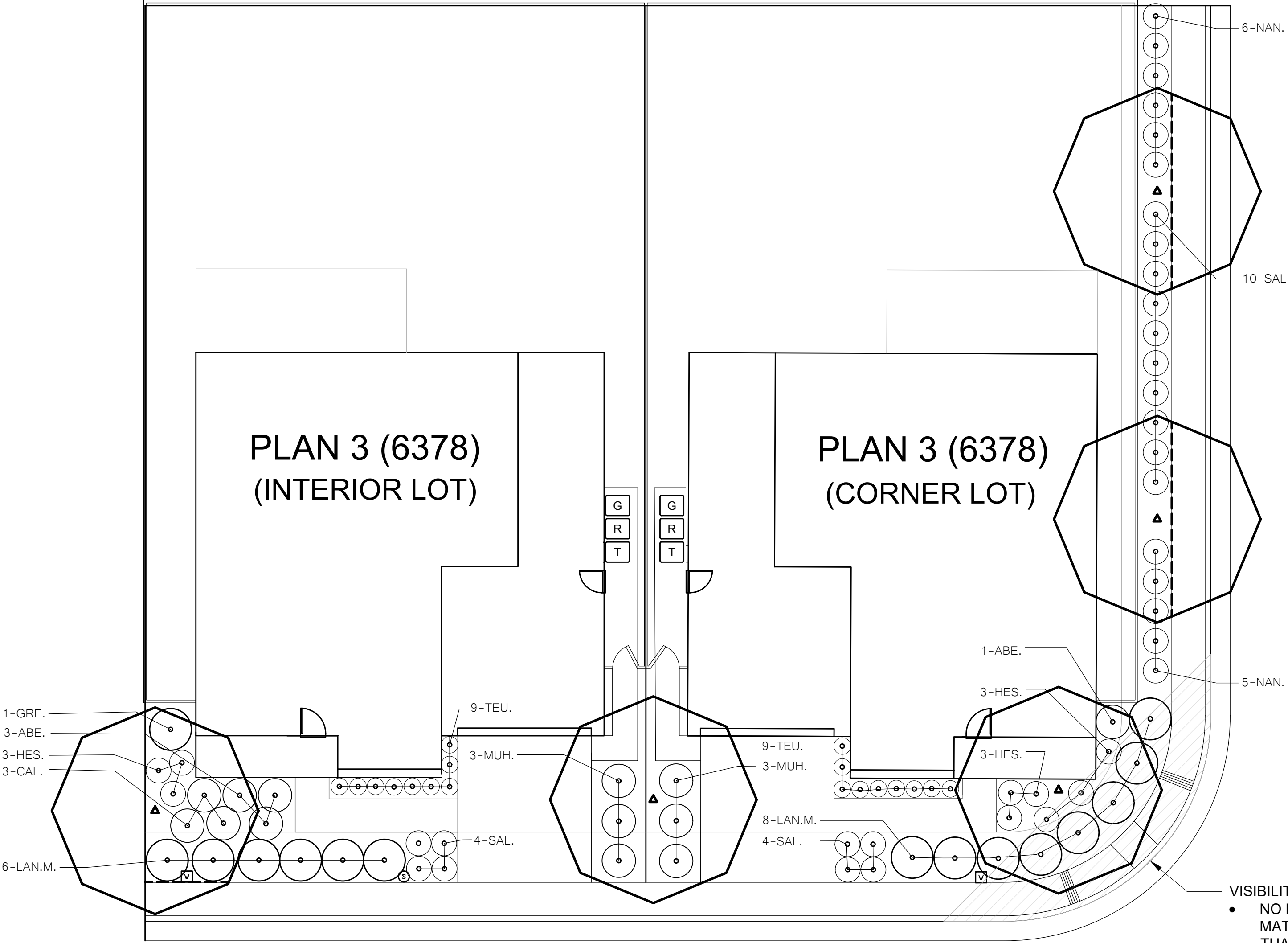
PLAN 1

TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.

L1.1

SHEET 1 OF 7



SOIL TESTING NOTES

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I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

PD

LANDSCAPE ARCHITECT

7/27/23

DATE



SCALE: 1"= 10'-0"

MASTER PLANT MATERIAL LIST					
WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	15 G.C.	ACA.	30'X20'	FULL SUN	ACACIA STENOPHYLLA ... SHOESTRING ACACIA
MEDIUM	24" BOX	ELA.	50'X30'	FULL SUN	ELAEOCARPUS DECIPIENS' ... JAPANESE BLUEBERRY
MEDIUM	24" BOX	KOE.	30'X30'	FULL SUN	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
MEDIUM	24" BOX	MAG	50'X45'	FULL SUN	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX	NYS.	45'X30'	FULL SUN	NYSSA SYLVATICA ... SOUR GUM
MEDIUM	15 G.C.	PIS.	30'X30'	FULL SUN	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	15 G.C.	PRU.	40'X30'	FULL SUN	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
MEDIUM	15 G.C.	RHU.	30'X25'	FULL SUN	RHUS LANCEA ... AFRICAN SUMAC
MEDIUM	15 G.C.	ULM.	35'X25'	FULL SUN	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
					ACCENT TREE:
LOW	15 G.C.	LAG.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
LOW	15 G.C.	LAU.	20'X20'	FULL SUN	LAURUS 'SARATOGA' ... SARATOGA LAUREL
					SHRUBS:
MEDIUM	5 G.C.	ABE.	3'X4'	FULL SUN	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA
LOW	5 G.C.	CAL.	3'X4'	FULL SUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... LITTLE JOHN DWARF BOTTLE BRUSH
LOW	5 G.C.	CIS.	2'X6'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	1 G.C.	DIA.	2'X2'	FULL SUN	DIANELLA REVOLUTA 'COOLVISTA' ... COOLVISTA DIANELLA
LOW	5 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
LOW	5 G.C.	GRE.	4'X5'	FULL SUN	GREVILLEA 'NOELLI' ... GREVILLEA
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
LOW	5 G.C.	JUN.S.	12'X2'	FULL SUN	JUNIPERUS SCOPULORUM 'BLUE ARROW' ... BLUE ARROW JUNIPER
LOW	5 G.C.	LAN.G.	2'X4'	FULL SUN	LANTANA 'GOLD MOUND' ... GOLD MOUND LANTANA
LOW	5 G.C.	LAN.M.	1'X5'	FULL SUN	LANTANA MONTEVIDENSIS WHITE ... WHITE TRAILING LANTANA
LOW	5 G.C.	LAV.	2'X3'	FULL SUN	LAVANDULA X INTERMEDIA 'PROVENCE' ... PROVENCE FRENCH LAVENDER
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA RIGENS ... DEER GRASS
LOW	5 G.C.	MYO.	2'X6'	FULL SUN	MYOPORUM PARVIFOLIUM ... MYOPORUM
LOW	5 G.C.	NAN.	3'X3'	FULL SUN	NANDINA DOMESTICA 'GULF STREAM' ... GULF STREAM HEAVENLY BAMBOO
LOW	5 G.C.	NER.	5'X5'	FULL SUN	NERIUM OLEANDER 'PETITE SALMON' ... PETITE SALMON OLEANDER
LOW	5 G.C.	PHO.R.	6'X6'	FULL SUN	PHORMIUM TENAX 'RUBRUM' ... RUBRUM NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	FULL SUN	PHORMIUM TENAX 'VARIEGATUM' ... NEW ZEALAND FLAX
LOW	5 G.C.	RHA.	4'X4'	FULL SUN	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
LOW	5 G.C.	SAL.	3'X3'	FULL SUN	SALVIA MICROPHYLLA 'HOT LIPS' ... HOT LIPS SAGE
LOW	1 G.C.	TEU.	2'X2'	FULL SUN	TEUCRIUM CHAMAEDRYS ... GERMANDER
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA

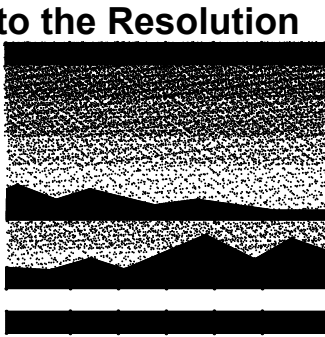
FOR NORTH OR EAST FACING HOMES:

SWAP GRE. FOR AUC.
SWAP SAL. FOR LIR.

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHRUBS:
MEDIUM	5 G.C.	AUC.	4'X4'	SHADE	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	LIR.	3'X3'	SHADE	LIRIOPE GIGANTEA ... GIANT LILY TURF

LANDSCAPE PLANTING NOTES

- ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK-ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
8 FEET CLEARANCE FROM SEWER OR WATER LINES.
5 FEET CLEARANCE FROM STORM DRAIN AND JOINT TRENCH
15 FEET FROM STREET LIGHTS AND FIRE HYDRANTS
25 FEET FROM STOP SIGNS/STOP LIGHTS.
10 FEET FROM DRIVEWAYS.
- SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
- TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.3 FOR MORE INFORMATION.
- CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
E. IRRIGATION AUDIT REPORT.
F. SOILS ANALYSIS REPORT.
- THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
- IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
- LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.
- EACH LOT TO BE DESIGNED AS A SEPARATE IRRIGATION SYSTEM. IRRIGATION MAINTENANCE TO BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.
- APPLICATION OF PRE-EMERGENT TO BE USED IN ALL NON-SEEDED LANDSCAPE PLANTERS. INSTALL A WEED CONTROL LAYER IN ALL BARK MULCH AND ROCK AREAS.



MTW *group*
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer

C-5284

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THE RANCH - RESERVE
TYPICAL LANDSCAPE
PLANS
RANCHO CORDOVA, CA
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
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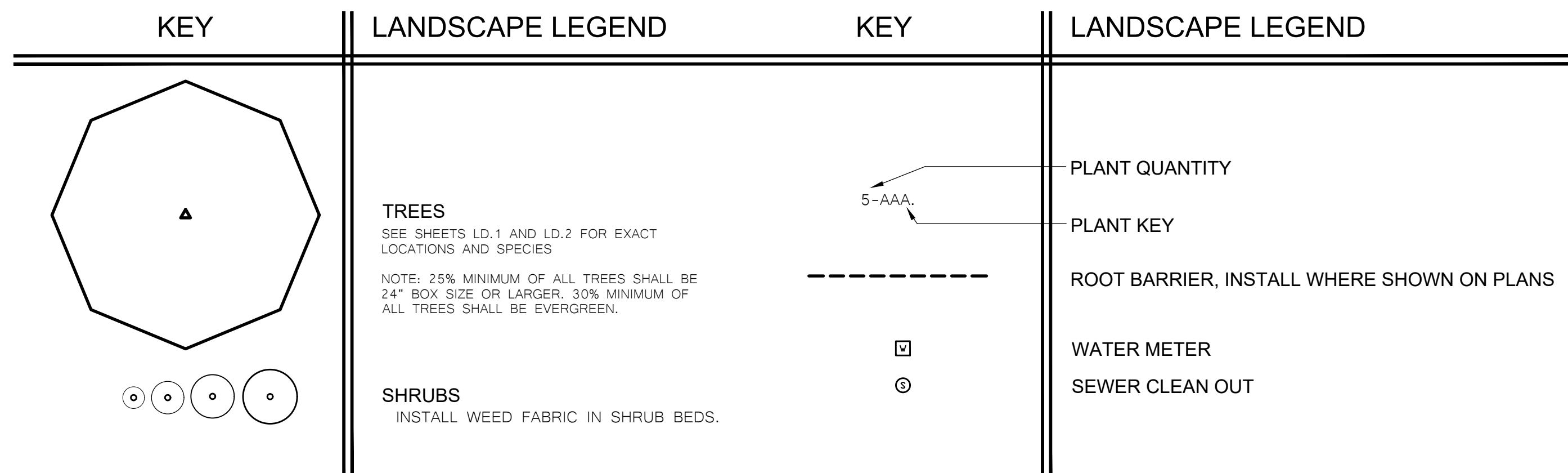
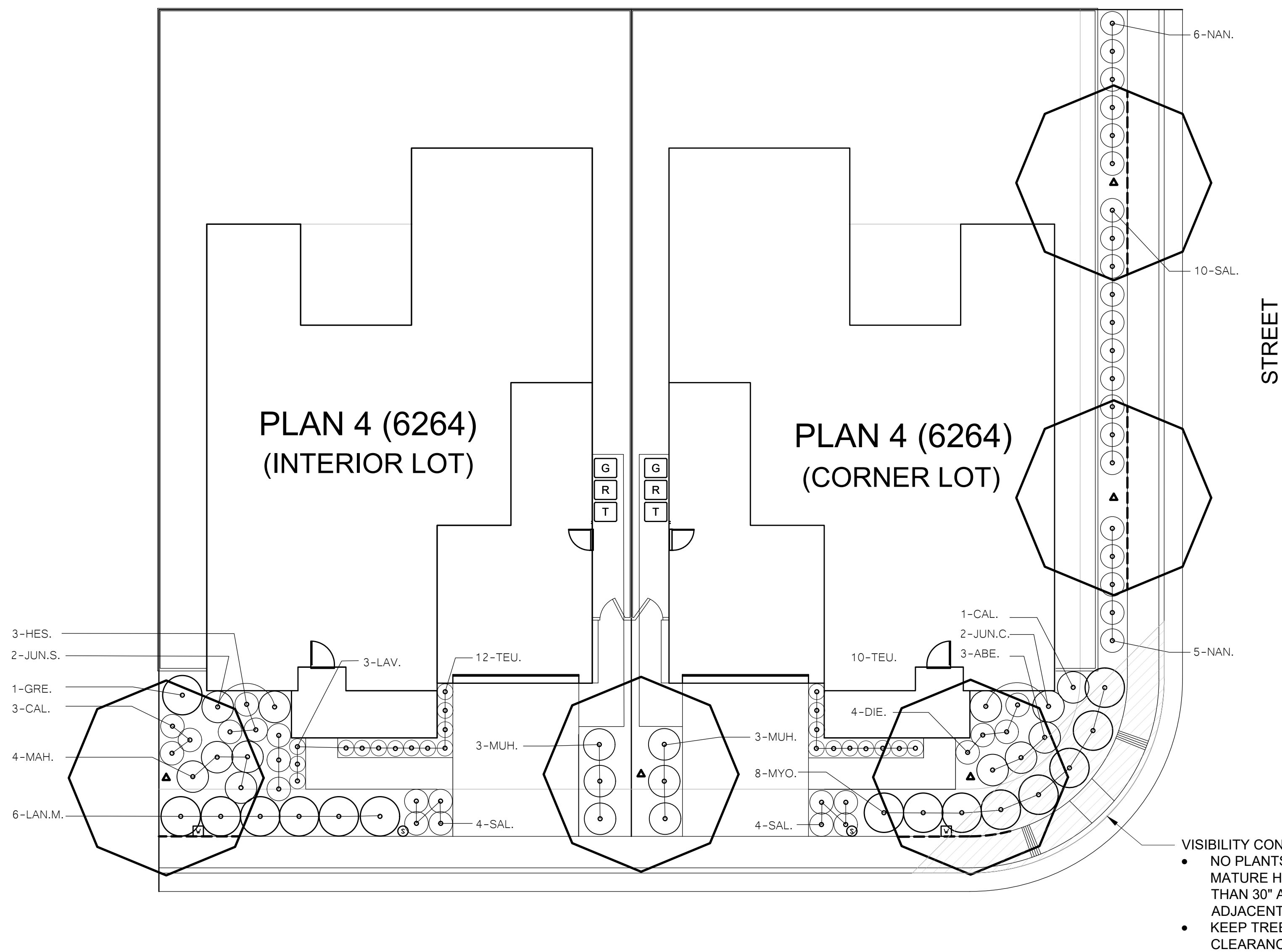
DATE	7/27/23
JOB NO.	23-26.P
SHEET TITLE	

PLAN 3
TYPICAL LANDSCAPE
PLANTING PLAN

SHEET NO.

L3.1

SHEET 3 OF 7



SOIL TESTING NOTES

1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
2. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
3. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB OF THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
4. SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	15 G.C.	ACA.	30'X20'	FULL SUN	ACACIA STENOPHYLLA ... SHOESTRING ACACIA
MEDIUM	24" BOX	ELA.	50'X30'	FULL SUN	ELAEOCARPUS DECIPENS ... JAPANESE BLUEBERRY
MEDIUM	24" BOX	KOE.	30'X30'	FULL SUN	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
MEDIUM	24" BOX	MAG.	50'X45'	FULL SUN	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX	NYSS.	45'X30'	FULL SUN	NYSSA SYLVATICA ... SOUR GUM
LOW	15 G.C.	PIS.	30'X30'	FULL SUN	PISTACHIA 'RED PUSH' ... RED PISH PISTACHE
MEDIUM	15 G.C.	PRU.	40'X30'	FULL SUN	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
MEDIUM	15 G.C.	RHU.	30'X25'	FULL SUN	RHUS LANCEA ... AFRICAN SUMAC
MEDIUM	15 G.C.	ULM.	35'X25'	FULL SUN	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
					ACCENT TREE:
LOW	15 G.C.	LAG.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE FLOWER MYRTLE
LOW	15 G.C.	LAU.	20'X20'	FULL SUN	LAURUS 'SARATOGA' ... SARATOGA LAUREL
					SHRUBS:
MEDIUM	5 G.C.	ABE.	3'X4'	FULL SUN	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA
LOW	5 G.C.	CAL.	3'X4'	FULL SUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... LITTLE JOHN DWARF BOTTLE BRUSH
LOW	5 G.C.	CIS.	2'X2'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	1 G.C.	DIA.	2'X2'	FULL SUN	DIANELLA REVOLUTA 'COOLVISTA' ... COOLVISTA DIANELLA
LOW	5 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
LOW	5 G.C.	GRE.	4'X5'	FULL SUN	GREVILLEA 'NOELII' ... GREVILLEA
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAVLE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
LOW	5 G.C.	JUN.S.	12'X2'	FULL SUN	JUNIPERUS SCOPULORUM 'BLUE ARROW' ... BLUE ARROW JUNIPER
LOW	5 G.C.	LAN.G.	2'X4'	FULL SUN	LANTANA 'GOLD MOUND' ... GOLD MOUND LANTANA
LOW	5 G.C.	LAN.M.	1'X5'	FULL SUN	LANTANA MONTEVIDENSIS WHITE ... WHITE TRAILING LANTANA
LOW	5 G.C.	LAV.	2'X3'	FULL SUN	LAVANDULA X INTERMEDIA 'PROVENCE' ... PROVENCE FRENCH LAVENDER
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA RIGENS ... DEER GRASS
LOW	5 G.C.	MYO.	2'X6'	FULL SUN	MYOPORUM PARVIFOLIUM ... MYOPORUM
LOW	5 G.C.	NAN.	3'X3'	FULL SUN	NANDINA DOMESTICA 'GULF STREAM' ... GULF STREAM HEAVENLY BAMBOO
LOW	5 G.C.	NER.	5'X5'	FULL SUN	NERIUM OLEANDER 'PETITE SALMON' ... PETITE SALMON OLEANDER
LOW	5 G.C.	PHO.R.	6'X6'	FULL SUN	PHORMIUM TENAX 'RUBRUM' ... RUBRUM NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	FULL SUN	PHORMIUM TENAX 'VARIEGATUM' ... NEW ZEALAND FLAX
LOW	5 G.C.	RHA.	4'X4'	FULL SUN	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
LOW	5 G.C.	SAL.	3'X3'	FULL SUN	SHALVIA MICROPHYLLA 'HOT LIPS' ... HOT LIPS SAGE
LOW	1 G.C.	TEU.	2'X2'	FULL SUN	TEUCRIUM CHAMAEDRYS ... GERMANDER
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA

FOR NORTH OR EAST FACING HOMES:

SWAP GRE. FOR AUC.
SWAP SAL. FOR LIR.

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HxW		SHRUBS:
MEDIUM MEDIUM	5 G.C. 5 G.C.	AUC. LIR.	4'X4' 3'X3'	SHADE SHADE	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA LIRIOPE GIGANTEA ... GIANT 'LILY TURF'

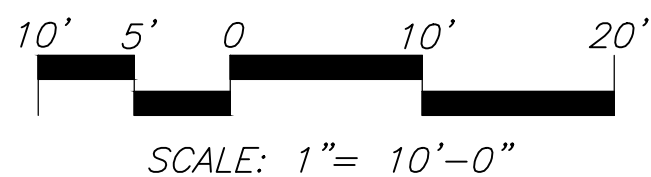
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I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.


LANDSCAPE ARCHITECT

7/27/23
DATE



MTW *group*
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer

C-528-

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REVISIONS

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THE RANCH - RESERVE TYPICAL LANDSCAPE

PLANS

RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE	7/27/23
JOB NO.	23-26.P
SHEET TITLE	

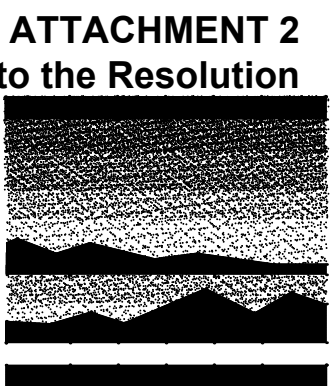
PLAN 4

TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.

L4.1

SHEET 4 OF 7



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LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
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Peter D. Larimer C-5284

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**THE RANCH - RESERVE
TYPICAL LANDSCAPE
PLANS**
RANCHO CORDOVA, CA
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
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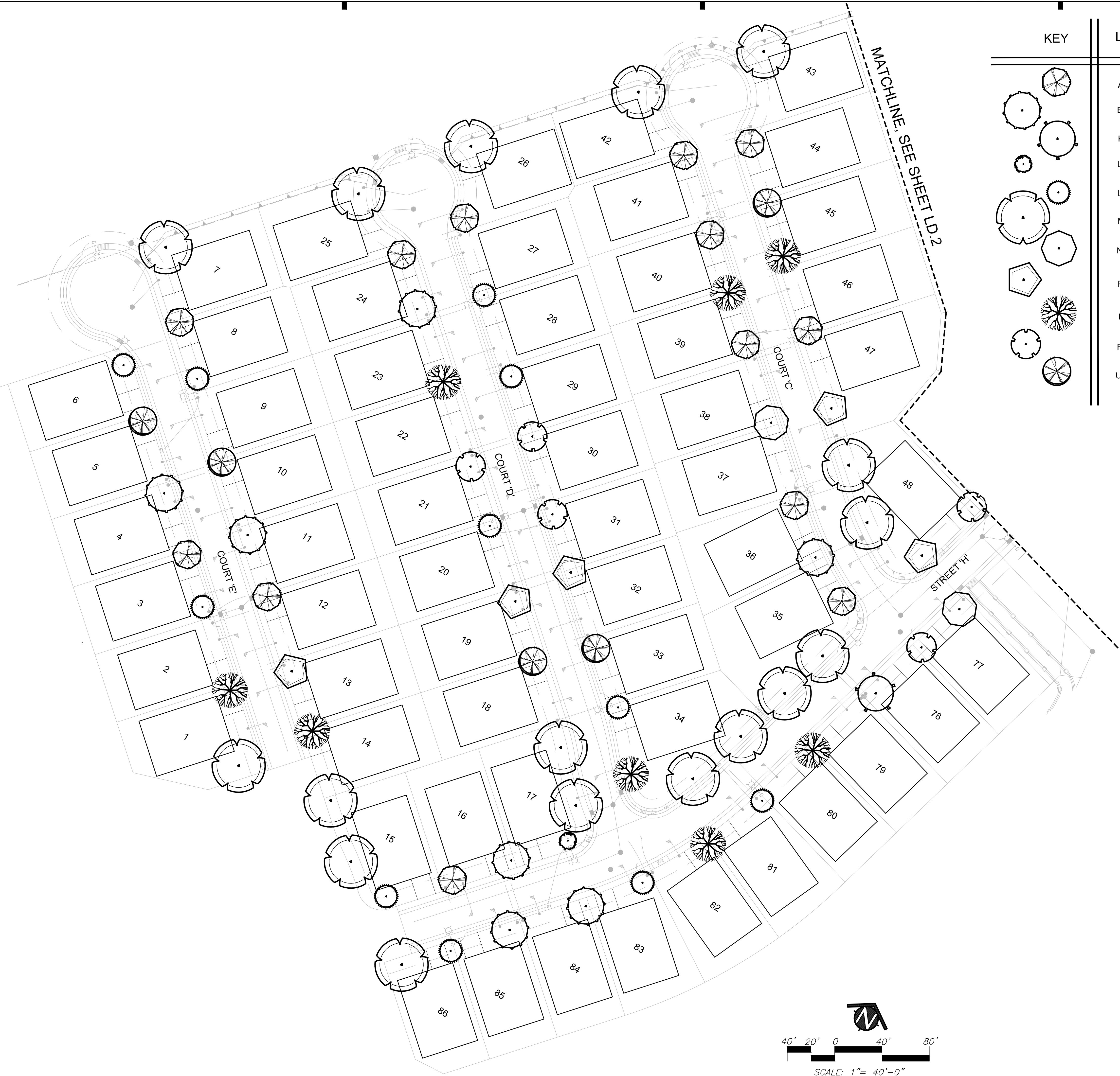
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VILLAGE 1-U1
STREET TREE

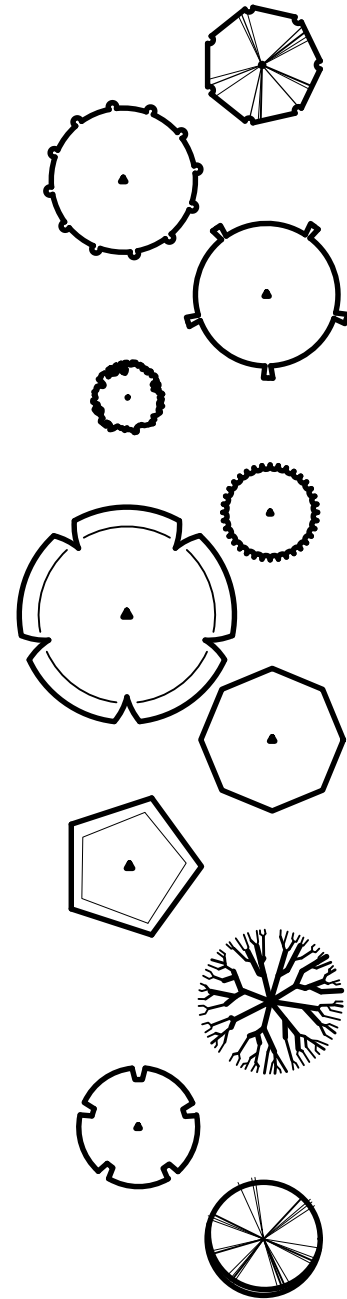
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LD.1

SHEET 5 OF 7

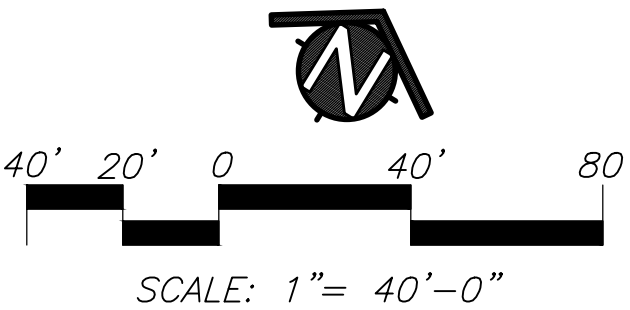


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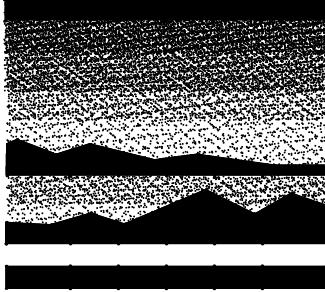
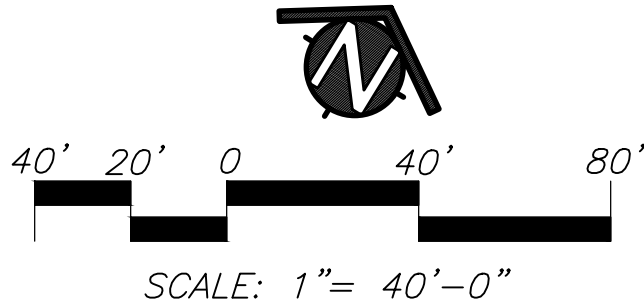
LANDSCAPE LEGEND

- ACACIA STENOPHYLLA ... SHOESTRING ACACIA
- ELAEOCARPUS DECIPENS ... JAPANESE BLUEBERRY
- KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
- LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
- LAURUS 'SARATOGA' ... SARATOGA LAUREL
- MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
- NYSSA SYLVATICA ... SOUR GUM
- PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
- PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
- RHUS LANCEA ... AFRICAN SUMAC
- ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM





KEY	LANDSCAPE LEGEND
	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY
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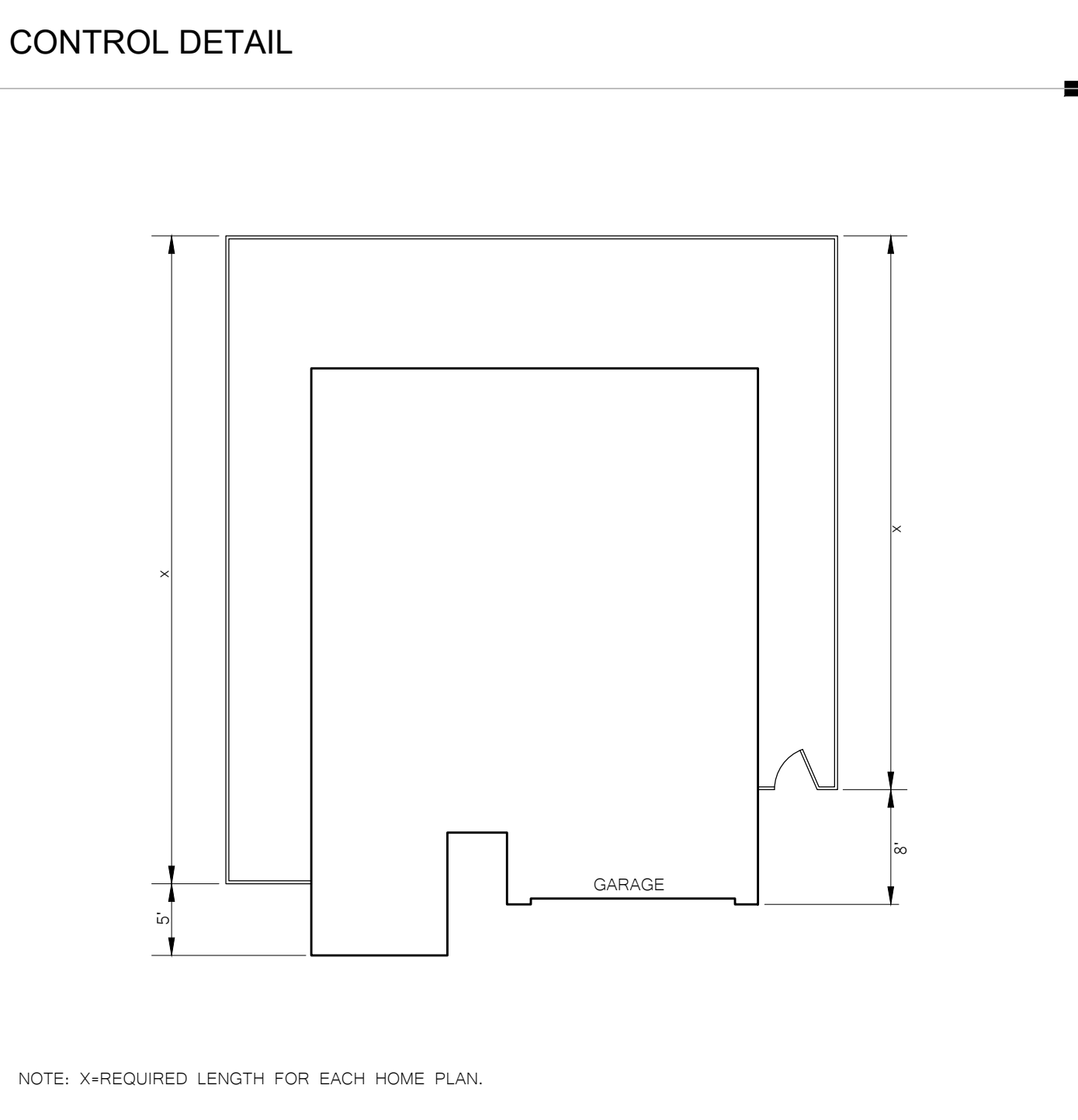
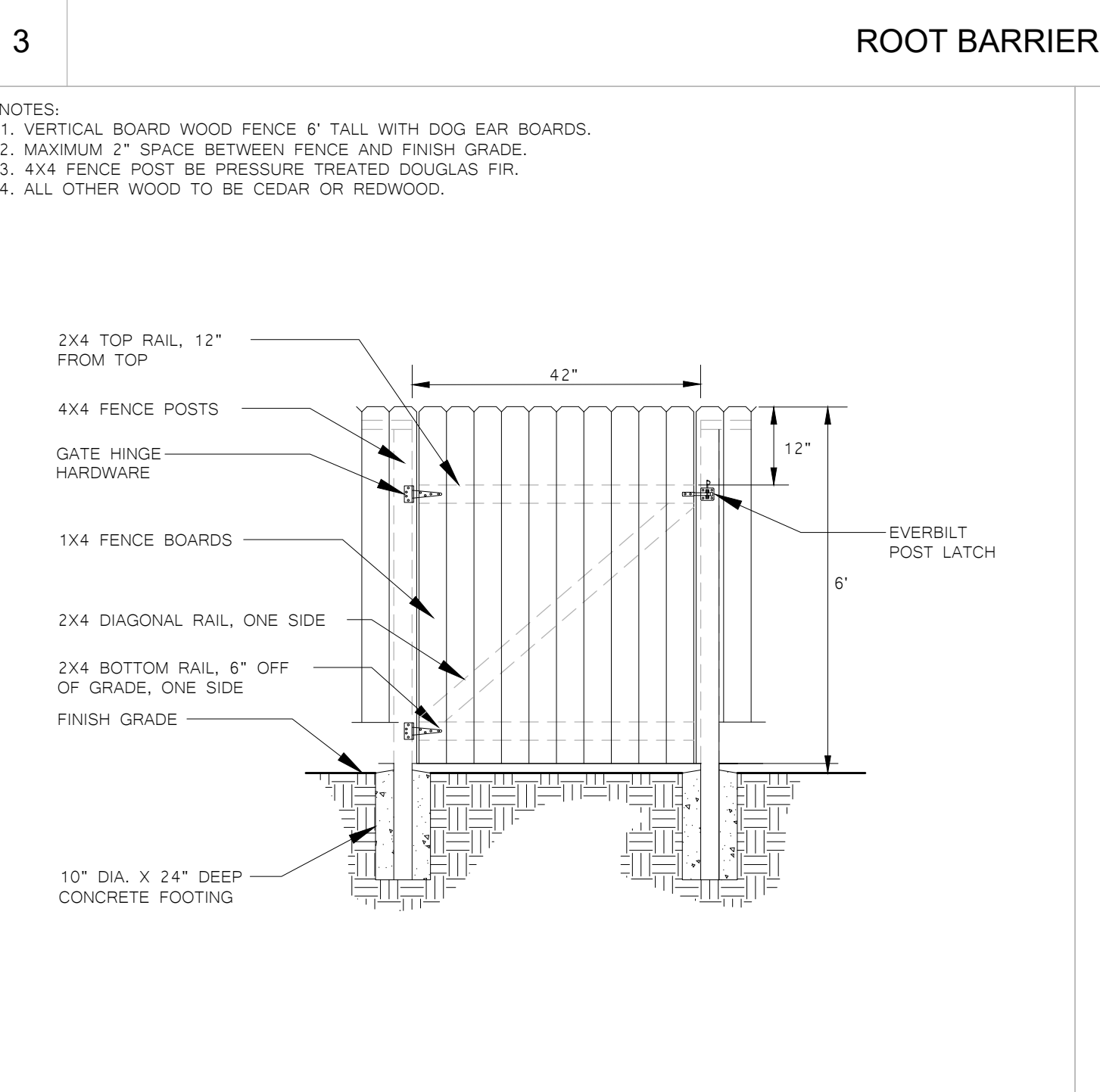
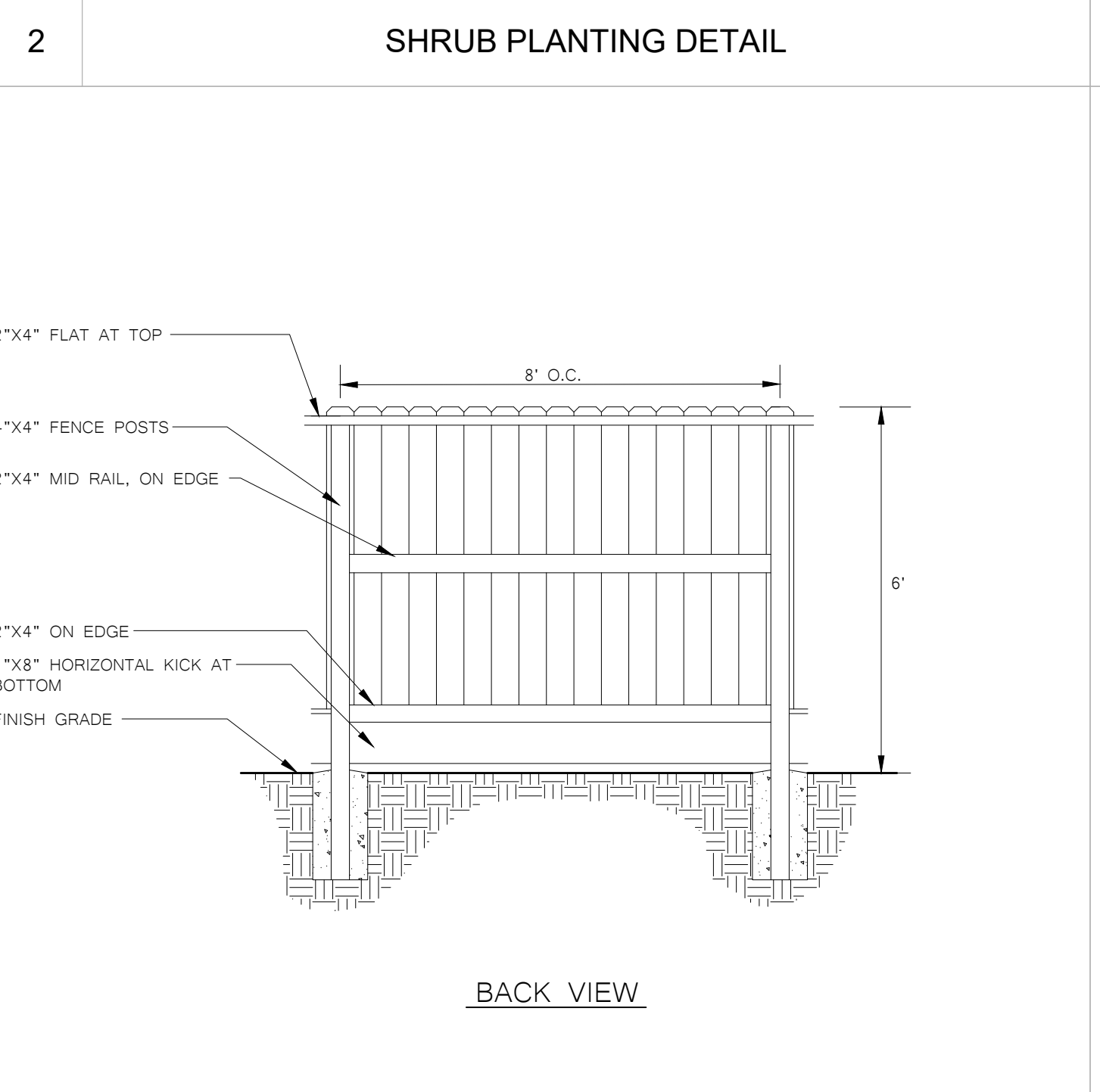
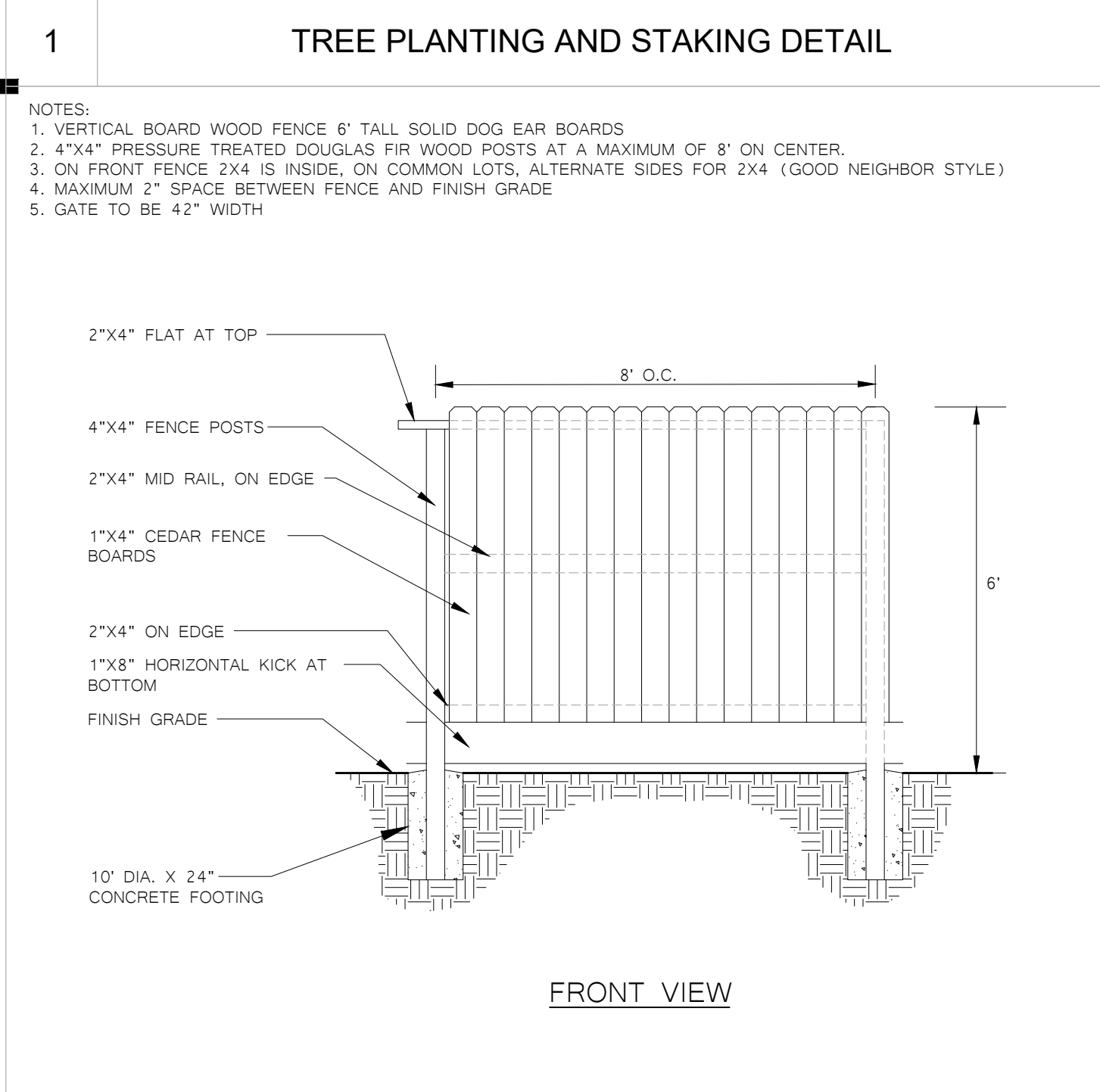
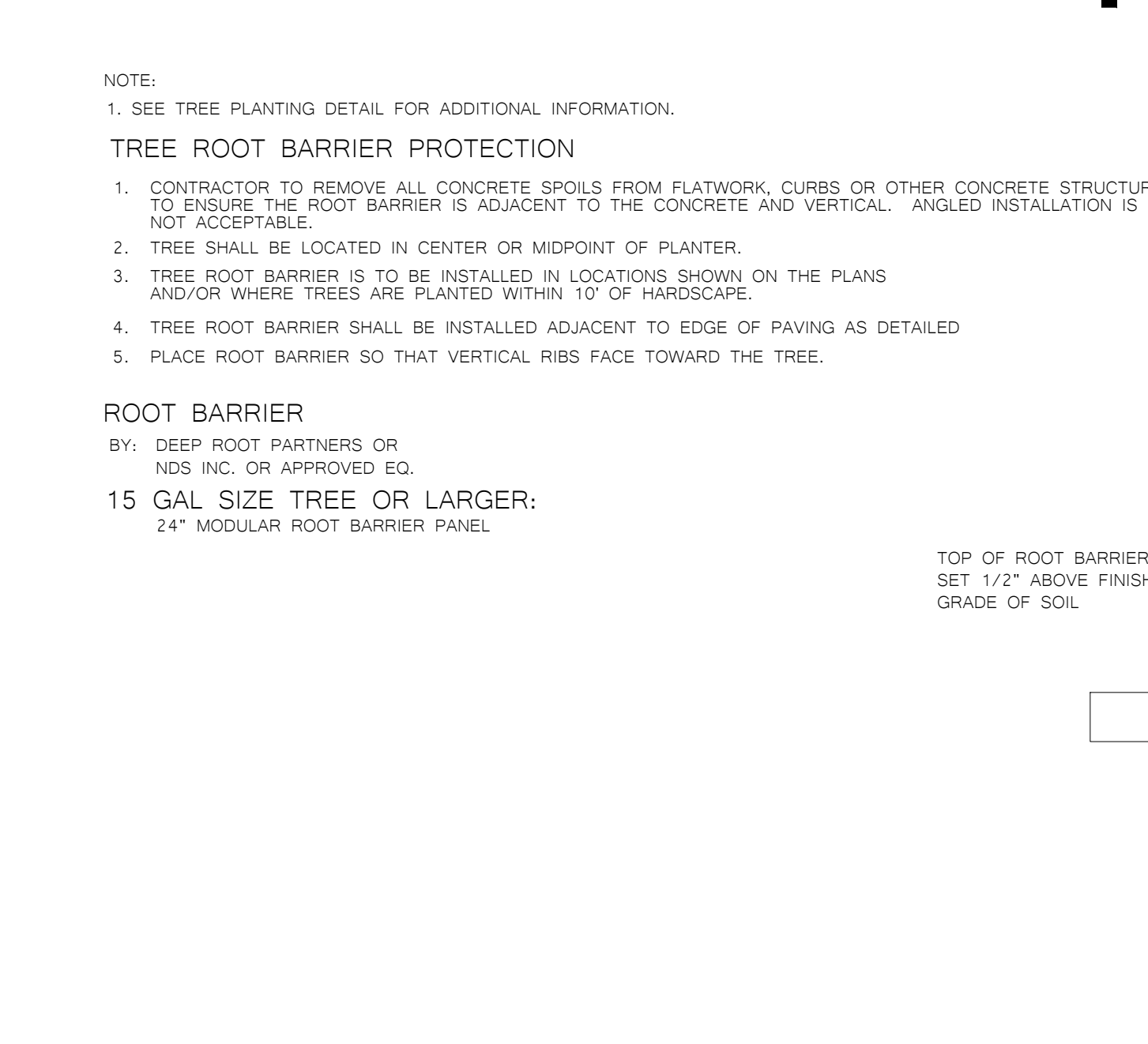
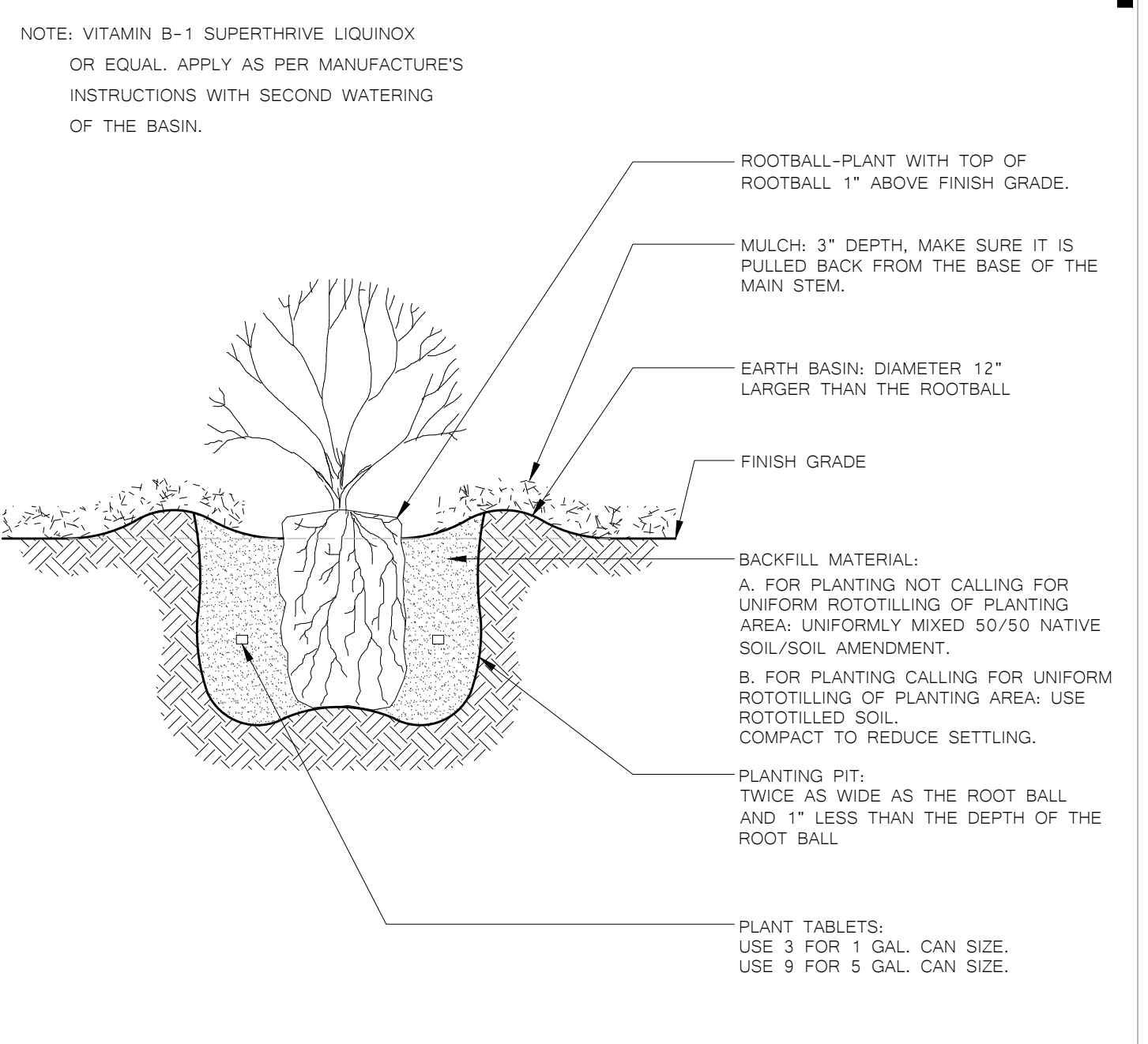
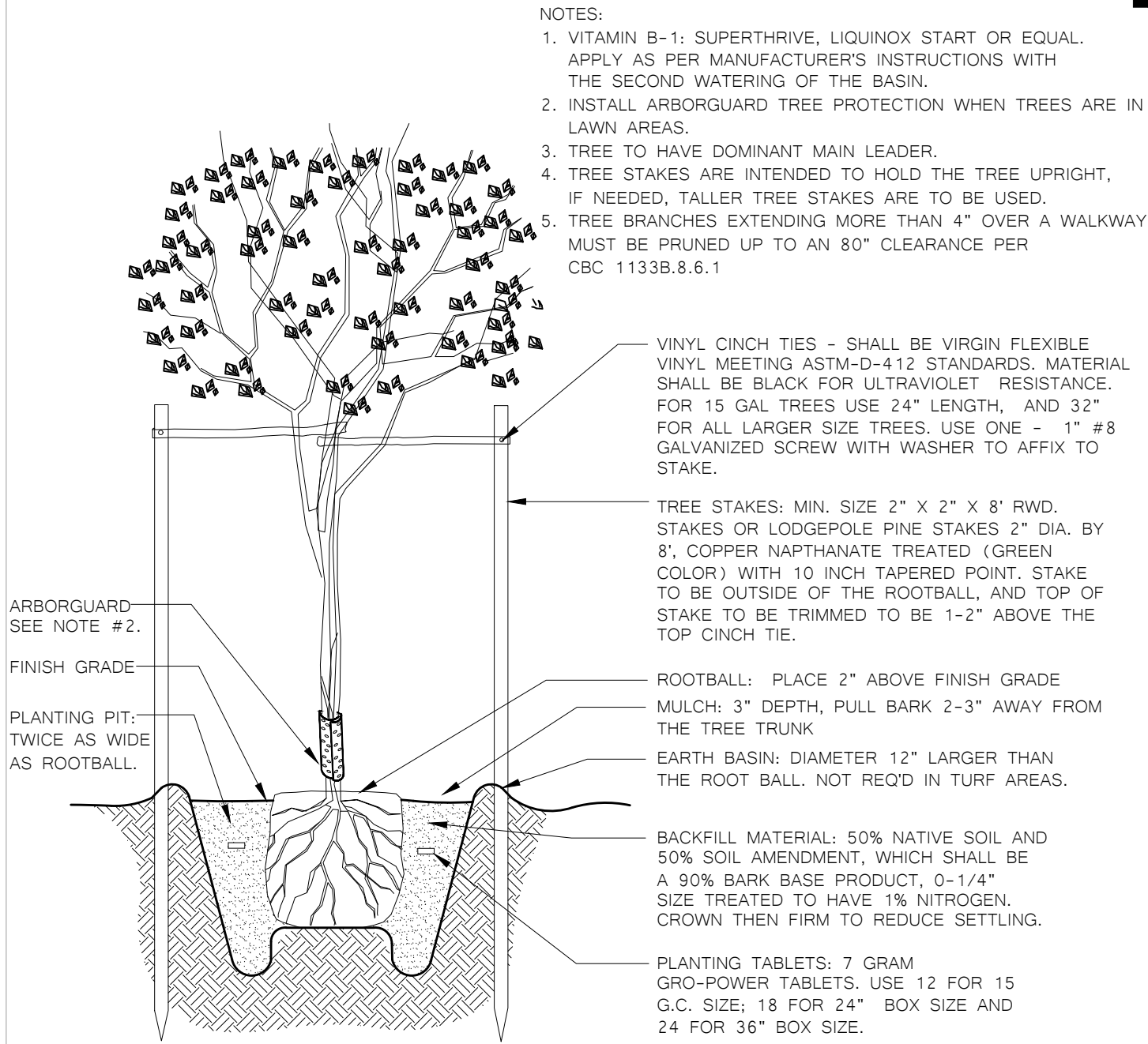
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SHEET TITLE	

VILLAGE 1-U2
STREET TREE

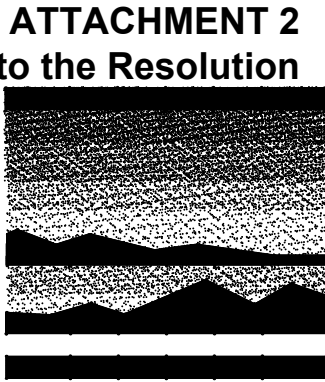
SHEET NO.	LD.2
SHEET	6 OF 7



4 WOOD FENCE DETAIL

6' TALL WOOD GATE

6 TYPICAL LOT FENCE LAYOUT



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LANDSCAPE ARCHITECTURE
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SHEET TITLE	

PLANTING DETAILS

SHEET NO.
LD.3
SHEET 7 OF 7

ATTACHMENT 2
Exhibit A to the Resolution

THE RANCH VILLAGE 1
PRELIMINARY FIT LIST
K. HOVNANIAN
JUNE 2023

ITEM 5.2.

ATTACHMENT 2
Exhibit A to the Resolution

Lot	Dwy	Sq. Ft.	Plan 1			Plan 2			Plan 3			Plan 4			Lot Coverage (Maximum Allowable ~ 75%)												
			Farmhouse	Hacienda	Contemporary	Farmhouse	Hacienda	Contemporary	Farmhouse	Hacienda	Contemporary	Farmhouse	Hacienda	Contemporary	PLAN	1			2			3			4		
															FOOTPRINT S.F.	Farmhouse	Hacienda	Contemporary	Farmhouse	Hacienda	Contemporary	Farmhouse	Hacienda	Contemporary	Farmhouse	Hacienda	Contemporary
																3,161	3,176	3,180	3,042	3,042	3,042	2,393	2,418	2,350	3,215	3,144	3,162
64	L	6,678	X	X	X	X	X	X	X	X	X	X	X	X		47.6%	47.6%	47.6%	45.6%	45.6%	45.6%	35.8%	36.2%	35.2%	48.1%	47.1%	47.3%
65	R	7,153	X	X	X	X	X	X	X	X	X	X	X	X		44.4%	44.4%	44.5%	42.5%	42.5%	42.5%	33.5%	33.8%	32.9%	44.9%	44.0%	44.2%
66	L	9,279	X	X	X	X	X	X	X	X	X	X	X	X		34.2%	34.2%	34.3%	32.8%	32.8%	32.8%	25.8%	26.1%	25.3%	34.6%	33.9%	34.1%
67	R	9,382	X	X	X	X	X	X	X	X	X	X	X	X		33.9%	33.9%	33.9%	32.4%	32.4%	32.4%	25.5%	25.8%	25.0%	34.3%	33.5%	33.7%
68	L	7,933	X	X	X	X	X	X	X	X	X	X	X	X		40.0%	40.0%	40.1%	38.3%	38.3%	38.3%	30.2%	30.5%	29.6%	40.5%	39.6%	39.9%
69	R	9,370	X	X	X	X	X	X	X	X	X	X	X	X		33.9%	33.9%	33.9%	32.5%	32.5%	32.5%	25.5%	25.8%	25.1%	34.3%	33.6%	33.7%
70	R	6,271	X	X	X	X	X	X	X	X	X	NF	NF	NF		50.6%	50.6%	50.7%	48.5%	48.5%	48.5%	38.2%	38.6%	37.5%	51.3%	50.1%	50.4%
71	L	6,182	X	X	X	X	X	X	X	X	X	NF	NF	NF		51.4%	51.4%	51.4%	49.2%	49.2%	49.2%	38.7%	39.1%	38.0%	52.0%	50.9%	51.1%
72	R	6,411	X	X	X	X	X	X	X	X	X	X	X	X		49.5%	49.5%	49.6%	47.4%	47.4%	47.4%	37.3%	37.7%	36.7%	50.1%	49.0%	49.3%
73	L	6,399	X	X	X	X	X	X	X	X	X	X	X	X		49.6%	49.6%	49.7%	47.5%	47.5%	47.5%	37.4%	37.8%	36.7%	50.2%	49.1%	49.4%
74	R	6,386	X	X	X	X	X	X	X	X	X	X	X	X		49.7%	49.7%	49.8%	47.6%	47.6%	47.6%	37.5%	37.9%	36.8%	50.3%	49.2%	49.5%
75	L	6,407	X	X	X	X	X	X	X	X	X	X	X	X		49.6%	49.6%	49.6%	47.5%	47.5%	47.5%	37.3%	37.7%	36.7%	50.2%	49.1%	49.4%
76	R	6,999	X	X	X	X	X	X	X	X	X	X	X	X	45.4%	45.4%	45.4%	43.5%	43.5%	43.5%	34.2%	34.5%	33.6%	45.9%	44.9%	45.2%	
77	R	6,360	X	X	X	X	X	X	X	X	X	X	X	X	49.9%	49.9%	50.0%	47.8%	47.8%	47.8%	37.6%	38.0%	36.9%	50.6%	49.4%	49.7%	
78	L	6,360	X	X	X	X	X	X	X	X	X	X	X	X	49.9%	49.9%	50.0%	47.8%	47.8%	47.8%	37.6%	38.0%	36.9%	50.6%	49.4%	49.7%	
79	R	6,360	X	X	X	X	X	X	X	X	X	X	X	X	49.9%	49.9%	50.0%	47.8%	47.8%	47.8%	37.6%	38.0%	36.9%	50.6%	49.4%	49.7%	
80	L	6,360	X	X	X	X	X	X	X	X	X	X	X	X	49.9%	49.9%	50.0%	47.8%	47.8%	47.8%	37.6%	38.0%	36.9%	50.6%	49.4%	49.7%	
81	R	6,978	X	X	X	X	X	X	X	X	X	X	X	X	45.5%	45.5%	45.6%	43.6%	43.6%	43.6%	34.3%	34.7%	33.7%	46.1%	45.1%	45.3%	
82	L	6,962	X	X	X	X	X	X	X	X	X	X	X	X	45.6%	45.6%	45.7%	43.7%	43.7%	43.7%	34.4%	34.7%	33.8%	46.2%	45.2%	45.4%	
83	R	6,939	X	X	X	X	X	X	X	X	X	X	X	X	45.8%	45.8%	45.8%	43.8%	43.8%	43.8%	34.5%	34.8%	33.9%	46.3%	45.3%	45.6%	
84	L	6,342	X	X	X	X	X	X	X	X	X	X	X	X	50.1%	50.1%	50.1%	48.0%	48.0%	48.0%	37.7%	38.1%	37.1%	50.7%	49.6%	49.9%	
85	R	6,360	X	X	X	X	X	X	X	X	X	X	X	X	49.9%	49.9%	50.0%	47.8%	47.8%	47.8%	37.6%	38.0%	36.9%	50.6%	49.4%	49.7%	
86	L	6,160	X	X	X	NF	NF	NF	X	X	X	X	X	X	51.6%	51.6%	51.6%	49.4%	49.4%	49.4%	38.8%	39.3%	38.1%	52.2%	51.0%	51.3%	

SETBACKS BASED ON THE RANCH SPECIAL PLANNING AREA HANDBOOK. (DATED JAN. 2020)

FRONT:

18' TO GARAGE (15' to side of 1-car garage)

12.5' TO PORCH/LIVING AREA

SIDE: INTERNAL LOT

4' TO INTERIOR SIDE LIVING AREA

5' TO GARAGE SIDE LIVING AREA

SIDE CORNER LOT:

12.5' TO LIVING AREA

REAR:

15' (10' encroachment allowed for covered patio)

MAX COVERAGE:

75%

KEY:

X HOUSE FIT MEETS MINIMUM SETBACK REQUIREMENTS

NF HOUSE DOES NOT MEET MINIMUM SETBACK REQUIREMENTS

X(NCP) HOUSE FITS WITHOUT OPTIONAL COVERED PATIO

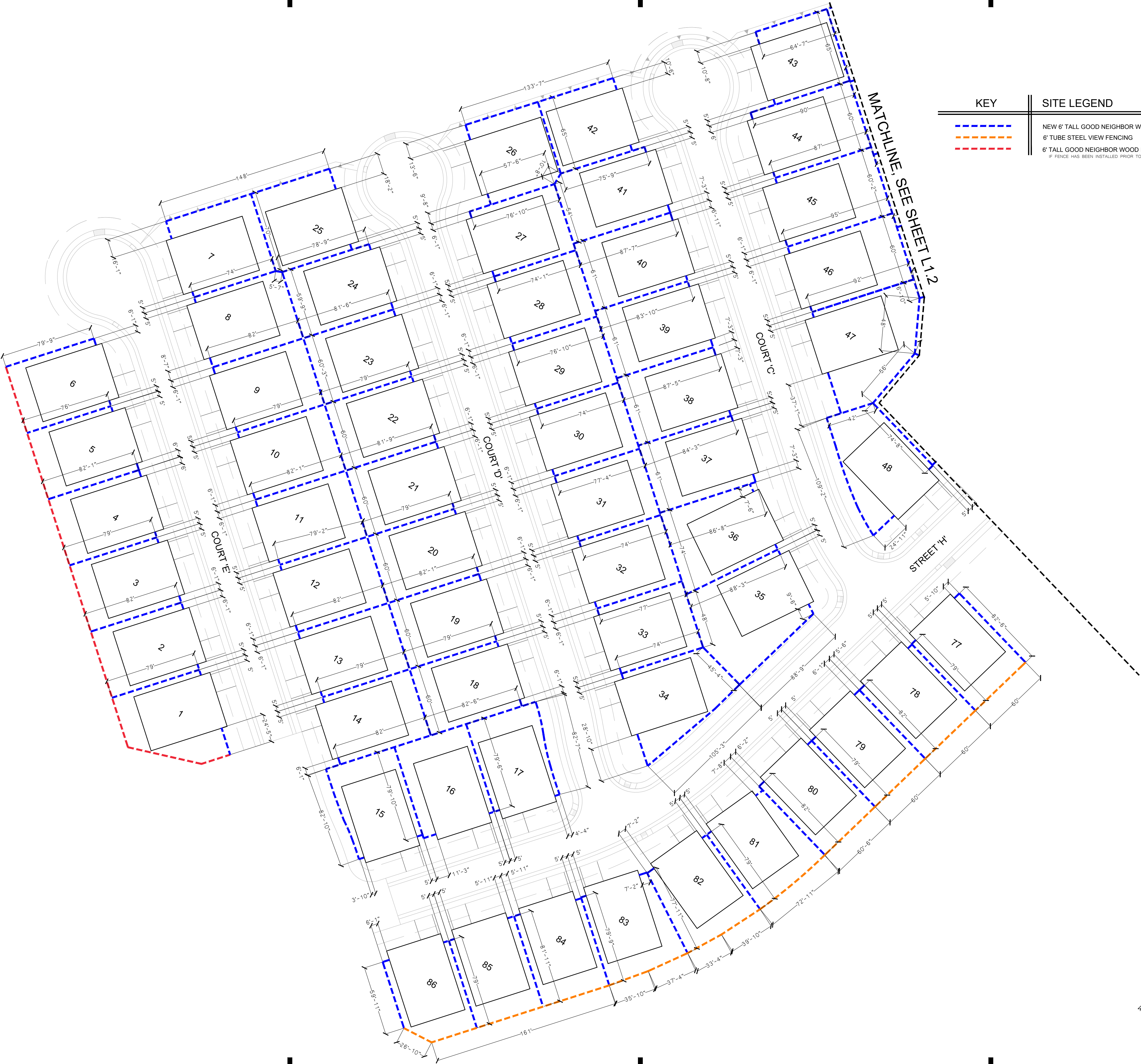
Notes:

1 Roof overhangs are assumed to be 18"

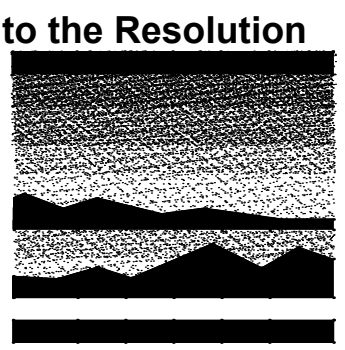
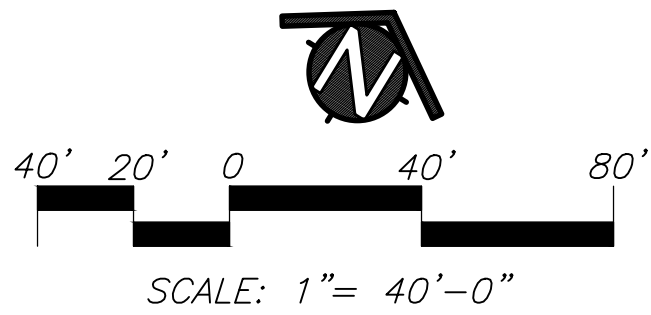
2 Architecture plans were not provided at the time this fit list was created. Once completed/received the architecture plans will need to be reviewed to ensure accuracy

3 Plan 1 and Plan 2 are oriented as if one-car garage does not exist

4 Plan 2 and Plan 3 have an optional covered patio



KEY	SITE LEGEND
	NEW 6' TALL GOOD NEIGHBOR WOOD FENCE
	6" TUBE STEEL VIEW FENCING
	6' TALL GOOD NEIGHBOR WOOD FENCE SHARING WITH ADJACENT COMMUNITY IF FENCE HAS BEEN INSTALLED PRIOR TO THIS PHASE, CONTRACTOR DO NOT NEED TO RE-BUILD THE FENCE.



MTW *group*
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer C-5284

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REVISIONS			
NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX			
NO.	DWG BY	DATE	REVIEWED

**THE RANCH - RESERVE
COMMUNITY FENCING
PLAN**
RANCHO CORDOVA, CA
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

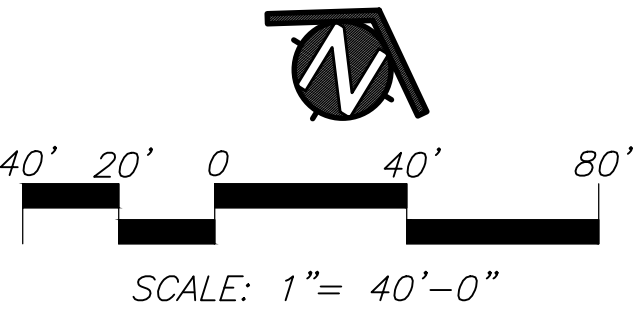
DATE	06/15/23
JOB NO.	23-26.F
SHEET TITLE	

VILLAGE 1-U1
FENCING PLAN

SHEET NO.	L1.1
SHEET	1 OF 3



KEY	SITE LEGEND
	NEW 6' TALL GOOD NEIGHBOR WOOD FENCE
	6' TUBE STEEL VIEW FENCING
	6' TALL GOOD NEIGHBOR WOOD FENCE SHARING WITH ADJACENT COMMUNITY
	IF FENCE HAS BEEN INSTALLED PRIOR TO THIS PHASE, CONTRACTOR DO NOT NEED TO RE-BUILD THE FENCE.

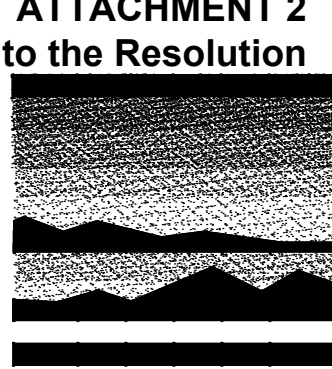


THE RANCH - RESERVE
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3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
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DATE	06/15/23
JOB NO.	23-26.F
SHEET TITLE	

VILLAGE 1-U2
FENCING PLAN

SHEET NO.	L1.2
SHEET	2 OF 3



MTWgroup
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



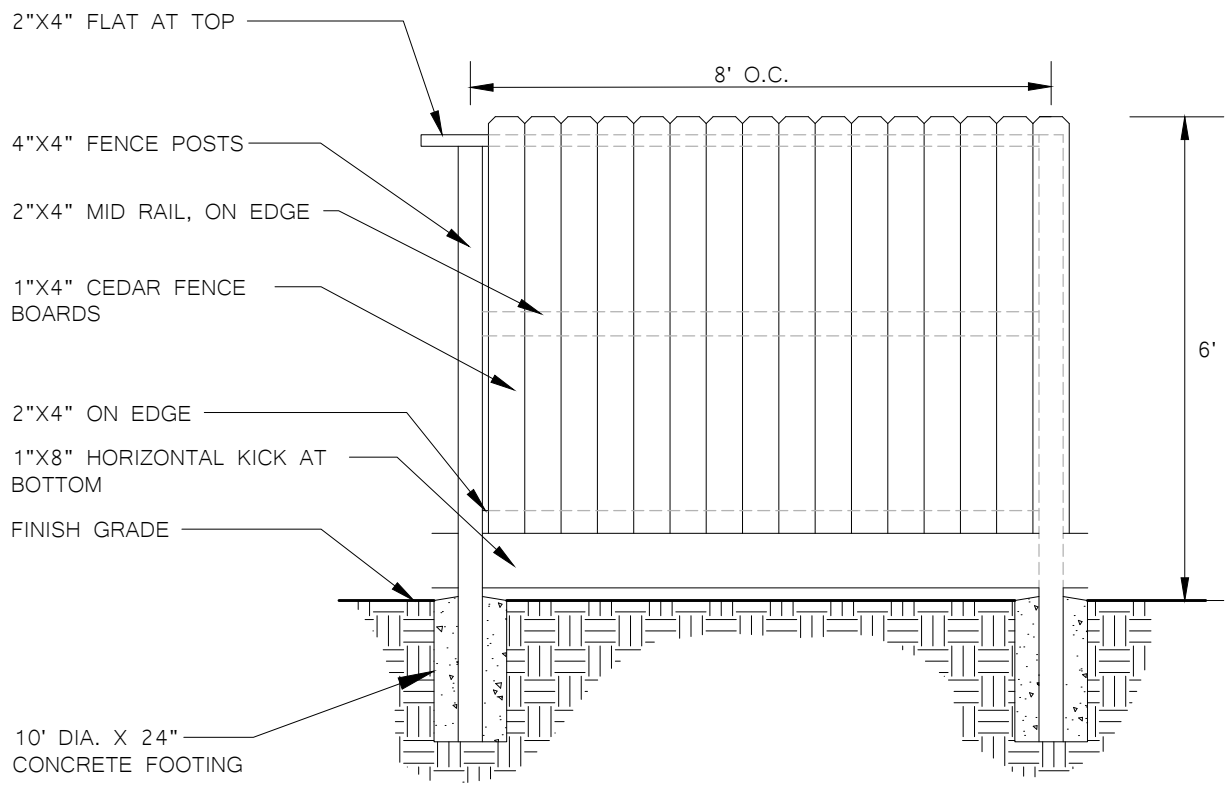
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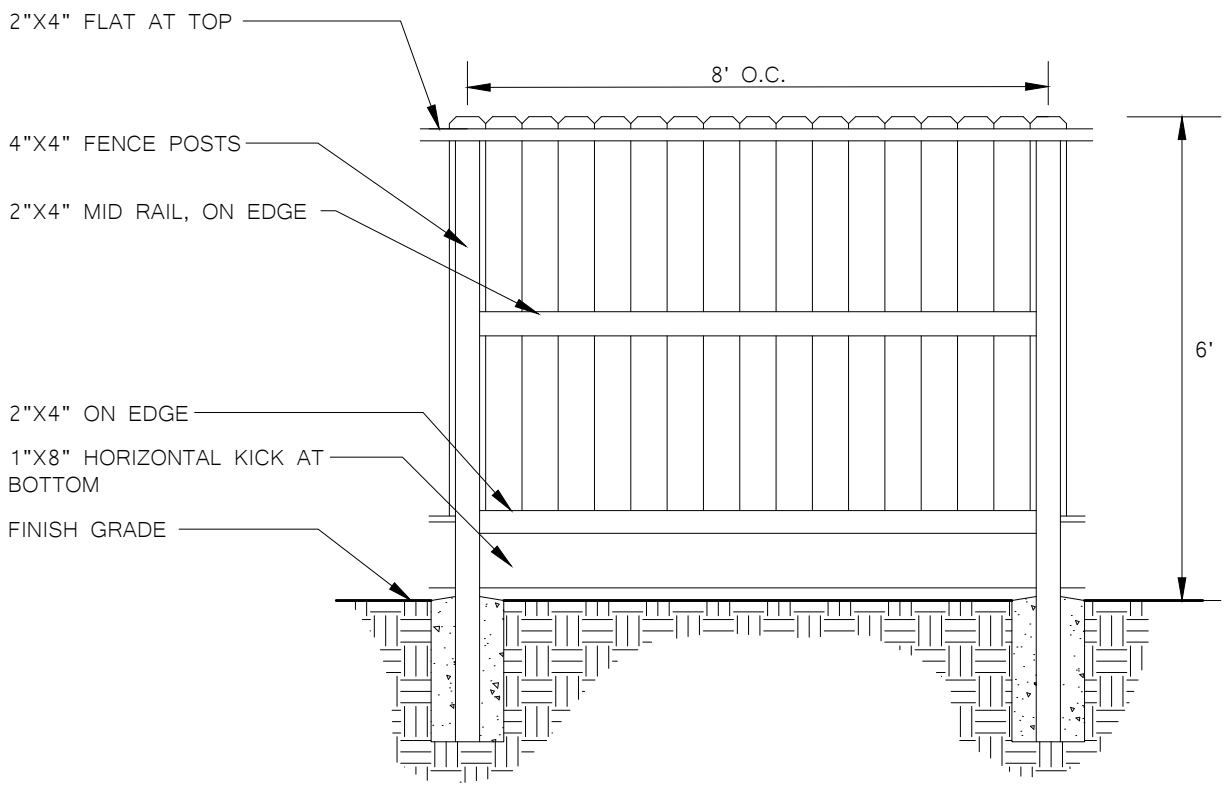
REVISIONS			
NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX			
NO.	DWG BY	DATE	REVIEWED

- NOTES:
1. VERTICAL BOARD WOOD FENCE 6' TALL SOLID DOG EAR BOARDS
 2. 4"x4" PRESSURE TREATED DOUGLAS FIR WOOD POSTS AT A MAXIMUM OF 8' ON CENTER.
 3. ON FRONT FENCE 2X4 IS INSIDE, ON COMMON LOTS, ALTERNATE SIDES FOR 2X4 (GOOD NEIGHBOR STYLE)
 4. MAXIMUM 2" SPACE BETWEEN FENCE AND FINISH GRADE
 5. GATE TO BE 42" WIDTH

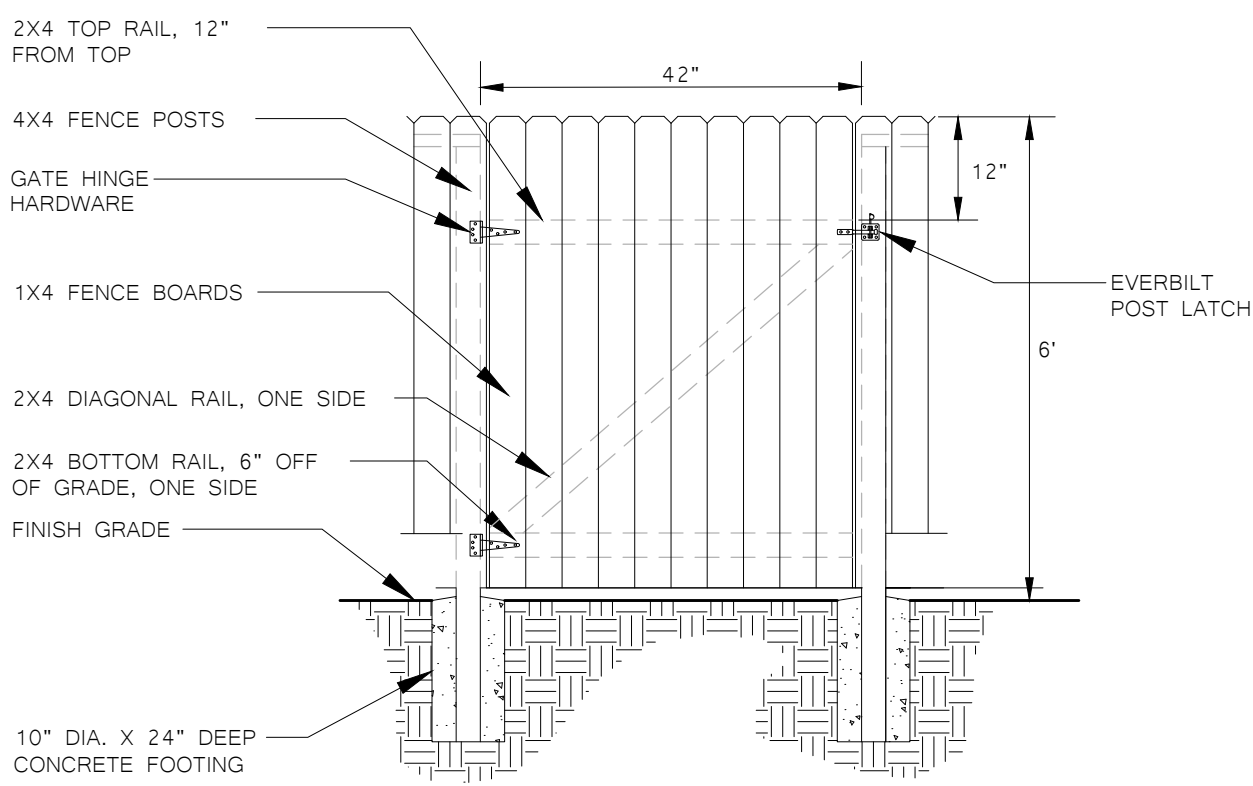


FRONT VIEW

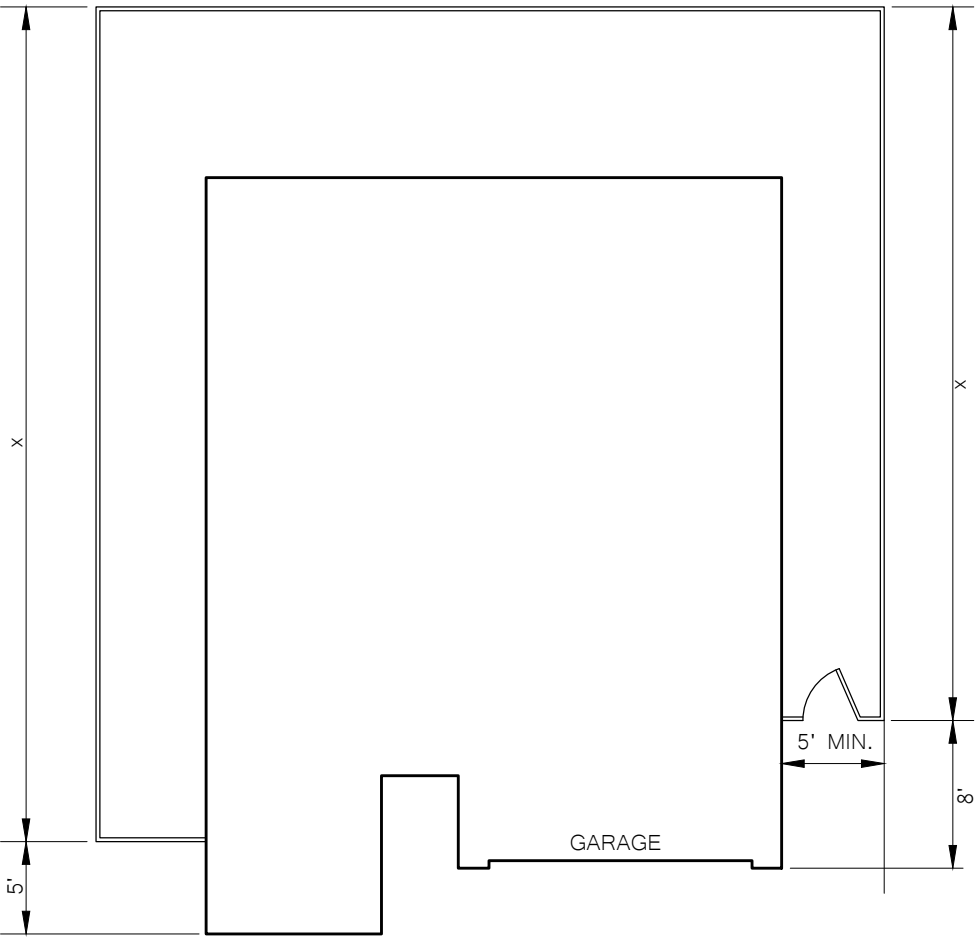


BACK VIEW

- NOTES:
1. VERTICAL BOARD WOOD FENCE 6' TALL WITH DOG EAR BOARDS.
 2. MAXIMUM 2" SPACE BETWEEN FENCE AND FINISH GRADE.
 3. 4X4 FENCE POST BE PRESSURE TREATED DOUGLAS FIR.
 4. ALL OTHER WOOD TO BE CEDAR OR REDWOOD.



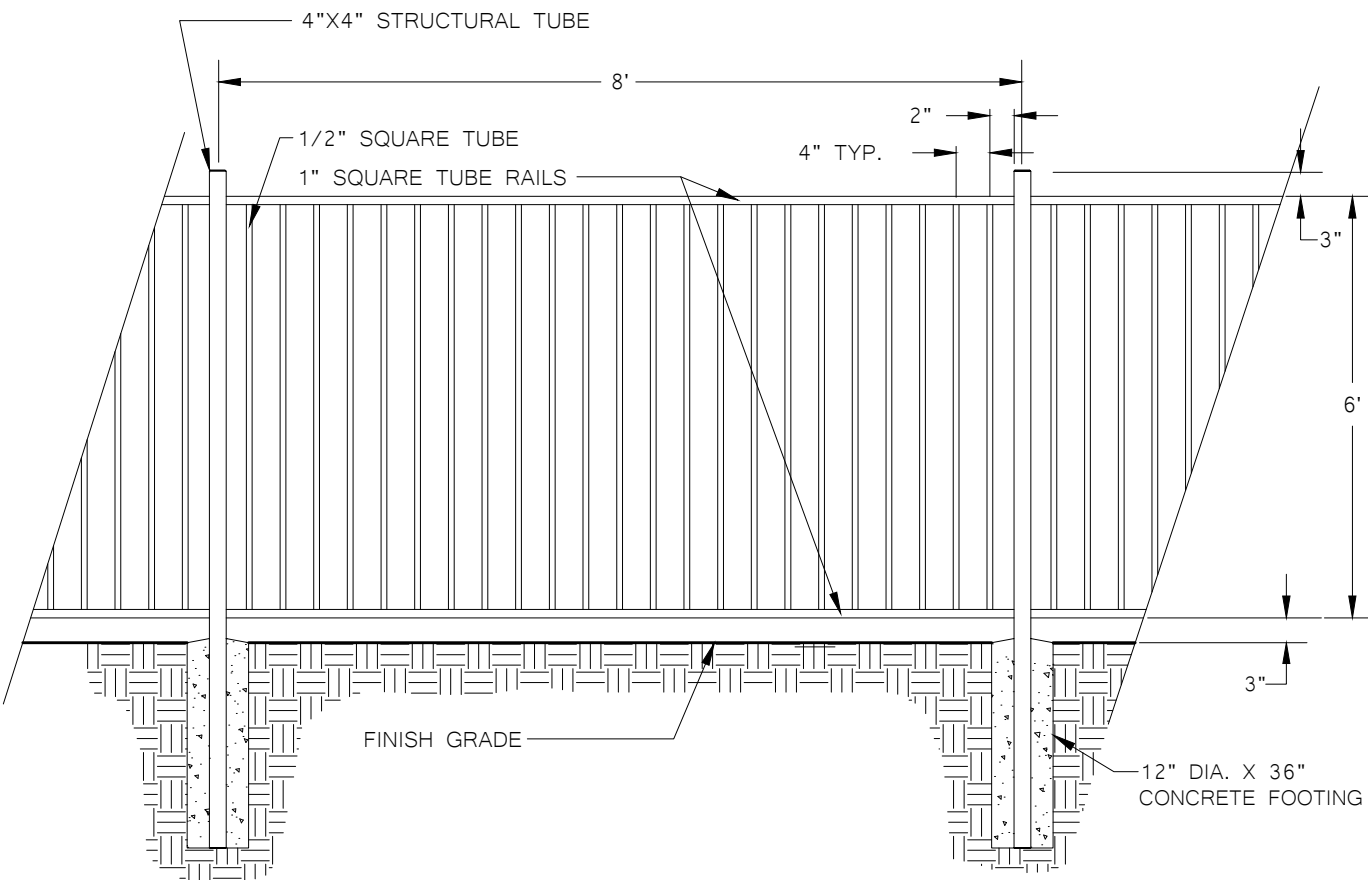
NOTE: X=REQUIRED LENGTH FOR EACH HOME PLAN.



1 WOOD FENCE DETAIL

NOTES:

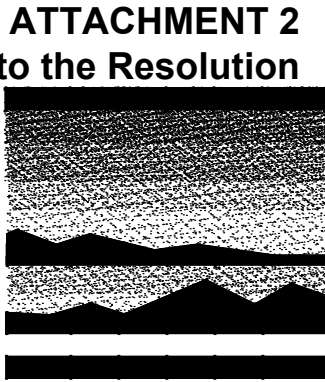
1. POSTS AND TUBES SHALL BE VERTICALLY PLUMB.
2. HORIZONTAL RAILS SHALL BE LEVEL AND LINED UP WITH ADJACENT TUBING.
3. WELDS SHALL BE FINISHED SANDED OR FILED DOWN AS REQUIRED PRIOR TO PRIMING OR PAINTING.
4. MATERIAL SHALL BE PRIMED AND PAINTED WITH TWO COATS OF FLAT BLACK RUST RESISTANT PAINT.



4 6' TALL ORNAMENTAL METAL FENCE

2 6' TALL WOOD GATE

3 TYPICAL LOT FENCE LAYOUT



MTW *group*
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer

C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - RESERVE
COMMUNITY FENCING

PLAN
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE	06/15/23
JOB NO.	23-26.F
SHEET TITLE	

FENCING DETAILS

SHEET NO.

L2.1

SHEET 3 OF 3

ITEM 5.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
1.	The approved entitlement is for a Major Design Review Permit for The Ranch Village 1 located north of Chrysanthy Boulevard between Rancho Cordova Parkway and Americanos Drive (APN: 067-2410-008-0000). The project shall be constructed consistent with the Design Booklet (<u>Exhibit A</u>) for four (4) residential floor plans, and preliminary landscape plans as described in the Planning Commission staff report dated October 11, 2023, and attached Project Plans (<u>Exhibit A</u>) with conditions herein (<u>Exhibit B</u>), for project number PLND-0623-0074.	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	General	On-Going	Planning

ITEM 5.2.
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<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	decision-making body.			
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, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranhocordova.org 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 City Council 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 Ranch Special Planning Area EIR Mitigation Monitoring Reporting Plan (MMRP).	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 /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.	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

ITEM 5.2.
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Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
11.	Water supply will be provided by the Sacramento County Water Agency.	Water	On-Going	SCWA
Prior to Issuance of Building Permit				
12.	The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other, unless they have different elevations. • Two-story homes facing a public right of way, trail, or open space shall provide enhanced features, as outlined in the approved design booklet.	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
13.	A final landscape plan and fence plan shall be submitted to the Planning Department at the time of masterplan building permit submittal and approved by the Planning 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: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule	Landscape Plans	Prior to Issuance of Building Permits	Planning
14.	Final landscape plan shall include the addition of weed and root barrier installed in front yard prior to installation of ground cover and trees for each production home.	Landscape Barrier	Prior to Issuance of Building Permit	Planning

ITEM 5.2.
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ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
15.	Garage man doors shall be included as standard for each floor plan and shall be shown on Master Plans submitted to the Building and Safety Department.	Garage Door	Prior to Issuance of Building Permits	Planning
16.	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
17.	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).	Water	Prior to Issuance of Building Permits	SCWA
18.	Property Owner/Developer shall record Covenants, Conditions and Restrictions (CC&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&Rs. The CC&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.	Record CC&Rs	Prior to 1 st final Building Permit	Planning/ Community Development
Prior to Approval of Improvement Plans				
19.	The applicant shall comply with SMUD conditions as follows; a. SMUD has existing overhead 69/12kV facilities on the 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. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for	SMUD Infrastructure	Prior to Approval of Improvement Plans	SMUD

ITEM 5.2.
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<u>Conditions of Approval</u>	Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
the cost of relocation. b. SMUD has existing underground 12kV facilities on the 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. c. 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. d. 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. e. 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. f. 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: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services. g. The Applicant shall provide separate SMUD service			

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<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	points to each parcel to the satisfaction of SMUD. h. 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. i. The Applicant shall dedicate 12.5-feet of each Parcel as a public utility easement for underground facilities and appurtenances. j. 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. k. The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners. l. Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s). m. Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities. n. Development phases submitted for new service should include all lots fronting streets.			
20.	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. Easements shall be reviewed and approved by Sacramento County Water Agency	Water	Prior to Approval of Improvement Plans	SCWA

ITEM 5.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	prior to Improvement Plan approval or Final Map approval.			
21.	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/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
22.	No water supply mains shall be located under structures such as box culverts and bridges. If the project builds 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 the applicant's expense.	Water	Prior to Approval of Improvement Plans	SCWA
Prior to Final Inspection				
23.	A concrete path will be provided from the driveway to the garage person door and an additional concrete pad area shall be installed by the developer for the storage of garbage receptacles behind the fence line.	Outdoor area	Prior to final Building Inspection	Planning
24.	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

ITEM 5.2.
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Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
Advisory				
25.	Prior to any grading or construction within our easement, PG&E must be presented with all grading, utility, site and landscaping plans to provide explicit approval of the proposed uses in the easement area. The applicant must provide PG&E with these plans so that we may review them for impacts to our existing easement and facilities. No grading may commence within our easement without approval.	Easements	Advisory	PG&E
26.	PG&E operates high-voltage electric transmission facilities within an easement on this property as indicated on the project plans. No buildings or other structures including the foot-print and eave of any buildings, swimming pools, wells or similar structures will be permitted within PG&E's transmission easement areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "RESTRICTED USE AREA – NO BUILDING." Reservoirs, sumps, drainage basins, and ponds are prohibited within PG&E's easements for electric transmission lines.	Easements	Advisory	PG&E
27.	When planting within electric transmission easements, plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10-feet.	Planting	Advisory	PG&E

MEMORANDUM

ITEM 5.3.

DATE: October 11, 2023
TO: Planning Commission Members
FROM: Nicholas Sosa, Associate Planner



SUBJECT: THE RANCH ACTIVE ADULT WINTER PRODUCT - MAJOR DESIGN REVIEW (CEQA EXEMPT PURSUANT TO SECTION 15183, PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN OR ZONING) – PROJECT NO. PLND-0523-0072 – LOCATED EAST OF RANCHO CORDOVA PARKWAY, WEST OF AMERICANOS BOULEVARD, AND SOUTH OF CHRYSANTHY BOULEVARD – APN: 067-2420-021-0000 AND 067-2420-025-0000

PROPERTY OWNER:	APPLICANT/DEVELOPER:
K. Hovnanian Homes	K. Hovnanian Homes
Ethan Meltzer	Ethan Meltzer
3721 Douglas Boulevard, Suite 150	3721 Douglas Boulevard, Suite 150
Roseville, CA 95661	Roseville, CA 95661

PROJECT:	The Ranch Active Adult Winter Product – Major Design Review
FILE:	PLND-0523-0072
LOCATION:	Located east of Rancho Cordova Parkway, west of Americanos Boulevard, and south of Chrysanthy Boulevard
APN:	067-2420-021-0000 and 067-2420-025-0000
PLANNER:	Nicholas Sosa, Associate Planner

RECOMMENDATION

Determine the project is Exempt per CEQA Guidelines Section 15183, “Projects Consistent with a Community Plan, General Plan, or Zoning” of the CEQA Guidelines, and Adopt the Resolution for The Ranch Active Adult Winter Product.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant’s request for Major Design Review for their Winter product which includes 5 floor plans with 3 elevation styles in Villages 20 and 22.

PROJECT BACKGROUND

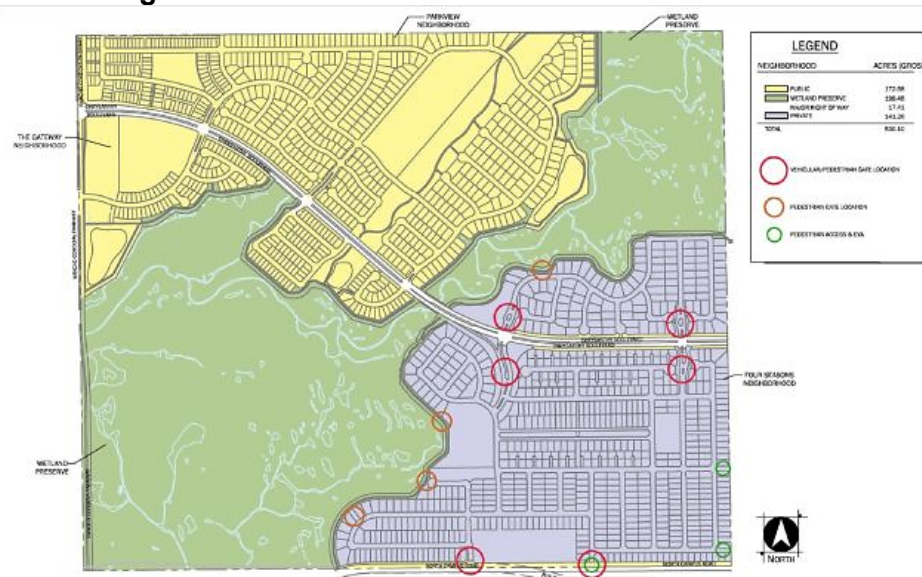
The Ranch Special Planning Area (RSPA) was approved in February of 2020 and includes an area of approximately 530 acres east of Rancho Cordova Parkway and south of Douglas Boulevard (**See Figure 1**).

Figure 1: The Ranch SPA Location



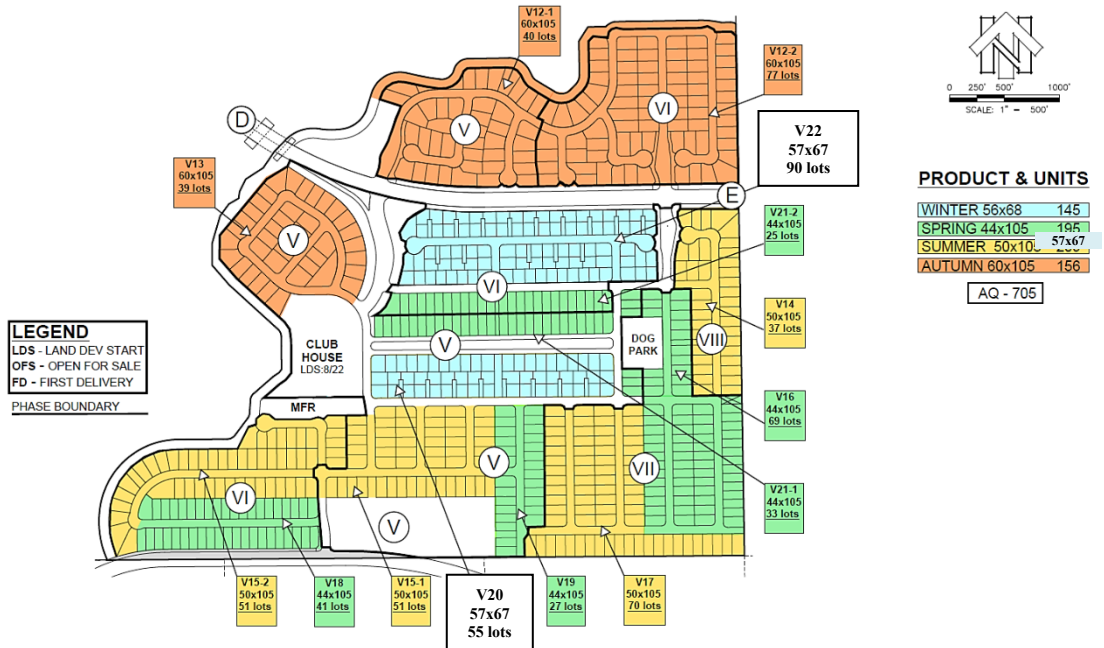
The RSPA includes market rate products (yellow) to the north and an active adult community (purple) to the southeast (**See Figure 2**). Both areas are separated by a large wetland preserve area.

Figure 2: The Ranch Market Rate and Active Adult



The active adult community is a subdivision of the RSPA known as The Four Seasons, shown in purple, and is a gated community reserved for age qualified adults. The area includes a Spring, Summer, and Autumn product collection which were approved by City Council on December 19, 2022. The map below shows the location of each product line, including Villages 20 and 22 which include the Winter product proposed within this design review (**See Figure 3**).

Figure 3: Product Site Plan



MAJOR DESIGN REVIEW

The Applicant, K. Hovnanian Homes, is proposing a Major Design Review for their Winter product line for their active adult community. Of the 11 villages located within the community the Winter product would occupy 2 villages shown as Village 20 and 22 in **Figure 3** above. These villages are zoned for Medium Density Residential (MDR) and include a total of 145 finished lots. Villages 20 and 22 are the only villages within the community that incorporate a cluster style home orientation. These 4 unit “auto cluster” designs provide two homes facing the street while two homes are located in the rear with access through a shared driveway (**See Figure 4**). Typical lot sizes for these villages are 57 feet wide by 67 feet deep.

Figure 4: “Auto-Cluster” design setback exhibit



With the cluster design of the lots, the Applicant was able to incorporate a floor plan with a side on garage (Plan 2) to provide additional variety to the streetscape. Although a majority of the

homes continue to be front facing, the side-on garage floor plan creates a more inviting design for driveway entrances to the 4-pack clusters.

The Winter product line includes 5 single-story floor plans ranging from 1,298 SF to 1,701 SF in size, each with 3 elevations (Spanish, Craftsman, and Tuscan) and 4 color schemes. All homes are single-story, consistent with other approved products in the Four Seasons community to accommodate future active adult homeowners. Examples of the front elevations for all floor plans and architectural styles can be found in **Figure 5** below. All other home elevations (side & rear elevations) can be seen in the attached project plans ([Attachment 2](#)).

The proposed designs include multiple color schemes and architectural details that are consistent with the styles Spanish, Craftsman, and Tuscan. A materials board has been included as part of the project plans ([Attachment 2](#)) that shows colors for body colors, fascia, trim/garage, as well as accent colors added to the façade. The materials board also includes picture samples of any stone veneer, siding, and roof materials that are utilized for the design. All floor plans include living space forward to the public right of way, consistent with Rancho Cordova Design Guidelines and any side or rear elevations facing a public right of way (i.e. corner lots) have been conditioned to include architectural enhancements, as shown in the project plans.

Figure 5: Proposed Elevations

Plan 1 – 4121



Plan 2 – 4322



Plan 3 – 4423



Plan 4 – 4724



Plan 5 – 4825



The Ranch Special Planning Area and City Design Guidelines

The Ranch Special Planning Area handbook includes illustrations and graphics of architectural styles that are intended to provide general direction for the homes in all residential areas of the Ranch. The proposed house plans offer clear architectural styles. The proposed project is consistent with The Ranch Special Planning Area handbook and City Design Guidelines as follows:

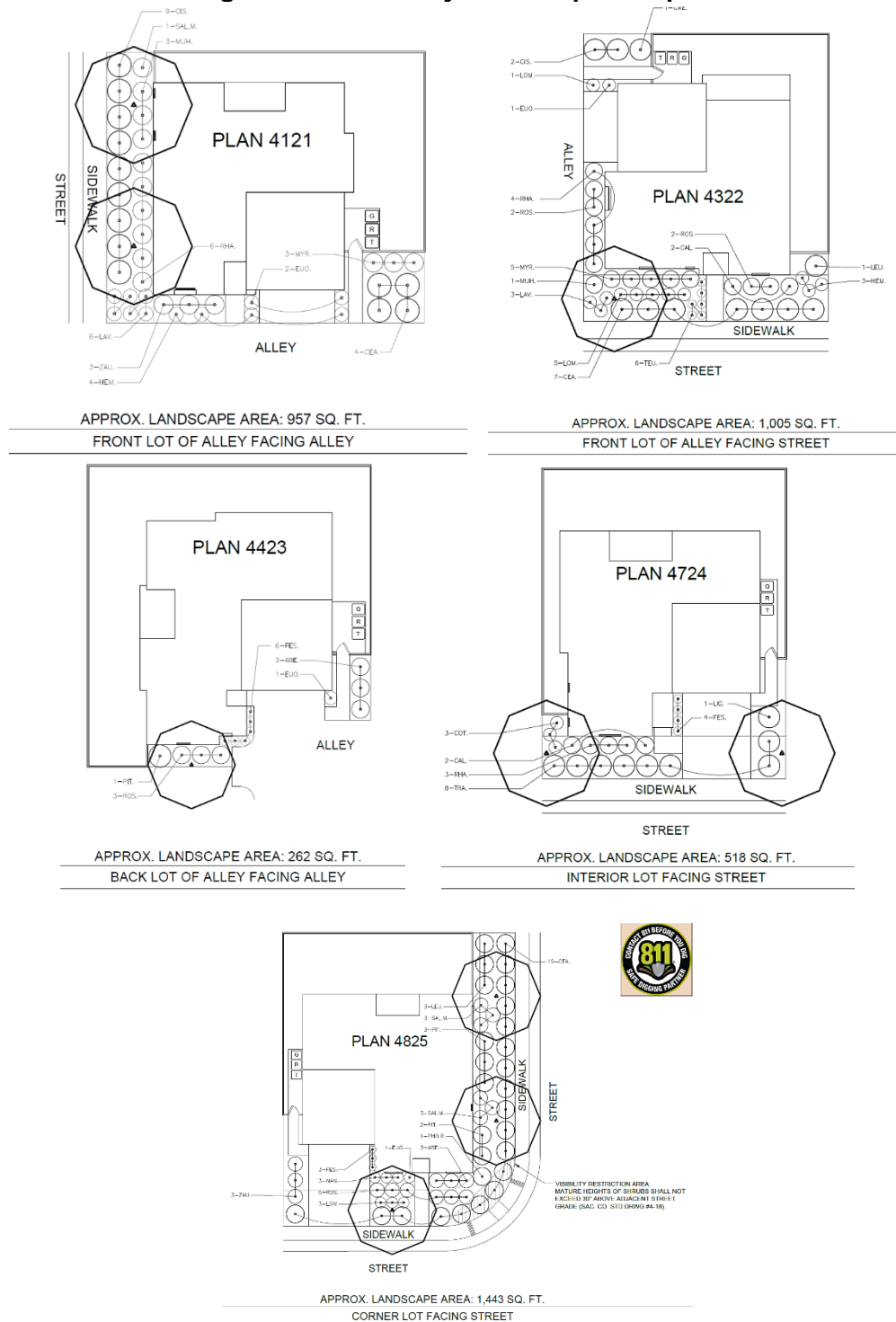
- The design is visually interesting and establishes streetscape variety through single-story and two-story elevations, four floor plans, and 3 architectural style options for each proposed plan.
- The mass, scale, and form of the homes enhance the public realm with the front yard porches and living spaces.
- The provision of several different rooflines included in each plan and elevation ensure visual variation.
- The floor plans include living space/porch forward of the garage.
- Use of distinctive architectural elements and materials to denote the entry. The proposed plans offer diversity of architecture, materials, and color schemes.
- To ensure variety and interest throughout the villages, a condition of approval has been added to state that no two identical floor plans and building elevations within a master home plan series shall be located directly adjacent to one another.
- Popout trim is provided around the windows and doors on all elevations.

Landscaping

The Applicant has included a typical landscape plan that depicts a variation of landscape materials including tree, shrubs, and groundcover. In addition to groundcover, a condition of approval has also been included requiring the installation of weed barrier throughout the front yard of each home. Landscape plans have been reviewed by the City Arborist and landscape staff. The Applicant has provided preliminary plans of each floor plan showing examples of

interior lots facing the street, lots located in the back of the 4-unit cluster, lots facing the shared driveway, corner lots, and a standard front lot facing the public right of way. Each of these preliminary plans can be found in the project plans (Attachment 2) along with in-depth detail of plant species and size, however samples of each have been included below in **Figure 6**.

Figure 6: Preliminary Landscape Samples



ADDITIONAL ANALYSIS

The Ranch Active Adult Winter product has been reviewed for consistency with the following documents:

GENERAL PLAN:

The Ranch Special Planning Area contains both a Low Density Residential (LDR) Designation (2.1-6.0 du/ac) and a Medium Density Residential (MDR) designation (6.1–18.0 du/ac). The Project site is located within a Medium Density Residential (MDR) area and the proposed design review will not affect the density or use of the area. The project site will continue to be consistent with the Special Planning Area and General Plan.

ZONING ORDINANCE:

The project is located within The Ranch Special Planning Area, which refers to The Ranch Special Planning Area Handbook. The Ranch SPA Handbook provides development standards for single-family residential that were utilized for review of this project. The proposed homes are required to follow the development standards listed for lots with a typical lot size of 57 feet wide by 67 feet deep. These standards can be seen below in **Figure 7**. The Applicant has not requested any setback adjustments; therefore, the project is consistent with the applicable requirements and standards of the SPA including height and setback requirements.

Figure 7: Development Standards for 57' x 67'

57' X 67' (TYP.) LOT Development Standards Table	
Lot Requirements	
Minimum Lot Size	3,300 square feet
Minimum Interior Lot Width	52'
Minimum Corner Lot Width	70'
Minimum Lot Depth	66'
Setback Requirements	
minimum from public street	
to living area/porch	10' *
to garage door	18' *
minimum from private drive	
to living area/porch	4'
to garage door	4'
side yard	
minimum interior	4'
minimum garage side	5'
minimum rear yard	4'
lot type	courtyard and small lot
max. coverage	85%
max. building height	20'
notes: * = measured from right-of-way	

FISCAL IMPACT

Approval of the Major Design Review would allow for the construction of the master home plans within The Ranch Special Planning Area. This would benefit the City by providing direct contributions to fund needed public infrastructure as well as an increase in property tax for this project as well as for the overall community south of Douglas Road.

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 applicant is requesting approval of a Major Design Review for five production floor plans on 145 finished residential lots located within The Ranch Special Planning Area's residential zoning designation. The project submittal also includes preliminary fence and landscape plans. 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.

The project has been analyzed as part of The Ranch Special Planning Area Environmental Impact Report (EIR) (SCH: 2018072011) and is exempt per California Environmental Quality Act (CEQA) Guidelines Section 15183 "Projects Consistent with a Community Plan, General Plan or Zoning." This exempts CEQA projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. In order to qualify for a CEQA 15183 exemption, the following findings must be made:

- a) **Finding:** The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.

Evidence: The proposed project is for a Major Design Review of master plans for The Ranch Winter product. The project does not propose any changes to the number of lots or existing lot sizes in Villages 20 and 22. Therefore, the project will continue to be consistent with the General Plan Land Use designation of Medium Density Residential (MDR) with a 6.1 – 18.0 du/ac and consistent with the Lot Size Summary Table 1 in The Ranch Special Planning area which shows a density of 6.6 du/acre for the Winter (57'x67') lots, for which an EIR was certified.

- b) **Finding:** There are no project specific effects which are peculiar to the project or its site.

Evidence: The project does not have any specific effects that are peculiar to the project. The proposal is for a Major Design Review for Master Plans that are proposed to be built on existing lots that were included within a previously approved and recorded subdivision map. The Applicant is not requesting any modifications or adjustments as part of this application.

- c) **Finding:** There are no specific impacts which the EIR failed to analyze as significant effects.

Evidence: The proposed project is for Major Design Review and does not include any changes in use or modifications to the area. The proposal is consistent with the existing Medium Density Residential zoning designation and will not create any specific impacts not previously reviewed by The Ranch Special Planning Area's certified EIR.

- d) **Finding:** There are no potentially significant off-site and/or cumulative impacts which the EIR failed to evaluate.

Evidence: The proposed project is a Major Design Review for new single-family homes within an area designated as residential. This Medium Density Residential zone was included as part of the certified EIR and was analyzed at that time. The project will be

consistent with the existing zoning designation of the property and will not have any potentially significant off-site or cumulative impacts that were not already evaluated under the EIR completed for The Ranch Special Planning Area.

- e) **Finding:** There is no substantial new information which results in more severe impacts than anticipated by the EIR.

Evidence: The project area is zoned Medium Density Residential and has been analyzed within the certified EIR under this zoning designation. The proposed Major Design Review maintains the existing density of the zone and is only for the design of the single-family homes in this area. The project does not propose any new information that could significantly impact the previously completed analysis under the EIR.

As this Major Design Review is consistent with the Special Planning Area and the environmental documentation prepared for the Special Planning Area, it is exempt from CEQA review. So long as the project does not have any project-specific significant effects peculiar to the Major Design Review and not identified in the previous environmental documentation, the project is exempt and no additional environmental document pursuant to CEQA is required.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission:

- Find the proposed project in compliance with the California Environmental Quality Act (CEQA) as exempt pursuant to Section 15183, "Projects Consistent with the Community Plan, General Plan or Zoning;"
- Adopt the Resolution approving the Major Design Review for The Ranch Active Adult Winter Product PLND-0523-0072, 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
APPROVING A MAJOR DESIGN REVIEW FOR THE RANCH ACTIVE ADULT WINTER
PRODUCT PROJECT NO. PLND-0523-0072**

WHEREAS, K. Hovnanian Homes (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Major Design Review approval for The Ranch Active Adult Winter Product within The Ranch Special Planning Area; and

WHEREAS, the Major Design Review is for five floor plans with three architectural styles and four color schemes; and

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

WHEREAS, the project site was previously analyzed as a part of The Ranch Special Planning Area Environmental Impact Report (EIR) (SCH: 2018072011) adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of The Ranch Special Planning Area EIR, and therefore is exempt under CEQA exemption 15183, "Consistent with the 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, THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. Determine the CEQA exemption 15183 is an adequate exemption according to the Guidelines of the California Environmental Quality Act.
 - a) **Finding:** The project site has been analyzed and is exempt per California Environmental Quality Act exemption 15183 "Projects Consistent with a Community Plan, General Plan or Zoning".

Evidence: The applicant is requesting approval of a Major Design Review for five production floor plans on 145 finished residential lots located within The Ranch Special Planning Area's residential zoning designation. The project submittal also includes preliminary fence and landscape plans. 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.

The project has been analyzed as part of The Ranch Special Planning Area Environmental Impact Report (EIR) (SCH: 2018072011) and is exempt per California

Environmental Quality Act (CEQA) Guidelines Section 15183 “Projects Consistent with a Community Plan, General Plan or Zoning.” This exempts CEQA projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. In order to qualify for a CEQA 15183 exemption, the following findings must be made:

- a) **Finding:** The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.

Evidence: The proposed project is for a Major Design Review of master plans for The Ranch Winter product. The project does not propose any changes to the number of lots or existing lot sizes in Villages 20 and 22. Therefore, the project will continue to be consistent with the General Plan Land Use designation of Medium Density Residential (MDR) with a 6.1 – 18.0 du/ac and consistent with the Lot Size Summary Table 1 in The Ranch Special Planning area which shows a density of 6.6 du/acre for the Winter (57'x67') lots, for which an EIR was certified.

- b) **Finding:** There are no project specific effects which are peculiar to the project or its site.

Evidence: The project does not have any specific effects that are peculiar to the project. The proposal is for a Major Design Review for Master Plans that are proposed to be built on existing lots that were included within a previously approved and recorded subdivision map. The Applicant is not requesting any modifications or adjustments as part of this application.

- c) **Finding:** There are no specific impacts which the EIR failed to analyze as significant effects.

Evidence: The proposed project is for Major Design Review and does not include any changes in use or modifications to the area. The proposal is consistent with the existing Medium Density Residential zoning designation and will not create any specific impacts not previously reviewed by The Ranch Special Planning Area's certified EIR.

- d) **Finding:** There are no potentially significant off-site and/or cumulative impacts which the EIR failed to evaluate.

Evidence: The proposed project is a Major Design Review for new single-family homes within an area designated as residential. This Medium Density Residential zone was included as part of the certified EIR and was analyzed at that time. The project will be consistent with the existing zoning designation of the property and will not have any potentially significant off-site or cumulative impacts that were not already evaluated under the EIR completed for The Ranch Special Planning Area.

- e) **Finding:** There is no substantial new information which results in more severe impacts than anticipated by the EIR.

Evidence: The project area is zoned Medium Density Residential and has been analyzed within the certified EIR under this zoning designation. The proposed Major Design Review maintains the existing density of the zone and is only for the design of the single-family homes in this area. The project does not propose any new information that could significantly impact the previously completed analysis under the EIR.

As this Major Design Review is consistent with the Special Planning Area and the environmental documentation prepared for the Special Planning Area, it is exempt from CEQA review. So long as the project does not have any project-specific significant effects peculiar to the Major Design Review and not identified in the previous environmental documentation, the project is exempt and no additional environmental document pursuant to CEQA is required.

2. Approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070 and additional approval findings for single-family residential subdivisions as listed in Section 23.141.075:

- 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 Ranch Special Planning Area contains both a Low Density Residential (LDR) Designation (2.1-6.0 du/ac) and a Medium Density Residential (MDR) designation (6.1–18.0 du/ac). The Project site is located within a Medium Density Residential (MDR) area and the proposed design review will not affect the density or use of the area. The proposed Winter product is consistent with the required standards and regulations for the 57' x 67' typical lot sizes of Villages 20 and 22. The project site will continue to be consistent with the Special Planning Area and General Plan.

- 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 applicant, K. Hovnanian, is presenting a design package that includes five floor plans each with three architectural styles and four color schemes. The proposed product in combination with previous design review approvals for the area, will allow for a variation of floor plans and styles that will create a vibrant and welcoming streetscape throughout the active adult community. The proposed project also proposes landscaping that includes a combination of trees, shrubs, and groundcover that will enhance the community streetscape. Conditions of approval have also been included to alternate between floor plans and architectural styles to ensure street variation between homes.

- 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 project includes the designs for the Winter product of the subdivision. The proposed designs include all single-story homes with a variety of floor plans ranging from 1,298 SF to 1,701 SF and architectural styles (Spanish, Craftsman, and Tuscan) that are consistent with other previously approved products within the active adult community. This proposal continues to maintain a clear design concept throughout the active adult community as well as a clear design concept of the overall Ranch Special Planning Area.

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

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian circulation were studied and adopted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes of circulation.

- e) **Finding:** The residential subdivision is well integrated with the city's street network.

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian connectivity were studied and adopted as part of that prior approval. The overall active adult community is a gated community with private internal streets, however, the community still has access to connected public streets and pedestrian walkways. Internal and external circulation patterns were designed to facilitate the smooth flow of vehicular traffic and pedestrian activity while circulation patterns and parking were designed to minimize conflict with adjacent uses.

- f) **Finding:** Unique neighborhood environments are created.

Evidence: The proposed floor plans and elevation styles will contribute to the uniqueness of The Ranch Special Planning Area. The community is cohesively designed with a unique street scene and a quality architectural palette to create continuity across varied and diverse housing types. The overall active adult community utilizes four product lines (Summer, Winter, Spring, Fall) to create unique neighborhood environments within each designated village of the community.

- g) **Finding:** Traditional or modern architectural styles are consistently applied.

Evidence: The Ranch Special Planning Area specifies design standards and ensures that architectural styles are consistently applied. The proposed Spanish, Craftsman, and Tuscan architectural styles and landscaping are complementary to and compatible with the previously approved villages (both market rate and active adult) within The Ranch Special Planning Area neighborhoods.

- h) **Finding:** Pedestrian-friendly environments are created.

Evidence: The proposed project will complement pedestrian friendly environments that were approved as part of the original subdivision map design. The project is proposed within villages 20 and 22 which allows for the homes to take advantage of

ITEM 5.3.

ATTACHMENT 1

a proposed linear park and other green space within the community. The overall Ranch Special Planning Area also has adequate vehicular circulation and parking facilities, with a separated pedestrian sidewalk system with access throughout the site. Streets provide sidewalks and large shade trees to create a pedestrian-friendly street scene. Off-street trails connect neighborhoods to parks, open space, and commercial areas so the residents can easily walk from their homes to local amenities.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 11th day of October, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Leroy Tripette, Chair

ATTEST:

Kelly Whitman
Planning Commission Clerk

ITEM 5.3.



THE RANCH
A.Q. WINTER - 57' x 67' LOTS
RANCHO CORDOVA, CA
DESIGN REVIEW: 05.09.2023 / REV. 08.22.2023

ITEM 5.3.

NCD - THE RANCH - WINTER SERIES - Rancho Cordova, CA																	
Age Qualified - Winter Series					(145) 56'X68' (TYP.) LOT - (45'/53'X48' BLDG. ENVELOPE)												
	Floors	Livable SF	Width	Base Depth	Max Depth	Bedrooms	Bath	Nook	Dining	Den	Esuite	Esuite+	HOVHub	HOVHall	Laundry	Garage	Patio
Plan 1 4121	1	1,298	42'-6"	45'	45'-6"	2	2	1	1	N/A	N/A	N/A	N/A	N/A	1	2	Standard
Plan 2 4322	1	1,308	42'-6"	47'	47'	2	2	1	1	N/A	N/A	N/A	N/A	N/A	1	2	Standard
Plan 3 4423	1	1,442	43'-6"	52'-6"	52'-6"	2	2	1	1	N/A	N/A	N/A	N/A	1	1	2.5 Car (2F)	Standard
Plan 4 4724	1	1,441	47'-0"	48'-0"	48'-0"	2	2	1	1	N/A	N/A	N/A	N/A	1	1	2.5 Car (2F)	Standard
Plan 5 4825	1	1,701	48'-0"	50'-0"	50'-0"	2	2.5	1	1	1	N/A	N/A	N/A	1	1	2.5 Car (2F)	Standard

ITEM 5.3.

PLAN 1 - 4121

PLAN 2 - 4322

PLAN 3 - 4423

PLAN 4 - 4724

PLAN 5 - 4825



SPANISH ELEVATIONS



CRAFTSMAN ELEVATIONS



TUSCAN ELEVATIONS

FRONT ELEVATION MATRIX



THE RANCH
A.Q. WINTER - 57' x 67' LOTS
NCD - RANCHO CORDOVA, CA
09.21.2023

ITEM 5.3.

PLAN 1 - 4121

PLAN 2 - 4322

PLAN 3 - 4423

PLAN 4 - 4724

PLAN 5 - 4825



SPANISH ELEVATIONS



CRAFTSMAN ELEVATIONS



TUSCAN ELEVATIONS

REAR ELEVATION MATRIX



THE RANCH
A.Q. WINTER - 57' x 67' LOTS
NCD - RANCHO CORDOVA, CA
09.21.2023

ITEM 5.3.

PLAN 1 - 4121

PLAN 2 - 4322

PLAN 3 - 4423

PLAN 4 - 4724

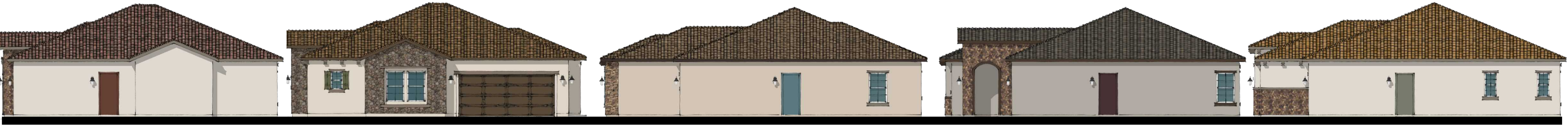
PLAN 5 - 4825



SPANISH ELEVATIONS



CRAFTSMAN ELEVATIONS



TUSCAN ELEVATIONS

RIGHT ELEVATION MATRIX



THE RANCH
A.Q. WINTER - 57' x 67' LOTS
NCD - RANCHO CORDOVA, CA
09.21.2023

ITEM 5.3.

PLAN 1 - 4121

PLAN 2 - 4322

PLAN 3 - 4423

PLAN 4 - 4724

PLAN 5 - 4825



SPANISH ELEVATIONS



CRAFTSMAN ELEVATIONS



TUSCAN ELEVATIONS

LEFT ELEVATION MATRIX



THE RANCH
A.Q. WINTER - 57' x 67' LOTS
NCD - RANCHO CORDOVA, CA
09.21.2023

ITEM 5.3.

PLAN 1 - 4121

PLAN 2 - 4322

PLAN 3 - 4423

PLAN 4 - 4724

PLAN 5 - 4825



SPANISH ELEVATIONS

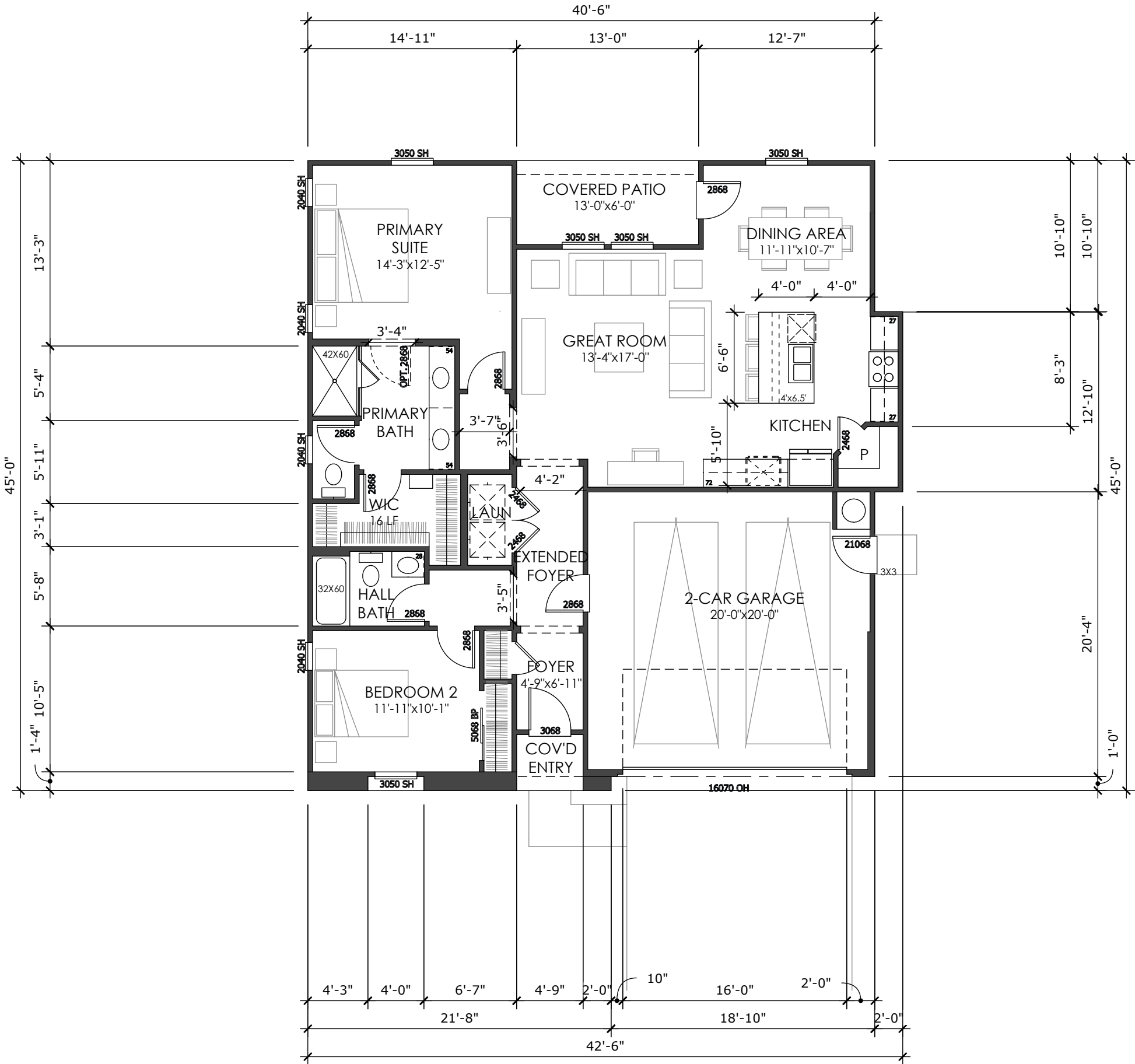


CRAFTSMAN ELEVATIONS



TUSCAN ELEVATIONS

ITEM 5.3.



FLOOR PLAN-
SPANISH



ATTACHMENT 2
Exhibit A to the Resolution

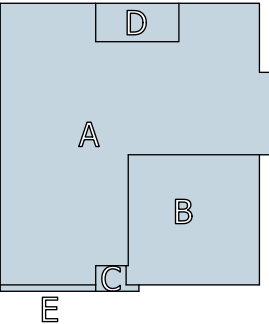
SERIES WIDTH:
VARIES

LIV. SF: 1,298
PLAN WIDTH: 42'-6"
PLAN #: 4121
SCALE: 1/8" = 1'-0"
NAME: PLAN 1

VITAL STATS
BEDROOM 2
BATH 2
CAR 2
CEILING 9'
WINDOW HDR 7'

STATUS | CD'S COMPLETE

AREA S.F. BREAKDOWN
(A) TOTAL LIVABLE: 1,298
(B) GARAGE: 418
(C) COV'D ENTRY / PORCH
ELEVATION A: 21
ELEVATION B: 20
ELEVATION C: 27
(D) COVERED PATIO: 78
(E) ARCH. PROJECTION:
ELEVATION A: 15
ELEVATION B: 15
ELEVATION C: 13
MAX FOOTPRINT: 1,834
TYP LOT SIZE | 56'X68' (3,808 SF)
LOT COVERAGE | 1,834 / 3,808 = 48.2%



THE RANCH
A.Q. WINTER - 57' x 67' LOTS
NCD - RANCHO CORDOVA, CA
09.21.2023

ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH:
VARIES

LIV. SF:1,298

PLAN WIDTH:42'-6"

PLAN #:4121

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

NAME:PLAN 1

VITAL STATS

BEDROOM2

BATH2

CAR2

CEILING9'

WINDOW HDR7'

STATUS | CD'S COMPLETE

AREA S.F. BREAKDOWN

(A) TOTAL LIVABLE:1,298

(B) GARAGE:418

(C) COV'D ENTRY / PORCH

ELEVATION A:21

ELEVATION B:20

ELEVATION C:27

(D) COVERED PATIO:78

(E) ARCH. PROJECTION:

ELEVATION A:15

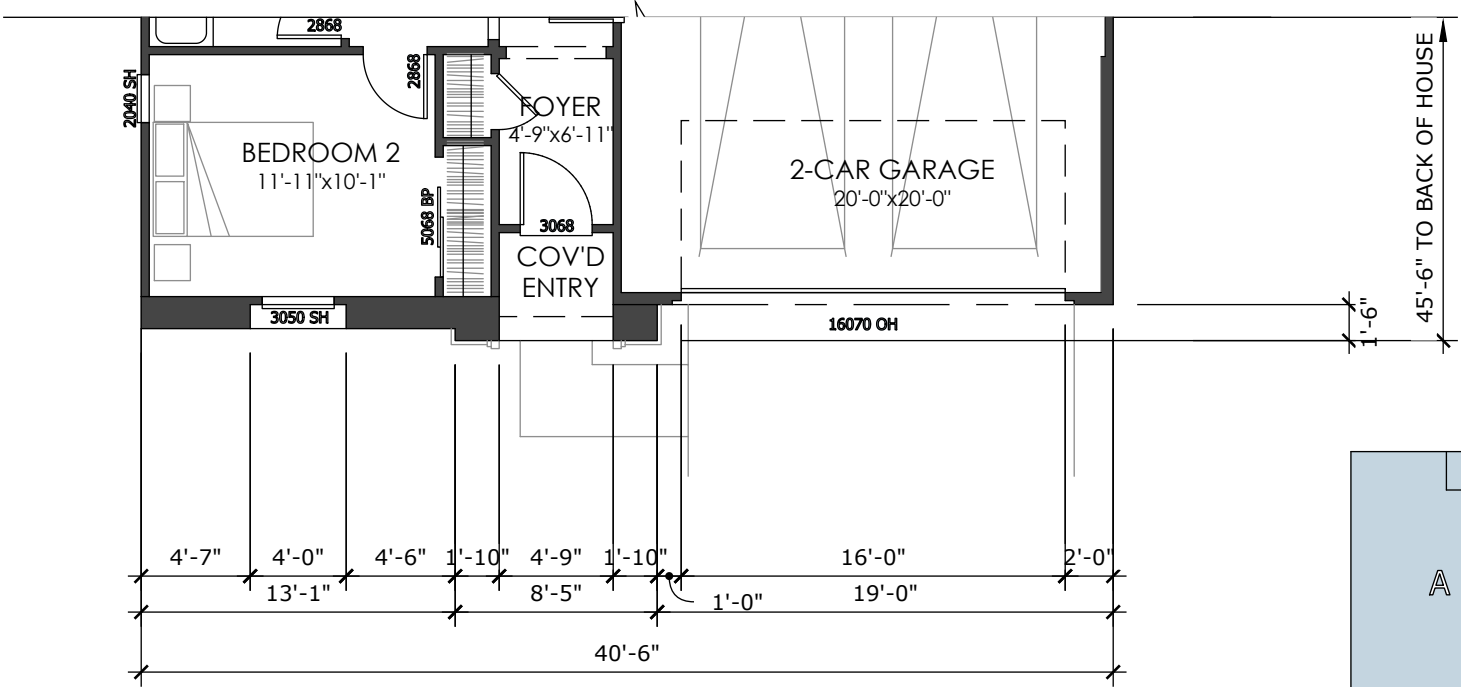
ELEVATION B:15

ELEVATION C:13

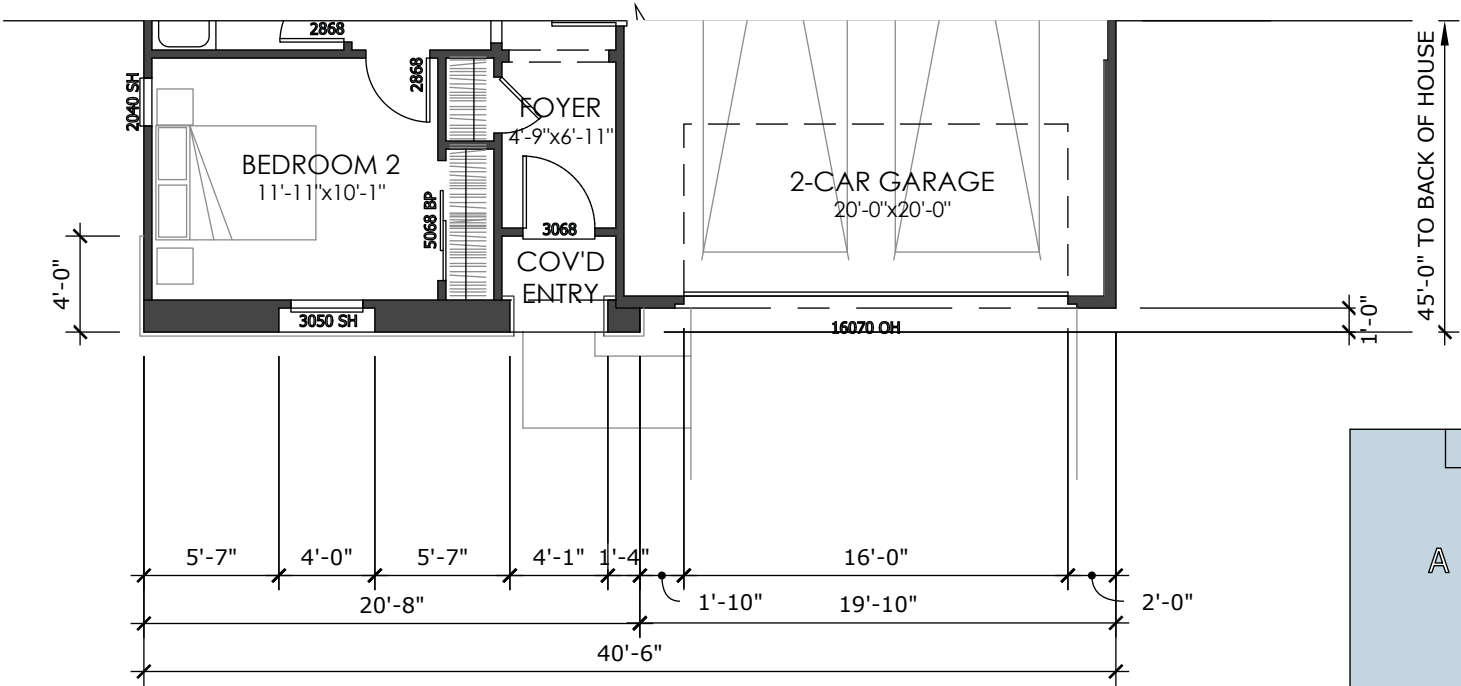
MAX FOOTPRINT:1,834

TYP LOT SIZE | 56'X68' (3,808 SF)

LOT COVERAGE | 1,834 / 3,808 = 48.2%

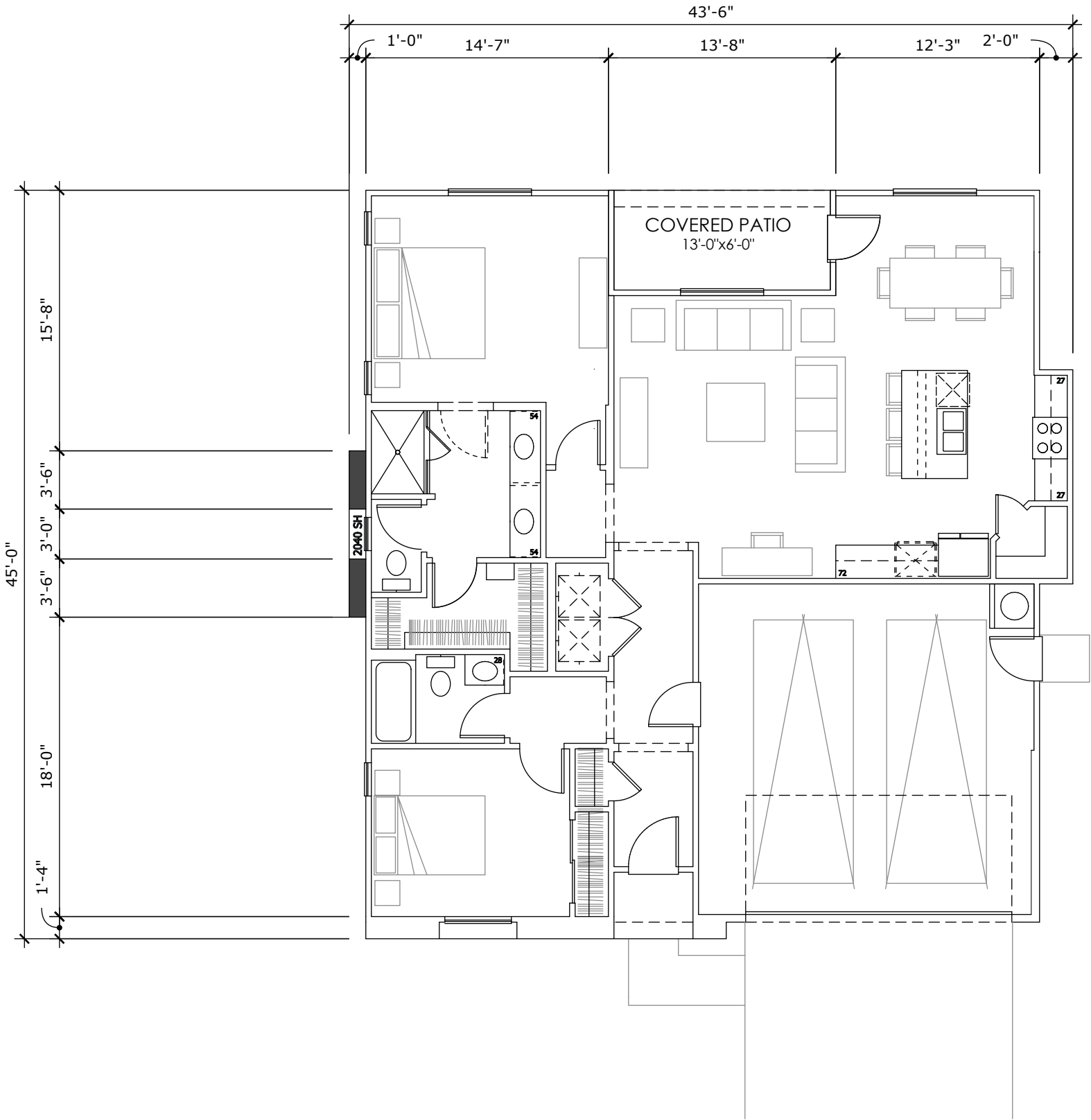


FLOOR PLAN-
TUSCAN



FLOOR PLAN-
CRAFTSMAN

ITEM 5.3.



ENHANCED ELEVATION

FLOOR PLAN-
OPTIONS

ATTACHMENT 2
Exhibit A to the Resolution

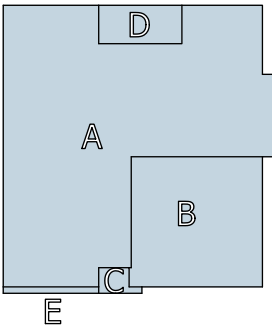
SERIES WIDTH:
VARIES

LIV. SF: 1,298
PLAN WIDTH: 42'-6"
PLAN #: 4121
SCALE: 1/8" = 1'-0"
NAME: PLAN 1

VITAL STATS
BEDROOM 2
BATH 2
CAR 2
CEILING 9'
WINDOW HDR 7'

STATUS | CD'S COMPLETE

AREA S.F. BREAKDOWN
(A) TOTAL LIVABLE: 1,298
(B) GARAGE: 418
(C) COV'D ENTRY / PORCH
ELEVATION A: 21
ELEVATION B: 20
ELEVATION C: 27
(D) COVERED PATIO: 78
(E) ARCH. PROJECTION:
ELEVATION A: 15
ELEVATION B: 15
ELEVATION C: 13
MAX FOOTPRINT: 1,834
TYP LOT SIZE | 56'X68' (3,808 SF)
LOT COVERAGE | 1,834 / 3,808 = 48.2%



ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH
VARIES

LIV. SF:1,298

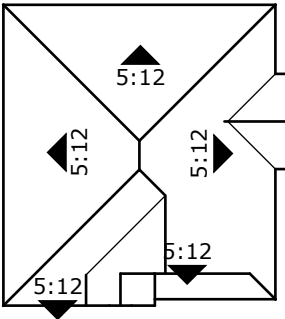
PLAN WIDTH:42'-6"

PLAN #:4121

SPANISH



'SPANISH'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS
- 2 CONCRETE 'S' TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE ARCHED SOFFIT
- 6 PLATE HEIGHT - 9'-1"
- 7 WINDOW HDR - 7'-0"
- 8 COLOR SCHEME #1001



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

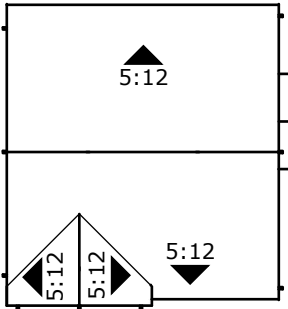
ITEM 5.3.

ATTACHMENT 2
Exhibit A to the Resolution
SERIES WIDTH
VARIES

LIV. SF:	1,298
PLAN WIDTH:	42'-6"
PLAN #:	4121
CRAFTSMAN	



'CRAFTSMAN'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

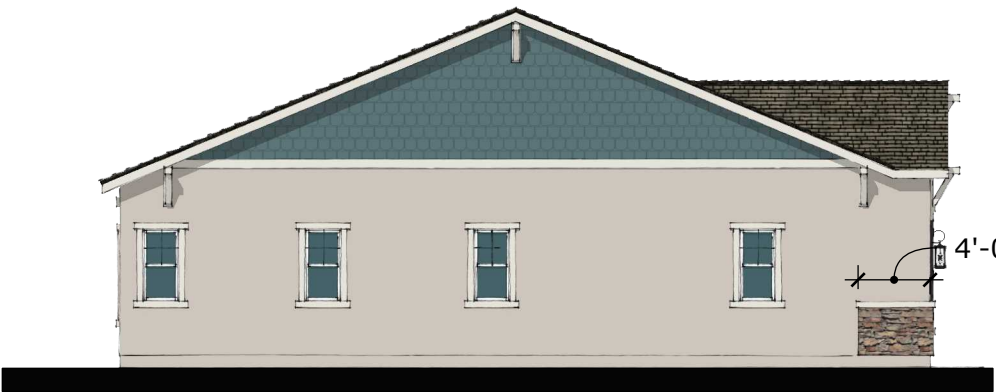
- 1 PROMINENT GABLES
- 2 CONCRETE FLAT TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE STONE VENEER
- 6 PLATE HEIGHT - 9'-1"
- 7 WINDOW HDR - 7'-0"
- 8 COLOR SCHEME #5118



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH VARIES

LIV. SF:1,298

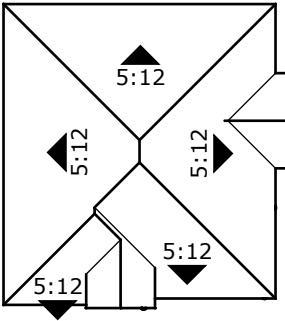
PLAN WIDTH:42'-6"

PLAN #:4121

TUSCAN



'TUSCAN'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS
- 2 CONCRETE 'S' TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE ARCHED SOFFIT
- 5 DECORATIVE STONE VENEER
- 6 PLATE HEIGHT - 9'-1"
- 7 WINDOW HDR - 7'-0"
- 8 COLOR SCHEME #4110



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH VARIES



TUSCAN
LEFT ENHANCED ELEVATION
SCALE: 3/32" = 1'-0"
REQUIRED WHEN FACING THE PUBLIC RIGHT OF WAY ON CORNER LOTS

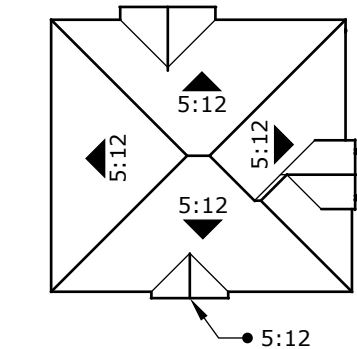


CRAFTSMAN
LEFT ENHANCED ELEVATION
SCALE: 3/32" = 1'-0"
REQUIRED WHEN FACING THE PUBLIC RIGHT OF WAY ON CORNER LOTS

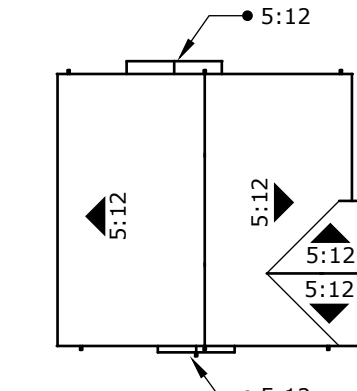


SPANISH
LEFT ENHANCED ELEVATION
SCALE: 3/32" = 1'-0"
REQUIRED WHEN FACING THE PUBLIC RIGHT OF WAY ON CORNER LOTS

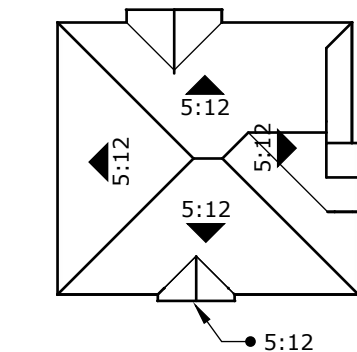
LIV. SF: 1,298
PLAN WIDTH: 42'-6"
PLAN #: 4121
ENHANCED ELEVATION



ROOF PLAN
SCALE: N.T.S.

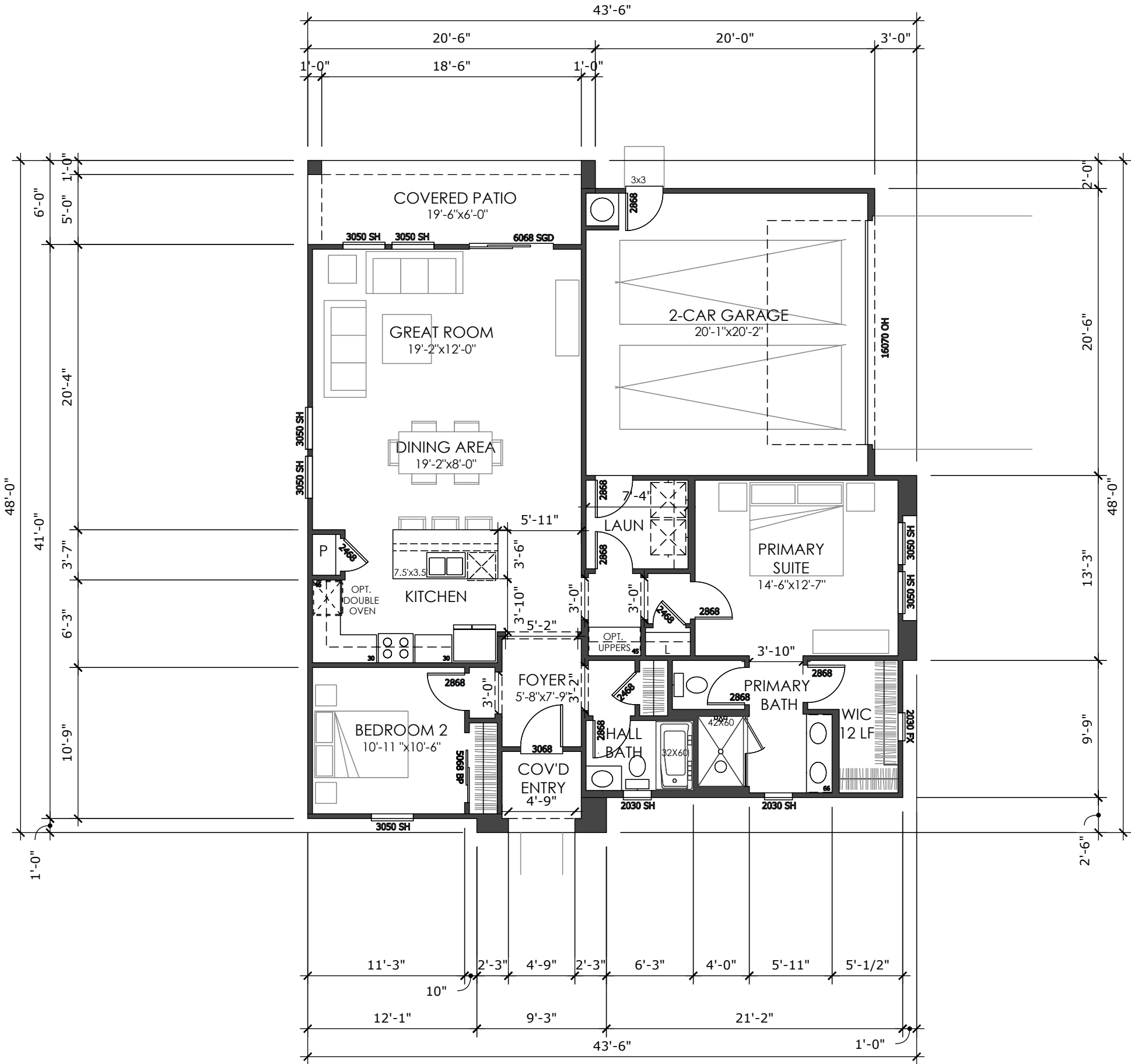


ROOF PLAN
SCALE: N.T.S.



ROOF PLAN
SCALE: N.T.S.

ITEM 5.3.



FLOOR PLAN-
SPANISH

ATTACHMENT 2
Exhibit A to the Resolution

SERIES WIDTH:
VARIES

LIV. SF: 1,308
PLAN WIDTH: 42'-6"
PLAN #: 4322
SCALE: 1/8" = 1'-0"
NAME: PLAN 2

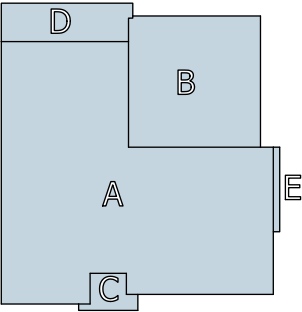
VITAL STATS

BEDROOM	2
BATH	2
CAR	2
CEILING	9'
WINDOW HDR	7'

STATUS | CD'S COMPLETE

AREA S.F. BREAKDOWN

(A) TOTAL LIVABLE:	1,308
(B) GARAGE:	423
(C) COV'D ENTRY / PORCH	
ELEVATION A:	30
ELEVATION B:	30
ELEVATION C:	30
(D) COVERED PATIO:	121
(E) ARCH. PROJECTION:	
ELEVATION A:	13
ELEVATION B:	13
ELEVATION C:	13
MAX FOOTPRINT:	1,895
TYP LOT SIZE 56'X68' (3,808 SF)	
LOT COVERAGE 1,895 / 3,808 = 49.8%	



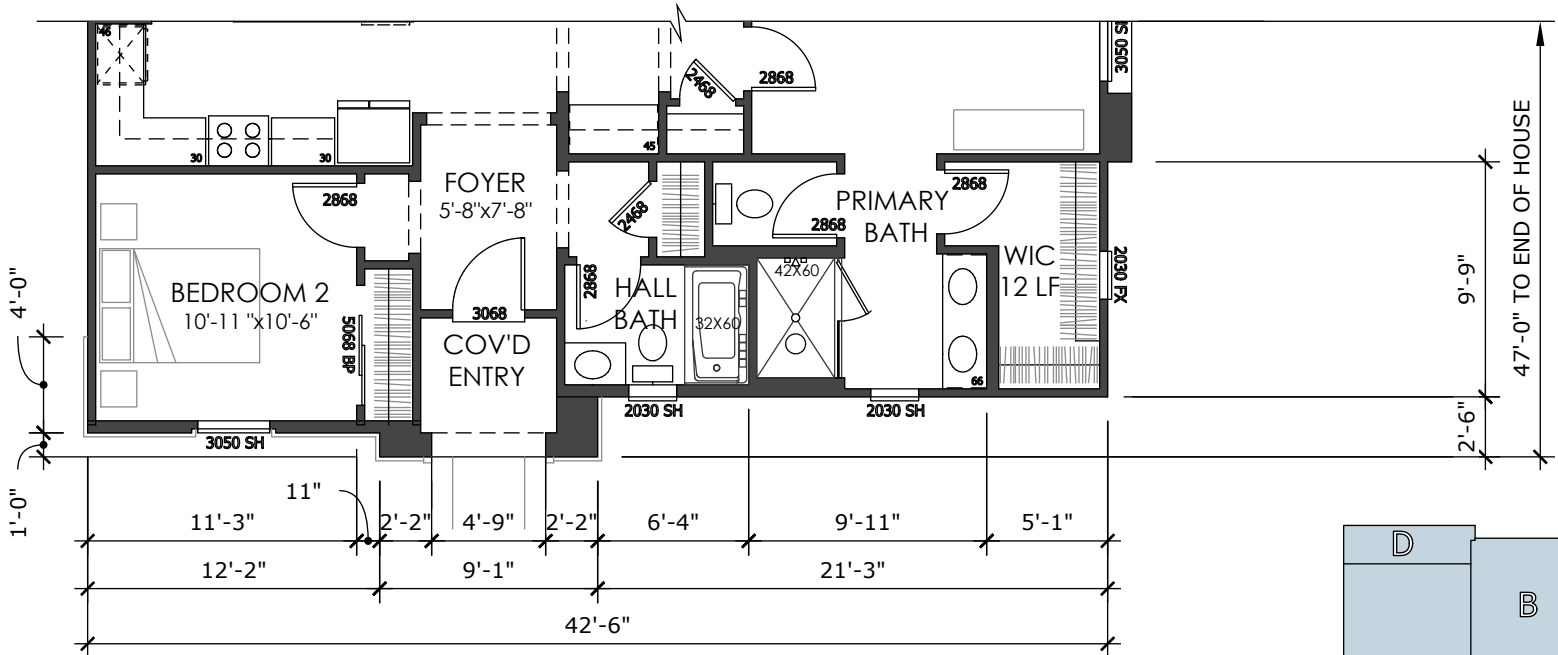
NOTE: THIS HOME MUST BE PLOTTED
ON A CORNER LOT OR IN THE
CLUSTER LAYOUT

ITEM 5.3.

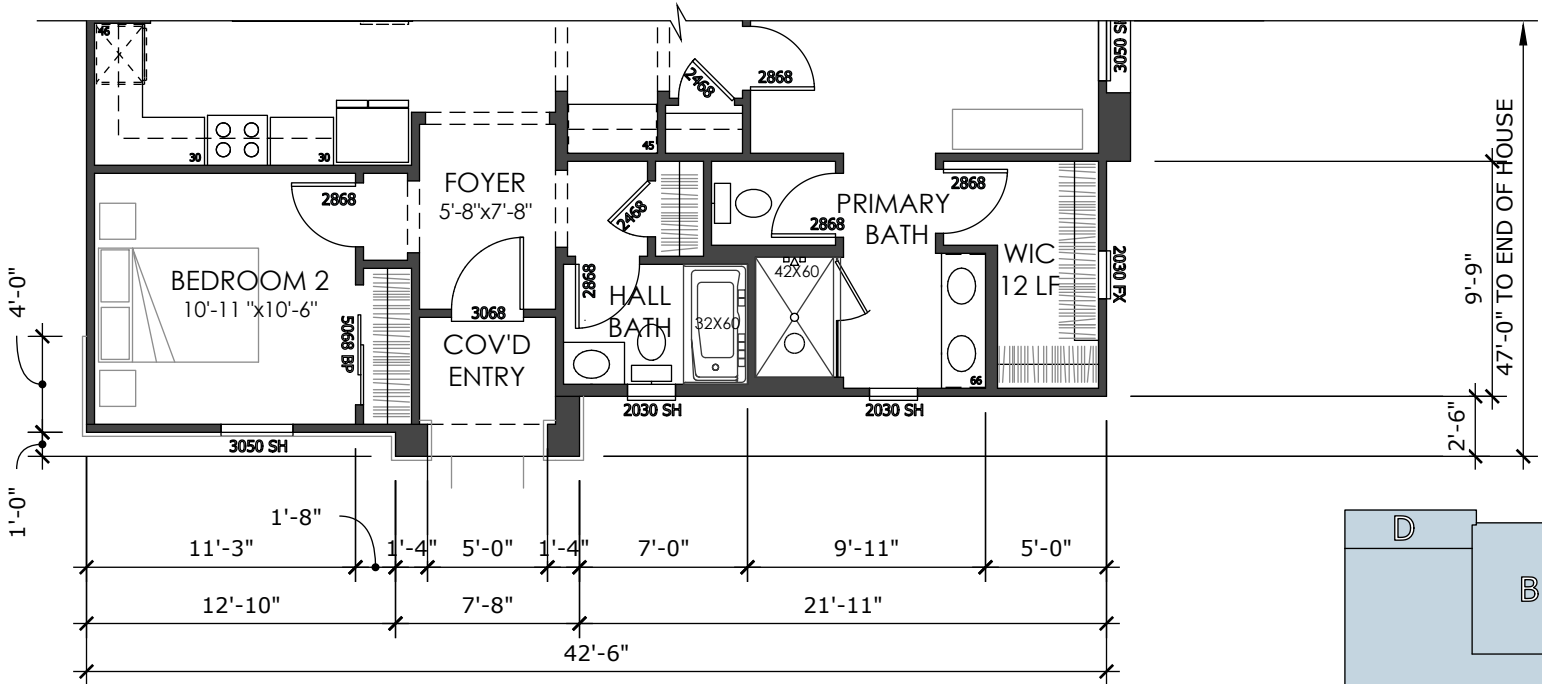
ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH:
VARIES



FLOOR PLAN-
TUSCAN



FLOOR PLAN-
CRAFTSMAN

LIV. SF: 1,308
PLAN WIDTH: 42'-6"
PLAN #: 4322
SCALE: 1/8" = 1'-0"
NAME: PLAN 2

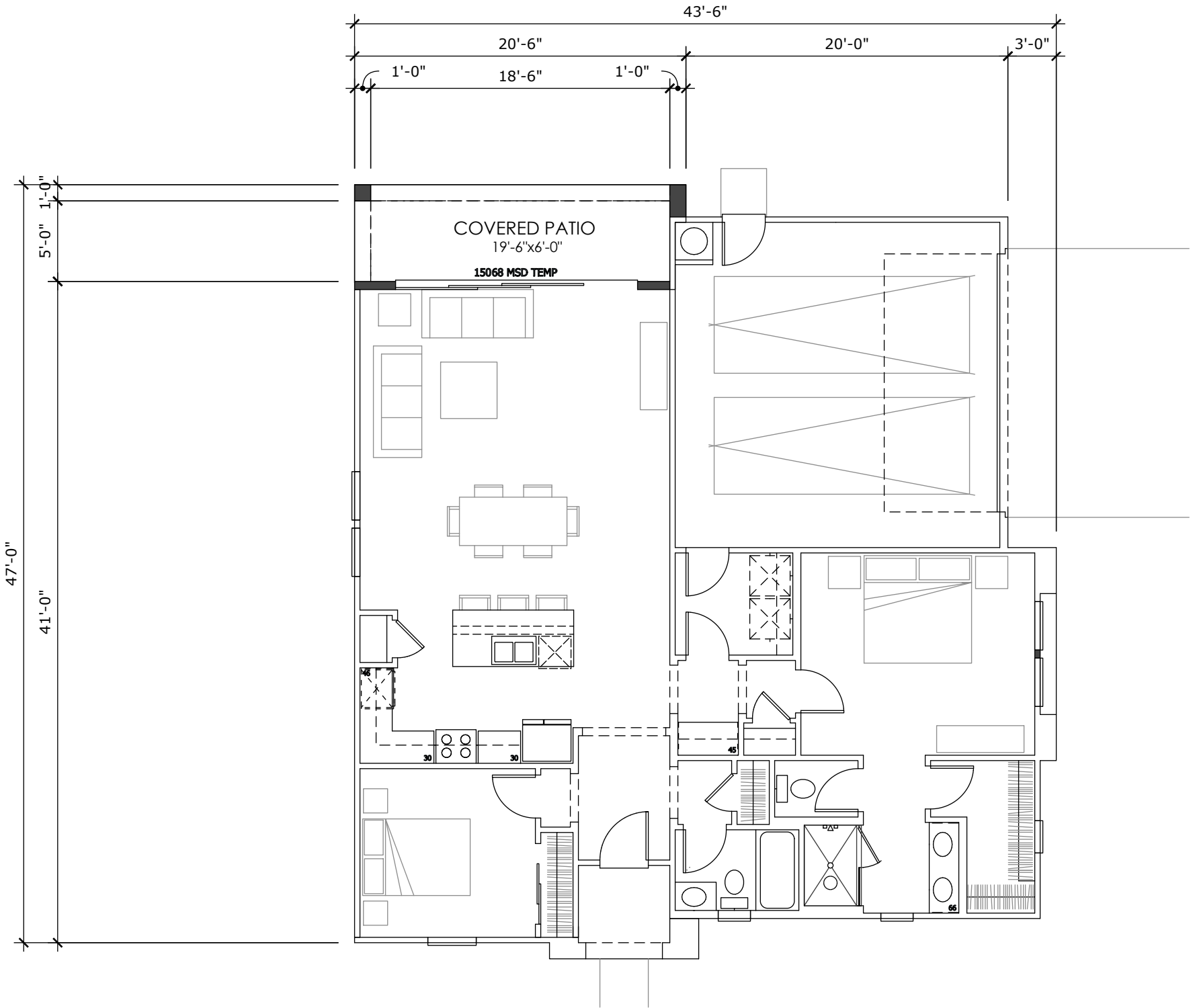
VITAL STATS	
BEDROOM	2
BATH	2
CAR	2
CEILING	9'
WINDOW HDR	7'

STATUS | CD'S COMPLETE

AREA S.F. BREAKDOWN	
(A) TOTAL LIVABLE:	1,308
(B) GARAGE:	423
(C) COV'D ENTRY / PORCH	
ELEVATION A:	30
ELEVATION B:	30
ELEVATION C:	30
(D) COVERED PATIO:	121
(E) ARCH. PROJECTION:	
ELEVATION A:	13
ELEVATION B:	13
ELEVATION C:	13
MAX FOOTPRINT:	1,895
TYP LOT SIZE 56'X68' (3,808 SF)	
LOT COVERAGE 1,895 / 3,808 = 49.8%	

NOTE: THIS HOME MUST BE PLOTTED
ON A CORNER LOT OR IN THE
CLUSTER LAYOUT

ITEM 5.3.



FLOOR PLAN-
OPTIONS

ATTACHMENT 2

Exhibit A to the Resolution

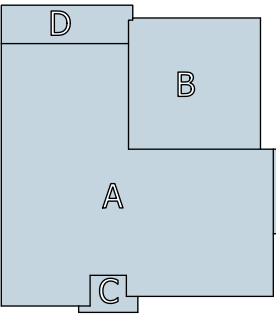
SERIES WIDTH:
VARIES

LIV. SF: 1,308
PLAN WIDTH: 42'-6"
PLAN #: 4322
SCALE: 1/8" = 1'-0"
NAME: PLAN 2

VITAL STATS
BEDROOM 2
BATH 2
CAR 2
CEILING 9'
WINDOW HDR 7'

STATUS | CD'S COMPLETE

AREA S.F. BREAKDOWN
(A) TOTAL LIVABLE: 1,308
(B) GARAGE: 423
(C) COV'D ENTRY / PORCH
ELEVATION A: 30
ELEVATION B: 30
ELEVATION C: 30
(D) COVERED PATIO: 121
(E) ARCH. PROJECTION:
ELEVATION A: 13
ELEVATION B: 13
ELEVATION C: 13
MAX FOOTPRINT: 1,895
TYP LOT SIZE | 56'X68' (3,808 SF)
LOT COVERAGE | 1,895 / 3,808 = 49.8%



NOTE: THIS HOME MUST BE PLOTTED
ON A CORNER LOT OR IN THE
CLUSTER LAYOUT

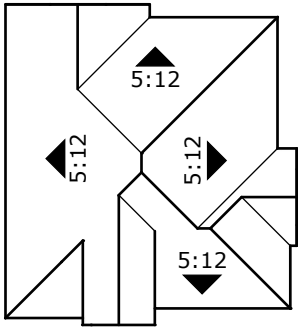
ITEM 5.3.

ATTACHMENT 2
Exhibit A to the Resolution
SERIES WIDTH
VARIES

LIV. SF: 1,308
PLAN WIDTH: 42'-6"
PLAN #: 4322
SPANISH



'SPANISH'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS & GABLES
- 2 CONCRETE 'S' TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE ARCHED SOFFIT
- 6 PLATE HEIGHT - 9'-1"
- 7 WINDOW HDR - 7'-0"
- 8 COLOR SCHEME #1003

NOTE: THIS HOME MUST BE PLOTTED
ON A CORNER LOT OR IN THE
CLUSTER LAYOUT



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH
VARIES

LIV. SF:1,308

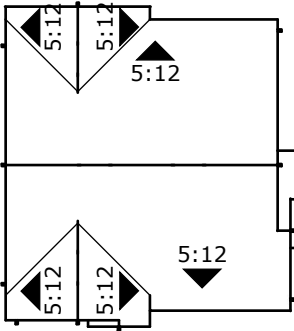
PLAN WIDTH:42'-6"

PLAN #:4322

CRAFTSMAN



'CRAFTSMAN'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES
- 2 CONCRETE FLAT TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE SHUTTERS
- 6 DECORATIVE STONE VENEER
- 7 PLATE HEIGHT - 9'-1"
- 8 WINDOW HDR - 7'-0"
- 9 COLOR SCHEME #5113

NOTE: THIS HOME MUST BE PLOTTED ON A CORNER LOT OR IN THE CLUSTER LAYOUT



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH VARIES

LIV. SF:1,308

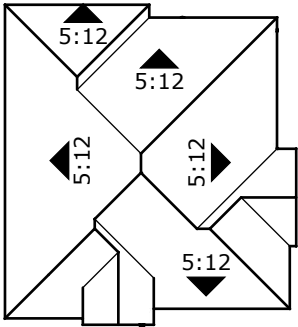
PLAN WIDTH:42'-6"

PLAN #:4322

TUSCAN



'TUSCAN'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS & GABLES
- 2 CONCRETE 'S' TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE SHUTTERS
- 5 DECORATIVE STONE VENEER
- 6 PLATE HEIGHT - 9'-1"
- 7 WINDOW HDR - 7'-0"
- 8 COLOR SCHEME #4111

NOTE: THIS HOME MUST BE PLOTTED ON A CORNER LOT OR IN THE CLUSTER LAYOUT



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH VARIES

LIV. SF:1,308

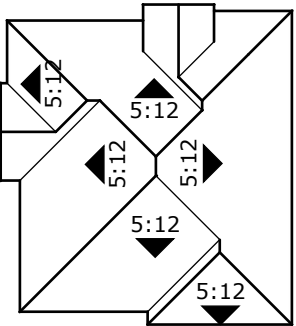
PLAN WIDTH:42'-6"

PLAN #:4322

OPT. 15080 MSD (TEMP.)



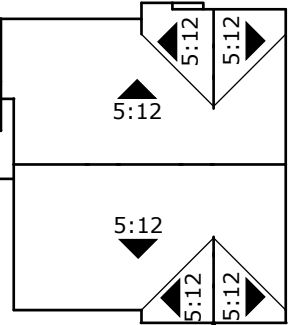
TUSCAN REAR ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.



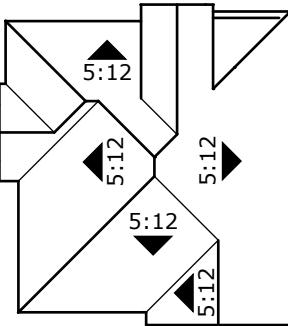
CRAFTSMAN REAR ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.



SPANISH REAR ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.

ITEM 5.3.

ATTACHMENT 2
Exhibit A to the Resolution
SERIES WIDTH
VARIES



TUSCAN
LEFT ENHANCED ELEVATION
SCALE: 3/32" = 1'-0"
REQUIRED WHEN FACING THE PUBLIC RIGHT OF WAY ON CORNER LOTS

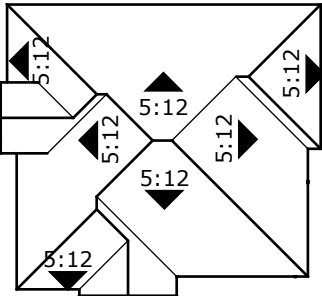


CRAFTSMAN
LEFT ENHANCED ELEVATION
SCALE: 3/32" = 1'-0"
REQUIRED WHEN FACING THE PUBLIC RIGHT OF WAY ON CORNER LOTS

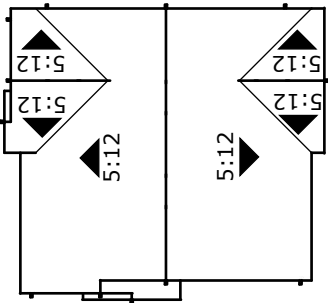


SPANISH
LEFT ENHANCED ELEVATION
SCALE: 3/32" = 1'-0"
REQUIRED WHEN FACING THE PUBLIC RIGHT OF WAY ON CORNER LOTS

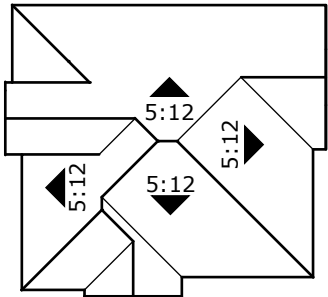
LIV. SF: 1,308
PLAN WIDTH: 42'-6"
PLAN #: 4322
ENHANCED ELEVATION



ROOF PLAN
SCALE: N.T.S.



ROOF PLAN
SCALE: N.T.S.



ROOF PLAN
SCALE: N.T.S.

ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH:
VARIES



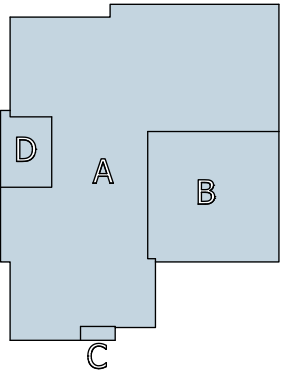
LIV. SF: 1,442
PLAN WIDTH: 43'-6"
PLAN #: 4423
SCALE: 1/8" = 1'-0"
NAME: PLAN 3

VITAL STATS	
BEDROOM	2
BATH	2
CAR	2
CEILING	9'
WINDOW HDR	7'

STATUS | CD'S COMPLETE

AREA S.F. BREAKDOWN	
(A) TOTAL LIVABLE:	1,442
(B) GARAGE:	417
(C) COV'D ENTRY / PORCH	
ELEVATION A:	12
ELEVATION B:	12
ELEVATION C:	12
(D) COVERED PATIO:	90
(E) ARCH. PROJECTION:	
ELEVATION A:	-
ELEVATION B:	-
ELEVATION C:	-

MAX FOOTPRINT: 1,961
TYP LOT SIZE | 56'X68' (3,808 SF)
LOT COVERAGE | 1,961 / 3,808 = 51.5%



ITEM 5.3.

ATTACHMENT 2
Exhibit A to the Resolution

SERIES WIDTH:
VARIES

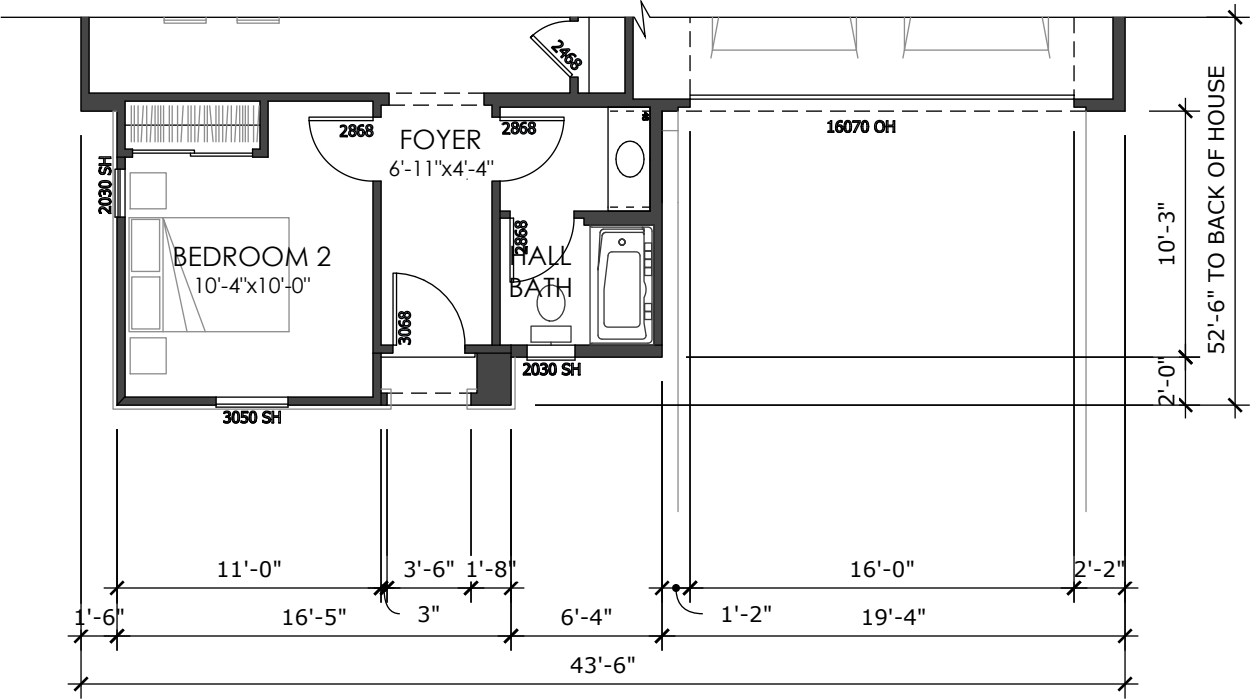
LIV. SF: 1,442
PLAN WIDTH: 43'-6"
PLAN #: 4423
SCALE: 1/8" = 1'-0"
NAME: PLAN 3

VITAL STATS
BEDROOM 2
BATH
CAR
CEILING
WINDOW HDR

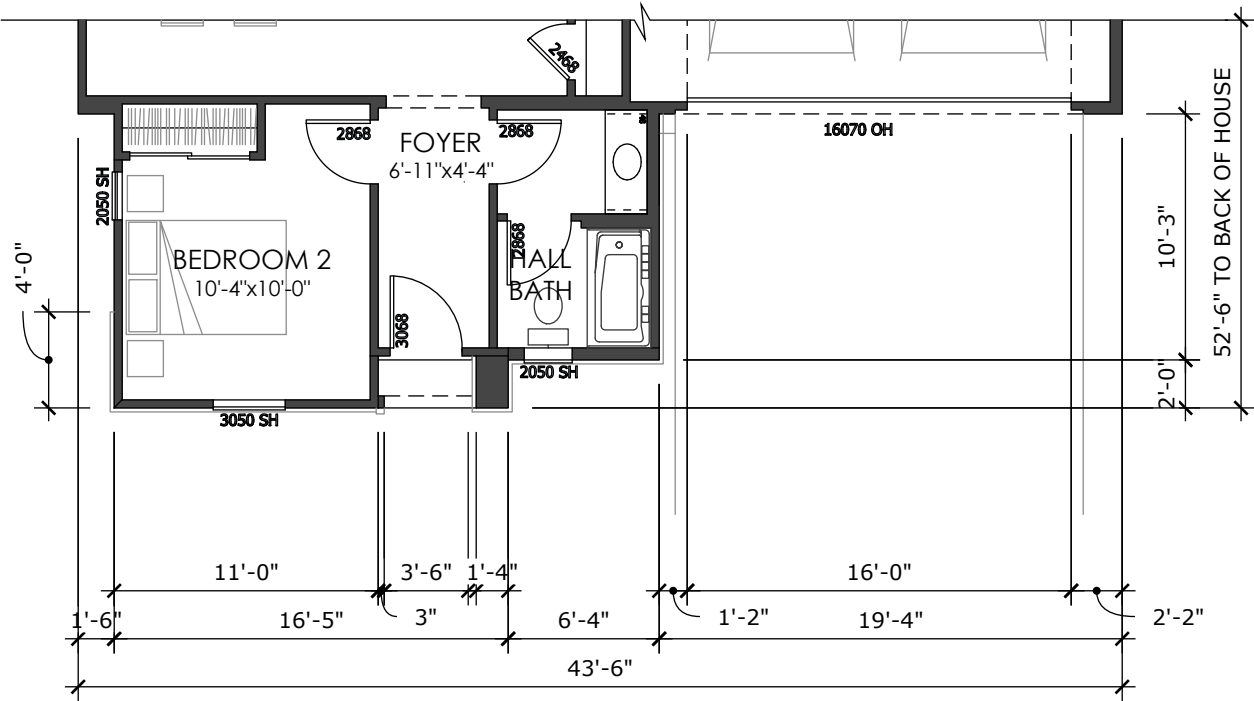
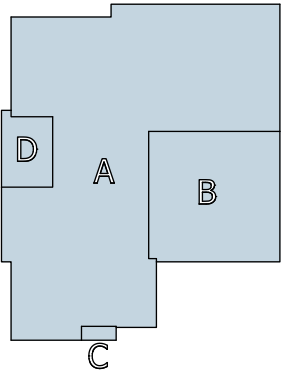
STATUS | CD'S COMPLETE

AREA S.F. BREAKDOWN
(A) TOTAL LIVABLE: 1,442
(B) GARAGE: 417
(C) COV'D ENTRY / PORCH
ELEVATION A: 12
ELEVATION B: 12
ELEVATION C: 12
(D) COVERED PATIO: 90
(E) ARCH. PROJECTION:
ELEVATION A: -
ELEVATION B: -
ELEVATION C: -

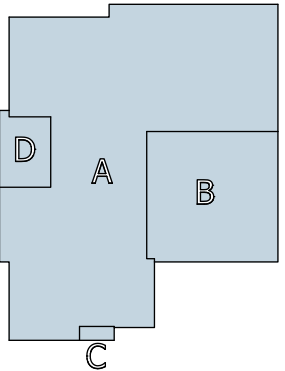
MAX FOOTPRINT: 1,961
TYP LOT SIZE | 56'X68' (3,808 SF)
LOT COVERAGE | 1,961 / 3,808 = 51.5%



FLOOR PLAN-
TUSCAN



FLOOR PLAN-
CRAFTSMAN



ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH:
VARIES

LIV. SF:1,442

PLAN WIDTH:43'-6"

PLAN #:4423

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

NAME:PLAN 3

VITAL STATS

BEDROOM2

BATH2

CAR2

CEILING9'

WINDOW HDR7'

STATUS | CD'S COMPLETE

AREA S.F. BREAKDOWN

(A) TOTAL LIVABLE:1,442

(B) GARAGE:417

(C) COV'D ENTRY / PORCH

ELEVATION A:12

ELEVATION B:12

ELEVATION C:12

(D) COVERED PATIO:90

(E) ARCH. PROJECTION:

ELEVATION A:-

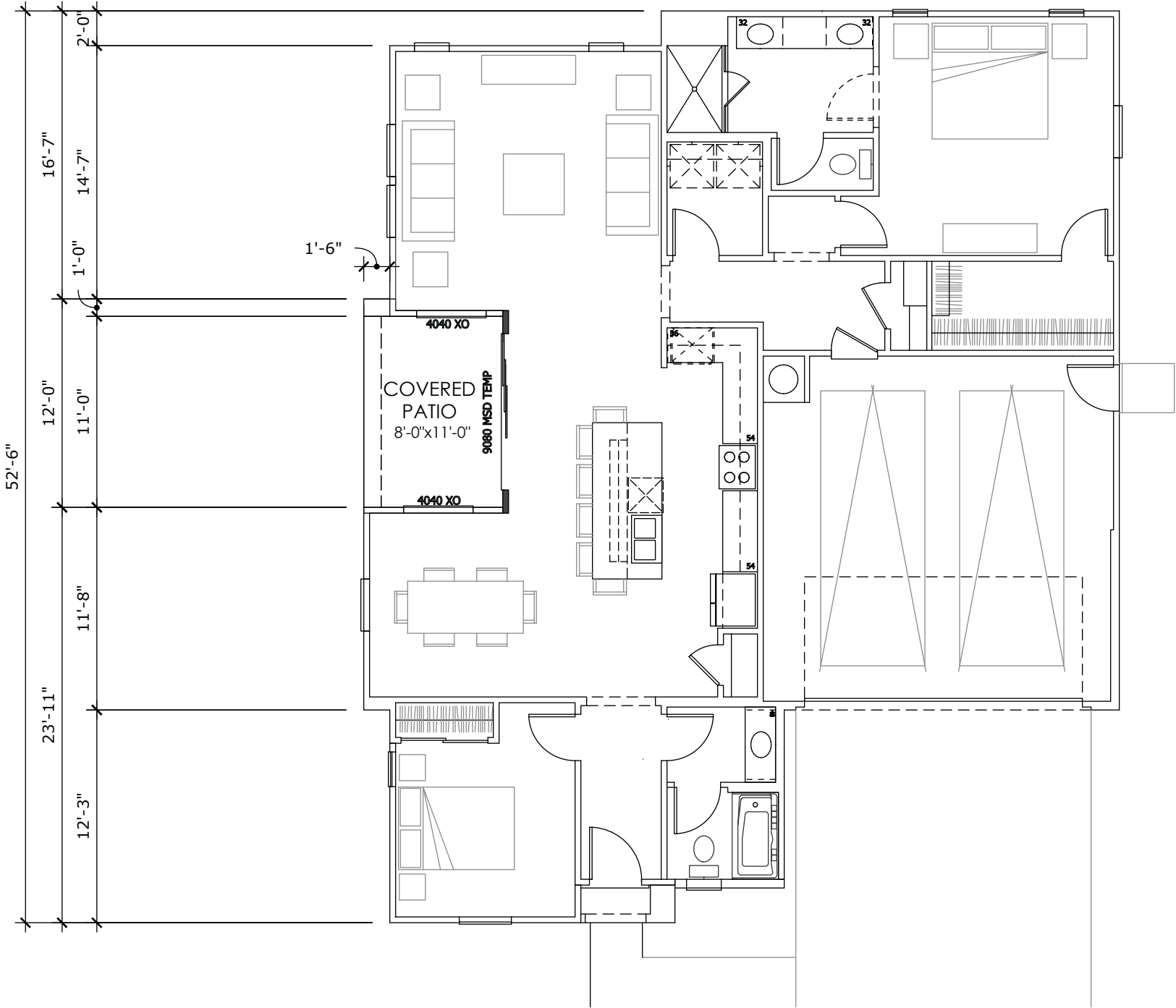
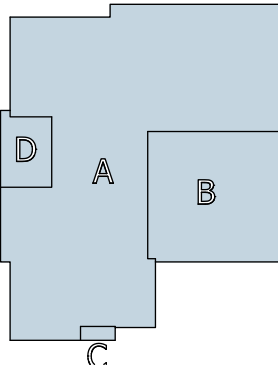
ELEVATION B:-

ELEVATION C:-

MAX FOOTPRINT:1,961

TYP LOT SIZE | 56'X68' (3,808 SF)

LOT COVERAGE | 1,961 / 3,808 = 51.5%



FLOOR PLAN-
OPTIONS



THE RANCH

A.Q. WINTER - 57' x 67' LOTS

NCD - RANCHO CORDOVA, CA

09.21.2023

ITEM 5.3.



'SPANISH'
FRONT VIEW: N.T.S.



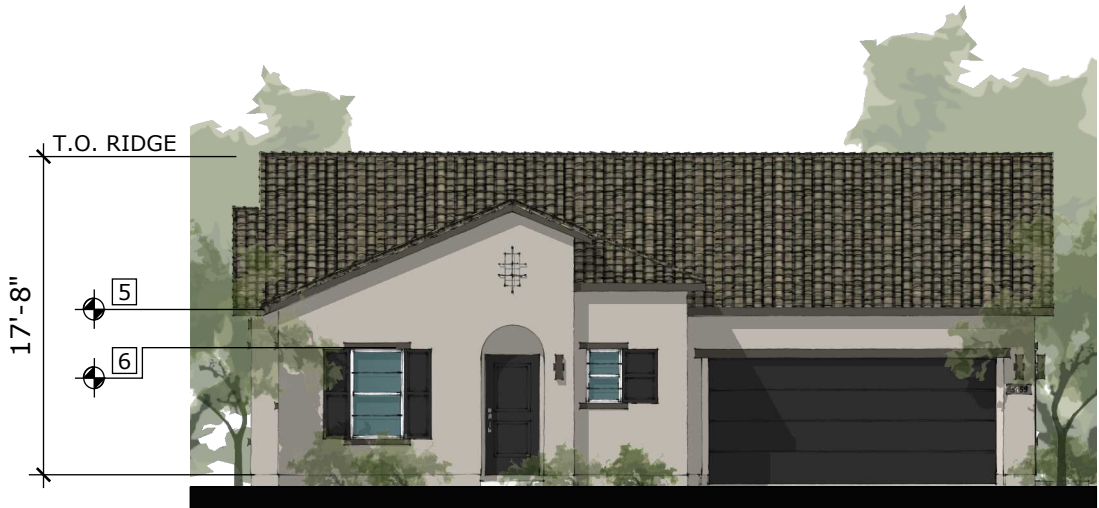
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



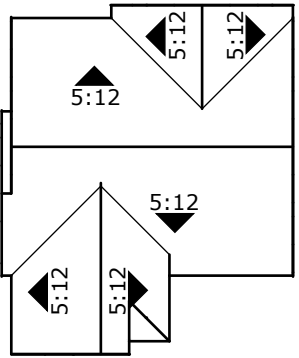
LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

ATTACHMENT 2
Exhibit A to the Resolution
SERIES WIDTH
VARIES

LIV. SF: 1,442
PLAN WIDTH: 43'-6"
PLAN #: 4423
SPANISH



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES
- 2 CONCRETE 'S' TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 PLATE HEIGHT - 9'-1"
- 6 WINDOW HDR - 7'-0"
- 7 COLOR SCHEME #1007

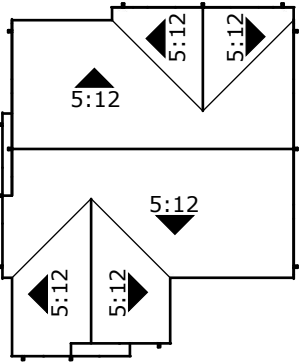
ITEM 5.3.

ATTACHMENT 2
Exhibit A to the Resolution
SERIES WIDTH
VARIES

LIV. SF: 1,442
PLAN WIDTH: 43'-6"
PLAN #: 4423
CRAFTSMAN



'CRAFTSMAN'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES
- 2 CONCRETE FLAT TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE STONE VENEER
- 6 PLATE HEIGHT - 9'-1"
- 7 WINDOW HDR - 7'-0"
- 8 COLOR SCHEME #5112



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

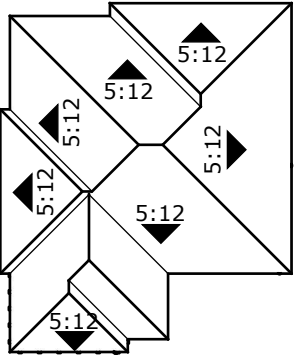
ITEM 5.3.

ATTACHMENT 2
Exhibit A to the Resolution
SERIES WIDTH
VARIES

LIV. SF: 1,442
PLAN WIDTH: 43'-6"
PLAN #: 4423
TUSCAN



'TUSCAN'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS
- 2 CONCRETE 'S' TILES
- 3 12" EAVES
- 4 DECORATIVE SHUTTERS
- 5 DECORATIVE STONE VENEER
- 6 PLATE HEIGHT - 9'-1"
- 7 WINDOW HDR - 7'-0"
- 8 COLOR SCHEME #4112



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH VARIES

LIV. SF:1,442

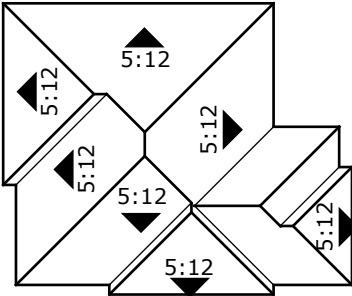
PLAN WIDTH:43'-6"

PLAN #:4423

OPT. 9068 MSD (TEMP.)



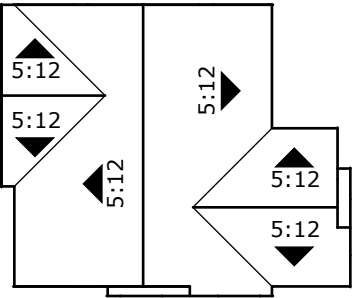
TUSCAN LEFT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.



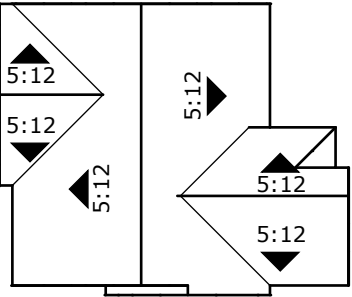
CRAFTSMAN LEFT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.



SPANISH LEFT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.

ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH VARIES

LIV. SF:1,442

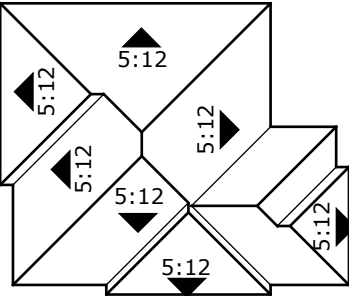
PLAN WIDTH:43'-6"

PLAN #:4423

ENHANCED ELEVATION



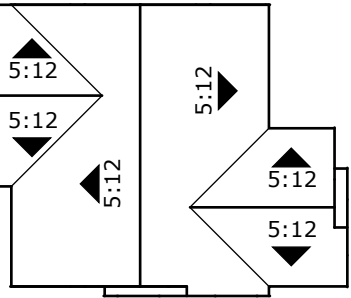
TUSCAN
LEFT ENHANCED ELEVATION
SCALE: 3/32" = 1'-0"
REQUIRED WHEN FACING THE PUBLIC RIGHT OF WAY ON CORNER LOTS



ROOF PLAN
SCALE: N.T.S.



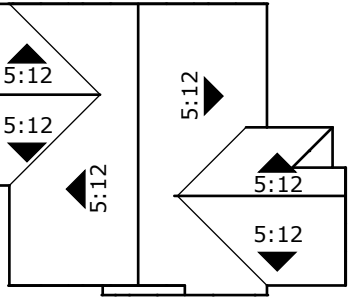
CRAFTSMAN
LEFT ENHANCED ELEVATION
SCALE: 3/32" = 1'-0"
REQUIRED WHEN FACING THE PUBLIC RIGHT OF WAY ON CORNER LOTS



ROOF PLAN
SCALE: N.T.S.

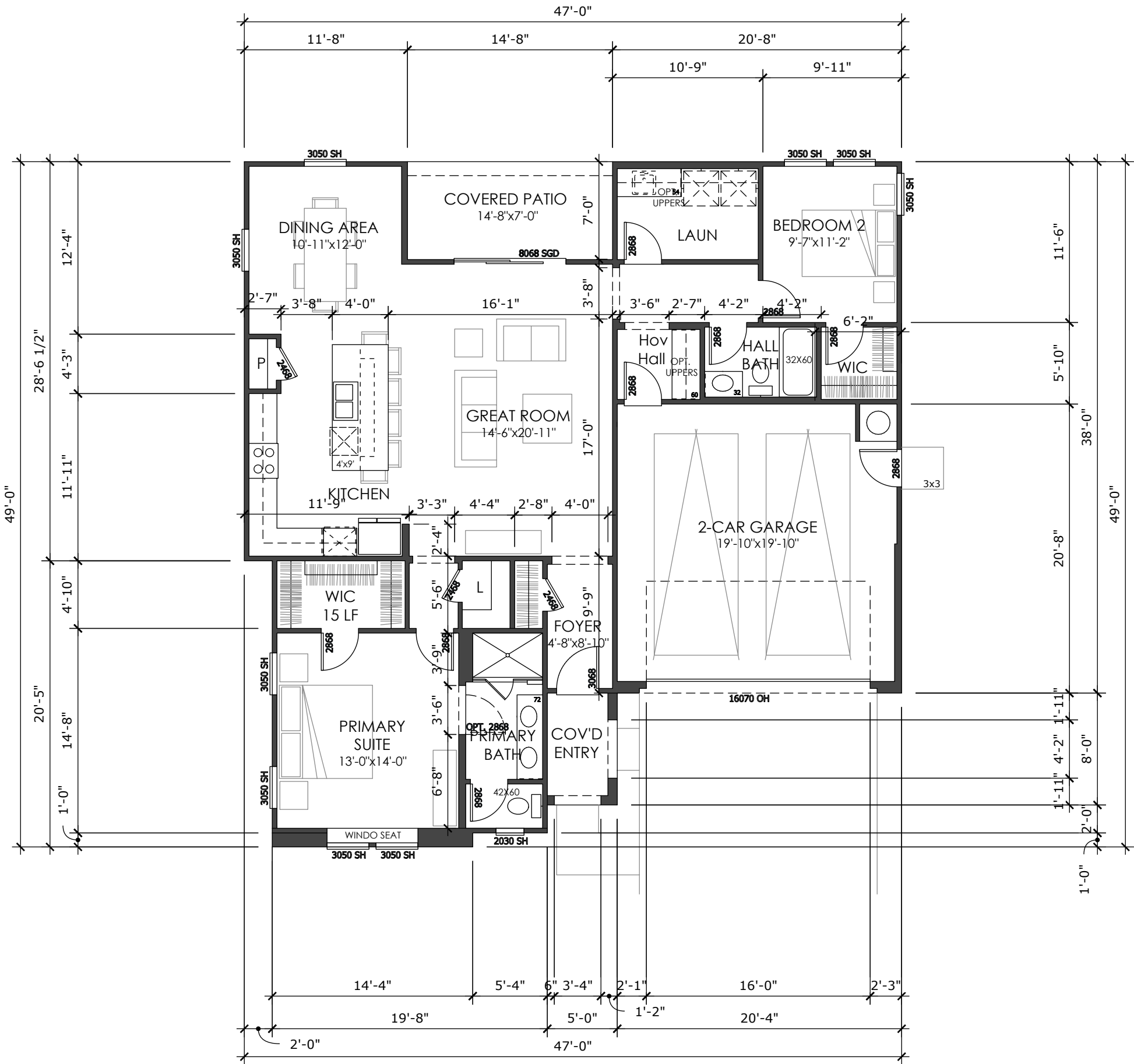


SPANISH
LEFT ENHANCED ELEVATION
SCALE: 3/32" = 1'-0"
REQUIRED WHEN FACING THE PUBLIC RIGHT OF WAY ON CORNER LOTS



ROOF PLAN
SCALE: N.T.S.

ITEM 5.3.



FLOOR PLAN-
SPANISH

ATTACHMENT 2
Exhibit A to the Resolution

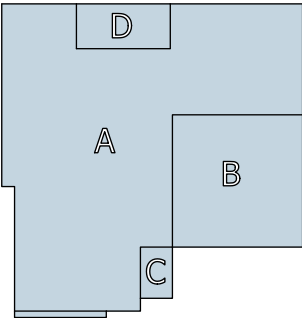
SERIES WIDTH:
VARIES

LIV. SF: 1,441
PLAN WIDTH: 47'
PLAN #: 4724
SCALE: 1/8" = 1'-0"
NAME: PLAN 4

VITAL STATS
BEDROOM 2
BATH
CAR
CEILING
WINDOW HDR

STATUS | CD'S COMPLETE

AREA S.F. BREAKDOWN
(A) TOTAL LIVABLE: 1,441
(B) GARAGE: 420
(C) COV'D ENTRY / PORCH
ELEVATION A: 40
ELEVATION B: 40
ELEVATION C: 40
(D) COVERED PATIO: 103
(E) ARCH. PROJECTION:
ELEVATION A: -
ELEVATION B: -
ELEVATION C: -
MAX FOOTPRINT: 2,004
TYP LOT SIZE | 56'X68' (3,808 SF)
LOT COVERAGE | 2,004 / 3,808 = 52.6%



ITEM 5.3.

ATTACHMENT 2
Exhibit A to the Resolution

SERIES WIDTH:
VARIES

LIV. SF: 1,441
PLAN WIDTH: 47'
PLAN #: 4724
SCALE: 1/8" = 1'-0"
NAME: PLAN 4

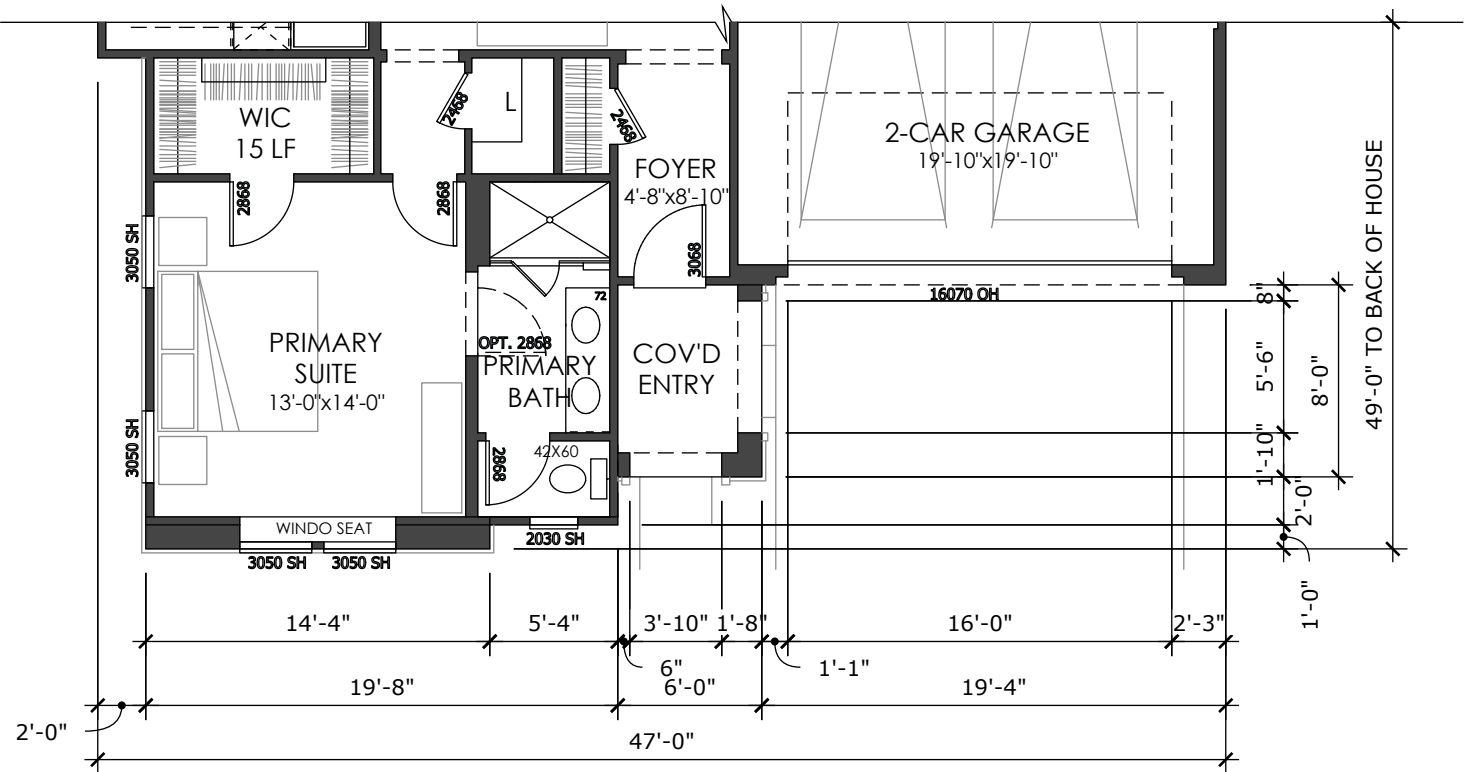
VITAL STATS
BEDROOM 2
BATH 2
CAR 2
CEILING 9'
WINDOW HDR 7'

STATUS | CD'S COMPLETE

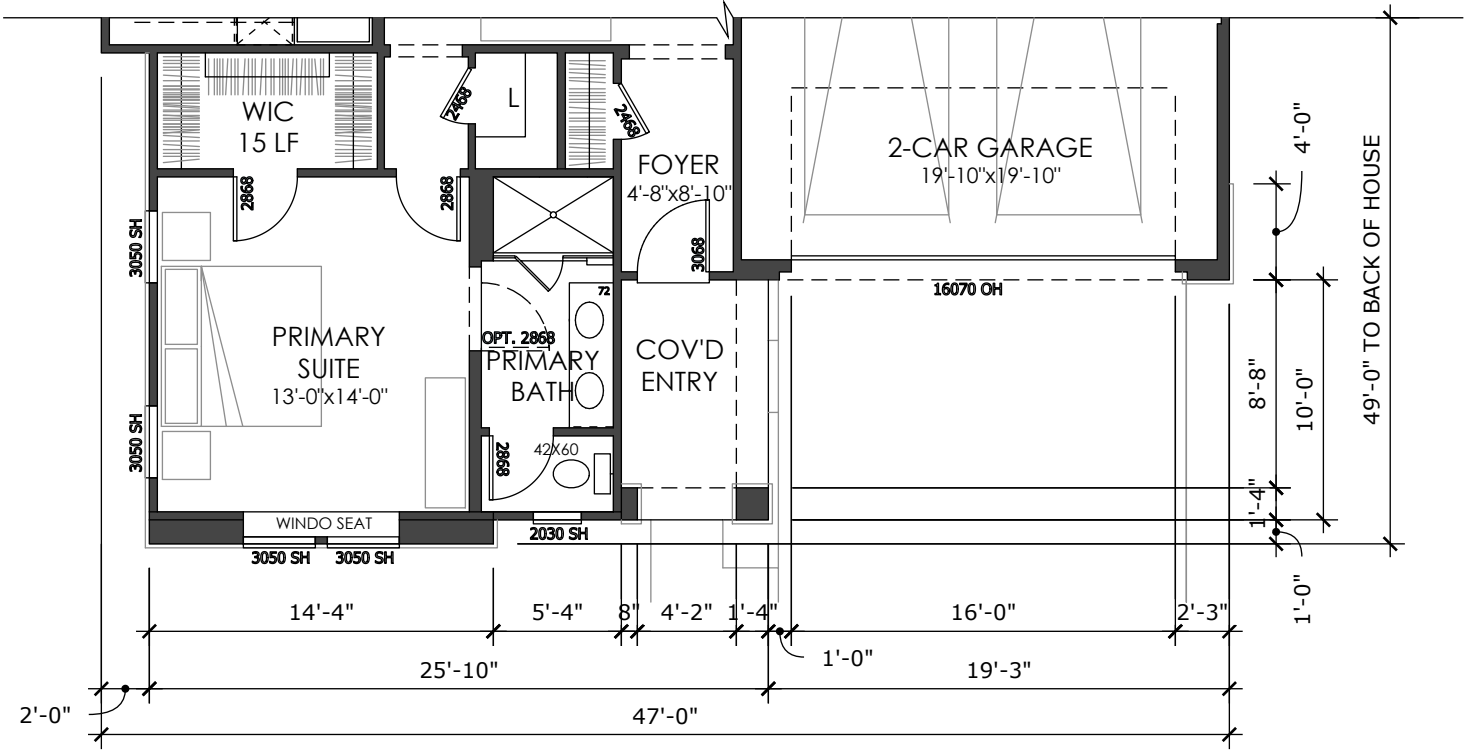
AREA S.F. BREAKDOWN
(A) TOTAL LIVABLE: 1,441
(B) GARAGE: 420
(C) COV'D ENTRY / PORCH
ELEVATION A: 40
ELEVATION B: 40
ELEVATION C: 40
(D) COVERED PATIO: 103
(E) ARCH. PROJECTION:
ELEVATION A: -
ELEVATION B: -
ELEVATION C: -

MAX FOOTPRINT: 2,004
TYP LOT SIZE | 56'X68' (3,808 SF)

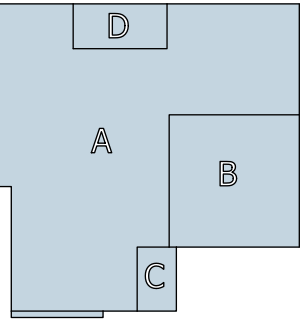
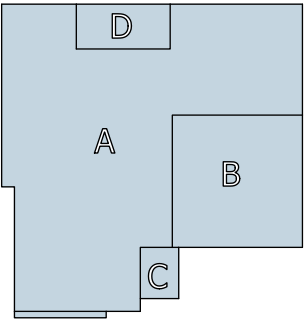
LOT COVERAGE | 2,004 / 3,808 = 52.6%



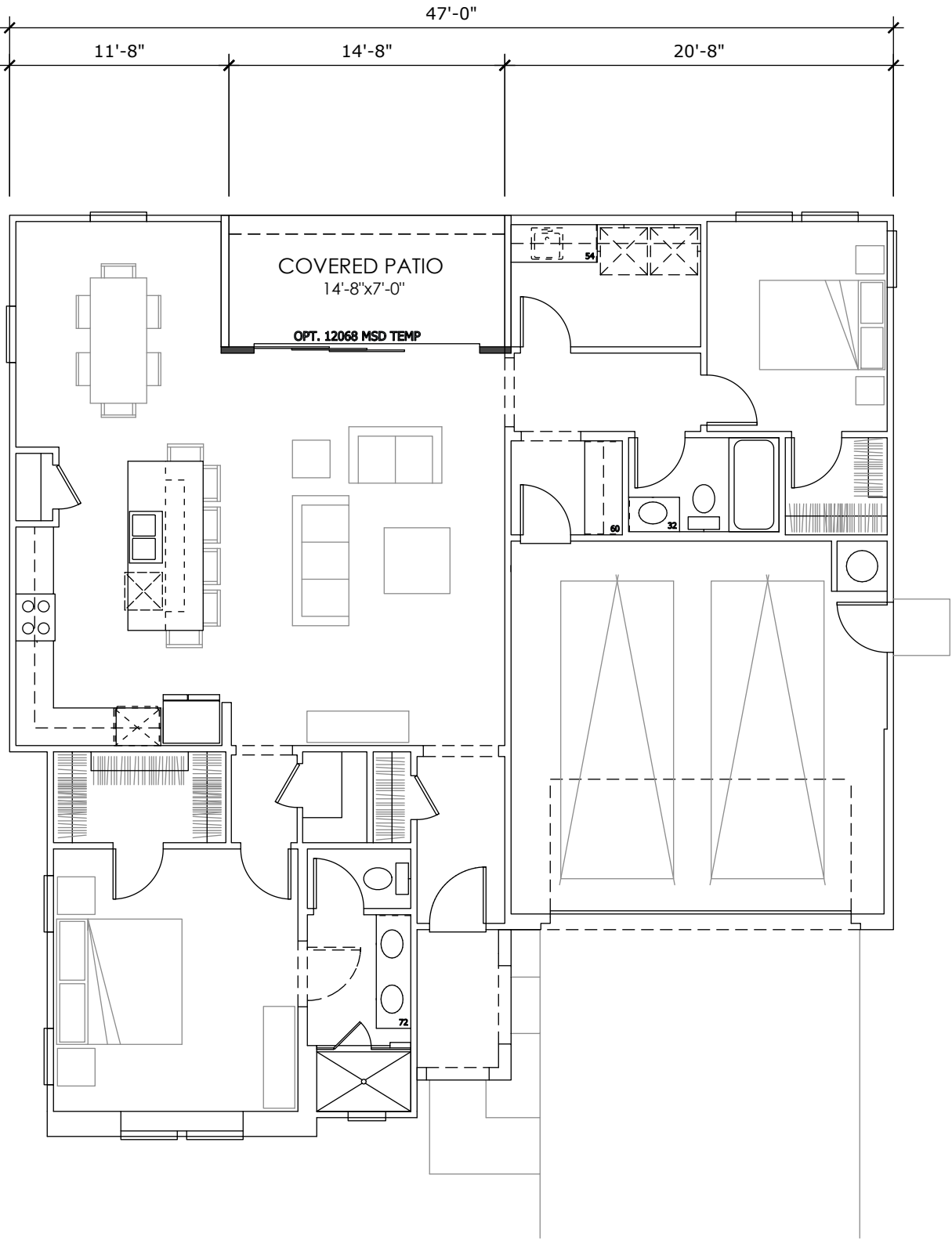
FLOOR PLAN-
TUSCAN



FLOOR PLAN-
CRAFTSMAN



ITEM 5.3.



ATTACHMENT 2
Exhibit A to the Resolution
SERIES WIDTH:
VARIES

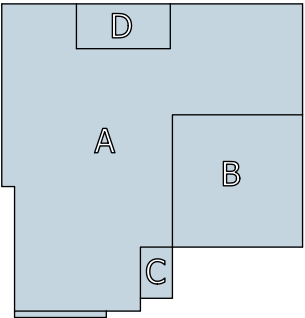
LIV. SF: 1,441
PLAN WIDTH: 47'
PLAN #: 4724
SCALE: 1/8" = 1'-0"
NAME: PLAN 4

VITAL STATS
BEDROOM 2
BATH 2
CAR 2
CEILING 9'
WINDOW HDR 7'

STATUS | CD'S COMPLETE

AREA S.F. BREAKDOWN
(A) TOTAL LIVABLE: 1,441
(B) GARAGE: 420
(C) COV'D ENTRY / PORCH
ELEVATION A: 40
ELEVATION B: 40
ELEVATION C: 40
(D) COVERED PATIO: 103
(E) ARCH. PROJECTION:
ELEVATION A: -
ELEVATION B: -
ELEVATION C: -
MAX FOOTPRINT: 2,004
TYP LOT SIZE | 56'X68' (3,808 SF)

LOT COVERAGE | 2,004 / 3,808 = 52.6%



FLOOR PLAN-
OPTIONS

ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH
VARIES

LIV. SF:1,441

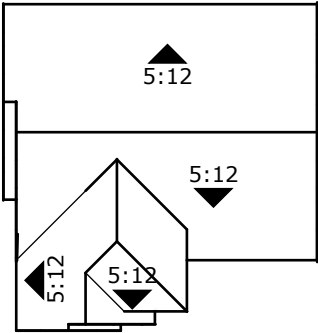
PLAN WIDTH:47'

PLAN #:4724

SPANISH



'SPANISH'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES
- 2 CONCRETE 'S' TILES
- 3 6" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE SHUTTERS
- 6 PLATE HEIGHT - 9'-1"
- 7 WINDOW HDR - 7'-0"
- 8 COLOR SCHEME #1004



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH
VARIES

LIV. SF:1,441

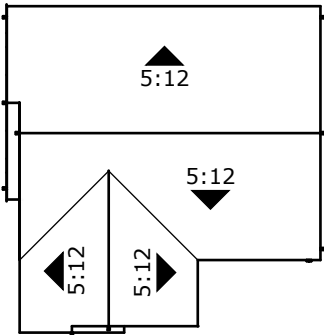
PLAN WIDTH:47'

PLAN #:4724

CRAFTSMAN



'CRAFTSMAN'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES
- 2 CONCRETE FLAT TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE SHUTTERS
- 6 DECORATIVE STONE VENEER
- 7 PLATE HEIGHT - 9'-1"
- 8 WINDOW HDR - 7'-0"
- 9 COLOR SCHEME #5118



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH VARIES

LIV. SF:1,441

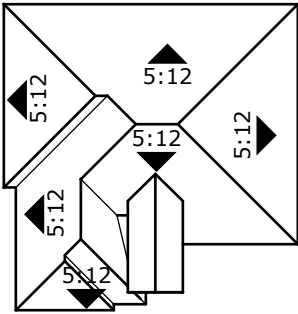
PLAN WIDTH:47'

PLAN #:4724

TUSCAN



'TUSCAN'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

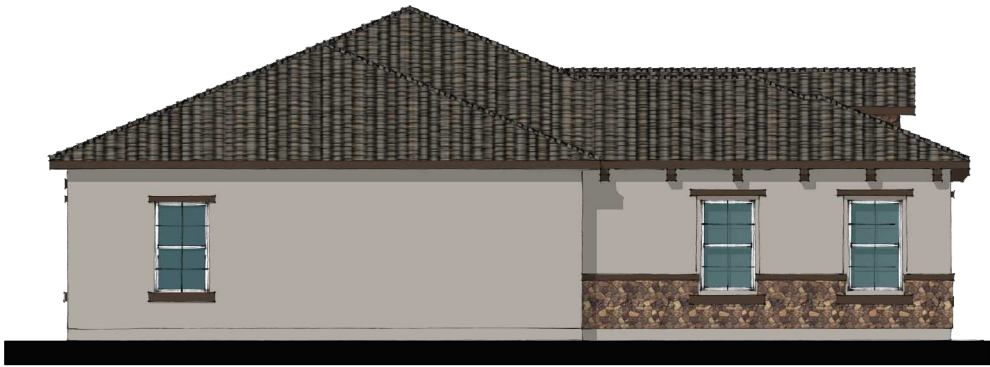
- 1 PROMINENT HIPS
- 2 CONCRETE 'S' TILES
- 3 12" EAVES
- 4 DECORATIVE SHUTTERS
- 5 DECORATIVE STONE VENEER
- 6 PLATE HEIGHT - 9'-1"
- 7 WINDOW HDR - 7'-0"
- 8 COLOR SCHEME #4115



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

ITEM 5.3.

LIV. SF:1,441

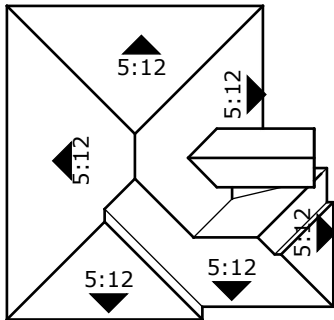
PLAN WIDTH:47'

PLAN #:4724

OPT. 12068 MSD (TEMP.)



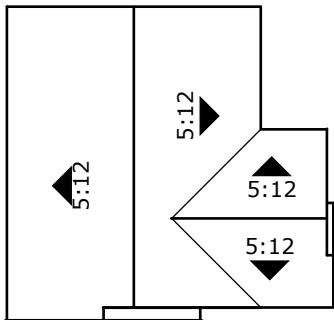
TUSCAN
OPT. LEFT ENHANCED ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.



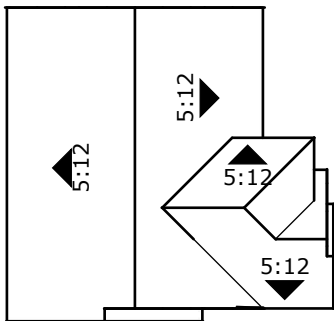
CRAFTSMAN
OPT. LEFT ENHANCED ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.



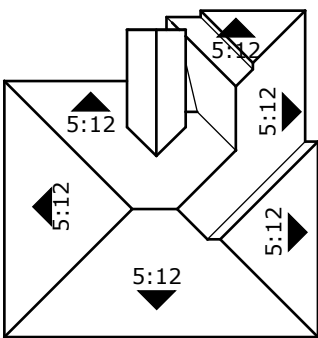
SPANISH
OPT. LEFT ENHANCED ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.



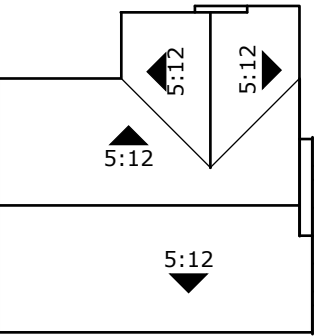
TUSCAN REAR ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.



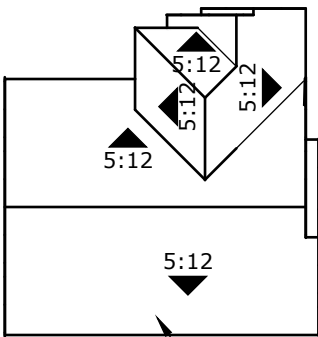
CRAFTSMAN REAR ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.



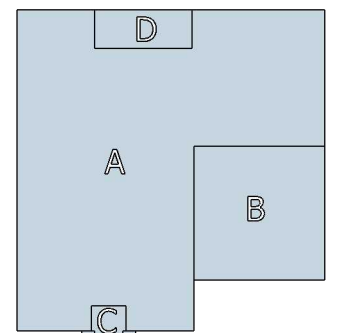
SPANISH REAR ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.

STATUS | CD'S COMPLETE

MAX FOOTPRINT: 2,239
TYP LOT SIZE | 56'X68' (3,808 SF)
LOT COVERAGE | $2,239 / 3,808 = 58.8\%$



ITEM 5.3.

ATTACHMENT 2
Exhibit A to the Resolution

SERIES WIDTH:
VARIES

LIV. SF: 1,701
PLAN WIDTH: 48'-0"
PLAN #: 4825
SCALE: 1/8" = 1'-0"
NAME: PLAN 5

VITAL STATS
BEDROOM 2
BATH
CAR
CEILING
WINDOW HDR

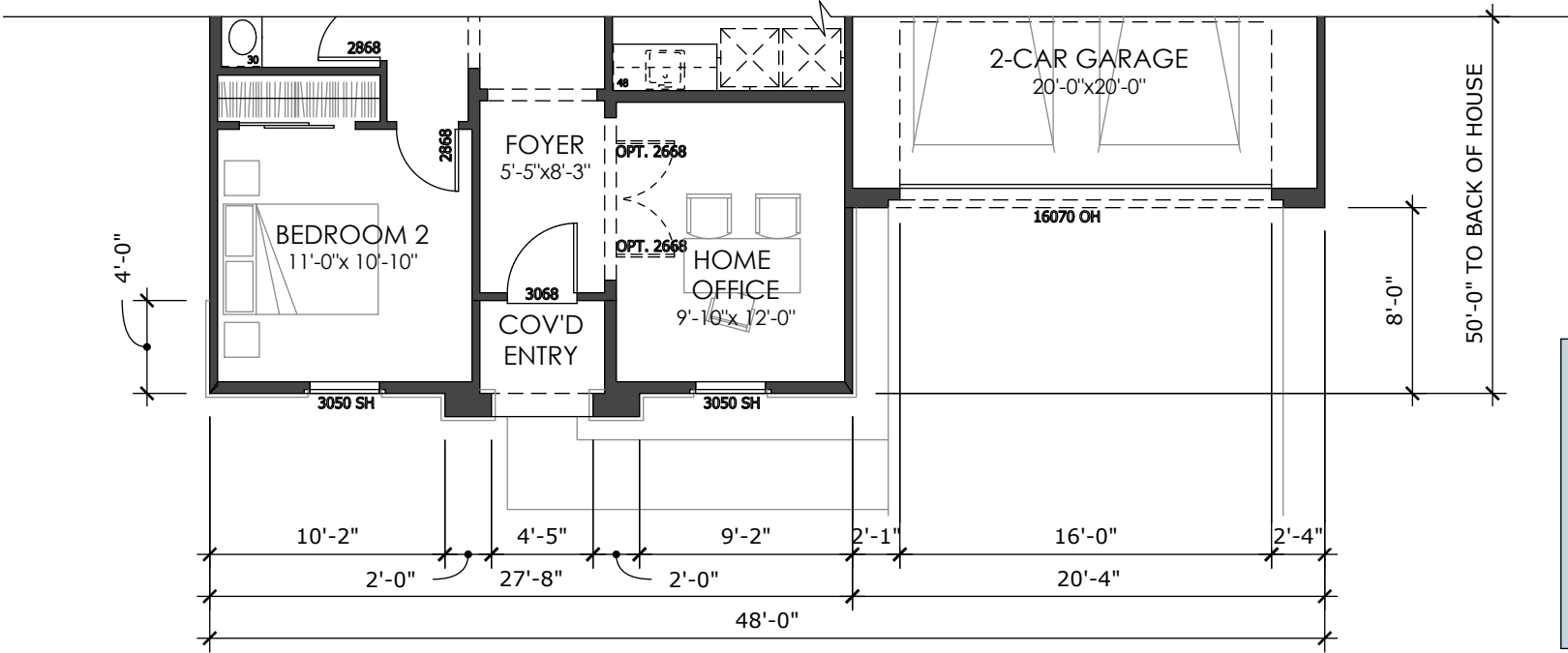
STATUS | CD'S COMPLETE

AREA S.F. BREAKDOWN
(A) TOTAL LIVABLE: 1,701
(B) GARAGE: 424
(C) COV'D ENTRY / PORCH
ELEVATION A: 22
ELEVATION B: 22
ELEVATION C: 22
(D) COVERED PATIO: 92
(E) ARCH. PROJECTION:
ELEVATION A: -
ELEVATION B: -
ELEVATION C: -

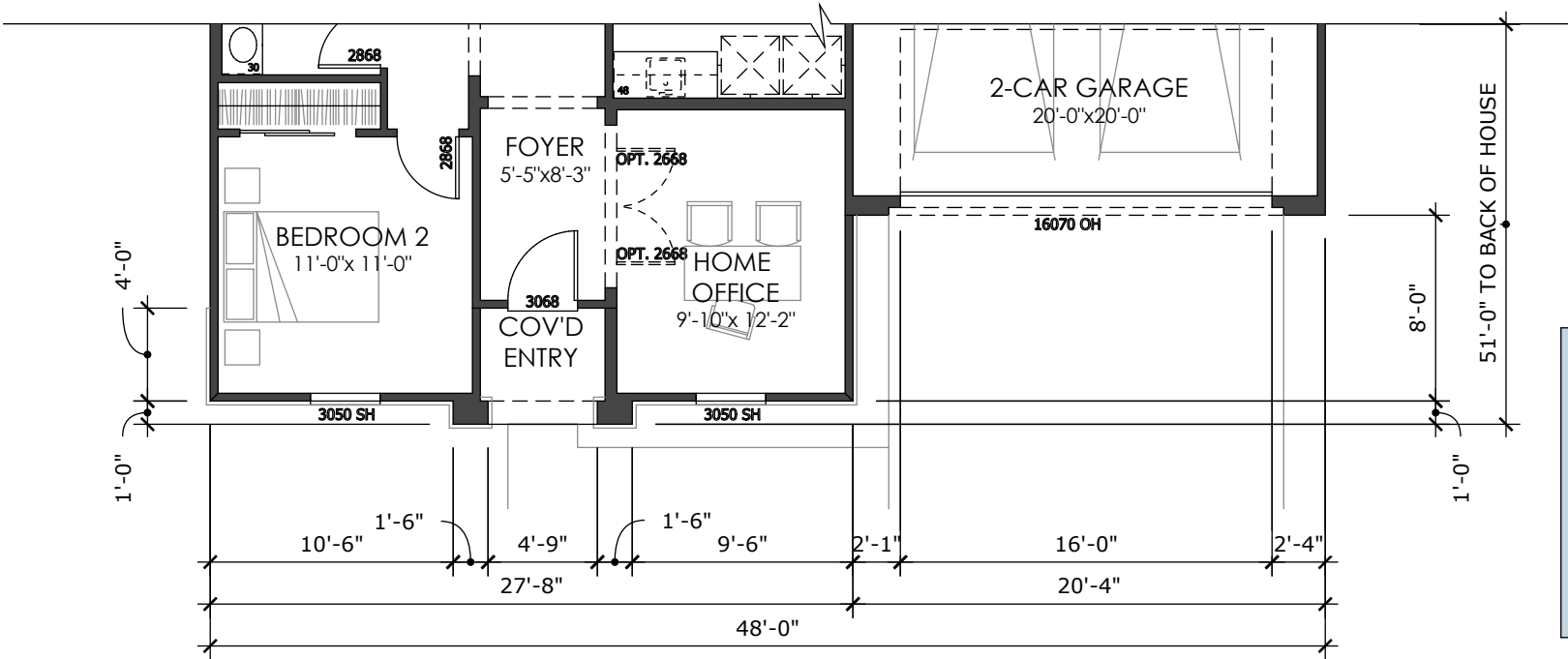
MAX FOOTPRINT: 2,239

TYP LOT SIZE | 56'X68' (3,808 SF)

LOT COVERAGE | 2,239 / 3,808 = 58.8%

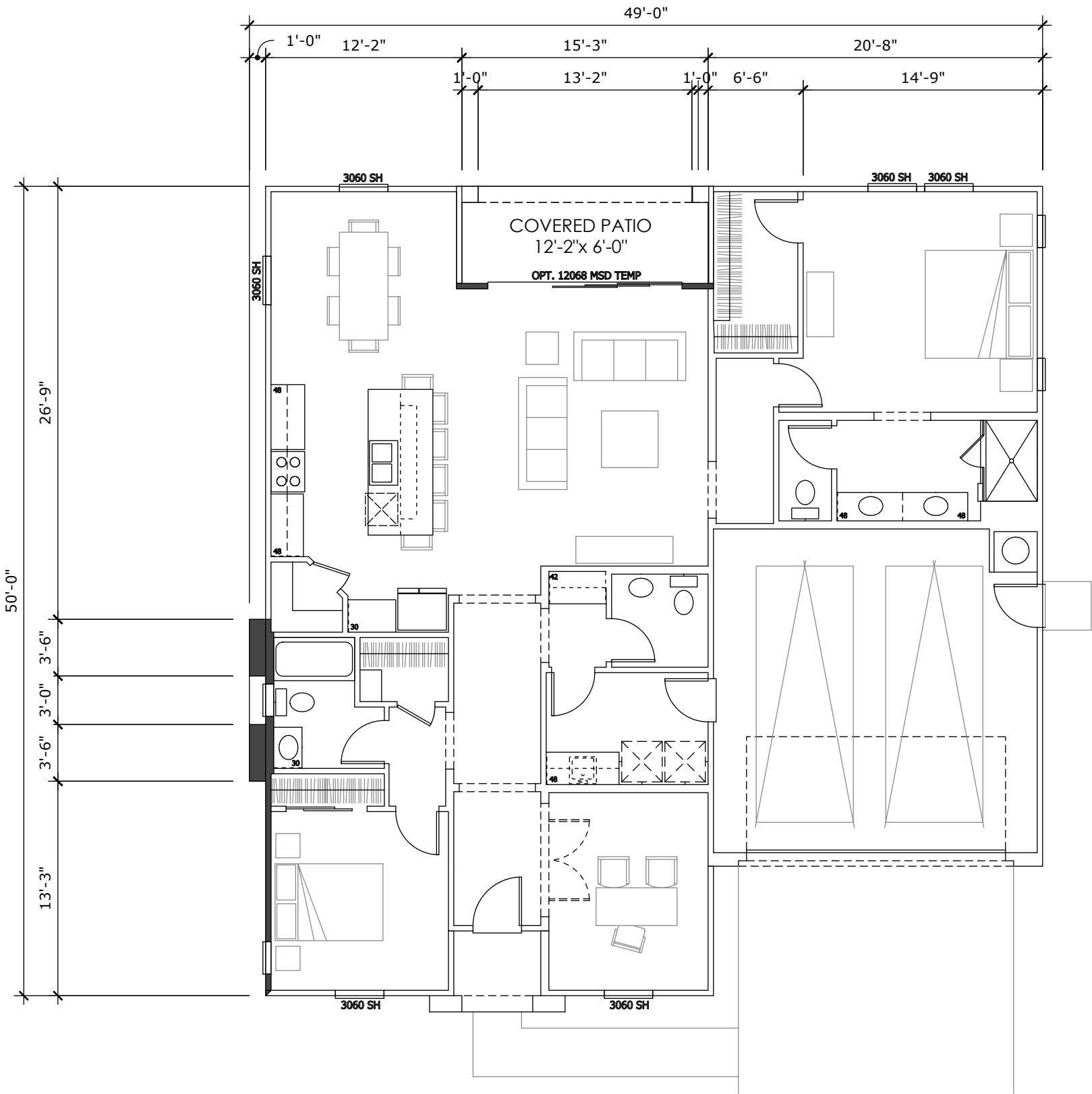


FLOOR PLAN-
TUSCAN



FLOOR PLAN-
CRAFTSMAN

ITEM 5.3.



ENHANCED ELEVATION

FLOOR PLAN-
ALL ELEVATIONS

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH:
VARIES

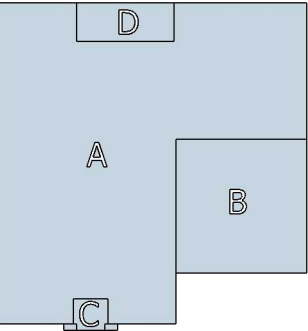
LIV. SF:	1,701
PLAN WIDTH:	48'-0"
PLAN #:	4825
SCALE:	1/8" = 1'-0"
NAME:	PLAN 5

VITAL STATS	
BEDROOM	2
BATH	2.5
CAR	2
CEILING	9'
WINDOW HDR	7'

STATUS | CD'S COMPLETE

AREA S.F. BREAKDOWN	
(A) TOTAL LIVABLE:	1,701
(B) GARAGE:	424
(C) COV'D ENTRY / PORCH	
ELEVATION A:	22
ELEVATION B:	22
ELEVATION C:	22
(D) COVERED PATIO:	92
(E) ARCH. PROJECTION:	
ELEVATION A:	-
ELEVATION B:	-
ELEVATION C:	-

MAX FOOTPRINT: 2,239
TYP LOT SIZE | 56'X68' (3,808 SF)
LOT COVERAGE | 2,239 / 3,808 = 58.8%



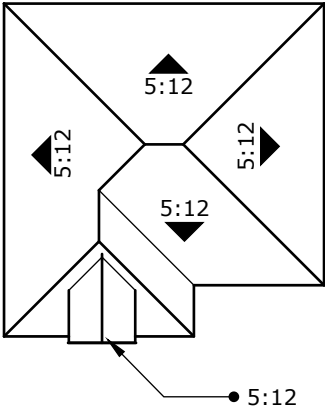
ITEM 5.3.

ATTACHMENT 2
Exhibit A to the Resolution
SERIES WIDTH
VARIES

LIV. SF: 1,701
PLAN WIDTH: 48'
PLAN #: 4825
SPANISH



'SPANISH'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS AND GABLES
- 2 CONCRETE 'S' TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 PLATE HEIGHT - 9'-1"
- 6 WINDOW HDR - 7'-0"
- 7 COLOR SCHEME #1001



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH
VARIES

LIV. SF:1,701

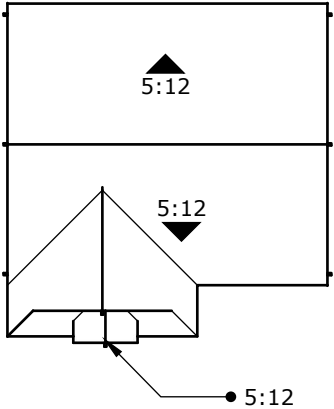
PLAN WIDTH:48'

PLAN #:4825

CRAFTSMAN



'CRAFTSMAN'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

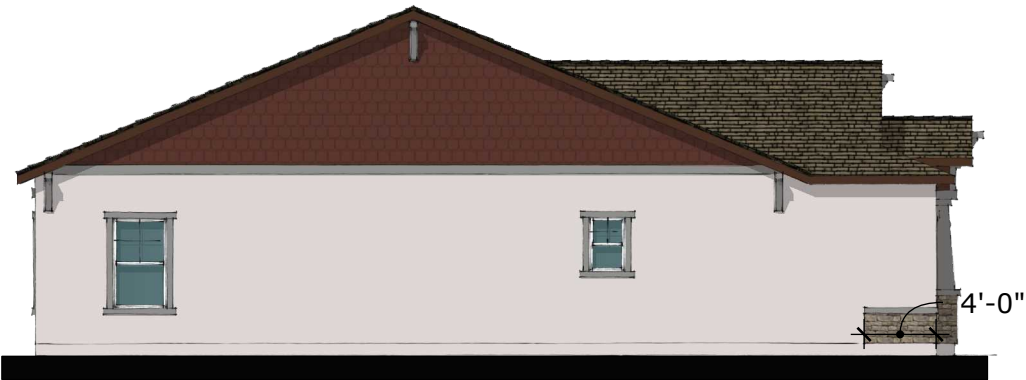
- 1 PROMINENT GABLES
- 2 CONCRETE FLAT TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE STONE VENEER
- 6 PLATE HEIGHT - 9'-1"
- 7 WINDOW HDR - 7'-0"
- 8 COLOR SCHEME #5119



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

ITEM 5.3.

ATTACHMENT 2

Exhibit A to the Resolution

SERIES WIDTH
VARIES

LIV. SF:1,701

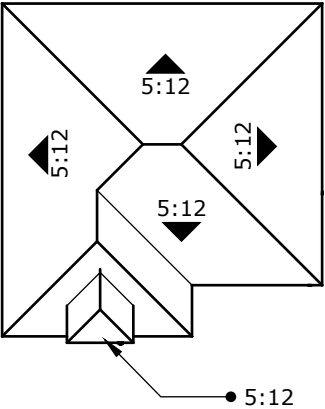
PLAN WIDTH:48'

PLAN #:4825

TUSCAN



'TUSCAN'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS
- 2 CONCRETE 'S' TILES
- 3 12" EAVES
- 4 DECORATIVE STONE VENEER
- 5 PLATE HEIGHT - 9'-1"
- 6 WINDOW HDR - 7'-0"
- 7 COLOR SCHEME #4110



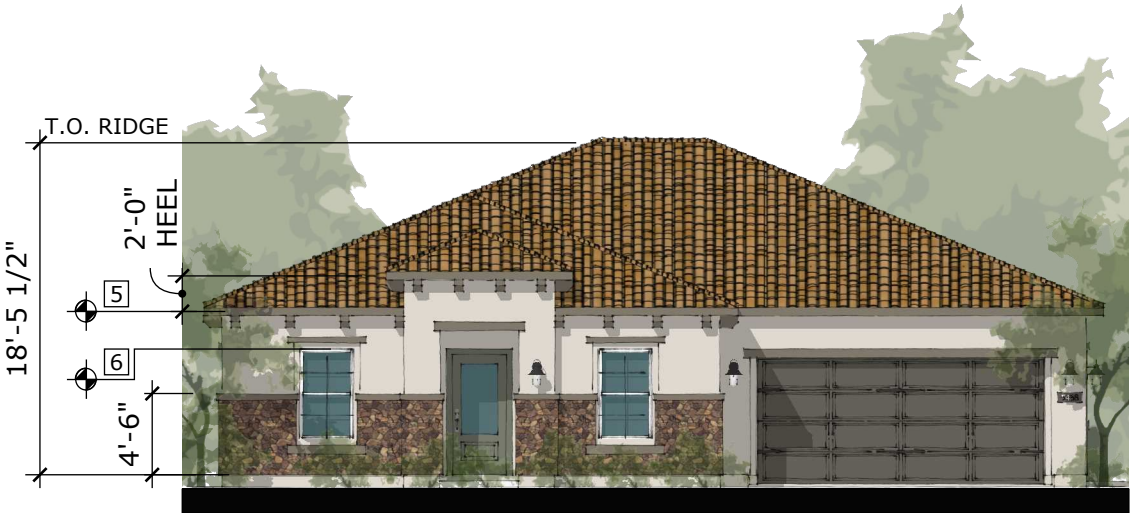
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

ITEM 5.3.

LIV. SF:1,701

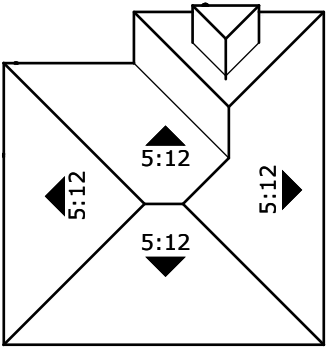
PLAN WIDTH:48'

PLAN #:4825

OPT. 12068 MSD (TEMP.)



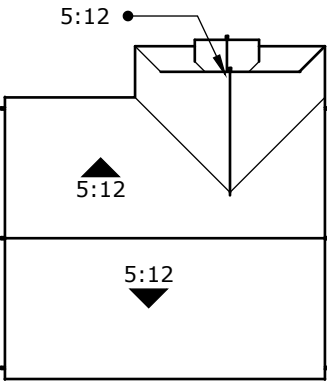
TUSCAN REAR ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.



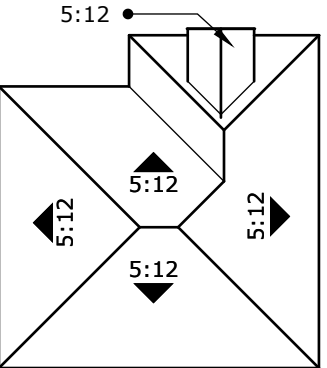
CRAFTSMAN REAR ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.



SPANISH REAR ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: N.T.S.

KHovnanianHomes NCD The Ranch - Winter Rancho Cordova, CA															Date: 3/8/2023	
															Rev 1: 7/19/2023	
															Rev 2:	
															Rev 3:	
Elevation Style	Color Scheme #	Body (A)		Siding / B&B / 2nd Body (S)		Trim (B)	Fascia (C)	Garage Door (D)	Entry (E)	Shutters (H)	Finial & Select Front Trim	Prefab Pipe Vents (if occur)	Gutters (if occur)	Concrete Roof Tile		Veneer*
	MFG:	Sherwin Williams		Sherwin Williams		Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	NA	Eagle Roof Tile		El Dorado Stone
	NOTE:		LRV		LRV									Barrel-Tile	Flat	
FORM - SPANISH	2000	7011	73	NA	6152	7520	7520	7615	7615	NA	6990	Musket	3636	NA	NA	
		Natural Choice			Superior Bronze	Dark Brown	Dark Brown	Sea Serpent	Sea Serpent		Caviar		Piedmont Blend			
	2001	7011	73	NA	2827	7510	7510	6186	6186	NA	6990	Musket	3646	NA	NA	
		Natural Choice			Colonial Revival Stone	Chateau Brown	Chateau Brown	Dried Thyme	Dried Thyme		Caviar		Sunset Blend			
	2002	6077	72	NA	7037	2838	2838	6216	6216	NA	6990	Musket	3645	NA	NA	
		Everyday White			Balanced Beige	Polished Mahogany	Polished Mahogany	Jasper	Jasper		Caviar		Sunrise Blend			
	2003	6119	72	NA	6081	9091	7508	6990	6990	NA	6990	Musket	3687	NA	NA	
		Antique White			Down Home	Half-Caff	Tavern Taupe	Caviar	Caviar		Caviar		Brown Gray Range			
FORM - CRAFTSMAN W/ STONE (CA)	5113	7023	45	6209	6	7014	7014	7069	9130	9130	NA	NA	Musket	NA	5689	El Dorado Stone
		Requisite Gray		Ripe Olive		Eider White	Eider White	Iron Ore	Evergreen Fog	Evergreen Fog					Brown Range	Roughcut - Moonlight
	5112	7663	50	2740	9	7070	7070	6988	6988	6988	NA	NA	Musket	NA	5689	El Dorado Stone
		Monorail Silver		Mineral Gray		Site White	Site White	Bohemian Black	Bohemian Black	Bohemian Black					Brown Range	Country Rubble - Palermo
	5118	7632	62	7617	18	7551	7551	7551	2802	2802	NA	NA	Musket	NA	5687	El Dorado Stone
		Modern Gray		Mediterranean		Greek Villa	Greek Villa	Greek Villa	Rookwood Red	Rookwood Red					Brown Gray Range	Cliffstone - Manzanita
	5119	7042	74	6055	5	7669	6069	6202	6174	6174	NA	NA	Musket	NA	5502	El Dorado Stone
		Shoji White		Fiery Brown		Summit Gray	French Roast	Cast Iron	Andiron	Andiron					Arcadia Canyon Brown	Roughcut - Moonlight
FORM - TUSCAN W/ STONE (CA)	4110	7627	76	NA	7053	7053	7053	6062	7745	NA	NA	Musket	3636	NA	El Dorado Stone	
		White Heron			Adaptive Shade	Adaptive Shade	Adaptive Shade	Vintage Leather	Muddled Basil				Piedmont Blend		Hillstone - Verona	
	4111	6140	74	NA	7039	7034	7034	6180	6180	NA	NA	Musket	3645	NA	El Dorado Stone	
		Moderate White			Virtual Taupe	Status Bronze	Status Bronze	Oakmoss	Oakmoss				Sunrise Blend		Hillstone - Lucera	
	4112	7517	63	NA	7053	6006	6006	6228	6228	NA	NA	Musket	3646	NA	El Dorado Stone	
		Rivers Edge			Adaptive Shade	Black Bean	Black Bean	Refuge	Refuge				Sunset Blend		Cypress Ridge - Orchard	
	4115	7023	45	NA	9183	9183	9175	9175	9175	NA	NA	Musket	3602	NA	El Dorado Stone	
		Requisite Gray			Dark Clove	Dark Clove	Deep Forest Brown	Deep Forest Brown	Deep Forest Brown				Corncord Blend		Hillstone - Verona	

* All veneer stone grout to be gray
** Decorative tile grout to match stucco body color

Approved By:										Date and Signature					
Dan A. Cronin Sherwin Williams - National Account Representative															
Patsy Hawk: Eagle Roofing - Senior Accounts Representative															
Clarice Nielsen: Coronado Stone - Senior Accounts Representative															

ITEM 5.3.

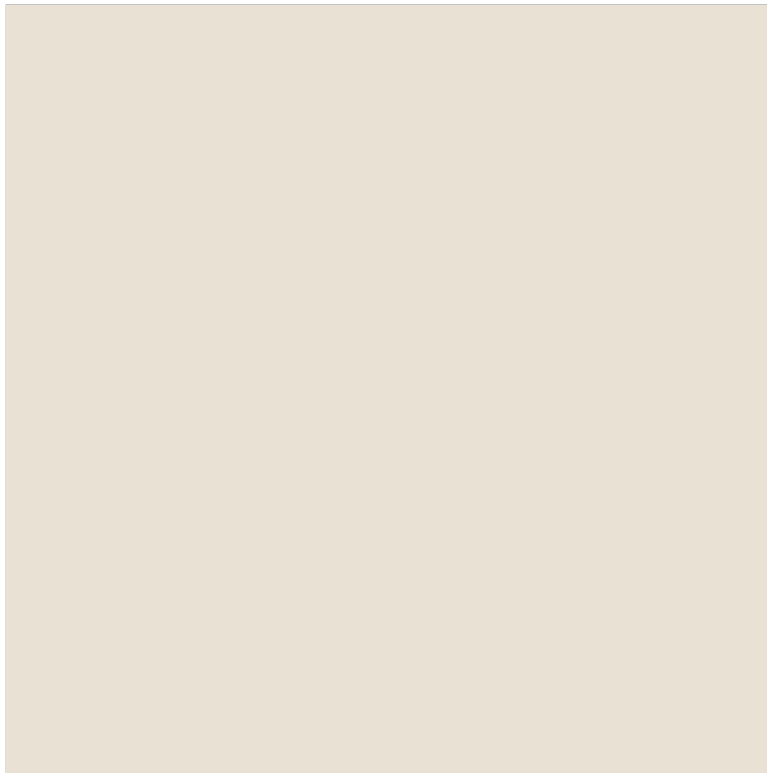
COLOR SCHEME #2000

VA | VB | VC - SPANISH

ATTACHMENT 2
Exhibit A to the Resolution



(A)



Color Legend

(A) **Body:** SW 7011 Natural Choice(LRV:73)

(B) **Trim:** SW 6152 Superior Bronze

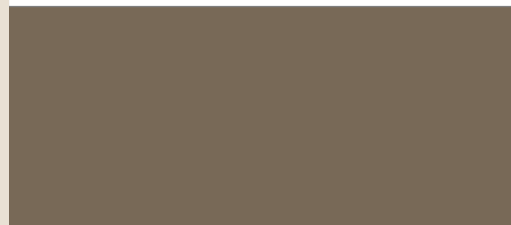
(C) **Fascia:** SW 7520 Dark Brown

(D) **Garage Door:** SW 7520 Dark Brown

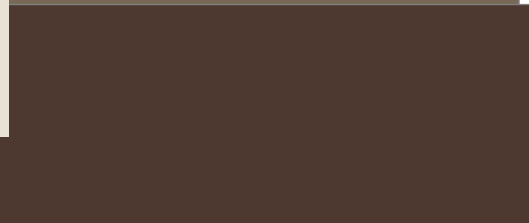
(E) **Entry:** SW 7615 Sea Serpent

(H) **Shutters:** SW 7615 Sea Serpent

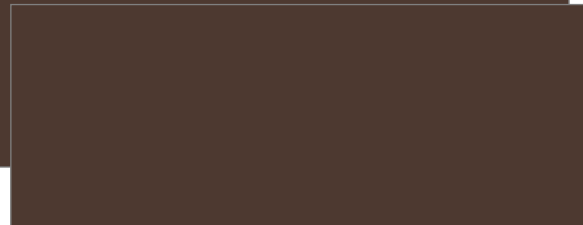
(B)



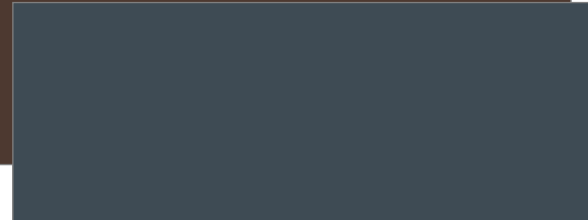
(C)



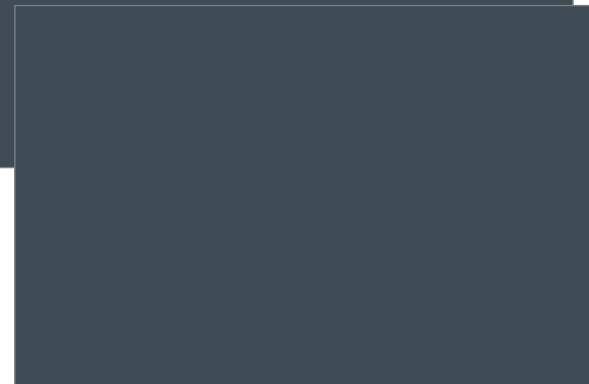
(D)



(E)



(H)



Prefab Pipe Vents: SW 6990 Caviar



Roof: Eagle - 3636 Piedmont Blend

ITEM 5.3.

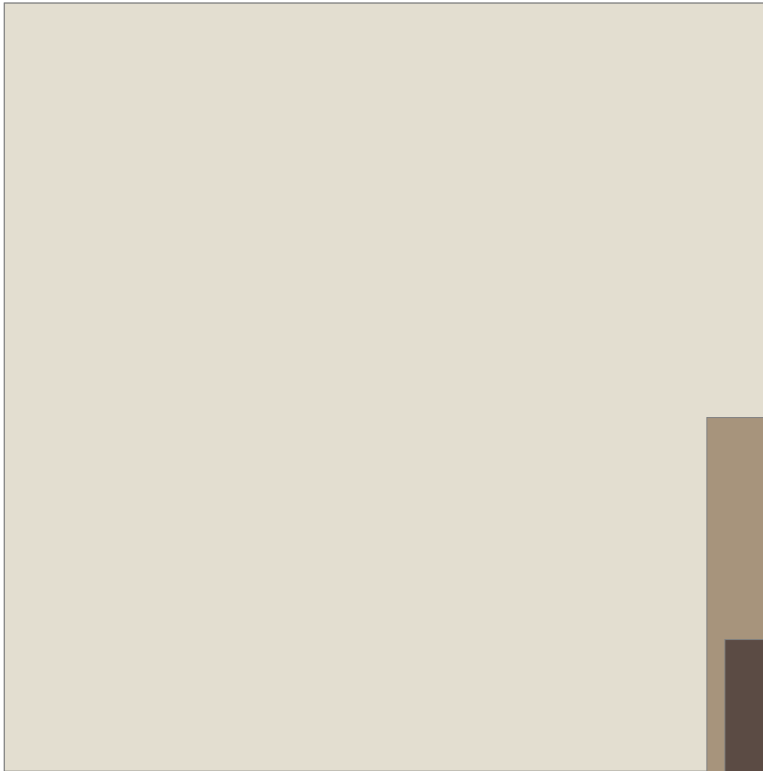
COLOR SCHEME #2001

VA | VB | VC - SPANISH

ATTACHMENT 2
Exhibit A to the Resolution



(A)



Color Legend

(A) **Body:** SW 7011 Natural Choice (LRV:73)

(B) **Trim:** SW 2827 Colonial Revival Stone

(C) **Fascia:** SW 7510 Chateau Brown

(D) **Garage Door:** SW 7510 Chateau Brown

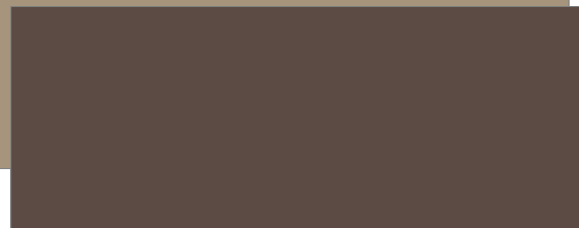
(E) **Entry:** SW 6186 Dried Thyme

(H) **Shutters:** SW 6186 Dried Thyme

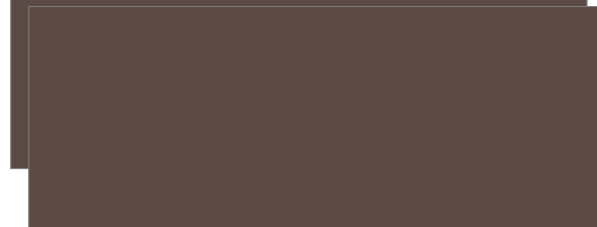
(B)



(C)



(D)



(E)



(H)



Prefab Pipe Vents: SW 6990 Caviar



Roof: Eagle - 3646 Sunset Blend

ITEM 5.3.

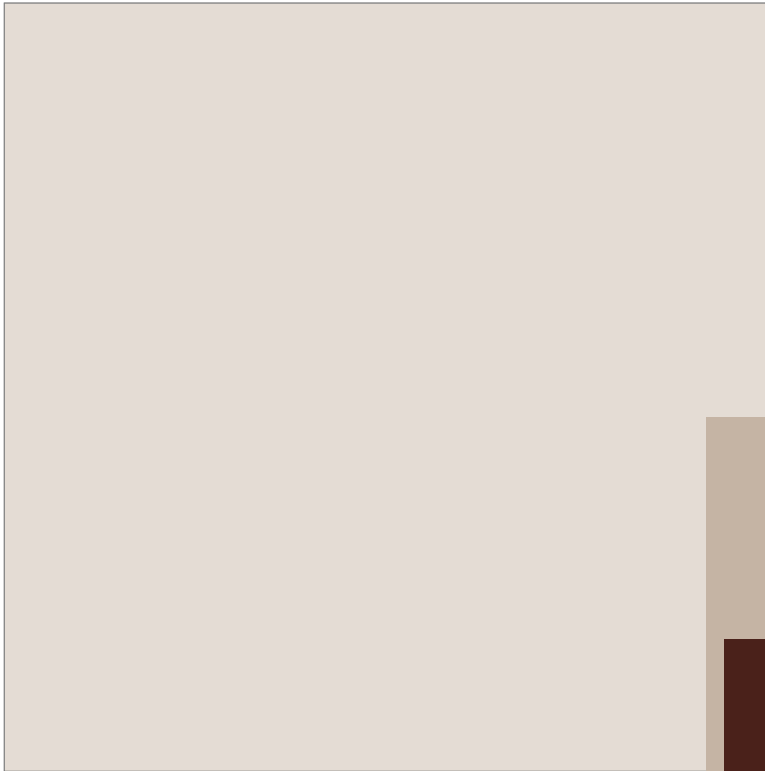
COLOR SCHEME #2002

VA | VB | VC - SPANISH

ATTACHMENT 2
Exhibit A to the Resolution



(A)



Color Legend

(A) **Body:** SW 6077 Everyday White (LRV:72)

(B) **Trim:** SW 7037 Balanced Beige

(C) **Fascia:** SW 2838 Polished Mahogany

(D) **Garage Door:** SW 2838 Polished Mahogany

(E) **Entry:** SW 6216 Jasper

(H) **Shutters:** SW 6216 Jasper

(B)



(C)



(D)



(E)



(H)



Prefab Pipe Vents: SW 6990 Caviar



Roof: Eagle - 3645 Sunrise Blend

ITEM 5.3.

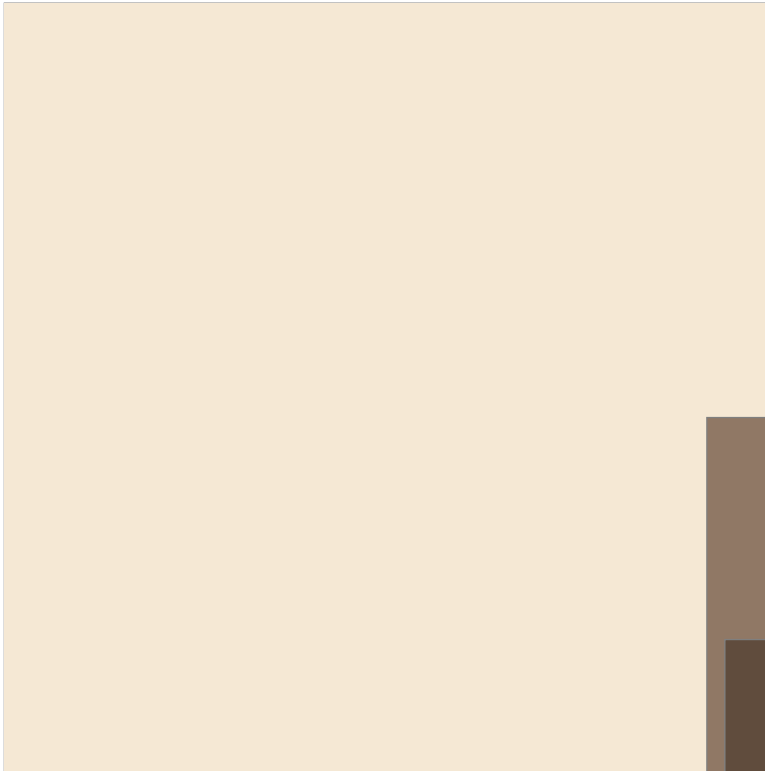
COLOR SCHEME #2003

VA | VB | VC - SPANISH

ATTACHMENT 2
Exhibit A to the Resolution



(A)



Color Legend

(A) **Body:** SW 6119 Antique White (LRV:72)

(B) **Trim:** SW 6081 Down Home

(C) **Fascia:** SW 9091 Half-Caff

(D) **Garage Door:** SW 7508 Tavern Taupe

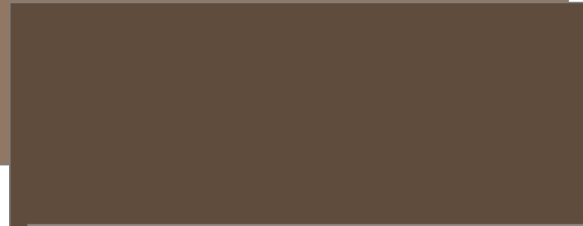
(E) **Entry:** SW 6990 Caviar

(H) **Shutters:** SW 6990 Caviar

(B)



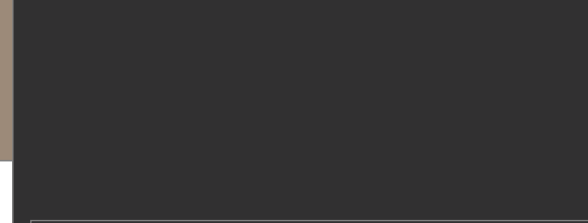
(C)



(D)



(E)



(H)



Prefab Pipe Vents: SW 6990 Caviar



Roof: Eagle - 3687 Brown Gray Range

ITEM 5.3.

COLOR SCHEME #5113

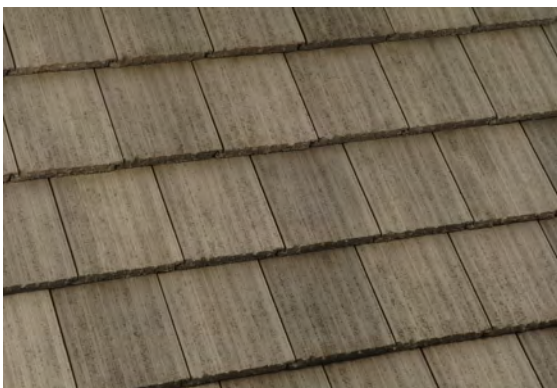
YA | YB YC - CRAFTSMAN

(A)

(S)



Veneer: El Dorado Stone - RoughCut - Moonlight



Roof: Eagle - 5689 Brown Range

ATTACHMENT 2
Exhibit A to the Resolution



Color Legend

(A) **Body:** SW 7023 Requisite Gray (LRV:45)

(S) **Secondary Body:** SW 6209 Ripe Olive (LRV:6)

(B) **Trim:** SW 7014 Eider White

(C) **Fascia:** SW 7014 Eider White

(D) **Garage Door:** SW 7069 Iron Ore

(E) **Entry:** SW 9130 Evergreen Fog

(H) **Shutters:** SW 9130 Evergreen Fog

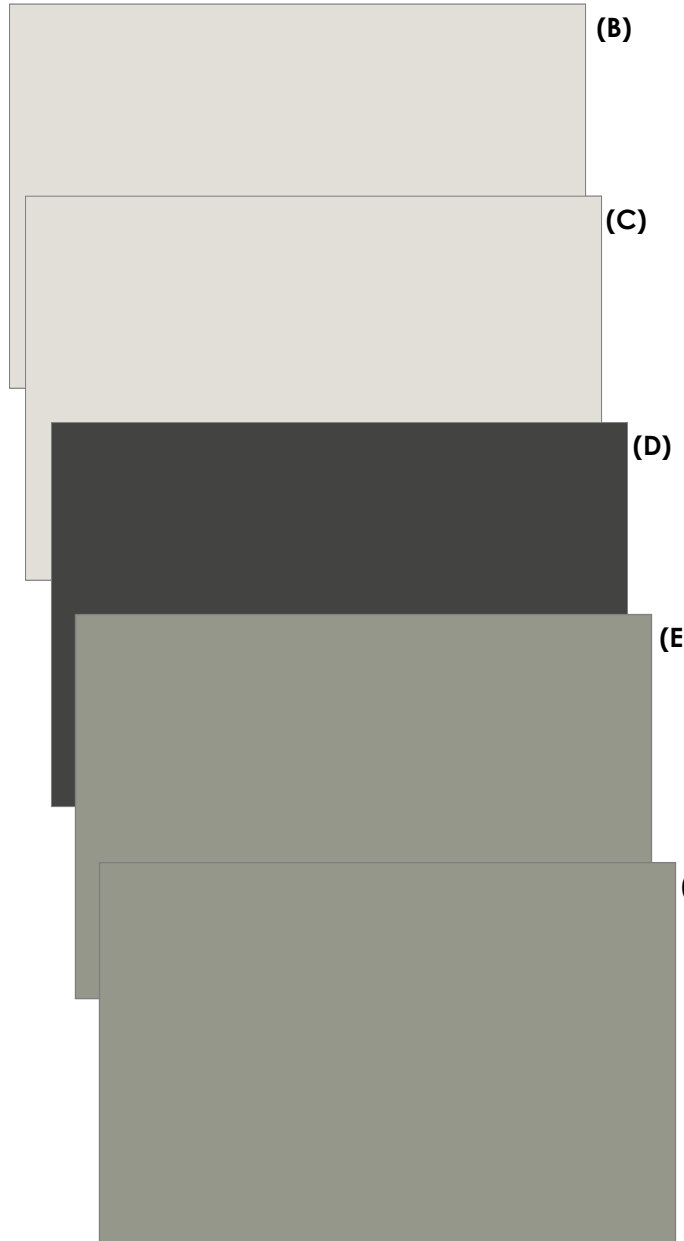
(B)

(C)

(D)

(E)

(H)



ITEM 5.3.

COLOR SCHEME #5112

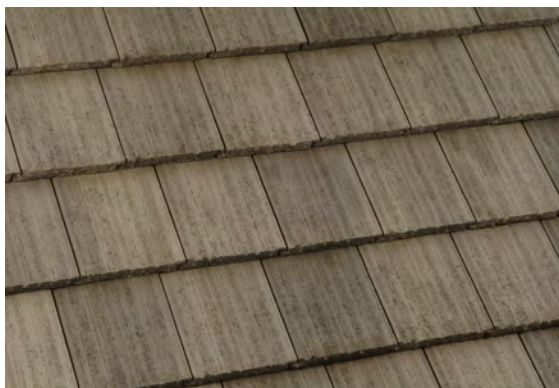
YA | YB | YC - CRAFTSMAN

(A)

(S)



Veneer: El Dorado Stone - Country Rubble - Polermo



Roof: Eagle - 5689 Brown Range

ATTACHMENT 2
Exhibit A to the Resolution



Color Legend

(A) **Body:** SW 7663 Monorail Silver (LRV:50)

(S) **Secondary Body:** SW 2740 Mineral Gray (LRV:9)

(B) **Trim:** SW 7070 Site White

(C) **Fascia:** SW 7070 Site White

(D) **Garage Door:** SW 6988 Bohemian Black

(E) **Entry:** SW 6988 Bohemian Black

(H) **Shutters:** SW 6988 Bohemian Black

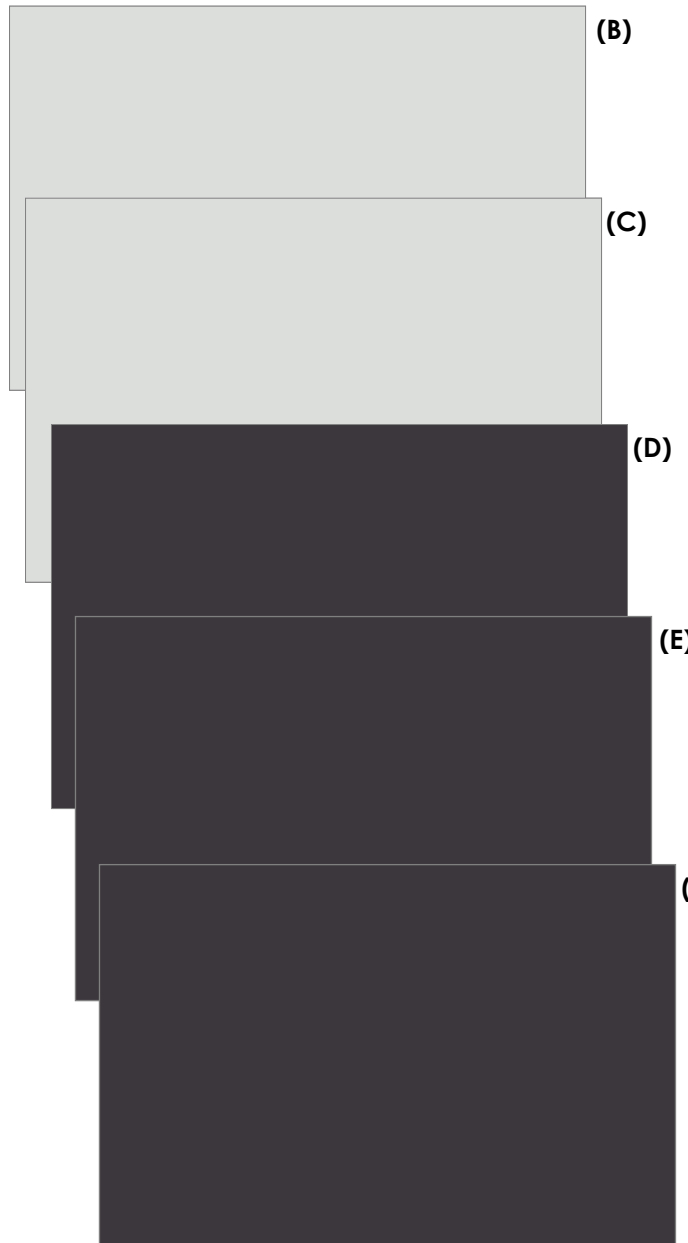
(B)

(C)

(D)

(E)

(H)



ITEM 5.3.

COLOR SCHEME #5118

YA | YB | YC - CRAFTSMAN

(A)



(S)



Veneer: El Dorado Stone - Cliffstone - Manzanita



Roof: Eagle - 5687 Brown Gray Range

ATTACHMENT 2
Exhibit A to the Resolution



Color Legend

(A) **Body:** SW 7632 Modern Gray (LRV:62)

(S) **Siding/ Board and Batten:** SW 7617 Mediterranean (LRV:18)

(B) **Trim:** SW 7551 Greek Villa

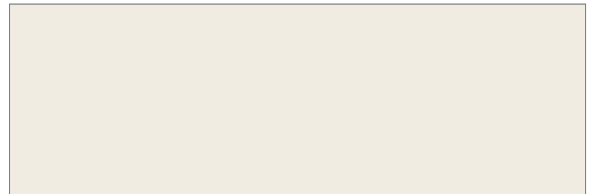
(C) **Fascia:** SW 7551 Greek Villa

(D) **Garage Door:** SW 7551 Greek Villa

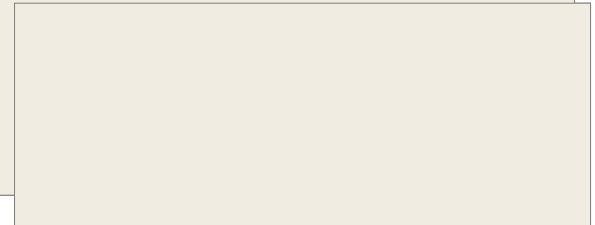
(E) **Entry:** SW 2802 Rookwood Red

(H) **Shutters:** SW 2802 Rookwood Red

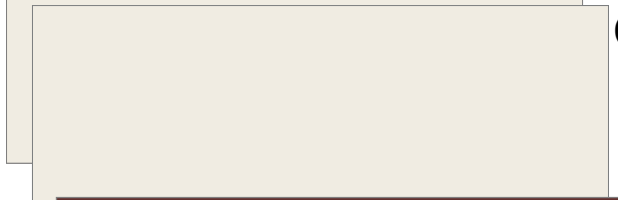
(B)



(C)



(D)



(E)



(H)



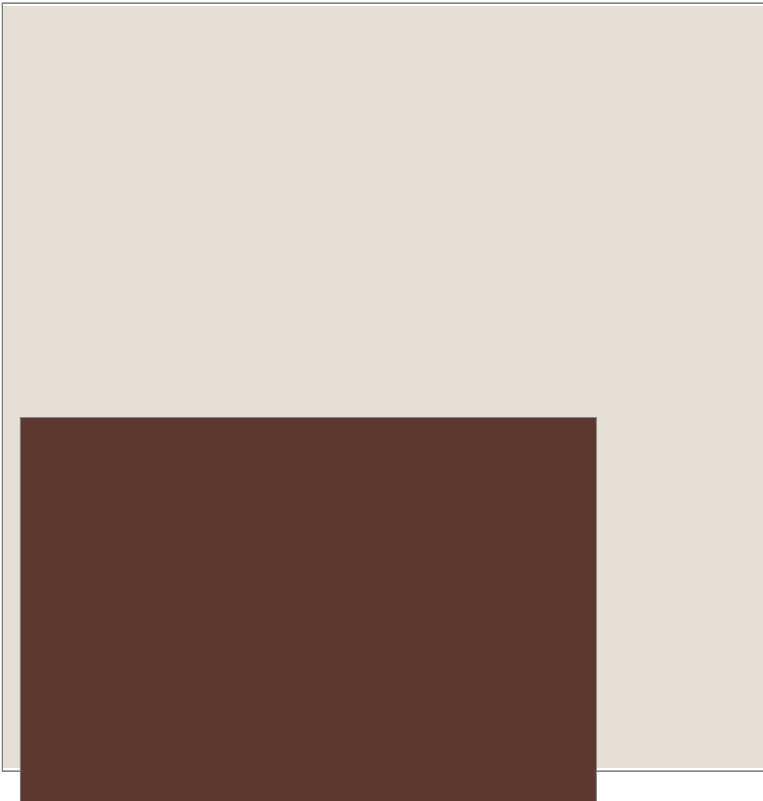
ITEM 5.3.

COLOR SCHEME #5119

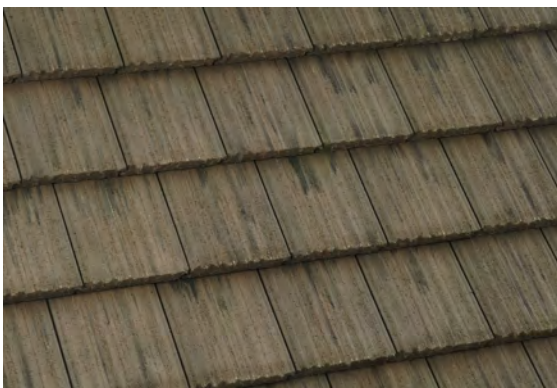
YA | YB | YC - CRAFTSMAN

(A)

(S)



Veneer: El Dorado Stone - RoughCut - Moonlight



Roof: Eagle - 5502 Arcadia Canyon Brown

ATTACHMENT 2
Exhibit A to the Resolution



Color Legend

(A) **Body:** SW 7062 Shoji White (LRV: 74)

(S) **Secondary Body:** SW 6055 Fiery Brown (LRV:5)

(B) **Trim:** SW 7669 Summit Gray

(C) **Fascia:** SW 6069 French Roast

(D) **Garage Door:** SW 6202 Cast Iron

(E) **Entry:** SW 6174 Andiron

(H) **Shutters:** SW 6174 Andiron

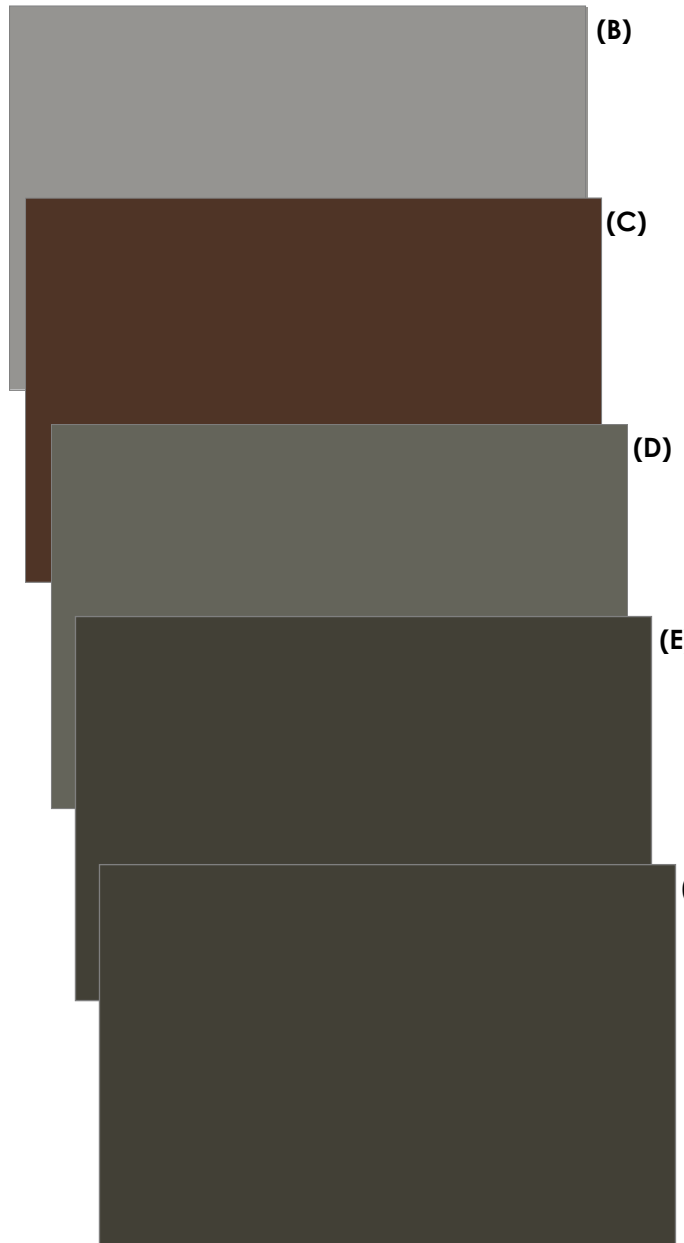
(B)

(C)

(D)

(E)

(H)



ITEM 5.3.

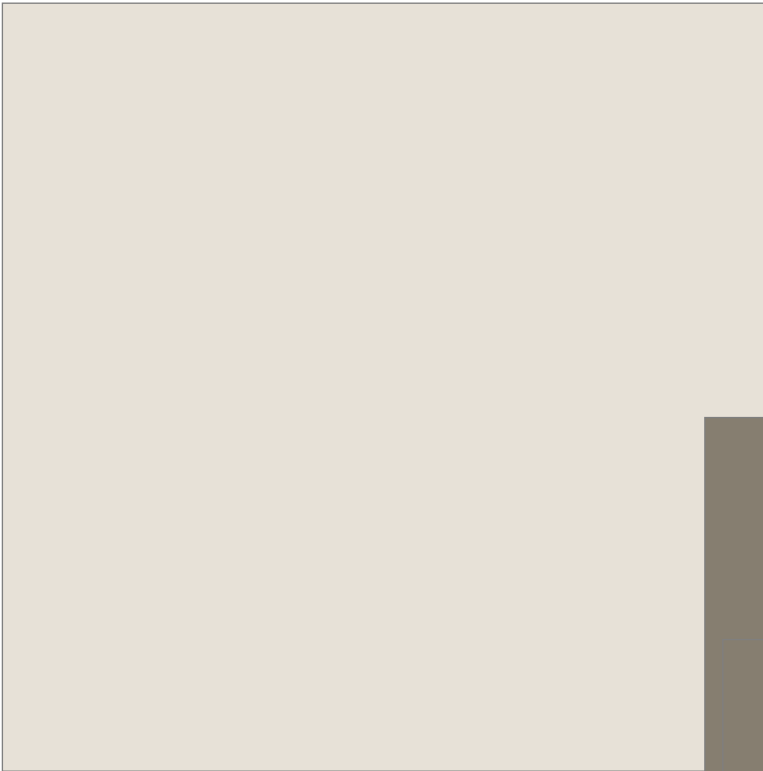
COLOR SCHEME #4110

XB | XC - TUSCAN

ATTACHMENT 2
Exhibit A to the Resolution



(A)



Color Legend

(A) Body: SW 7627 White Heron (LRV:76)

(B) Trim: SW 7053 Adaptive Shade

(C) Fascia: SW 7053 Adaptive Shade

(D) Garage Door: SW 7053 Adaptive Shade

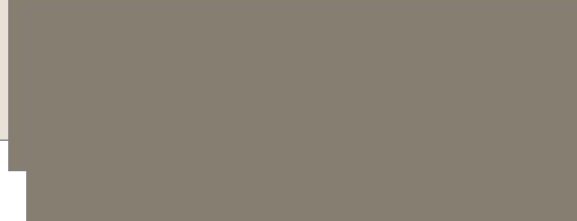
(E) Entry: SW 6062 Vintage Leather

(H) Shutters : SW 7745 Muddled Basil

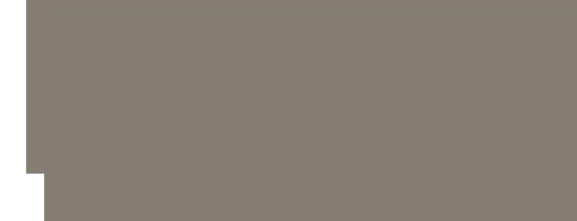
(B)



(C)



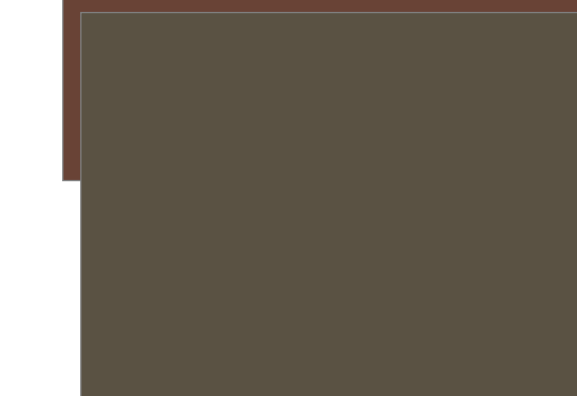
(D)



(E)



(H)



Veneer: El Dorado Stone - Hillstone - Verona



Roof: Eagle - 3636 Piedmont Blend

ITEM 5.3.

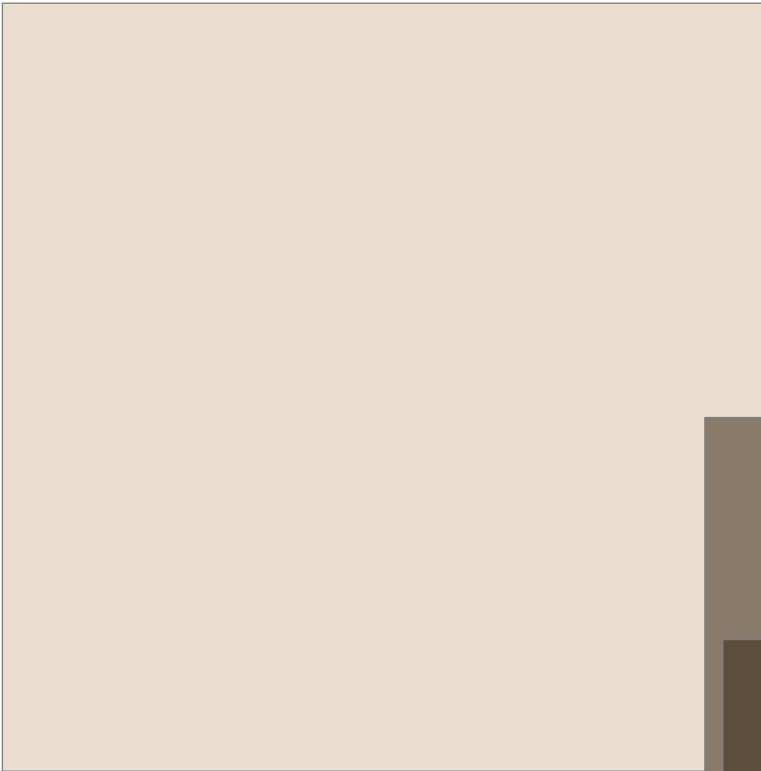
COLOR SCHEME #4111

XB | XC - TUSCAN

ATTACHMENT 2 Exhibit A to the Resolution

*KHovnanian®
Homes*

(A)



Color Legend

(A) **Body:** SW 6140 Moderate White (LRV:74)

(B) **Trim:** SW 7039 Virtual Taupe

(C) **Fascia:** SW 7034 Status Bronze

(D) **Garage Door:** SW 7034 Status Bronze

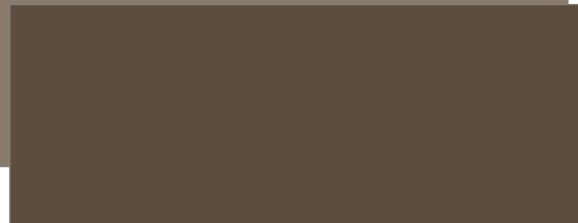
(E) **Entry:** SW 6180 Oakmoss

(H) **Shutters :** SW 6180 Oakmoss

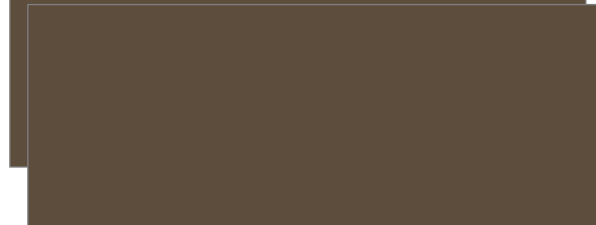
(B)



(C)



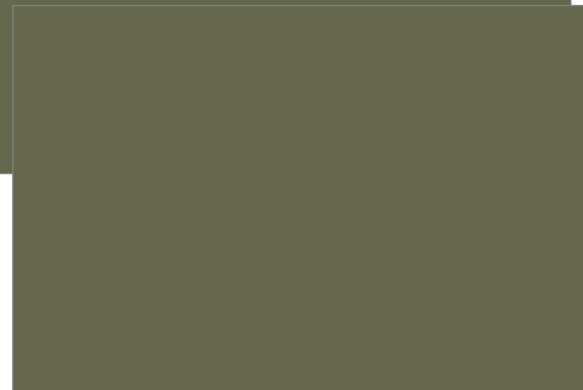
(D)



(E)



(H)



Veneer: El Dorado Stone - Hillstone - Lucera



Roof: Eagle - 3645 Sunrise Blend

ITEM 5.3.

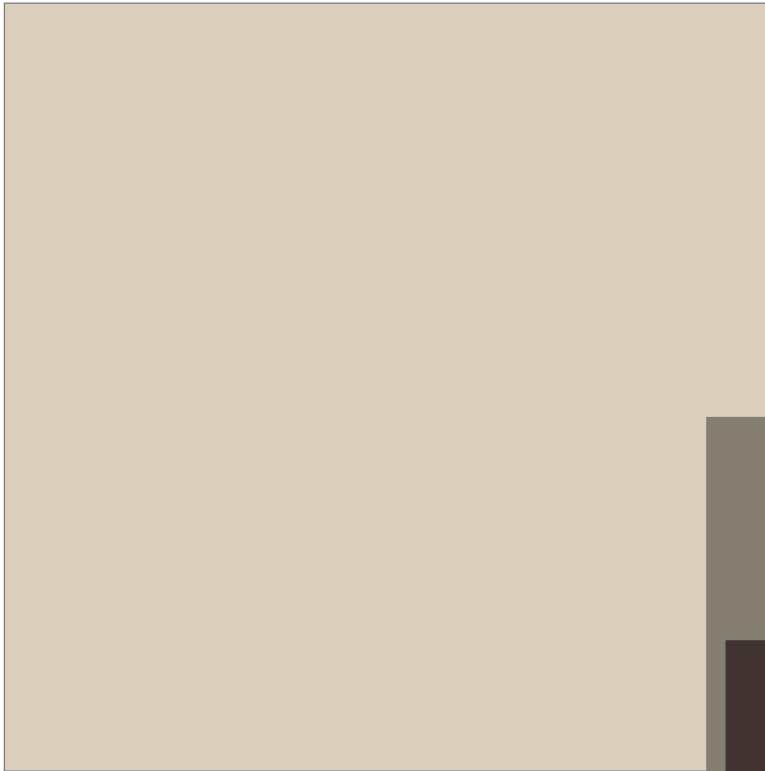
COLOR SCHEME #4112

XB | XC - TUSCAN

ATTACHMENT 2
Exhibit A to the Resolution



(A)



Color Legend

(A) Body: SW 7517 Rivers Edge(LRV:63)

(B) Trim: SW 7053 Adaptive Shade

(C) Fascia: SW 6006 Black Bean

(D) Garage Door: SW 6006 Black Bean

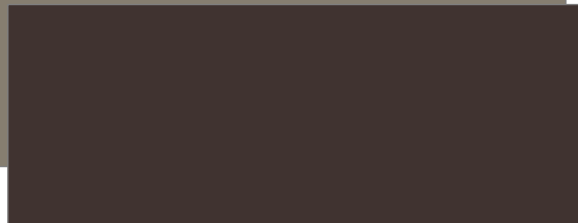
(E) Entry: SW 6228 Refuge

(H) Shutters : SW 6228 Refuge

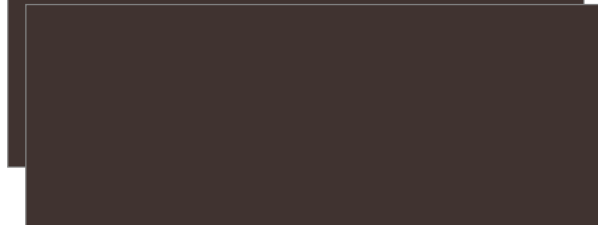
(B)



(C)



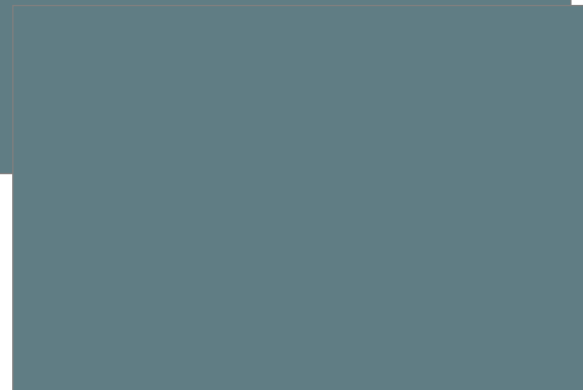
(D)



(E)



(H)



Veneer: El Dorado Stone - Cypress Ridge - Orchard



Roof: Eagle -3646 Sunset Blend

ITEM 5.3.

COLOR SCHEME #4115

XB | XC - TUSCAN

ATTACHMENT 2 Exhibit A to the Resolution



(A)



Color Legend

(A) **Body:** SW 7023 Requisite Gray(LRV:45)

(B) **Trim:** SW 9183 Dark Clove

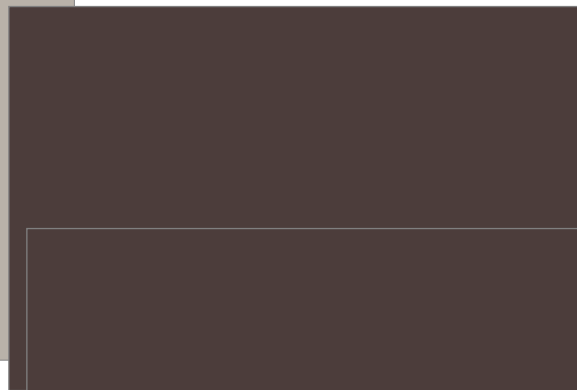
(C) **Fascia:** SW 9183 Dark Clove

(D) **Garage Door:** SW 9175 Deep Forest Brown

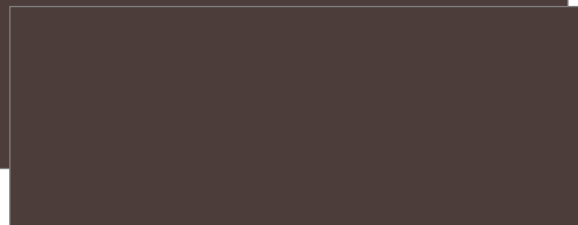
(E) **Entry:** SW 9175 Deep Forest Brown

(H) **Shutters:** SW 9175 Deep Forest Brown

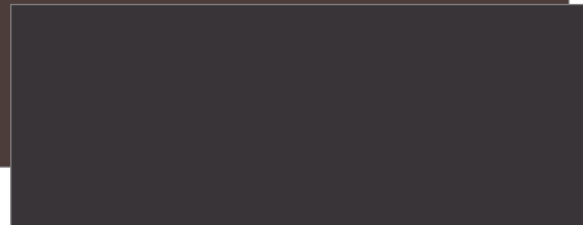
(B)



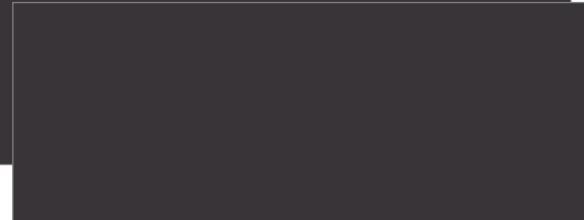
(C)



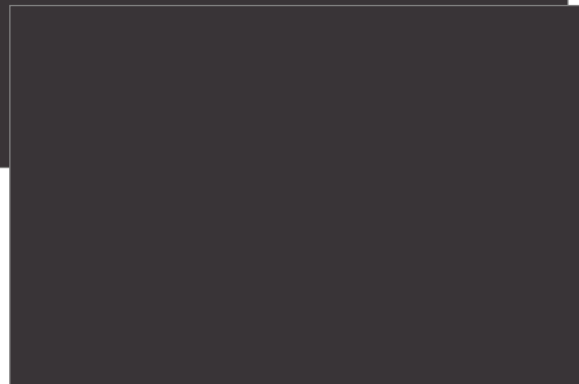
(D)



(E)



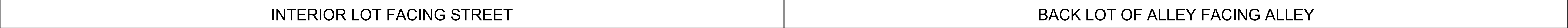
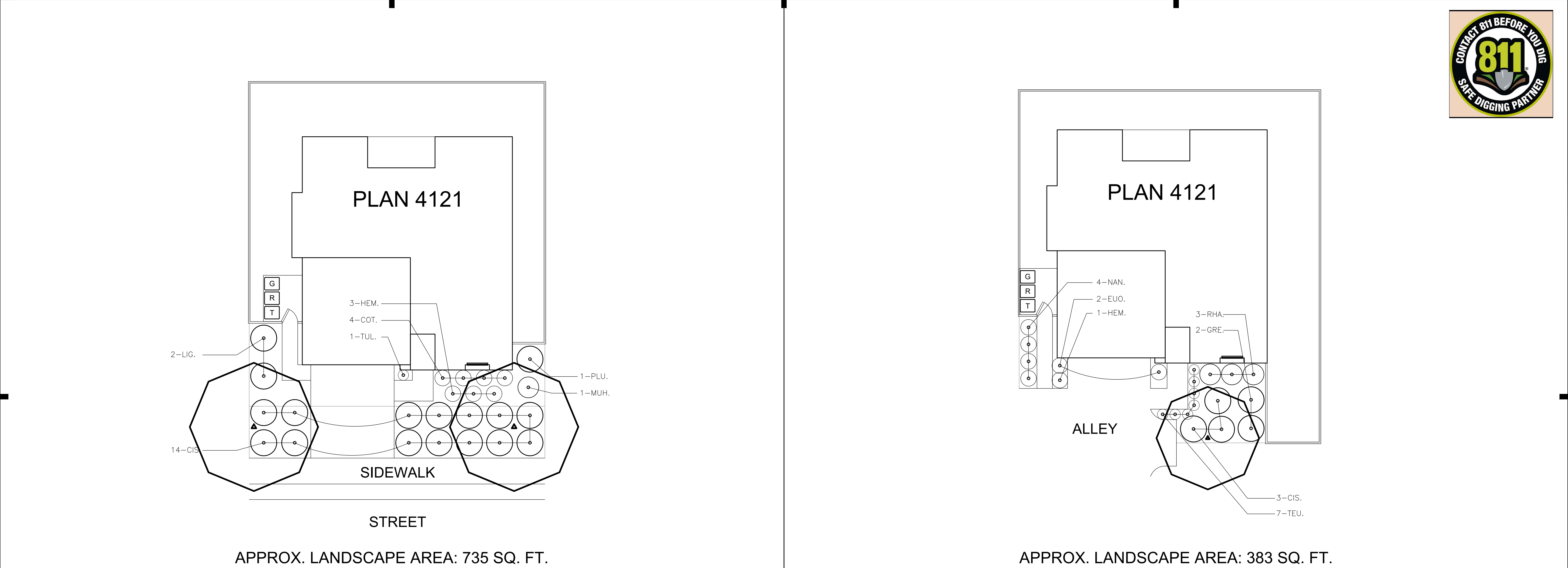
(H)



Veneer: El Dorado Stone - Cypress Ridge - Catania



Roof: Eagle - 3602 Concord Blend



LANDSCAPE PLANTING NOTES

1. ALL SHRUB AREAS SHALL RECEIVE PRE-EMERGENT AND WEED FABRIC, AND BE COMPLETELY COVERED WITH A 3" LAYER OF DECORATIVE WALK-ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

2. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
SEWER OR WATER LINES: 8 FEET CLEARANCE
STORM DRAIN AND JOINT TRENCH: 5 FEET CLEARANCE
STREET LIGHTS AND FIRE HYDRANTS: 10 FEET CLEARANCE (SMALL TREES) AND 15 FEET CLEARANCE (LARGE TREES)
STOP SIGNS/STOP LIGHTS: 25 FEET CLEARANCE
EDGE OF SIDE WALK: 5 FEET CLEARANCE

3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.

4. TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.

5. CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWINGS SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
E. IRRIGATION AUDIT REPORT.
F. SOILS ANALYSIS REPORT.

6. THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.

7. IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.

8. LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.

SOIL TESTING NOTES

1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.

2. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.

3. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HxW	TREES:
LOW	15 G.C.		30'X20'	ACACIA STENOPHYLLA ... SHOESTRING ACACIA
MEDIUM	15 G.C.		30'X25'	ACER BUERGERIANUM ... TRIDENT MAPLE
LOW	24" BOX		35'X25'	ARBUTUS 'MARINA' ... STRAWBERRY TREE
MEDIUM	24" BOX		20'X20'	CERCIS CANADENSIS 'VAR. MEXICANA' ... MEXICAN REDBUD
MEDIUM	24" BOX		25'X15'	CHIONANTHUS RETUSUS ... CHINESE FRINGE TREE
MEDIUM	24" BOX		25'X25'	ERIOBOTRYA DEFLEXA ... BRONZE LOQUAT
MEDIUM	24" BOX		15'X10'	GINKGO BILOBA 'JADE BUTTERFLY' ... JADE BUTTERFLY GINKGO
MEDIUM	24" BOX		30'X30'	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
LOW	15 G.C.		15'X15'	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
LOW	15 G.C.		20'X20'	LAURUS 'SARATOGA' ... SARATOGA LAUREL
MEDIUM	24" BOX		50'X45'	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX		25'X15'	MAGNOLIA GRANDIFLORA 'LITTLE GEM' ... LITTLE GEM MAGNOLIA
MEDIUM	24" BOX		45'X30'	NYSSA SYLVATICA ... SOUR GUM
LOW	24" BOX		30'X30'	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	24" BOX		40'X30'	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
LOW	15 G.C.		30'X25'	RHUS LANCEA ... AFRICAN SUMAC
LOW	15 G.C.		35'X25'	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
				SHRUBS:
MEDIUM	5 G.C.	ABE.	3'X4'	ABELIA GRANDIFLORA ... GLOSSY ABELIA
LOW	5 G.C.	CAL.	8'X4'	CALLISTEMON 'SLIM' ... SLIM BOTTLEBRUSH
LOW	1 G.C.	CEA.	2'X8'	CEANOTHUS 'YANKEE POINT' ... YANKEE POINT CEANOTHUS
LOW	1 G.C.	CIS.	2'X6'	CISTUS SALVIIFOLLUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	5 G.C.	COT.	3'X3'	COTONEASTER CONGESTUS ... PYRENEES COTONEASTER
LOW	5 G.C.	EUO.	6'X3'	EUONYMUS JAPONICUS 'AUROVARIEGATUS' ... GOLD SPOT EUONYMUS
LOW	1 G.C.	FES.	1'X1'	FESTUCA GLAUCA ... BLUE FESCUE
LOW	5 G.C.	GRE.	5'X6'	GREVILLEA 'NOELII' ... GREVILLEA
MEDIUM	5 G.C.	HEM.	4'X3'	HEMEROCALLIS SP. ... EVERGREEN DAYLILY (ORANGE)
LOW	1 G.C.	LAV.	2'X5'	LANTANA SELLOWIANA 'PURPLE' ... PURPLE TRAILING LANTANA
LOW	5 G.C.	LAV.	3'X3'	LAVANDULA X INTERMEDIA 'PROCENCE' ... PROCENCE FRENCH LAVANDER
LOW	5 G.C.	LEU.	4'X5'	LEUCOPHYLLUM LAEVIGATUM ... CHIHUAHUAN SAGE
LOW	5 G.C.	LIG.	8'X8'	LIGUSTRUM OVALIFOLIUM ... CALIFORNIA PRIVET
LOW	5 G.C.	LOM.	3'X3'	LOMANDRA 'PLATINUM BEAUTY' ... DWARF MATT RUSH
LOW	5 G.C.	MUH.	4'X4'	MUHLENBERGIA CAPILLARIS ... PINK MUHLY
LOW	5 G.C.	MYR.	5'X5'	MYRTUS COMMUNIS ... MYRTLE
LOW	5 G.C.	NAN.	3'X3'	NANDINA DOMESTICA ... HEAVENLY BAMBOO
LOW	5 G.C.	PHO.R.	6'X6'	PHORMIUM 'RUBRUM' ... RED NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	PHORMIUM 'VARIEGATUM' ... VARIEGATED NEW ZEALAND FLAX
MEDIUM	5 G.C.	PIT.	6'X6'	PITTOSPORUM TOBIRA 'VARIEGATUM' ... VARIEGATED TOBIRA
MEDIUM	5 G.C.	PLU.	6'X8'	PLUMBAGO AURICULATA ... CAPE PLUMBAGO
LOW	5 G.C.	RHA.	3'X4'	RHAPHIOLEPS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
MEDIUM	5 G.C.	ROS.	3'X4'	ROSA CARPET ROSE ... WHITE CARPET ROSE
LOW	5 G.C.	SAL.H.	3'X3'	SALVIA 'HOT LIPS' ... HOT LIPS SAGE
LOW	5 G.C.	SAL.M.	4'X4'	SALVIA LEUCANTHA 'MIDNIGHT' ... MIDNIGHT MEXICAN SAGE
LOW	1 G.C.	TEU.	1'X2'	TEUCRIUM CHAMAEDRYS ... GERMANDER
MEDIUM	5 G.C.	TRA.	2'X10'	TRACHELOSPERMUM JASMINOIDES ... STAR JASMINE
LOW	5 G.C.	TUL.	2'X2'	TULBAGHIA VIOLACEA ... SOCIETY GARLIC
LOW	5 G.C.	ZAU.	4'X4'	ZAUSCHNERIA CALIFORNICA ... CALIFORNIA FUCHSIA

FOR NORTH OR EAST FACING HOMES:

SWAP EUO. FOR AZA.
SWAP GRE. FOR AUC.
SWAP SAL.H. FOR LIR.
SWAP SAL.M. FOR MAH.

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HxW	SHRUBS:
MEDIUM	5 G.C.	AUC.	4'X4'	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	AZA.	4'X3'	AZALEA (PINK) ... PINK EVERGREEN AZALEA
MEDIUM	5 G.C.	LIR.	3'X3'	LIRIOPE GIGANTEA ... GIANT LILY TURF
MEDIUM	5 G.C.	MAH.	3'X4'	MAHONIA 'SOFT CARESS' ... SOFT CARESS MAHONIA

KEY

LANDSCAPE LEGEND

TREE
SEE SHEETS LD.3 AND LD.4 FOR TREE SPECIES AND EXACT TREE LOCATIONS.

SHRUBS
INSTALL WEED FABRIC IN ALL SHRUB PLANTING AREAS.

PLANT QUANTITY

PLANT KEY

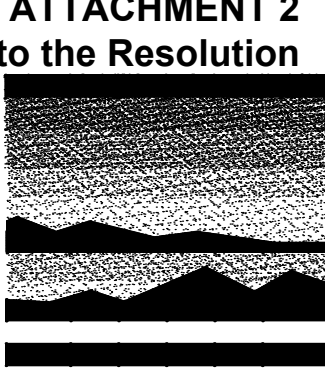
THE PROJECT WILL COMPLY WITH THE STATE MWEL FOR WATER CONSERVATION. AUTOMATIC CONTROLLER: RAINBIRD ESP-TM2

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

8/23/23
DATE

SCALE: 1"= 10'-0"



MTW *group*
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer C-5284

The Landscape Architects do not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The Landscape Architects disclaim responsibility for these plans and specifications if they are used in whole or in part at any other site.

REVISIONS			
NO.	DESCRIPTION	DATE	REV'D

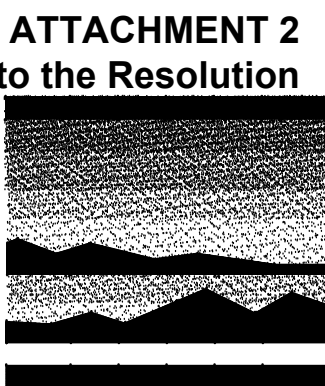
INITIAL BOX			
NO.	DWG	BY	DATE

THE RANCH - WINTER,
TYPICAL PRODUCTION
HOMES
RANCHO CORDOVA, CA
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE	8/23/23
JOB NO.	22-30.P
SHEET TITLE	

PLAN 4121
TYPICAL LANDSCAPE
PLANTING PLAN

SHEET NO.
L1.1
SHEET 1 OF 11



MTW *g r o u p*

**LANDSCAPE ARCHITECTURE
AND PLANNING**
2707 K Street, Suite 205
Sacramento, CA 95816
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REVISIONS

[illegible]

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - WINTER, TYPICAL PRODUCTION HOMES

RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150

SEVILLE, CA 95661

(916) 945-5347

DATE 8/23/23

JOB NO. 22-30.P

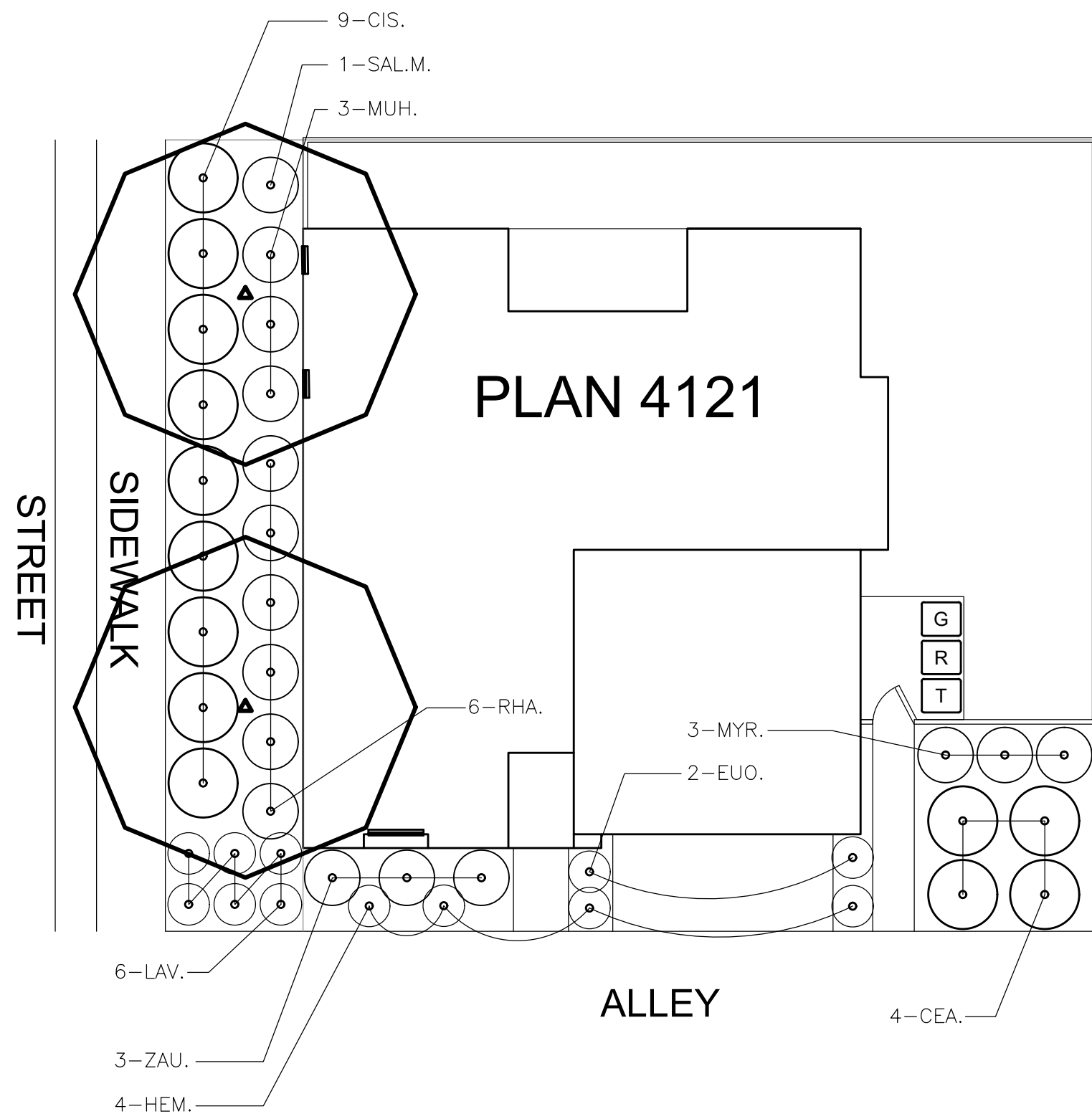
SHEET TITLE

PLAN 4121
TYPICAL LANDSCAPE
PLANTING PLAN

SHEET NO.

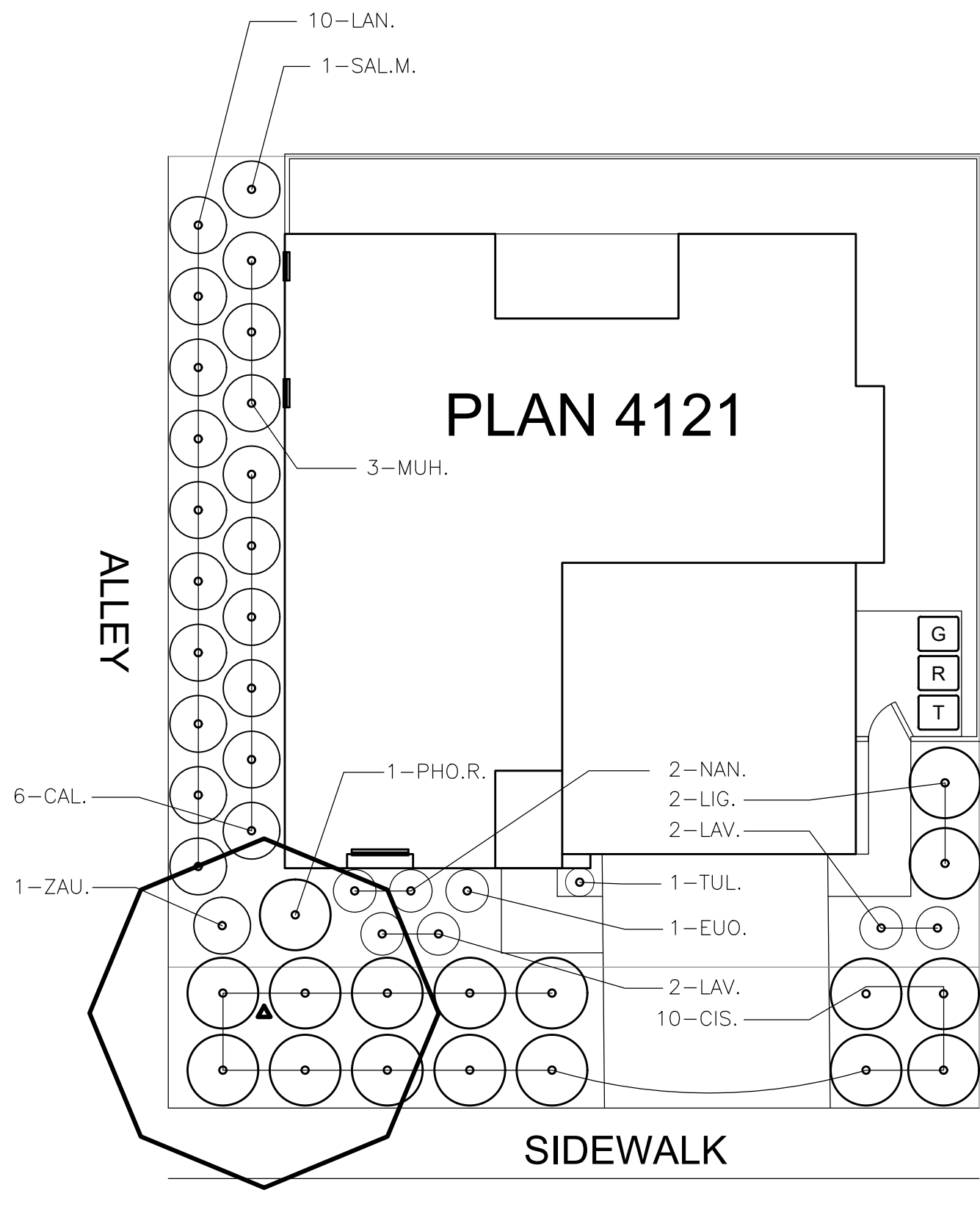
L1.2

SHEET 2 OF 11



APPROX. LANDSCAPE AREA: 957 SQ. FT.

FRONT LOT OF ALLEY FACING ALLEY



APPROX. LANDSCAPE AREA: 1,118 SQ. FT.

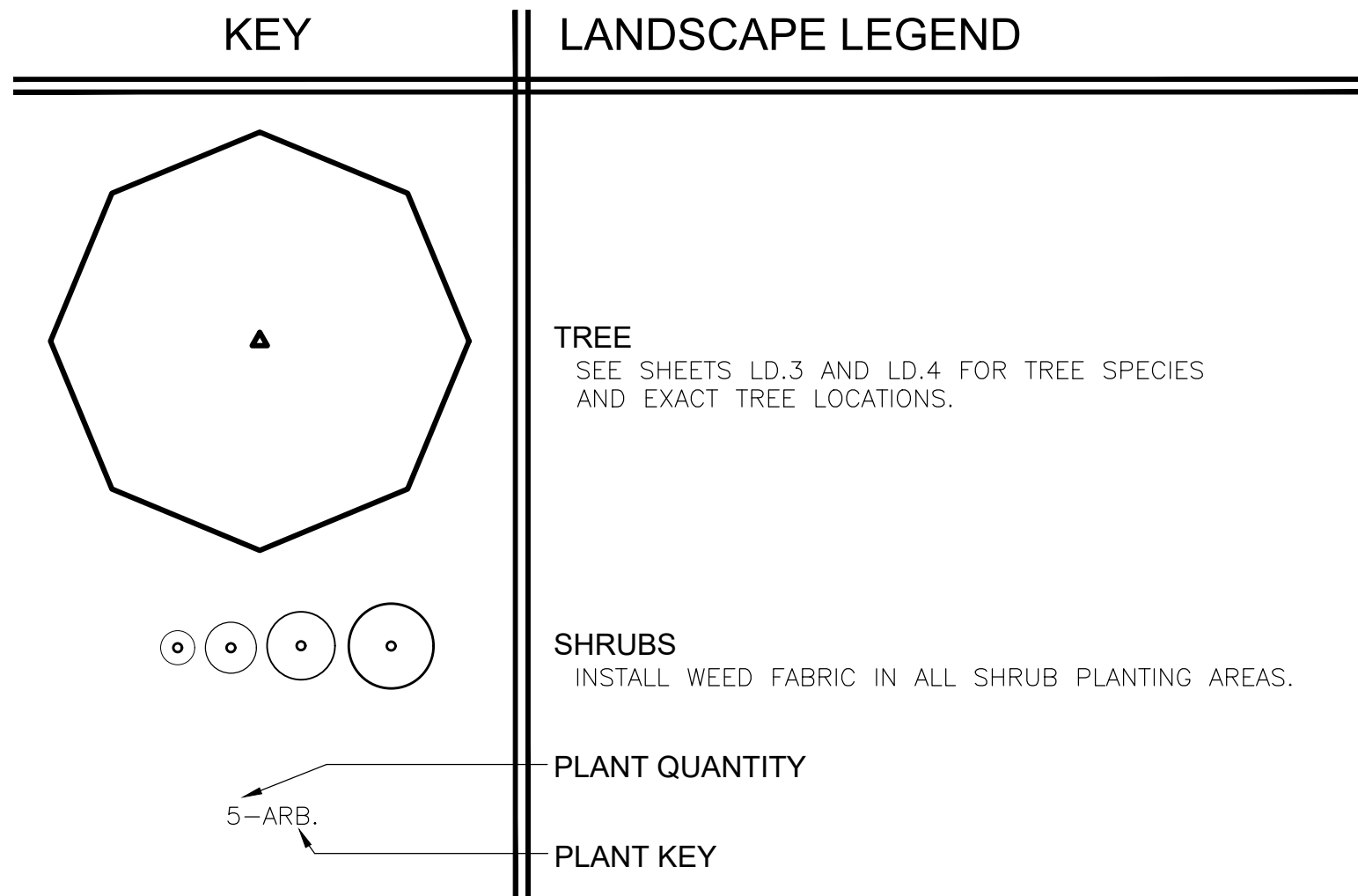
FRONT LOT OF ALLEY FACING STREET

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HxW	TREES:
LOW	15 G.C.		30"x20"	ACACIA STENOPHYLLA ... SHOESTRING ACACIA
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MEDIUM	24" BOX		25"x25"	ERIBOTRYA DEFLEXA ... BRONZE LOQUAT
MEDIUM	24" BOX		15"x10"	GINKGO BILOBA 'JADE BUTTERFLY' ... JADE BUTTERFLY GINKGO
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LOW	15 G.C.		20"x20"	LAURUS 'SARATOGA' ... SARATOGA LAUREL
MEDIUM	24" BOX		50"x45"	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX		25"x15"	MAGNOLIA GRANDIFLORA 'LITTLE GEM' ... LITTLE GEM MAGNOLIA
MEDIUM	24" BOX		45"x30"	NYSSA SYLVATICA ... SOUR GUM
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LOW	15 G.C.		35"x25"	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
				SHRUBS:
MEDIUM	5 G.C.	ABE.	3'x4'	ABELIA GRANDIFLORA ... GLOSSY ABELIA
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LOW	1 G.C.	CEA.	2'x8'	CEANOTHUS 'YANKEE POINT' ... YANKEE POINT CEANOTHUS
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LOW	5 G.C.	COT.	4'x3'	COTONEASTER CONGESTUS ... 'PREN' COTONEASTER
LOW	5 G.C.	EUD.	6'x3'	EUONYMUS JAPONICUS 'AUROREOVARIATUS' ... GOLD SPOT EUONYMUS
LOW	1 G.C.	FES.	1'x1'	FESTUCA GLAUCA ... BLUE FESCUE
LOW	5 G.C.	GRE.	5'x6"	GREVILLEA 'NOELLII' ... GREVILLEA
MEDIUM	5 G.C.	HEM.	4'x3'	HEMEROCALLIS SP. ... EVERGREEN DAYLILY (ORANGE)
LOW	1 G.C.	LAN.	2'x5'	LANTANA SELLOWIANA 'PURPLE' ... PURPLE TRAILING LANTANA
LOW	5 G.C.	LAV.	3'x3'	LAVANDULA X INTERMEDIA 'PROGRESS' ... 'PCECENCE FRENCH LAVANDER
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LOW	5 G.C.	LIG.	8'x8"	LIGUSTRUM OVALIFOLIUM ... CALIFORNIA PRIVET
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LOW	1 G.C.	TEU.	1'x2'	TEUCRIUM CHAMAEDRYS ... GERMANDER
MEDIUM	5 G.C.	TRA.	2'x10"	TRACHELOSPERMUM JASMINOIDES ... STAR JASMINE
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FOR NORTH OR EAST FACING HOMES:

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HXW	SHRUBS:
MEDIUM	5 G.C.	AUC.	4'x4'	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	AZA.	4'x3'	AZALEA (PINK) ... PINK EVERGREEN AZALEA
MEDIUM	5 G.C.	LIR.	3'x3'	LIRIOPE GIGANTEA ... GIANT LILY TURF
MEDIUM	5 G.C.	MAH.	3'x4'	MAHONIA 'SOFT CARESS' ... SOFT CARESS MAHONIA



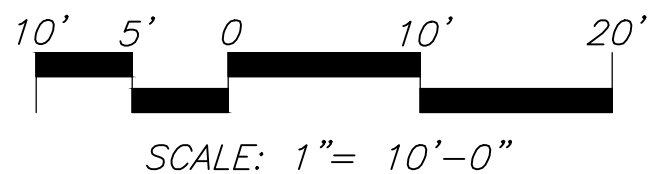
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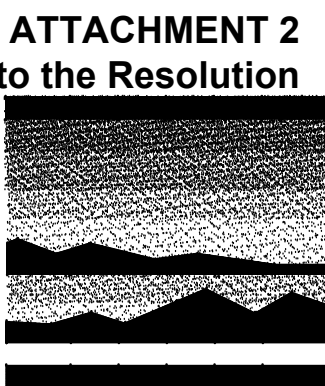
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

8/23/23

DATE _____





MTW *g r o u p*

**LANDSCAPE ARCHITECTURE
AND PLANNING**
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer

C-5284

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REVISIONS

[illegible]

INITIAL BOX

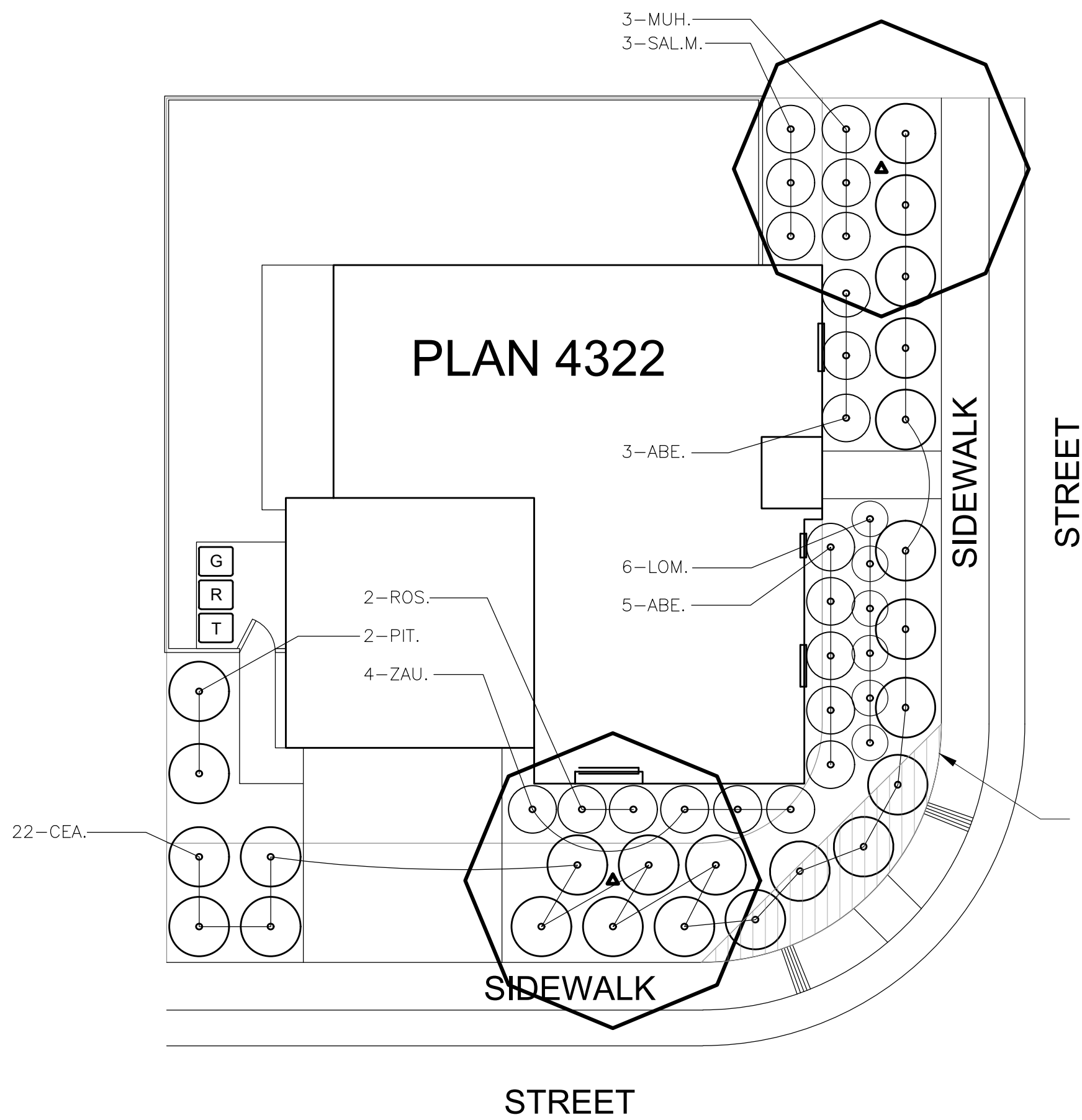
NO.	DWG BY	DATE	REVIEWED

LANDSCAPE PLANTING NOTES

1. ALL SHRUB AREAS SHALL RECEIVE PRE-EMERGENT AND WEED FABRIC, AND BE COMPLETELY COVERED WITH A 3" LAYER OF DECORATIVE WALK-ON BARK.
PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
SEWER OR WATER LINES: 8 FEET CLEARANCE
STORM DRAIN AND JOINT TRENCH: 5 FEET CLEARANCE
STREET LIGHTS AND FIRE HYDRANTS: 10 FEET CLEARANCE (SMALL TREES) AND 15 FEET CLEARANCE (LARGE TREES)
STOP SIGNS/STOP LIGHTS: 25 FEET CLEARANCE
EDGE OF SIDE WALK: 5 FEET CLEARANCE
3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO RECEIVE ROOTBARRIER IF PLANTED WITHIN 10' OF LANDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
5. CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
 - A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
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 - C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
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SOIL TESTING NOTES

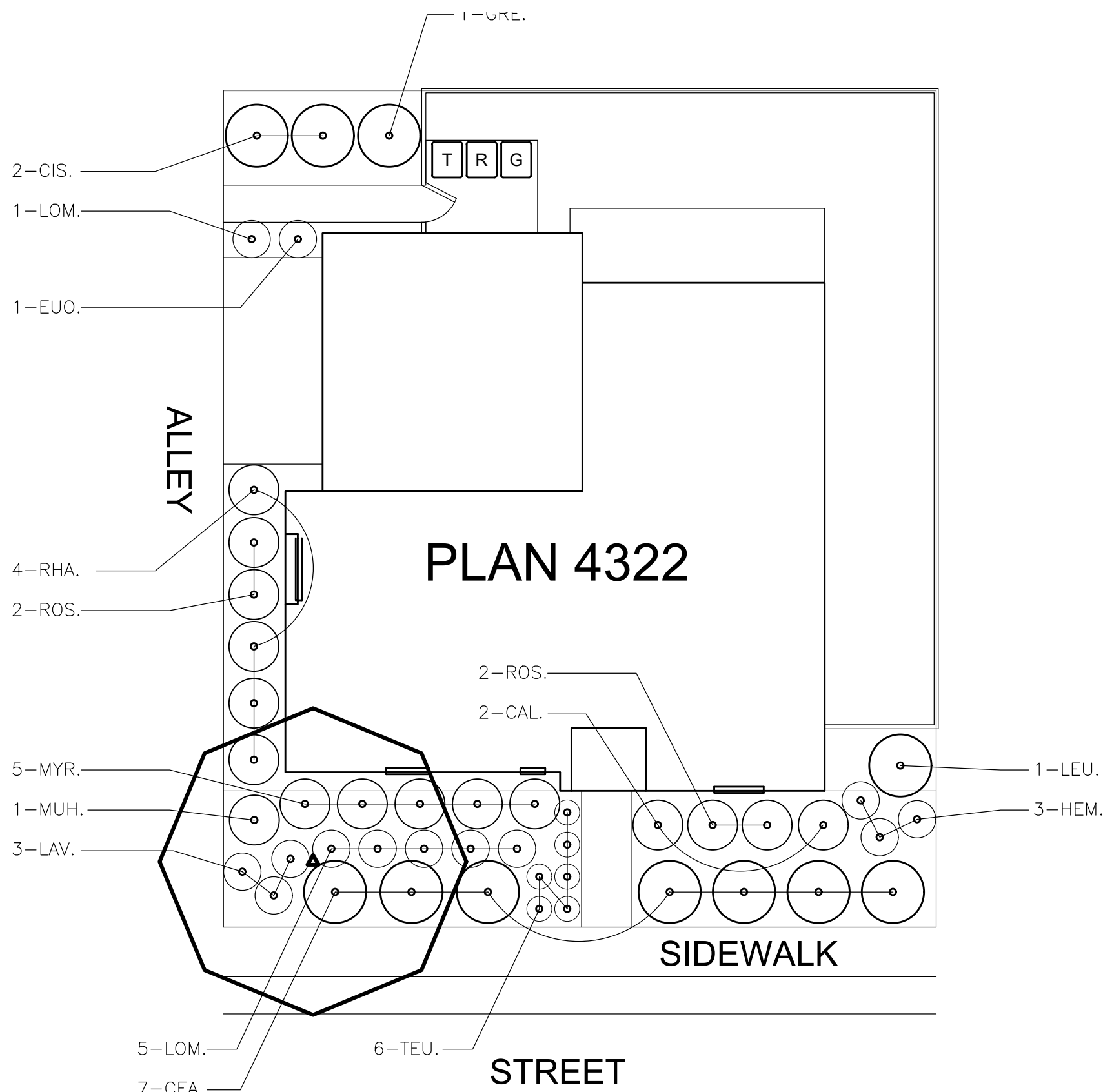
1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
2. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
3. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE ANALYSIS OF THESE PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SQ.F.).



VISIBILITY RESTRICTION AREA.
MATURE HEIGHTS OF SHRUBS SHALL NOT
EXCEED 30" ABOVE ADJACENT STREET
GRADE (SAC. CO. STD DRWG #4-18).

APPROX. LANDSCAPE AREA: 1,345 SQ. FT.

CORNER LOT FACING STREET



APPROX. LANDSCAPE AREA: 1,005 SQ. FT.

FRONT LOT OF ALLEY FACING STREET

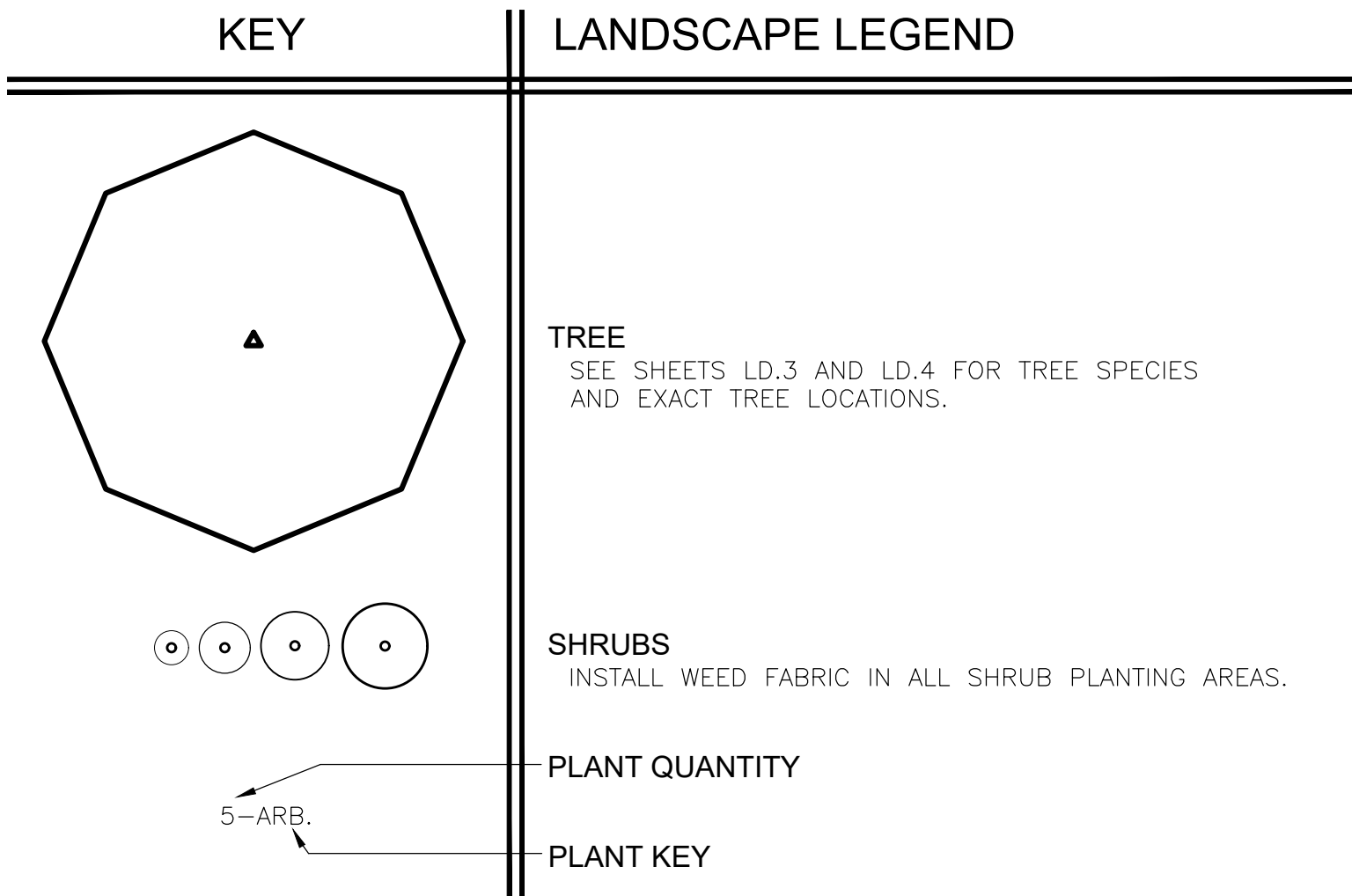
MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HxW	TREES:
LOW	15 G.C.		30"x20"	ACACIA STENOPHYLLA ... SHOESTRING ACACIA
MEDIUM	15 G.C.		30"x25"	ACER BUERGERIANUM ... TRIDENT MAPLE
LOW	24" BOX		35"x25"	ARBUTUS 'MARINA' ... STRAWBERRY TREE
MEDIUM	24" BOX		20"x20"	CERCIS CANADENSIS VAR. MEXICANA ... MEXICAN REDBUD
MEDIUM	24" BOX		25"x15"	CHIONANTHUS RETUSUS ... CHINESE FRINGE TREE
MEDIUM	24" BOX		25"x25"	ERIBOTRYA DEFLEXA ... BRONZE LOQUAT
MEDIUM	24" BOX		15"x10"	GINKGO BILOBA 'JADE BUTTERFLY' ... JADE BUTTERFLY GINKGO
MEDIUM	24" BOX		30"x30"	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
LOW	15 G.C.		15"x15"	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE GRAPE MYRTLE
LOW	15 G.C.		20"x20"	LAURUS 'SARATOGA' ... SARATOGA LAUREL
MEDIUM	24" BOX		50"x45"	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX		25"x15"	MAGNOLIA GRANDIFLORA 'LITTLE GEM' ... LITTLE GEM MAGNOLIA
MEDIUM	24" BOX		45"x30"	NYSSA SYLVATICA ... SOUR GUM
LOW	24" BOX		30"x30"	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
LOW	24" BOX		40"x30"	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
LOW	15 G.C.		30"x25"	RHUS LANCEA ... AFRICAN SUMAC
LOW	15 G.C.		35"x25"	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
				SHRUBS:
MEDIUM	5 G.C.	ABE.	3'x4'	ABELIA GRANDIFLORA ... GLOSSY ABELIA
LOW	5 G.C.	CAL.	8'x4'	CALLISTEMON 'SLIM' ... SLIM BOTTLEBRUSH
LOW	1 G.C.	CEA.	2'x8'	CEANOTHUS 'YANKEE POINT' ... YANKEE POINT CEANOTHUS
MEDIUM	1 G.C.	CIS.	2'x6"	CISTIS SALICIFOLIA 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	5 G.C.	COT.	4'x3'	COTONEASTER CONGESTUS ... 'PRENAN' COTONEASTER
LOW	5 G.C.	EUD.	6'x3'	EUONYMUS JAPONICUS 'AUROREOVARIATUS' ... GOLD SPOT EUONYMUS
LOW	1 G.C.	FES.	1'x1'	FESTUCA GLAUCA ... BLUE FESCUE
LOW	5 G.C.	GRE.	5'x6"	GREVILLEA 'NOELLII' ... GREVILLEA
MEDIUM	5 G.C.	HEM.	4'x3'	HEMEROCALLIS SP. ... EVERGREEN DAYLILY (ORANGE)
LOW	1 G.C.	LAN.	2'x5'	LANTANA SELLOWIANA 'PURPLE' ... PURPLE TRAILING LANTANA
LOW	5 G.C.	LAV.	3'x3'	LAVANDULA X INTERMEDIA 'PROGRESS' ... 'PCECENCE FRENCH LAVANDER
LOW	5 G.C.	LEU.	4'x4'	LEUCOPHYLLUM LAEVIGATUM ... GIJHJHJHJH SAGE
LOW	5 G.C.	LIG.	8'x8'	LIGUSTRUM OVALIFOLIUM ... CALIFORNIA PRIVET
LOW	5 G.C.	LOM.	3'x3'	LOMANDRA 'PLATINUM BEAUTY' ... DWARF MATT RUSH
LOW	5 G.C.	MUH.	4'x4'	MUHLBERGIA CAPILLARIS ... PINK MUHLY
LOW	5 G.C.	MYR.	5'x5'	MYRTUS COMMUNIS ... MYRTLE
LOW	5 G.C.	NAN.	3'x3'	NANDINA DOMESTICA ... HEAVENLY BAMBOO
LOW	5 G.C.	PHO.R.	6'x6"	PHORMIUM 'RUBRUM' ... RED NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'x6"	PHORMIUM 'VARIEGATUM' ... VARIEGATED NEW ZEALAND FLAX
MEDIUM	5 G.C.	PIT.	6'x6"	PITISPORUM TOBIRA 'VARIEGATUM' ... VARIEGATED TOBIRA
LOW	5 G.C.	PLU.	6'x8"	PLUMBAGO AURICULATA ... CAPE PLUMBAGO
LOW	5 G.C.	RHA.	3'x4'	RHAPHIOLEPS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
MEDIUM	5 G.C.	ROS.	3'x4'	ROSA CARPET ROSE ... WHITE CARPET ROSE
LOW	5 G.C.	SAL.H.	3'x3'	SALVIA 'HOT LIPS' ... HOT LIPS SAGE
LOW	5 G.C.	SAL.M.	4'x4'	SALVIA LEUCANTHA 'MIDNIGHT' ... MIDNIGHT MEXICAN SAGE
LOW	1 G.C.	TEU.	1'x2'	TEUCRIUM CHAMAEDRYS ... GERMANDER
MEDIUM	5 G.C.	TRA.	2'x10"	TRACHELOSPERMUM JASMINOIDES ... STAR JASMINE
LOW	5 G.C.	TUL.	2'x2'	TULBAGHIA VIOLACEA 'SOCIETY' ... GARDEN PANSY
LOW	5 G.C.	ZAU.	4'x4'	ZAUSCHNERIA CALIFORNICA ... CALIFORNIA FUCHSIA

FOR NORTH OR EAST FACING HOMES:

SWAP EUO. FOR AZA.
SWAP GRE. FOR AUC.
SWAP SAL.H. FOR LIR.
SWAP SAL.M. FOR MAH.

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HXX	SHRUBS:
MEDIUM	5 G.C.	AUC.	4'X4'	ACUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE ACUBA
MEDIUM	5 G.C.	AZA.	4'X3'	AZALEA (PINK) ... PINK EVERGREEN AZALEA
MEDIUM	5 G.C.	LIR.	3'X3'	LIRIOPE GIGANTEA ... GIANT LILY TURF
MEDIUM	5 G.C.	MAH.	3'X4'	MAHONIA 'SOFT CARESS' ... SOFT CARESS MAHONIA



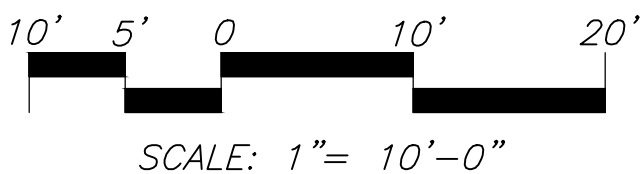
THE PROJECT WILL COMPLY WITH THE STATE
MWELD FOR WATER CONSERVATION.
AUTOMATIC CONTROLLER: RAINBIRD ESP-TM2

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

8/23/23

DATE _____

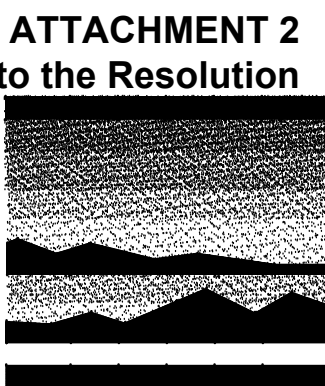


SCALE: 1" = 10'-0"

SHEET NO.

L2.1

SHEET 3 OF 11



MTW *g r o u p*

LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer

C-5284

The Landscape Architects do not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The Landscape Architects disclaim responsibility for these plans and specifications if they are used in whole or in part at any other site.

REVISIONS

[illegible]

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

**THE RANCH - WINTER,
PHICAL PRODUCTION
HOMES
RANCHO CORDOVA, CA**

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #F150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 8/23/23

JOB NO. 22-30.P

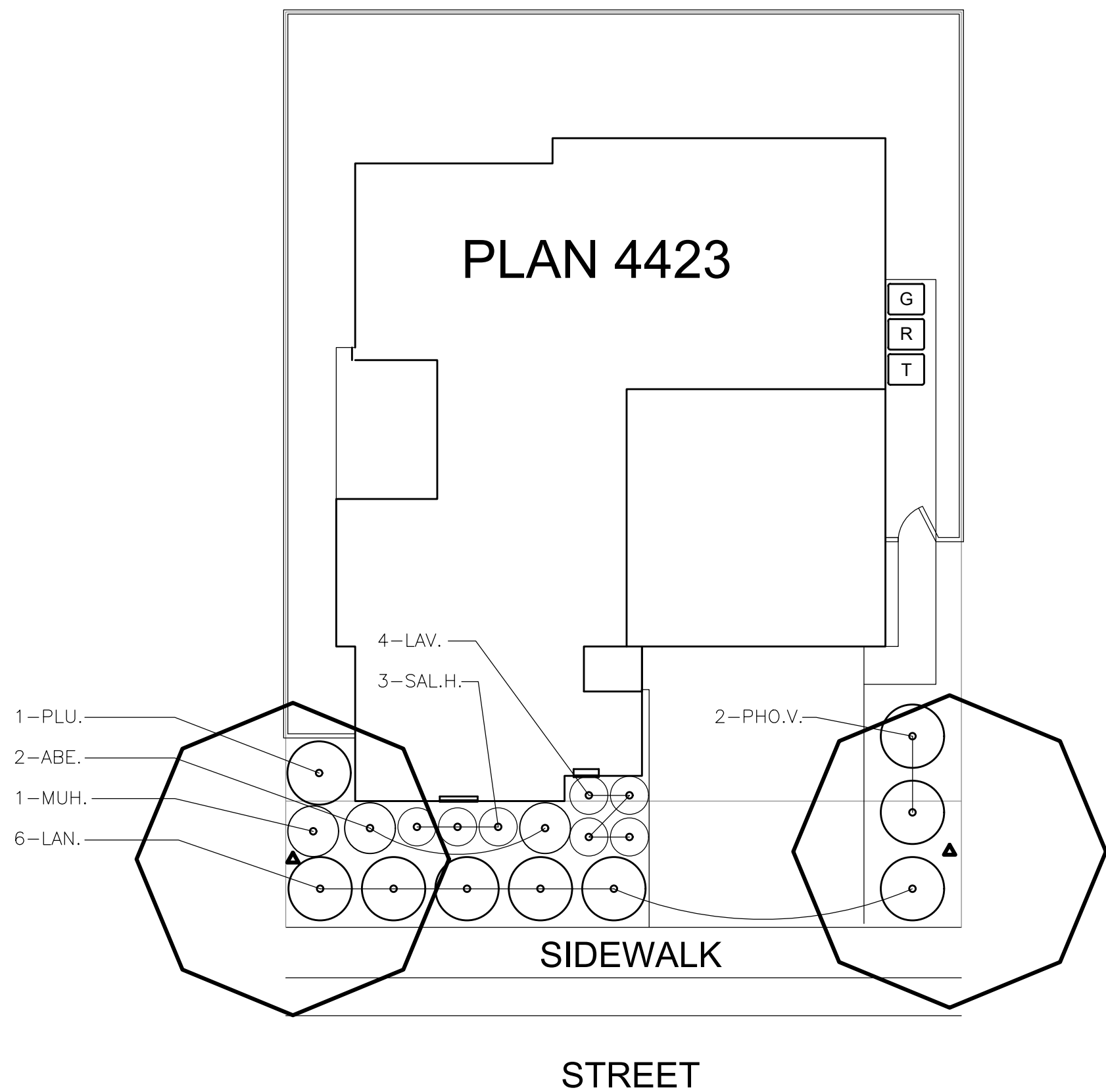
SHEET TITLE

PLAN 4423
TYPICAL LANDSCAPE
PLANTING PLAN

SHEET NO.

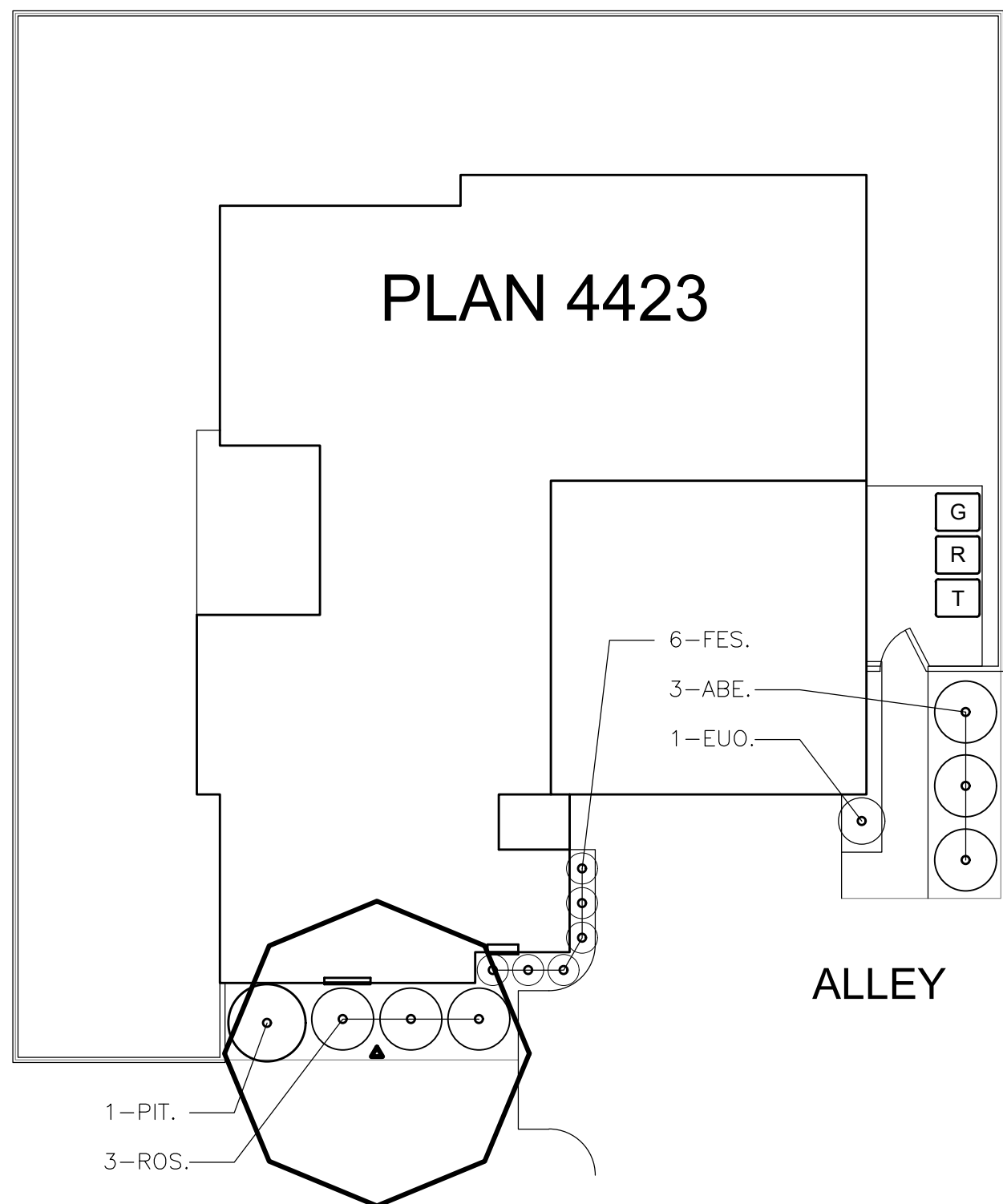
L3.1

SHEET 4 OF 11



APPROX. LANDSCAPE AREA: 504 SQ. FT.

INTERIOR LOT FACING STREET



APPROX. LANDSCAPE AREA: 262 SQ. FT.

BACK LOT OF ALLEY FACING ALLEY

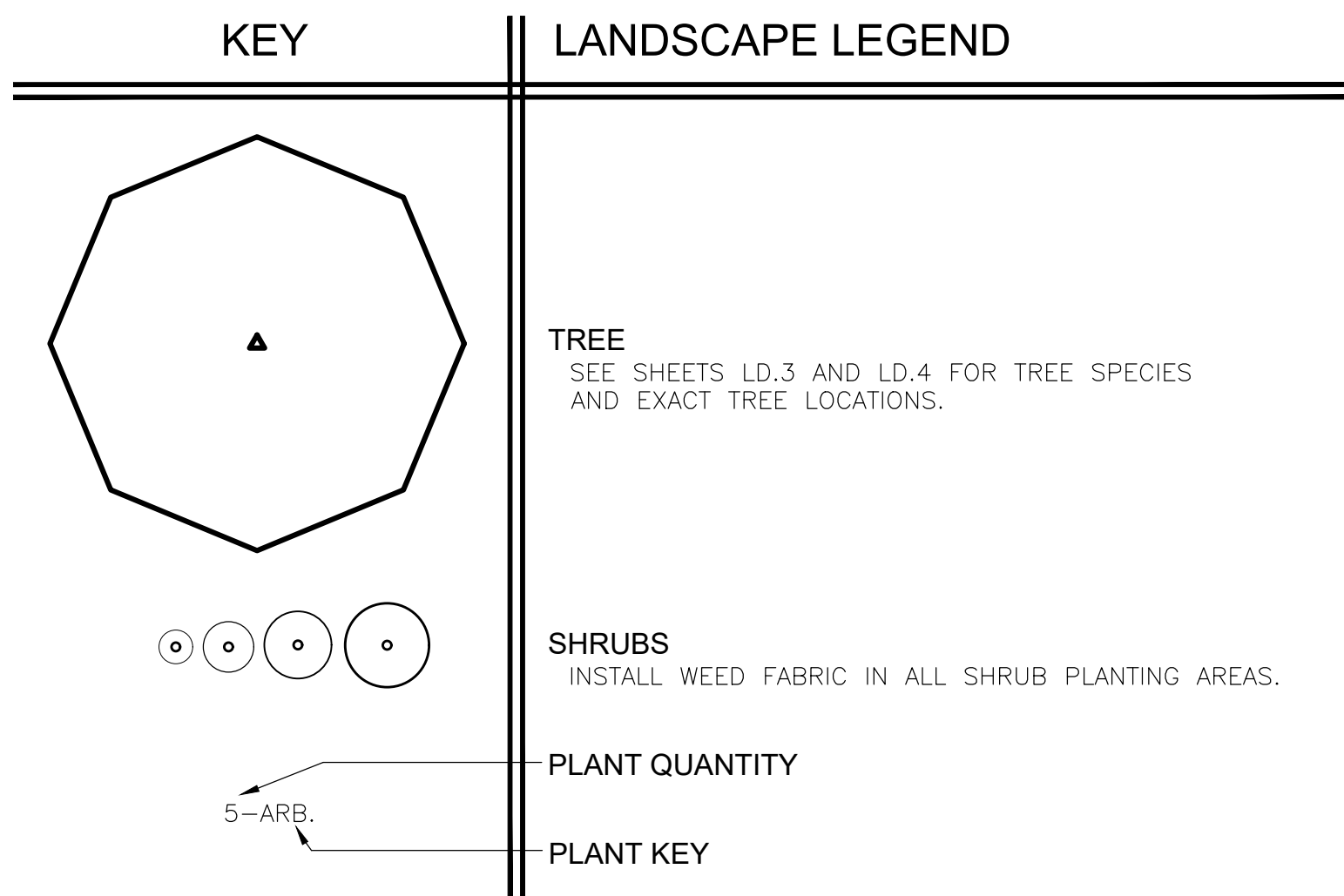
MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HxW	TREES:
LOW	15 G.C.		30"x20"	ACACIA STENOPHYLLA ... SHOESTRING ACACIA
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LOW	24" BOX		35"x25"	ARBUTUS 'MARINA' ... STRAWBERRY TREE
MEDIUM	24" BOX		20"x20"	CERCIS CANADENSIS VAR. MEXICANA ... MEXICAN REDBUD
MEDIUM	24" BOX		25"x15"	CHIONANTHUS RETUSUS ... CHINESE FRINGE TREE
MEDIUM	24" BOX		25"x25"	ERIBOTRYA DEFLEXA ... BRONZE LOQUAT
MEDIUM	24" BOX		15"x10"	GINKGO BILOBA 'JADE BUTTERFLY' ... JADE BUTTERFLY GINKGO
MEDIUM	24" BOX		30"x30"	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
LOW	15 G.C.		15"x15"	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE GRAPE MYRTLE
LOW	15 G.C.		20"x20"	LAURUS 'SARATOGA' ... SARATOGA LAUREL
MEDIUM	24" BOX		50"x45"	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX		25"x15"	MAGNOLIA GRANDIFLORA 'LITTLE GEM' ... LITTLE GEM MAGNOLIA
MEDIUM	24" BOX		45"x30"	NYSSA SYLVATICA ... SOUR GUM
LOW	24" BOX		30"x30"	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
LOW	24" BOX		40"x30"	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
LOW	15 G.C.		30"x25"	RHUS LANCEA ... AFRICAN SUMAC
LOW	15 G.C.		35"x25"	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
				SHRUBS:
MEDIUM	5 G.C.	ABE.	3'x4'	ABELIA GRANDIFLORA ... GLOSSY ABELIA
LOW	5 G.C.	CAL.	8'x4'	CALLISTEMUM 'SLIM' ... SLIM BOTTLEBRUSH
LOW	1 G.C.	CEA.	2'x8'	CEANOTHUS 'YANKEE POINT' ... YANKEE POINT CEANOTHUS
MEDIUM	1 G.C.	CIS.	2'x6'	CISTIS SALICIFOLIA 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	5 G.C.	COT.	4'x3'	COTONEASTER CONGESTUS ... 'PREN' COTONEASTER
LOW	5 G.C.	EUD.	6'x3'	EUONYMUS JAPONICUS 'AUROREOVARIATUS' ... GOLD SPOT EUONYMUS
LOW	1 G.C.	FES.	1'x1'	FESTUCA GLAUCA ... BLUE FESCUE
LOW	5 G.C.	GRE.	5'x6'	GREVILLEA 'NOELLII' ... GREVILLEA
MEDIUM	5 G.C.	HEM.	4'x3'	HEMEROCALLIS SP. ... EVERGREEN DAYLILY (ORANGE)
LOW	1 G.C.	LAN.	2'x5'	LANTANA SELLOWIANA 'PURPLE' ... PURPLE TRAILING LANTANA
LOW	5 G.C.	LAV.	3'x3'	LAVANDULA X INTERMEDIA 'PROGRESS' ... 'PCECENCE FRENCH LAVANDER
LOW	5 G.C.	LEU.	4'x4'	LEUCOPHYLLUM LAEVIGATUM ... GIJHJHJHJH SAGE
LOW	5 G.C.	LIG.	8'x8'	LIGUSTRUM OVALIFOLIUM ... CALIFORNIA PRIVET
LOW	5 G.C.	LOM.	3'x3'	LOMANDRA 'PLATINUM BEAUTY' ... DWARF MATT RUSH
LOW	5 G.C.	MUH.	4'x4'	MUHLBERGIA CAPILLARIS ... PINK MUHLY
LOW	5 G.C.	MYR.	5'x5'	MYRTUS COMMUNIS ... MYRTLE
LOW	5 G.C.	NAN.	3'x3'	NANDINA DOMESTICA ... HEAVENLY BAMBOO
LOW	5 G.C.	PHO.R.	6'x6'	PHORMIUM 'RUBRUM' ... RED NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'x6'	PHORMIUM 'VARIEGATUM' ... VARIEGATED NEW ZEALAND FLAX
MEDIUM	5 G.C.	PIT.	6'x6'	PITISPORUM TOBIRA 'VARIEGATUM' ... VARIEGATED TOBIRA
LOW	5 G.C.	PLU.	6'x8'	PLUMBAGO AURICULATA ... CAPE PLUMBAGO
LOW	5 G.C.	RHA.	3'x4'	RHAPHIOLEPS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
MEDIUM	5 G.C.	ROS.	3'x4'	ROSA CARPET ROSE ... WHITE CARPET ROSE
LOW	5 G.C.	SAL.H.	3'x3'	SALVIA 'HOT LIPS' ... HOT LIPS SAGE
LOW	5 G.C.	SAL.M.	4'x4'	SALVIA LEUCANTHA 'MIDNIGHT' ... MIDNIGHT MEXICAN SAGE
LOW	1 G.C.	TEU.	1'x2'	TEUCRIUM CHAMAEDRYS ... GERMANDER
MEDIUM	5 G.C.	TRA.	2'x10'	TRACHELOSPERMUM JASMINOIDES ... STAR JASMINE
LOW	5 G.C.	TUL.	2'x2'	TULBAGHIA VIOLACEA 'SOCIETY' ... GARDEN PINK
LOW	5 G.C.	ZAU.	4'x4'	ZAUSCHNERIA CALIFORNICA ... CALIFORNIA FUCHSIA

FOR NORTH OR EAST FACING HOMES:

SWAP EUO. FOR AZA.
SWAP GRE. FOR AUC.
SWAP SAL.H. FOR LIR.
SWAP SAL.M. FOR MAH.

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HXW	SHRUBS:
MEDIUM	5 G.C.	AUC.	4'x4'	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	AZA.	4'x3'	AZALEA (PINK) ... PINK EVERGREEN AZALEA
MEDIUM	5 G.C.	LIR.	3'x3'	LIRIOPE GIGANTEA ... GIANT LILY TURF
MEDIUM	5 G.C.	MAH.	3'x4'	MAHONIA 'SOFT CARESS' ... SOFT CARESS MAHONIA



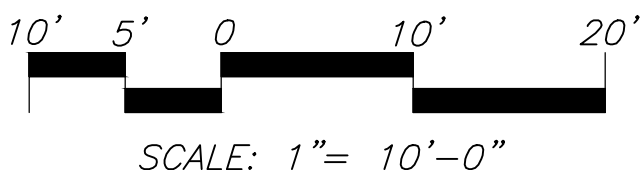
THE PROJECT WILL COMPLY WITH THE STATE
MWEL0 FOR WATER CONSERVATION.
AUTOMATIC CONTROLLER: RAINBIRD ESP-TM2

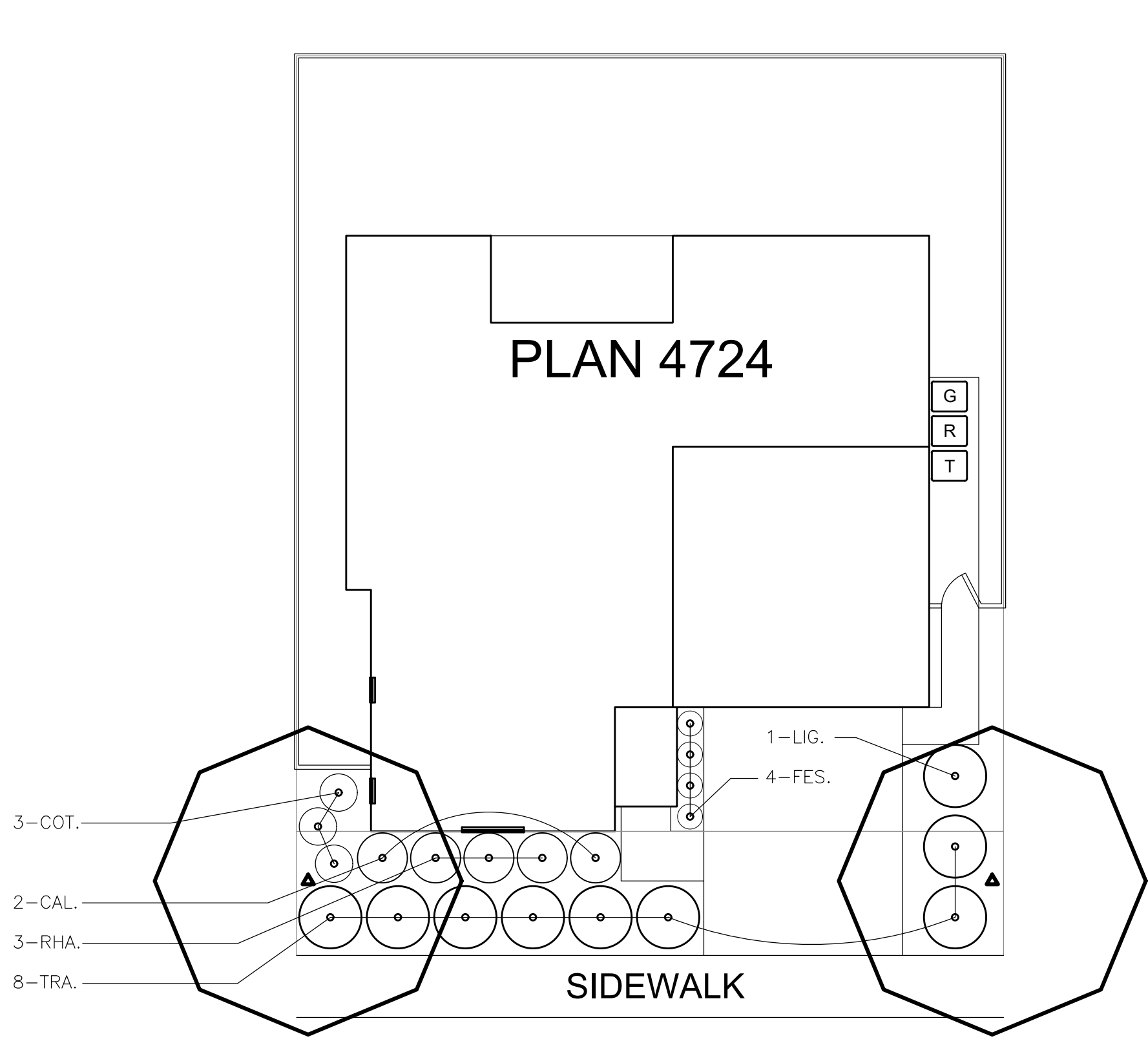
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

8/23/23

DATE _____

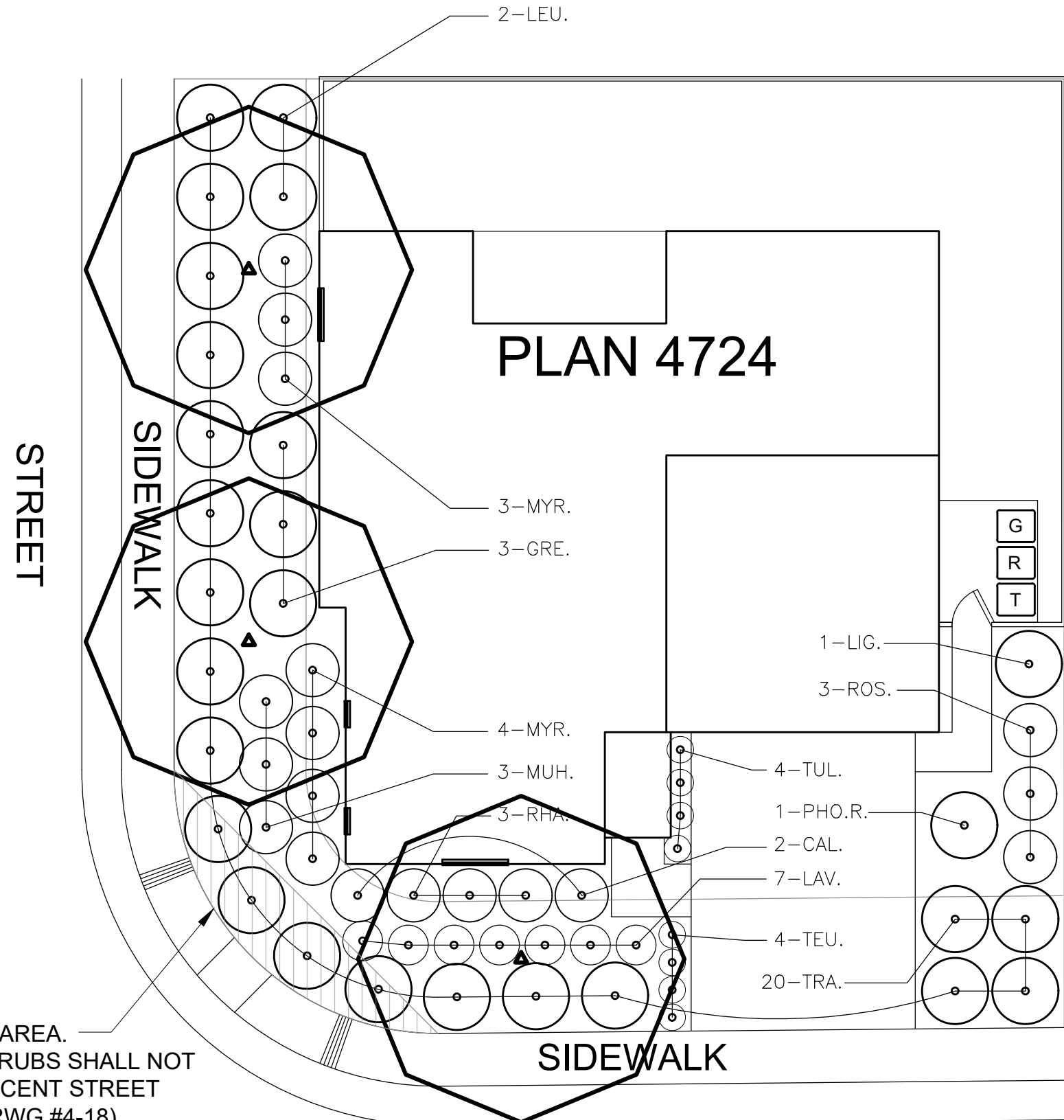




STREET

APPROX. LANDSCAPE AREA: 518 SQ. FT.

INTERIOR LOT FACING STREET



VISIBILITY RESTRICTION AREA.
MATURE HEIGHTS OF SHRUBS SHALL NOT
EXCEED 30" ABOVE ADJACENT STREET
GRADE (SAC. CO. STD DRWG #4-18).

STREET

APPROX. LANDSCAPE AREA: 1,433 SQ. FT.

CORNER LOT FACING STREET



Peter D. Larimer C-5284

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REVISIONS			
NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX			
NO.	DWG	BY	DATE

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HxW	TREES:
LOW	15 G.C.		30'X20'	ACACIA STENOPHYLLA ... SHOESTRING ACACIA
MEDIUM	15 G.C.		30'X25'	ACER BUERGERIANUM ... TRIDENT MAPLE
LOW	24" BOX		35'X25'	ARBUTUS 'MARINA' ... STRAWBERRY TREE
MEDIUM	24" BOX		20'X20'	CERCIS CANADENSIS 'VAR. MEXICANA' ... MEXICAN REDBUD
MEDIUM	24" BOX		25'X15'	CHIONANTHUS RETUSUS ... CHINESE FRINGE TREE
MEDIUM	24" BOX		25'X25'	ERIOBOTRYA DEFLEXA ... BRONZE LOQUAT
MEDIUM	24" BOX		15'X10'	GINKGO BILOBA 'JADE BUTTERFLY' ... JADE BUTTERFLY GINKGO
MEDIUM	24" BOX		30'X30'	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
LOW	15 G.C.		15'X15'	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
LOW	15 G.C.		20'X20'	LAURUS 'SARATOGA' ... SARATOGA LAUREL
MEDIUM	24" BOX		50'X45'	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX		25'X15'	MAGNOLIA GRANDIFLORA 'LITTLE GEM' ... LITTLE GEM MAGNOLIA
MEDIUM	24" BOX		45'X30'	NYSSA SYLVATICA ... SOUR GUM
LOW	24" BOX		30'X30'	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	24" BOX		40'X30'	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
LOW	15 G.C.		30'X25'	RHUS LANCEA ... AFRICAN SUMAC
LOW	15 G.C.		35'X25'	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
				SHRUBS:
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LOW	1 G.C.	CEA.	2'X8'	CEANOTHUS 'YANKEE POINT' ... YANKEE POINT CEANOTHUS
LOW	1 G.C.	CIS.	2'X6'	CISTUS SALVIIFOLLUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	5 G.C.	COT.	3'X3'	COTONEASTER CONGESTUS ... PYRENEES COTONEASTER
LOW	5 G.C.	EUO.	6'X3'	EUONYMUS JAPONICUS 'AUREOVARIEGATUS' ... GOLD SPOT EUONYMUS
LOW	1 G.C.	FES.	1'X1'	FESTUCA GLAUCA ... BLUE FESCUE
LOW	5 G.C.	GRE.	5'X8'	GREVILLEA 'NOELII' ... GREVILLEA
MEDIUM	5 G.C.	HEM.	4'X3'	HEMEROCALLIS SP. ... EVERGREEN DAYLILY (ORANGE)
LOW	1 G.C.	LAV.	2'X5'	LANTANA SELLOWIANA 'PURPLE' ... PURPLE TRAILING LANTANA
LOW	5 G.C.	LAV.	3'X3'	LAVANDULA X INTERMEDIA 'PROCENCE' ... PROCENCE FRENCH LAVANDER
LOW	5 G.C.	LEU.	4'X5'	LEUCOPHYLLUM LAEVIGATUM ... CHIHUAHUAN SAGE
LOW	5 G.C.	LIG.	8'X8'	LIGUSTRUM OVALIFOLIUM ... CALIFORNIA PRIVET
LOW	5 G.C.	LOM.	3'X3'	LOMANDRA 'PLATINUM BEAUTY' ... DWARF MATT RUSH
LOW	5 G.C.	MUH.	4'X4'	MUHLENBERGIA CAPILLARIS ... PINK MUHLY
LOW	5 G.C.	MYR.	5'X5'	MYRTUS COMMUNIS ... MYRTLE
LOW	5 G.C.	NAN.	3'X3'	NANDINA DOMESTICA ... HEAVENLY BAMBOO
LOW	5 G.C.	PHO.R.	6'X6'	PHORMIUM 'RUBRUM' ... RED NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	PHORMIUM 'VARIEGATUM' ... VARIEGATED NEW ZEALAND FLAX
MEDIUM	5 G.C.	PIT.	6'X6'	PITOSPORUM TOBIRA 'VARIEGATUM' ... VARIEGATED TOBIRA
MEDIUM	5 G.C.	PLU.	6'X8'	PLUMBAGO AURICULATA ... CAPE PLUMBAGO
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MEDIUM	5 G.C.	ROS.	3'X4'	ROSA CARPET ROSE ... WHITE CARPET ROSE
LOW	5 G.C.	SAL.H.	3'X3'	SALVIA 'HOT LIPS' ... HOT LIPS SAGE
LOW	5 G.C.	SAL.M.	4'X4'	SALVIA LEUCANTHA 'MIDNIGHT' ... MIDNIGHT MEXICAN SAGE
LOW	1 G.C.	TEU.	1'X2'	TEUCRIUM CHAMAEDRYS ... GERMANDER
MEDIUM	5 G.C.	TRA.	2'X10'	TRACHELOSPERMUM JASMINOIDES ... STAR JASMINE
LOW	5 G.C.	TUL.	2'X2'	TULBAGHIA VIOLACEA ... SOCIETY GARLIC
LOW	5 G.C.	ZAU.	4'X4'	ZAUSCHNERIA CALIFORNICA ... CALIFORNIA FUCHSIA

FOR NORTH OR EAST FACING HOMES:

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HxW	SHRUBS:
MEDIUM	5 G.C.	AUC.	4'X4'	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	AZA.	4'X3'	AZALEA (PINK) ... PINK EVERGREEN AZALEA
MEDIUM	5 G.C.	LIR.	3'X3'	LIRIOPE GIGANTEA ... GIANT LILY TURF
MEDIUM	5 G.C.	MAH.	3'X4'	MAHONIA 'SOFT CARESS' ... SOFT CARESS MAHONIA

KEY

LANDSCAPE LEGEND

TREE
SEE SHEETS LD.3 AND LD.4 FOR TREE SPECIES AND EXACT TREE LOCATIONS.

SHRUBS
INSTALL WEED FABRIC IN ALL SHRUB PLANTING AREAS.

PLANT QUANTITY

PLANT KEY

LANDSCAPE PLANTING NOTES

- ALL SHRUB AREAS SHALL RECEIVE PRE-EMERGENT AND WEED FABRIC, AND BE COMPLETELY COVERED WITH A 3" LAYER OF DECORATIVE WALK-ON BARK.
PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
SEWER OR WATER LINES: 8 FEET CLEARANCE
STORM DRAIN AND JOINT TRENCH: 5 FEET CLEARANCE
STREET LIGHTS AND FIRE HYDRANTS: 10 FEET CLEARANCE (SMALL TREES) AND 15 FEET CLEARANCE (LARGE TREES)
STOP SIGNS/STOP LIGHTS: 25 FEET CLEARANCE
EDGE OF SIDE WALK: 5 FEET CLEARANCE
- SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
- TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
- CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
E. IRRIGATION AUDIT REPORT.
F. SOILS ANALYSIS REPORT.
- THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
- IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
- LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.

SOIL TESTING NOTES

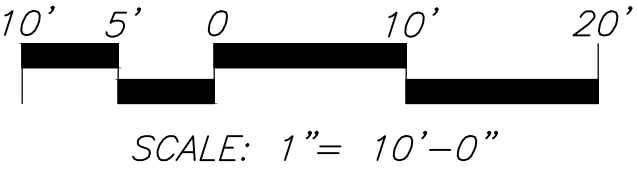
- COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
- EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
- AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)

THE PROJECT WILL COMPLY WITH THE STATE
MWEL FOR WATER CONSERVATION.
AUTOMATIC CONTROLLER: RAINBIRD ESP-TM2

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED
THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

8/23/23
DATE



THE RANCH - WINTER,
TYPICAL PRODUCTION
HOMES
RANCHO CORDOVA, CA
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

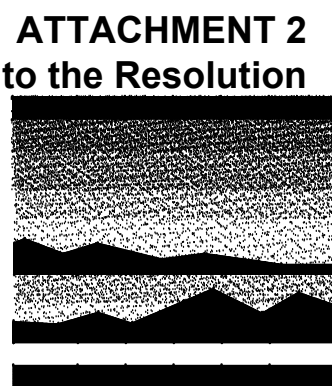
DATE	8/23/23
JOB NO.	22-30.P
SHEET TITLE	

PLAN 4724
TYPICAL LANDSCAPE
PLANTING PLAN

SHEET NO.

L4.1

SHEET 5 OF 11



MTW *group*
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer

C-5284

The Landscape Architects do not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The Landscape Architects disclaim responsibility for these plans and specifications if they are used in whole or in part at any other site.

REVISIONS

[illegible]

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - WINTER, TYPICAL PRODUCTION HOMES

RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150

SEVILLE, CA 95

(916) 945-5347

DATE 8/23/23

JOB NO. 22-30.P

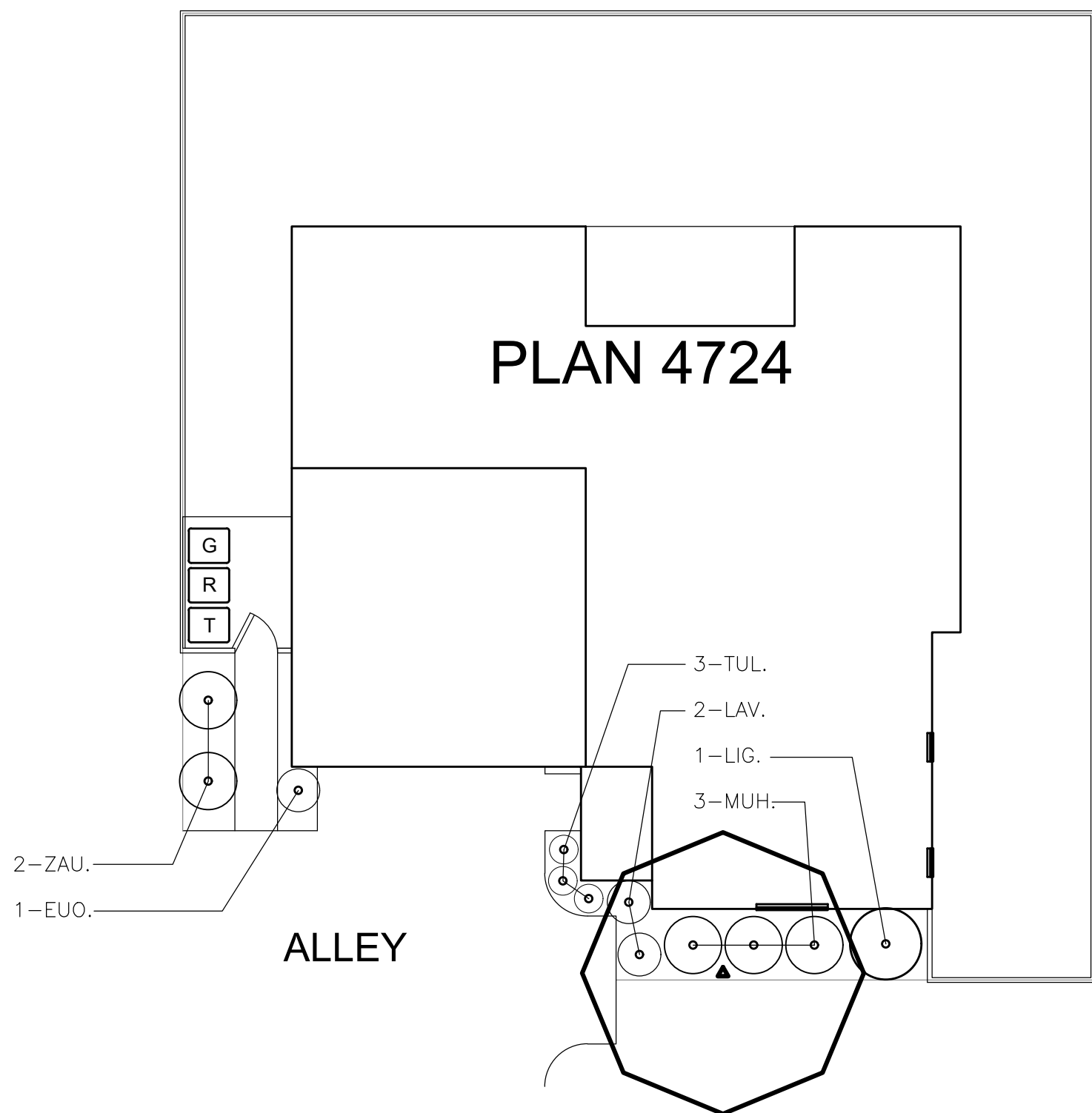
SHEET TITLE

PLAN 4724
TYPICAL LANDSCAPE
PLANTING PLAN

SHEET NO.

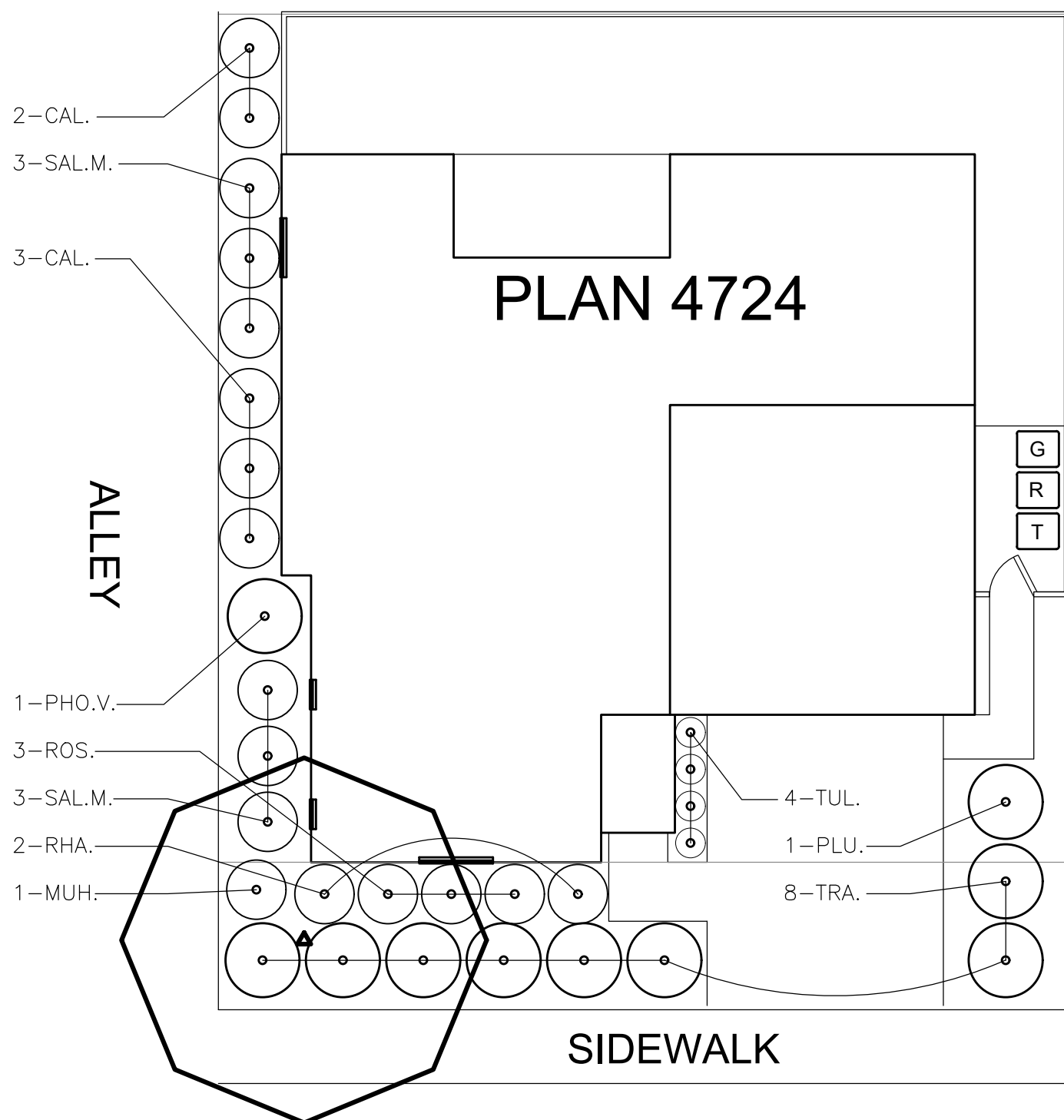
L4.2

SHEET 6 OF 11



APPROX. LANDSCAPE AREA: 205 SQ. FT.

BACK LOT OF ALLEY FACING ALLEY



STREET

APPROX. LANDSCAPE AREA: 779 SQ. FT.

FRONT LOT OF ALLEY FACING STREET

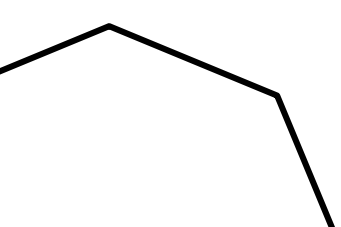
MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HxW	TREES:
LOW	15 G.C.		30"x20"	ACACIA STENOPHYLLA ... SHOESTRING ACACIA
MEDIUM	15 G.C.		30"x25"	ACER BURGERIANUM ... TRIDENT MAPLE
LOW	24" BOX		35"x25"	ARBUTUS 'MARINA' ... STRAWBERRY TREE
MEDIUM	24" BOX		20"x20"	CERCIS CANADENSIS VAR. MEXICANA ... MEXICAN REDBUD
MEDIUM	24" BOX		25"x15"	CHIONANTHUS RETUSUS ... CHINESE FRINGE TREE
MEDIUM	24" BOX		25"x25"	ERIOBOTRYA DEFLEXA ... BRONZE LOQUAT
MEDIUM	24" BOX		15"x10"	GINKGO BILOBA 'JADE BUTTERFLY' ... JADE BUTTERFLY GINKGO
MEDIUM	24" BOX		30"x30"	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
LOW	15 G.C.		15"x15"	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
LOW	15 G.C.		20"x20"	LAURUS 'SARATOGA' ... SARATOGA LAUREL
MEDIUM	24" BOX		50"x145"	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX		25"x15"	MAGNOLIA GRANDIFLORA 'LITTLE GEM' ... LITTLE GEM MAGNOLIA
MEDIUM	24" BOX		45"x30"	NYSSA SYLVATICA ... SOUR GUM
LOW	24" BOX		30"x30"	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
LOW	24" BOX		40"x30"	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
LOW	15 G.C.		30"x25"	RHUS LANCEA ... AFRICAN SUMAC
LOW	15 G.C.		35"x25"	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
				SHRUBS:
MEDIUM	5 G.C.	ABE.	3'x4'	ABELIA GRANDIFLORA ... GLOSSY ABELIA
LOW	5 G.C.	CAL.	8'x4'	CALLISTEMON 'SLIM' ... SLIM BOTTLEBRUSH
LOW	1 G.C.	CEA.	2'x8'	CEANOTHUS 'YANKEE POINT' ... YANKEE POINT CEANOTHUS
LOW	1 G.C.	CIS.	2'x8'	CISTUS SALVIIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	5 G.C.	COT.	4'x8'	COTYLEDON CONGESTUS ... PYRENEAN COTONEASTER
LOW	5 G.C.	EUO.	6'x3'	EUONYMUS JAPONICUS 'AUROREOVARIATUS' ... GOLD SPOT EUONYMUS
LOW	1 G.C.	FES.	1'x1'	FESTUCA GLAUCA ... BLUE FESCUE
LOW	5 G.C.	GRE.	5'x6'	GREVILLEA 'NOELLI' ... GREVILLEA
MEDIUM	5 G.C.	HEM.	4'x3'	HEMEROCALLIS SP. ... EVERGREEN DAYLILY (ORANGE)
LOW	1 G.C.	LAN.	2'x5'	LANTANA SELLOWIANA 'PURPLE' ... PURPLE TRAILING LANTANA
LOW	5 G.C.	LAV.	3'x5'	LAVANDULA X INTERMEDIA 'PROCEANCE' ... PROCEANCE FRENCH LAVANDER
LOW	5 G.C.	LEU.	4'x5'	LEUCOPHYLLUM LAEVIGATUM ... CHIHUAHUA SAGE
LOW	5 G.C.	LIC.	8'x8'	LIGUSTRUM OVALIFOLIUM ... CALIFORNIA PRIVET
LOW	5 G.C.	LOM.	3'x3'	LOMANDRA 'PLATINUM BEAUTY' ... DWARF MATT RUSH
LOW	5 G.C.	MUH.	4'x4'	MUHLLENBERGIA CAPILLARIS ... PINK MUHLY
LOW	5 G.C.	MYR.	5'x5'	MYRTUS COMMUNIS ... MYRTLE
LOW	5 G.C.	NAN.	3'x3'	NANDINA DOMESTICA ... HEAVENLY BAMBOO
LOW	5 G.C.	PHO.R.	6'x6'	PHORMIUM 'RUBRUM' ... RED NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'x6'	PHORMIUM 'VARIEGATUM' ... VARIEGATED NEW ZEALAND FLAX
MEDIUM	5 G.C.	PIT.	6'x6'	PITISPORUM TOBIRA 'VARIEGATUM' ... VARIEGATED TOBIRA
MEDIUM	5 G.C.	PLU.	6'x8'	PLUMBAGO AURICULATA ... CAPE PLUMBAGO
LOW	5 G.C.	RHA.	3'x4'	RHAPHIOLEPS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
MEDIUM	5 G.C.	ROS.	3'x4'	ROSA CHALET ROSE ... WHITE CARMEL ROSE
LOW	5 G.C.	SAL.H.	3'x3'	SALVIA 'HOT LIPS' ... HOT LIPS SAGE
LOW	5 G.C.	SAL.M.	4'x4'	SALVIA LEUCANTHA 'MIDNIGHT' ... MIDNIGHT MEXICAN SAGE
LOW	1 G.C.	TEU.	1'x2'	TEUCRIUM CHAMAEDRYS ... GERMANDER
MEDIUM	5 G.C.	TRA.	2'x10'	TRACHELOSPERMUM JASMINOIDES ... STAR JASMINE
LOW	5 G.C.	TUL.	2'x2'	TULBAGHIA VIOLACEA 'SOCIETY' ... SAGE
LOW	5 G.C.	ZAU.	4'x4'	ZAUSCHNERIA CALIFORNICA ... CALIFORNIA FUCHSIA

FOR NORTH OR EAST FACING HOMES:

SWAP EUO. FOR AZA.
SWAP GRE. FOR AUC.
SWAP SAL.H. FOR LIR.
SWAP SAL.M. FOR MAH.

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HXW	SHRUBS:
MEDIUM	5 G.C.	AUC.	4'x4'	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	AZA.	4'x3'	AZALEA (PINK) ... PINK EVERGREEN AZALEA
MEDIUM	5 G.C.	LIR.	3'x3'	LIRIOPE GIGANTEA ... GIANT LILY TURF
MEDIUM	5 G.C.	MAH.	3'x4'	MAHONIA 'SOFT CARESS' ... SOFT CARESS MAHONIA

KEY	LANDSCAPE LEGEND
	TREE SEE SHEETS LD.3 AND LD.4 FOR TREE SPECIES AND EXACT TREE LOCATIONS.
	SHRUBS INSTALL WEED FABRIC IN ALL SHRUB PLANTING AREAS.
5-ARB.	PLANT QUANTITY
	PLANT KEY

LANDSCAPE PLANTING NOTES

1. ALL SHRUB AREAS SHALL RECEIVE PRE-EMERGENT AND WEED FABRIC, AND BE COMPLETELY COVERED WITH A 3" LAYER OF DECORATIVE WALK-ON BARK.
PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
SEWER OR WATER LINES: 8 FEET CLEARANCE
STORM DRAIN AND JOINT TRENCH: 5 FEET CLEARANCE
STREET LIGHTS AND FIRE HYDRANTS: 10 FEET CLEARANCE (SMALL TREES) AND 15 FEET CLEARANCE (LARGE TREES)
STOP SIGNS/STOP LIGHTS: 25 FEET CLEARANCE
EDGE OF SIDE WALK: 5 FEET CLEARANCE
3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO RECEIVE ROOTBARRIER IF PLANTED WITHIN 10' OF LANDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
5. CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
 - A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
 - B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICANT CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
 - C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
 - D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
 - E. IRRIGATION AUDIT REPORT.
 - F. SOILS ANALYSIS REPORT.
6. THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
7. IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION REPORT WITHIN 90 DAYS OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO:
INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
8. LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.

SOIL TESTING NOTES

1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
2. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
3. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPLICABLE CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE, AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZER. CONTRACTOR TO ADVISE TESTING LAB THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN. 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SQ.F.T.)

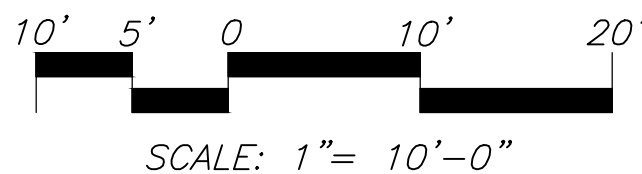
THE PROJECT WILL COMPLY WITH THE STATE
MWEL0 FOR WATER CONSERVATION.
AUTOMATIC CONTROLLER: RAINBIRD ESP-TM2

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

8/23/23

DATE _____





MTW *group*
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer
C-528

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REVISIONS

[illegible]

INITIAL BOX

[illegible]

THE RANCH - WINTER,
TYPICAL PRODUCTION
HOMES
RANCHO CORDOVA, CA

K. HOYNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

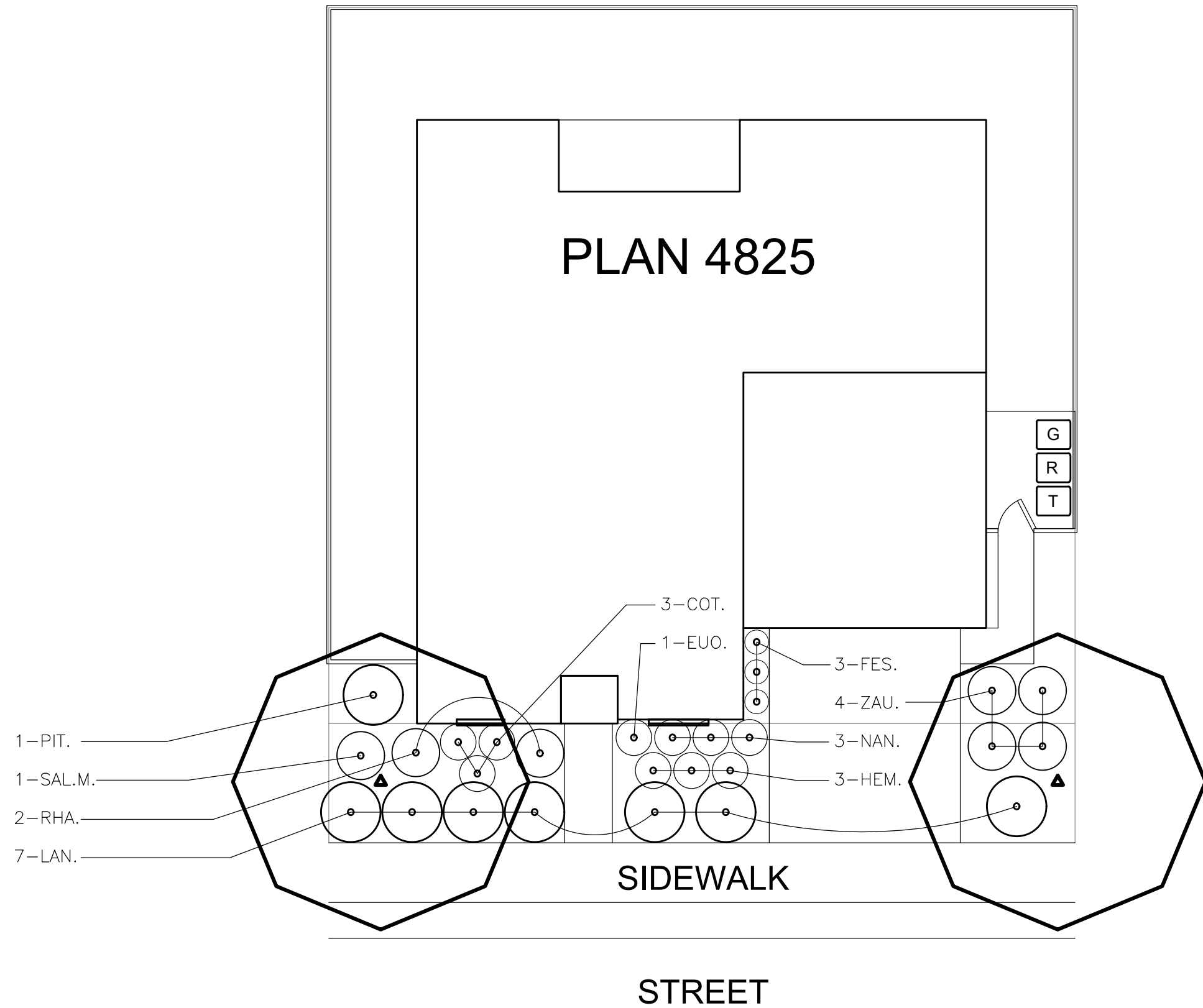
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JOB NO.	22-30.P
SHEET TITLE	

PLAN 4825
TYPICAL LANDSCAPE
PLANTING PLAN

SHEET NO.

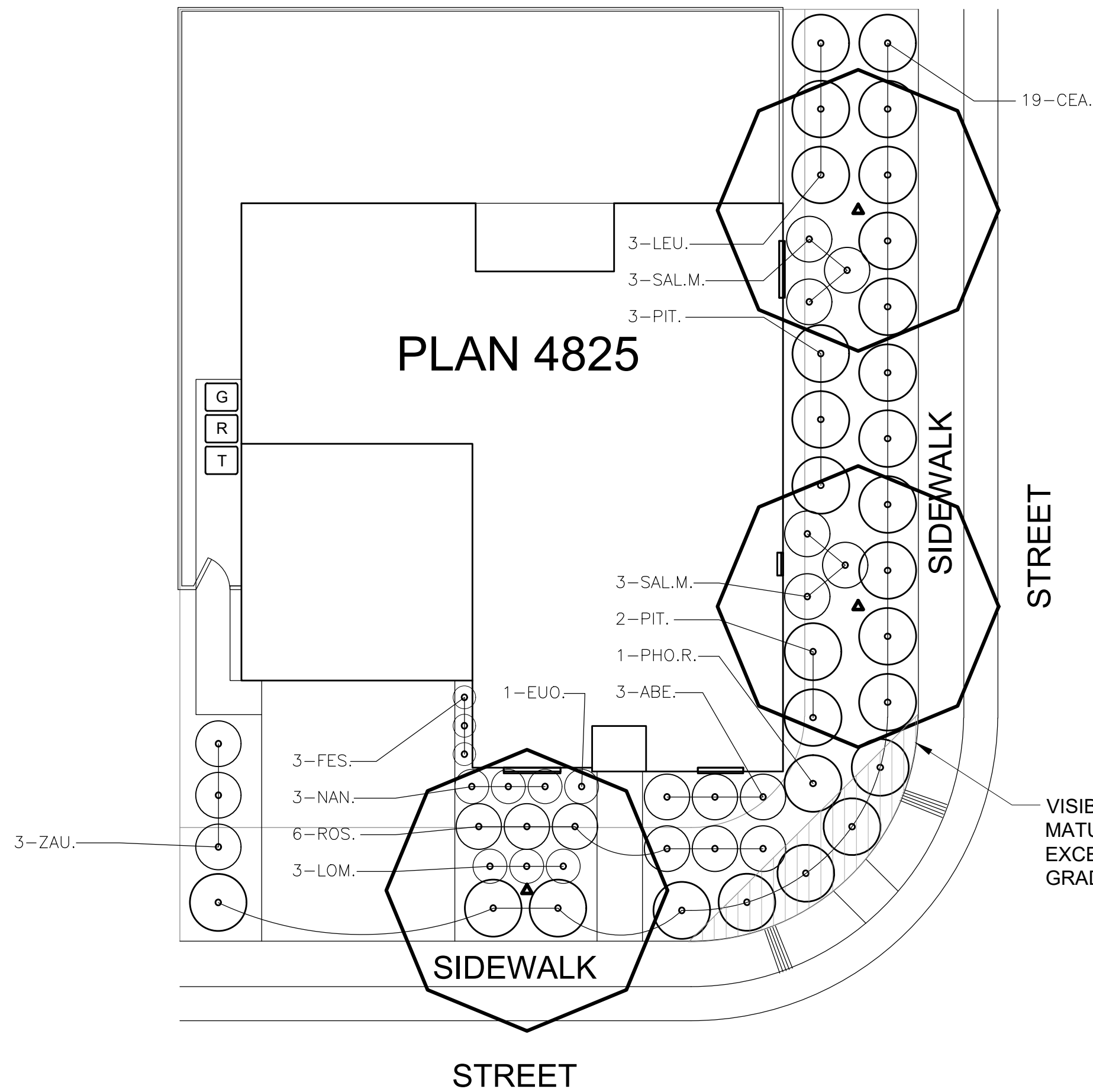
L5.1

SHEET 7 OF 11



APPROX. LANDSCAPE AREA: 560 SQ. FT.

INTERIOR LOT FACING STREET



APPROX. LANDSCAPE AREA: 1,443 SQ. FT.

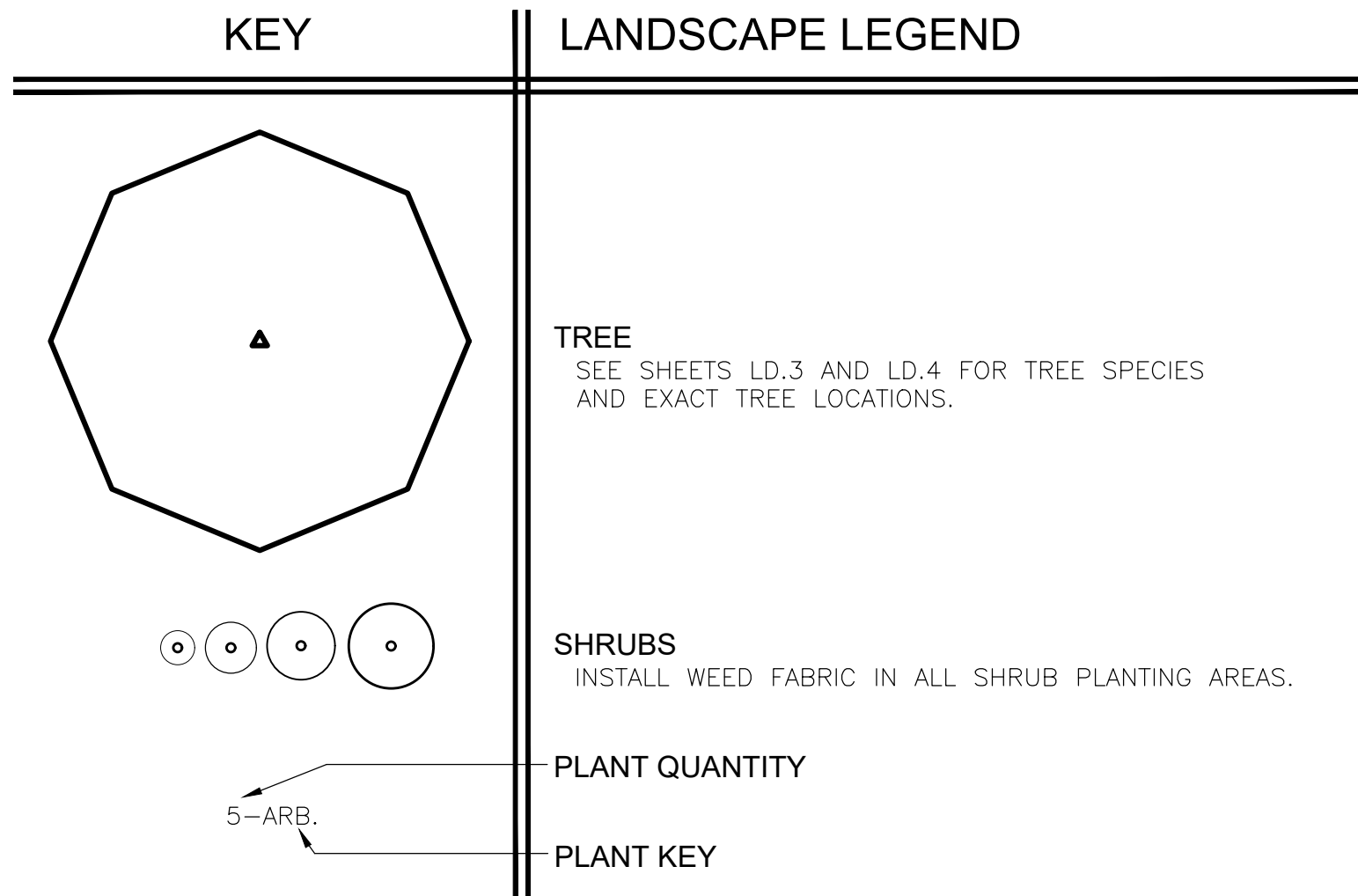
CORNER LOT FACING STREET

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HxW	TREES:
LOW	15 G.C.		30'X20'	ACACIA STENOPHYLLA ... SHOESTRING ACACIA
MEDIUM	15 G.C.		30'X25'	ACER BURGERIANUM ... TRIDENT MAPLE
LOW	24" BOX		35'X25'	ARBUTUS 'MARINA' ... STRAWBERRY TREE
MEDIUM	24" BOX		20'X20'	CERCIS CANADENSIS VAR. MEXICANA ... MEXICAN REDBUD
MEDIUM	24" BOX		25'X15'	CHIONANTHUS RETUSUS ... CHINESE FRINGE TREE
MEDIUM	24" BOX		25'X25'	ERIOBOTRYA DEFLEXA ... BRONZE LOQUAT
MEDIUM	24" BOX		15'X10'	GINKGO BILOBA 'JADE BUTTERFLY' ... JADE BUTTERFLY GINKGO
MEDIUM	24" BOX		30'X30'	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
LOW	15 G.C.		15'X15'	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE GRAPE MYRTLE
LOW	15 G.C.		20'X20'	LAURUS 'SARATOGA' ... SARATOGA LAUREL
MEDIUM	24" BOX		50'X45'	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX		25'X15'	MAGNOLIA GRANDIFLORA 'LITTLE GEM' ... LITTLE GEM MAGNOLIA
MEDIUM	24" BOX		45'X30'	NYSSA SYLVATICA ... SOUR GUM
LOW	24" BOX		30'X30'	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	24" BOX		40'X30'	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
LOW	15 G.C.		30'X25'	RHUS LANCEA ... AFRICAN SUMAC
LOW	15 G.C.		35'X25'	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
				SHRUBS:
MEDIUM	5 G.C.	ABE.	3'X4'	ABELIA GRANDIFLORA ... GLOSSY ABELIA
LOW	5 G.C.	CAL.	8'X4'	CALLISTEMON 'SLIM' ... SLIM BOTTLEBRUSH
LOW	1 G.C.	CEA.	2'X8'	CEANOTHUS 'YANKEE POINT' ... YANKEE POINT CEANOTHUS
MEDIUM	5 G.C.	CIS.	2'X6'	CISTUS ALPISIFOLIUS 'PROSTRATUS' ... SAGEFLAX ROCKROSE
LOW	5 G.C.	COT.	3'X3'	COTEAETER CONGESTUS ... PRENANETH COTONEASTER
LOW	5 G.C.	EUD.	6'X3'	EUONYMUS JAPONICUS 'AUROREOVIRGATUS' ... GOLD SPOT EUONYMUS
LOW	1 G.C.	FES.	1'X1'	FESTUCA GLAUCA ... BLUE FESCUE
MEDIUM	5 G.C.	GRE.	5'X6'	GREVILLEA 'NOELLI' ... GREVILLEA
LOW	5 G.C.	HEM.	4'X3'	HEMEROCALLIS SP. ... EVERGREEN DAYLILY (ORANGE)
LOW	1 G.C.	LAV.	2'X5'	LANTANA SELLOWIANA 'PURPLE' ... PURPLE TRAILING LANTANA
MEDIUM	5 G.C.	LAV.	3'X3'	LAVANDULA X INTERMEDIA 'PROCEANS' ... PROCENCE FRENCH LAVANDER
LOW	5 G.C.	LEU.	6'X6'	LEUCOPHYLLUM LACINIATUM ... GHIUHAUW SAGE
LOW	5 G.C.	LIG.	8'X8'	LIGUSTRUM OVALIFOLIUM ... CALIFORNIA PRIVET
LOW	5 G.C.	LOM.	3'X3'	LOMANDRA 'PLATINUM BEAUTY' ... DWARF MATT RUSH
LOW	5 G.C.	MUH.	4'X4'	MUHLBERGIA CAPILLARIS ... PINK MUHLY
LOW	5 G.C.	MYR.	5'X5'	MYRTUS COMMUNIS ... MYRTLE
LOW	5 G.C.	NAN.	3'X3'	NANDINA DOMESTICA ... HEAVENLY BAMBOO
LOW	5 G.C.	PHO.R.	6'X6'	PHORIUM 'RUBRUM' ... RED NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	PHORIUM 'VARIEGATUM' ... VARIEGATED NEW ZEALAND FLAX
MEDIUM	5 G.C.	PIT.	6'X6'	PITTIOSPORUM TOBIRA 'VARIEGATUM' ... VARIEGATED TOBIRA
MEDIUM	5 G.C.	PLU.	6'X6'	PLUMBAGO AURICULATA ... CAPE PLUMBAGO
LOW	5 G.C.	RHA.	3'X4'	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
MEDIUM	5 G.C.	ROS.	3'X4'	ROSA CARPET ROSE ... WHITE CARPET ROSE
LOW	5 G.C.	SAL.H.	3'X3'	SALVIA 'HOT LIPS' ... HOT LIPS SAGE
LOW	5 G.C.	SAL.M.	4'X4'	SALVIA LEUCANTHA 'MIDNIGHT' ... MIDNIGHT MEXICAN SAGE
LOW	1 G.C.	TEU.	1'X2'	TEUCRIUM CHAMAEDRYS ... GERMANDER
MEDIUM	5 G.C.	TRA.	2'X10'	TRACHELOSPERMUM JASMINOIDES ... STAR JASMINE
LOW	5 G.C.	TUL.	2'X2'	TULBAGHIA VIOLACEA 'SOCIETY' ... SOCIETY GARDEN
LOW	5 G.C.	ZAU.	4'X4'	ZAUSCHNERIA CALIFORNICA ... CALIFORNIA FUCHSIA

FOR NORTH OR EAST FACING HOMES:

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HXW	SHRUBS:
MEDIUM	5 G.C.	AUC.	4'x4'	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	AZA.	4'x3'	AZALEA (PINK) ... PINK EVERGREEN AZALEA
MEDIUM	5 G.C.	LIR.	3'x3'	LIRIOPE GIGANTEA ... GIANT LILY TURF
MEDIUM	5 G.C.	MAH.	3'x4'	MAHONIA 'SOFT CARESS' ... SOFT CARESS MAHONIA



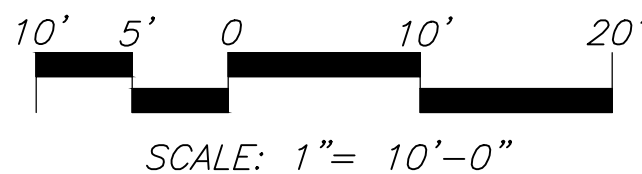
THE PROJECT WILL COMPLY WITH THE STATE
MWEL0 FOR WATER CONSERVATION.
AUTOMATIC CONTROLLER: RAINBIRD ESP-TM2

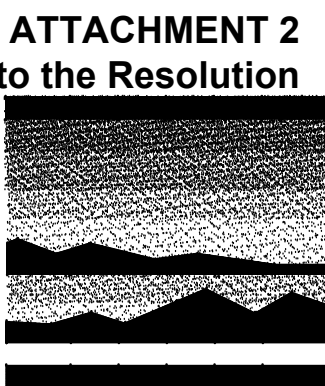
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

8/23/23

DATE _____





MTW *group*
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer
C-5284

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REVISIONS

[illegible]

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - WINTER,
TYPICAL PRODUCTION
HOMES
RANCHO CORDOVA, CA

K. HOYNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

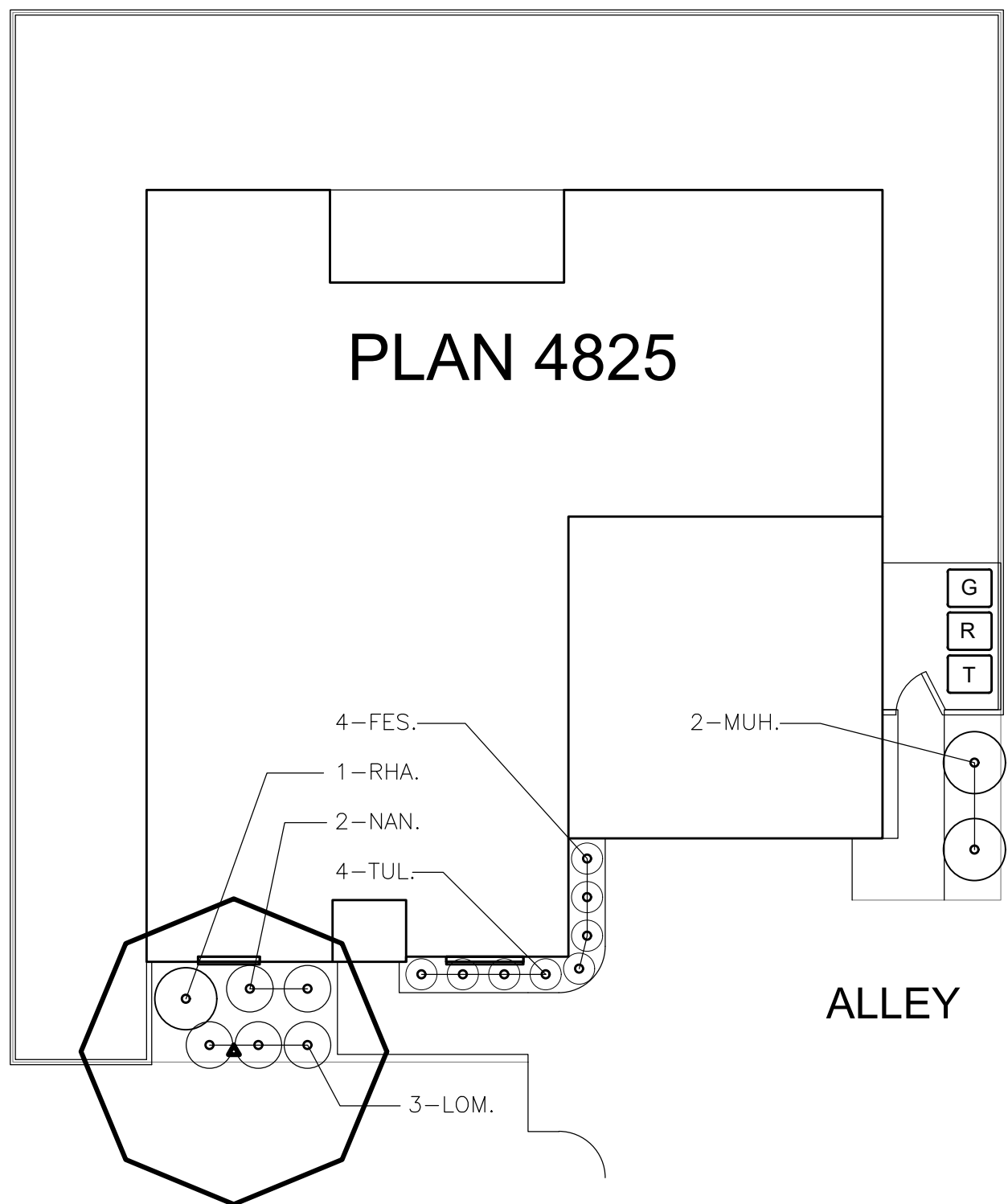
DATE	8/23/23
JOB NO.	22-30.P
SHEET TITLE	

PLAN 4825
TYPICAL LANDSCAPE
PLANTING PLAN

SHEET NO.

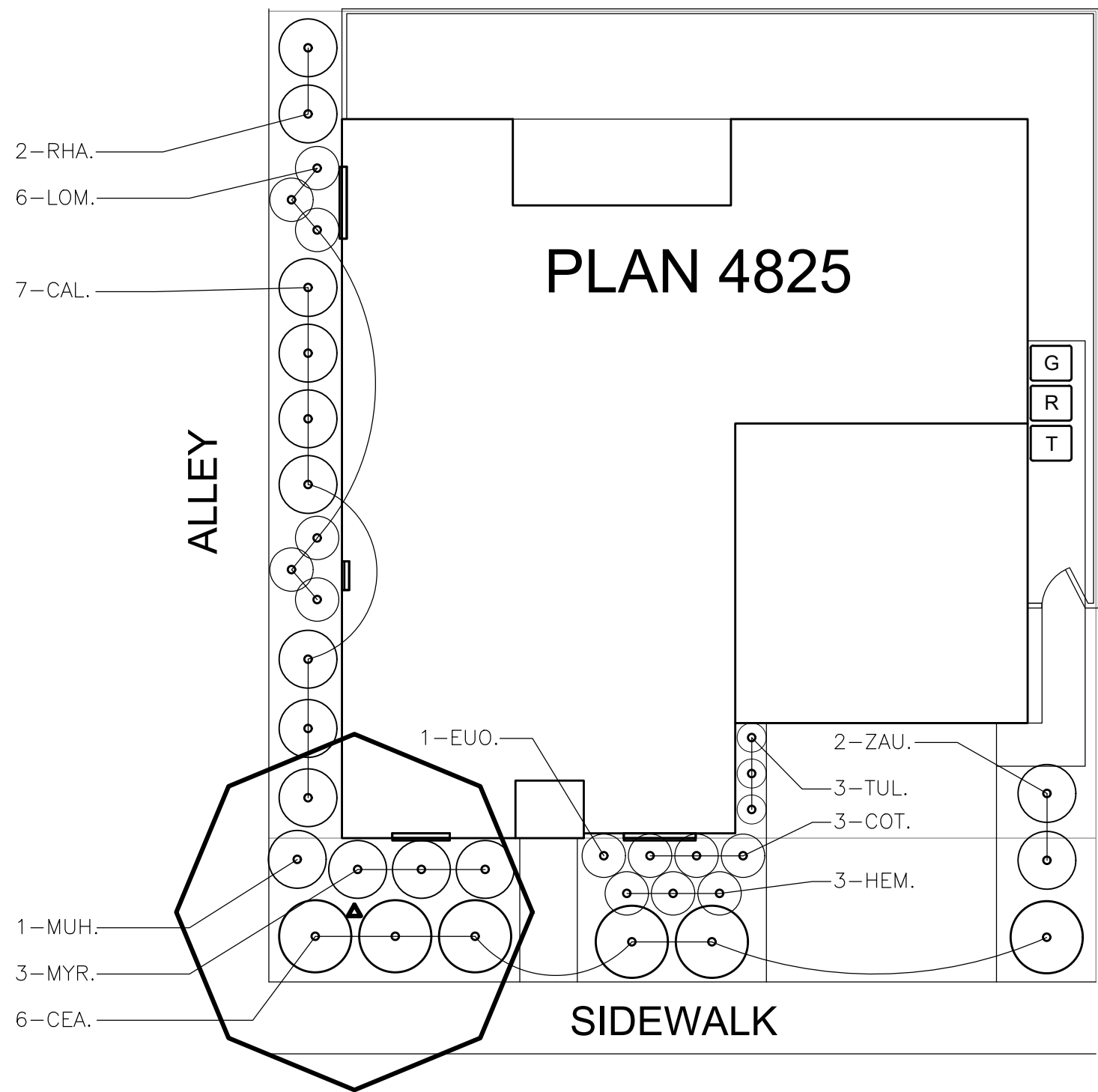
L5.2

SHEET 8 OF 11



APPROX. LANDSCAPE AREA: 225 SQ. FT.

BACK LOT OF ALLEY FACING ALLEY



APPROX. LANDSCAPE AREA: 744 SQ. FT.

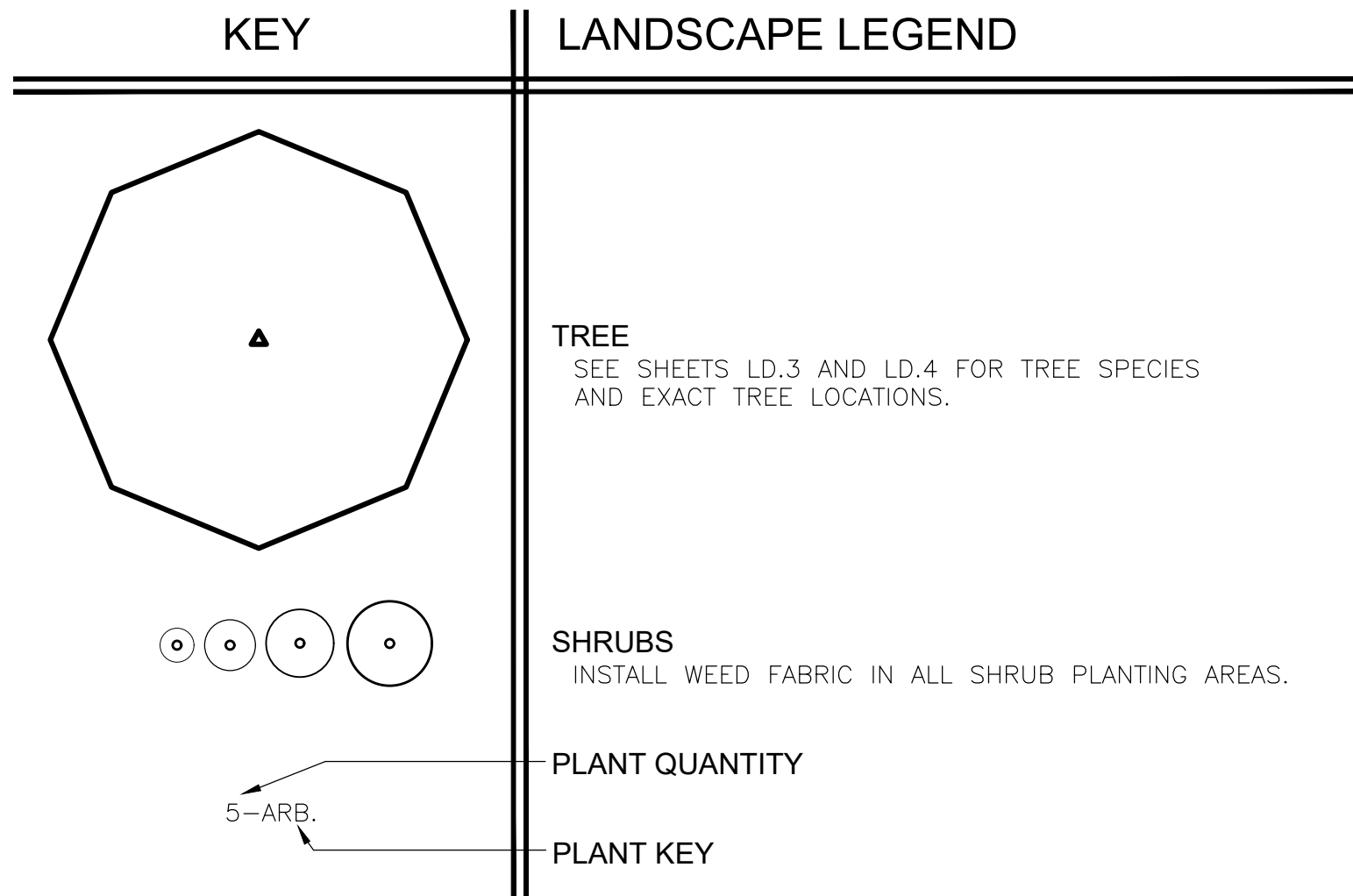
FRONT LOT OF ALLEY FACING STREET

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HxW	TREES:
LOW	15 G.C.		30"x20"	ACACIA STENOPHYLLA ... SHOESTRING ACACIA
MEDIUM	15 G.C.		30"x25"	ACER BUERGERIANUM ... TRIDENT MAPLE
LOW	24" BOX		35"x25"	ARBUTUS 'MARINA' ... STRAWBERRY TREE
MEDIUM	24" BOX		20"x20"	CERCIS CANADENSIS VAR. MEXICANA ... MEXICAN REDBUD
MEDIUM	24" BOX		25"x15"	CHIONANTHUS RETUSUS ... CHINESE FRINGE TREE
MEDIUM	24" BOX		25"x25"	ERIOBOTRYA DEFLEXA ... BRONZE LOQUAT
MEDIUM	24" BOX		15"x10"	GINKGO BILOBA 'JADE BUTTERFLY' ... JADE BUTTERFLY GINKGO
MEDIUM	24" BOX		30"x30"	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
LOW	15 G.C.		15"x15"	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE GRAPE MYRTLE
LOW	15 G.C.		20"x20"	LAURUS 'SARATOGA' ... SARATOGA LAUREL
MEDIUM	24" BOX		50"x45"	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX		25"x15"	MAGNOLIA GRANDIFLORA 'LITTLE GEM' ... LITTLE GEM MAGNOLIA
MEDIUM	24" BOX		45"x30"	NYSSA SYLVATICA ... SOUR GUM
LOW	24" BOX		30"x30"	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
LOW	24" BOX		40"x30"	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
LOW	15 G.C.		30"x25"	RHUS LANCEA ... AFRICAN SUMAC
LOW	15 G.C.		35"x25"	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
				SHRUBS:
MEDIUM	5 G.C.	ABE.	3'x4'	ABELIA GRANDIFLORA ... GLOSSY ABELIA
LOW	5 G.C.	CAL.	8'x4'	CALLISTEMUM 'SLIM' ... SLIM BOTTLEBRUSH
LOW	1 G.C.	CEA.	2'x8'	CEANOTHUS 'YANKEE POINT' ... YANKEE POINT CEANOTHUS
MEDIUM	1 G.C.	CIS.	2'x6"	CISTIS SALICIFOLIA 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	5 G.C.	COT.	4'x3'	COTONEASTER CONGESTUS ... 'PREN' COTONEASTER
LOW	5 G.C.	EUD.	6'x3'	EUONYMUS JAPONICUS 'AUROREOVARIATUS' ... GOLD SPOT EUONYMUS
LOW	1 G.C.	FES.	1'x1'	FESTUCA GLAUCA ... BLUE FESCUE
LOW	5 G.C.	GRE.	5'x6"	GREVILLEA 'NOELLII' ... GREVILLEA
MEDIUM	5 G.C.	HEM.	4'x3'	HEMEROCALLIS SP. ... EVERGREEN DAYLILY (ORANGE)
LOW	1 G.C.	LAN.	2'x5'	LANTANA SELLOWIANA 'PURPLE' ... PURPLE TRAILING LANTANA
LOW	5 G.C.	LAV.	3'x3'	LAVANDULA X INTERMEDIA 'PROGRESS' ... 'PCECENCE FRENCH LAVANDER
LOW	5 G.C.	LEU.	4'x4'	LEUCOPHYLLUM LAEVIGATUM ... GIJHJHJHJH SAGE
LOW	5 G.C.	LIG.	8'x8'	LIGUSTRUM OVALIFOLIUM ... CALIFORNIA PRIVET
LOW	5 G.C.	LOM.	3'x3'	LOMANDRA 'PLATINUM BEAUTY' ... DWARF MATT RUSH
LOW	5 G.C.	MUH.	4'x4'	MUHLBERGIA CAPILLARIS ... PINK MUHLY
LOW	5 G.C.	MYR.	5'x5'	MYRTUS COMMUNIS ... MYRTLE
LOW	5 G.C.	NAN.	3'x3'	NANDINA DOMESTICA ... HEAVENLY BAMBOO
LOW	5 G.C.	PHO.R.	6'x6"	PHORMIUM 'RUBRUM' ... RED NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'x6"	PHORMIUM 'VARIEGATUM' ... VARIEGATED NEW ZEALAND FLAX
MEDIUM	5 G.C.	PIT.	6'x6"	PITISPORUM TOBIRA 'VARIEGATUM' ... VARIEGATED TOBIRA
LOW	5 G.C.	PLU.	6'x8"	PLUMBAGO AURICULATA ... CAPE PLUMBAGO
LOW	5 G.C.	RHA.	3'x4'	RHAPHIOLEPS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
MEDIUM	5 G.C.	ROS.	3'x4'	ROSA CARPET ROSE ... WHITE CARPET ROSE
LOW	5 G.C.	SAL.H.	3'x3'	SALVIA 'HOT LIPS' ... HOT LIPS SAGE
LOW	5 G.C.	SAL.M.	4'x4'	SALVIA LEUCANTHA 'MIDNIGHT' ... MIDNIGHT MEXICAN SAGE
LOW	1 G.C.	TEU.	1'x2'	TEUCRIUM CHAMAEDRYS ... GERMANDER
MEDIUM	5 G.C.	TRA.	2'x10"	TRACHELOSPERMUM JASMINOIDES ... STAR JASMINE
LOW	5 G.C.	TUL.	2'x2'	TULBAGHIA VIOLACEA 'SOCIETY' ... GARDEN PINK
LOW	5 G.C.	ZAU.	4'x4'	ZAUSCHNERIA CALIFORNICA ... CALIFORNIA FUCHSIA

FOR NORTH OR EAST FACING HOMES:

WATER USE	SIZE	KEY	SIZE	BOTANICAL NAME ... COMMON NAME
			HXW	SHRUBS:
MEDIUM	5 G.C.	AUC.	4'x4'	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	AZA.	4'x3'	AZALEA (PINK) ... PINK EVERGREEN AZALEA
MEDIUM	5 G.C.	LIR.	3'x3'	LIRIOPE GIGANTEA ... GIANT LILY TURF
MEDIUM	5 G.C.	MAH.	3'x4'	MAHONIA 'SOFT CARESS' ... SOFT CARESS MAHONIA



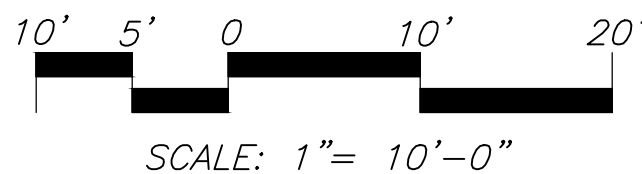
THE PROJECT WILL COMPLY WITH THE STATE
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AUTOMATIC CONTROLLER: RAINBIRD ESP-TM2

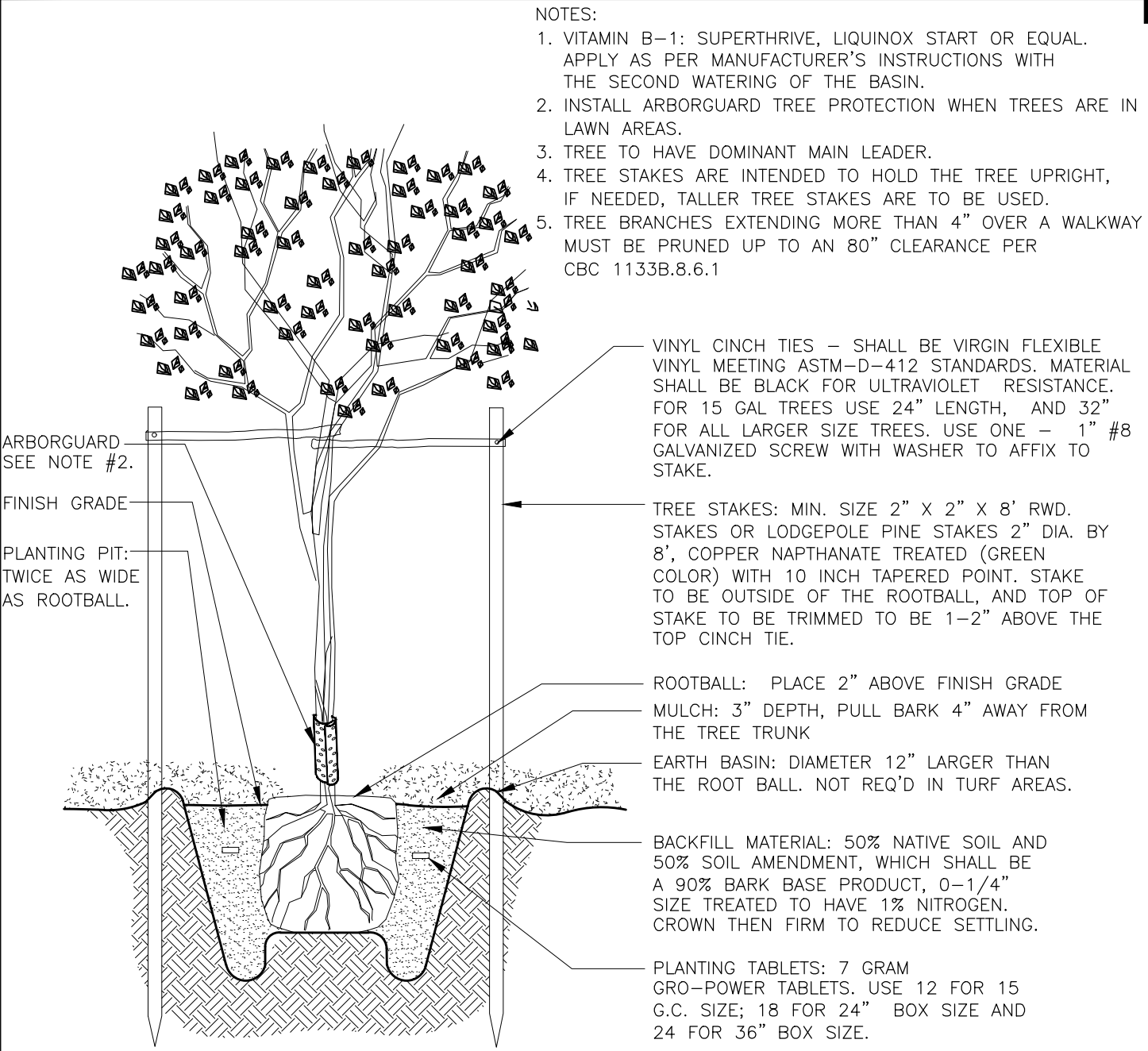
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

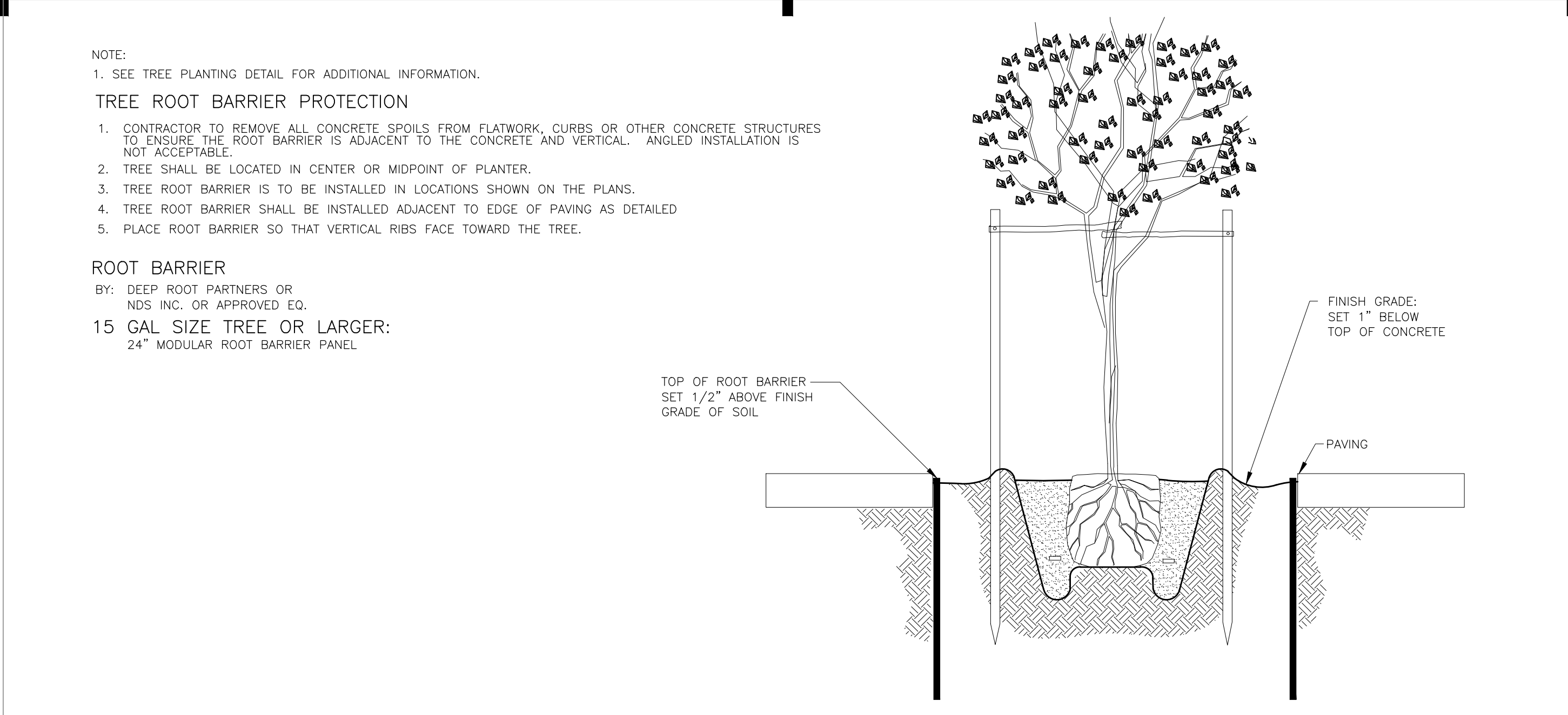
8/23/23

DATE _____

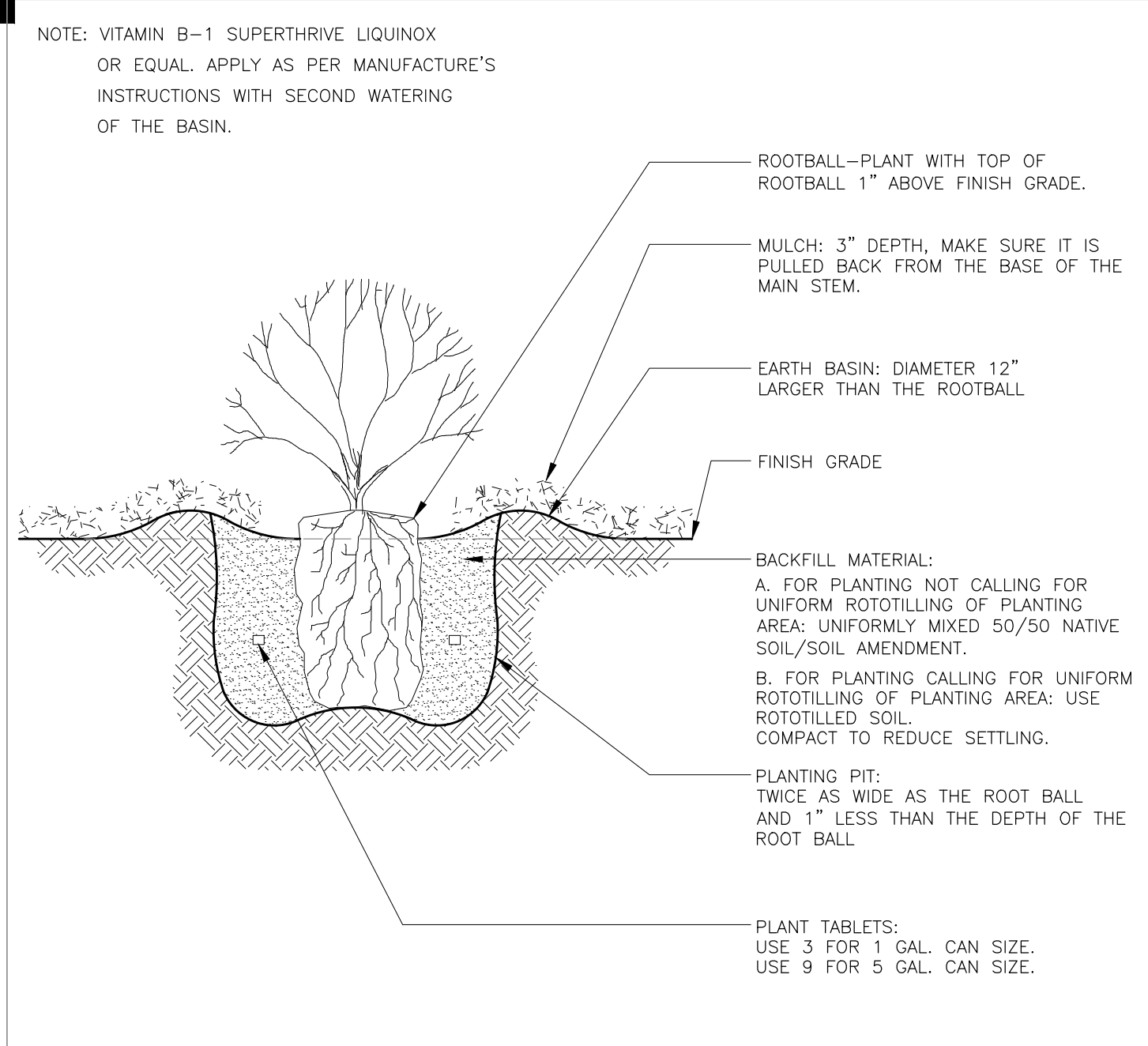




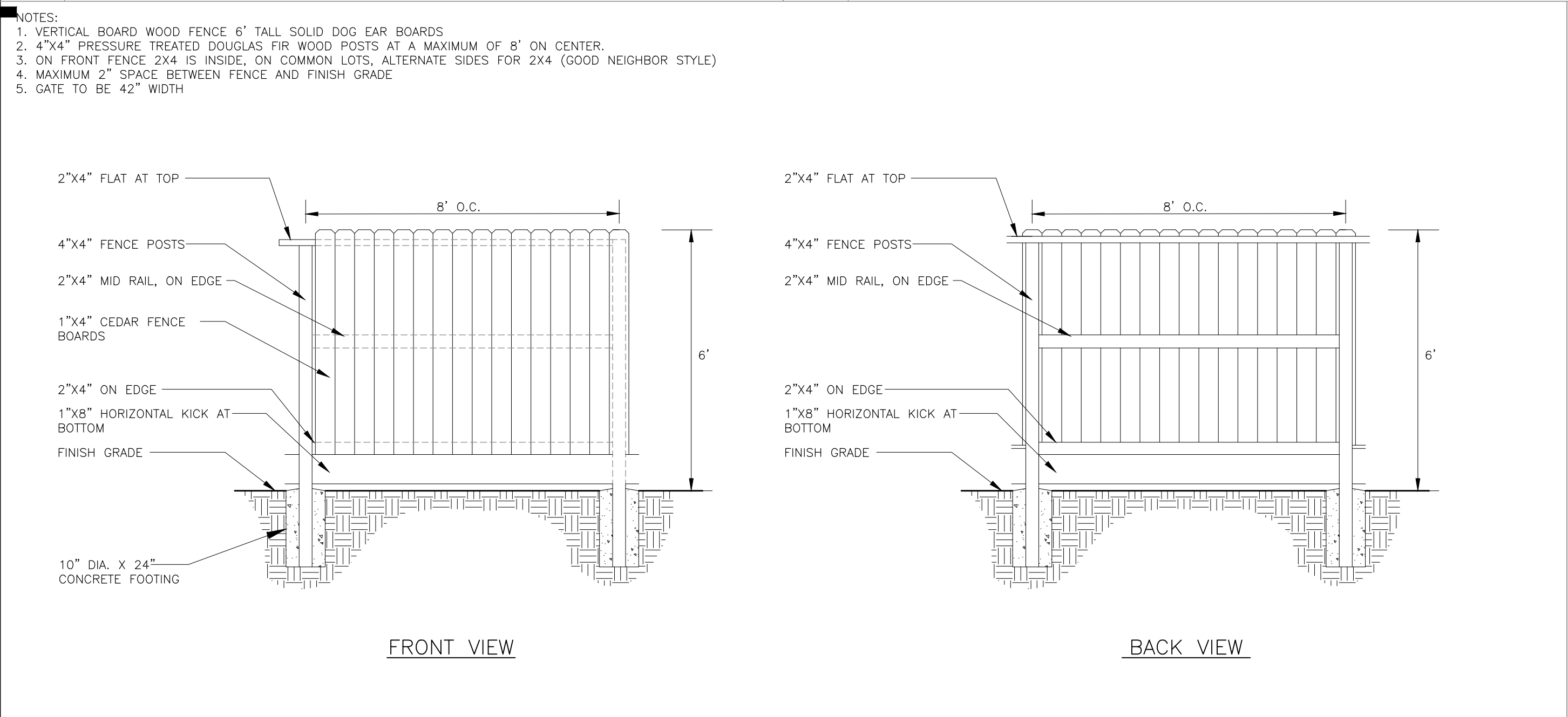
1 TREE PLANTING AND STAKING DETAIL



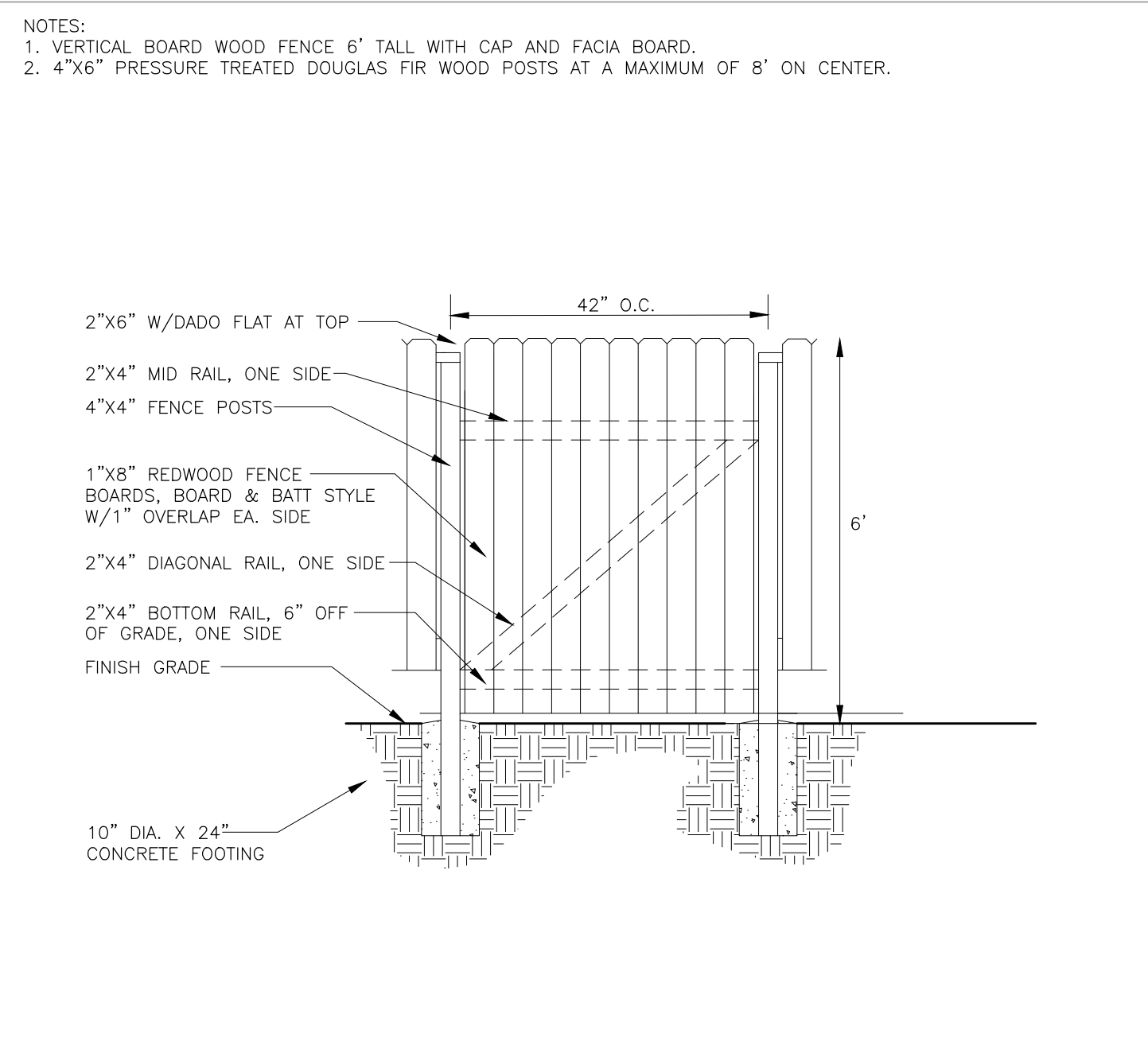
2 ROOT BARRIER CONTROL DETAIL



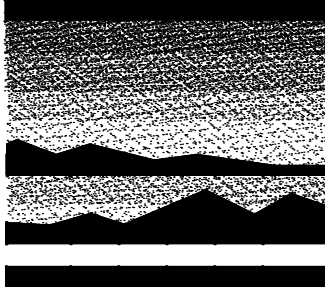
3 SHRUB PLANTING DETAIL



4 WOOD FENCE DETAIL



5 WOOD FENCE GATE DETAIL



MTW *group*
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer C-5284

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REVISIONS			
NO.	DESCRIPTION	DATE	REV'D

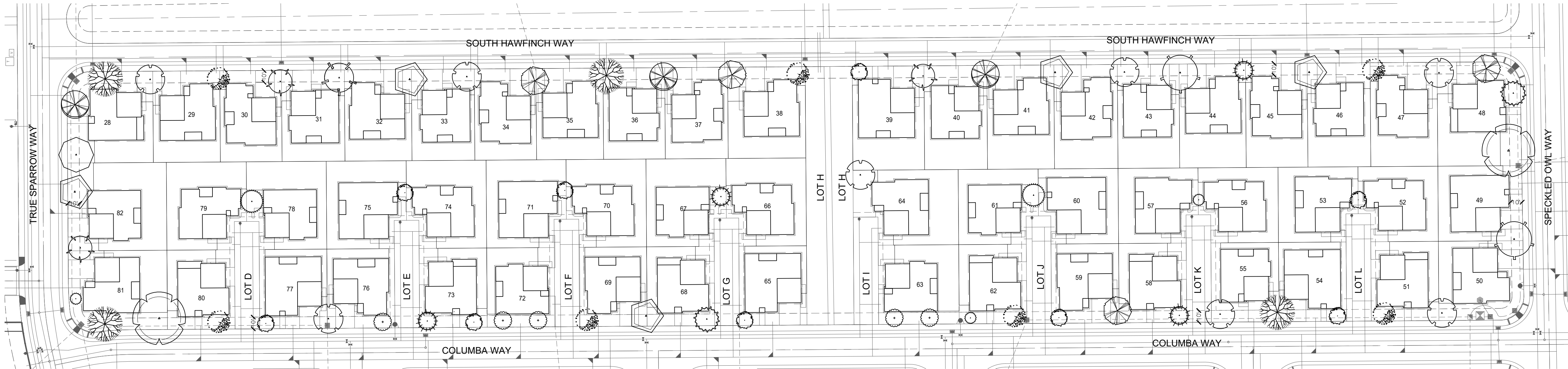
INITIAL BOX			
NO.	DWG BY	DATE	REVIEWED

THE RANCH - WINTER,
TYPICAL PRODUCTION
HOMES
RANCHO CORDOVA, CA
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

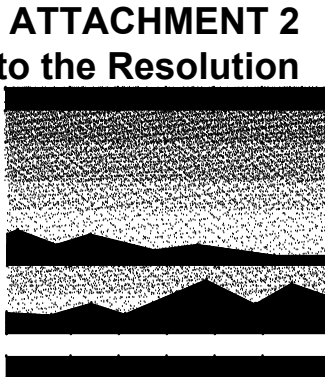
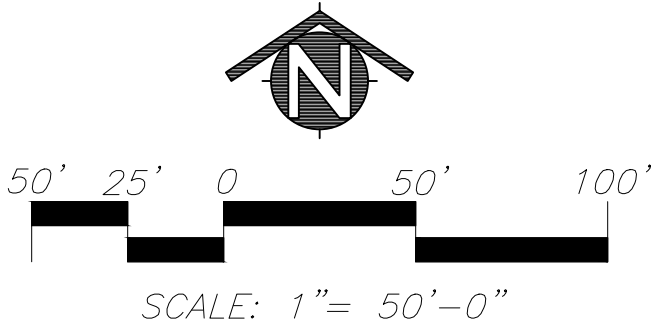
DATE	8/23/23
JOB NO.	22-30.P
SHEET TITLE	

LANDSCAPE
PLANTING AND
CONSTRUCTION
DETAILS

SHEET NO.
LD.1
SHEET 9 OF 11



KEY	LANDSCAPE LEGEND
	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
	ACER BUERGERIANUM ... TRIDENT MAPLE
	ARBUTUS 'MARINA' ... STRAWBERRY TREE
	CERCIS CANADENSIS VAR. MEXICANA ... MEXICAN REDBUD
	CHIONANTHUS RETUSUS ... CHINESE FRINGE TREE
	ERIOBOTRYA DEFLEXA ... BRONZE LOQUAT
	GINKGO BILOBA 'JADE BUTTERFLY' ... JADE BUTTERFLY GINKGO
	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
	LAURUS 'SARATOGA' ... SARATOGA LAUREL
	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' ... LITTLE GEM MAGNOLIA
	NYSSA SYLVATICA ... SOUR GUM
	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
	RHUS LANCEA ... AFRICAN SUMAC
	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM



MTW *group*
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer C-5284

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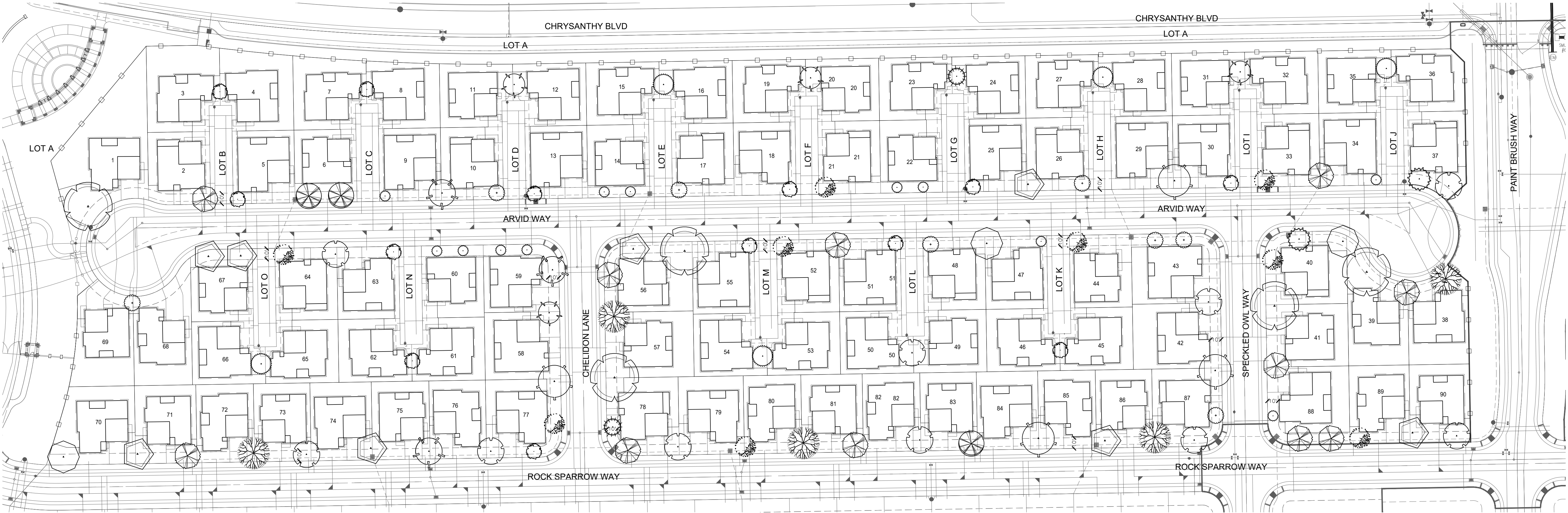
INITIAL BOX			
NO.	DWG BY	DATE	REVIEWED

THE RANCH - WINTER,
TYPICAL PRODUCTION
HOMES
RANCHO CORDOVA, CA
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

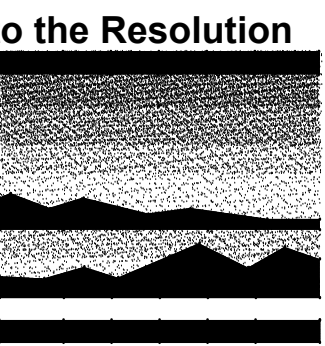
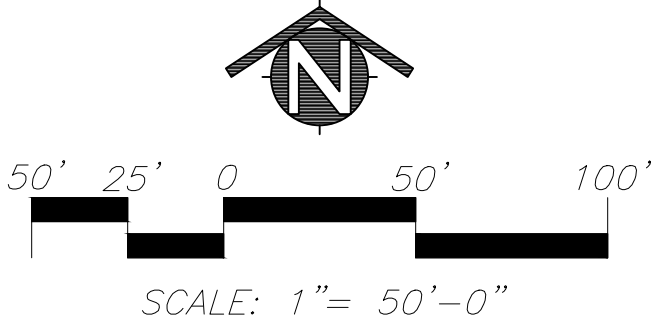
DATE	8/23/23
JOB NO.	22-30.P
SHEET TITLE	

VILLAGE 20
TREE PLANTING
PLAN

SHEET NO.	LD.3
SHEET	10 OF 11



KEY	LANDSCAPE LEGEND
	ACACIA STENOPGYLLA ... SHOESTRING ACACIA
	ACER BUERGERIANUM ... TRIDENT MAPLE
	ARBUTUS 'MARINA' ... STRAWBERRY TREE
	CERCIS CANADENSIS VAR. MEXICANA ... MEXICAN REDBUD
	CHIONANTHUS RETUSUS ... CHINESE FRINGE TREE
	ERIOBOTRYA DEFLEXA ... BRONZE LOQUAT
	GINKGO BILOBA 'JADE BUTTERFLY' ... JADE BUTTERFLY GINKGO
	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
	LAURUS 'SARATOGA' ... SARATOGA LAUREL
	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' ... LITTLE GEM MAGNOLIA
	NYSSA SYLVATICA ... SOUR GUM
	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
	RHUS LANCEA ... AFRICAN SUMAC
	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM



MTW *group*
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer C-5284

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REVISIONS			
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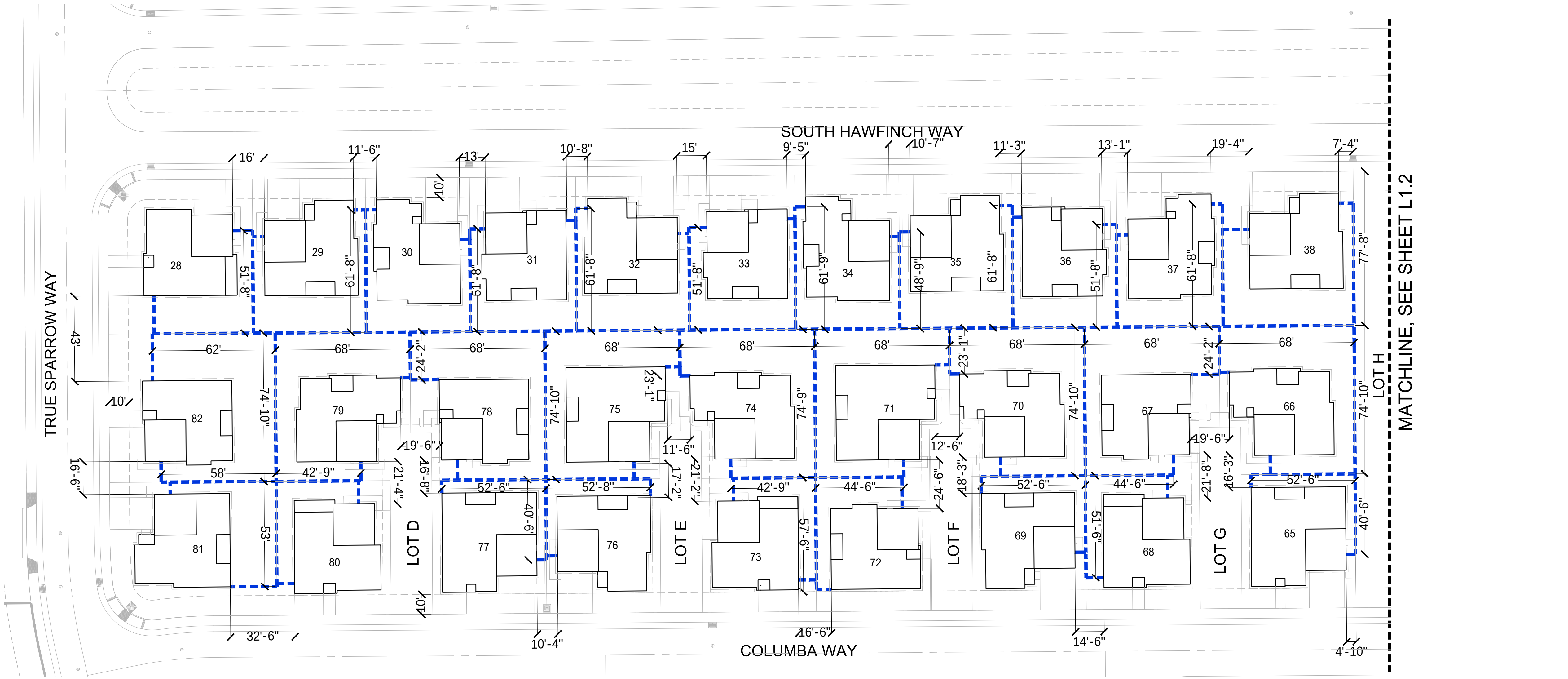
INITIAL BOX			
NO.	DWG BY	DATE	REVIEWED

THE RANCH - WINTER,
TYPICAL PRODUCTION
HOMES
RANCHO CORDOVA, CA
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

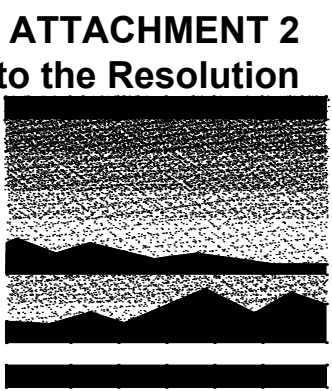
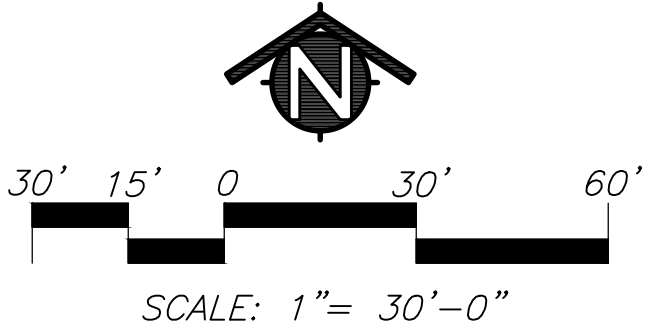
DATE	8/23/23
JOB NO.	22-30.P
SHEET TITLE	

VILLAGE 22
TREE PLANTING
PLAN

SHEET NO.	
LD.4	
SHEET 11 OF 11	



KEY	SITE LEGEND
	NEW 6' TALL GOOD NEIGHBOR WOOD FENCE
	NEW CMU WALL, BY OTHERS



MTW *group*
LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



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REVISIONS			
NO.	DESCRIPTION	DATE	REV'D
1	CITY'S DESIGN REVIEW	6/22/23	SL

INITIAL BOX			
NO.	DWG BY	DATE	REVIEWED

THE RANCH - WINTER,
COMMUNITY FENCING
PLAN
RANCHO CORDOVA, CA
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

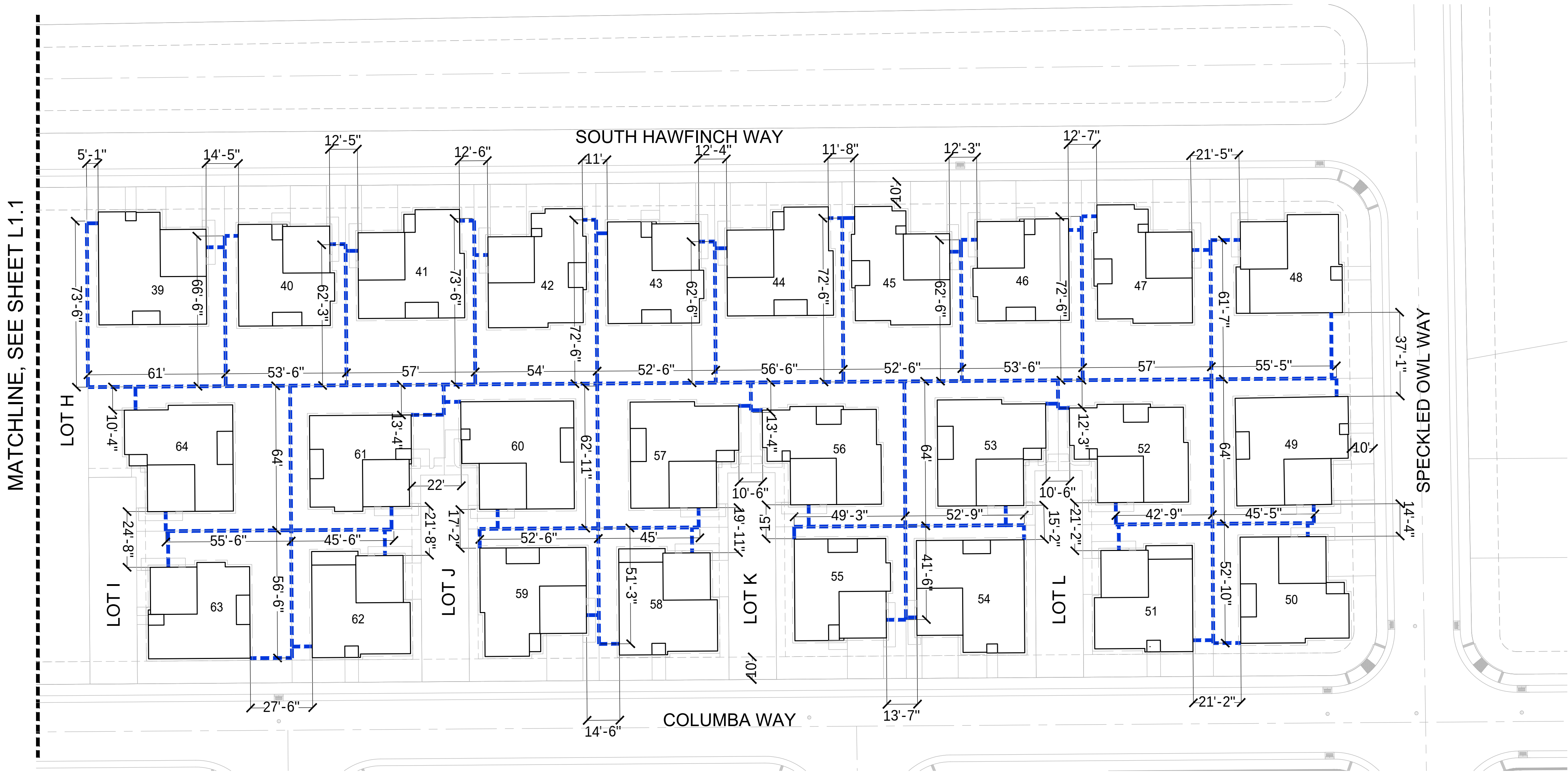
DATE	6/22/23
JOB NO.	22-30.F
SHEET TITLE	

VILLAGE 20 -
FENCING PLAN

SHEET NO.

L1.1

SHEET 1 OF 5

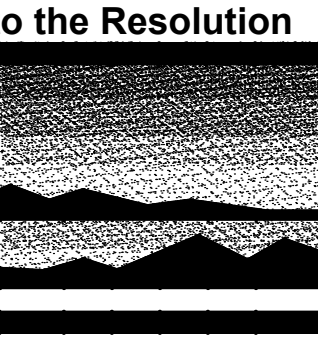
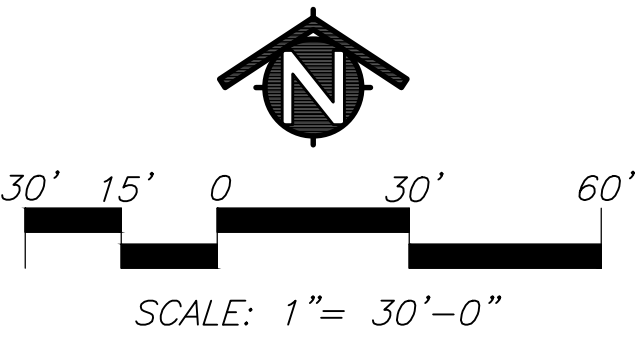


KEY

SITE LEGEND

NEW 6' TALL GOOD NEIGHBOR WOOD FENCE

NEW CMU WALL, BY OTHERS



MTW *group*

LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



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REVISIONS			
NO.	DESCRIPTION	DATE	REV'D
1	CITY'S DESIGN REVIEW	6/22/23	SL

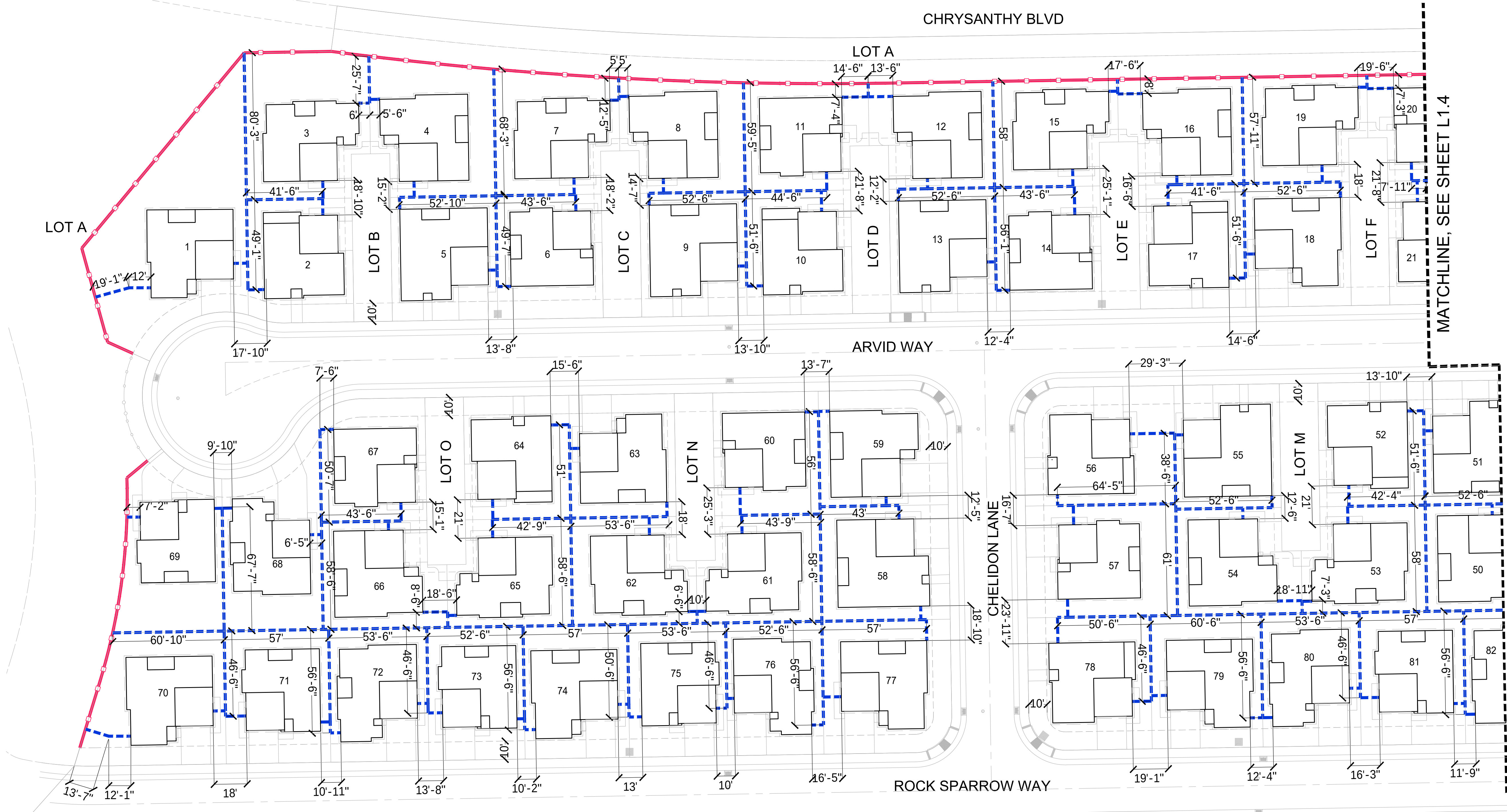
INITIAL BOX			
NO.	DWG BY	DATE	REVIEWED

THE RANCH - WINTER,
COMMUNITY FENCING
PLAN
RANCHO CORDOVA, CA
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

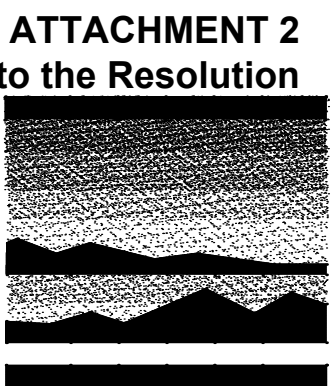
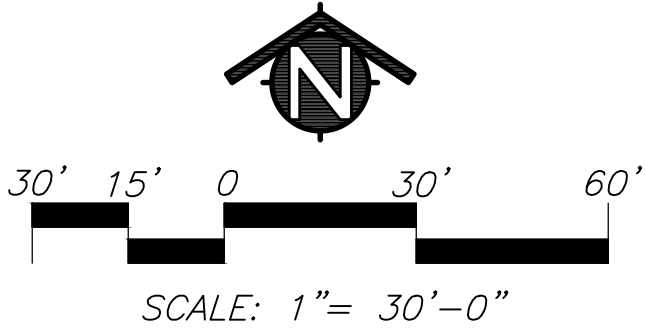
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JOB NO.	22-30.F
SHEET TITLE	

VILLAGE 20 -
FENCING PLAN

SHEET NO.
L1.2
SHEET 2 OF 5



KEY	SITE LEGEND
	NEW 6' TALL GOOD NEIGHBOR WOOD FENCE
	NEW CMU WALL, BY OTHERS



MTW *group*

LANDSCAPE ARCHITECTURE
AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



Peter D. Larimer C-5284

The Landscape Architects do not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The Landscape Architects disclaim responsibility for these plans and specifications if they are used in whole or in part at any other site.

REVISIONS			
NO.	DESCRIPTION	DATE	REV'D
1	CITY'S DESIGN REVIEW	6/22/23	SL

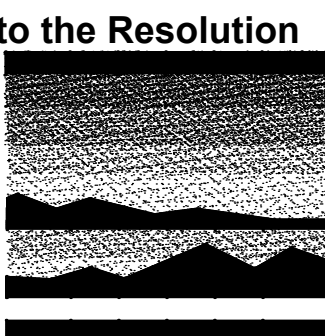
INITIAL BOX			
NO.	DWG BY	DATE	REVIEWED

**THE RANCH - WINTER,
COMMUNITY FENCING
PLAN**
RANCHO CORDOVA, CA
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE	6/22/23
JOB NO.	22-30.F
SHEET TITLE	

VILLAGE 22 -
FENCING PLAN

SHEET NO.	L1.3
SHEET	3 OF 5



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AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



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REVISION

[illegible]

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - WINTER,
COMMUNITY FENCING
PLAN
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
721 DOUGLAS BLVD. #15
ROSEVILLE, CA 95661
(916) 945-5347

DATE	6/22/23
JOB NO.	22-30.F
SHEET TITLE	

VILLAGE 22 - FENCING PLAN

SHEET NO.

L1.4

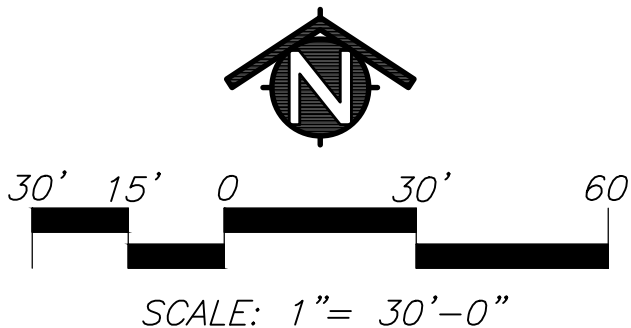
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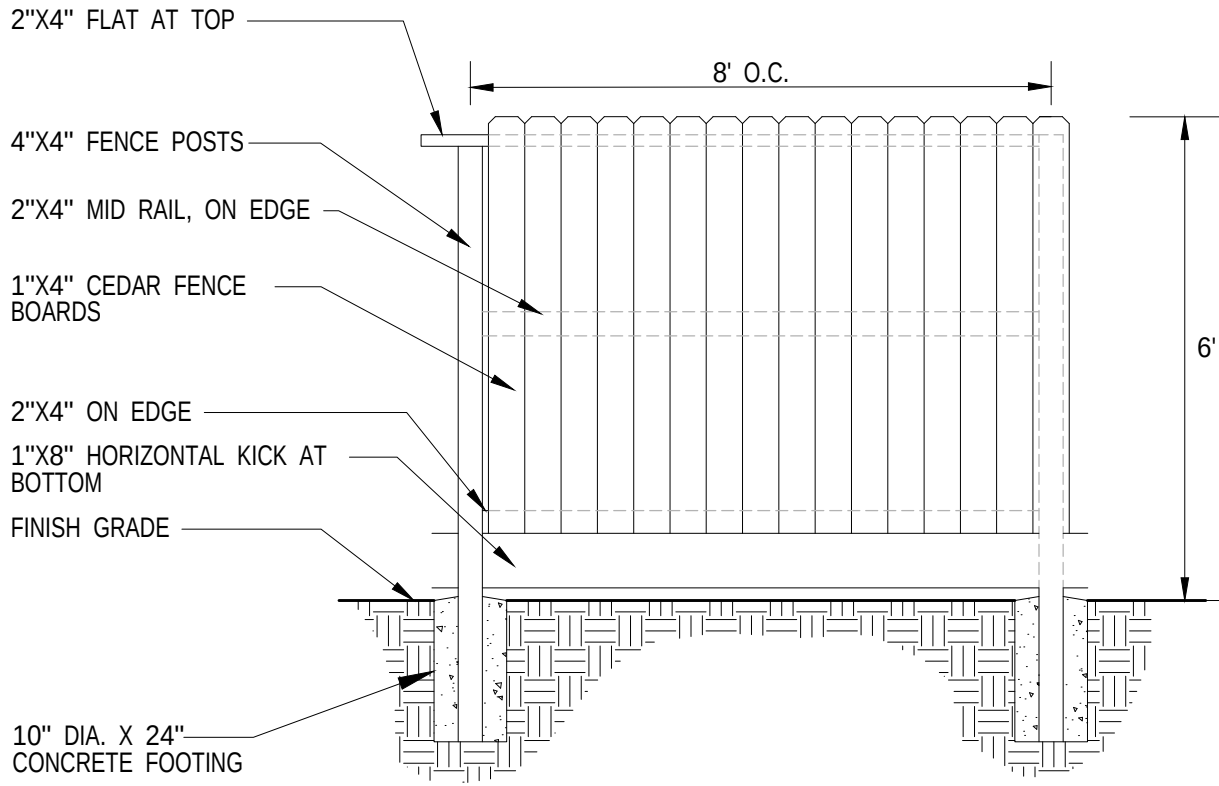
KEY

SITE LEGEND

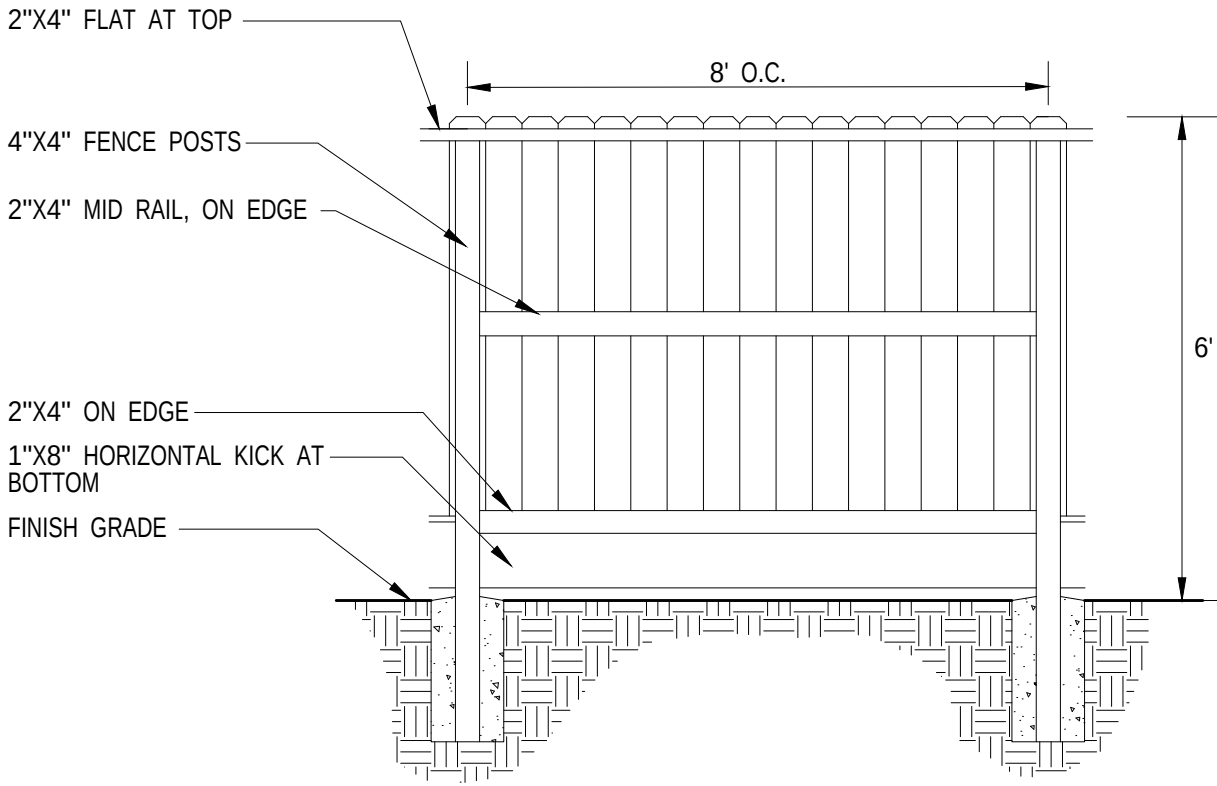
NEW 6' TALL GOOD NEIGHBOR WOOD FENCE
NEW CMU WALL, BY OTHERS



- NOTES:
1. VERTICAL BOARD WOOD FENCE 6' TALL SOLID DOG EAR BOARDS
 2. 4"x4" PRESSURE TREATED DOUGLAS FIR WOOD POSTS AT A MAXIMUM OF 8' ON CENTER.
 3. ON FRONT FENCE 2X4 IS INSIDE, ON COMMON LOTS, ALTERNATE SIDES FOR 2X4 (GOOD NEIGHBOR STYLE)
 4. MAXIMUM 2" SPACE BETWEEN FENCE AND FINISH GRADE
 5. GATE TO BE 42" WIDTH

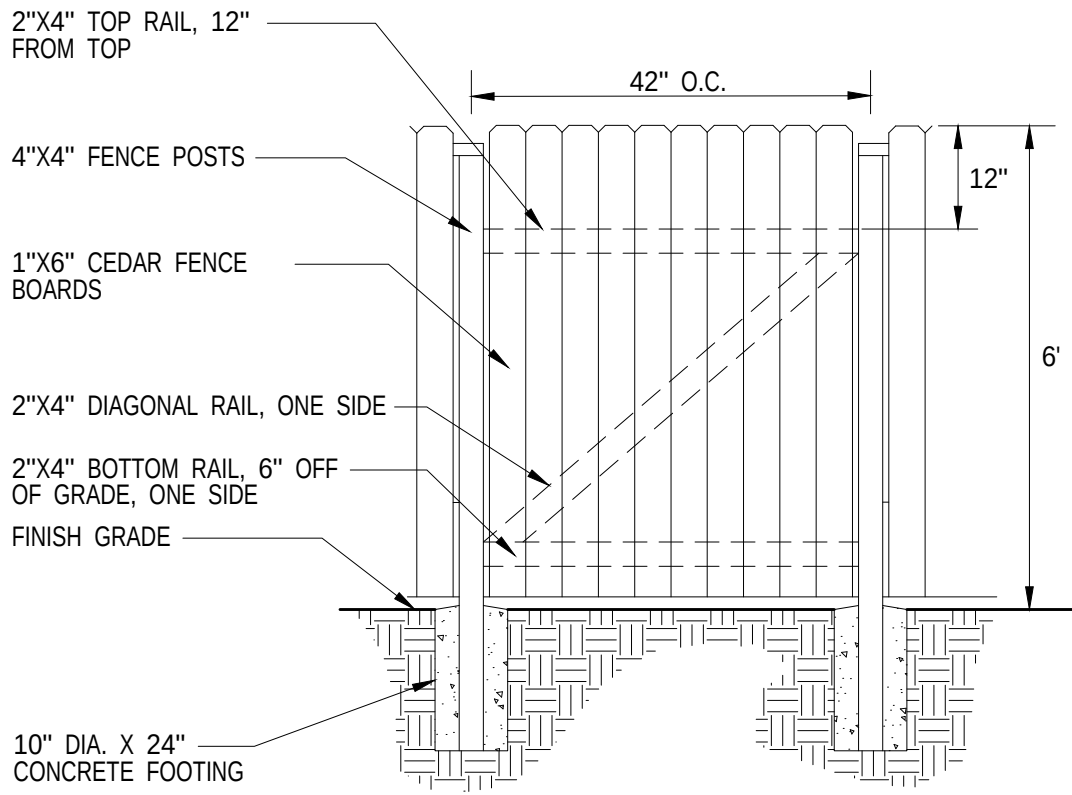


FRONT VIEW

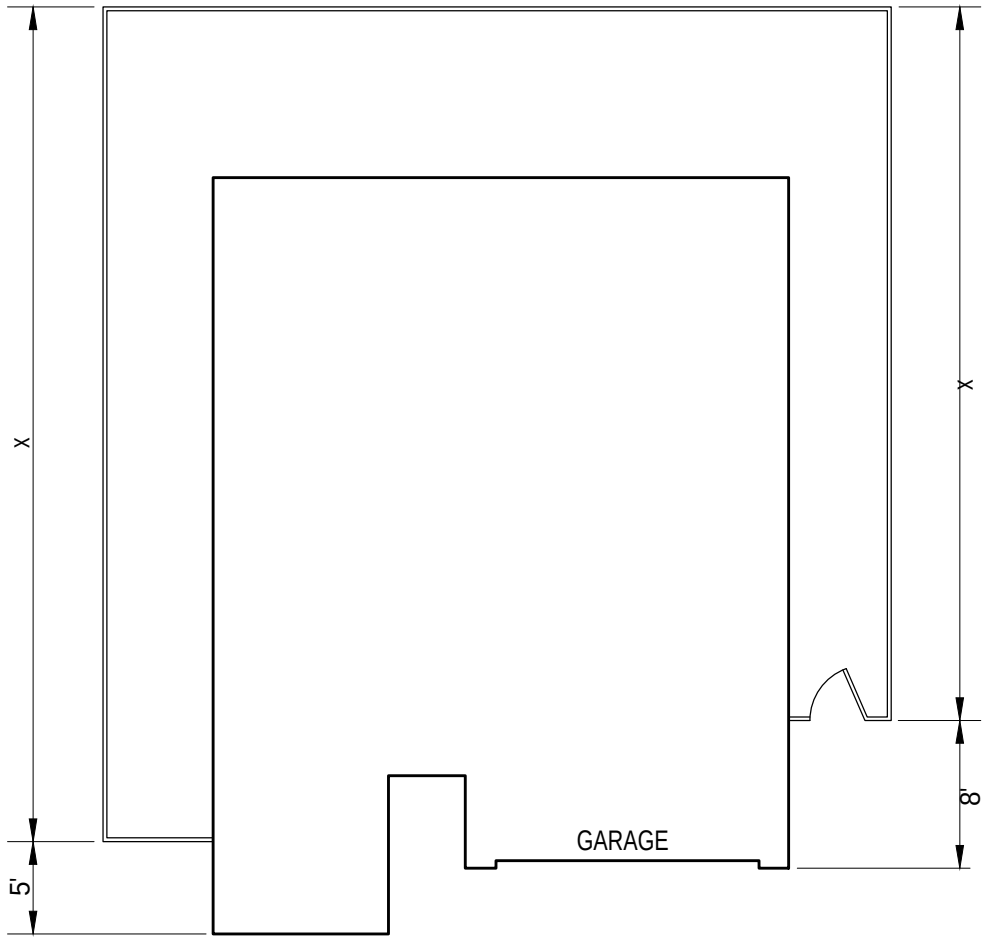


BACK VIEW

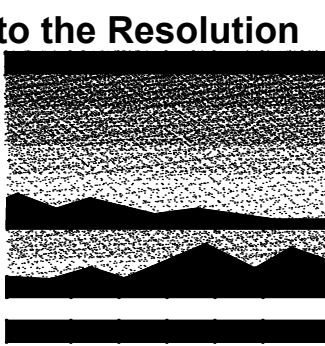
- NOTES:
1. VERTICAL BOARD WOOD FENCE 6' TALL WITH SOLID DOG EAR BOARDS.
 2. MAXIMUM 2" SPACE BETWEEN FENCE AND FINISH GRADE.



NOTE: X=REQUIRED LENGTH FOR EACH HOME PLAN.



1	WOOD FENCE DETAIL	2	WOOD FENCE GATE	3	TYPICAL LOT FENCE LAYOUT
---	-------------------	---	-----------------	---	--------------------------



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AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990



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REVISIONS			
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1	CITY'S DESIGN REVIEW	6/22/23	SL

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THE RANCH - WINTER,
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3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE	6/22/23
JOB NO.	22-30.F
SHEET TITLE	

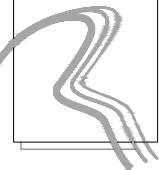
FENCING DETAILS

SHEET NO.

L2.1

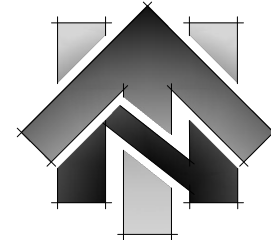
SHEET 5 OF 5

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



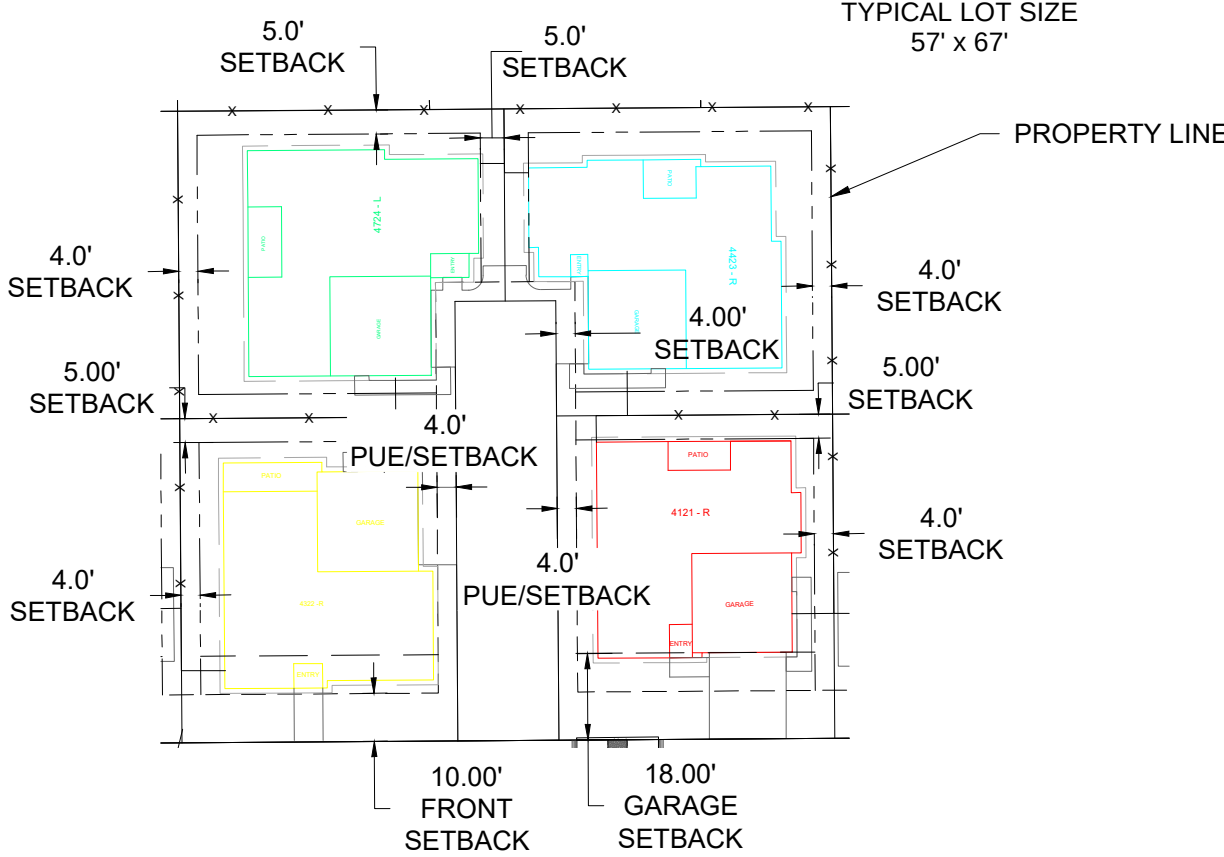
THE RANCH VILLAGE 20

UTILITY COMPOSITE SEPTEMBER 21, 2023



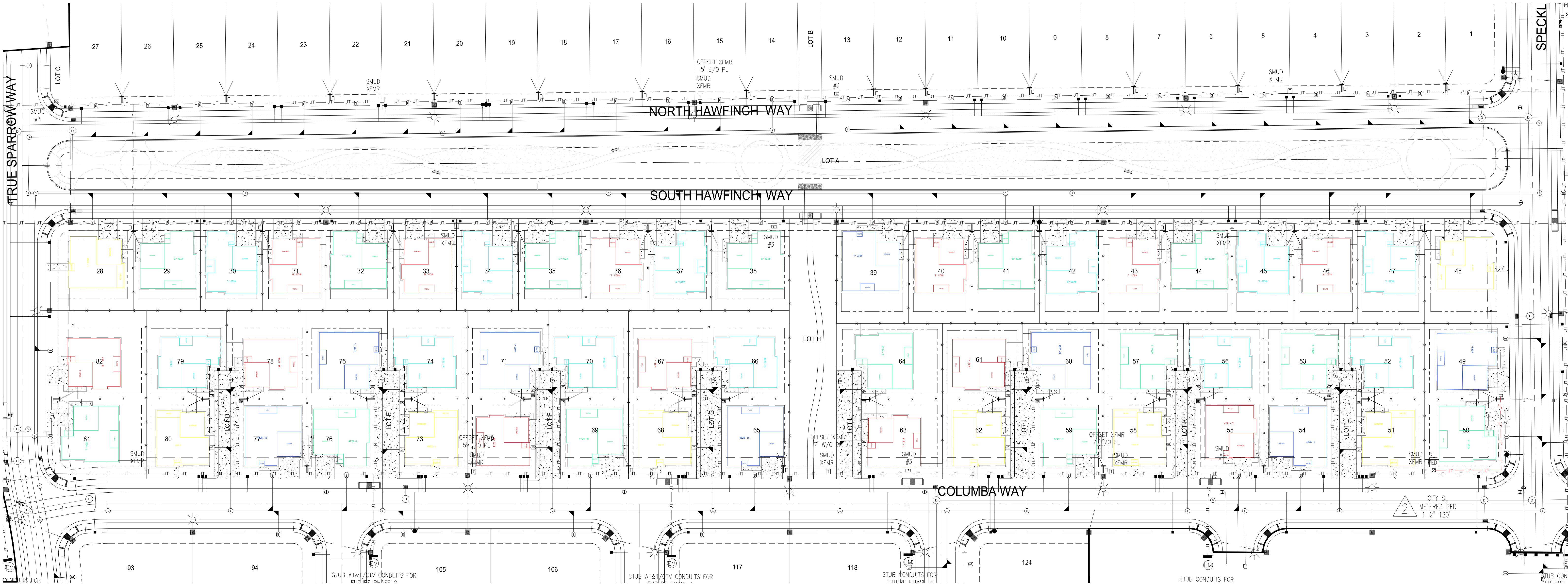
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SCALE IN FEET

SETBACK EXHIBIT

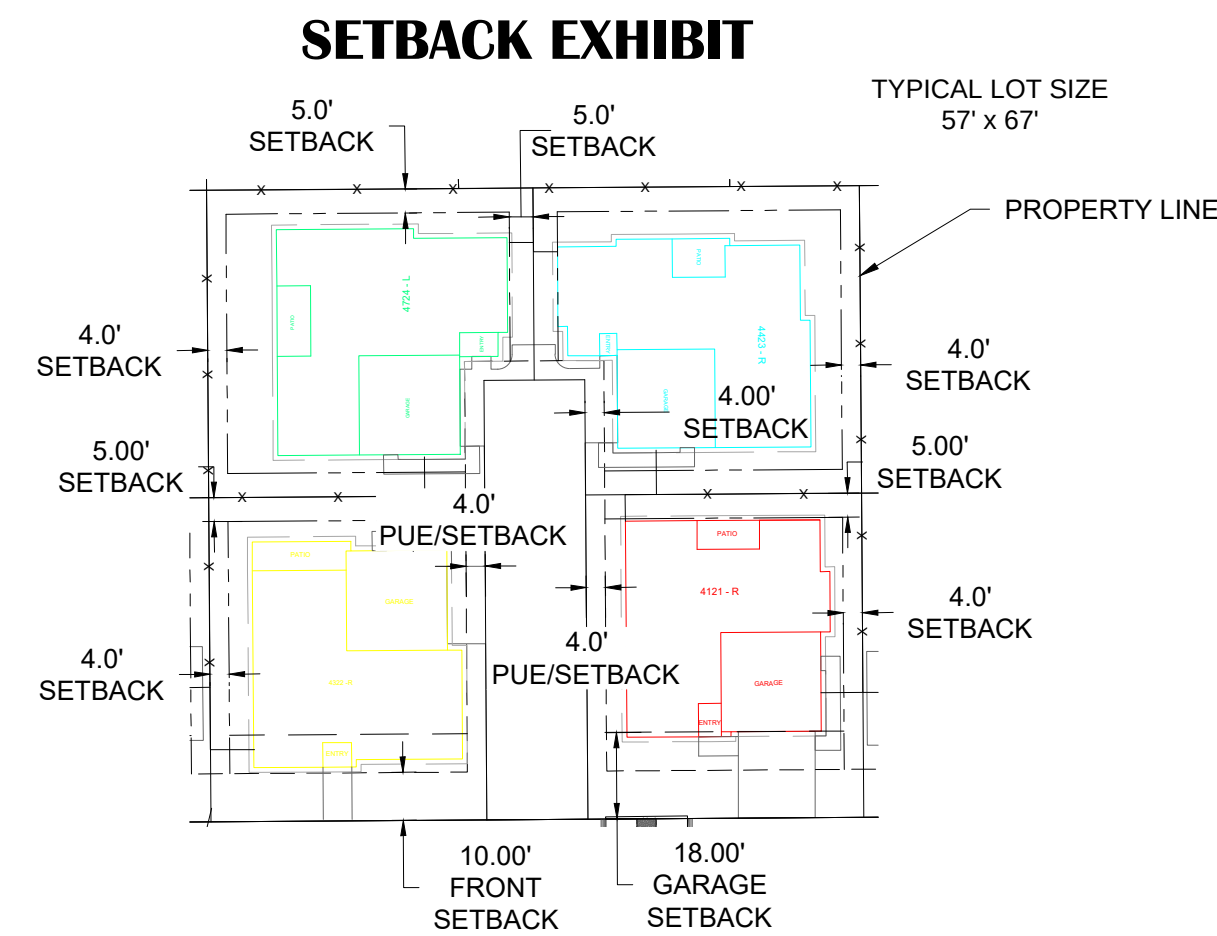
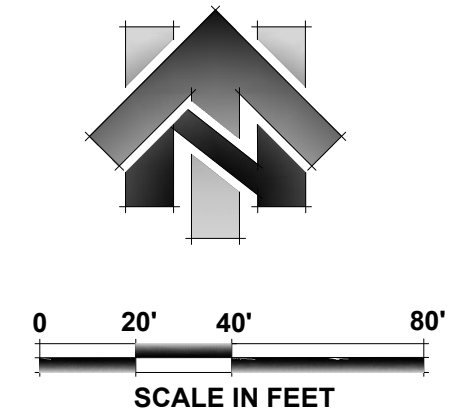


LEGEND

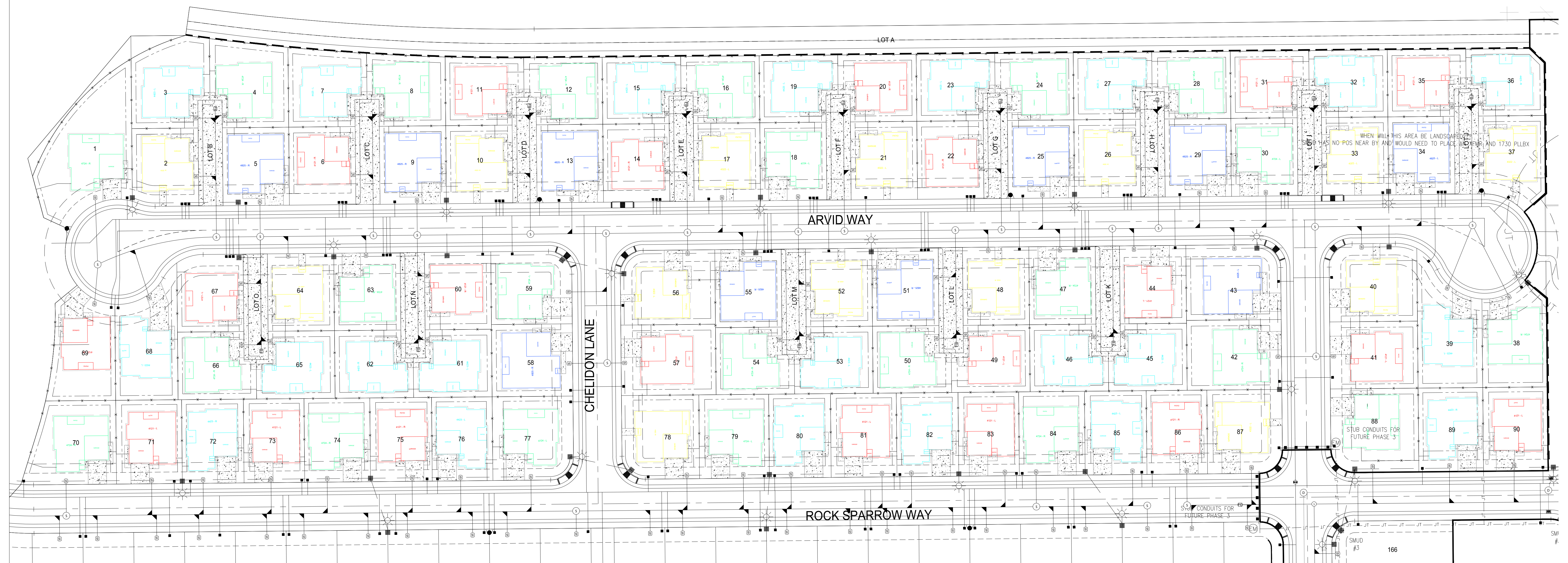
- ELECTRICAL SERVICE
- JOINT TRENCH
- XFMR TRANSFORMER
- SLPED STREET LIGHT PEDESTAL
- STREET LIGHT
- SEWER MANHOLE
- SEWER FLUSHING BRANCH
- SEWER SERVICE
- WATER SERVICE
- STORM DRAIN INLET
- FIRE HYDRANT
- CONCRETE
- PEDESTRIAN RAMP
- LOT NUMBER
- 4' PUE/SETBACK FOR BUILDING EAVE



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(916) 366-3040 Fax (916) 366-3303
R. E. Y. ENGINEERS, Inc.
Civil Engineers | Land Surveyors | LIDAR



	ELECTRICAL SERVICE
	JOINT TRENCH
	XFMR TRANSFORMER
	SLPED STREET LIGHT PEDESTAL
	STREET LIGHT
	SEWER MANHOLE
	SEWER FLUSHING BRANCH
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	FIRE HYDRANT
	CONCRETE
	PEDESTRIAN RAMP
	LOT NUMBER
	4' PUE/SETBACK FOR BUILDING EAVE



ITEM 5.3.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
1.	The approved entitlement is for a Major Design Review Permit for The Ranch Active Adult Winter Product. The project shall be constructed consistent with the Design Booklet listed as Project Plans (<u>Exhibit A</u>) as described in the Planning Commission staff report dated October 11, 2023, and conditions herein (<u>Exhibit B</u>), for project number PLND-0523-0072.	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
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative	General	On-Going	Planning

ITEM 5.3.
CONDITIONS OF APPROVAL

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Exhibit B to the Resolution

	<u>Conditions of Approval</u>	<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranhocordova.org for the status of your account with the City.			
5.	The Major Design Review is valid for a period of three (3) years from the date of City Council 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 Ranch Special Planning Area EIR Mitigation Monitoring Reporting Plan (MMRP).	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 /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.	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
11.	Water supply will be provided by the Sacramento County Water Agency.	Water	On-Going	SCWA

ITEM 5.3.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
Prior to Issuance of Building Permit				
12.	The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other, unless they have different elevations.	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
13.	A final landscape plan and fence plan shall be submitted to the Planning Department at the time of masterplan building permit submittal and approved by the Planning 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: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule	Landscape Plans	Prior to Issuance of Building Permits	Planning
14.	Final landscape plan shall include the addition of weed and root barrier installed in front yard prior to installation of ground cover and trees for each production home.	Landscape Barrier	Prior to Issuance of Building Permit	Planning
15.	Garage man doors shall be included as standard for each floor plan and shall be shown on Master Plans submitted to the Building and Safety Department.	Garage Door	Prior to Issuance of Building Permits	Planning

ITEM 5.3.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
16.	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
17.	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).	Water	Prior to Issuance of Building Permits	SCWA
18.	Property Owner/Developer shall record Covenants, Conditions and Restrictions (CC&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&Rs. The CC&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.	Record CC&Rs	Prior to 1 st final Building Permit	Planning/ Community Development
Prior to Approval of Improvement Plans				
19.	The applicant shall comply with SMUD conditions as follows; a. 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. b. 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. c. SMUD reserves the right to use any portion of its	SMUD Infrastructure	Prior to Approval of Improvement Plans	SMUD

**ITEM 5.3.
CONDITIONS OF APPROVAL**

**ATTACHMENT 3
Exhibit B to the Resolution**

<u>Conditions of Approval</u>	Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
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. d. 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: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services. e. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. f. 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. g. 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. h. The Applicant shall grant to SMUD a Grant of Easement to cover the existing electrical facilities on the premises. Prior to the Map Recordation of the final map, the Applicant shall prepare and submit the subject map for SMUD's review and acceptance. The subject map shall be prepared in accordance with SMUD's			

**ITEM 5.3.
CONDITIONS OF APPROVAL**

**ATTACHMENT 3
Exhibit B to the Resolution**

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	standard overhead/underground right-of-way form — a 5-foot wide or 10-foot wide right-of-way for existing overhead/underground electrical facilities. Note – if necessary, SMUD will mark the ground with the location of underground facilities. Please call 811 to have these facilities marked. i. Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s). j. Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities. k. Development phases submitted for new service should include all lots fronting streets, drive aisles, and private courts.			
20.	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. 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
21.	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/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

ITEM 5.3.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
22.	No water supply mains shall be located under structures such as box culverts and bridges. If the project builds 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 the applicant's expense.	Water	Prior to Approval of Improvement Plans	SCWA
Prior to Final Inspection				
23.	A concrete path will be provided from the driveway to the garage person door and an additional concrete pad area shall be installed by the developer for the storage of garbage receptacles behind the fence line.	Outdoor area	Prior to final Building Inspection	Planning
24.	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

MEMORANDUM



ITEM 5.4.

DATE: October 11, 2023
TO: Planning Commission Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **PLANNING COMMISSION RECOMMENDATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING CERTAIN SECTIONS OF THE VILLAGES OF ZINFANDEL SPECIAL PLANNING AREA TO REVISE PERMITTED USES IN THE M-1 (LIGHT INDUSTRIAL) AND MP (OFFICE INDUSTRIAL PARK) ZONES, INCLUDING AMENDING CERTAIN TEXT AND TABLES IN THE SACRAMENTO COUNTY ZONING CODE THAT ARE INCORPORATED AND APPLIED IN THE VILLAGES OF ZINFANDEL SPECIAL PLANNING AREA (CEQA EXEMPT PURSUANT TO GUIDELINE SECTION 15061(B)(3)).**

RECOMMENDATION

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

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3);
2. Adopt an Ordinance for a Zoning Text Amendment to amend the Villages of Zinfandel Special Planning Area, including amending certain text and tables in the Sacramento County Zoning Code.

RESULT OF RECOMMENDED ACTION

Staff will forward the Planning Commission's recommendation to the City Council at a Special Meeting scheduled on Tuesday, October 24, 2023.

BACKGROUND

The City conducts periodic updates of the provisions of the Rancho Cordova Zoning Code and Special Plans to ensure compliance with current laws, changes in local policy, consistency with adopted plans and programs, clarify ambiguities, address changing market conditions, reflect best practices, and to address issues or concerns with current regulations. The City is still developing policy guidance with respect to Ordinance No. 7-2023, which established a temporary moratorium on the establishment, expansion, or modification of uses in the Villages of Zinfandel Special Planning Area (SPA) designated as M-1 (Light Industrial) and MP (Office Industrial Park) zones and nothing in this Ordinance is intended to replace and terminate that moratorium.

Since adopting Ordinance 7-2023, the City has considered the health risks associated with the continued buildout of the SPA with truck intensive uses and the resulting increase in toxic air contaminant emissions (TAC) exposure throughout the SPA and in surrounding areas that provide ingress and egress to the SPA. Heavy truck traffic traveling through neighborhoods on local streets and from siting diesel truck-intensive uses permitted on parcels in the SPA, many of which are adjacent to or near residential uses, near schools and other sensitive receptors, and taking into account current air quality standards and regulations imposed by Sacramento Metropolitan Air Quality Management District (SMAQMD) and information regarding health risks associated with TAC exposure, the City has determined that continued buildout of the SPA with truck intensive uses would be detrimental to the health, safety and welfare of SPA residents and Affected Neighborhoods.

The City has taken into consideration current air quality standards and best practices for siting truck intensive uses and the current permitted use tables incorporated into the SPA from the Sacramento County Zoning Code would allow development that is detrimental to the public health, safety, and welfare, particularly residents in the Villages of Zinfandel Special Planning Area and those residing in residential neighborhoods along roads trucks would travel, including but not limited to Zinfandel Drive, International Drive, and Mather Boulevard which provide ingress and egress to the M-1 and MP sites in the Villages of Zinfandel. Truck intensive uses already exist in the Villages of Zinfandel Special Planning Area including the Bold Beauty project, producing 98 truck trips per day. The magnitude of the truck trips that could result with continued buildout of the SPA with uses involving intensive truck use will only increase the existing truck trips on nearby roadways. Prohibiting truck intensive uses would also address and reduce the public's exposure to TAC from trucks utilizing roadways in areas beyond the Villages of Zinfandel, including, the Capital Village residential area, located north and just east of Zinfandel Drive, and other residential areas located south of Highway 50 along International Drive.

Since adopting Ordinance 7-2023, the City has been in the process of evaluating the noise level increases associated with continued buildout of the SPA with the truck intensive uses, particularly noise levels associated with siting loading docks in close proximity to residences, increased truck traffic traveling on SPA streets near residential neighborhoods, schools and other sensitive receptors, and has determined that the noise level increases resulting from continued buildout of the SPA would be detrimental to the residents' health, safety and welfare, quality of life and the residential character of the SPA, therefore inconsistent with the City's intended build out of the SPA. On-site loading activities associated with truck intensive uses produce loud and prolonged noise levels that can cause hearing damage to residents living in close proximity and has determined that the noise level increases resulting from continued buildout of the SPA would be detrimental to the residents' health, safety and welfare.

Certain other uses that are likely to involve or require the use and/or storage of vehicles for either staging, parking, or storage, and certain agricultural uses have been determined to degrade the community aesthetics and detract from the overall appearance and desirability of the Villages of Zinfandel Special Planning Area, and thereby would negatively impact the value of existing development and reduce the economic potential of undeveloped parcels within the Villages of Zinfandel.

ANALYSIS

The purpose of the proposed amendments to the SPA and Sacramento County Zoning Code is:
(1) to be more tailored to the City's General Plan

- (2) to reflect current standards regarding environmental impacts including air quality and noise
- (3) to reflect current best practices regarding the siting and development of warehouses and other light industrial and office industrial park uses
- (4) to reflect the actual current build out of the Villages of Zinfandel Special Planning Area, rather than reliance on the anticipated build out that predates the City's incorporation
- (5) to update development standards associated with logistics as an accessory use and loading dock screening requirements

Proposed Amendments

A summary of the proposed amendments is provided in this section. This section is intended to give the reader an overview of the changes, but it is not inclusive of all the proposed changes. Attachment 2 of this staff report is the proposed Ordinance that sets forth every proposed amendment to the SPA and the Sacramento County Zoning Code.

- Sacramento County Zoning Code as it is incorporated and applied in the SPA - Amending Table II and Table IV to prohibit primary uses including wholesale distributor's service facility, parking lot or garage, warehousing and storage, bus and freight depot and truck terminals, slaughter houses, storage of dismantled vehicles, and recycling centers.
- SPA - Amending various sections of the document to prohibit the same primary uses as proposed for the Sacramento County Code as it is incorporated and applied in the SPA, striking out language in the development use standards table under height that references the Sacramento County Code, and adding a new section to the SPA to permit logistics as an accessory use and loading dock screening requirements. Logistics as an accessory use would be limited to 10% of the usable floor area as a permitted use and up to 15% as a conditional use. Definitions have also been added to provide further clarification on uses and terms used.

CEQA

CEQA requires analysis of agency approvals of discretionary "projects." CEQA defines a "project" as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines, § 15378.) The City has determined that the proposed Ordinance will not result a direct physical change in the environment. The amendments set forth in the proposed Ordinance do not approve any physical development. The purpose of the proposed amendments is to provide clarification of uses, address inconsistencies between definitions, delete text that is no longer necessary and eliminate certain uses the City has determined are inconsistent with the desired uses of the City Council and existing residents in the Villages of Zinfandel, due to the effects of their operation, as described herein. The amendments in part seek to reduce the potential for significant adverse impacts to result from the uses that are permitted to develop on vacant M-1 and MP parcels in the Villages of Zinfandel Specific Plan Area. Any future project that may propose development of an allowed use on an M-1 or MP designated parcel within the Specific Plan Area, will be subject to environmental review under CEQA and compliance with Municipal Code permitting requirements for the proposed use.

The City has further determined that the proposed Ordinance will not result a reasonably

foreseeable indirect physical change in the environment. The City has 49 properties which are planned and zoned for the Prohibited Uses . The City is not required to evaluate the potential of each to develop with a Prohibited Use as a result of the City's approval of the proposed amendments. An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project. A change which is speculative is not reasonably foreseeable. Guidelines § 15064(d)(3). Any future project that may propose development of a Prohibited Use outside of the Villages of Zinfandel will be subject to environmental review under CEQA and to the Municipal Code permitting requirements for the proposed use. The City has further determined any specific development projects proposed in the future for parcels designated M-1 and MP in the Specific Plan Area cannot be determined at this time but will be subject to environmental review under CEQA and required to comply with Municipal Code permitting requirements for the proposed use. Thus, the City finds that the proposed Ordinance is not a "project" subject to the requirements of CEQA. However, in the event that adoption of the Ordinance is considered a CEQA project, it would nonetheless qualify for the following categorical exemptions under CEQA:

Guidelines Section 15061(b)(3) states "The activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." CEQA defines a "significant effect on the environment" as "a substantial, or potentially substantial, adverse change in the environment." The City determined that the proposed Ordinance will not result a direct physical change or a reasonably foreseeable indirect physical change in the environment, and for the same reasons, the City concludes that there is no possibility that the proposed amendments may have a substantial, or potentially substantial, adverse change in the environment. Accordingly, the City finds that proposed amendments are exempt from CEQA under Guidelines Section 15061(b)(3).

15183 The proposed amendments are consistent with the Villages of Zinfandel Specific Plan, the City's General Plan and Zoning. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment, and these Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

SUMMARY

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

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3);
2. Adopt an Ordinance for a Zoning Text Amendment to amend the Villages of Zinfandel Special Planning Area, including amending certain text and tables in the Sacramento County Zoning Code.

ATTACHMENT(S)

1. Resolution
2. Draft Ordinance

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, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE VILLAGES OF ZINFANDEL SPECIAL PLANNING AREA TO REVISE PERMITTED USES IN THE M-1 AND MP (OFFICE INDUSTRIAL PARK) ZONES, INCLUDING AMENDING CERTAIN TEXT AND TABLES IN THE SACRAMENTO COUNTY ZONING CODE THAT ARE INCORPORATED AND APPLIED IN THE VILLAGES OF ZINFANDEL SPECIAL PLANNING AREA

WHEREAS, the City conducts periodic updates of the provisions of the Rancho Cordova Zoning Code and Special Plans to ensure compliance with current laws, changes in local policy, consistency with adopted plans and programs, clarify ambiguities, address changing market conditions, reflect best practices, and to address issues or concerns with current regulations; and

WHEREAS, many residents in the Villages of Zinfandel strongly oppose development that requires intensive heavy truck use on M-1 and MP parcels and throughout the Villages of Zinfandel, and have provided the City with comments and information regarding the impacts of warehouse use and development upon the community, including but not limited to: (1) increased risk of cancer due to increased levels of TAC emission exposure for residents and school children proximate to warehouse uses, the roads trucks would traverse and locations trucks would idle; (2) increase risk of truck-related roadway accidents involving motorists, pedestrians and cyclists; (3) noise level increases that interfere with the use and enjoyment of private property and public spaces in the Villages of Zinfandel; (4) reduction in the aesthetic appeal and quality of properties within the Villages of Zinfandel due to the operation of heavy-truck intensive uses in the midst of residential neighborhoods and the outdated and unintended planning this represents; and reduced desirability of the Villages of Zinfandel for future development of high-quality uses that enhance the existing qualities and lifestyle of the residential neighborhoods; and

WHEREAS, since adopting Ordinance 7-2023, the City has been in the process of evaluating the compatibility of the Prohibited Uses with current air quality standards, toxic air contaminant ("TAC") health risks, and best practices for siting uses involving intensive truck uses; and

WHEREAS, since adopting Ordinance 7-2023, the City has considered the health risks associated with continued buildout of the SPA with the Prohibited Uses and the resulting increase in residents' TAC exposure throughout the SPA and in surrounding areas and Affected Neighborhoods that provide ingress and egress to the SPA, resulting from heavy truck traffic traveling through neighborhoods on local streets and from siting diesel truck-intensive uses permitted on parcels in the SPA, many of which are adjacent to residential uses, near schools and other sensitive receptors, and taking into account current air quality standards and regulations imposed by Sacramento Metropolitan Air Quality Management District (SMAQMD) and information regarding health risks associated with TAC exposure, the City has determined that continued buildout of the SPA with the Prohibited Uses would be detrimental to the health, safety and welfare of SPA residents and surrounding neighborhoods; and

WHEREAS, Government Code section 65453 permits the City to amend a specific plan by ordinance and in the same manner that a General Plan may be amended. A General Plan may be amended at any time if the legislative body deems it to be in the public interest; and

WHEREAS, the Planning Commission of the City of Rancho Cordova 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 RESOLVED that the Planning Commission of the City of Rancho Cordova hereby recommends that the City Council adopt the attached Ordinance amending certain sections of the Villages of Zinfandel Special Planning Area to revise permitted uses in the M-1 and MP (Office Industrial Park) Zones, including amending certain text and tables in the Sacramento County Zoning Code that are incorporated and applied in the Villages of Zinfandel Special Planning Area based upon the following findings and evidence:

- A. The amendments have been analyzed in accordance with the California Environmental Quality Act (CEQA)(Public Resource Code Section 2100 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et. Seq.)** CEQA requires analysis of agency approvals of discretionary “projects.” CEQA defines a “project” as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (CEQA Guidelines, § 15378.). The City has determined that the proposed Ordinance will not result a direct physical change in the environment. The amendments set forth in the proposed Ordinance do not approve any physical development. The purpose of the proposed amendments is to provide clarification of uses, address inconsistencies between definitions, delete text that is no longer necessary and eliminate certain uses the City has determined are inconsistent with the desired uses of the City Council and existing residents in the Villages of Zinfandel, due to the effects of their operation, as described herein. The amendments seek to reduce the potential for significant adverse environmental impacts to result from the uses that are permitted to develop on vacant M-1 and MP parcels in the Villages of Zinfandel Special Planning Area. Any future project that may propose development of an allowed use on an M-1 or MP designated parcel within the Special Planning Area, will be subject to environmental review under CEQA and compliance with Municipal Code permitting requirements for the proposed use.

The City has further determined that the proposed Ordinance will not result a reasonably foreseeable indirect physical change in the environment. There are a total of 49 parcels in the M-1 and MP designated zones in the Special Planning Area which are affected by this Ordinance. The City is not required to evaluate the potential of each to develop with a Prohibited Use as a result of the City’s approval of the proposed amendments. An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project. A change which is speculative is not reasonably foreseeable. Guidelines § 15064(d)(3). Any future project that may propose development of a Prohibited Use outside of the Villages of Zinfandel will be subject to environmental review under CEQA and to the Municipal Code permitting requirements for the proposed use. The City has further determined any specific development projects proposed in the future for parcels designated M-1 and MP in the Special Planning Area cannot be determined at this time because it is speculative but will be subject to environmental review under CEQA and required to comply with Municipal Code permitting requirements

for the proposed use. Thus, the City finds that the proposed Ordinance is not a “project” subject to the requirements of CEQA.

However, in the event that adoption of the Ordinance is considered a CEQA project, it would nonetheless qualify for the following categorical exemption under CEQA:

Guidelines Section 15061(b)(3) states “The activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” CEQA defines a “significant effect on the environment” as “a substantial, or potentially substantial, adverse change in the environment.” As described above, the City determined that the proposed Ordinance will not result a direct physical change or a reasonably foreseeable indirect physical change in the environment. The Ordinance by prohibiting certain uses due to their adverse environmental impacts will not have any significant adverse change in the environment. Instead, the Ordinance will reduce adverse environmental impacts. Therefore, the City concludes that there is no possibility that the proposed amendments may have a substantial, or potentially substantial, adverse change in the environment. Accordingly, the City finds that proposed amendments are exempt from CEQA under Guidelines Section 15061(b)(3).

- B. The proposed amendments are consistent with the General Plan.** The amendments to the Villages of Zinfandel Special Planning Area uses (“Amendments”) are consistent with, supports, and facilitates the implementation of the goals, policies, and other provisions of the General Plan. These include, but are not limited to: Action LU 1.1.1, Goal LU 6, UD Policy 1.5, Action UD 1.5.2, UD Policy 4.2, ED Policy 1.3, and ED Policy 1.4. The general plan does not indicate that any such uses eliminated by this Ordinance are required to be present within the MP or M-1 zones, or within the Villages of Zinfandel Special Planning Area at all. The General Plan and Goal LU.1 of the Land Use Element call for a balance of land uses and states that “[p]roviding the right overall balance of land uses is a significant priority for the City. Residential, commercial, office, industrial, and public/quasi-public uses need to be provided throughout the entire community and should be sized commensurate with their service area.” As the Villages of Zinfandel current exists, the uses prohibited by this ordinance are already present, including the GLP Bold & Beauty Warehouse and the California National Guard headquarters. Action LU 1.1.1 requires the City to regularly evaluate the mix of land uses as the City grows to analyze build out conditions and market conditions. The proposed amendments reflect the City’s evaluation of the existing mix of land uses in the Villages of Zinfandel Special Planning Area and its determination that the further development of the Prohibited Uses are inappropriate with the existing development. The amendments ensure that further development of Prohibited Uses do not degrade the established neighborhoods and reduce the Villages of Zinfandel Special Planning Area’s attractiveness to future uses and additional residential development. Goal LU 6 suggests that the City ensure development of the planning areas are consistent with the City’s vision. Eliminating the Prohibited Uses helps create a balanced mix of land uses that will promote the Villages of Zinfandel as a desirable place to live, work, and play, by preventing an overconcentration of industrial scale warehouse distribution centers, avoiding development of automobile storage-related uses, and farming related uses that degrades residents’ overall quality of life. The amendments prevent further proliferation of heavy truck-intensive uses that necessitate construction of large shell buildings that give the Villages of Zinfandel Special Planning Area an industrial feel. The amendments help increase the Villages of Zinfandel’s stature as a livable and

sustainable neighborhood where residents can safely and enjoyably walk to commercial services and recreational amenities. Further, the amendments eliminate uses that do not contribute to a sense of place and identity for the Villages of Zinfandel.

Urban Design Policy 1.5 suggests that the City should encourage project compatibility, interdependence, and support with neighboring uses, especially between commercial and mixed-use centers and the surrounding residential neighborhoods. Uses should relate to one another with pedestrian connections, shared parking, landscaping, public spaces, and the orientation and design of buildings. The amendments eliminate uses that would not create compatibility, interdependence and support with surrounding residential, recreation and educational uses. Additionally, the amendments further the City's goal to allow the development of uses that potentially relate to one another in a meaningful way, with pedestrian connections, shared parking, landscaping and public spaces in a way that improves the overall quality of life and attractiveness of the Villages of Zinfandel Special Planning Area. Urban Design Policy 4.2 suggests that the City design new development to be compatible with surrounding development in ways that contributed to the desired character of the City and District. The proposed amendments increase the compatibility of future development in the Special Planning Area with the current surrounding residential development by eliminating uses that would be in conflict. Action UD 1.5.2 provides a mechanism to achieve this policy through revising the Zoning Code provisions to identify appropriate solutions to create compatibility between developments. The amendments revise provisions of the Villages of Zinfandel Special Planning Area and the 2003 Sacramento Zoning Code as applied to the Special Planning Area to eliminate uses that would not be compatible with existing residential, recreational, and educational uses and that detract from the desired quality of the Villages of Zinfandel.

Economic Development Policy 1.3 and 1.4 suggest that the City retain and expand the existing industrial and warehouse uses in the City, and direct such uses toward the Highway 16 corridor and areas constrained by the Mather Air Base overflight path. Since these policies were adopted, there has been substantial warehouse and industrial development in these areas. The City already has millions of square feet of existing warehouse use, and has built or fully approved over a million square feet since the General Plan was adopted in 2006, including over 164,000 square feet in the Villages of Zinfandel. During public hearings on recent warehouse projects, senior staff for the master developer for the Villages of Zinfandel Special Planning Area (who was actively involved in the processing of and securing the original Sacramento County approval of the Villages of Zinfandel Special Planning Area), explained the amount of current and proposed warehouse development in the Villages of Zinfandel was already far more than the master developer expected when it was designing and proposing the Special Planning Area prior to approval. The current warehouse development square footage and intensity is already more than the City anticipated when it adopted Economic Development Policies 1.3 and 1.4 in 2006, and therefore further warehouse development is not needed to satisfy these policy goals. Further, the exception in the Ordinance would permit for the development of limited additional warehouse use as an accessory use. Industrial development beyond the existing uses may harm the balance of land uses by creating a land use dynamic that is unbalanced with regard to the proliferation of Prohibited Uses commensurate to the size of the service area. Further, the Villages of Zinfandel Special Planning Area, as adopted by the County of Sacramento two decades ago allowed warehouse uses, which based on the subsequent evolution of warehousing and logistics industries have become more intense than intended or contemplated at the time of adoption; certain other Prohibited Uses are in industries that have changed significantly

and relocated in the years since the Villages of Zinfandel Special Planning Area was adopted by the County. The recent trend of warehouse development is toward high intensity and larger facilities with a higher concentration of trips from trucks. Community commentary and Council member comments, including those present and involved with the adoption of the Villages of Zinfandel Special Planning Area have indicated that the type and intensity of warehouse uses built today was not the intent of the “warehouse use” at adoption. This inconsistency with the intent at adoption necessitates amendment to the Special Planning Area to prevent further misapplication of legislative intent that is detrimental to the residential character of the Villages of Zinfandel.

- C. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The Amendments would address inconsistencies, delete text that is no longer necessary, and prohibit certain previously permitted uses the City has found threaten the health, safety and welfare of SPA residents. The areas of the Special Planning Area near the parcels zoned to allow certain uses that involve a high intensity of truck traffic, such as Warehousing and Wholesaling, are also near already developed residential parcels. The Villages of Zinfandel Design Guidelines contain requirements to maintain a street pattern “avoiding the concentration of vehicles and pedestrians onto major streets for internal trips within the community” and to “establish the character of the project and defining its neighborhoods”. Due to the current buildout and residential character and quality of neighborhoods near the BP and LI zoned parcels it is necessary to amend the permitted uses to avoid uses that involve a high intensity of trucks in close proximity to existing neighborhoods and residential uses and sensitive receptors.
- D. The proposed amendments are internally consistent with other applicable provisions in this Zoning Code.** The Amendments have been reviewed for consistency with the entirety Villages of Zinfandel Special Planning Area and the portions of the 2003 Sacramento County Zoning Code and are consistent with other applicable provisions of the 2003 Sacramento County Zoning Code as applied to the Villages of Zinfandel Special Planning Area. The proposed amendments are consistent with the vision of the Special Planning Area. The Special Planning Area encourages creating neighborhoods that promote pedestrian circulation, emphasizing “[t]he fundamental intent is to reduce the impact of the automobile on both neighborhoods and the larger community....this goal is realized by providing a mix of land uses and a mix of densities, and by providing circulation opportunities and facilities that encourage pedestrian, bicycle, and transit use, and make sure modes of travel both secure and convenient.” The proposed amendments would be consistent with the goal of promoting pedestrian circulation by eliminating uses that do not enhance and encourage opportunities for residents to reduce dependence on automobile trips and improve safety of such modes of transportation by eliminating uses that are particularly truck intensive. The changes in Section 3 will comprehensively address all of the Prohibited Uses in the Special Planning Area.

ITEM 5.4.

ATTACHMENT 1

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 11th day of October 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Leroy Tripette, Chair

ATTEST:

Kelly Whitman
Planning Commission Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING CERTAIN SECTIONS OF THE VILLAGES OF ZINFANDEL SPECIAL PLANNING AREA TO REVISE PERMITTED USES IN THE M-1 AND MP (OFFICE INDUSTRIAL PARK) ZONES, INCLUDING AMENDING CERTAIN TEXT AND TABLES IN THE SACRAMENTO COUNTY ZONING CODE THAT ARE INCORPORATED AND APPLIED IN THE VILLAGES OF ZINFANDEL SPECIAL PLANNING AREA

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Purpose and Declarations.

WHEREAS, the City conducts periodic updates of the provisions of the Rancho Cordova Zoning Code and Special Plans to ensure compliance with current laws, changes in local policy, consistency with adopted plans and programs, clarify ambiguities, address changing market conditions, reflect best practices, and to address issues or concerns with current regulations; and

WHEREAS, the City of Rancho Cordova has determined that certain allowed uses would have a detrimental impact upon the existing residential development within Villages of Zinfandel Special Planning Area, which is not being addressed by the City's current ordinances and zoning regulations and the reliance on certain text and tables that are incorporated and applied in the Special Planning Area from the County of Sacramento Zoning Code as it existed when the Special Planning Area was adopted, and which are currently applicable in the Villages of Zinfandel; and

WHEREAS, the City determines that the uses proposed to be prohibited by this Ordinance ("Prohibited Uses") are inconsistent with the City Council's desired buildout of the Villages of Zinfandel Special Planning Area; and

WHEREAS, the City determines that eliminating the uses proposed to be prohibited by this Ordinance is rationally and substantially related to the general public health, safety, and welfare of the residents of and visitors to the Villages of Zinfandel and surrounding areas of the City, not just to the interests of property owners and residents immediately surrounding an individual proposed or potential development; and

WHEREAS, the Ordinance would apply to 49 different parcels totaling over 265 acres, including property owned by the City; and

WHEREAS, the Ordinance would protect students at Navigator Elementary School, who come from both the Villages of Zinfandel and other surrounding areas of the City; and

WHEREAS, the Ordinance would address and reduce the public's exposure to toxic air contaminant emissions from trucks utilizing roadways in areas beyond the Villages of Zinfandel, including the Capital Village residential area, located north and just east of Zinfandel

Drive, and other residential areas located south of Highway 50 along International Drive ("Affected Neighborhoods"); and

WHEREAS, the City determines that based upon the voluminous public comments, information, reports, and expert analysis the City has received and obtained over the past several years (incorporated herein by reference), including air quality analyses related to the emissions from warehouse uses, that uses involving intensive heavy truck uses subject residents to unacceptable levels of health risks and degrades the quality of life for those residing in residential neighborhoods along roads trucks would travel, including but not limited to Zinfandel Drive, International Drive, and Mather Boulevard which provide ingress and egress to the M-1 and MP sites in the Villages of Zinfandel ("Affected Neighborhoods"); and

WHEREAS, many residents in the Villages of Zinfandel strongly oppose development that requires intensive heavy truck use on M-1 and MP parcels and throughout the Villages of Zinfandel, and have provided the City with comments and information regarding the impacts of warehouse use and development upon the community, including but not limited to: (1) increased risk of cancer due to increased levels of TAC emission exposure for residents and school children proximate to warehouse uses, the roads trucks would traverse and locations trucks would idle; (2) increase risk of truck-related roadway accidents involving motorists, pedestrians and cyclists; (3) noise level increases that interfere with the use and enjoyment of private property and public spaces in the Villages of Zinfandel; (4) reduction in the aesthetic appeal and quality of properties within the Villages of Zinfandel due to the operation of heavy-truck intensive uses in the midst of residential neighborhoods and the outdated and unintended planning this represents; and reduced desirability of the Villages of Zinfandel for future development of high-quality uses that enhance the existing qualities and lifestyle of the residential neighborhoods; and

WHEREAS, the City has taken into consideration current air quality standards and best practices for siting the Prohibited Uses in making this determination that the Prohibited Uses would degrade the quality of the residential neighborhoods within the Villages of Zinfandel; and

WHEREAS, because the City has taken into consideration current air quality standards and best practices for siting the Prohibited Uses, the City determines that the current standards by which the Prohibited Uses are regulated under language and tables incorporated into the Villages of Zinfandel Special Planning Area from the Sacramento County Zoning Code would allow development that is detrimental to the public health, safety, and welfare, would degrade the quality of the residential neighborhoods particularly residents in the Villages of Zinfandel Special Planning Area and those residing in the Affected Neighborhoods; and

WHEREAS, the City determines that uses that are likely to involve or require a high intensity of commercial vehicle and truck traffic would degrade the quality of residential neighborhoods and negatively impact the health of residents in the Villages of Zinfandel Special Planning Area and Affected Neighborhoods; and

WHEREAS, the City determines that uses that are likely to involve or require use and/or storage of vehicles for either staging, parking, or storage would degrade the community aesthetics and detract from the overall appearance and desirability of the Villages of Zinfandel

Special Planning Area, and thereby negatively impact the value of existing development and reduce the economic potential of undeveloped parcels within the Villages of Zinfandel; and

WHEREAS, the City determines that the animal slaughter, egg processing facility, and milk processing uses would degrade the quality of neighborhoods and negatively impact the health, safety, and welfare of residents in and visitors to the Villages of Zinfandel Special Planning Area and Affected Neighborhoods, and negatively impact the value of existing development and reduce the attractiveness of the existing development and reduce the economic potential of undeveloped parcels within the Villages of Zinfandel for high-quality development in the future; and

WHEREAS, this Ordinance is not intended to be a subsequent ordinance adopted pursuant to Government Code section 65858 as the City is still studying and developing policy guidance regarding the health, safety, and environmental impacts related to various uses within the Villages of Zinfandel Special Planning Area and Affected Neighborhoods in order to create standards related to these uses that adequately address potential adverse environmental health, safety, and environmental impacts to protect the community in accordance with the current recognized environmental regulatory standards and accepted industry and state recommended best practices; and

WHEREAS, because the City is still studying and developing policy guidance with respect to Ordinance No. 7-2023, which established a temporary moratorium on the establishment, expansion, or modification of uses in the Villages of Zinfandel Special Planning Area designated therein as M-1 and MP (Office Industrial Park) Zones, therefore, nothing in this Ordinance is intended to replace and terminate that moratorium; and

WHEREAS, the effect of this Ordinance is to explicitly prohibit certain uses on all properties designated M-1 and MP, without the exception Ordinance No. 7-2023 provided for projects previously issued Major Design Review approvals, while the City works on a more comprehensive rezoning effort; and

WHEREAS, since adopting Ordinance 7-2023, the City has been in the process of evaluating the compatibility of the Prohibited Uses with current air quality standards, toxic air contaminant ("TAC") health risks, and best practices for siting uses involving intensive truck uses; and

WHEREAS, truck-intensive uses already exist in the Villages of Zinfandel Special Planning Area, including the Bold Beauty project, producing 98 truck trips per day. The magnitude of the truck trips that could result from continued buildout of the SPA with the Prohibited Uses could exceed 1,000 daily truck trips; and

WHEREAS, since adopting Ordinance 7-2023, the City has considered the health risks associated with continued buildout of the SPA with the Prohibited Uses and the resulting increase in residents' TAC exposure throughout the SPA and in Affected Neighborhoods, resulting from heavy truck traffic traveling through neighborhoods on local streets and from siting diesel truck-intensive uses permitted on parcels in the SPA, many of which are adjacent to residential uses, near schools and other sensitive receptors, and taking into account current air quality standards and regulations imposed by Sacramento Metropolitan Air Quality

Management District (SMAQMD) and information regarding health risks associated with TAC exposure, the City has determined that continued buildout of the SPA with the Prohibited Uses would be detrimental to the health, safety and welfare of SPA residents and Affected Neighborhoods; and

WHEREAS, since adopting Ordinance 7-2023, the City has been in the process of evaluating the noise level increases associated with continued buildout of the SPA with the Prohibited Uses, particularly noise levels associated with siting loading docks in close proximity to residences, increased truck traffic traveling on SPA streets near residential neighborhoods, schools, and other sensitive receptors, and has determined that the noise level increases resulting from continued buildout of the SPA with Prohibited Uses would be detrimental to the residents' health, safety and welfare, quality of life and the residential character of the Villages of Zinfandel, and therefore inconsistent with the City's intended buildout of the Special Planning Area; and

WHEREAS, the City has considered evidence that the on-site loading activities associated with the Prohibited Uses produce loud and prolonged noise levels that can cause hearing damage to residents living in close proximity and has determined that the noise level increases resulting from continued buildout of the SPA with Prohibited Uses would be detrimental to the residents' health, safety and welfare.

WHEREAS, the County of Sacramento adopted the Villages of Zinfandel Special Planning Area on August 7, 2002, with the intent to "permit infill development in a manner consistent with the General Plan that allows for mixed land use development including residential uses, industrial uses, office uses, commercial uses, public/quasi-public uses, and recreational uses." This Special Planning Area was adopted with the intent to be consistent with the General Plan of Sacramento County, and was adopted prior to the City of Rancho Cordova incorporating. The Development Agreement was later adopted on May 28, 2003, by the County Board of Supervisors, vesting the rights to develop the Villages of Zinfandel consistent with the density and intensity of uses allowed at the time of adoption for the duration of the Development Agreement; and

WHEREAS, by incorporation, the City inherited and adopted the Villages of Zinfandel Special Planning Area and the Development Agreement controlling its development; and

WHEREAS, until the Development Agreement expired, the City has been unable to amend the Villages of Zinfandel Special Planning Area and apply the new laws or regulations in ways that would be inconsistent with the Development Agreement, and, therefore, has been operating with a special planning area that was tailored to the County of Sacramento's General Plan, not its own; and

WHEREAS, the City Council has a more refined vision for future development than the County expressed when it approved a broad range of non-residential areas in the Villages of Zinfandel Special Area, and the City Council wants to update the Villages of Zinfandel Special Planning Area to eliminate the Prohibited Uses in additional locations, except as provided herein; and

WHEREAS, Government Code section 65453 permits the City to amend a specific plan by ordinance and in the same manner that a General Plan may be amended. A General Plan may be amended at any time if the legislative body deems it to be in the public interest; and

WHEREAS, the City council deems it to be in the public interest to begin to amend the Villages of Zinfandel Special Planning Area to: (1) be more tailored to the City's General Plan; (2) updated to reflect current standards regarding environmental impacts including air quality; (3) updated to reflect current best practices regarding the Prohibited Uses; (4) updated to reflect the actual current buildout of the Villages of Zinfandel Special Planning Area, rather than reliance on the anticipated buildout that predates the City's incorporation; and updated development standards associated with logistics as an accessory use and loading dock screening requirements.

Section 2: Findings. This Ordinance is adopted pursuant to the following findings:

- A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary "projects." CEQA defines a "project" as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines, § 15378.) The City has determined that the proposed Ordinance will not result in a direct physical change in the environment. The amendments set forth in the proposed Ordinance do not approve any physical development. The purpose of the proposed amendments is to provide clarification of uses, address inconsistencies between definitions, delete text that is no longer necessary, and eliminate certain uses the City has determined are inconsistent with the desired uses of the City Council and existing residents in the Villages of Zinfandel, due to the effects of their operation, as described herein. The amendments seek to reduce the potential for significant adverse environmental impacts to result from the uses that are permitted to develop on vacant M-1 and MP parcels in the Villages of Zinfandel Special Planning Area. Any future project that may propose development of an allowed use on an M-1 or MP designated parcel within the Special Planning Area will be subject to environmental review under CEQA and compliance with Municipal Code permitting requirements for the proposed use.

The City has further determined that the proposed Ordinance will not result in a reasonably foreseeable indirect physical change in the environment. There are a total of 49 parcels in the M-1 and MP designated zones in the Special Planning Area which are affected by this Ordinance. The City is not required to evaluate the potential of each to develop with a Prohibited Use as a result of the City's approval of the proposed amendments. An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project. A change which is speculative is not reasonably foreseeable. Guidelines § 15064(d)(3). Any future project that may propose development of a Prohibited Use outside of the Villages of Zinfandel will be subject to environmental review under CEQA and to the Municipal Code permitting requirements for the proposed use. The City has further determined any specific development projects proposed in the future for parcels designated M-1 and MP in the Special Planning Area cannot be determined at this time because it is speculative but will be subject to environmental review under CEQA and required to comply with Municipal Code permitting requirements for the proposed use. Thus, the City finds that the proposed ordinance is not a "project" subject to the requirements of CEQA.

However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for the following categorical exemption under CEQA:

Guidelines Section 15061(b)(3) states “The activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” CEQA defines a “significant effect on the environment” as “a substantial, or potentially substantial, adverse change in the environment.” As described above, the City determined that the proposed Ordinance will not result in a direct physical change or a reasonably foreseeable indirect physical change in the environment. The Ordinance, by prohibiting certain uses due to their adverse environmental impacts, will not have any significant adverse change in the environment. Instead, the Ordinance will reduce adverse environmental impacts. Therefore, the City concludes that there is no possibility that the proposed amendments may have a substantial, or potentially substantial, adverse change in the environment. Accordingly, the City finds that proposed amendments are exempt from CEQA under Guidelines Section 15061(b)(3).

- B. The proposed amendments are consistent with the General Plan.** The amendments to the Villages of Zinfandel Special Planning Area uses (“Amendments”) are consistent with, support, and facilitate the implementation of the goals, policies, and other provisions of the General Plan. These include, but are not limited to: Action LU 1.1.1, Goal LU 6, UD Policy 1.5, Action UD 1.5.2, UD Policy 4.2, ED Policy 1.3, and ED Policy 1.4. The General Plan does not indicate that any such uses eliminated by this Ordinance are required to be present within the MP or M-1 zones or within the Villages of Zinfandel Special Planning Area at all. The General Plan and Goal LU.1 of the Land Use Element calls for a balance of land uses and states that “[p]roviding the right overall balance of land uses is a significant priority for the City. Residential, commercial, office, industrial, and public/quasi-public uses need to be provided throughout the entire community and should be sized commensurate with their service area.” As the Villages of Zinfandel currently exist, the uses prohibited by this ordinance are already present, including the GLP Bold & Beauty Warehouse and the California National Guard headquarters. Action LU 1.1.1 requires the City to regularly evaluate the mix of land uses as the City grows to analyze buildout conditions and market conditions. The proposed amendments reflect the City’s evaluation of the existing mix of land uses in the Villages of Zinfandel Special Planning Area and its determination that the further development of the Prohibited Uses is inappropriate with the existing development. The amendments ensure that further development of Prohibited Uses do not degrade the established neighborhoods and reduce the Villages of Zinfandel Special Planning Area’s attractiveness to future uses and additional residential development. Goal LU 6 suggests that the City ensure development of the planning areas are consistent with the City’s vision. Eliminating the Prohibited Uses helps create a balanced mix of land uses that will promote the Villages of Zinfandel as a desirable place to live, work, and play by preventing an overconcentration of industrial-scale warehouse distribution centers, avoiding development of automobile storage-related uses and farming-related uses that degrades residents’ overall quality of life. The amendments prevent further proliferation of heavy truck-intensive uses that necessitate construction of large shell buildings that give the Villages of Zinfandel Special Planning Area an industrial feel. The amendments help increase the Villages of Zinfandel’s stature as a livable and sustainable neighborhood

where residents can safely and enjoyably walk to commercial services and recreational amenities. Further, the amendments eliminate uses that do not contribute to a sense of place and identity for the Villages of Zinfandel.

Urban Design Policy 1.5 suggests that the City should encourage project compatibility, interdependence, and support with neighboring uses, especially between commercial and mixed-use centers and the surrounding residential neighborhoods. Uses should relate to one another with pedestrian connections, shared parking, landscaping, public spaces, and the orientation and design of buildings. The amendments eliminate uses that would not create compatibility, interdependence, and support with surrounding residential, recreation, and educational uses. Additionally the amendments further the City's goal to allow the development of uses that potentially relate to one another in a meaningful way, with pedestrian connections, shared parking, landscaping, and public spaces in a way that improves the overall quality of life and attractiveness of the Villages of Zinfandel Special Planning Area. Urban Design Policy 4.2 suggests that the City design new development to be compatible with surrounding development in ways that contribute to the desired character of the City and District. The proposed amendments increase the compatibility of future development in the Special Planning Area with the current surrounding residential development by eliminating uses that would be in conflict. Action UD 1.5.2 provides a mechanism to achieve this policy through revising the Zoning Code provisions to identify appropriate solutions to create compatibility between developments. The amendments revise provisions of the Villages of Zinfandel Special Planning Area and the 2003 Sacramento Zoning Code as applied to the Special Planning Area to eliminate uses that would not be compatible with existing residential, recreational, and educational uses and that detract from the desired quality of the Villages of Zinfandel.

Economic Development Policy 1.3 and 1.4 suggest that the City retain and expand the existing industrial and warehouse uses in the City and direct such uses toward the Highway 16 corridor and areas constrained by the Mather Air Base overflight path. Since these policies were adopted, there has been substantial warehouse and industrial development in these areas. The City already has millions of square feet of existing warehouse use and has built or fully approved over a million square feet since the General Plan was adopted in 2006, including over 164,000 square feet in the Villages of Zinfandel. During public hearings on recent warehouse projects, senior staff for the master developer for the Villages of Zinfandel Special Planning Area (who was actively involved in the processing of and securing the original Sacramento County approval of the Villages of Zinfandel Special Planning Area) explained the amount of current and proposed warehouse development in the Villages of Zinfandel was already far more than the master developer expected when it was designing and proposing the Special Planning Area prior to approval. The current warehouse development square footage and intensity is already more than the City anticipated when it adopted Economic Development Policies 1.3 and 1.4 in 2006, and therefore, further warehouse development is not needed to satisfy these policy goals. Further, the exception in the Ordinance would permit for the development of limited additional warehouse use as an accessory use. Industrial development beyond the existing uses may harm the balance of land uses by creating a land use dynamic that is unbalanced with regard to the proliferation of Prohibited Uses commensurate to the size of the service area. Further, the Villages of Zinfandel Special Planning Area, as adopted by the County of Sacramento two decades ago, allowed warehouse uses, which, based on the subsequent evolution of warehousing and logistics industries, have become more

intense than intended or contemplated at the time of adoption; certain other Prohibited Uses are in industries that have changed significantly and relocated in the years since the Villages of Zinfandel Special Planning Area was adopted by the County. The recent trend of warehouse development is toward high-intensity and larger facilities with a higher concentration of trips from trucks. Community commentary and Council member comments, including those present and involved with the adoption of the Villages of Zinfandel Special Planning Area, have indicated that the type and intensity of warehouse uses built today was not the intent of the “warehouse use” at adoption. This inconsistency with the intent at adoption necessitates amendment to the Special Planning Area to prevent further misapplication of legislative intent that is detrimental to the residential character of the Villages of Zinfandel.

The Ordinance furthers and is consistent with the goals and policies of the Air Quality Element of the General Plan. One of the main goals of the Air Quality Element is “to reduce or eliminate residents’ health concerns that are attributable to air quality impacts.” (p. 9) The Air Quality Element identifies the adverse health impacts of both fine particulate matter and toxic air contaminants (which include lung damage, cancer, birth defects, and neurological damage) and states these are issues of concern. (p. 4-5) Goal AQ.2 states: Support land use patterns and densities that lessen air quality impacts. The Air Quality Element includes policies and actions to support these goals and reduce health impacts. The Air Quality Element also has a policy regarding locating uses with objectionable odors near sensitive receptors. (Policy AQ.1.5) The Ordinance furthers these goals, policies, and actions by addressing the adverse health and other impacts of the Prohibited Uses due to pollutant emissions and odors on City residents.

- C. **The proposed amendments promote legitimate state interests.** The amendments to the Village of Zinfandel Special Planning area uses eliminate certain previously permitted uses that involve or are likely to involve high levels of vehicle and commercial truck traffic, storage and parking of commercial trucks and vehicles, agricultural-related uses, and warehousing and wholesaling. The amendments are rationally and substantially related to health, safety, and general welfare of the residents of and visitors to the Villages of Zinfandel, and there remain numerous permitted and conditionally permitted economically viable uses under the applicable zoning. BP and LI zones of the Villages of Zinfandel allow over one hundred (100) permitted or conditionally permitted uses for which a property owner could still use an LI or BP zoned parcel. Because there are numerous permitted and conditionally permitted uses for such parcels, owners are not deprived of all economically viable uses of their property. Further, there are zones within the City that allow for each of the uses prohibited by this Ordinance; therefore, this Ordinance does not provide a city-wide prohibition on the uses prohibited by this Ordinance. Furthermore, the Prohibited Uses are permitted in multiple different zoning designations located throughout the City, including OIMU, LIBP, M-2, Mather Special Planning Area, M-1 (excluding Villages of Zinfandel Special Planning Area), MP (within the RDO Specific Plan), and CMU (within the Folsom Boulevard Specific Plan). Additionally, Prohibited Uses are permitted with an administrative use permit (AUP) in the General Commercial (GC) and Convention Overlay zones.
- D. **The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The Amendments would address inconsistencies, delete text that is no longer necessary, and prohibit certain previously permitted uses the City has found threaten the health, safety, and welfare of SPA residents. As explained in Recitals 6, 7, 8, 9, 10, 11, 12, 14, 15, 18, and 19, and

Findings A and B above, none of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City. The areas of the Special Planning Area near the parcels zoned to allow certain uses that involve a high intensity of truck traffic, such as Warehousing and Wholesaling, are also near already developed residential parcels. The Villages of Zinfandel Design Guidelines contain requirements to maintain a street pattern “avoiding the concentration of vehicles and pedestrians onto major streets for internal trips within the community” and to “establish the character of the project and defining its neighborhoods.” Due to the current buildout and residential character and quality of neighborhoods near the BP and LI zoned parcels it is necessary to amend the permitted uses to avoid uses that involve a high intensity of trucks in close proximity to existing neighborhoods and residential uses and sensitive receptors.

- E. The proposed amendments are internally consistent with other applicable provisions in the applicable Zoning Code.** The Amendments have been reviewed for consistency with Villages of Zinfandel Special Planning Area and the portions of the 2003 Sacramento County Zoning Code as applied to the Villages of Zinfandel Special Planning Area. The proposed amendments are consistent with the vision of the Special Planning Area. The Special Planning Area encourages creating neighborhoods that promote pedestrian circulation, emphasizing “[t]he fundamental intent is to reduce the impact of the automobile on both neighborhoods and the larger community....this goal is realized by providing a mix of land uses and a mix of densities, and by providing circulation opportunities and facilities that encourage pedestrian, bicycle, and transit use, and make such modes of travel both secure and convenient.” The proposed amendments are consistent with the goal of promoting pedestrian circulation by providing a mix of uses that enhance and encourage opportunities for residents to reduce dependence on automobile trips, and improve safety of such modes of transportation by eliminating uses that are particularly truck-intensive to a greater extent than would be provided under the existing land use regulations and framework. While the existing uses provide opportunities for pedestrian uses, such as through conditions requiring the buildout of sidewalks and pedestrian crossings, the uses allowed under the proposed amendments suggest a greater cohesion between the residential neighborhoods and non-residential uses, because truck traffic discourages pedestrian travel to a greater extent than the same or greater levels of car traffic. The Villages of Zinfandel Special Planning Area provides a separate objective to “[e]stablish commercial uses that are designed for convenient pedestrian access, are constructed of quality materials, and enhance the visual character of the community. The proposed amendments enhance the visual character of the neighborhood by eliminating certain agricultural uses that would reduce the attractiveness and desirability of the existing development. As described above in recital 14, animal slaughter, egg processing facility, and milk processing uses would degrade the quality of neighborhoods and negatively impact the health, safety, and welfare of residents in and visitors to the Villages of Zinfandel Special Planning Area and Affected Neighborhoods, and negatively impact the value of existing development and reduce the attractiveness and desirability of the existing development and reduce the economic potential of undeveloped parcels within the Villages of Zinfandel for high-quality development in the future. The changes in Section 3 will comprehensively address all of the Prohibited Uses in the Special Planning Area.

Section 3. Amendments to Villages of Zinfandel Special Planning Area

- A. The City Council amends Section 512-204 (C) of the Villages of Zinfandel Special Planning Area to add “Except as otherwise provided in this SPA,” after the colon in the first line and immediately preceding the word “Permitted.”
- B. The City Council amends Section 512-204 (D) of the Villages of Zinfandel Special Planning Area to add “Except as otherwise provided in this SPA,” after the colon in the first line and immediately preceding the word “Permitted”.
- C. The City Council Amends The Villages of Zinfandel Development Use Standards Table on page 15 of the SPA to revise the Height (Max.) standard found in the Business-Professional Zone (column 7 row 13 of the table) to delete the words “see Zoning Code.” The effect of this change is to clearly limit the maximum height of development to the height stated in the referenced table 512-214.
- D. The City Council amends the Villages of Zinfandel Development Use Standards Table on page 15 of the SPA to revise the Height (Max.) standard found in the Light Industrial Zone (column 8, row 13 of the table) to delete the words “see Zoning Code”. The effect of this change is to clearly limit the maximum height of development to height stated in the referenced table.
- E. The City Council amends line F. 1. on page 3 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to change the text “PI (1)” to “NP.” The effect of this change is to prohibit Draying and Freight Yard uses.
- F. The City Council amends line F. 3. on page 3 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to change the text “PI (1)” to “NP.” The effect of this change is to prohibit Truck Terminal Yard uses.
- G. The City Council amends line F. 17. on page 3 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to change the text “PI (1)” to “NP.” The effect of this change is to prohibit Parking Yard for Damaged Vehicle uses.
- H. The City Council amends line F. 17.5. on page 3 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to change the text “PI (1)” to “NP.” The effect of this change is to prohibit Parking Yard for Towed Operable Vehicles (requires on-site office for vehicle retrieval) uses.
- I. The City Council amends line F. 18. on page 3 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to change the text “PI” to “NP.” The effect of this change is to prohibit Recycling Center uses.
- J. The City Council amends line F. 22. on page 3 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to change the text “PI (18)” to “NP.” The effect of this change is to prohibit Storage of Dismantled Vehicles uses.

- K. The City Council amends line H. 6 on page 4 of the document entitled “Mather Approach/ Departure Restricted Uses in the Light Industrial Area” to change the text “PI(1)” to “NP.” The effect of this change is to prohibit Milk Products Plant, Dairy uses.
- L. The City Council amends line H. 13 on page 4 of the document entitled “Mather Approach/ Departure Restricted Uses in the Light Industrial Area” to change the text “PI(1)” to “NP.” The effect of this change is to prohibit Egg Processing Facilities uses.
- M. The City Council amends line I. 2. on page 4 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “2” with “1.”
- N. The City Council amends line I.3. on page 4 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “3” with “2,” add, “Logistics, and E-Commerce” immediately after the word “Warehousing,” and to replace “PI” with “NP.”
- O. The City Council amends line I. 4. on page 4 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “4” with “3.”
- P. The City Council amends line I. 5. on page 4 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “5” with “4.”
- Q. The City Council amends line I. 6. on page 4 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “6” with “5.”
- R. The City Council amends line I. 7. on page 4 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “7” with “6.”
- S. The City Council amends line I. 8. on page 5 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “8” with “7.”
- T. The City Council amends line I. 9. on page 5 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “9” with “8.”
- U. The City Council amends line B. 35.0 on page 7 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to replace “14” with “NP.” The effect of this change is to prohibit Wholesale Distributor’s Service Facility uses.
- V. The City Council amends line E. 11.0 on page 7 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to replace “48”

with “NP.” The effect of this change is to prohibit Parking Lot or Garage as Primary Use uses.

- W. The City Council amends line E. 20.0 on page 7 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to replace “X” with “NP.”
- X. The City Council amends line M. 11.0 on page 8 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to replace “X” with “NP.” The effect of this change is to prohibit Recycling Center uses.
- Y. The City Council amends line T. 7.0 on page 9 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to replace “48” with “NP.” The effect of this change is to prohibit Parking Lot Garage (Primary Use) uses.
- Z. The City Council amends the line on page 10 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” that starts with “Parking, commercial vehicle storage” to replace “27” with “NP.” The effect of this change is to prohibit Parking, Commercial Vehicle Storage uses.

Section 4. Amendments to the 2003 Sacramento County Zoning Code

- A. The City Council amends Table II as referenced in Section 225-11 of the 2003 Sacramento County Zoning Code to remove the “14” from the MP and BP zones in Row B 35 entitled “Wholesale Distributor’s Service Facility.”
- B. The City Council amends Table II as referenced in Section 225-11 of the 2003 Sacramento County Zoning Code to remove the “48” from the MP and BP zones in Row E 11 entitled “Parking Lot or Garage as Primary Use.” The effect of this change is to prohibit Parking Lot or Garage as Primary Use uses.
- C. The City Council amends Table II as referenced in Section 225-11 of the 2003 Sacramento County Zoning Code to remove the “10” from the MP zone in Row E 20 entitled “Warehousing and Storage.” The effect of this change is to prohibit Warehousing and Storage uses.
- D. The City Council amends Table II as referenced in Section 225-11 of the 2003 Sacramento County Zoning Code to remove the “X” from the MP zone in Row M 11 entitled “Recycling Center.” The effect of this change is to prohibit Recycling Center uses.
- E. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning code to remove the “1” from the M-1 zone in Row A 13 entitled “Bus and Freight Depot and Truck Terminal.” The effect of this change is to prohibit Bus and Freight Depot and Truck Terminal uses.
- F. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning code to remove the “1” from the M-1 zone in Row A

18 entitled "Auto Storage, Outdoor." The effect of this change is to prohibit Auto Storage, Outdoor uses.

- G. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning code to remove the "13" from the M-1 zone in Row C 12 entitled "Animal Slaughter." The effect of this change is to prohibit Animal Slaughter uses.
- H. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the "1" from the M-1 zone in Row F 1 entitled "Draying and Freight Yard."
- I. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning code to remove the "1" from the M-1 zone in Row F 3 entitled "Truck Terminal Yard." The effect of this change is to prohibit Truck Terminal Yard uses.
- J. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning code to remove the "1" from the M-1 zone in Row F 17 entitled "Parking Yard for Damaged Vehicles." The effect of this change is to prohibit Parking Yard for Damaged Vehicles uses.
- K. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning code to remove the "1" from the M-1 zone in Row F 17.5 entitled "Parking Yard for Towed Operable Vehicles (Requires On-site Office for Vehicle Retrieval)." The effect of this change is to prohibit Parking Yard for Towed Operable Vehicles (Requires On-site Office for Vehicle Removal) uses.
- L. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the "14" from the MP and M-1 zones in Row F 17.7 entitled "Parking lot as a primary use subject to Off-Street Parking Development Standards." The effect of this change is to prohibit Parking lots as a primary use subject to Off-Street Parking Development Standards uses.
- M. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the "X" from the M-1 zone in Row F 18 entitled "Recycling Center." The effect of this change is to prohibit Recycling Center uses.
- N. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the "18" from the M-1 zone in Row F 22 entitled "Storage of Dismantled vehicles." The effect of this change is to prohibit Storage of Dismantled Vehicles uses.
- O. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the "1" from the M-1 zone in Row H 6 entitled "Milk Products Plant, Dairy." The effect of this change is to prohibit Milk Products Plant, Dairy uses.

- P. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the “1” from the M-1 zone in Row H 13 entitled “Egg Processing Facilities.” The effect of this change is to prohibit Egg Processing Facilities uses.
- Q. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the “X” from the MP zone and the “1” from the M-1 zone in Row I 3 entitled “Wholesaling and Warehousing”.
- R. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the “1” from the MP and M-1 zones in Row I 8 entitled “Moving and Storage”. The effect of this change is to prohibit Moving and Storage uses.
- S. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the “1” from the MP and M-1 zones in Row I 9 entitled “General Storage.” The effect of this change is to prohibit General Storage uses.
- T. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the “27” from the MP and M-1 zones in Row K 29 entitled “Parking Lot/Garage (Primary Use).” The effect of this change is to prohibit Parking Lot/ Garage (Primary Use) uses.

Section 5. Logistics as an Accessory Use and Loading Dock Screening Requirements

The Design Guidelines of the Villages of Zinfandel Special Planning Area is amended to add a new Section 7 Logistics as an Accessory Use and Loading Dock Screening Requirements, that provides as follows:

- A. “Non-residential accessory use.” As used in this section, “non-residential accessory use” means: (i) uses limited to those customarily incidental to the primary use of the parcel, and (ii) all manufacturing, processing, shipping, packaging or storage of materials of a non-residential accessory use shall be in the same line of merchandise or products as the business on the premises engaged in the primary use of the parcel, shall only be for the purpose of facilitating the approved primary use of the parcel, and shall be an integral part of the primary use by the owner or operator of the primary use.
- B. “Logistics”. As used in this Section, “logistics” means any use that includes the following uses: Warehousing, Draying and Freight Yard, Truck Terminal, Wholesale Distributor’s Service Facility, Warehousing and Storage, Bus and Freight Depot and Truck Terminal, Truck Terminal Yard uses, Wholesaling and Warehousing.
- C. Minimal Accessory Logistics Allowed by Right.
 - 1. Logistics shall be allowed by right as an accessory use in a maximum of ten (10) percent of a project’s usable floor space. E.g. in a facility with 100,000 square feet of useable floor space, the by right logistics use is limited to 10,000 square feet.

- D. Limited Accessory Logistics May be Allowed Subject to a Conditional Use Permit and Environmental Review.
1. Subject to the approval of a Conditional Use Permit (CUP) by the Planning Commission, subject to appeal to the City Council, logistics shall be allowed as an accessory use on a maximum of fifteen (15) percent of a parcel's usable floor space. E.g. on a parcel with a facility that has 100,000 square feet of useable floor space, following approval of a CUP, the maximum allowed logistics use would be no more than 15,000 square feet.
 2. Technical studies, including, at a minimum, Air Quality Analysis, and a Noise Impact Analysis shall be required as part of the CUP review process. These studies shall analyze the potential impacts to sensitive receptors related to air emissions, particulate matter, and noise associated with loading dock and diesel trucking activities.
- E. "Useable Floor Area." As used in this section, usable floor area shall only include areas internal to the building that are actively utilized for the operation. Areas, including but not limited to restrooms, storage, or utility closets, are not considered to be active spaces for purposes of calculating usable floor area.
- F. Loading docks shall be screened from public view by utilizing any combination of solid walls, berms, and landscaping.

Section 6. Severability

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 7. Effective Date

Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

ITEM 5.4.

ATTACHMENT 2

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of ____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk
5498852.10