

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, January 10, 2024

**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/81467587845?pwd=SP4bmMzepM31pAJgFpWyGPGoDSOWjx.1>

Join the Meeting via the Zoom Phone Number

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

Webinar ID: 814 6758 7845

Password: 669386

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, January 10, 2024. 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, January 10, 2024, 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, Leroy Tripette, and Chair Cynthia Stauss

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.

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

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

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

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of December 13, 2023. Readoption of Meeting Minutes from the Regular Planning Commission Meeting of October 11, 2023.

Recommendation: Adopt the Minutes.

5. **PUBLIC HEARING ITEMS**

- 5.1. **Subject:** Riverblossom / Wildblossom / Starblossom at Montelena - Major Design Review and

Special Development Permit (CEQA Exemption 15182 - Projects Pursuant to a Specific Plan)
- Project No. PLND-0923-0081.

Recommendation: Determine the project is Exempt per CEQA Guidelines Section 15182, "Projects Pursuant to a Specific Plan" and Adopt the Resolution for The Riverblossom, Wildblossom, and Starblossom at Montelena, Major Design Review and Special Development Permit.

- 5.2. **Subject:** Sunridge Park III - Tentative Subdivision Map and General Plan Amendment (CEQA Exempt Pursuant to Section 15183 Projects Consistent with the Community Plan, General Plan or Zoning) - Project No. PLND-0822-0050 - Located at the Southwest Corner of Canyonlands Drive and Timberland Drive; APN: 067-0650-052-0000.

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

1. Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning; and
2. Adopt the Resolution approving the Sunridge Park III Tentative Subdivision Map and General Plan Amendment subject to the findings contained in the attached Resolution and Conditions of Approval.

6. REGULAR CALENDAR ITEMS

- 6.1. **Subject:** Discussion and Direction of the Planning Commission Pursuant to Public Resources Code Section 21151.2, Regarding the Acquisition of Grantline 208 Elementary School Site by Elk Grove Unified School District.

Recommendation: Receive a report on the Grantline 208 elementary school site and direct staff to prepare a letter to the Elk Grove Unified School District.

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

January 24, 2024	5:30 PM Regular Meeting
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February 14, 2024	5:30 PM Regular Meeting
March 13, 2024	5:30 PM Regular Meeting
April 10, 2024	5:30 PM Regular Meeting
May 8, 2024	5:30 PM Regular Meeting
June 12, 2024	5:30 PM Regular Meeting
July 10, 2024	5:30 PM Regular Meeting
August 14, 2024	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 January 10, 2024 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on January 5, 2024 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 January 5, 2024 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: January 10, 2024
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF DECEMBER 13, 2023. READOPTION OF MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF OCTOBER 11, 2023**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. December 13, 2023 Planning Commission Draft Meeting Minutes
2. October 11, 2023 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, December 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://cityofranchocordova.zoom.us/j/82556610557?pwd=Nhrdtm0apCwYsGikaR3WhPtOKG3viX.1>

Join the Meeting via the Zoom Phone Number

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

Webinar ID: 825 5661 0557

Password: 413510

DRAFT MINUTES

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

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

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Anil Reddy Kondakrindi (arrived at 5:45 p.m.), Robert McGarvey, Cynthia Stauss, and Chair Leroy Triplette

Planning Commission Members Absent: None

Staff Members Present: Arlene Granadosin-Jones, Darcy Goulart, Palmer Hilton, Nicholas Sosa, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Adam Lindgren led the pledge.

ITEM 4.1.

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

ATTACHMENT 1

3. PUBLIC COMMENT

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: Kondakrindi

ABSTAIN: None

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of November 8, 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. Megan Torres

Chair Tripette closed the public comment period.

The applicant formally withdrew their request for the Administrative Use Permit.

ACTION: Motion to continue item 5.1. to the January 24, 2024 Regular Planning Commission Meeting by Frechette second by McGarvey;
Motion passed with a 6:0 vote

- 5.2. **Subject:** Pradera Ranch - Design Review Amendment (CEQA Exempt Pursuant to Section 15182, C, Residential Projects Implementing Specific Plans) - Project No. PLND-0923-0079 - Located Southwest of Chrysanthy Boulevard & Grant Line Road; APN: 067-0040-010-0000.

Recommendation: Determine the project Exempt per Section 15182(C), Residential Projects Implementing Specific Plans and adopt the Resolution approving the Pradera Ranch Design Review Amendment subject to the findings contained in the Resolution and Conditions of Approval.

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

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

ATTACHMENT 1

1. James Garcia

Chair Tripette closed the public comment period.

ACTION: Motion to approve item 5.2. by Stauss second by Kondakrindi;
Motion passed with a 6:0 vote

6. REGULAR CALENDAR ITEMS

6.1. **Subject:** A Resolution Approving the 2024 Rancho Cordova Planning Commission Meeting Schedule

Recommendation: Adopt the Resolution.

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

ACTION: Motion to approve item 6.1. by Frechette second by McGarvey;
Motion passed with a 6:0 vote

6.2. **Subject:** Selection of 2024 Chair and Vice Chair

Recommendation: Nominate and make a motion to appoint one member of the Planning Commission to serve as the Planning Commission Chair and one member to serve as the Vice Chair for the 2024 calendar year.

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

Chair Tripette nominated Vice Chair Stauss for Chair and Commissioner Frechette for Vice Chair.

Commissioner Kondakrindi nominated Vice Chair Stauss for Chair and Commissioner Devarapalli for Vice Chair.

Commissioner Devarapalli declined the nomination for Vice Chair.

Vice Chair Stauss accepted the nomination for Chair.

Commissioner Frechette accepted the nomination for Vice Chair.

ACTION: Motion to appoint Vice Chair Stauss as the 2024 Chair and Commissioner Frechette as the 2024 Vice Chair by Tripette second by Devarapalli;
Motion passed with a 6:0 vote

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

8. DIRECTOR'S REPORT

Planning Manager Darcy Goulart gave her report.

9. ADJOURNMENT

Chair Tripette adjourned the meeting at 7:45 p.m.

ITEM 4.1.

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

ATTACHMENT 1

Kelly Whitman
Planning Commission Clerk

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://cityofranchocordova.zoom.us/j/89488731857?pwd=GO5EtMu7sfR9uZ606qUGes5HQhVRA.6PJM4zBEC1MGZwcp>

Join the Meeting via the Zoom Phone Number

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

Webinar ID: 894 8873 1857

Password: 883146

DRAFT MINUTES

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

Chair Tripette 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, Anil Reddy Kondakrindi, Robert McGarvey, Cynthia Stauss, and Chair Leroy Tripette

Planning Commission Members Absent: None

Staff Members Present: Krystina Baudrey, Tim Cremin, Chance Finley-Ross, Darcy Goulart, Palmer Hilton, Nicholas Sosa and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Chair Tripette led the pledge.

3. PUBLIC COMMENT

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, October 11, 2023

ATTACHMENT 2

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

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

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 Frechette second by McGarvey;
Motion passed with a 6:0 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.

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

1. James Garcia

Chair Tripette closed the public comment period.

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Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, October 11, 2023

ATTACHMENT 2

ACTION: Motion to continue item 5.1. to the December 13th Regular Planning Commission meeting by Stauss second by Frechette;
Motion passed with a 6:0 vote

- 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.

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

1. James Garcia

Chair Tripette closed the public comment period.

ACTION: Motion to approve item 5.2. by Kondakrindi second by McGarvey;
Motion passed with a 6:0 vote

- 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.

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

1. James Garcia

Chair Tripette closed the public comment period.

ACTION: Motion to approve item 5.3. by Stauss second by Kondakrindi;
Motion passed with a 6:0 vote

- 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:

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Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, October 11, 2023

ATTACHMENT 2

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.

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

1. James Garcia
2. Marilyn Metzger
3. Matthew Henderson
4. Eric Winegar
5. Jennifer Garcia
6. Mary Miller
7. Helen Whelan-Bashaw
8. Kathryn Kafka
9. Kim Schuster
10. Sandy Murphy
11. Gloria Smith
12. Jim Garcia
13. Eileen Sedilko
14. Michael Phalen
15. Paul Carroll
16. Lisa Burns
17. Karen Rockwell
18. Pio Enriquez
19. Katherine Whitcome
20. Lynn Keay
21. Dilip Nayak
22. Dawn Davison
23. Vera Ferguson
24. James Garcia
25. David Ferguson
26. Jen Chen
27. Kate Carroll
28. Kristi Talbert
29. Valerie Knippschild
30. Timothy Johnson
31. Yolanda Cu
32. Janet Teghtmeyer
33. Sandy Murphy
34. Aimee Lewis
35. Amir Mohammadiadl
36. Keith Lewis
37. Jordan Castelan
38. Adam Castelan
39. Frank Hall
40. Jennifer Garcia
41. Marilyn Metzger
42. Eric Winegar
43. Matthew Henderson

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, October 11, 2023

ATTACHMENT 2

- 44. Yolanda Cu
- 45. Mary Jo Tornay
- 46. Anita Teghtmeyer
- 47. Eric Winegar
- 48. Gloria Smith

Chair Tripette closed the public comment period.

ACTION: Motion to approve item 5.4. by Kondakrindi second by Stauss;
Motion passed with a 6:0 vote

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

MEMORANDUM

ITEM 5.1.



DATE: January 10, 2024

TO: Planning Commission Members

FROM: Nicholas Sosa, Associate Planner

SUBJECT: RIVERBLOSSOM / WILDBLOSSOM / STARBLOSSOM AT MONTELENA - MAJOR DESIGN REVIEW AND SPECIAL DEVELOPMENT PERMIT (CEQA EXEMPTION 15182 – PROJECTS PURSUANT TO A SPECIFIC PLAN) – PROJECT NO. PLND-0923-0081

PROPERTY OWNER: Tri Pointe Homes Holdings, Inc 201 Creekside Ridge Court, Suite 270 Roseville, CA 95678		APPLICANT/DEVELOPER: DaJshey Chatman 201 Creekside Ridge Court, Suite 270 Roseville, CA 95678	
PROJECT:	The Applicant, Tri Pointe Homes, is requesting a Major Design Review for their proposed Riverblossom, Wildblossom, and Starblossom product within multiple villages of the Montelena Subdivision. Floor plans range from 1,752 SF to 3,376 square feet, each floor plan also includes either two or three proposed architectural styles. The Applicant is also requesting a Special Development Permit to revise the required rear yard setback and to deviate from Design Standard #75 of the Sunridge Specific Plan.		
FILE:	PLND-0923-0081		
LOCATION:	Located south of Douglas Road and west of Rancho Cordova Parkway		
ZONING:	RD-5, RD-7, and RD-10 within the Sunridge Specific Plan (SDSP)		
GENERAL PLAN:	Low Density Residential (LDR) and Medium Density Residential (MDR)		
APN:	Village 5 APN's: 067-1320-001 thru –015, 067-1320-019 thru –025, 067-1320-032 Village 7 APN's: 067-1350-001 thru –006, 067-1350-010 thru –080, 067-1350-104 thru -107, 067-1350-128 thru –135, 067-1350-144 thru –152 Villages 8-10 APN's: 067-2380-001, 067-2380-011 thru –016, 067-2380-027 thru -081, 067-1230-004, 067-1210-017 and 067-1210-018		
PLANNER:	Nicholas Sosa, Associate Planner		

RECOMMENDATION:

Determine the project is Exempt per CEQA Guidelines Section 15182, "Projects Pursuant to a Specific Plan" and Adopt the Resolution for The Riverblossom, Wildblossom, and Starblossom at Montelena, Major Design Review and Special Development Permit.

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 Permit and Special Development Permit and allow the Applicant to submit for necessary building permits for construction.

BACKGROUND / PROJECT HISTORY

The Montelena project is within the Sunrise Douglas Community Plan and the Sunridge Specific Plan area which was approved in July 2002 by the County of Sacramento (**See Figure 1**).

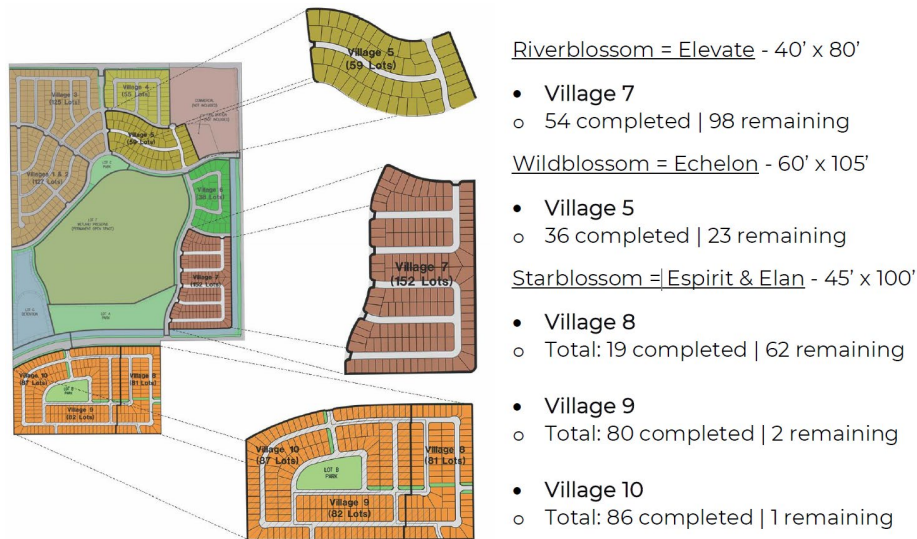
Figure 1: Montelena Subdivision Location



The approved Montelena land use plan has 10 Villages with a total of 806 residential units. All villages of the Montelena subdivision have received design review approvals for various developers and have been under construction. Village 5 (Echelon-DD10046), Village 7 (Elevate-DD10055), and Villages 8-10 (Espirit & Elan-DD9812) were previously under construction by Premier Homes.

In recent months, the previous property owner has sold their 186 remaining, unfinished lots to the Applicant, Tri Pointe Homes, who is now requesting Design Review approvals to build their own products throughout these villages. A majority of the remaining 186 lots are spread throughout Villages 5, 7, and 8 with just 2 lots in Village 9 and 1 lot in Village 10. **See Figure 2** for a map showing these remaining lots.

Figure 2: Remaining Lots Map



PROPOSED PROJECT:

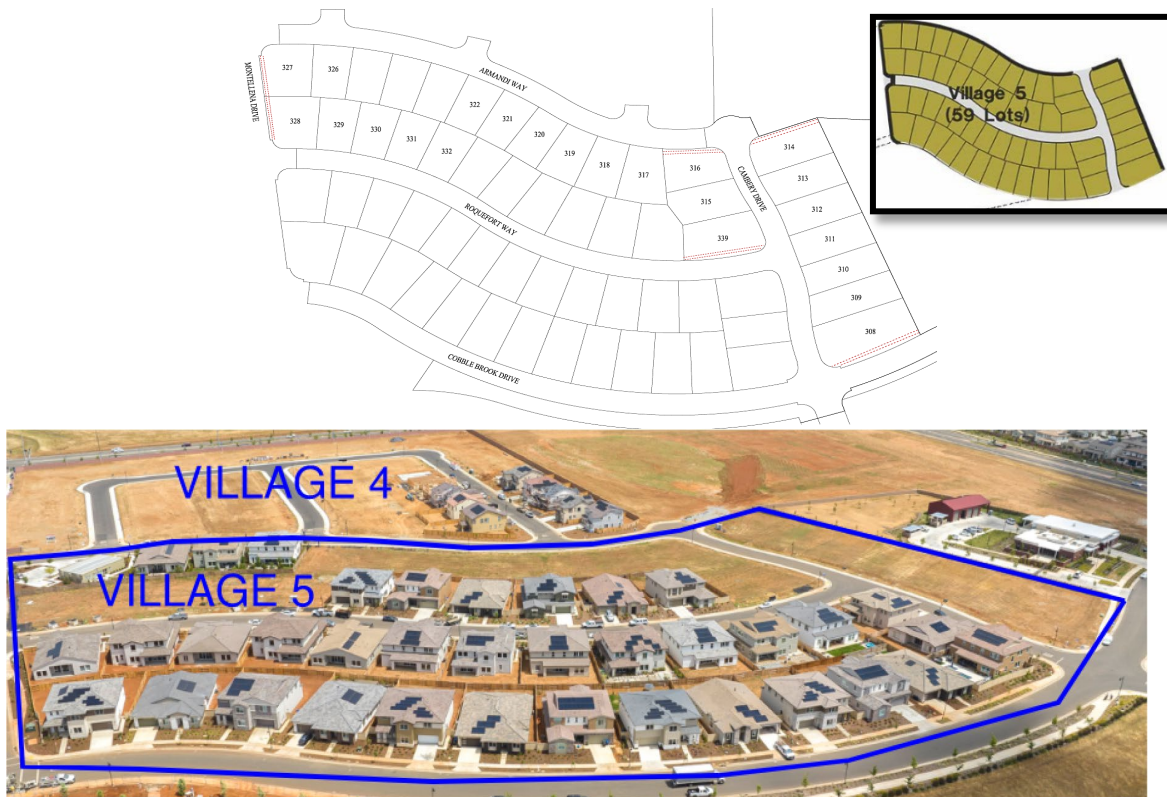
The Applicant, Tri Pointe Homes is requesting a Major Design Review Permit for three product selections, Riverblossom, Wildblossom, and Starblossom. The Applicant is also requesting a Special Development Permit for their Riverblossom product for an adjusted rear yard setback and deviation from Design Standard #75 of the Sunridge Specific Plan. Each product line will be described individually below.

Wildblossom

Village 5 is zoned RD-5 within the Sunridge Specific Plan and provides the largest typical lot sizes at 60' x 100'. The original approval for Village 5 was completed in April of 2021 and included 3 floor plans with 3 architectural styles. The Applicant at that time, Premier Homes, also requested an adjustment to reduce the front setback from 16 feet to 12.5 feet. The current Applicant is not requesting this adjustment and will be constructing the homes consistent with the required setbacks and design standards of the Sunridge Specific Plan.

Of the 59 total lots for Village 5, Premier Homes constructed 36 homes and the Applicant, would construct their Wildblossom product on the remaining 23 lots. The map showing the remaining 23 lot locations in Village 5 can be seen in **Figure 3** below.

Figure 3: Remaining Lots Map (Village 5)



The Wildblossom product includes 3 floorplans ranging from 2,430 SF to 3,376 SF with 2 architectural styles. Each floor plan will have two out of the three of the following styles: Spanish, Craftsman, and Farmhouse. Street view of the Wildblossom Product can be seen in **Figure 4** with example elevations of each floor plan in **Figures 5 – 7**.

Figure 4: Elevation Streetview



Figure 5: Plan 1 – 2,430 SF (Spanish & Farmhouse Style)

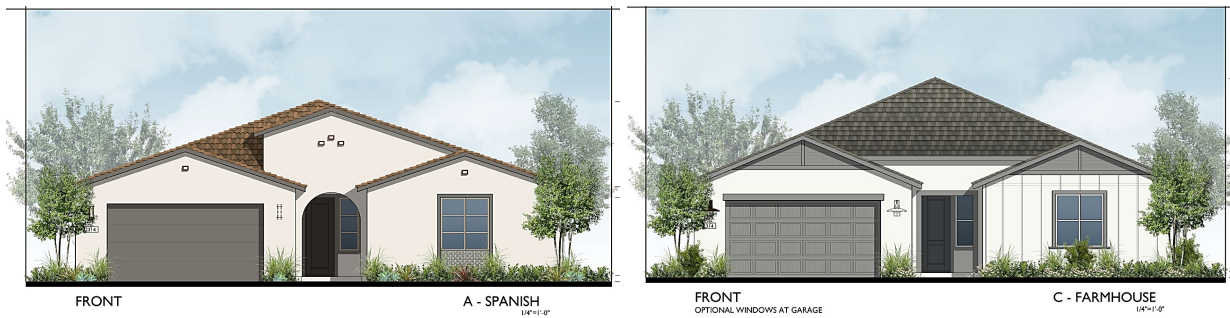


Figure 6: Plan 2 – 3,166 SF (Craftsman & Farmhouse Style)

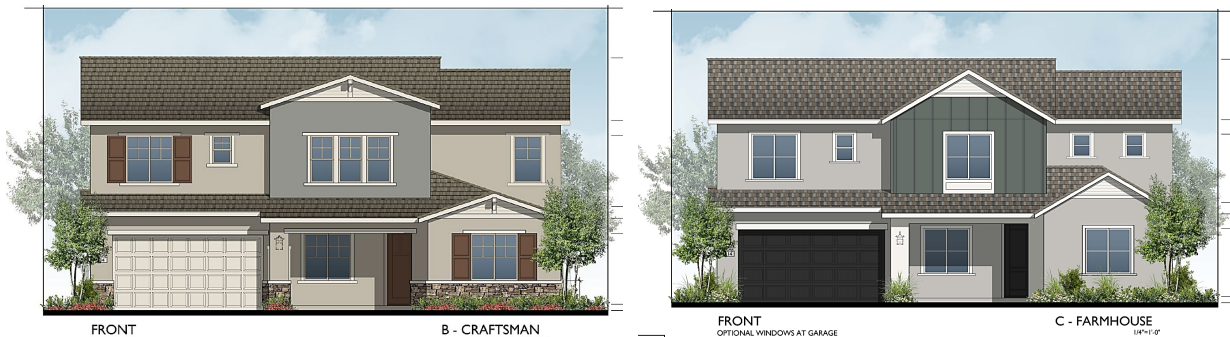


Figure 7: Plan 3 – 3,376 SF (Spanish & Craftsman Style)



Starblossom

Villages 8-10 are zoned RD-7 within the Sunridge Specific Plan and provide typical lot sizes of 45' x 100'. The original approval for Villages 9-10 was completed in September of 2018 and included 6 floor plans with 3 architectural styles. In February of 2022, Premier Homes was granted a Substantial Conformance approval to expand their design review into Village 8 and construct the same home designs for that area. The Applicant at that time, Premier Homes, also requested an adjustment to reduce the rear setback by 5-feet for one of their single-story products. The current Applicant is not requesting this adjustment and will be constructing the homes consistent with the required setbacks and design standards of the Sunridge Specific Plan.

In total, Villages 8-10 provide 250 residential lots. However, Premier Homes has nearly completed both Villages 9 & 10 with just 2 remaining lots in Village 9 and a single lot remaining in Village 10. A majority of the Starblossom product will be constructed in Village 8 where 62 lots remain available. See **Figure 8** for remaining lots map.

Figure 8: Remaining Lots Map (Villages 8-10)



The Starblossom product includes 5 floorplans ranging from 1,524 SF to 2,705 SF with 3 architectural styles; Spanish, Craftsman, Ranch, Delta and Farmhouse. The Starblossom product does incorporate two single-story floor plans that were previously approved and have already been constructed in the area. These single-stories have been pulled from the original design review product line-up and will be included as part of this design review to create a more seamless transition between existing and new products. Street view of the Starblossom Product can be seen in **Figure 9** with example elevations of each floor plan in **Figures 10 – 14**. The street view below does not include the single stories pulled from the original design review, however those elevations can be seen in **Figures 10 and 11**.

Figure 9: Elevation Street View



Figure 10: Espirit Plan 1 – 1524 SF (From previous Design Review)



RANCH - SCHEME 3



DELTA - SCHEME 2

Figure 11: Espirit Plan 2 – 1,724 SF (From previous Design Review)



RANCH - SCHEME 1



DELTA - SCHEME 1

Figure 12: Plan 1 – 2,300 SF

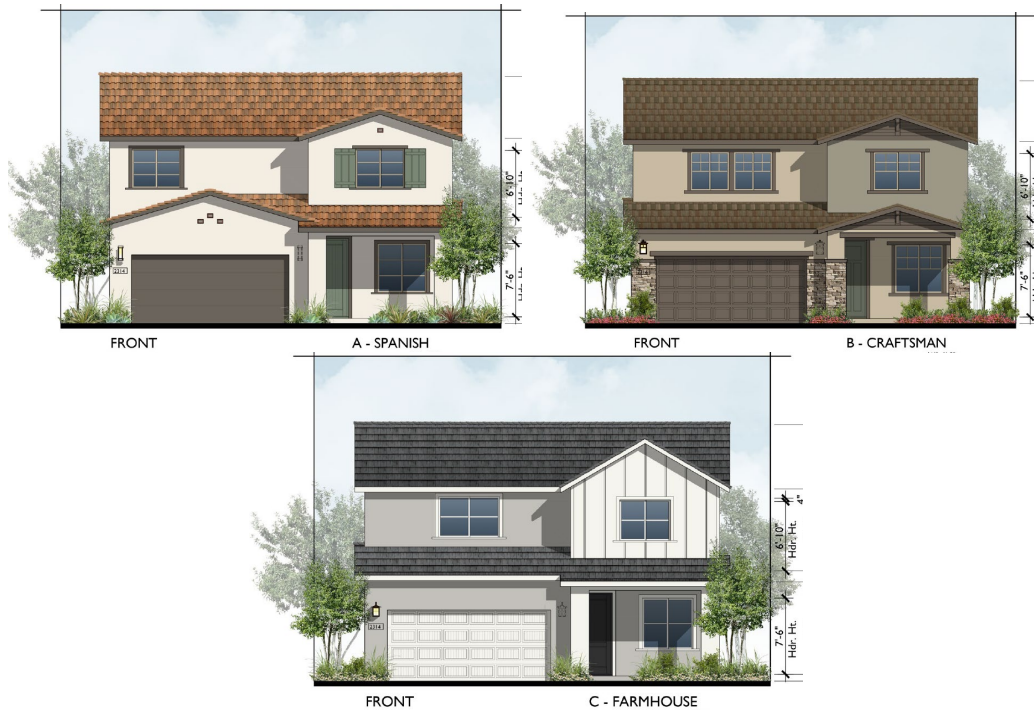


Figure 13: Plan 2 – 2,557 SF



Figure 14: Plan 3 – 2,705 SF

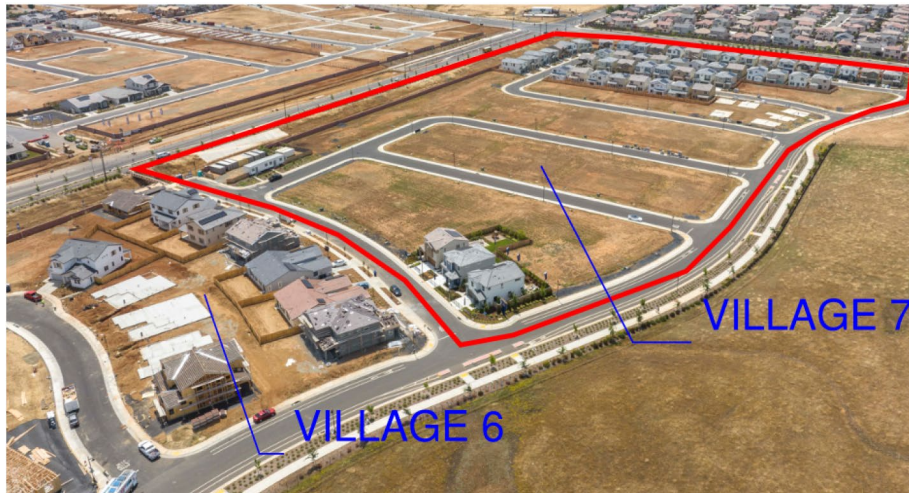


Riverblossom

Village 7 is zoned RD-10 within the Sunridge Specific Plan and provides the smallest typical lot sizes at 40' x 80'. Of the total 152 residential lots for Village 7, Premier Homes constructed 58 homes and the Applicant, would construct their Riverblossom product on the remaining 98 lots. The map showing the remaining 98 lot locations of Village 7 can be seen in **Figure 15** below.

Figure 15: Remaining Lots Map (Village 7)





The Riverblossom product includes 3 floorplans ranging from 1,752 SF to 2,181 SF with 3 architectural styles; Spanish, Traditional, and Farmhouse. All floor plans are two-story homes consistent with the previously approved Premier Homes product line-up. Street view of the Riverblossom Product can be seen in **Figure 16** with example elevations of each floor plan in **Figures 17 – 19**.

Figure 16: Elevation Streetview



Figure 17: Plan 1 – 1,752 SF



Figure 18: Plan 2 – 1,923 SF



FRONT ELEVATION "A"
(SPANISH)

SCHEME 1



FRONT ELEVATION "B"
(TRADITIONAL)

SCHEME 5



FRONT ELEVATION "C"
(FARMHOUSE)

SCHEME 11

Figure 19: Plan 3 – 2,181 SF



FRONT ELEVATION "A"
(SPANISH)

SCHEME 3



FRONT ELEVATION "B"
(TRADITIONAL)

SCHEME 6



FRONT ELEVATION "C"
(FARMHOUSE)

SCHEME 9

Special Development Permit for Riverblossom Product

The Montelena subdivision project is located within the Sunridge Specific Plan which was originally approved by Sacramento County prior to City incorporation. Therefore, the applicable Zoning Code for review of these areas would be the 2003 Sacramento County Code. Per the County Code, any requested modifications or deviations from required development standards would require the approval of a Special Development Permit.

Article 6 of the Sacramento County Zoning Code establishes procedures for Special Development Permits and includes the following statement:

“The purpose for which Special Development Permits may be issued is to encourage a creative and more efficient approach to the use of the land; to maximize the choice in the type of environment; to encourage more efficient allocation and maintenance of privately controlled common open space through the redistribution of overall density; to provide economy in housing opportunities; and to provide a means of greater creativity and flexibility in design than is provided under the strict application of the zone design standards”

Previous Approval

The original design review for Village 7 (DD10055) was approved by City Council on August 2, 2021 and included a Major Design Review and Special Development Permit. The approved Special Development Permit allowed for three deviations from development standards. These deviations are listed below:

1. Deviation from Design Standard #75 which does not allow two-story homes to be on more than three adjacent lots along a street frontage.
2. Modified front yard setbacks allowing a 12.5' front yard setback.
3. Modified rear yard setbacks removing the 20% rear yard setback requirement and replacing it with a 10' single story rear setback and a 15' two-story rear setback.

Those requested modifications can be seen below along with the required Sunridge Specific Plan Setbacks:

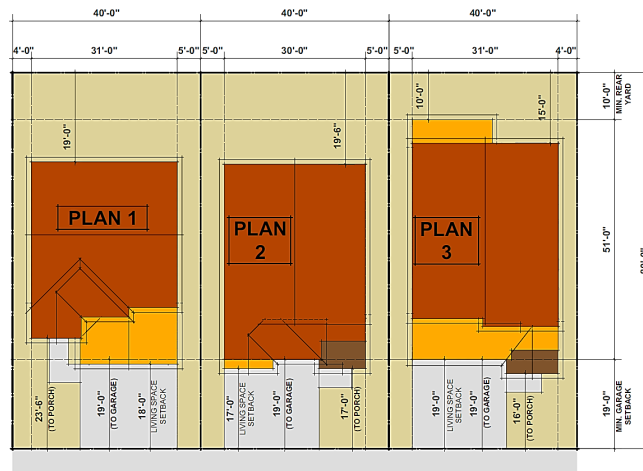
	Required per Sunridge Specific Plan	Previous Approval Setbacks
Front Living Area Setback (Building)	16'	12.5'
Front Setback (Garage)	19'	19'
Side Setback	5' / 4'	5' / 4'
Side Setback (Corner Lot)	12.5'	12.5'
Rear Setback	20% of the lot depth	10' for Single-Story 15' for Two-Story

Current Request

The current Applicant is requesting similar deviations to those that were requested with the original approval for Village 7, except for the front yard setback reduction as this reduction is no longer needed. The Applicant requests the following as part of their Special Development Permit:

1. Deviation from Design Standard #75 which does not allow two-story homes to be on more than three adjacent lots along a street frontage.
 - The applicant is proposing all two-story homes, consistent with the original approval, therefore this design standard would not be applicable.
2. Modified rear yard setbacks removing the 20% rear yard setback requirement and replacing it with a 10' single story rear setback and a 15' two-story rear setback.
 - The Applicant has further specified their request for the rear yard setback adjustment and has only requested it for their Plan 3 product, not all products. Therefore, the Conditions of Approval (COA #2) has been added to limit the application of the requested adjustment. A typical setback plan can be seen in **Figure 20** with the single-story portion of the home (shown in orange) at a 10' setback and the two-story portion of the home (shown in red) at a 15' setback.

Figure 20: Typical Setback Plan



With the smaller RD-10 lot sizes in Village 7, approval of these requests would allow for the Applicant to maximize the buildable area of the lots and provide a product consistent with the surrounding residential homes. The Applicant's Riverblossom product would continue to provide a variety of floor plans with various façade elevations which would maintain a visually interesting streetscape throughout the remaining 98 lots in Village 7 of the Montelena subdivision.

GENERAL PLAN CONSISTENCY:

The project site General Plan designations are Low Density Residential (LDR) for Village 5 and Medium Density Residential (MDR) for Villages 7 and 8-10. The approved subdivision maps for these villages are consistent in lot size and density with the LDR and MDR General Plan designations. The proposed request is for Major Design Review Permit approval of the project and does not request to modify lots or densities of the project site. Therefore, the project continues to be consistent with City's General Plan.

ZONING ORDINANCE:

The project site is located within Montelena subdivision which is part of the Sunridge Specific Plan (SDSP). The proposed project adheres to the standards and regulations of the SDSP with

the exception of the rear setback modification request and deviation request for Design Standard #75. However, per Article 6 of the Sacramento County Code, the Applicant has adhered to the appropriate process to request these changes by requesting the Special Development Permit as part of this Major Design Review.

City Design Guidelines

The proposed project is consistent with the City Design Guidelines and Sunridge Specific Plan Design Guidelines as stated below;

- The designs are visually interesting and establish a variety of streetscapes through various potential combinations of floor plans, architectural styles, and color schemes.
- The mass, scale, and form of the homes enhance the public realm with the front yard porches and living spaces.
- The several different rooflines included in each plan and elevation ensure variation.
- Living space forward of the garage to create a more inviting streetscape and de-emphasize the garage.
- To ensure variety and interest throughout the villages, a condition of approval has been added to state that no two identical floor plans with the same building elevations within a master home plan series shall be located directly adjacent to each other.
- Popout trim is provided around the windows and doors on all elevations.

Landscape Design

The Applicant has also provided preliminary landscape plans for all three of their products. The preliminary plans include sample designs of each floor plan on an example lot as well as what the designs would be on both corner and interior lots. The plans shown in **Figure 22-24** are typical plans and do not include all potential layouts of a lot.

Figure 22: Wildblossom Typical Landscape Plan

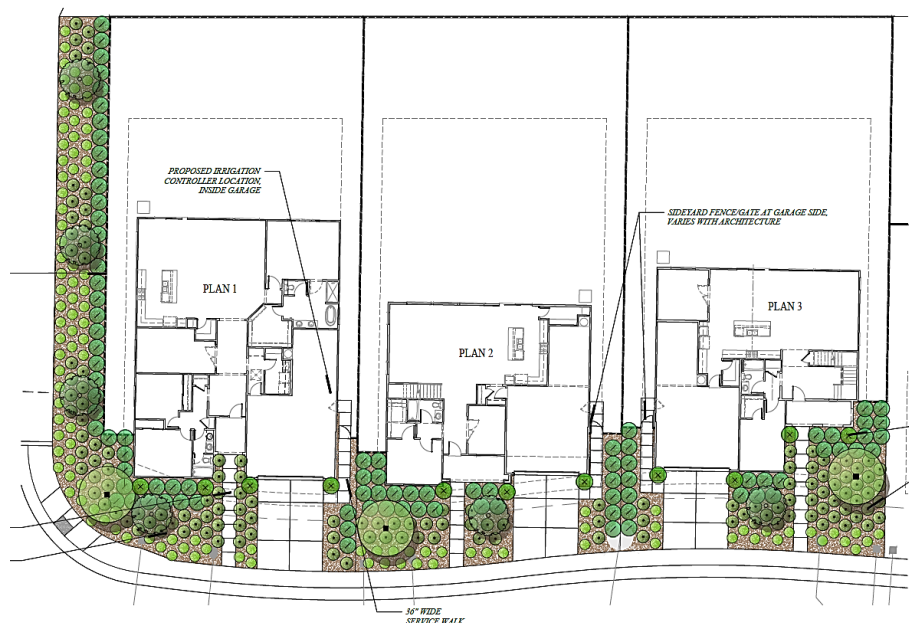


Figure 23: Starblossom Typical Landscape Plan

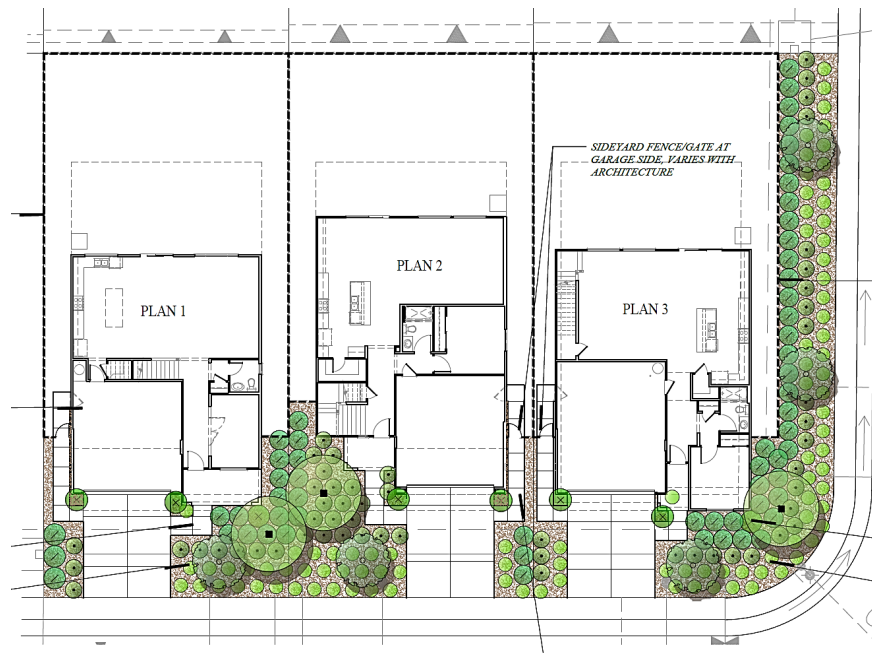
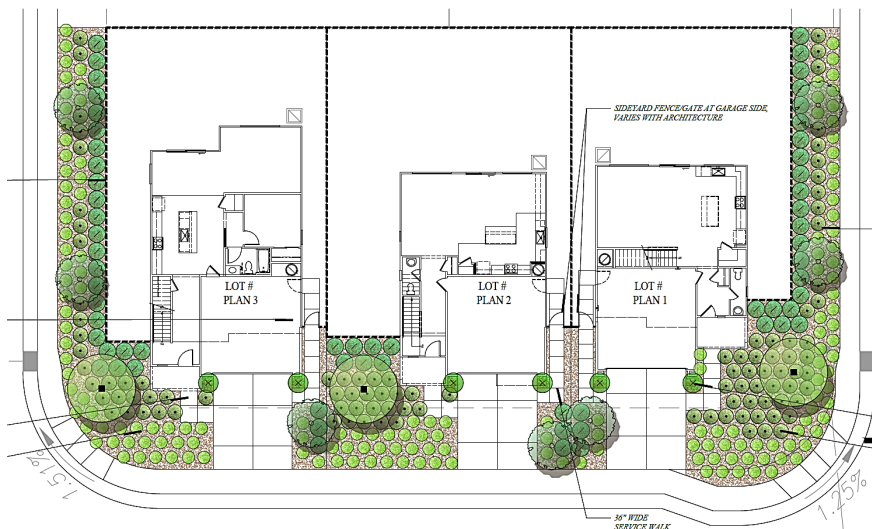


Figure 24: Riverblossom Typical Landscape Plan



The landscape plans provide a variety of drought tolerant trees, shrubs, and groundcover as well as a plant legend to describe the species and size of each plant. The project has been conditioned to provide weed barrier in all front yard areas to minimize the amount of weeds for the homeowners. These preliminary plans have been reviewed by our City Arborist to ensure that the trees provided are the appropriate size trees and species for yards of this size to help minimize future issues with inappropriate tree locations and potential root damage. In addition to landscaping, a concrete path will be provided connecting the driveway to the side yard and garage side door. Also, a concrete pad will be provided behind the side yard fence for trash bin storage. The preliminary landscape plans can be found in full detail in [Attachment 2](#).

ENVIRONMENTAL

The proposed residential project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report (SCH# 1997022055) and the Mitigated Negative Declaration (SCH# 2005052138) for the Montelena Subdivision. Since the proposed project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

FISCAL IMPACT ANALYSIS

Approval of the Riverblossom / Wildblossom / Starblossom at Montelena Major Design Review Permit and Special Development Permit would allow for the construction of the master home plans within Montelena subdivision within the City of Rancho Cordova. This will benefit the City and the community by providing direct contributions to fund needed public infrastructure for this project and the broader community.

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.

Additional fiscal impacts would also include jobs provided during construction and property tax increases for development of the vacant land and the surrounding area.

RECOMMENDED MOTION

Staff recommends that the Planning Commission take the following action:

- Find that the project is Exempt per Section 15182, Residential Projects Pursuant to a Specific Plan; and
- Approve the Resolution for Riverblossom, Wildblossom, and Starblossom at Montelena Major Design Review and Special Development Permit.

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2024

**A RESOLUTION OF THE PLANNING COMMISSION
APPROVING A MAJOR DESIGN REVIEW PERMIT AND SPECIAL DEVELOPMENT PERMIT
FOR THE WILDBLOSSOM / STARBLOSSOM / RIVERBLOSSOM AT MONTELENA
PROJECT NO. PLND-0923-0081**

WHEREAS, Villages 5, 7, and 8-10 of the Montelena Subdivision were sold by the original developer, Premier Homes, to Tri-Pointe Homes; and

WHEREAS, Tri-Pointe Homes (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review approval for Wildblossom, Starblossom, and Riverblossom located within these villages; and

WHEREAS, the submitted application also includes a Special Development Permit for a revised rear yard setback and deviation from design standard #75 of the Sunridge Specific Plan for their Riverblossom product; 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 Sunridge Specific Plan Environmental Impact Report (EIR) (SCH#1997022055) and further analyzed within the Mitigated Negative Declaration (SCH#2005052138) for the Montelena subdivision adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act (CEQA); and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, and therefore is exempt from further review under CEQA exemption 15182, Residential Projects Pursuant to a Specific Plan; 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 15182 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 from further review per California Environmental Quality Act exemption 15182 Residential Projects Pursuant to a Specific Plan.

Evidence: The proposed residential project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report (SCH# 1997022055) and the Mitigated Negative Declaration (SCH# 2005052138) for the Montelena Subdivision. Since the proposed project is in conformity with what was reviewed as part of the Specific Plan

EIR, the project is then exempt from further review under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

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:

- 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 General Plan designation for Village 5 is Low Density Residential and the General Plan designation for Village 7 and Villages 8-10 are Medium Density Residential (MDR). The approved subdivision maps for these villages are consistent in lot size and density with the LDR and MDR General Plan designations. The proposed project adheres to the standards and regulations of the SDSP with the exception of the rear setback modification request and deviation request for Design Standard #75. However, per Article 6 of the Sacramento County Code, the Applicant has adhered to the appropriate process to request these changes by requesting the Special Development Permit as part of this Design Review. Therefore, the project is consistent with the City's General Plan, Sunridge Specific Plan, as well as the applicable Rancho Cordova Design Guidelines.

- 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: Tri Pointe Homes is proposing a design package with a variety of floor plans, architectural styles, and color schemes that are consistent with existing construction in the area. The Applicant took into consideration surrounding homes with their product designs and created elevations that can be integrated into the neighborhood and maintain a vibrant and visually interesting streetscape. The project provides living space forward floor plans and drought tolerant landscaping with weed barrier to ensure the area remains free of weeds. This 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 architecture, color, and landscaping for the homes is consistent with other homes that have already been constructed within the Montelena Subdivision as well as in neighboring subdivisions. The project is consistent with the Sunridge Specific Plan and City Design Guidelines with the exception of the Riverblossom product in Village 7 which is requesting a rear setback modification and deviation from Design Standard #75. However, the previous product for this village was also given this deviation, therefore, approval of the

deviation would allow the current product to continue to be consistent with the surrounding area. A clear design concept is shown for each elevation and each design provides consistent characteristics of each stated style. All elevations and architectural style palettes are included in the Design Review Package.

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

Evidence: The subdivision map, road design, and infrastructure has already been approved prior to this Design Review action. Vehicular, bicycle, and pedestrian circulation were studied and accepted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes of circulation.

3. Approval of the Special Development Permit in order to revise setbacks as well as deviation from design standard #75 to accommodate the approved subdivision lot sizes with the proposed Riverblossom floor plans and maintain the desired housing product diversity. The Special Development Permit would only apply to the Riverblossom product in Village 7. The following findings and supportive evidence shown below support the Special Development Permit request.

- a) **Finding:** That the proposed development will carry out the intent of the General Plan and the appropriate community plan.

Evidence: The Riverblossom product will continue to carry out the intent of the Medium Density Residential (MDR) General Plan Designation as well as the RD-10 zoning designation and Sunridge Specific Plan. The intent of the RD-10 design standards is to provide an opportunity to experiment with housing types and accommodate a rich, diverse housing mix. The requested Special Development Permit would allow the applicant to increase their buildable area on each lot and provide a larger home within smaller lot sizes for future homeowners. In combination with the other homes within the Montelena subdivision, this product will add to the overall variety of the neighborhood.

- b) **Finding:** That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

Evidence: The proposed Riverblossom portion of the project is of sufficient size and meets the minimum density requirements within its own boundaries. The product will be consistent with the surrounding area and would provide desirable streetscape, consistent with the intent of the Sunridge Specific Plan design standards. The modified rear setback allows the lots to accommodate a greater variety of products and the deviation from development standard #75 allows for an all two-story product, creating more outdoor space for Plans 1 and 2 of the Riverblossom product.

- c) **Finding:** That the proposed development is compatible with existing and proposed land uses in the surrounding area.

Evidence: The project will continue to provide residential homes consistent with existing and proposed land uses in the area. The requested Major Design Review and Special Development Permit would only modify the rear setback of

Riverblossom Plan 3 and would allow for an all two-story home product. There are no changes to the proposed use of the project location.

- d) **Finding:** That any exceptions to, or deviation from, the use, density, requirements or design standards of the Land Use Zone in which the property is located, or of Title II of the Sacramento Code are justified by the design of the development or by the substantial energy savings proposed pursuant to Section 110-65(b). In case of the residential area, the rearrangement of dwellings and the mixing of dwelling types shall be justified by larger and more usable open spaces.

Evidence: The applicant is requesting a modification to the rear yard setback for their Plan 3 product and a deviation from Development Standard #75. These deviations would allow for a larger building area for the Plan 3 floor plan allowing for a greater variety of products within the provided lot size. Deviation from design standard #75 would also allow for more useable yard areas as two-story homes provide a smaller ground floor footprint and can be placed on small lots and can accommodate larger and more usable open space areas.

- e) **Finding:** That there is adequate assurance that all public improvements will be installed at the scheduled times, as required by Public Works.

Evidence: The Riverblossom product will be constructed on the remaining 98 lots that were purchased from Premier Homes. The public improvements and infrastructure have already been installed and are available for each site.

- f) **Finding:** That there is adequate assurance that the development schedule will be met.

Evidence: Tri Pointe will adhere to the Development Agreement that has already been implemented for the area. The project has also been conditioned with a 3-year expiration date beginning from date of approval. The Applicant must take action on the entitlements within 3 years to ensure that the approval does not expire.

- g) **Finding:** That the existing or proposed utility services are adequate for the uses and population densities proposed.

Evidence: The utility infrastructure and services have already been installed and are actively providing services to homes already constructed in the area. The approved subdivision maps and improvement plans have been reviewed and approved by both the Public Works Department as well as utility agencies to ensure that the proposed uses can be adequately served by all utilities.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 10th day of January, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ITEM 5.1.

ATTACHMENT 1

ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman
Planning Commission Clerk
5571219.1

WILDBLOSSOM AT MONTELENA V.5

RANCHO CORDOVA, CALIFORNIA





 Enhanced Elevation

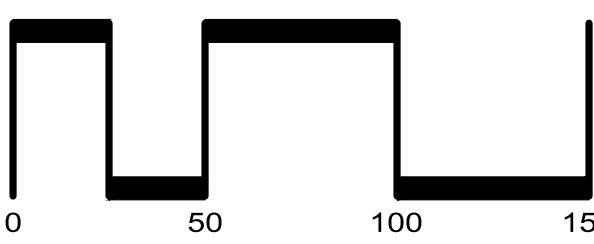
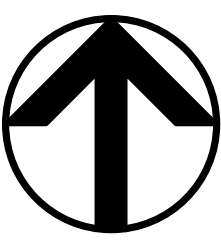
MARKETING MAP

MONTELENA VILLAGE 5

CITY OF RANCHO CORDOVA SACRAMENTO COUNTY CALIFORNIA

SCALE: 1"=50' DATE: JULY 20, 2023

ENHANCED ELEVATION EXHIBIT



SAN RAMON (925) 866-0322

ROSEVILLE (916) 788-4456

WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS



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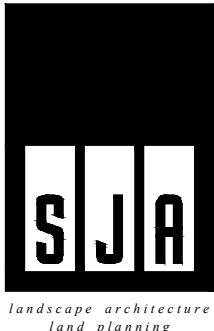
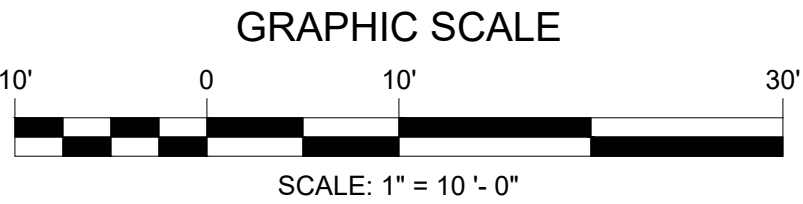


Wildblossom
At Montelena

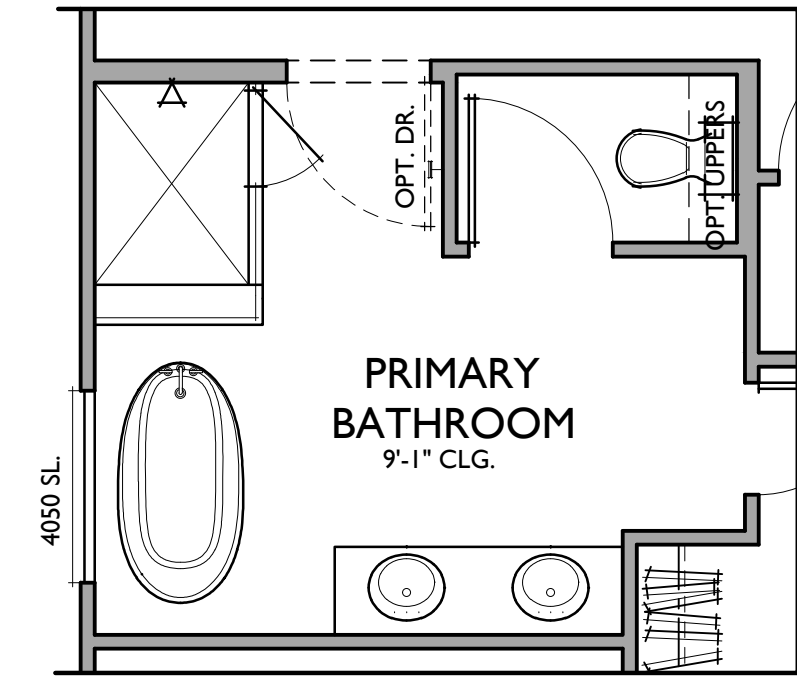


PLANT PALETTE (NORTH & EAST)							
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SYM	BOTANICAL NAME	COMMON NAME	SIZE
PALETTE A							
	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	15 GALLON		ARCTOSTAPHYLOS 'WOODS COMPACTA'	MANZANITA	1 GAL
					DIETES BICOLOR	AFRICAN IRIS	1 GAL
					WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY	5 GAL
					PRUNUS CAROLININA 'BRIGHT N TIGHT'	DWARF CAROLINA CHERRY	15 GAL
PALETTE B							
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	15 GALLON		CEANOTHUS G. H. 'CARMEL CREEPER'	CARMEL CREEPER CEANOTHUS	1 GAL
					DIANELLA REVOLUTA 'LITTLE BECCA'	LITTLE BECCA FLAX LILY	1 GAL
					RHAPHIOLEPIS UMBELLATA	INDIAN HAWTHORN	5 GAL
					LIGUSTRUM JAPONICUM	JAPANESE PRIVET	15 GAL

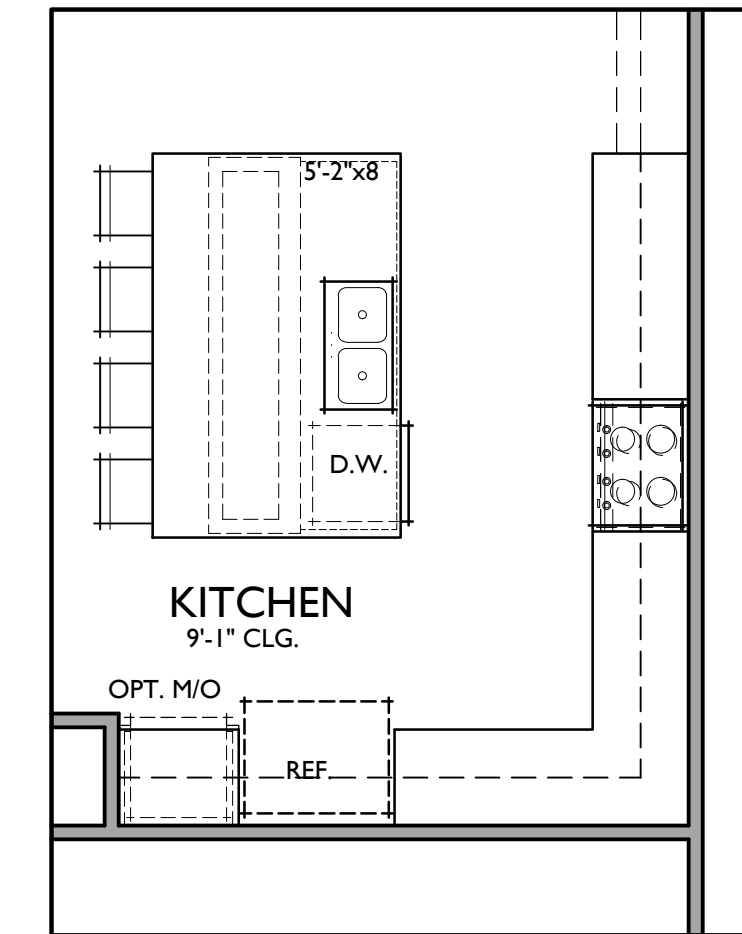
PLANT PALETTE (SOUTH & WEST)							
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SYM	BOTANICAL NAME	COMMON NAME	SIZE
PALETTE AA							
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GALLON		ARCTOSTAPHYLOS 'WOODS COMPACTA'	MANZANITA	1 GAL
					DIETES VEGETA	FORTNIGHT LILY	1 GAL
					WESTRINGIA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	5 GAL
					PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	15 GAL
PALETTE BB							
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	15 GALLON		CEANOTHUS G. H. 'CARMEL CREEPER'	CARMEL CREEPER CEANOTHUS	1 GAL
					LIRIOPE MUSCARI	LILY TURF	1 GAL
					RHAPHIOLEPIS UMBELLATA	INDIAN HAWTHORN	5 GAL
					XYLOSMA CONGESTUM	SHINY LEAF XYLOSMA	15 GAL



CONCEPTUAL FRONT YARDS



OPT. SPA SHOWER / TUB



OPT. EXTENDED ISLAND

WITH 18" DEEP CABINETS

PLAN 1A
2,430 SQ. FT.

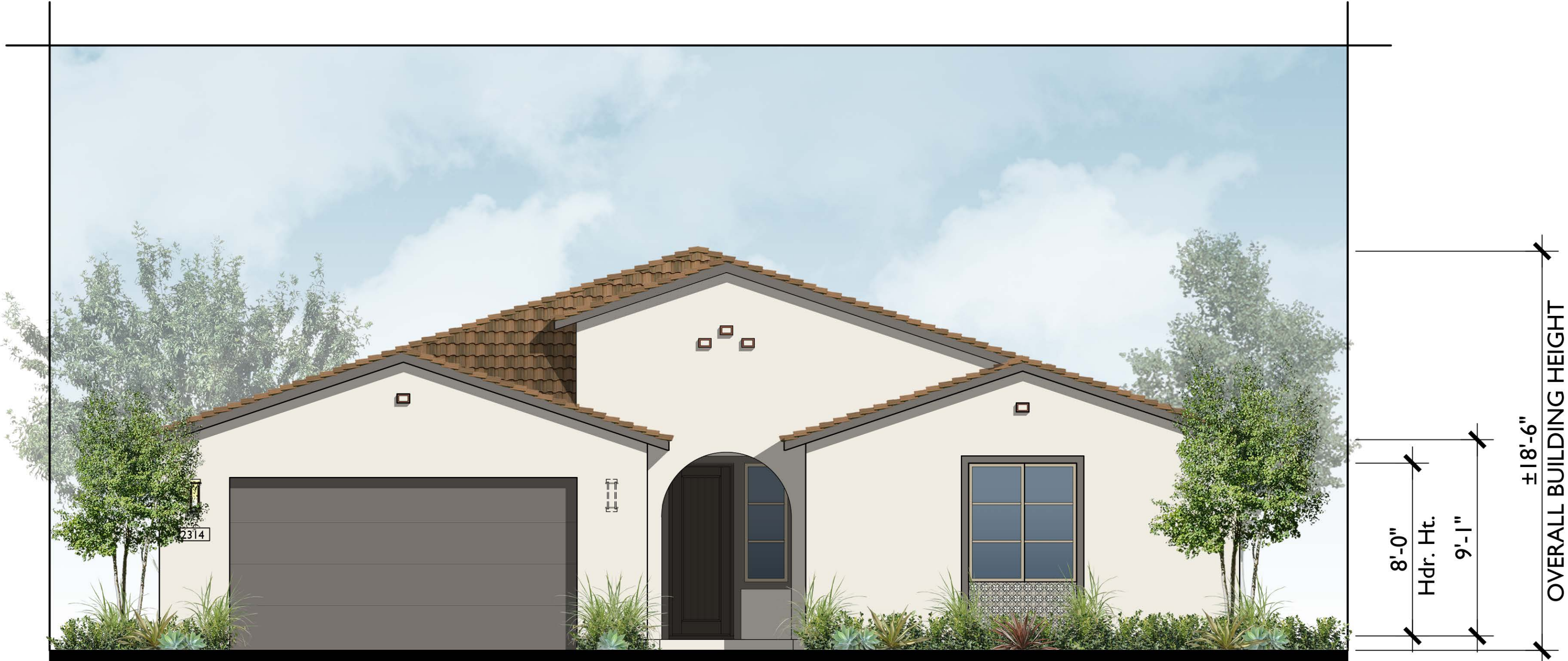
TARGET: 2,500 SQ. FT.
3 BEDROOMS / 2 BATHS + OFFICE
3 - BAY GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	2,430 SQ. FT.
3 - BAY GARAGE	659 SQ. FT.
PORCH	68 SQ. FT.
LOT COVERAGE (MAX. 75%)	50.1%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

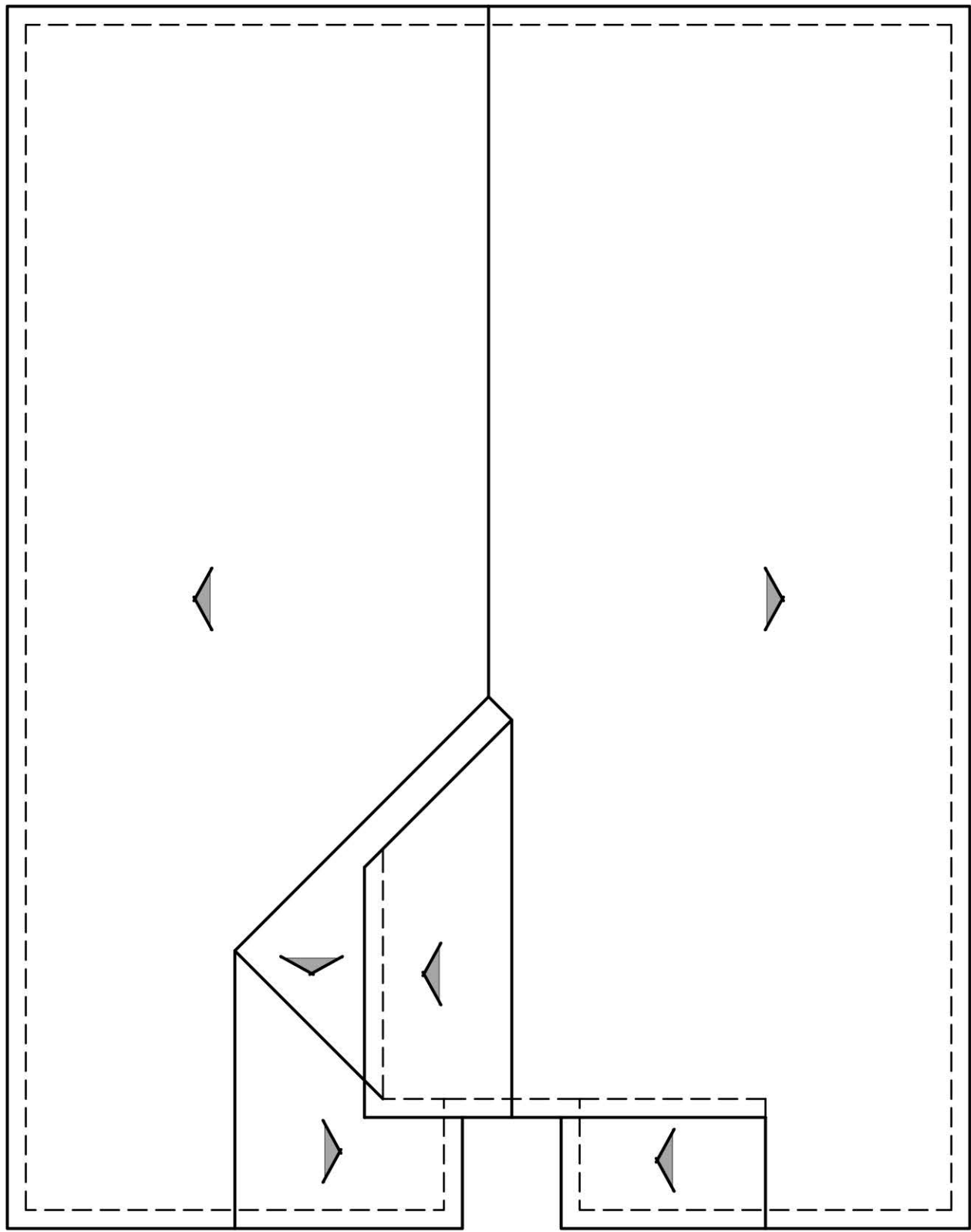


LEFT



FRONT

A - SPANISH
1/4"=1'-0"
SCHEME 1

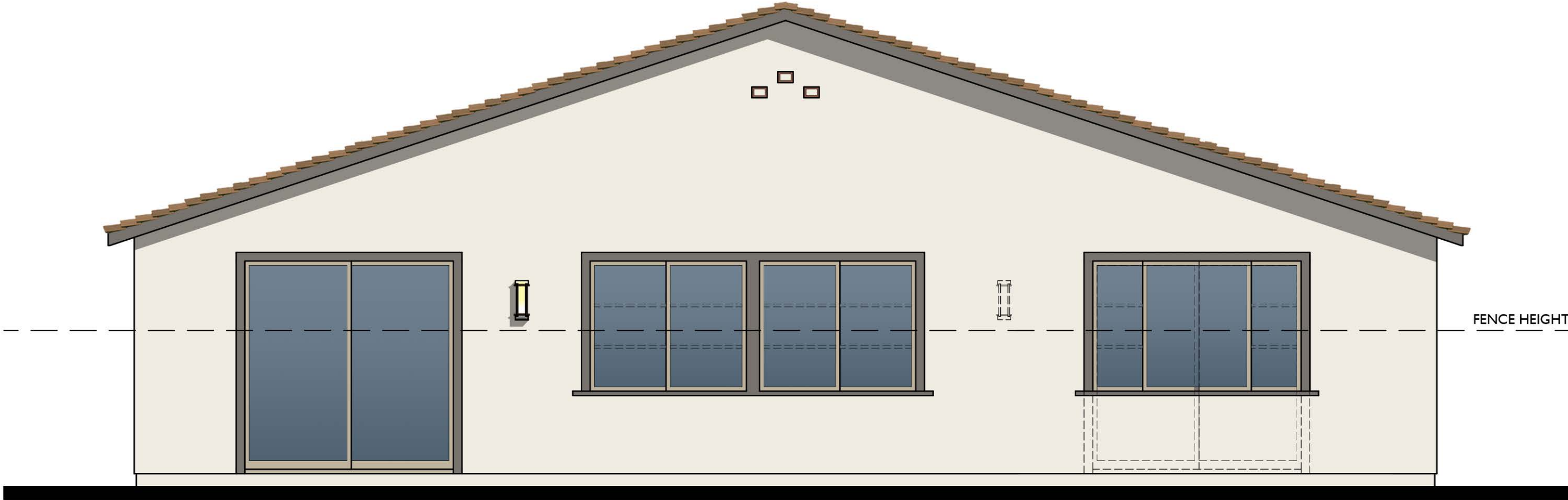


ROOF PLAN
A

PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

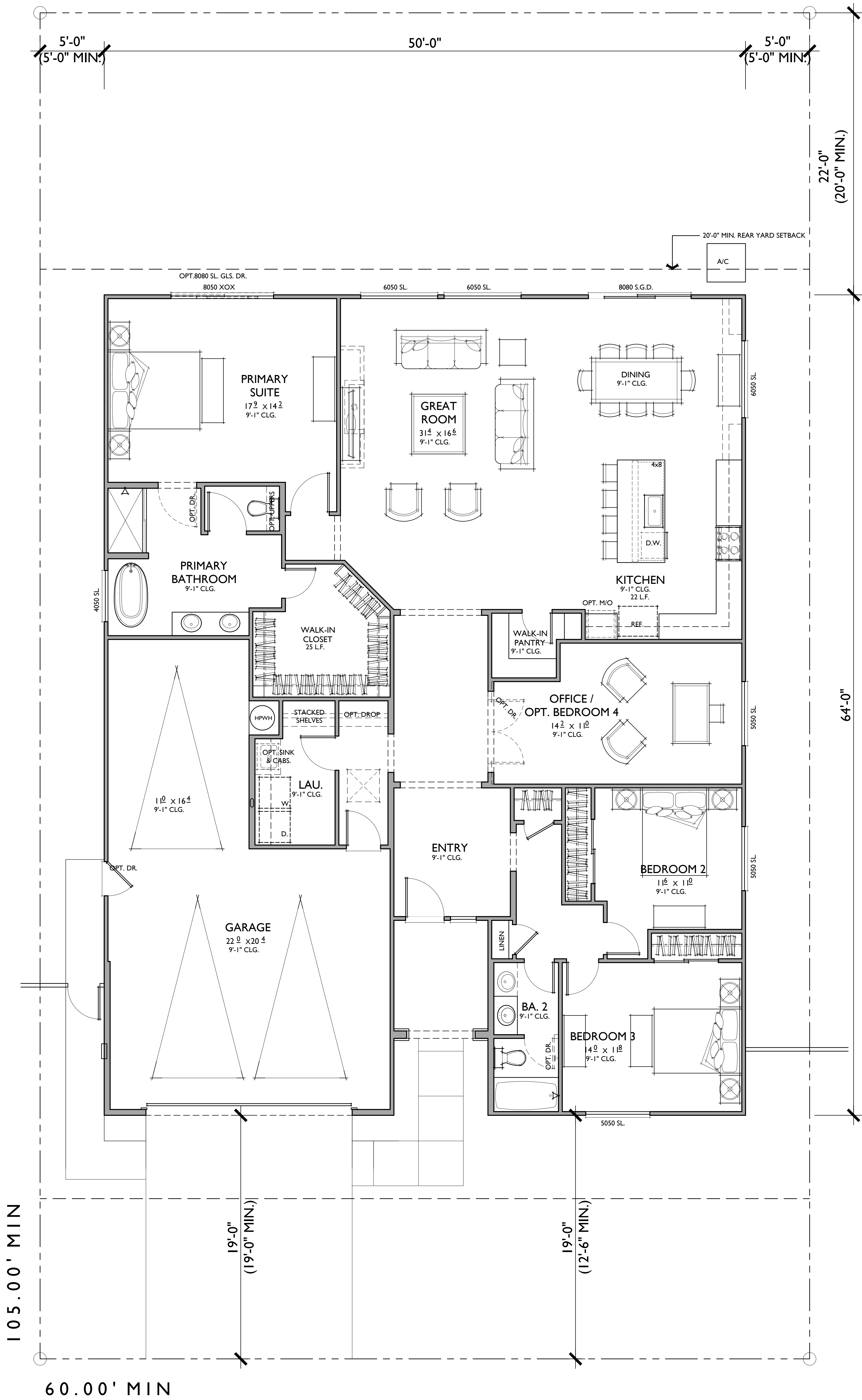


RIGHT



REAR

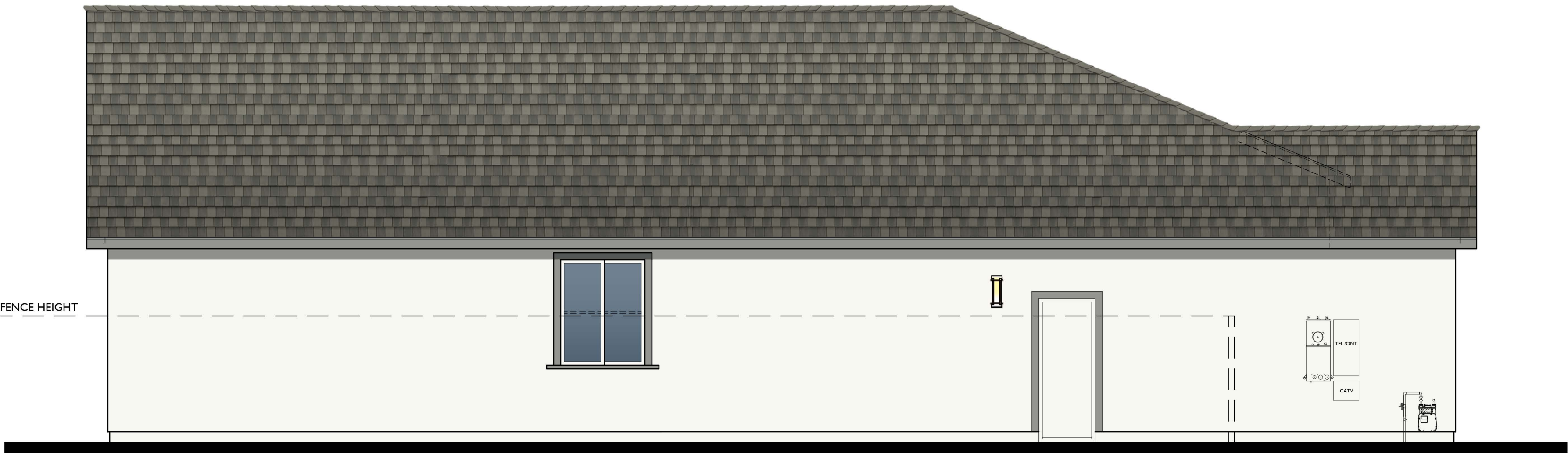
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



PLAN IC
2,430 SQ. FT.
TARGET: 2,500 SQ. FT.
3 BEDROOMS / 2 BATHS + OFFICE
3 - BAY GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	2,430 SQ. FT.
3 - BAY GARAGE	659 SQ. FT.
PORCH	68 SQ. FT.
LOT COVERAGE (MAX. 75%)	50.1%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

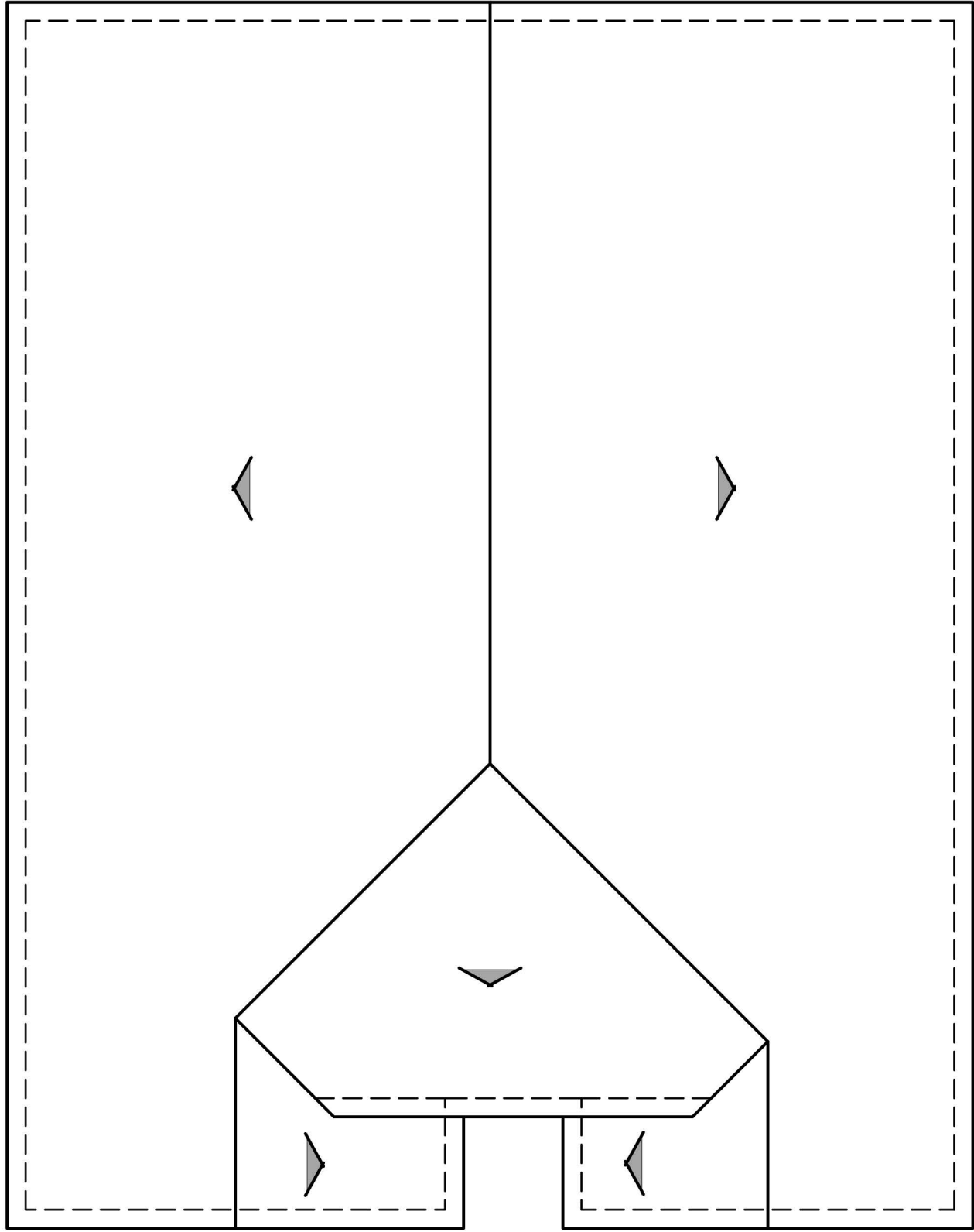


LEFT

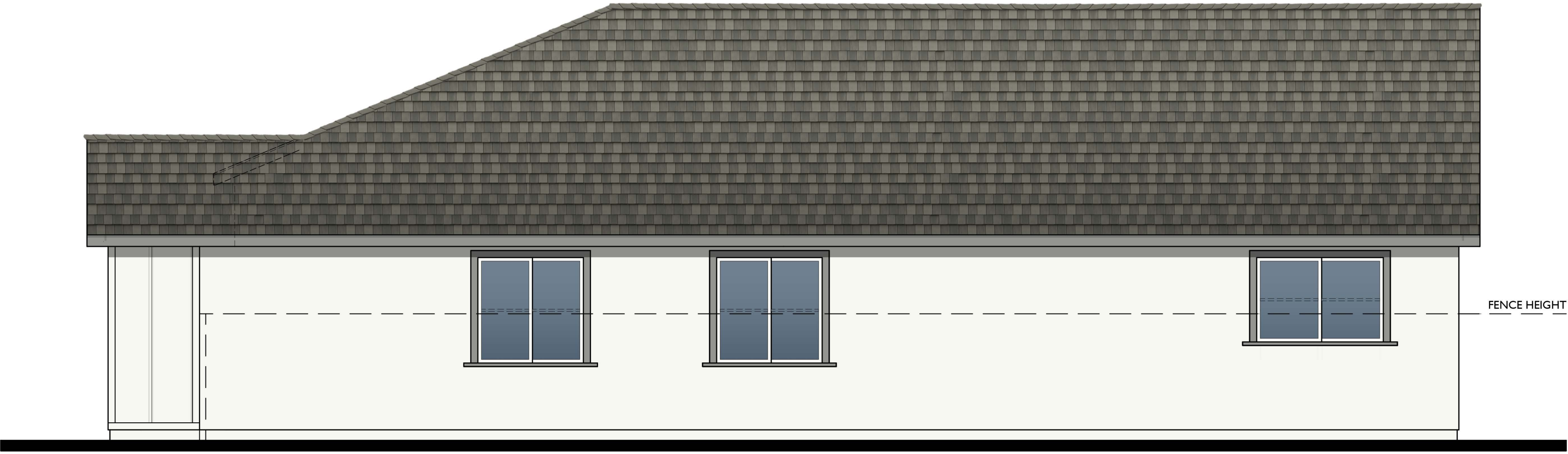


FRONT
OPTIONAL WINDOWS AT GARAGE

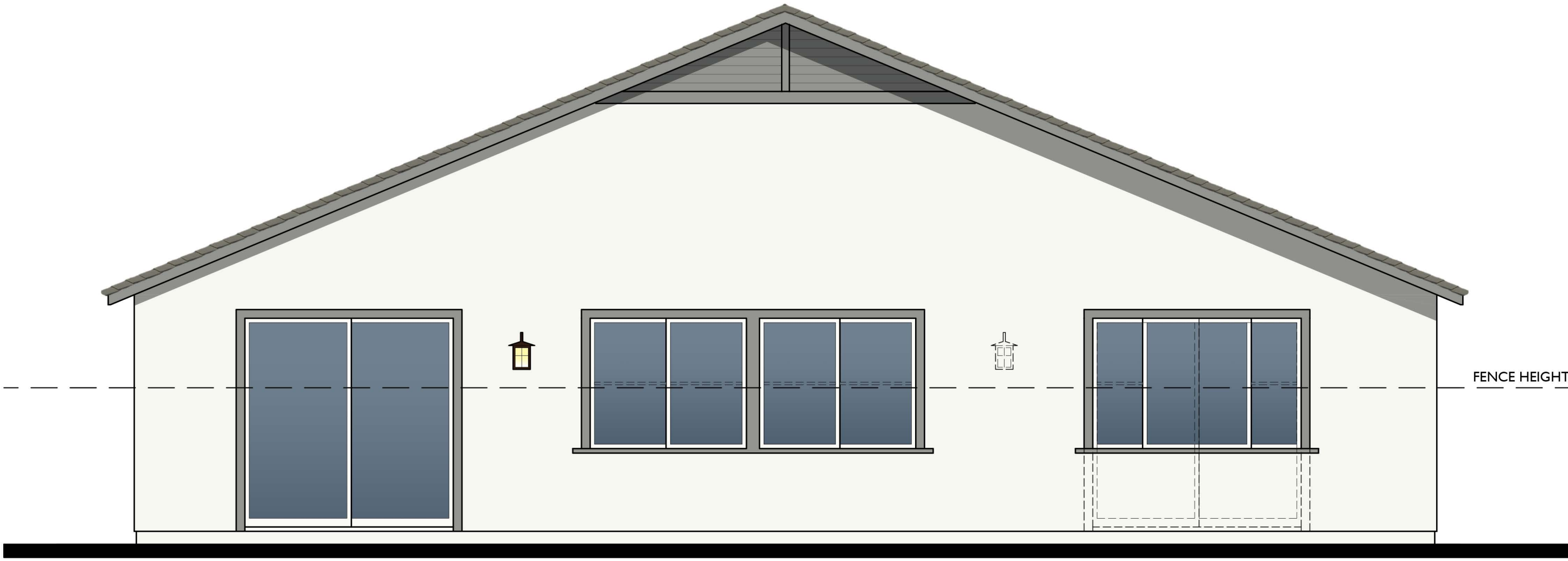
C - FARMHOUSE
1/4"=1'-0"
SCHEME 7



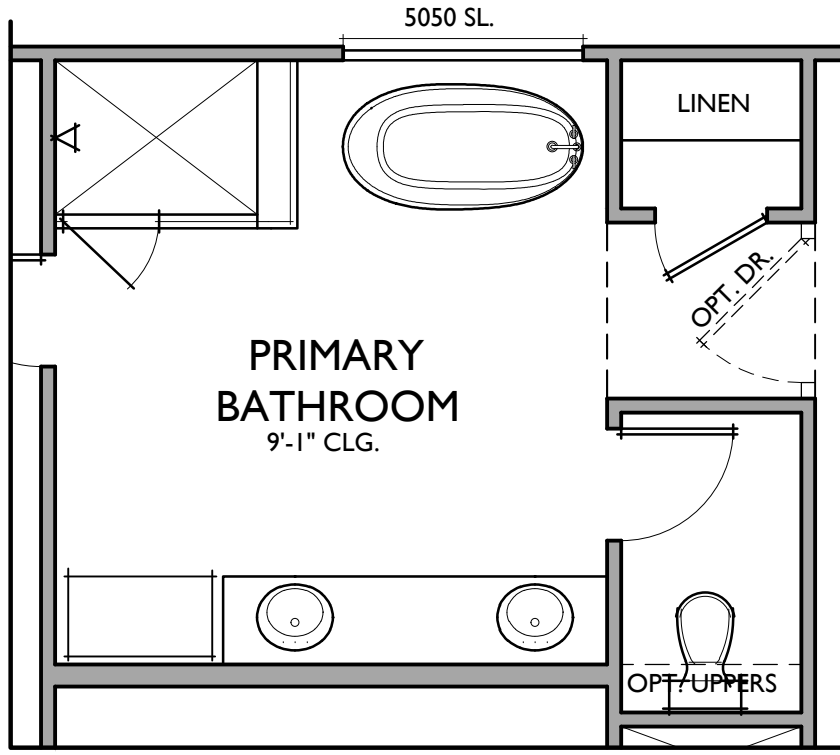
ROOF PLAN
PITCH: 5:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE
1/8"=1'-0"



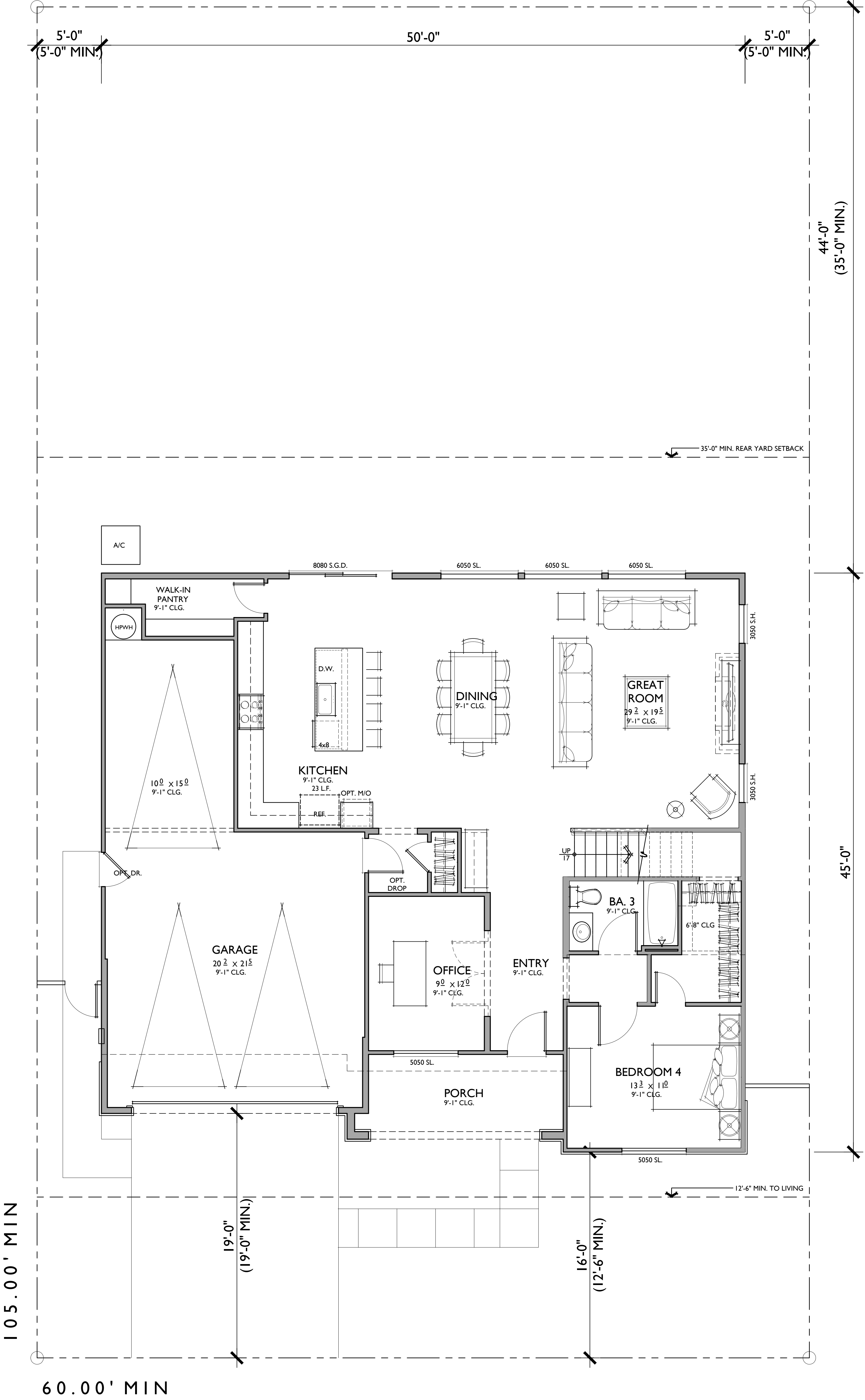
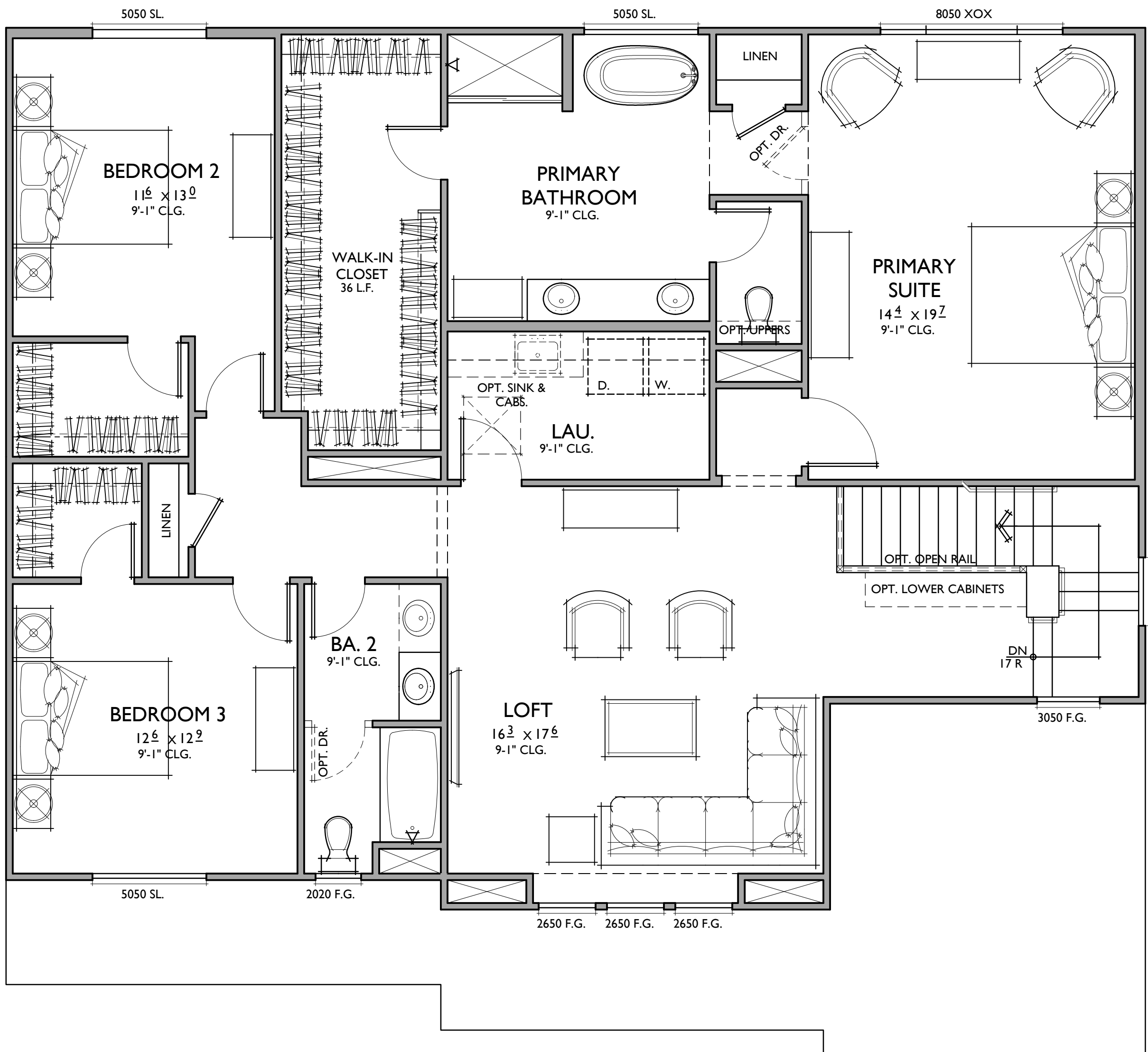
RIGHT



REAR
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



OPT. SPA SHOWER / TUB

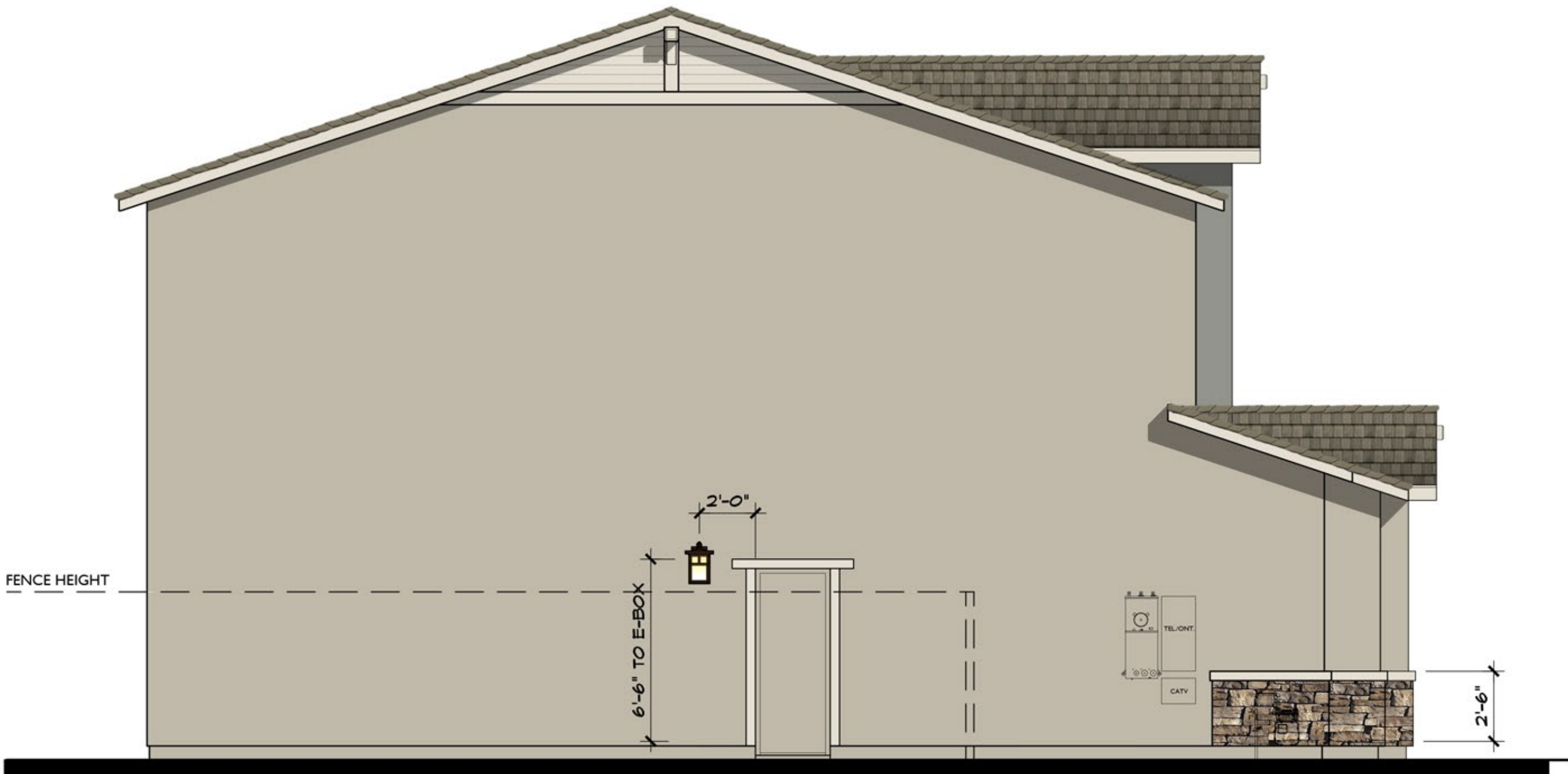


PLAN 2B
3,166 SQ. FT.
TARGET: 3,150 SQ. FT.

4 BEDROOMS / 3 BATHS + OFFICE + LOFT
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,463 SQ. FT.
2ND FLOOR	1,702 SQ. FT.
TOTAL LIVING	3,166 SQ. FT.
3 - BAY GARAGE	610 SQ. FT.
PORCH	103 SQ. FT.
LOT COVERAGE (MAX. 75%)	34.5%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



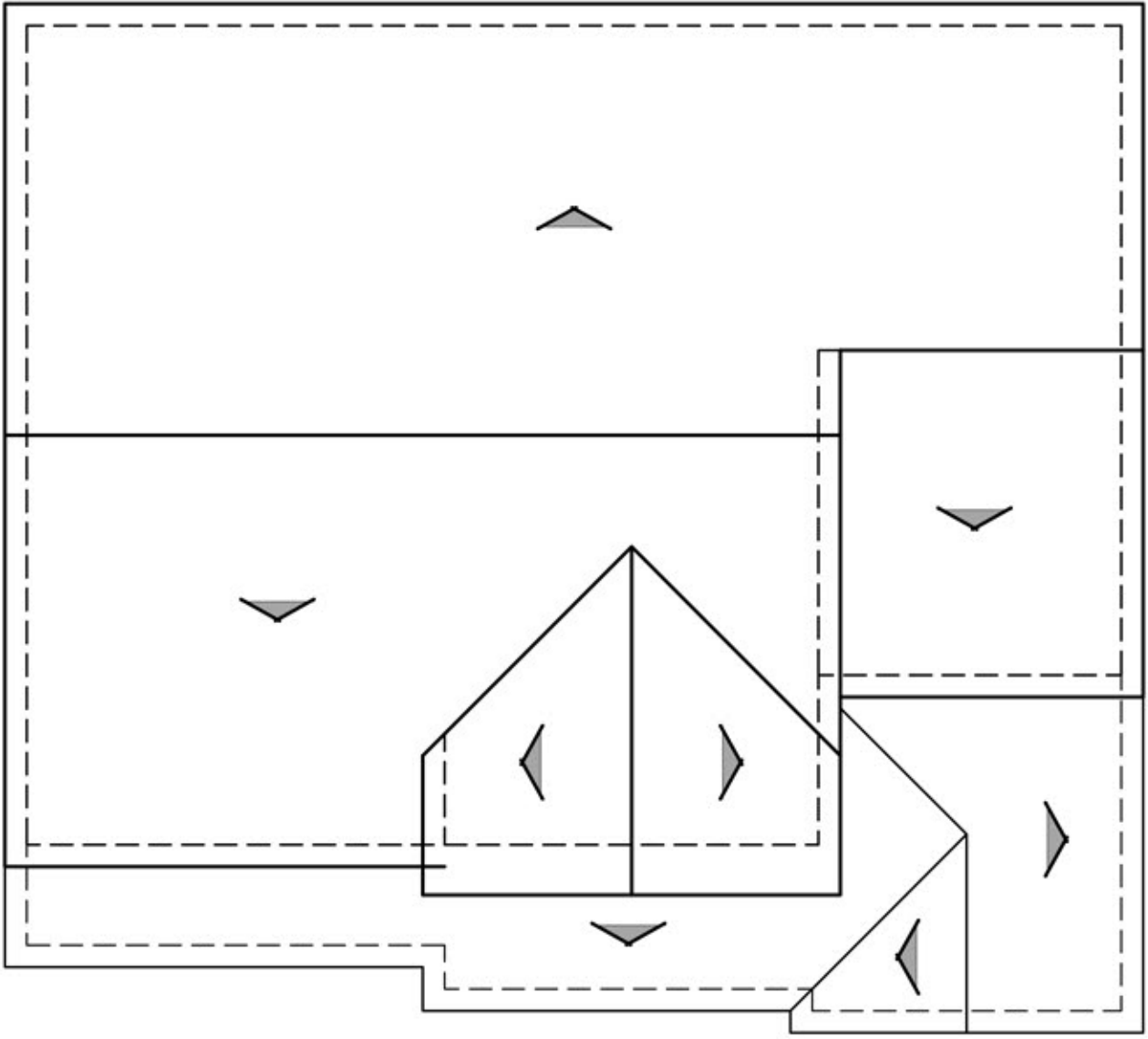
LEFT

NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



FRONT

B - CRAFTSMAN
1/4"=1'-0"
SCHEME 4



ROOF PLAN

B

PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



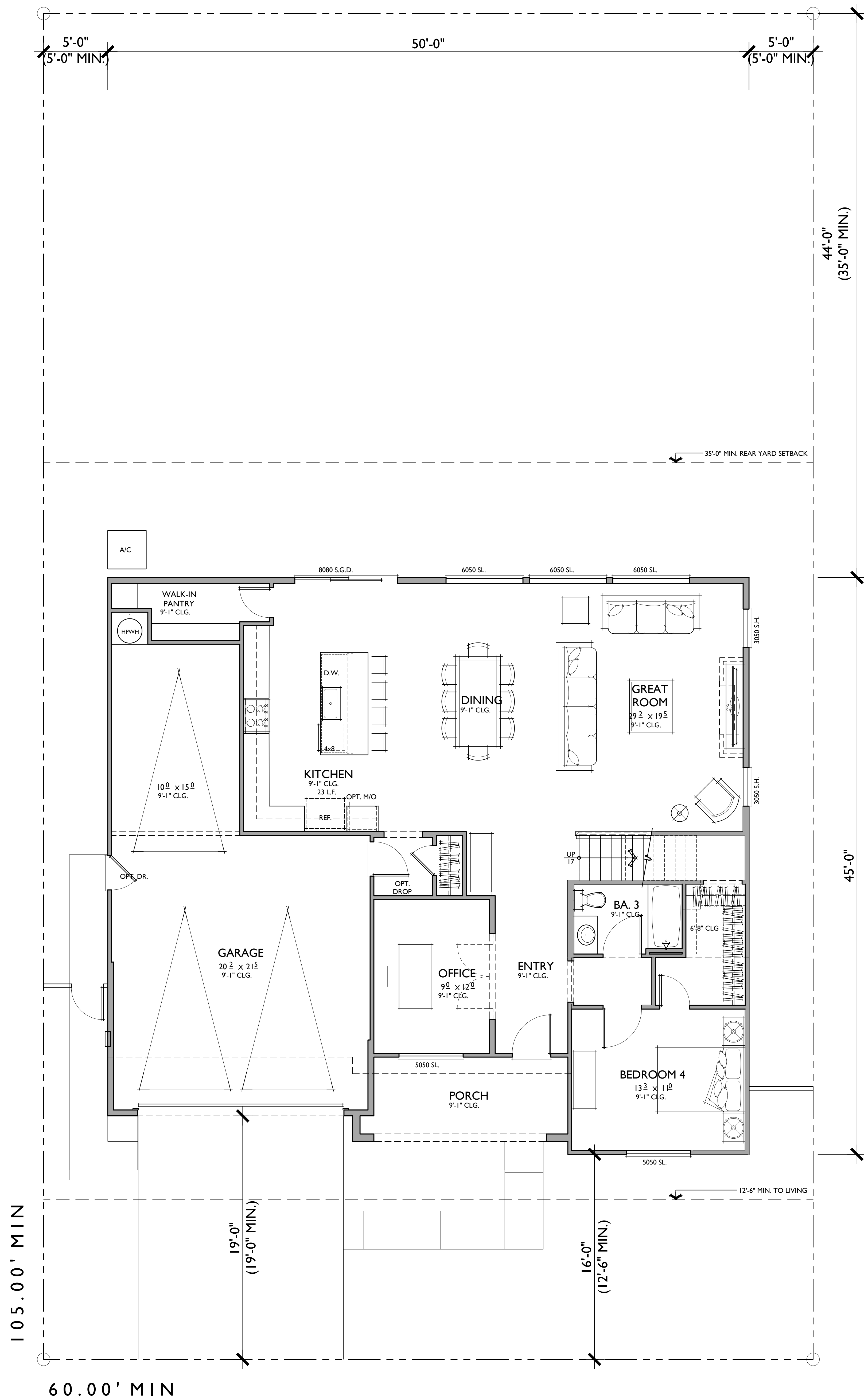
RIGHT

NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



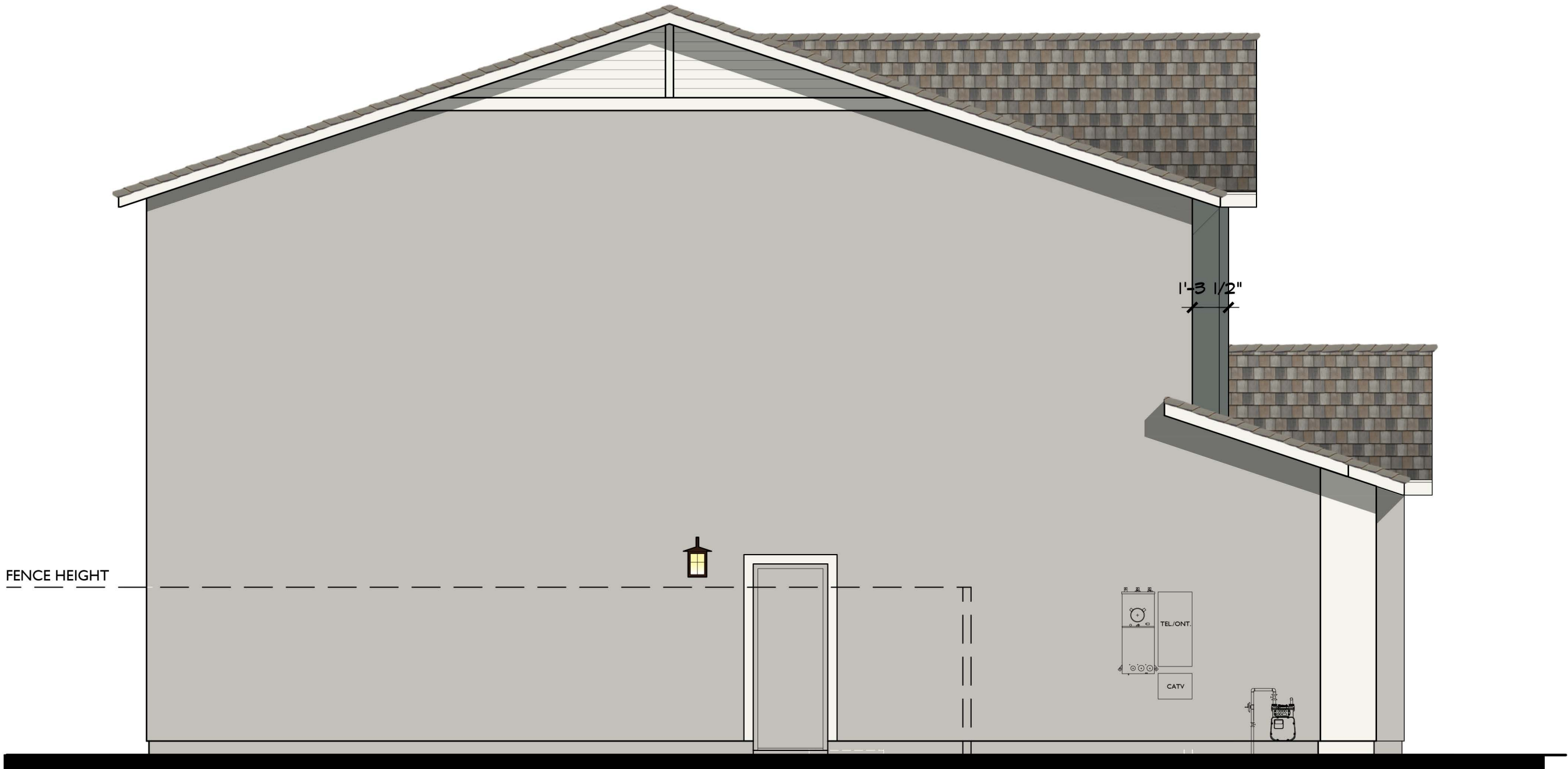
REAR

NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



4 BEDROOMS / 3 BATHS + OFFICE + LOFT
3 - BAY GARAGE

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



LEFT

NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



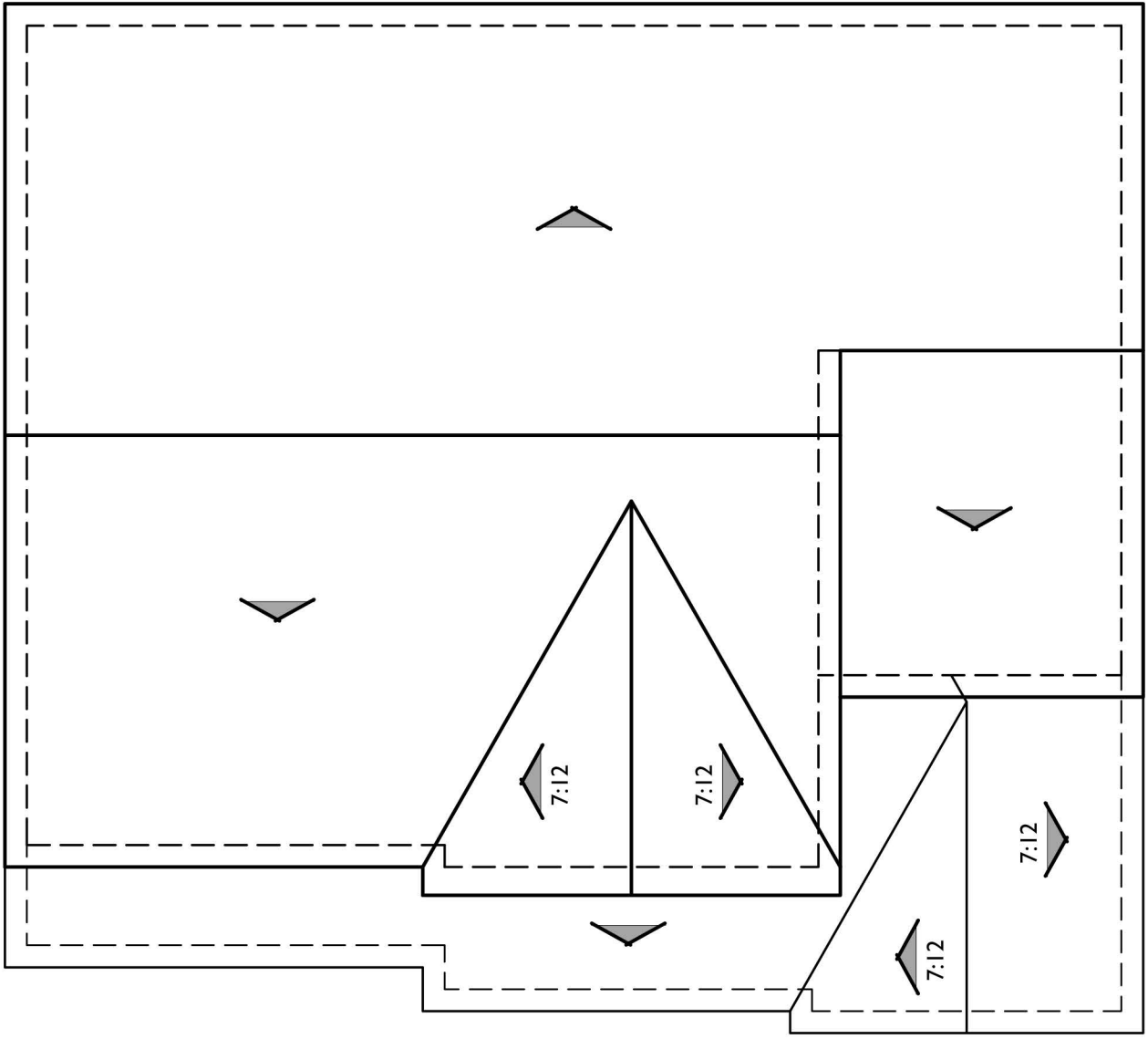
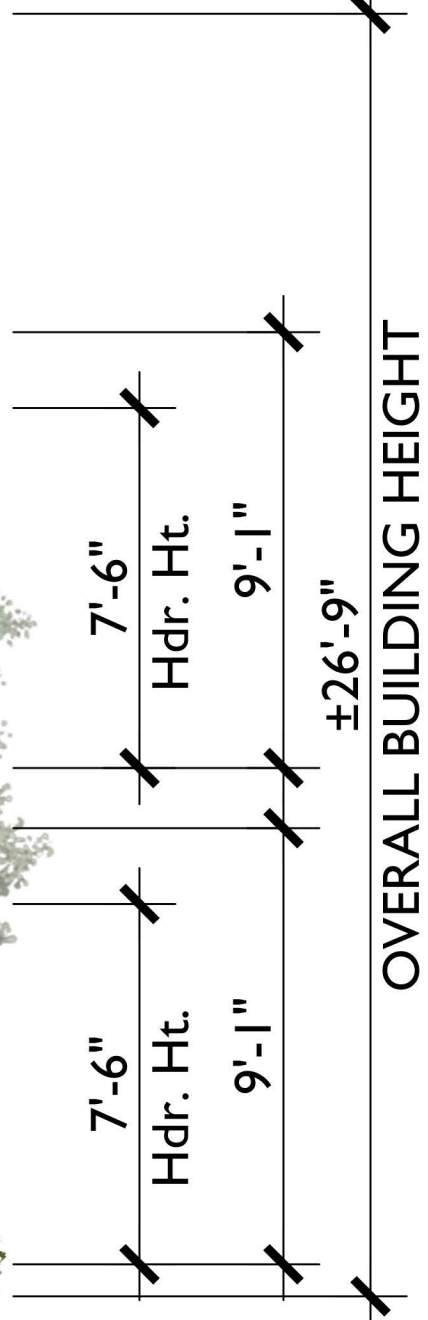
FRONT

OPTIONAL WINDOWS AT GARAGE

C - FARMHOUSE

1/4"=1'-0"

SCHEME 8

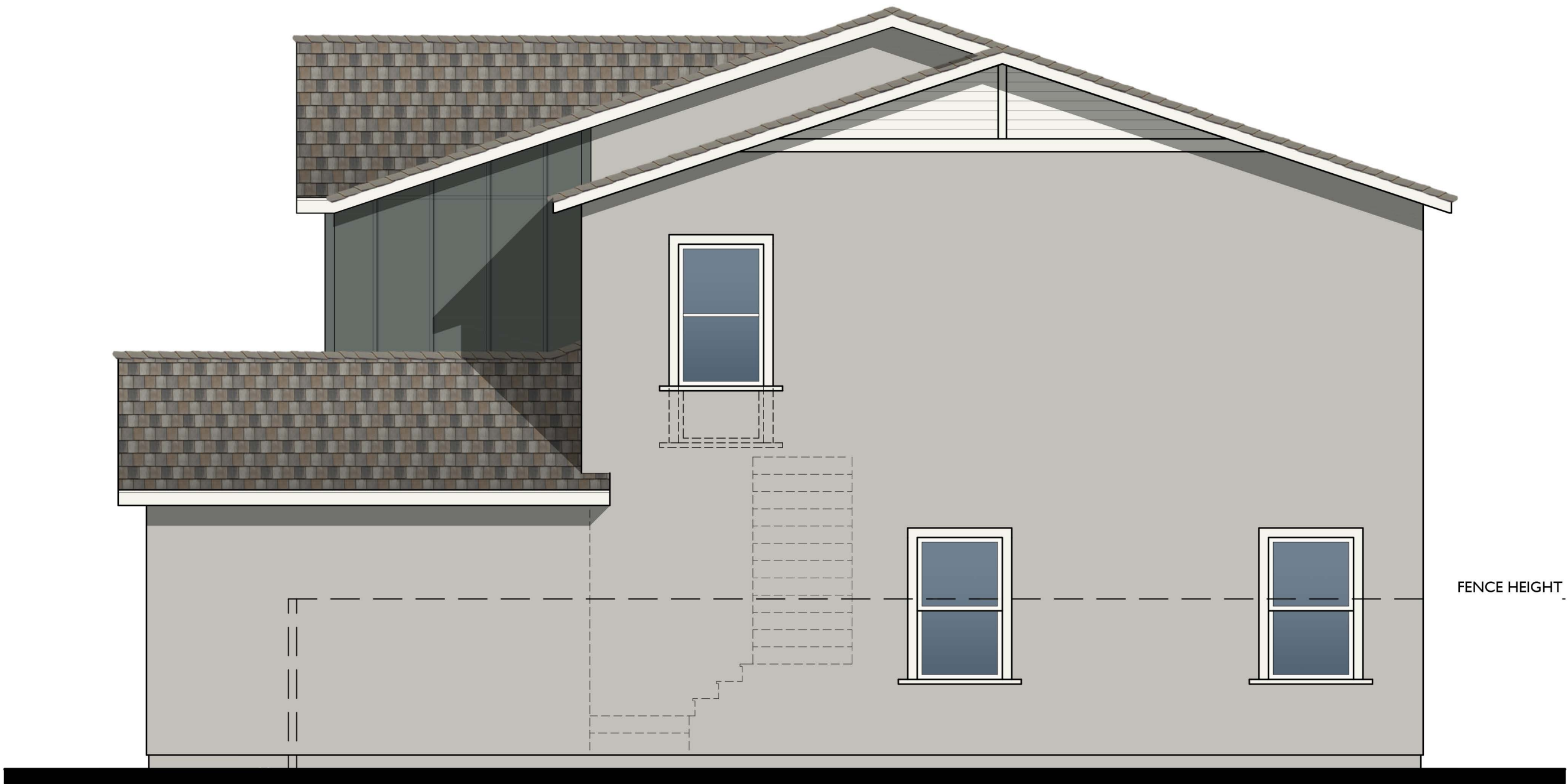


ROOF PLAN

C

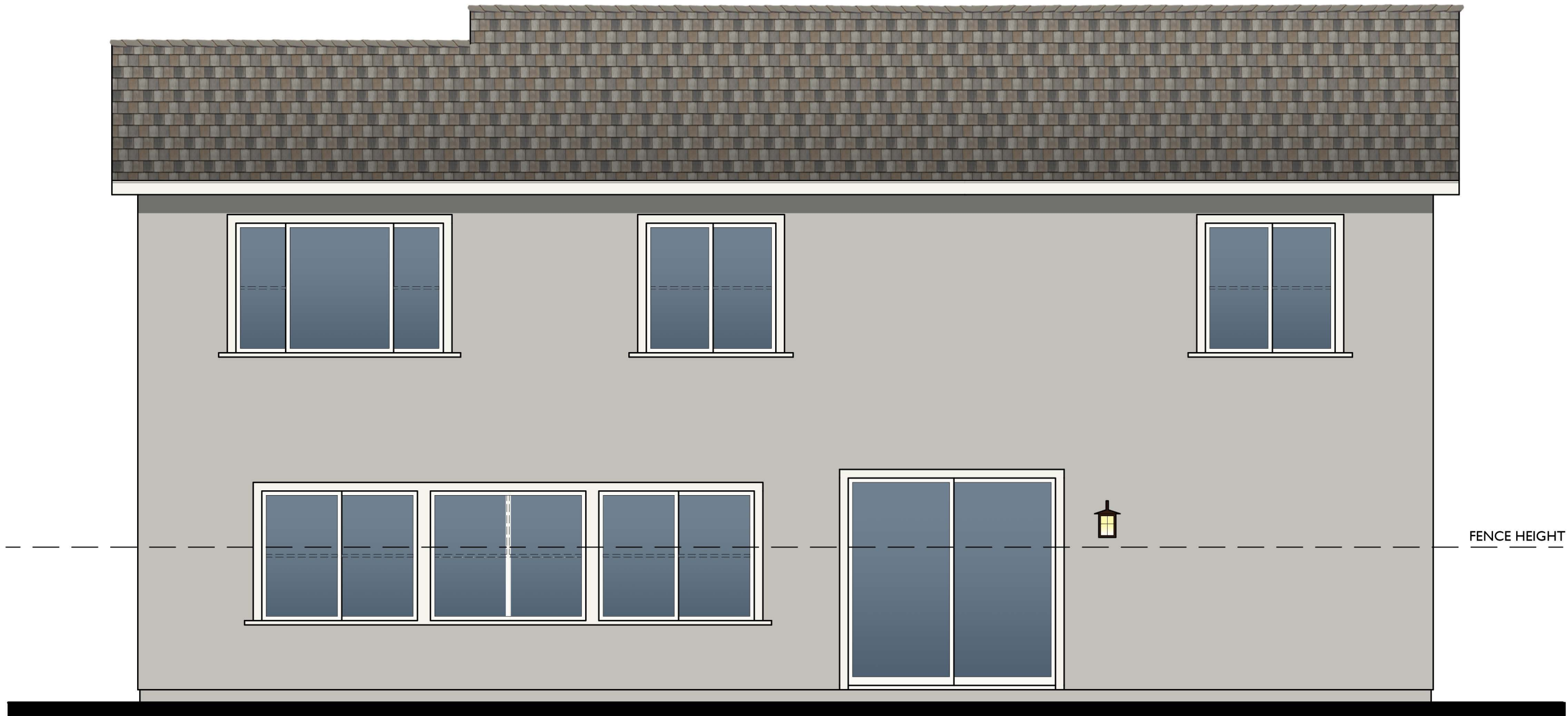
PITCH: 4:12 U.N.O.
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

1/8"=1'-0"



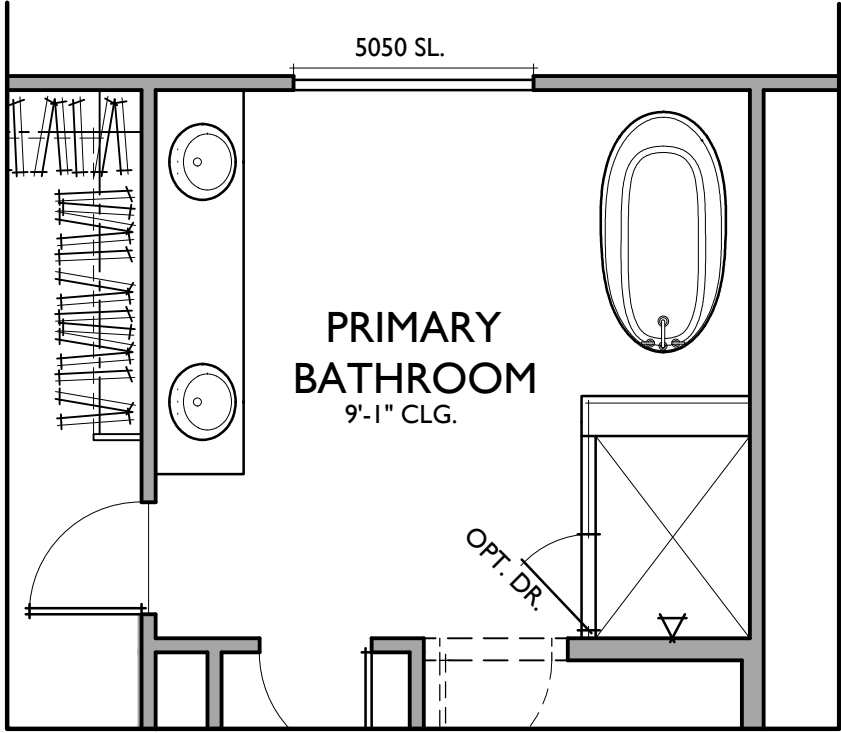
RIGHT

NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC

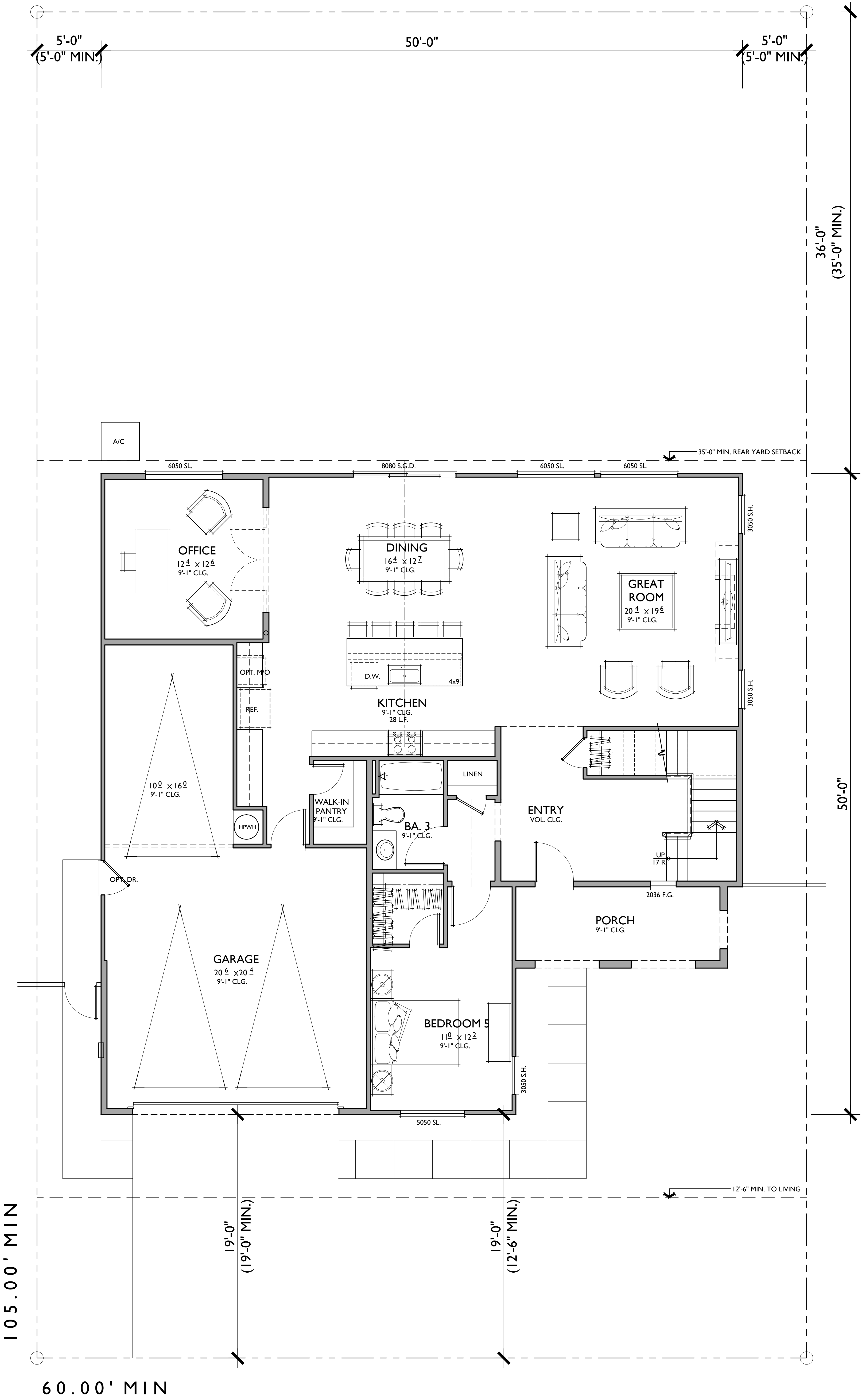
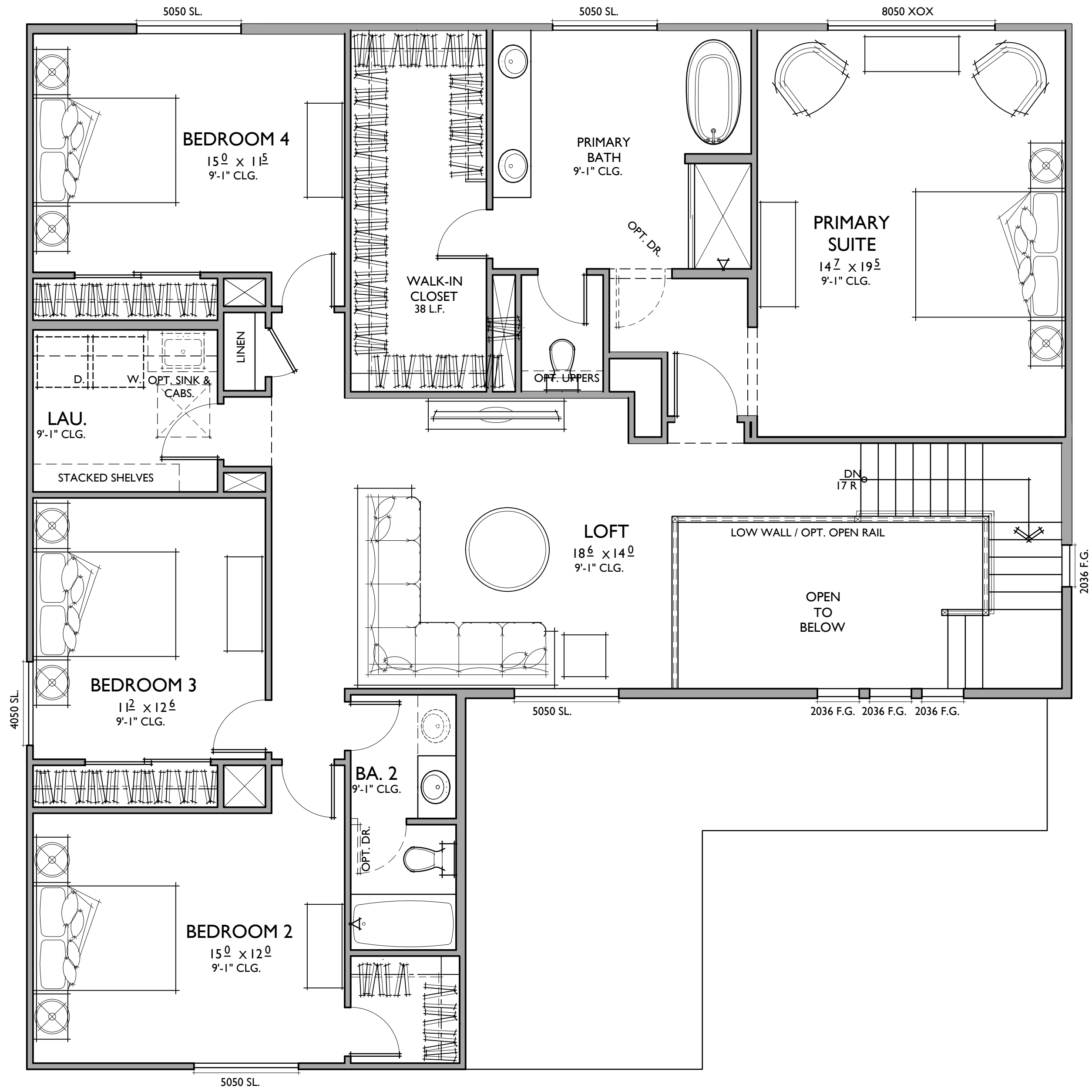


REAR

NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



OPT. SPA SHOWER / TUB

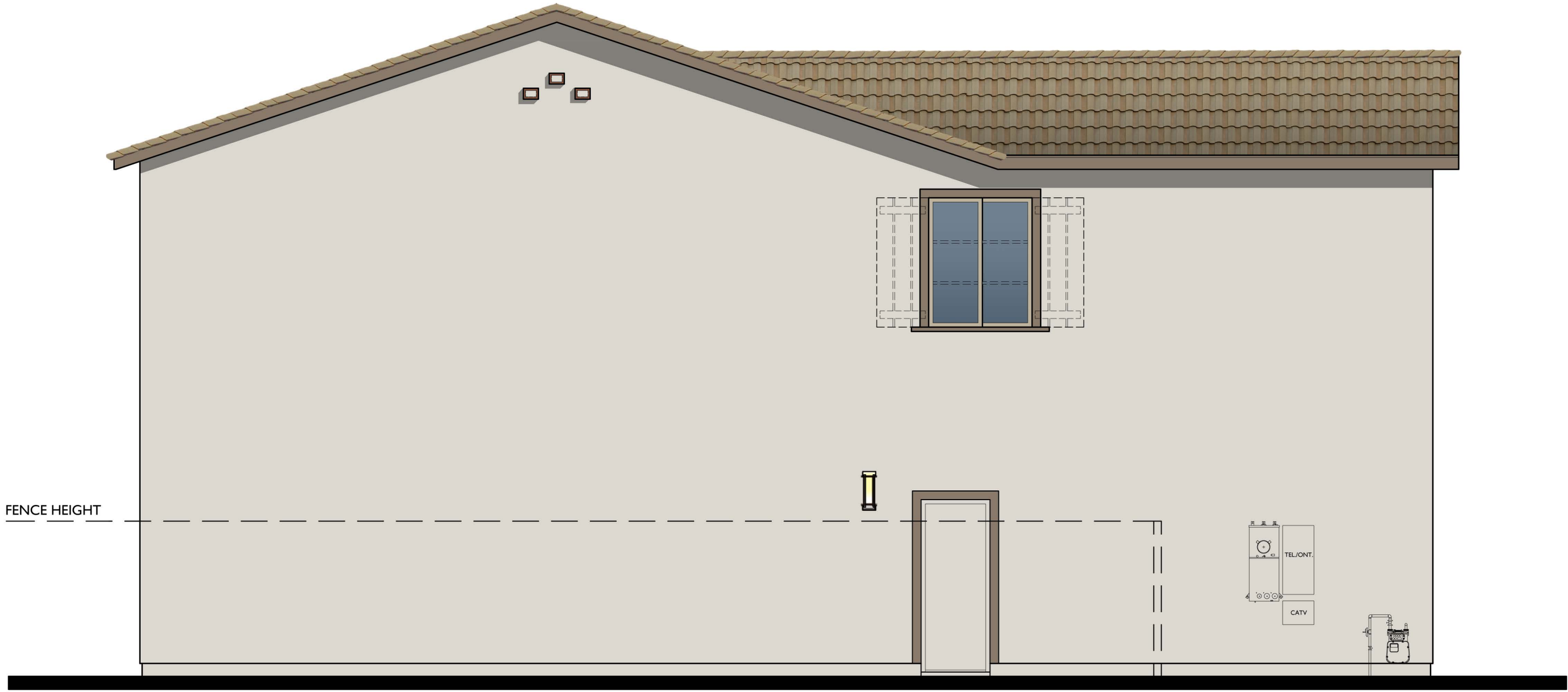


PLAN 3A
3,376 SQ. FT.
TARGET: 3,300 SQ. FT.

5 BEDROOMS / 3 BATHS + OFFICE + LOFT
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,586 SQ. FT.
2ND FLOOR	1,789 SQ. FT.
TOTAL LIVING	3,376 SQ. FT.
3 - BAY GARAGE	600 SQ. FT.
PORCH	105 SQ. FT.
LOT COVERAGE (MAX. 75%)	36.4%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



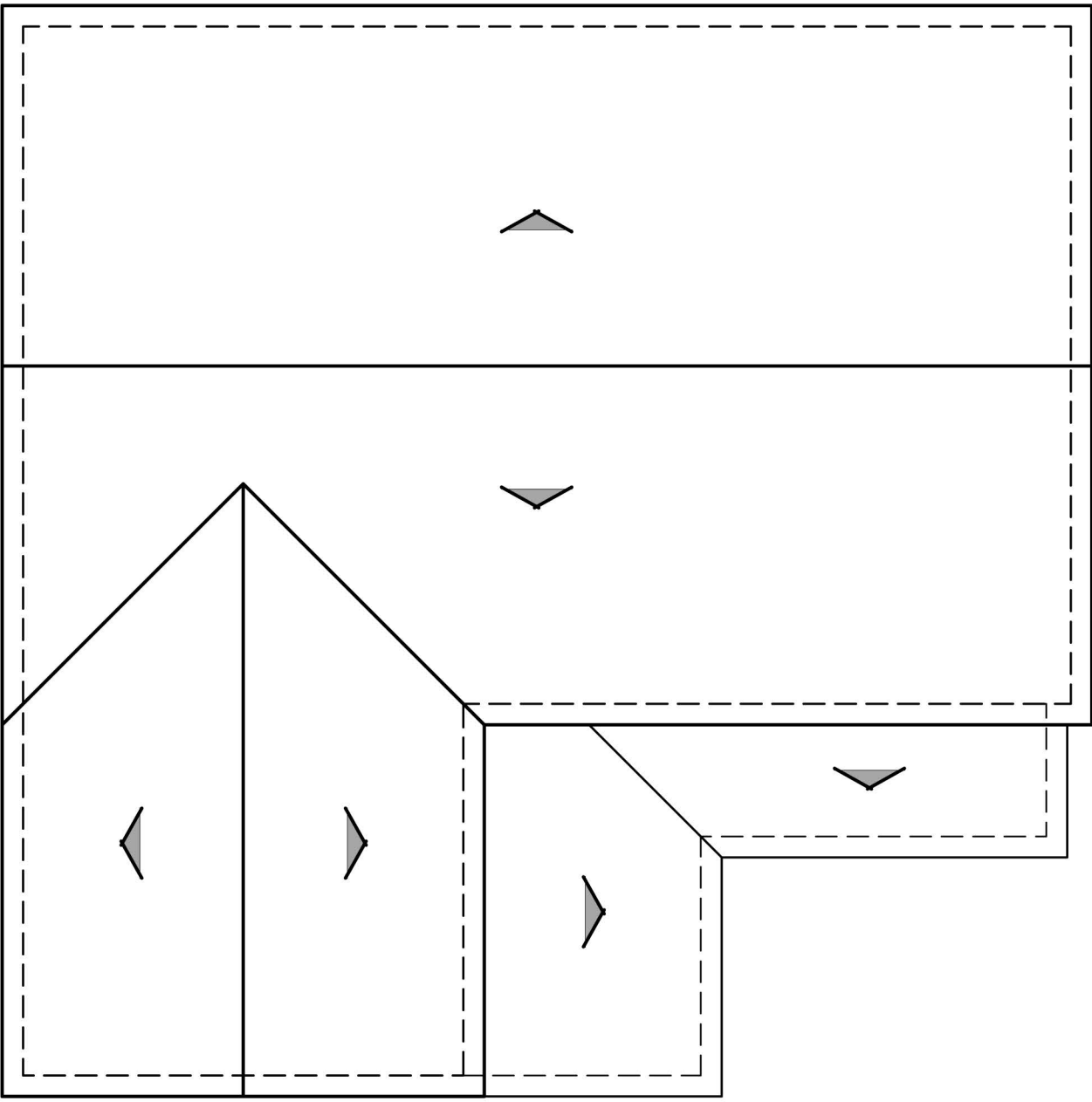
LEFT

NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



FRONT

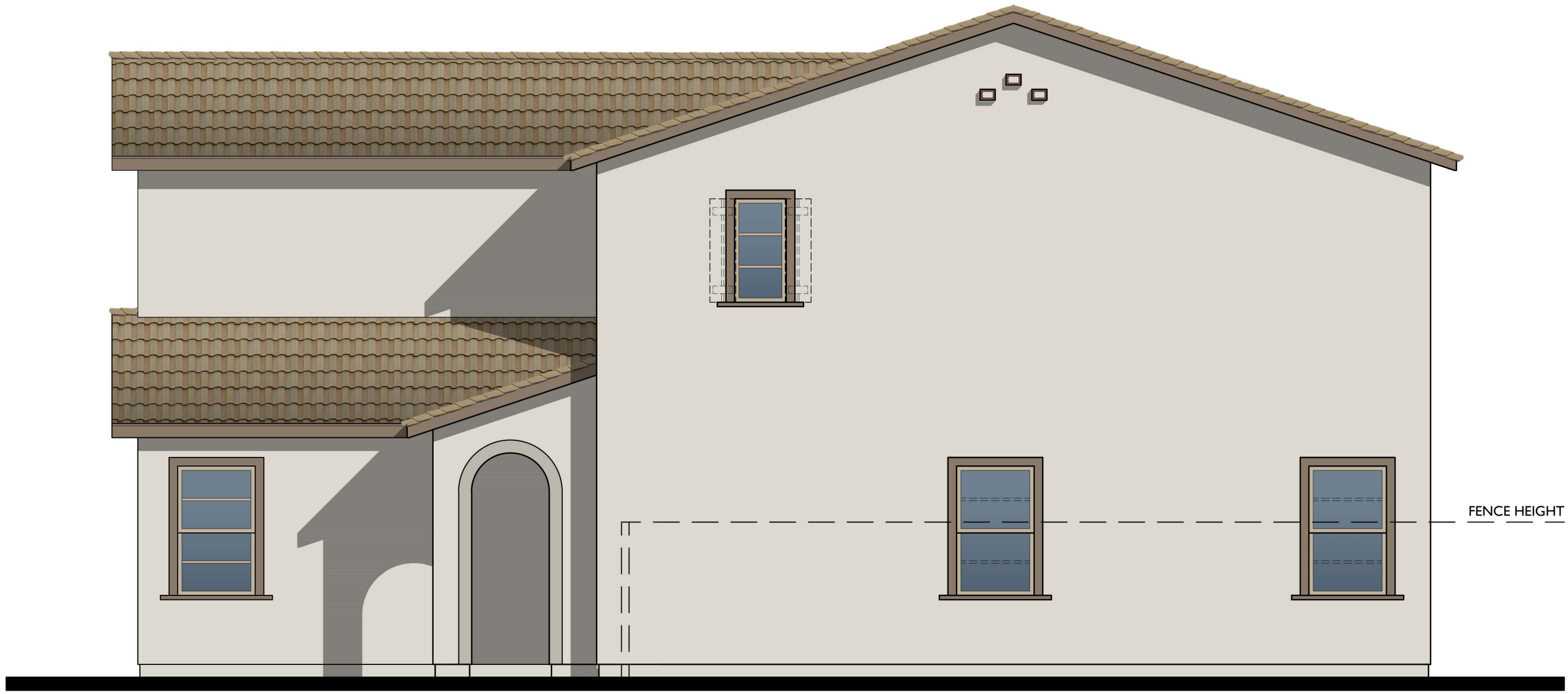
A - SPANISH
1/4"=1'-0"
SCHEME 2



ROOF PLAN

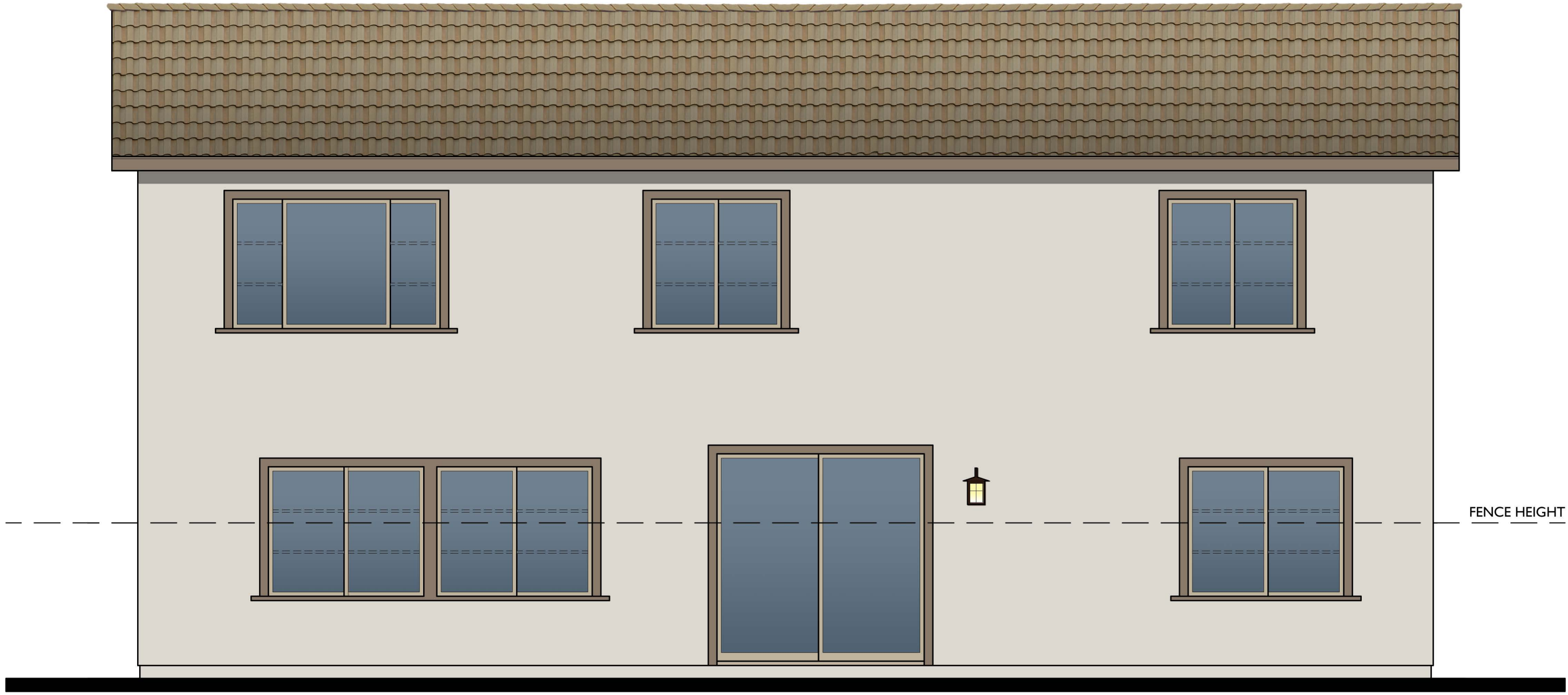
PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

A



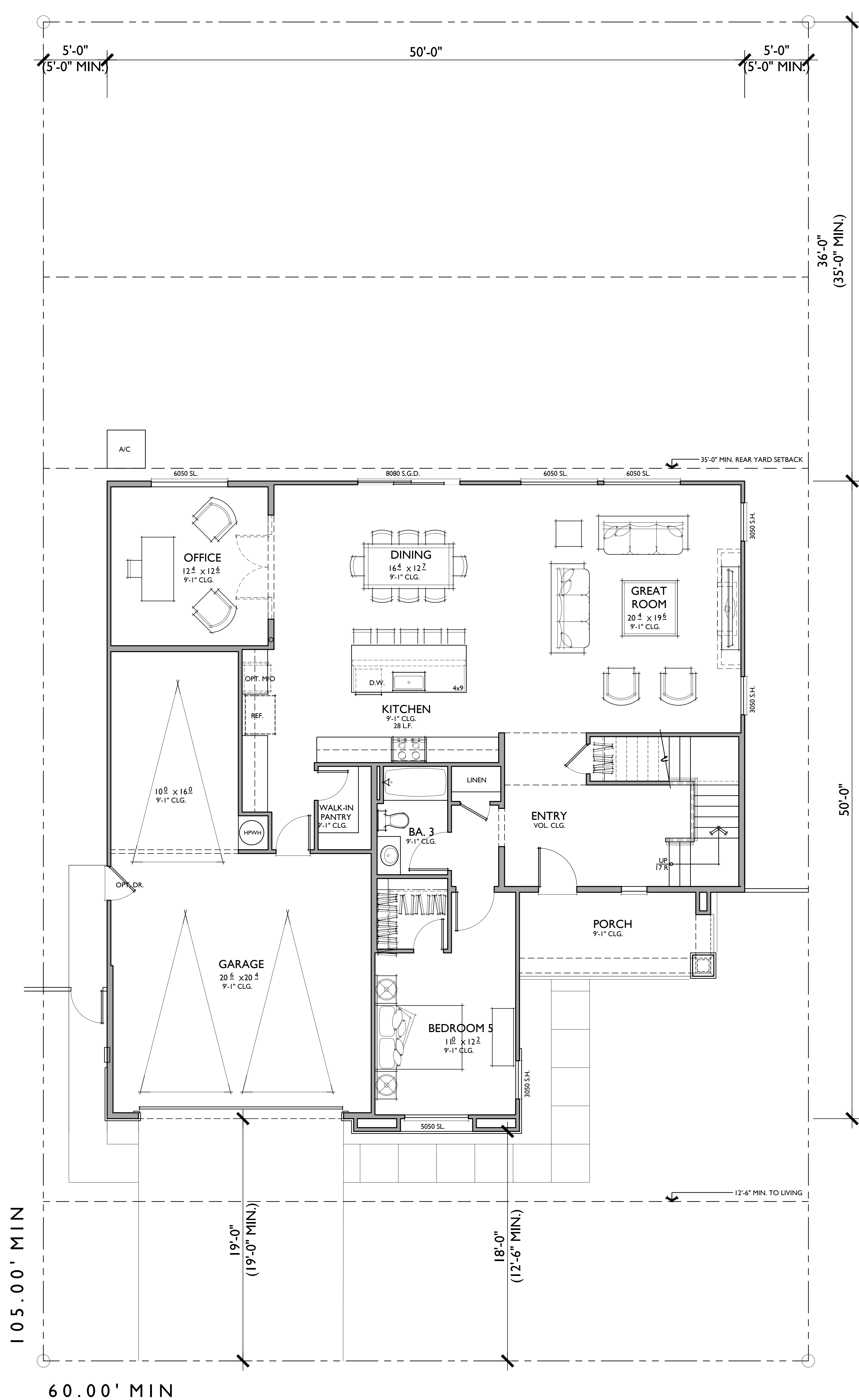
RIGHT

NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



REAR

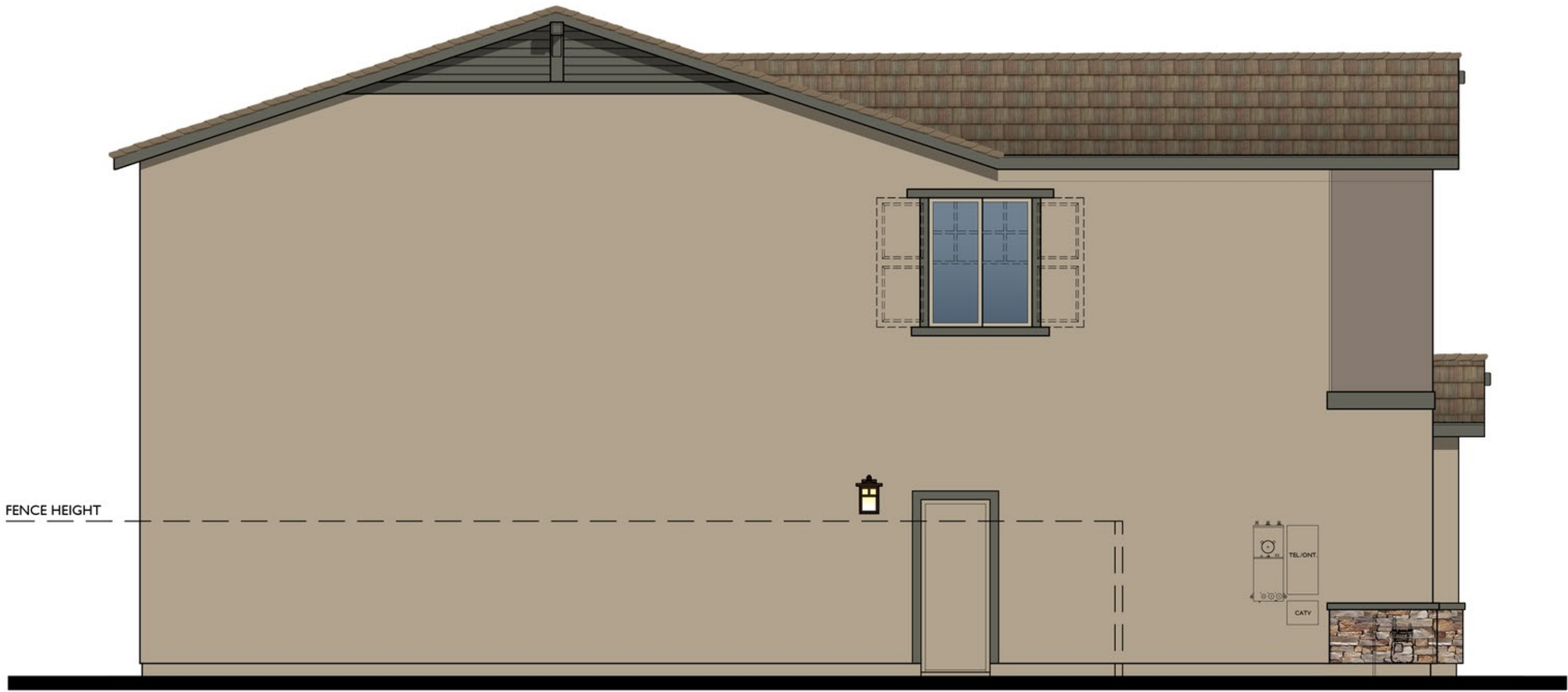
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



5 BEDROOMS / 3 BATHS + OFFICE + LOFT
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,584 SQ. FT.
2ND FLOOR	1,789 SQ. FT.
TOTAL LIVING	3,374 SQ. FT.
3 - BAY GARAGE	602 SQ. FT.
PORCH	106 SQ. FT.
LOT COVERAGE (MAX. 75%)	36.4%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



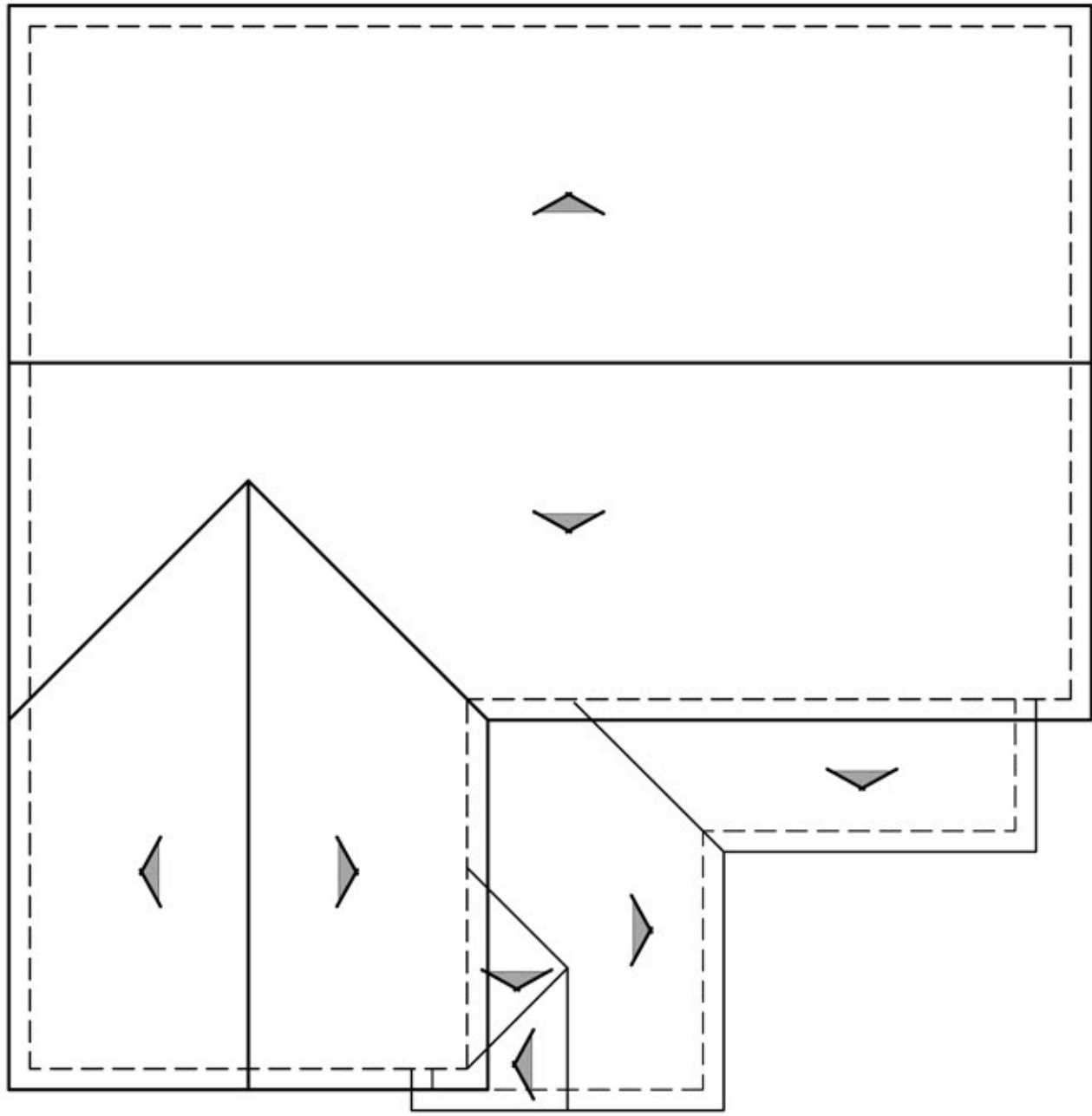
LEFT

NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



FRONT

B - CRAFTSMAN
1/4"=1'-0"
SCHEME 5



ROOF PLAN

PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

B



RIGHT

NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



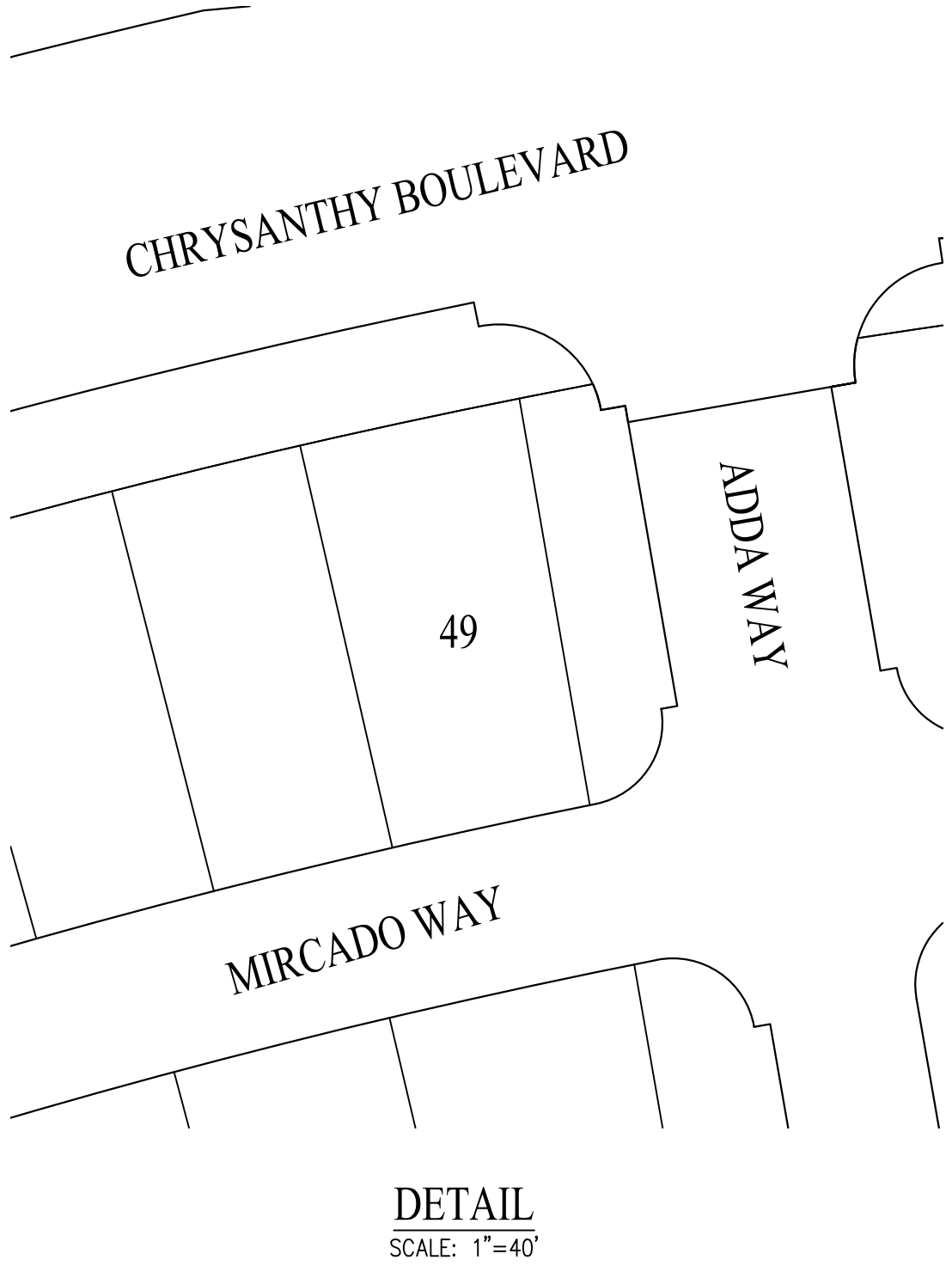
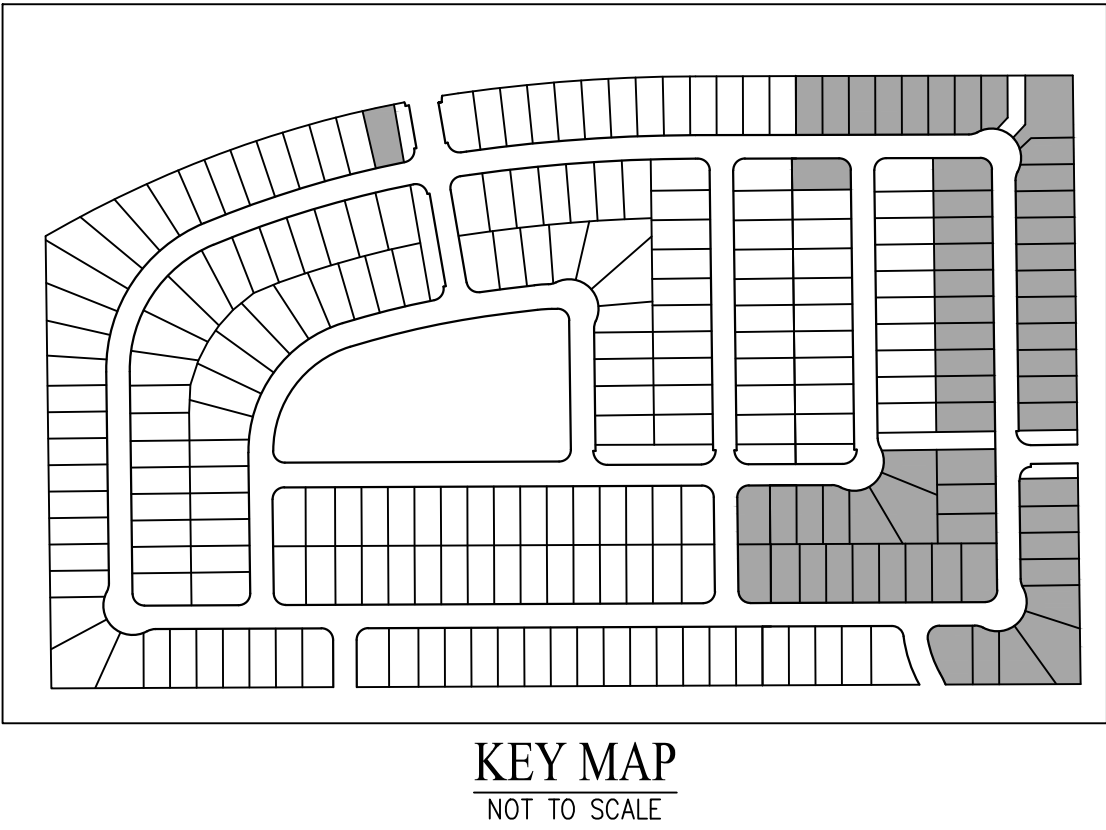
REAR

NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC

STARBLOSSOM AT MONTELENA V.8-10

RANCHO CORDOVA, CALIFORNIA

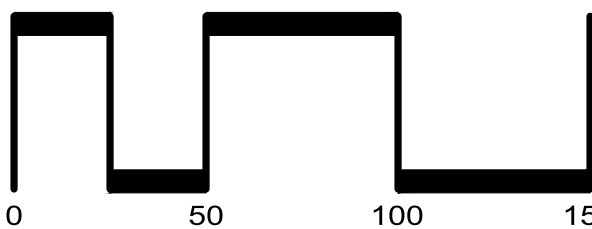
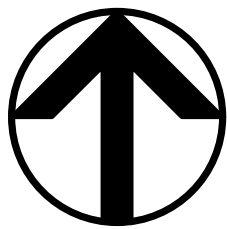




ENHANCED ELEVATION EXHIBIT

----- Enhanced Elevation

MARKETING MAP
MONTELENA VILLAGE 8, 9 & 10
CITY OF RANCHO CORDOVA SACRAMENTO COUNTY CALIFORNIA
SCALE: 1"=50' DATE: JULY 20, 2023



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS



ESPIRIT PLAN 3 - MODERN
Lot 61
Color Scheme 3

ELAN PLAN 2 - RANCH
Lot 62
Color Scheme 1

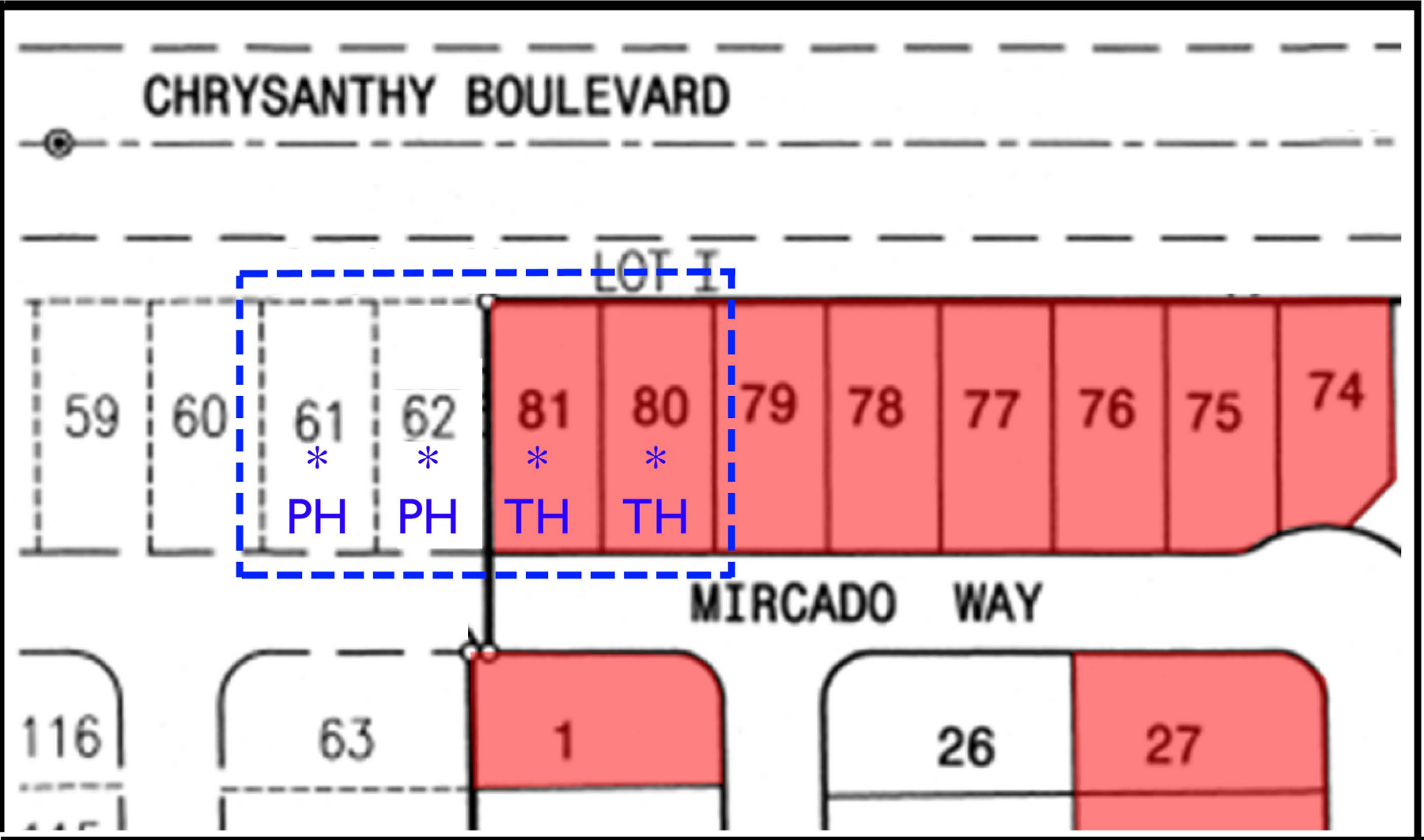
STARBLOSSOM PLAN 3 - FARMHOUSE
Lot 81
Color Scheme 9

STARBLOSSOM PLAN 2 - RANCH
Lot 80
Color Scheme 5

ELAN & ESPIRIT BY PREMIER - EXISTING

STARBLOSSOM BY TRIPOINTE - PROPOSED

NOT BY BASSENIAN | LAGONI



PLOT DESIGNATION

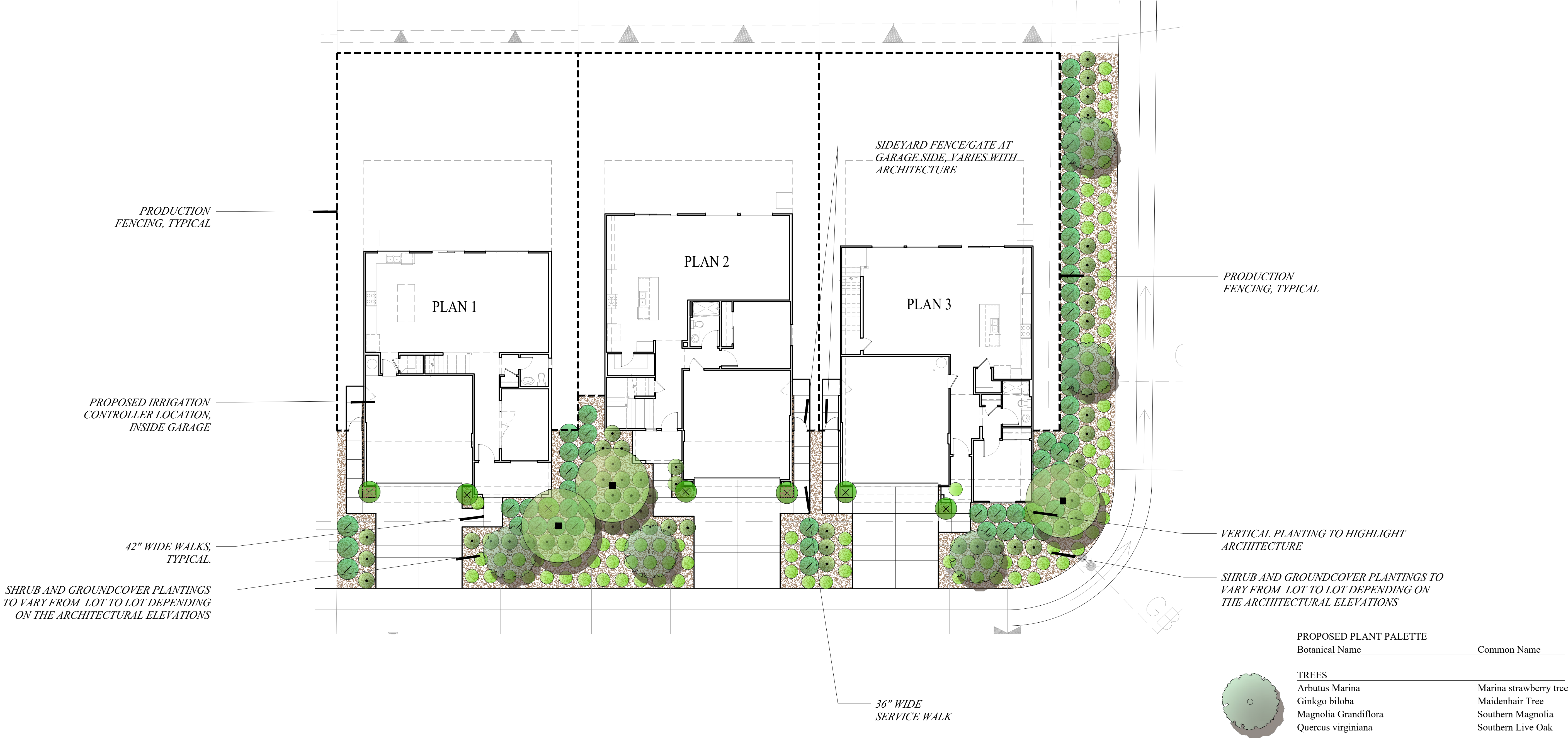


ARTICULATION EXHIBIT
STARBLOSSOM

Rancho Cordova, California

0 4 8 16 667.23134

Starblossom At Montelena

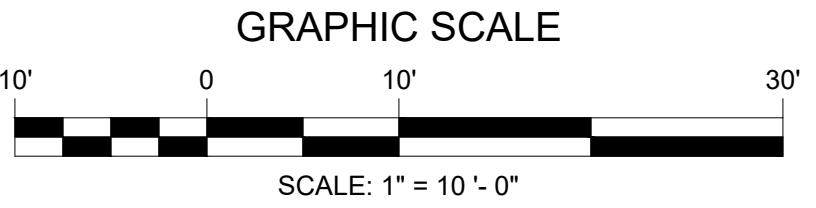


PLANT PALETTE (NORTH & EAST)							
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SYM	BOTANICAL NAME	COMMON NAME	SIZE
PALETTE A							
	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	15 GALLON		ROSMARINUS O. 'HUNTINGTON CARPET'	MANZANITA	1 GAL
					DIETES BICOLOR	AFRICAN IRIS	1 GAL
					WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY	5 GAL
					PRUNUS CAROLININA 'BRIGHT N TIGHT'	DWARF CAROLINA CHERRY	15 GAL
PALETTE B							
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	15 GALLON		ROSA' CARPET ROSE'	WHITE 'CARPET ROSE'	1 GAL
					DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL
					RHAPHIOLEPIS INIDCA 'CLARA'	INDIAN HAWTHORN	5 GAL
					LIGUSTRUM JAPONICUM	JAPANESE PRIVET	15 GAL

PLANT PALETTE (SOUTH & WEST)							
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SYM	BOTANICAL NAME	COMMON NAME	SIZE
PALETTE AA							
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GALLON		ROSMARINUS O. 'HUNTINGTON CARPET'	DWARF ROSEMARY	1 GAL
					ROSA ICEBERG	ICEBERG ROSE	1 GAL
					PITTOSPORUM TOBIRA 'VARIEGATA'	MOCK ORANGE	5 GAL
					PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	15 GAL
PALETTE BB							
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	15 GALLON		ROSA' 'CARPET ROSE'	RED 'CARPET ROSE'	1 GAL
					JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL
					RHAPHIOLEPIS UMBELLATA	INDIAN HAWTHORN	5 GAL
					XYLOSMA CONGESTUM	SHINY LEAF XYLOSMA	15 GAL



CONCEPTUAL FRONT YARDS



ESPRIT: 1510 PLAN: FLOORPLAN



ITEM 5.1.
ESPRIT: PLAN 1



RANCH - SCHEME 3



DELTA- SCHEME 2

ESPRIT: PLAN 1 (WITH OPTIONAL STONE)

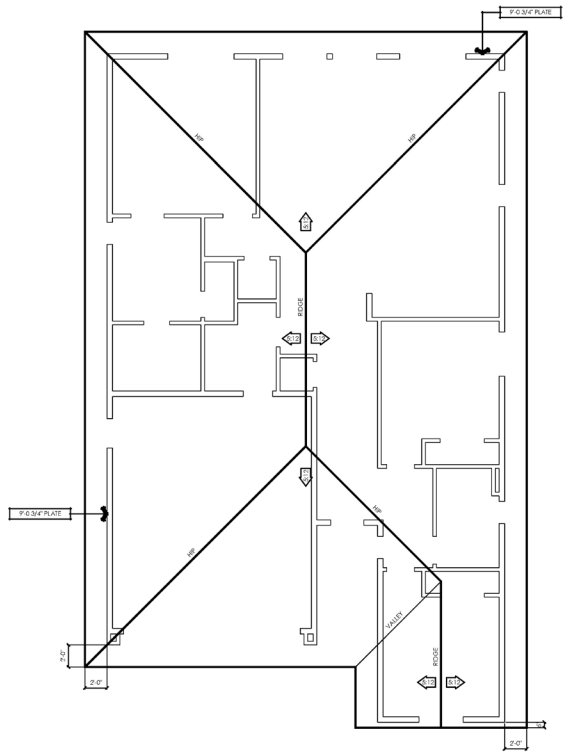


RANCH - SCHEME 3



DELTA- SCHEME 2

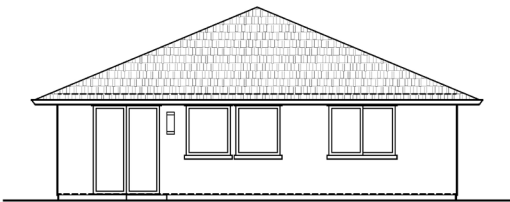
ESPRIT: 1510 PLAN: RANCH ELEVATION STYLE



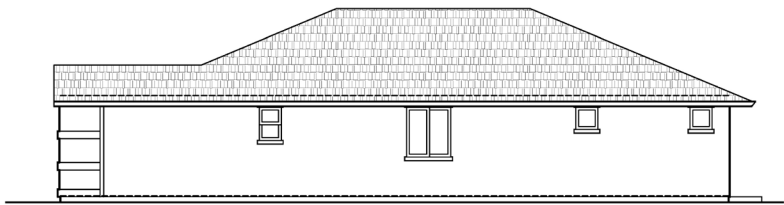
ROOF PLAN - THE RANCH
SCALE: 1/8"=1'-0"



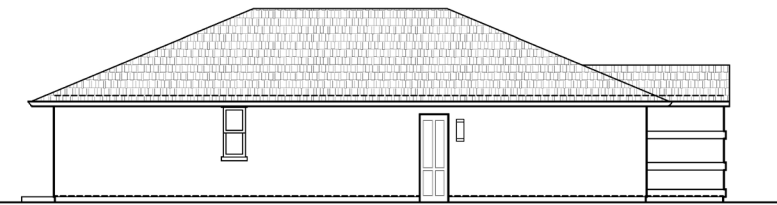
FRONT ELEVATION - THE RANCH
SCALE: 1/4"=1'-0"



REAR ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"

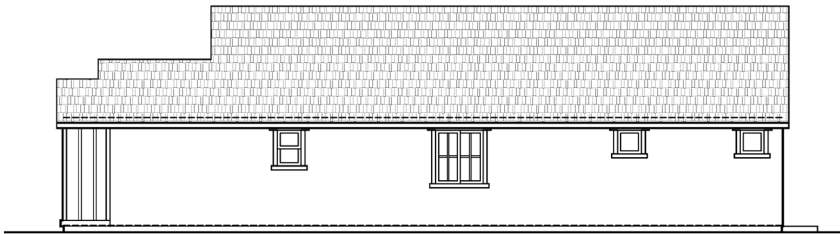


RIGHT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"



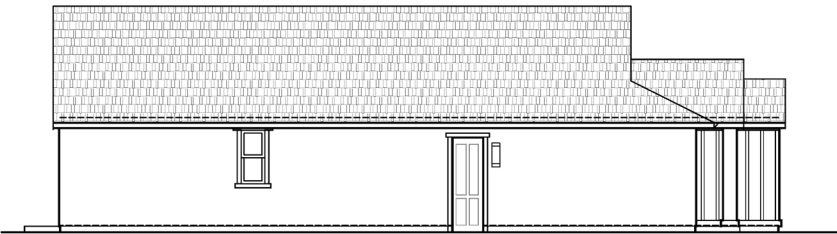
LEFT SIDE ELEVATION - THE RANCH
SCALE: 1/8"=1'-0"

ESPRIT: 1510 PLAN: ENHANCED CORNER ELEVATION STYLE



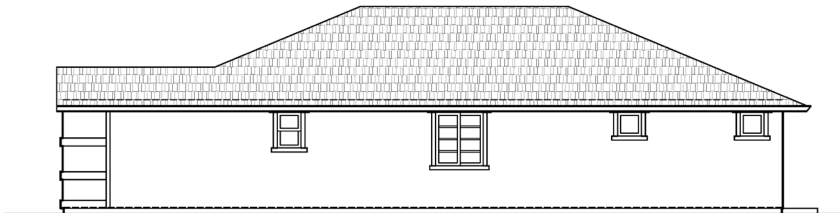
RIGHT SIDE ELEVATION - THE DELTA

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



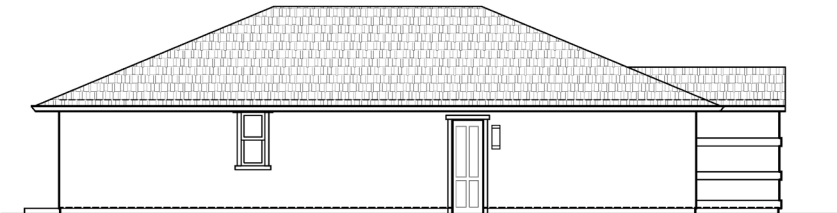
LEFT SIDE ELEVATION - THE DELTA

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



RIGHT SIDE ELEVATION - THE RANCH

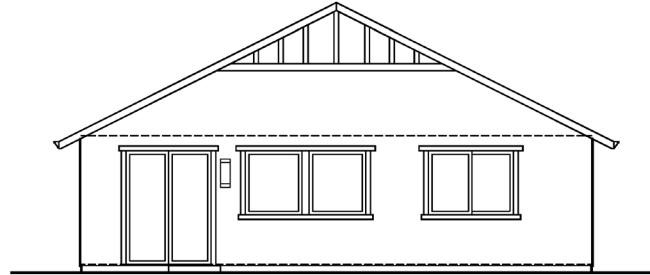
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION - THE RANCH

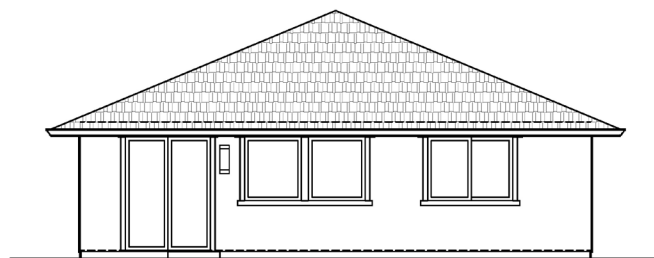
SCALE: 1/8"=1'-0"

ESPRIT: 1510 PLAN: ENHANCED REAR ELEVATION STYLE



REAR ELEVATION - THE DELTA

SCALE: 1



REAR ELEVATION - THE RANCH

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

ESPRIT: 1709 PLAN: FLOORPLAN



ITEM 5.1.
ESPRIT: PLAN 2



RANCH - SCHEME 1



DELTA- SCHEME 1

ESPRIT: PLAN 2 (WITH OPTIONAL STONE)

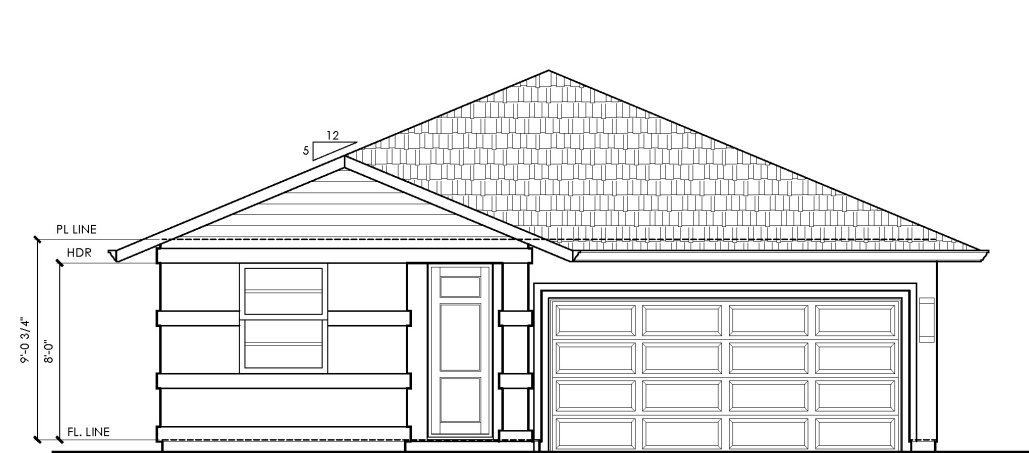


RANCH - SCHEME 1

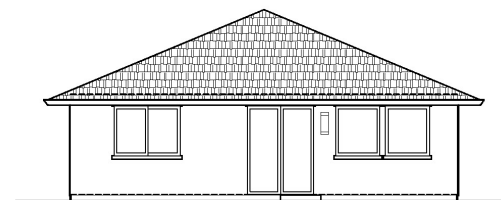


DELTA- SCHEME 1

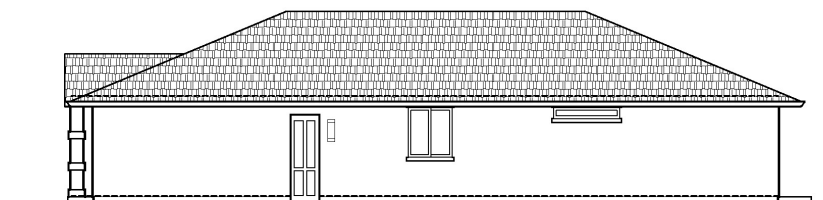
SCALE: 1/8"=1'-0"



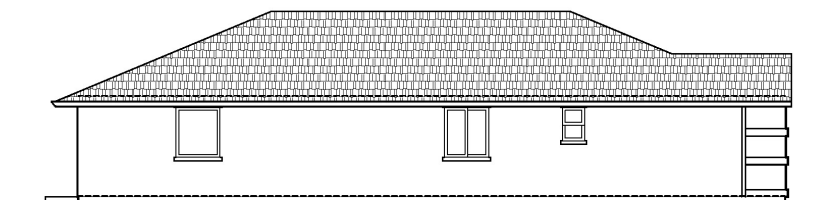
SCALE: 1/4"=1'-0"



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

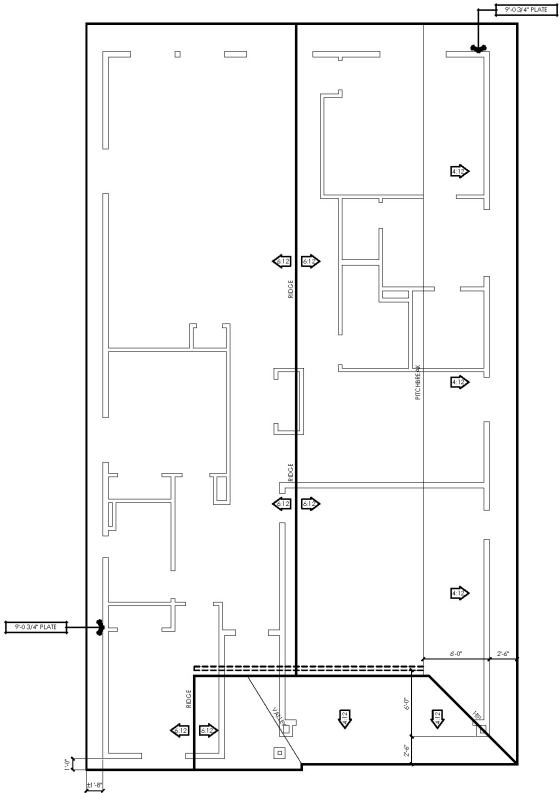


SCALE: 1/8"=1'-0"

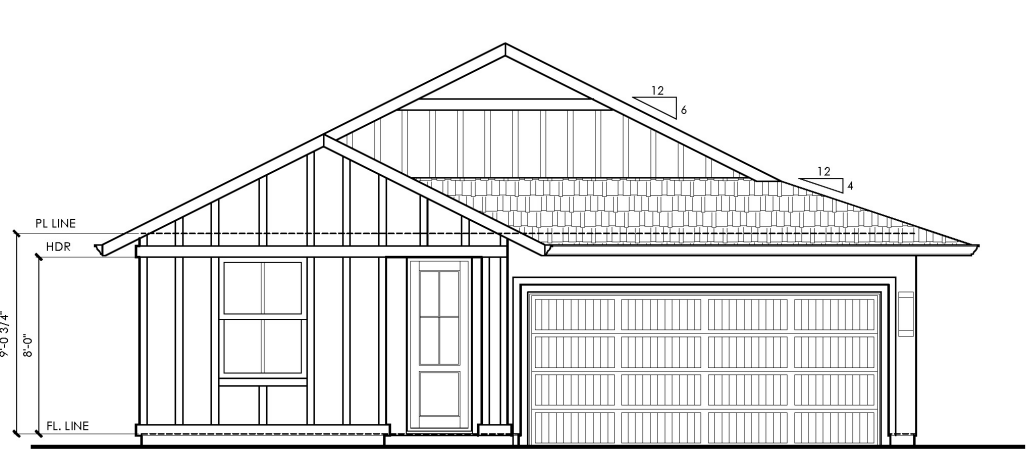


SCALE: 1/8"=1'-0"

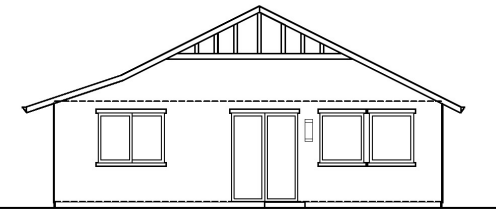
ESPRIT: 1709 PLAN: DELTA ELEVATION STYLE



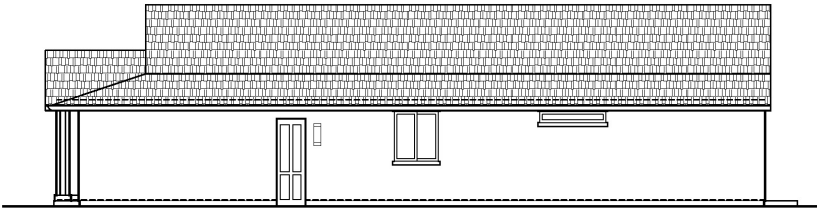
ROOF PLAN - THE DELTA
SCALE: 1/8"=1'-0"



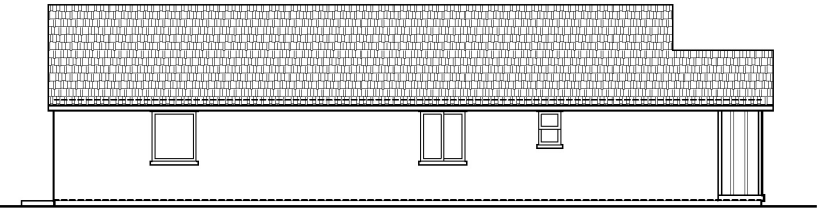
FRONT ELEVATION - THE DELTA
SCALE: 1/4"=1'-0"



REAR ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"

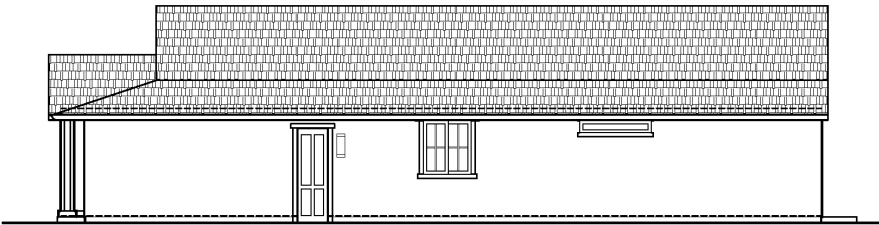


RIGHT SIDE ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"



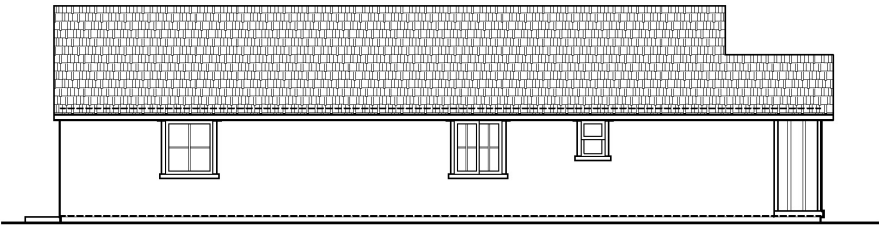
LEFT SIDE ELEVATION - THE DELTA
SCALE: 1/8"=1'-0"

ESPRIT: 1709 PLAN: ENHANCED CORNER ELEVATION STYLE



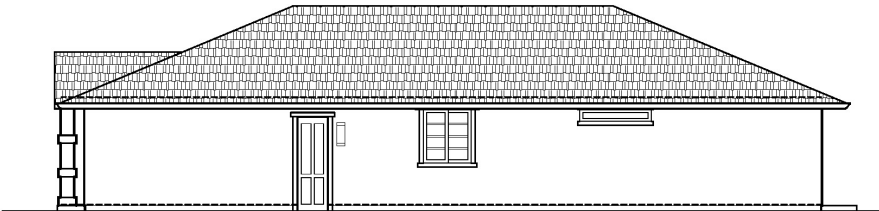
RIGHT SIDE ELEVATION - THE DELTA

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



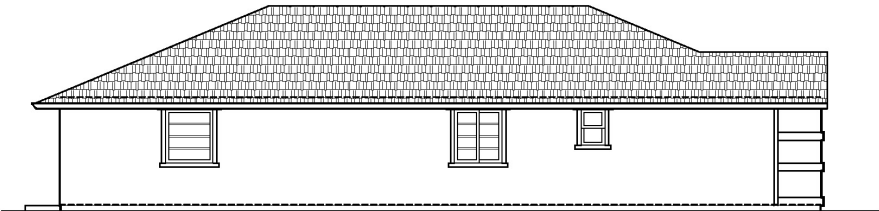
LEFT SIDE ELEVATION - THE DELTA

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



RIGHT SIDE ELEVATION - THE RANCH

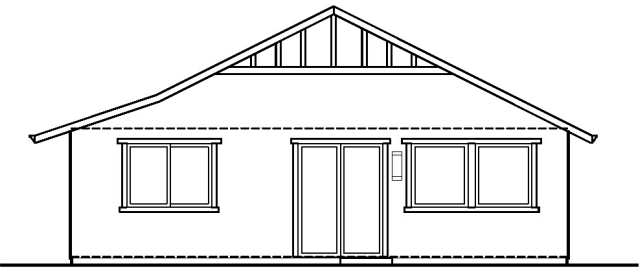
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION - THE RANCH

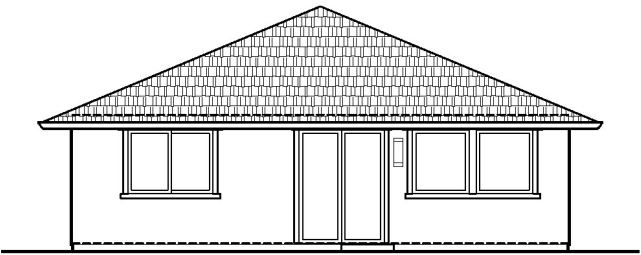
SCALE: 1/8"=1'-0"

ESPRIT: 1709 PLAN: ENHANCED REAR ELEVATION STYLE



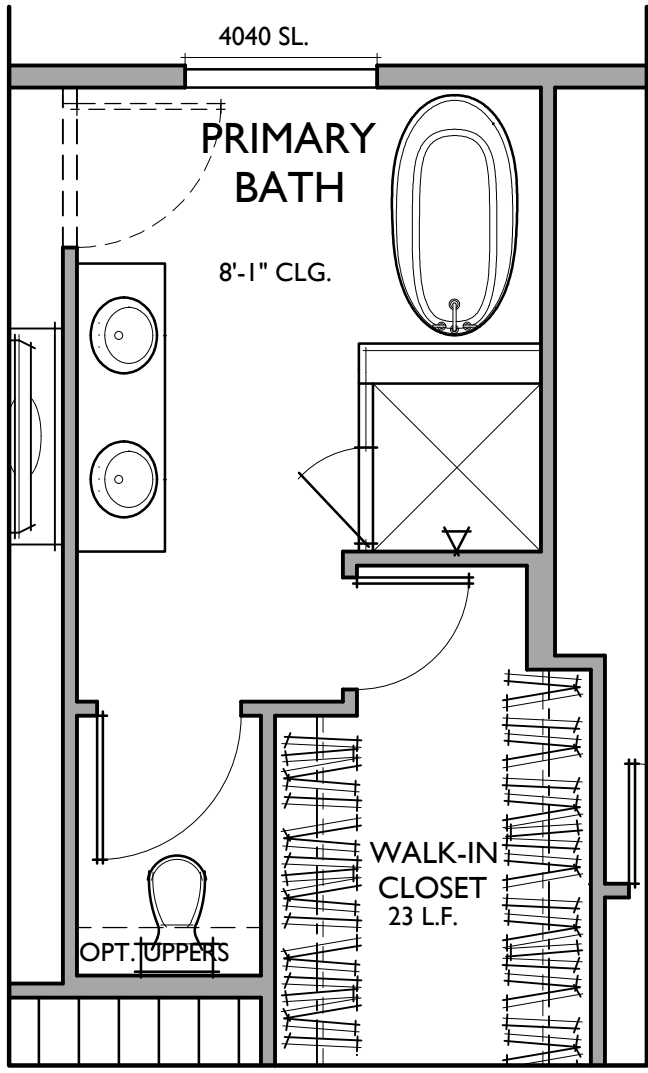
REAR ELEVATION - THE DELTA

SCALE: 1/8"=

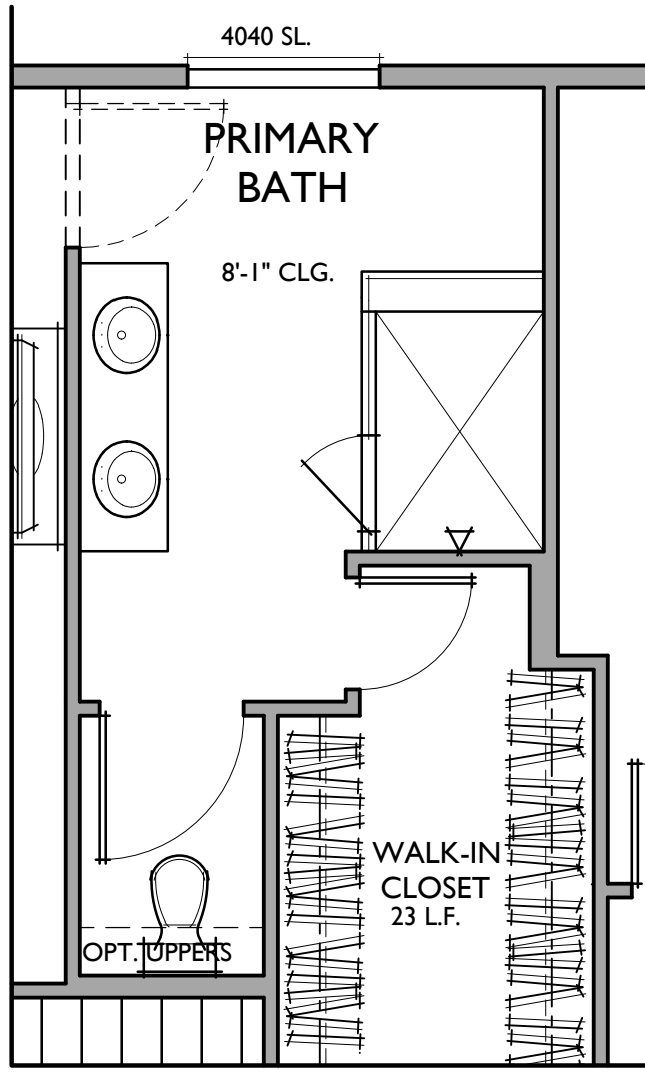


REAR ELEVATION - THE RANCH

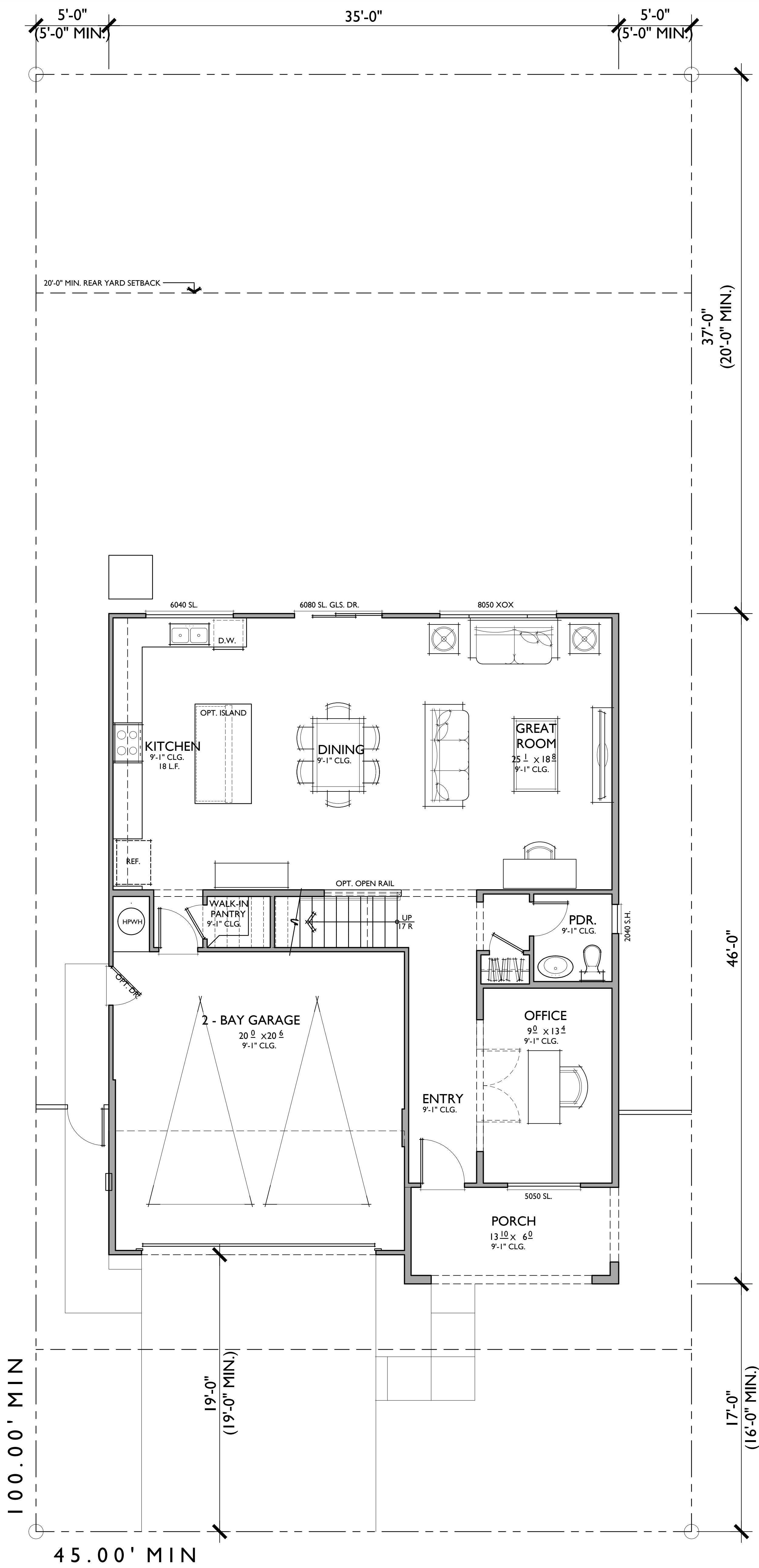
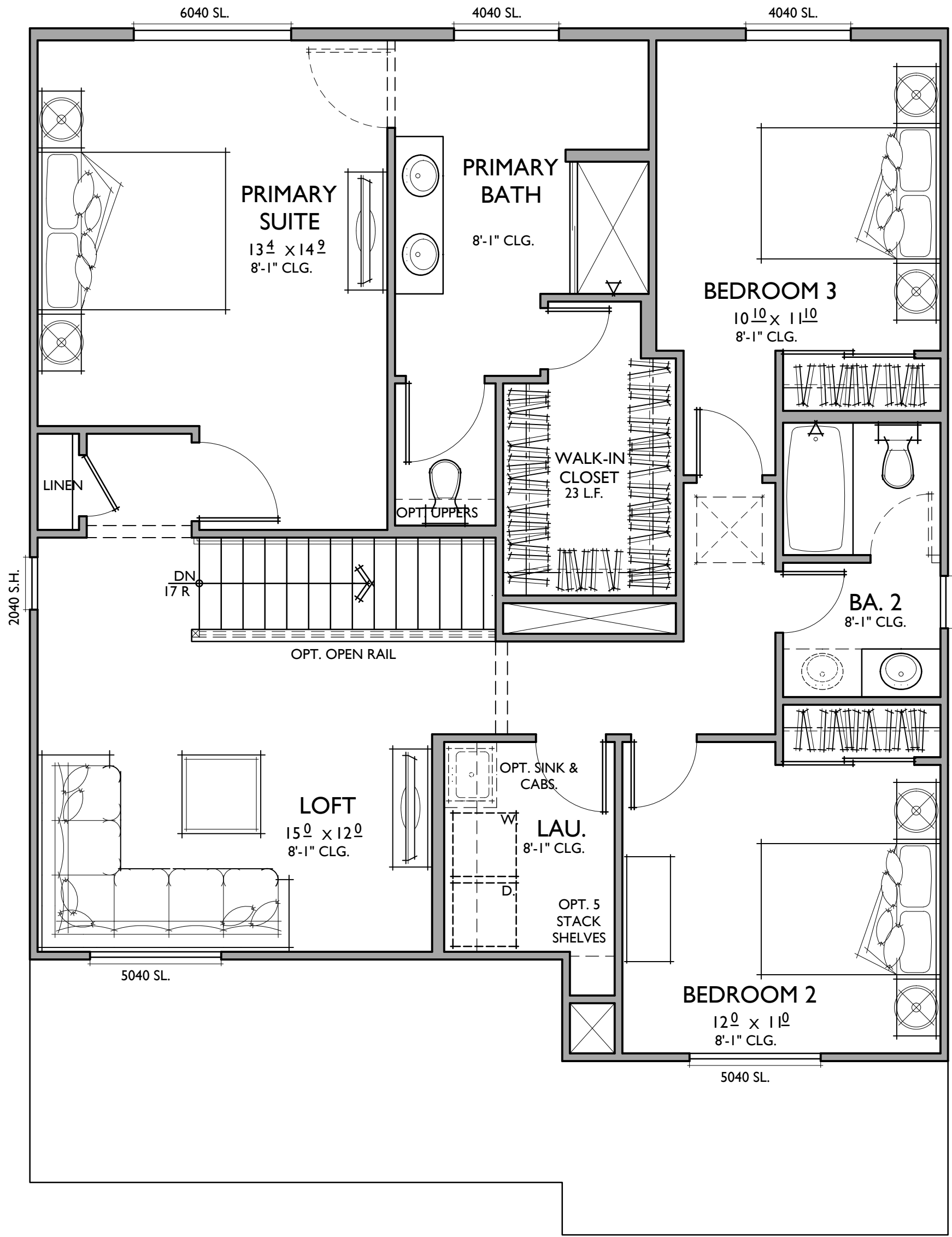
SCALE: 1/8"=1'-0"



OPT. LUXURY PRIMARY BATH



OPT. SPA SHOWER



PLAN I
2,300 SQ. FT.
TARGET: 2,300 SQ. FT.
3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,039 SQ. FT.
2ND FLOOR	1,261 SQ. FT.
TOTAL LIVING	2,300 SQ. FT.
2 - CAR GARAGE	434 SQ. FT.
PORCH	96 SQ. FT.
LOT COVERAGE	38%

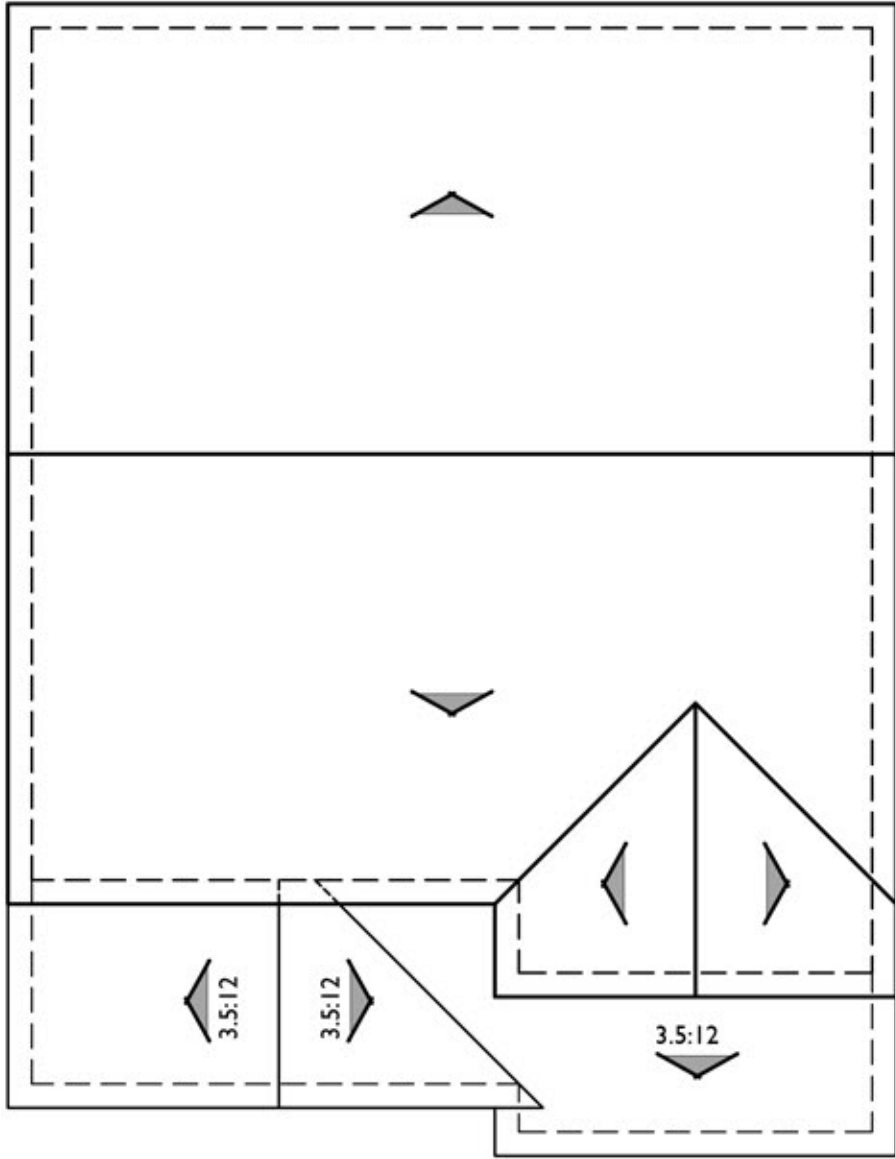
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



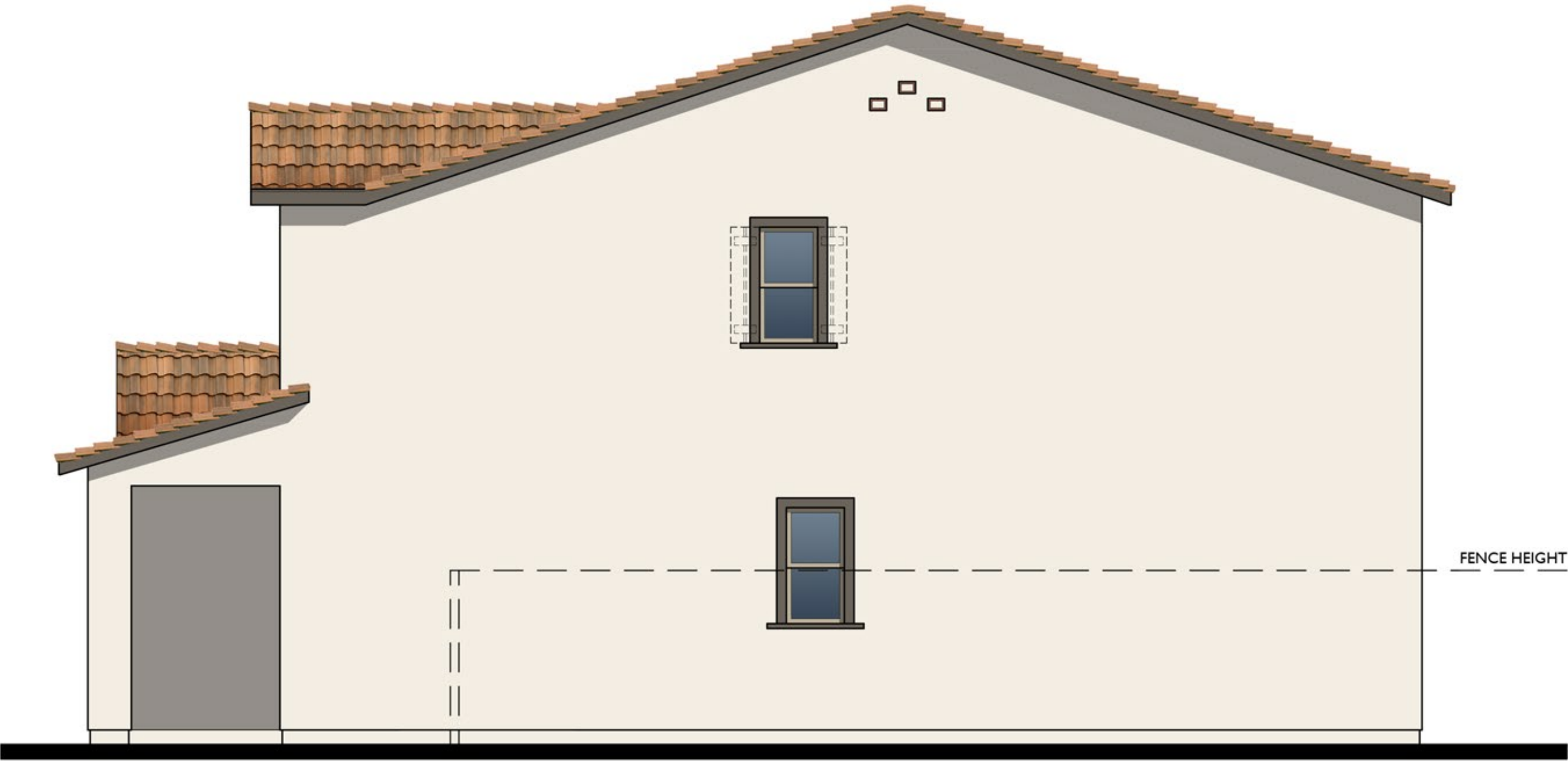
LEFT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



FRONT
NOTE: OPT. COACH LIGHT AT PORCH
SCHEME 1
A - SPANISH
1/4"=1'-0"



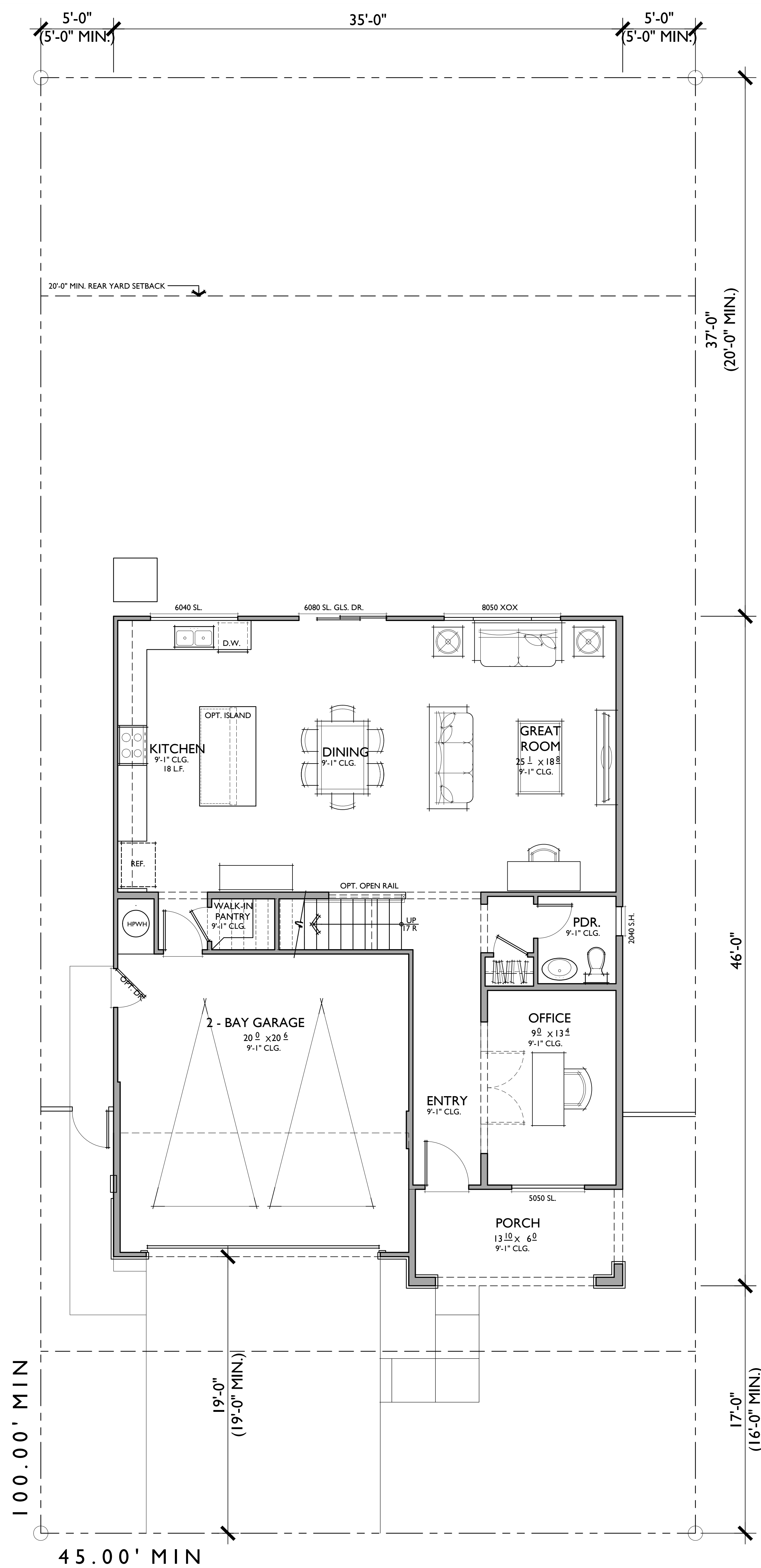
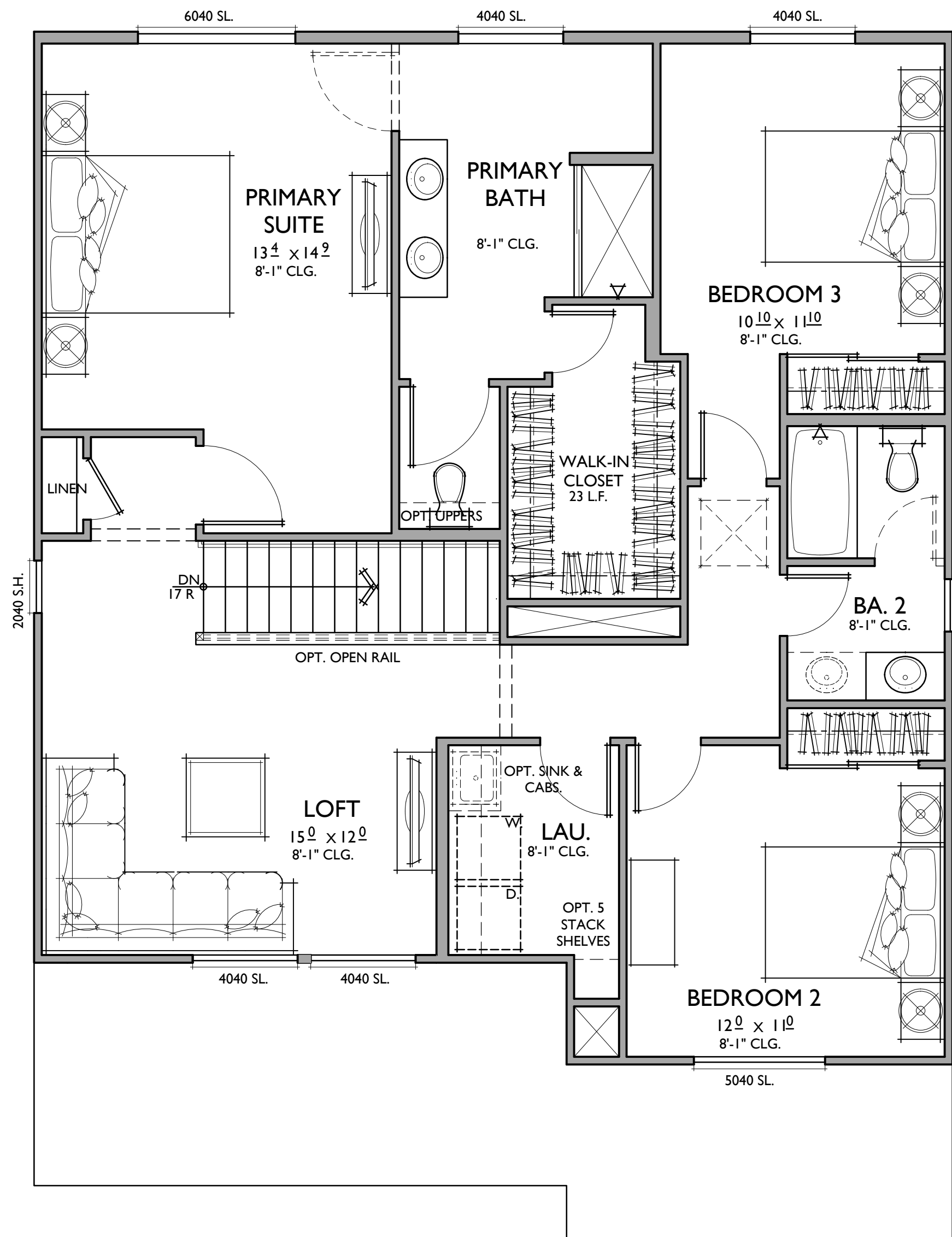
ROOF PLAN
PITCH: 4:12 U.N.O
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE
A
1/8"=1'-0"



RIGHT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



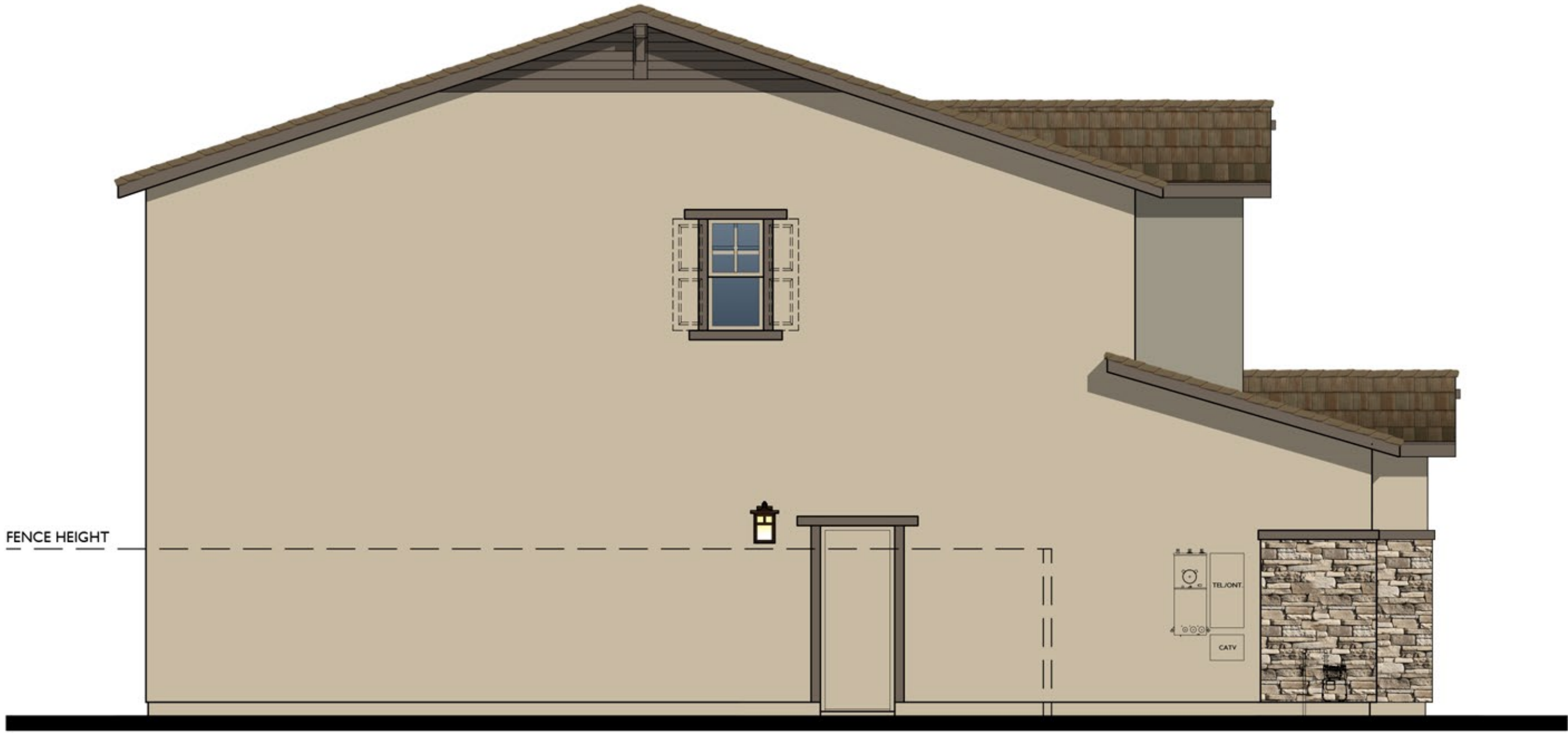
REAR



PLAN I
2,300 SQ. FT.
TARGET: 2,300 SQ. FT.
3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,039 SQ. FT.
2ND FLOOR	1,261 SQ. FT.
TOTAL LIVING	2,300 SQ. FT.
2 - CAR GARAGE	434 SQ. FT.
PORCH	96 SQ. FT.
LOT COVERAGE	38%

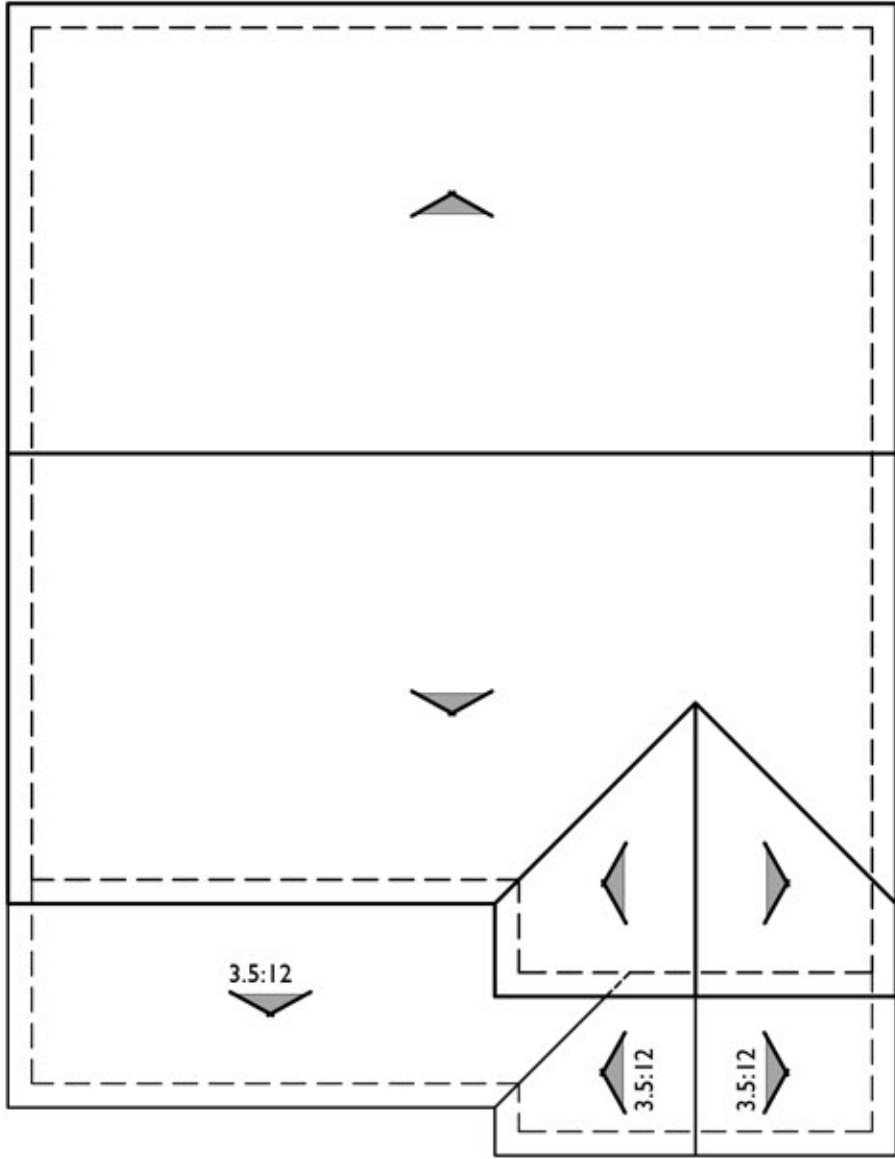
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



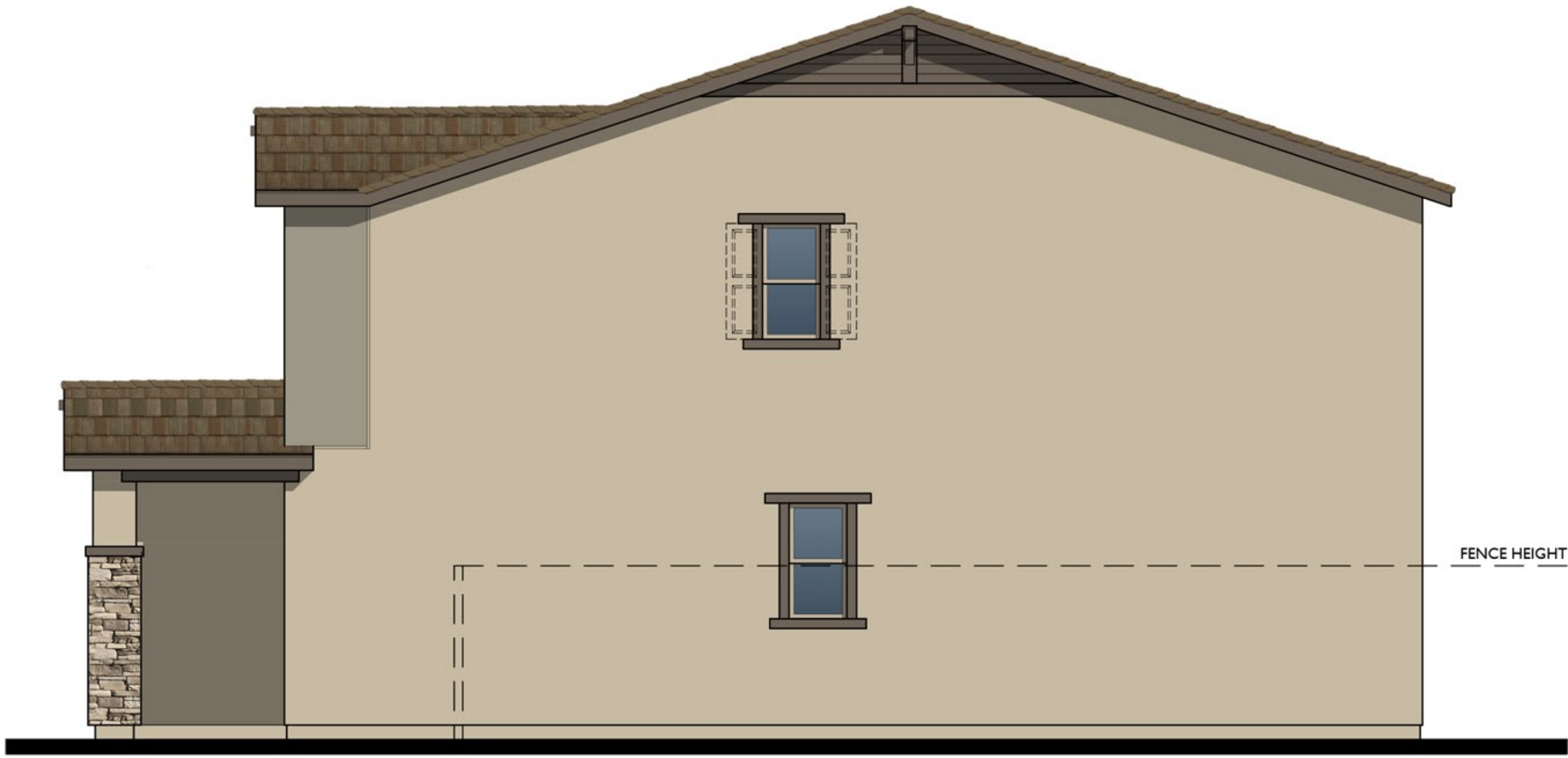
LEFT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



FRONT
NOTE: OPT. COACH LIGHT AT PORCH
SCHEME 4
B - CRAFTSMAN
1/4"=1'-0"



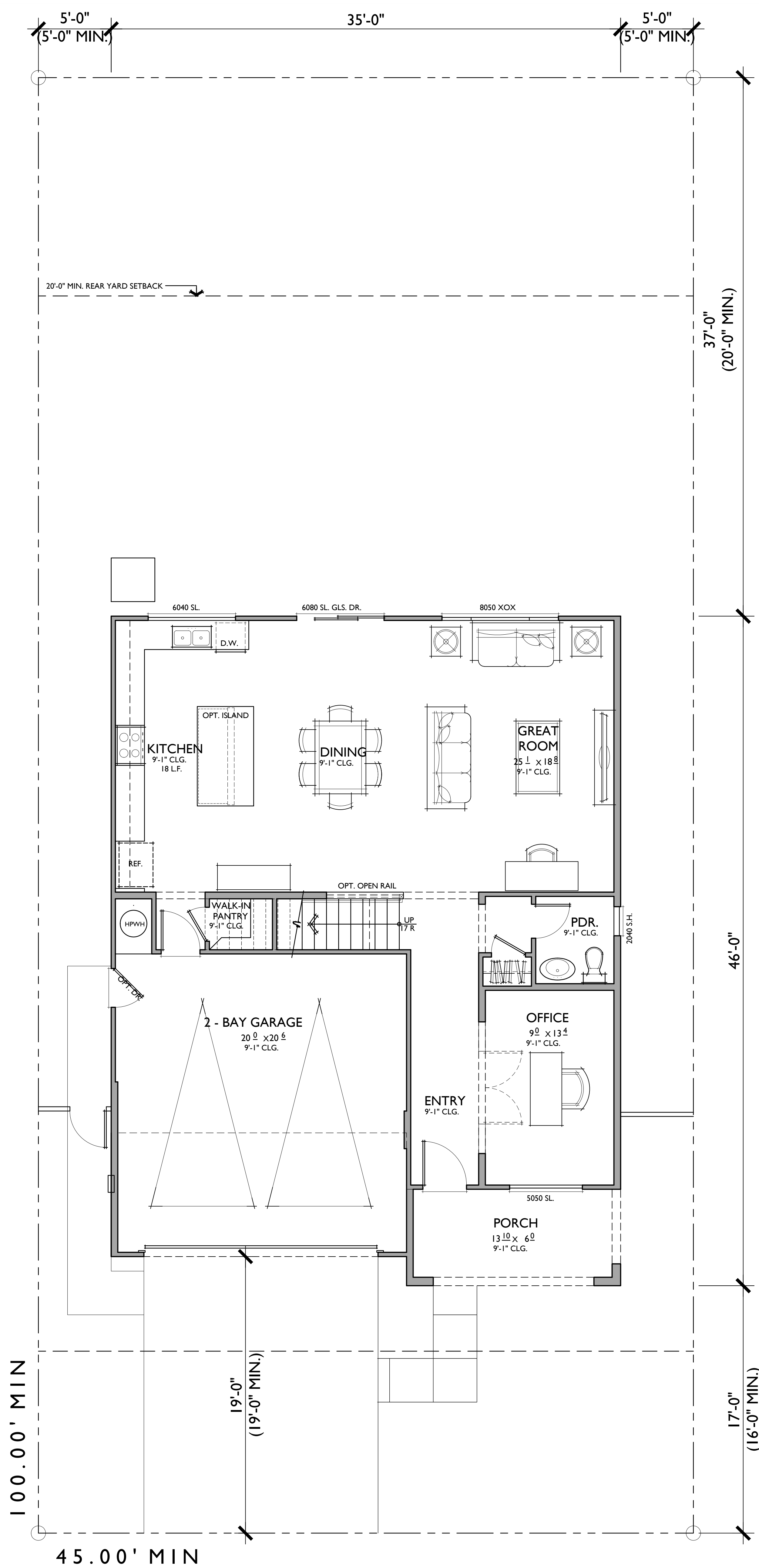
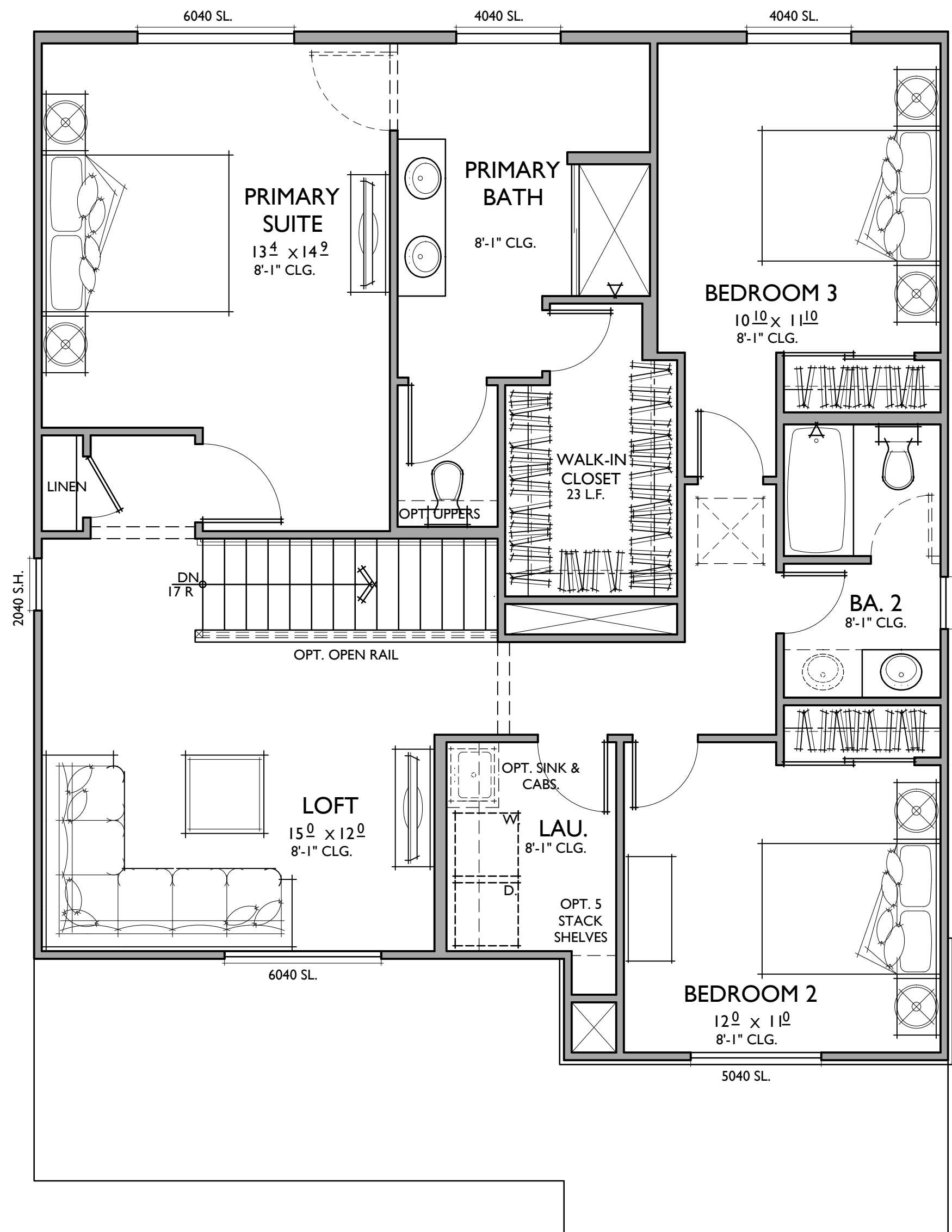
ROOF PLAN
PITCH: 4:12 U.N.O
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE FLAT TILE
B



RIGHT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



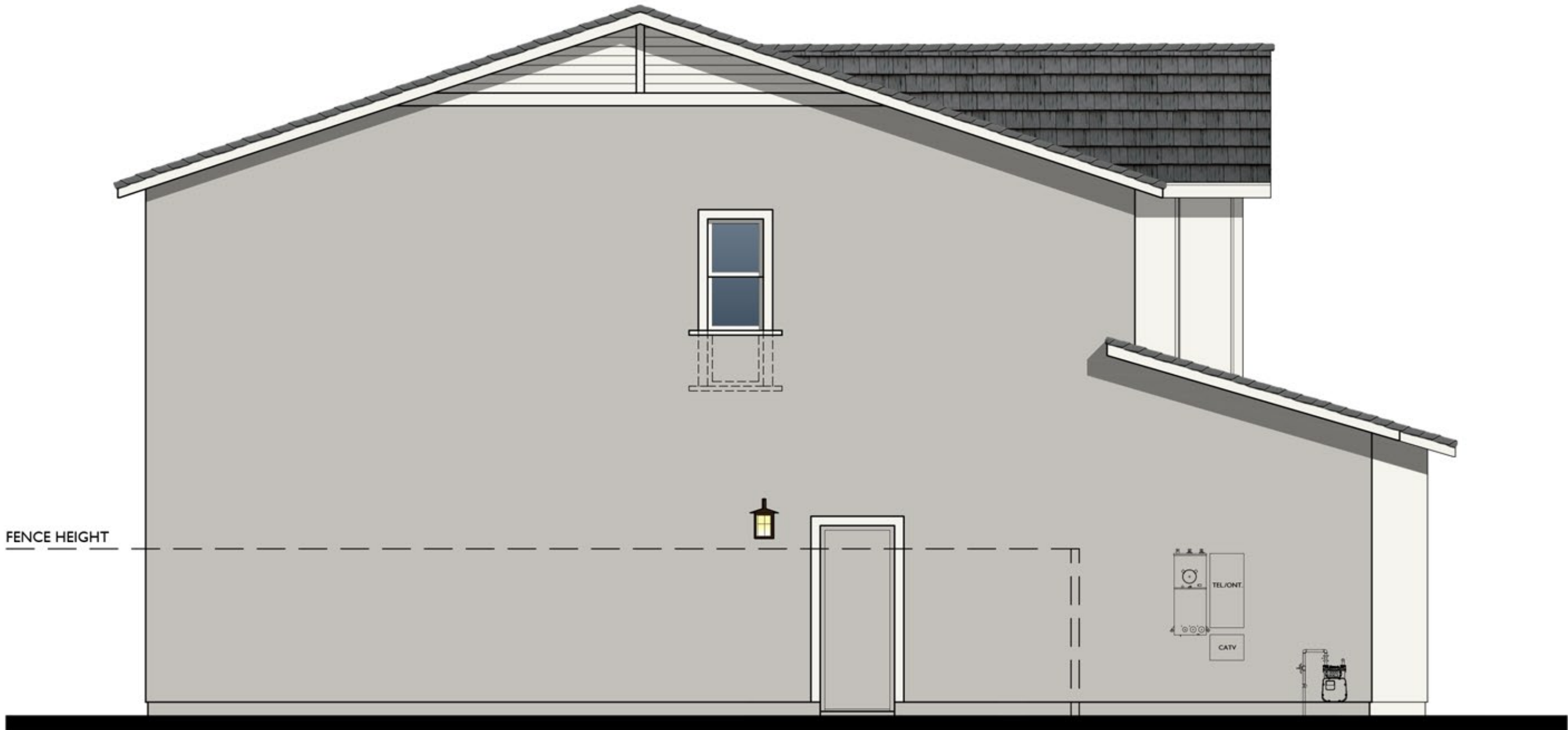
REAR



PLAN I
2,300 SQ. FT.
TARGET: 2,300 SQ. FT.
3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,039 SQ. FT.
2ND FLOOR	1,261 SQ. FT.
TOTAL LIVING	2,300 SQ. FT.
2 - CAR GARAGE	434 SQ. FT.
PORCH	96 SQ. FT.
LOT COVERAGE	38%

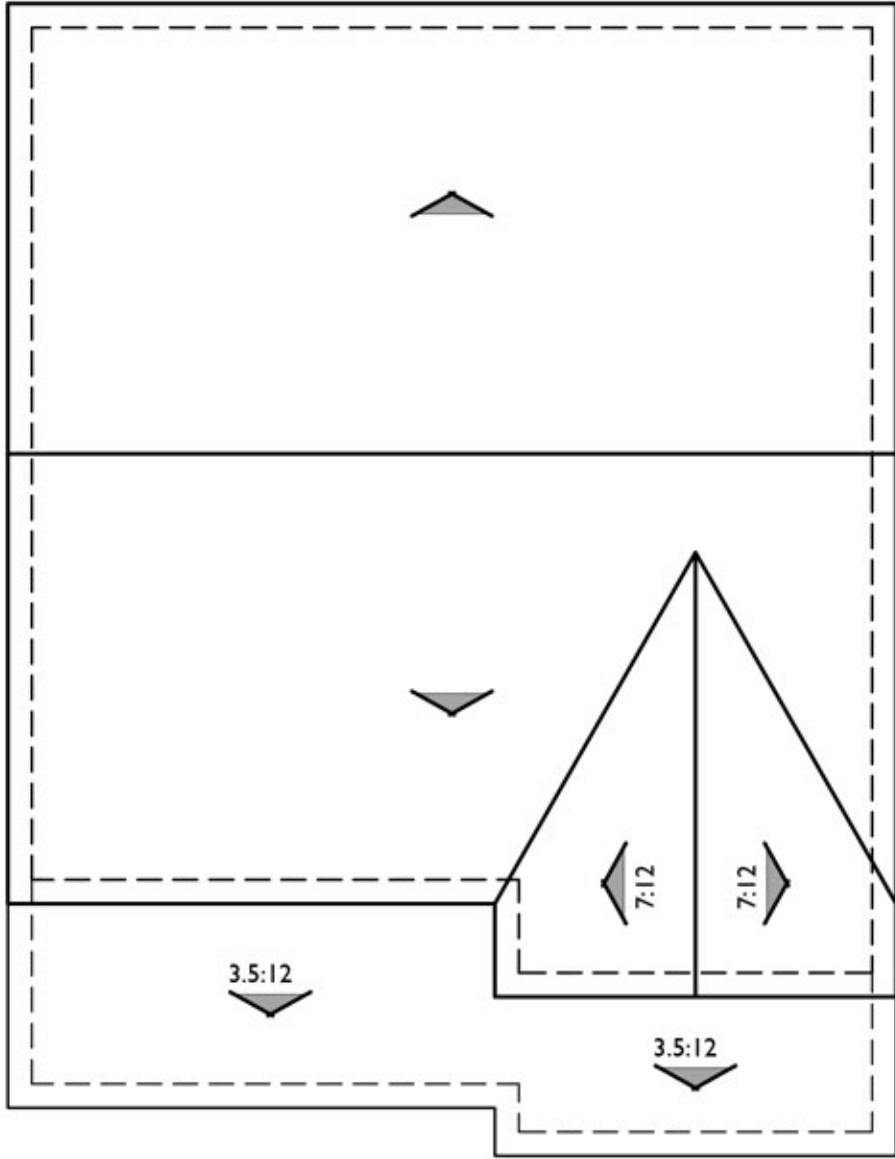
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



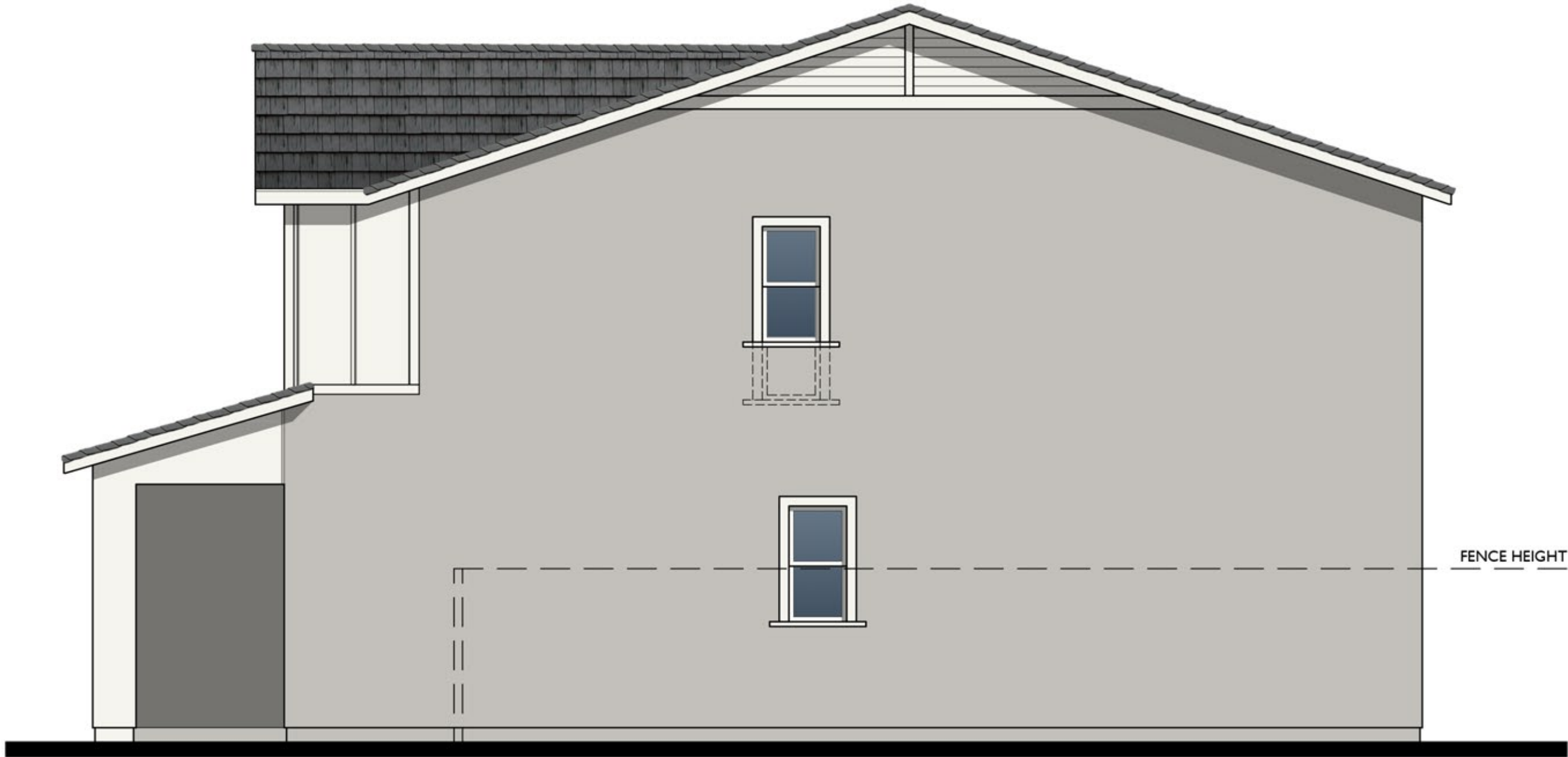
LEFT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



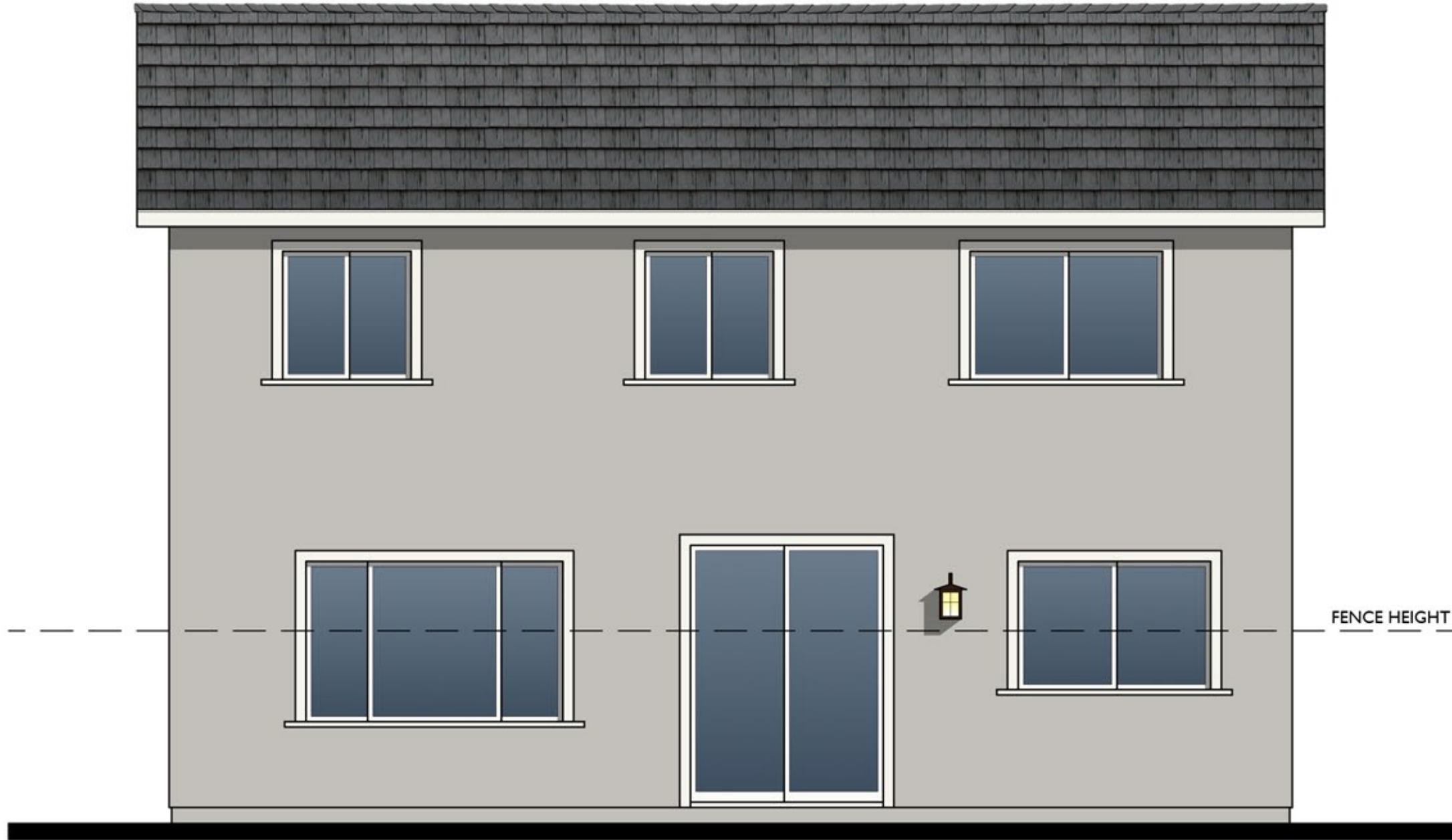
FRONT
NOTE: OPT. COACH LIGHT AT PORCH
SCHEME 7
C - FARMHOUSE
1/4"=1'-0"
OPTIONAL WINDOWS AT GARAGE



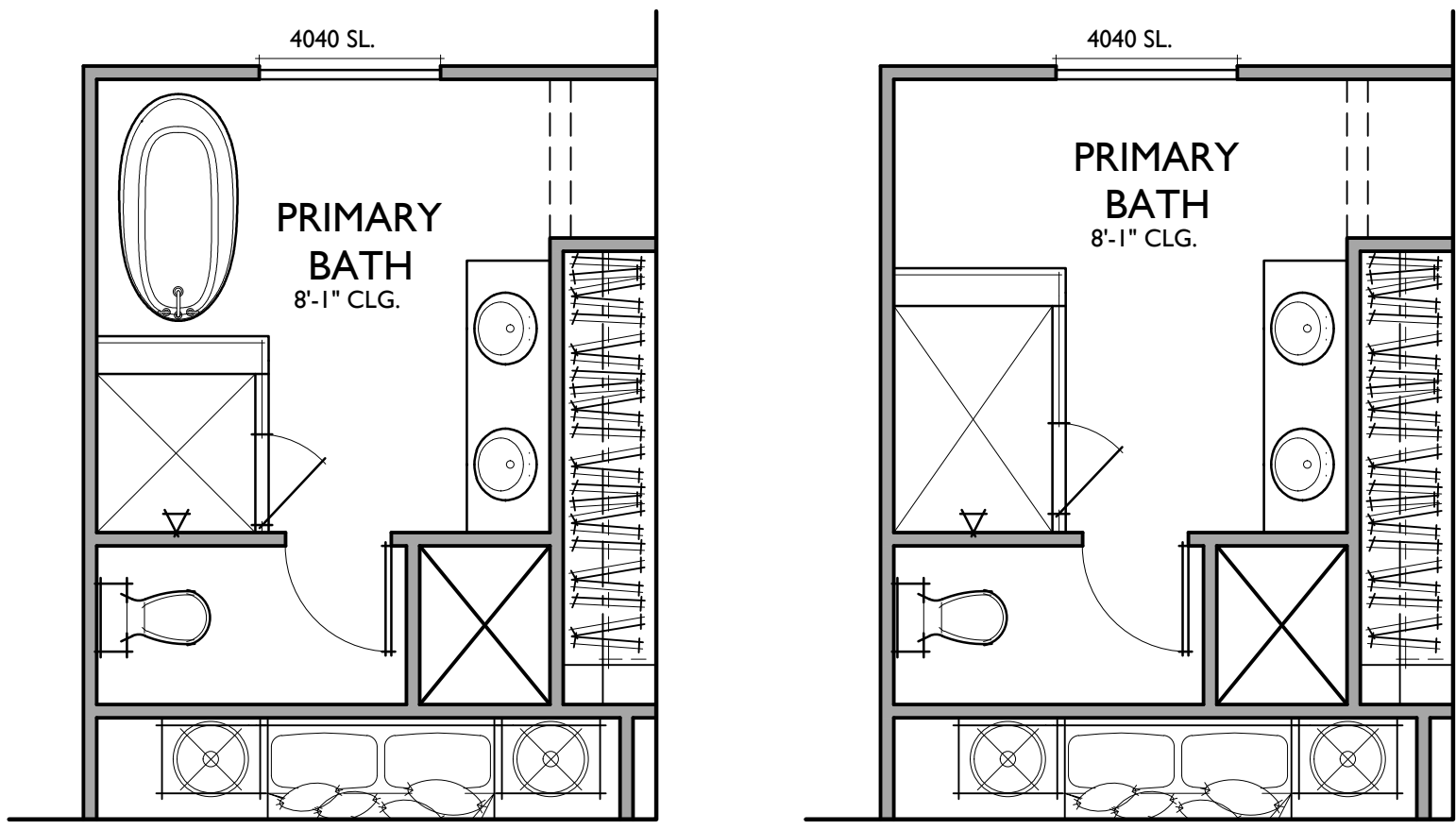
ROOF PLAN
PITCH: 4:12 U.N.O
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE FLAT TILE
C



RIGHT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC

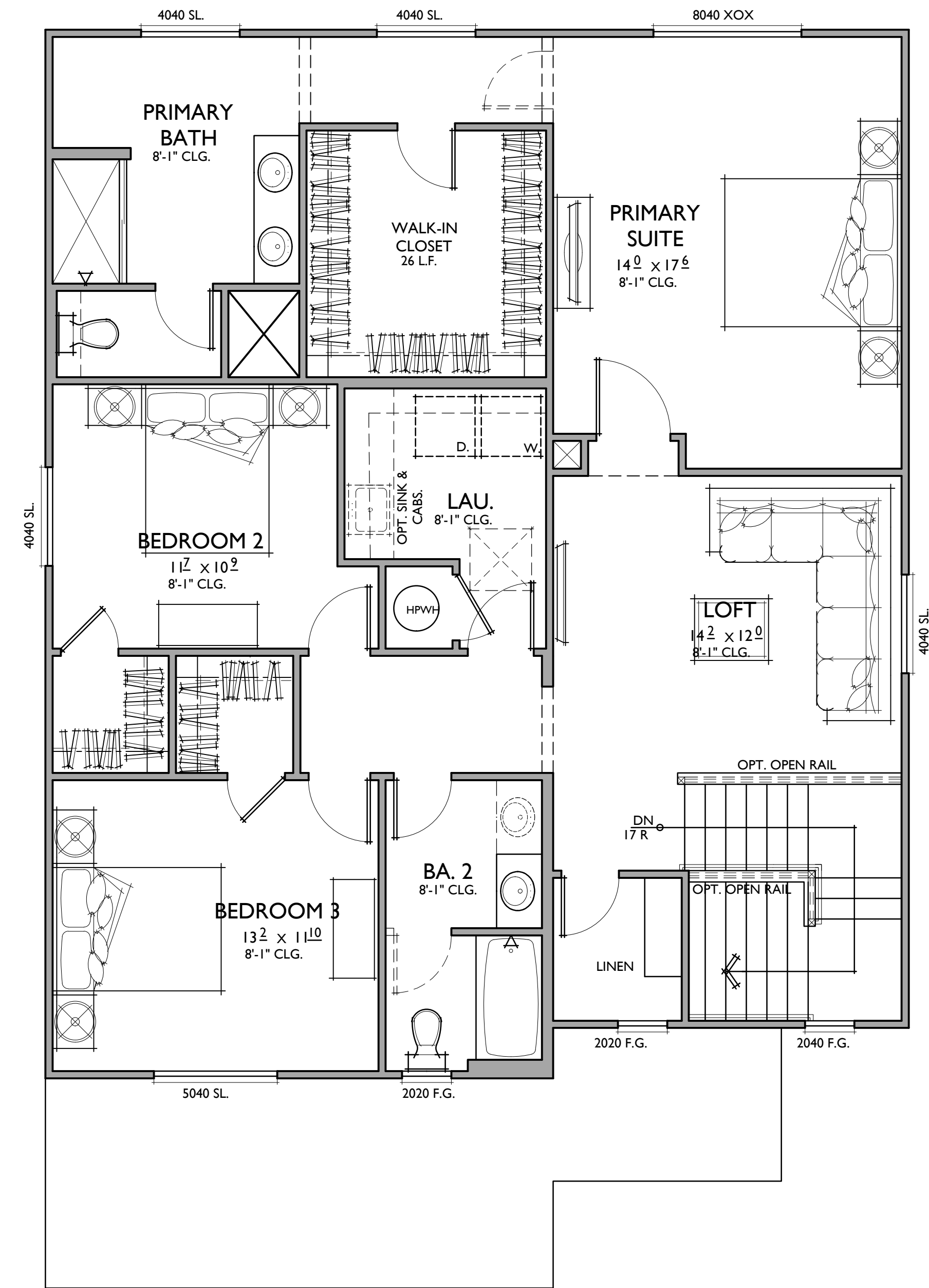


REAR



OPT. LUXURY PRIMARY BATH

OPT. SPA SHOWER



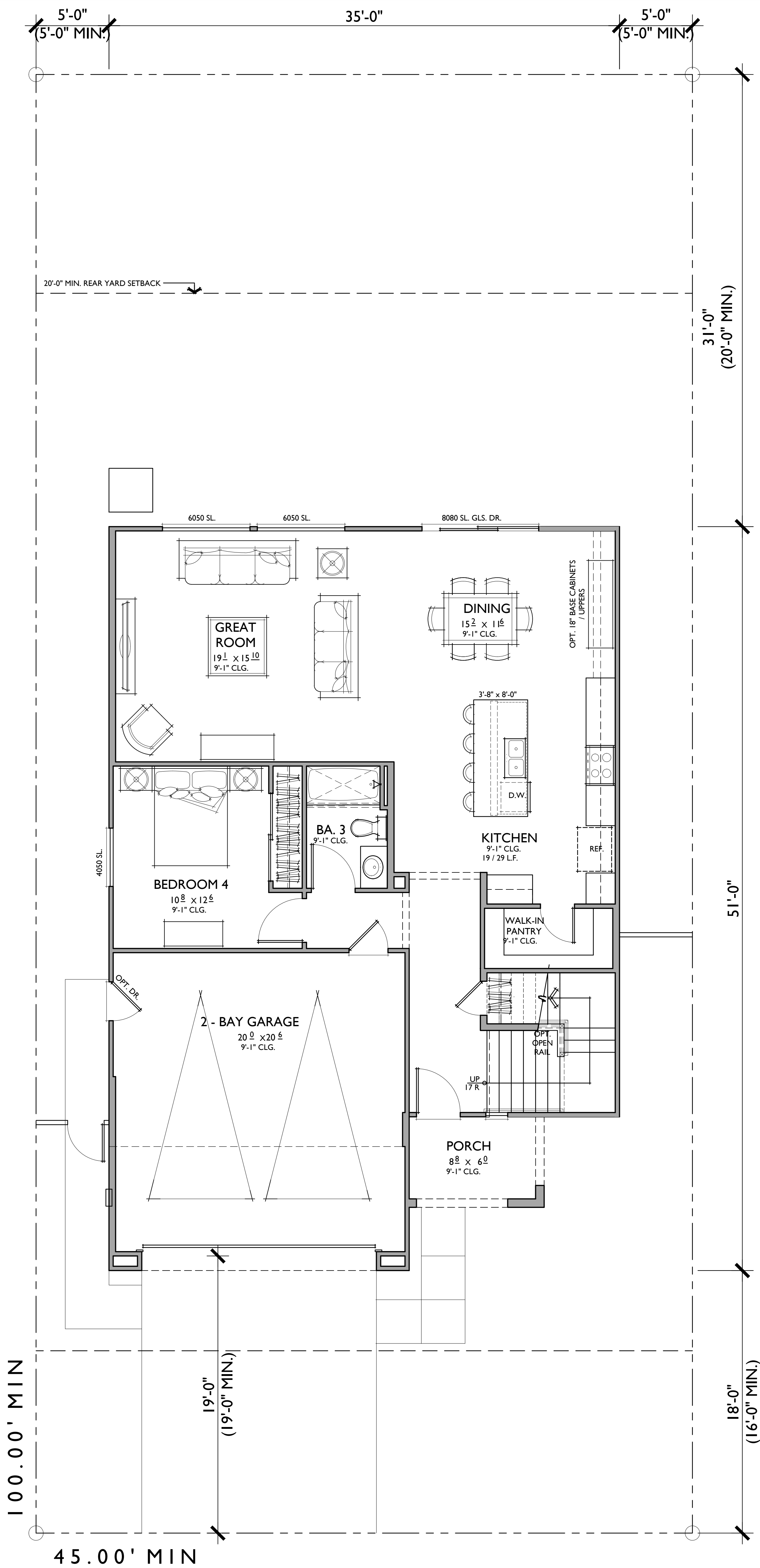
PLAN 2A

Reflects Spanish Elevation

STARBLOSSOM

Rancho Cordova , California

0 4 8 16 667.23134



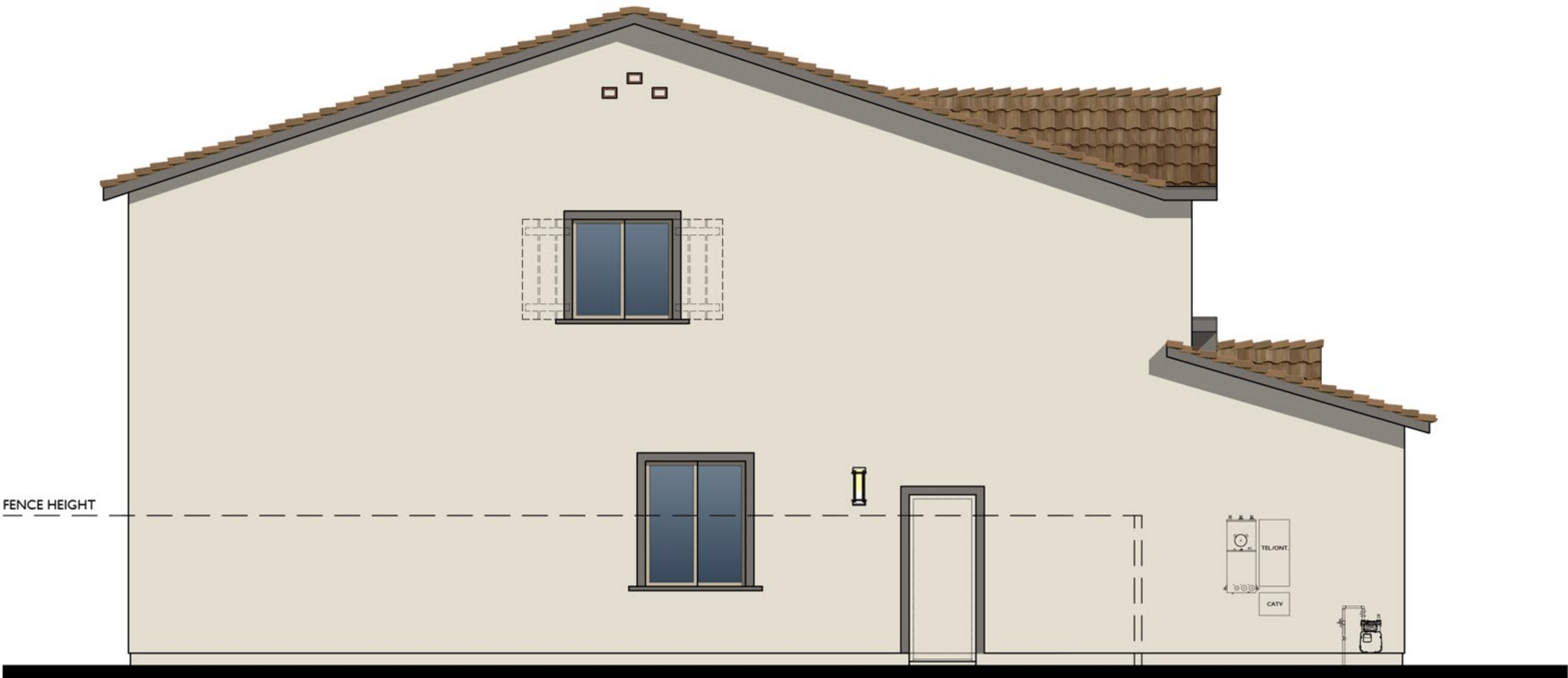
PLAN 2

2,557 SQ. FT.

TARGET: 2,500 SQ. FT.
4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,188 SQ. FT.
2ND FLOOR	1,369 SQ. FT.
TOTAL LIVING	2,557 SQ. FT.
2 - CAR GARAGE	425 SQ. FT.
PORCH	57 SQ. FT.
LOT COVERAGE	38%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

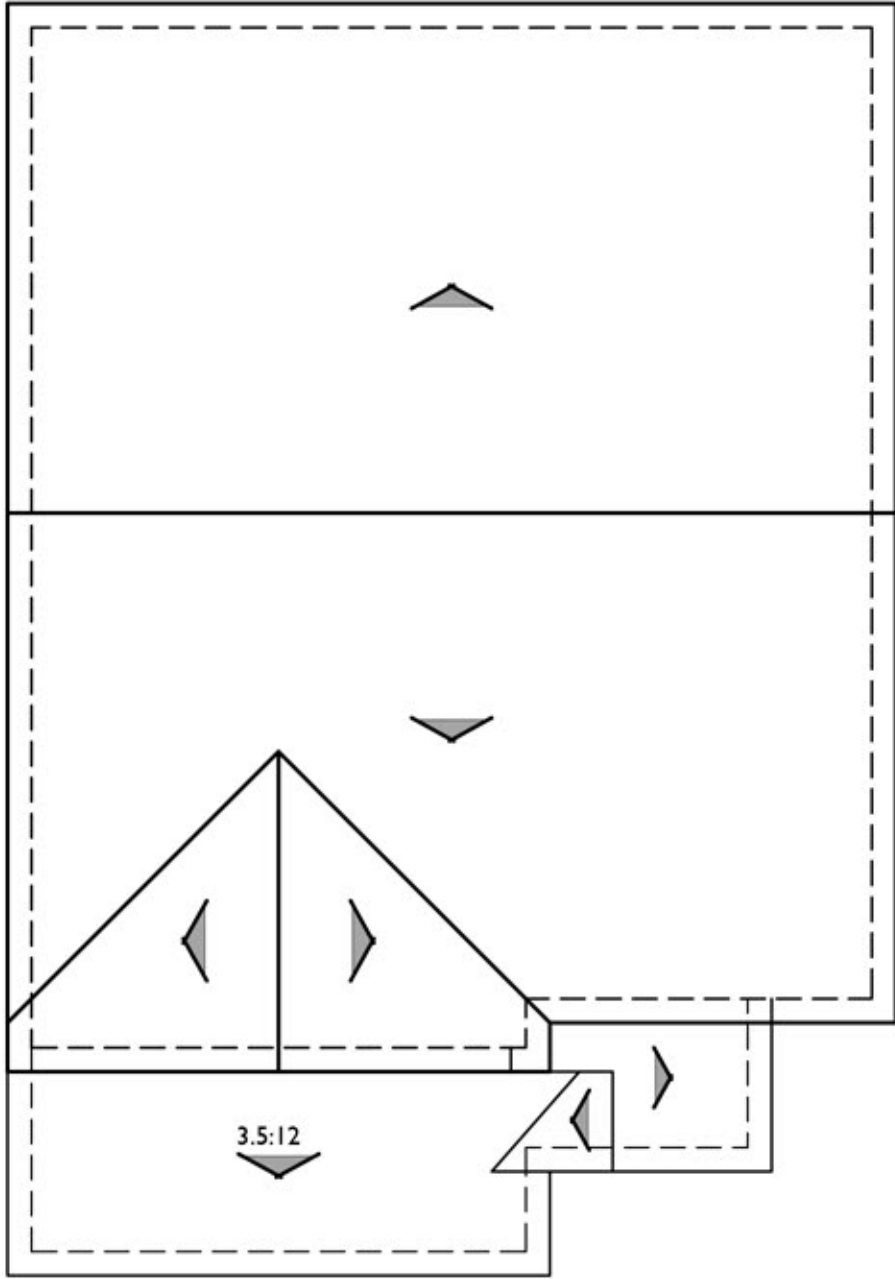


LEFT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



FRONT
NOTE: OPT. COACH LIGHT AT PORCH
SCHEME 2

A - SPANISH
1/4"=1'-0"



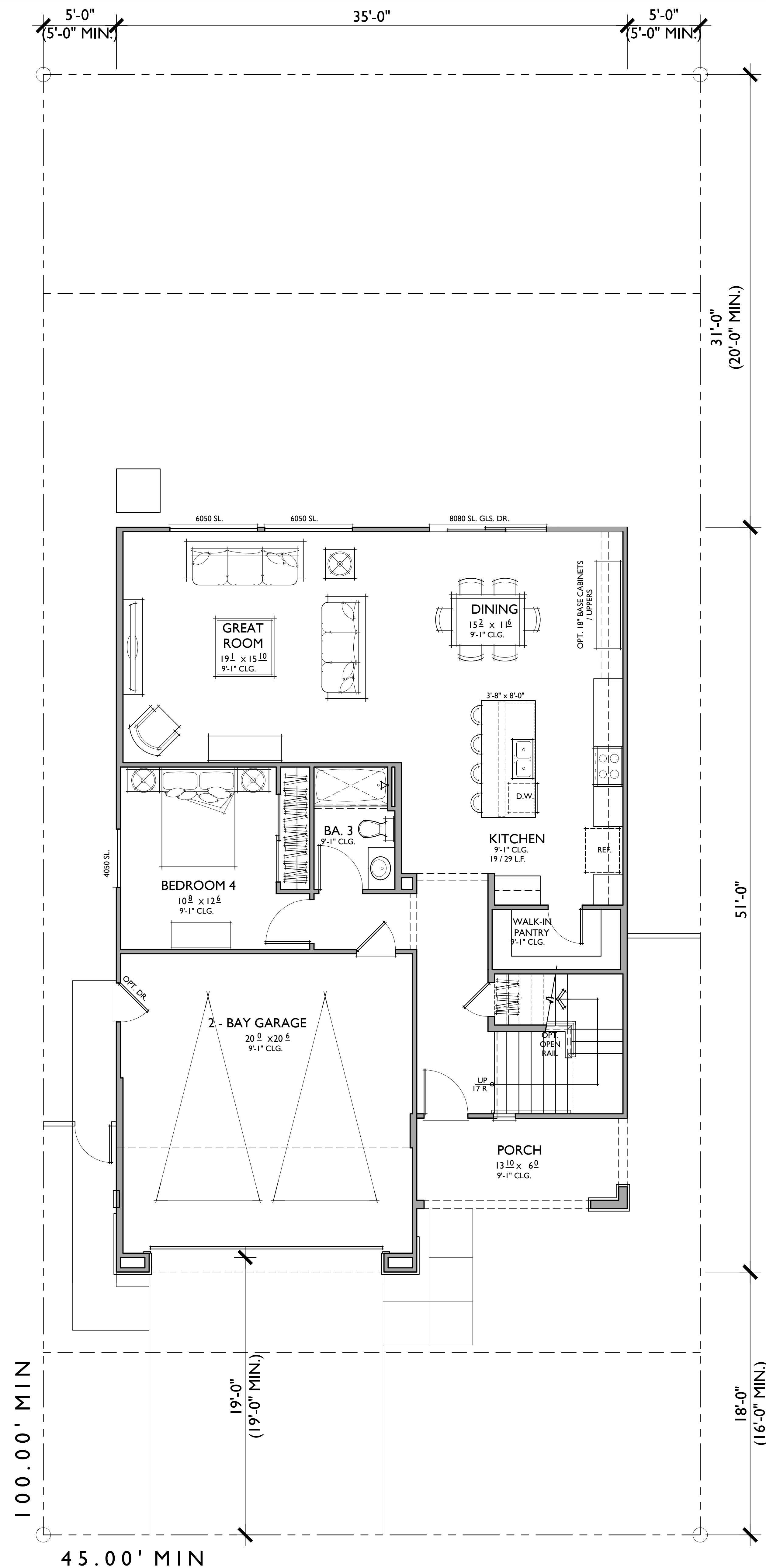
ROOF PLAN
PITCH: 4:12 U.N.O
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



RIGHT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



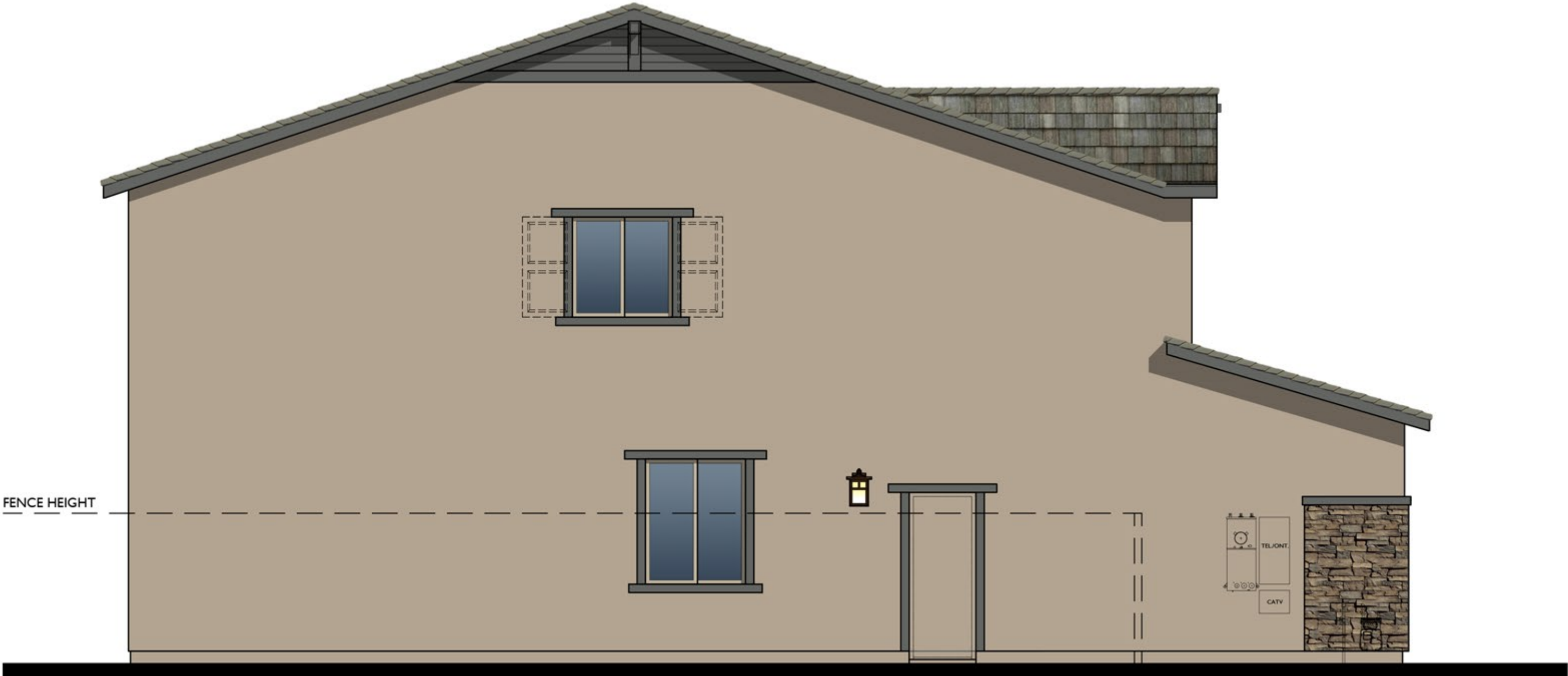
REAR



TARGET: 2,500 SQ. FT.
4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

<u>FLOOR AREA TABLE</u>	
1ST FLOOR	1,188 SQ. FT.
2ND FLOOR	1,365 SQ. FT.
TOTAL LIVING	2,553 SQ. FT.
2 - CAR GARAGE	425 SQ. FT.
PORCH	89 SQ. FT.
LOT COVERAGE	38%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



LEFT

NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC

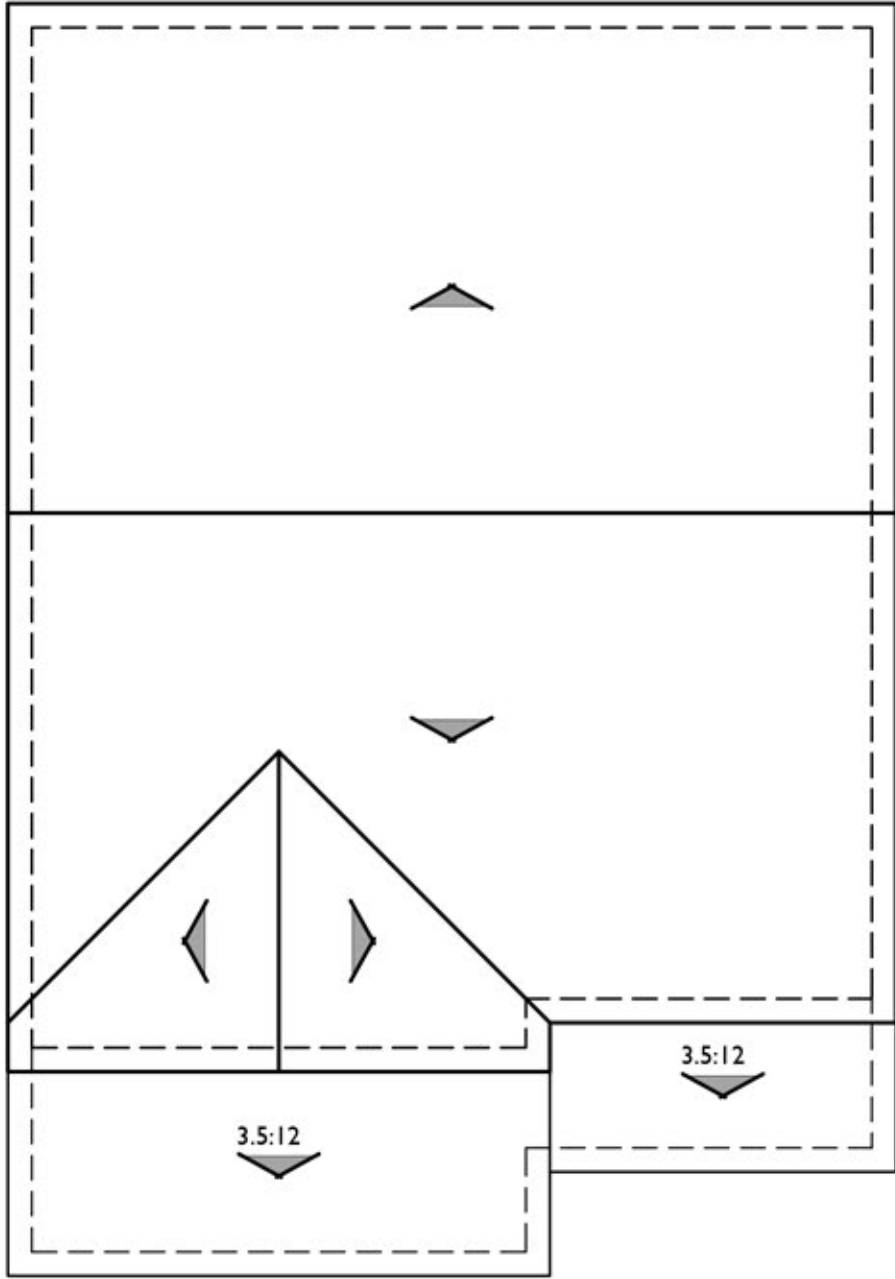


FRONT

NOTE: OPT. COACH LIGHT AT PORCH
SCHEME 5

B - CRAFTSMAN

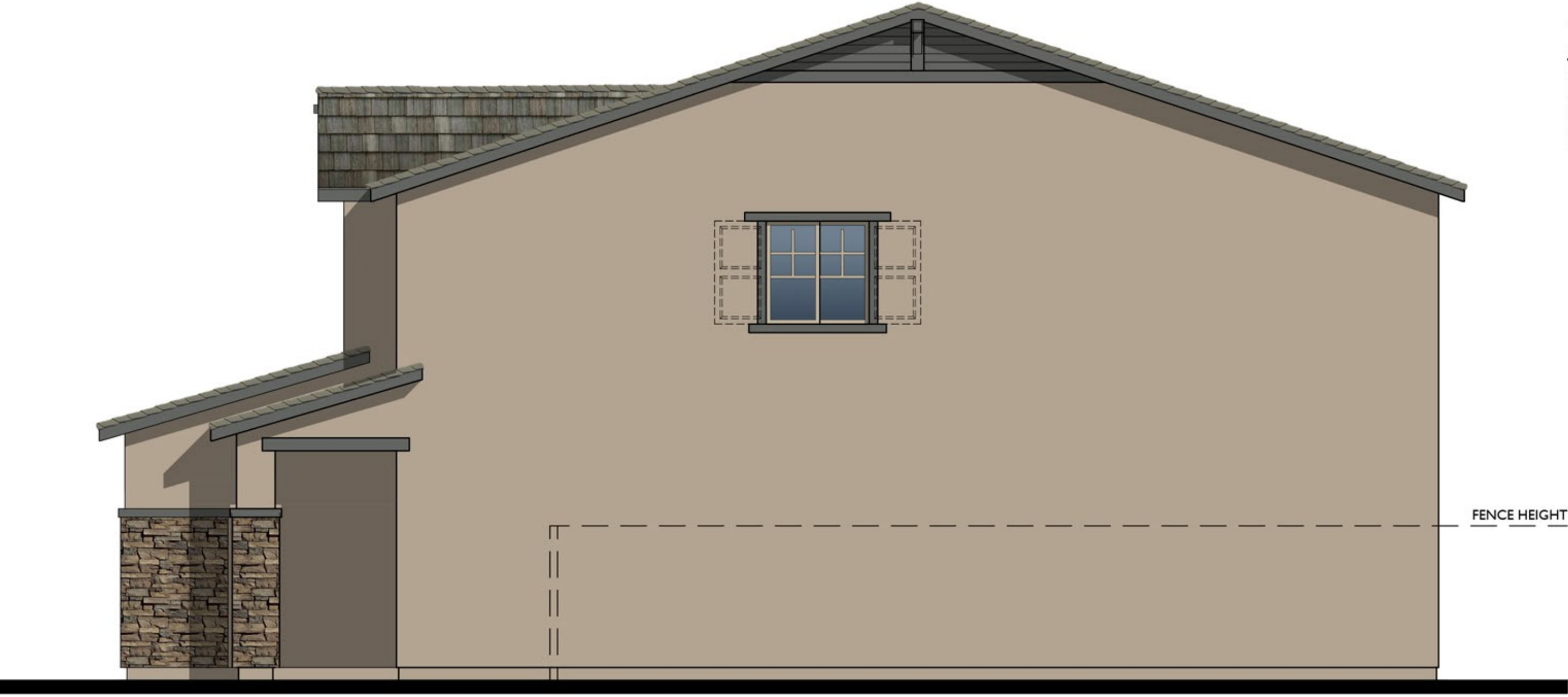
1/4"=1'-0"



ROOF PLAN

B

PITCH: 4:12 U.N.O
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE FLAT TILE

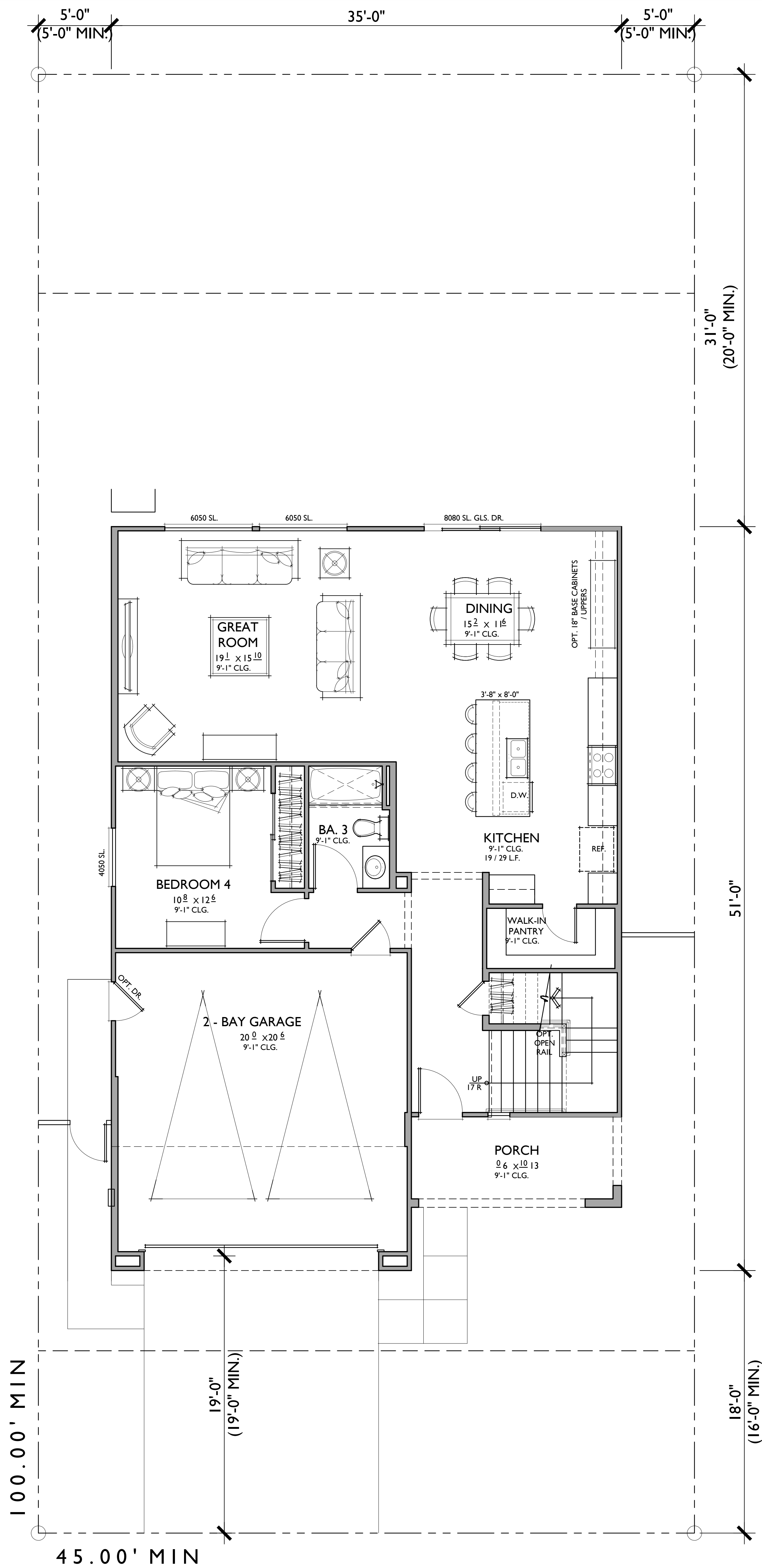
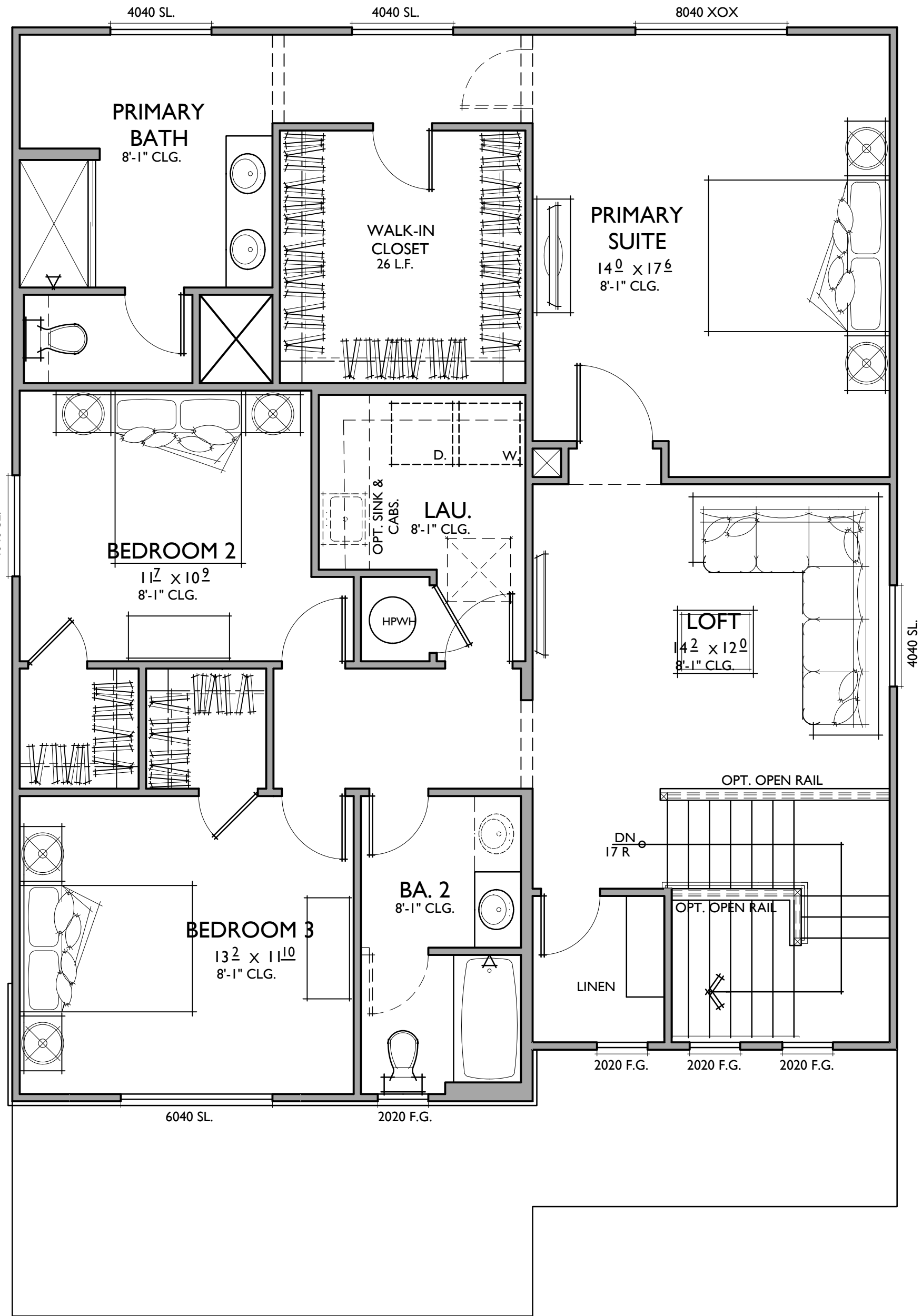


RIGHT

NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



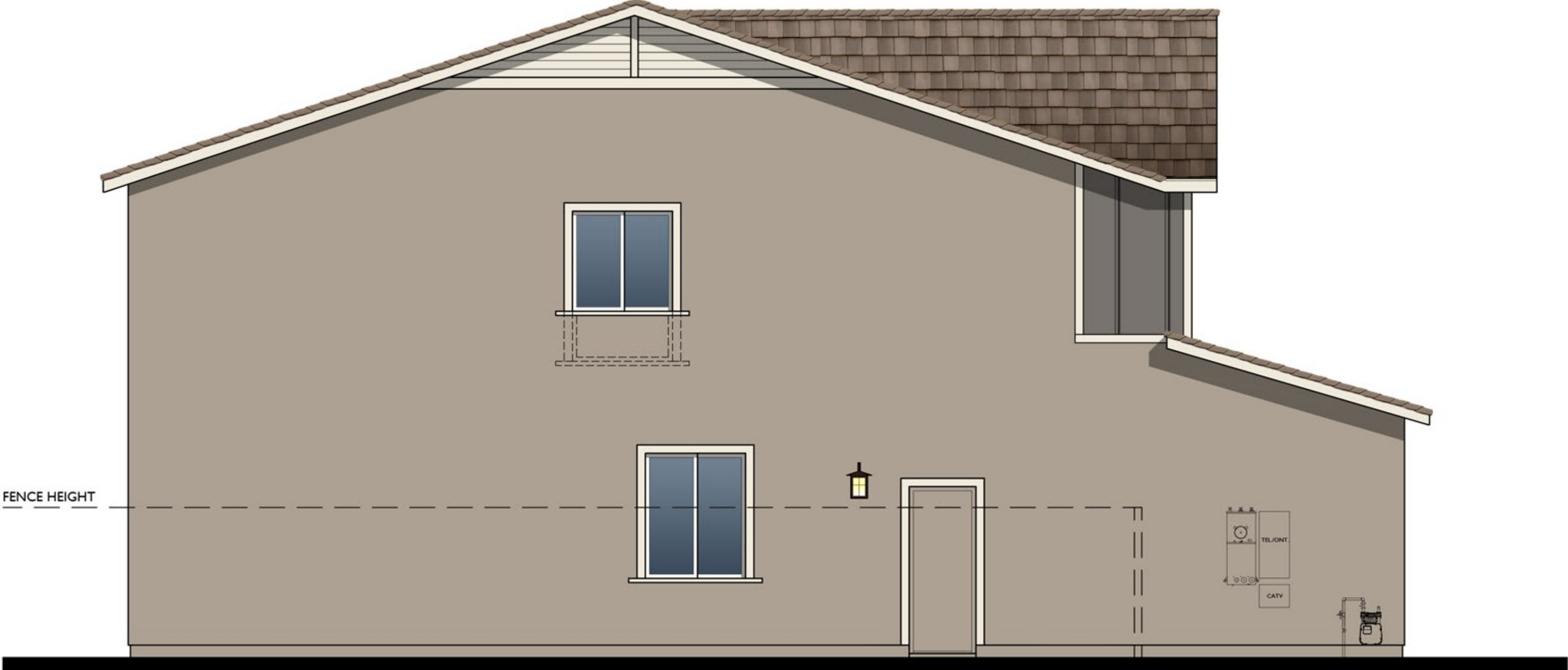
REAR



PLAN 2
2,553 SQ. FT.
TARGET: 2,500 SQ. FT.
4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,188 SQ. FT.
2ND FLOOR	1,365 SQ. FT.
TOTAL LIVING	2,553 SQ. FT.
2 - CAR GARAGE	425 SQ. FT.
PORCH	89 SQ. FT.
LOT COVERAGE	38%

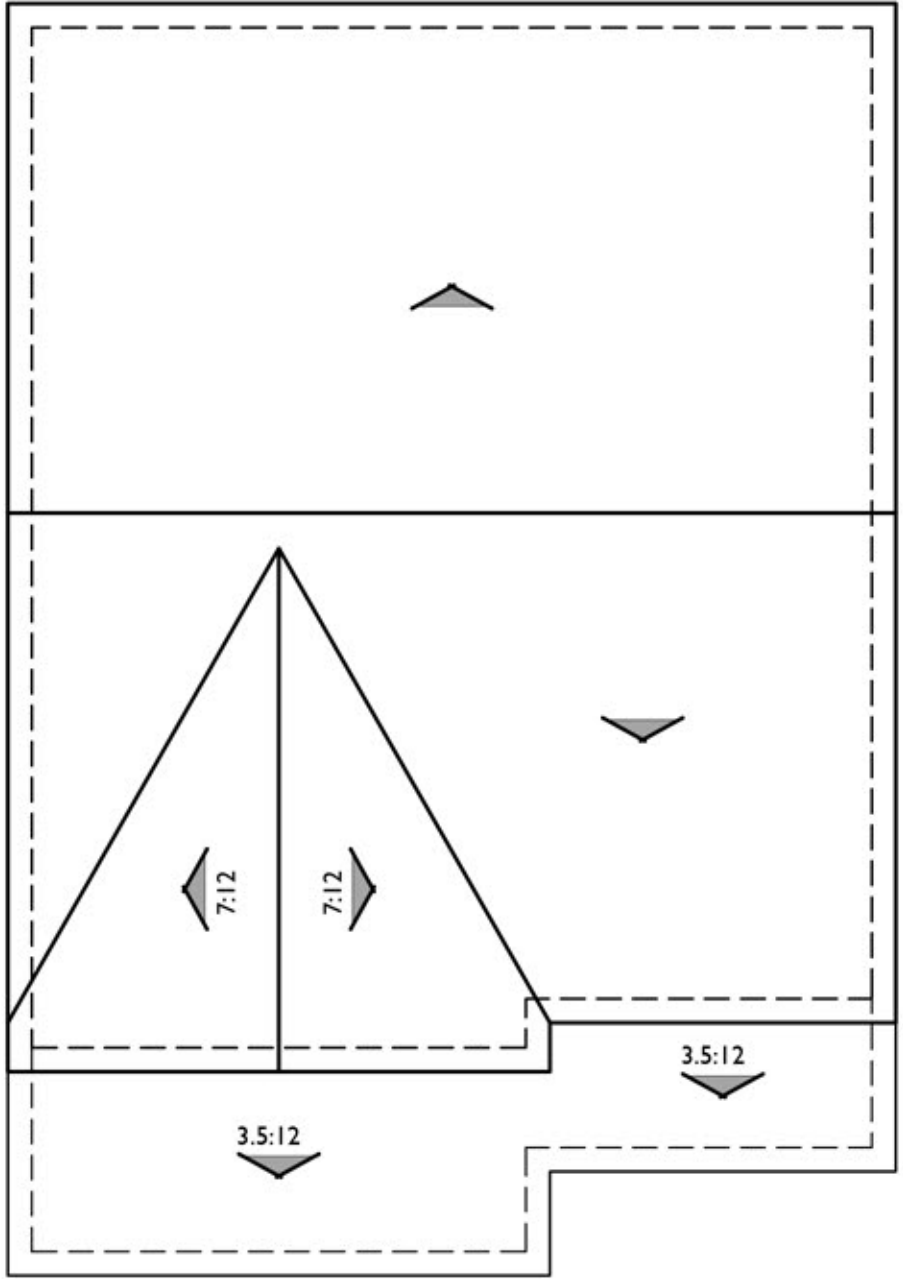
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



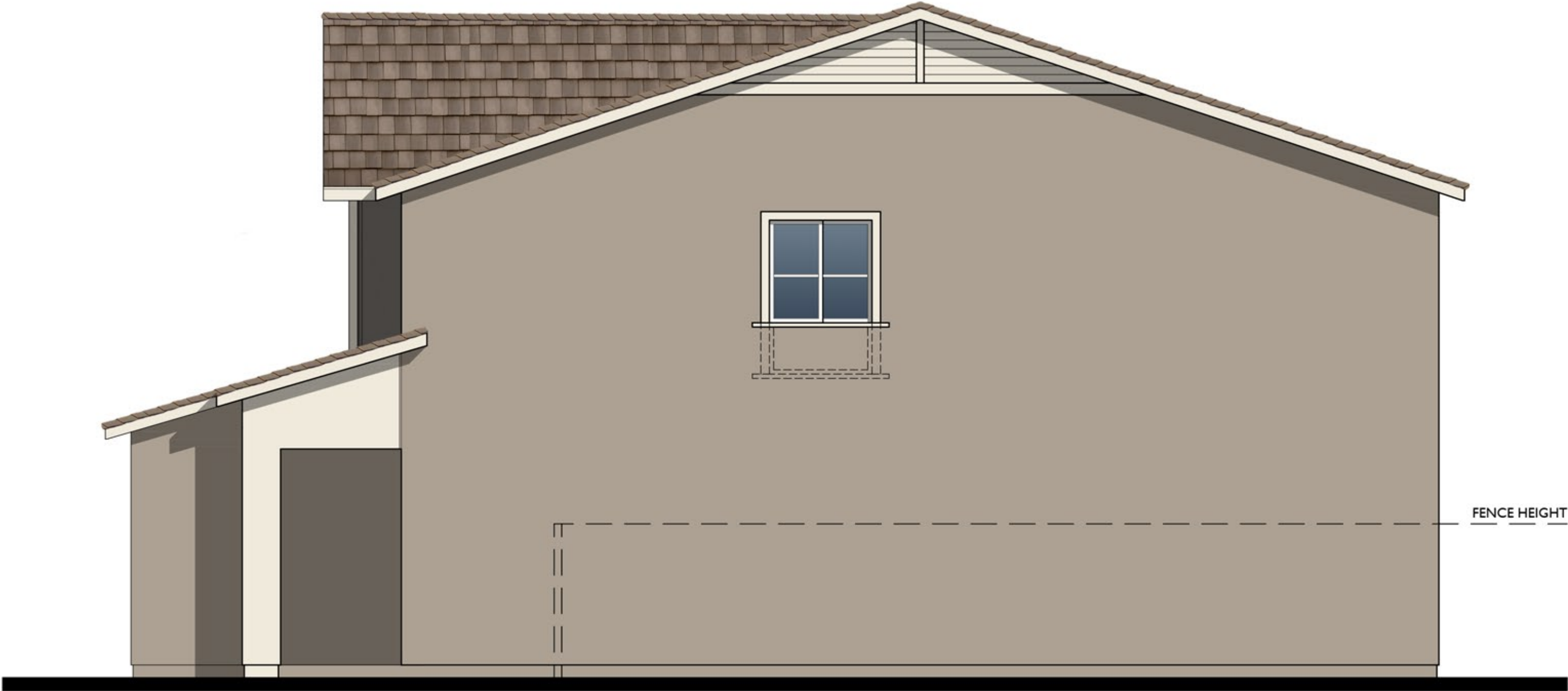
LEFT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



FRONT
NOTE: OPT. COACH LIGHT AT PORCH
OPT. WINDOWS AT GARAGE DOOR
C - FARMHOUSE
1/4"=1'-0"
SCHEME 8



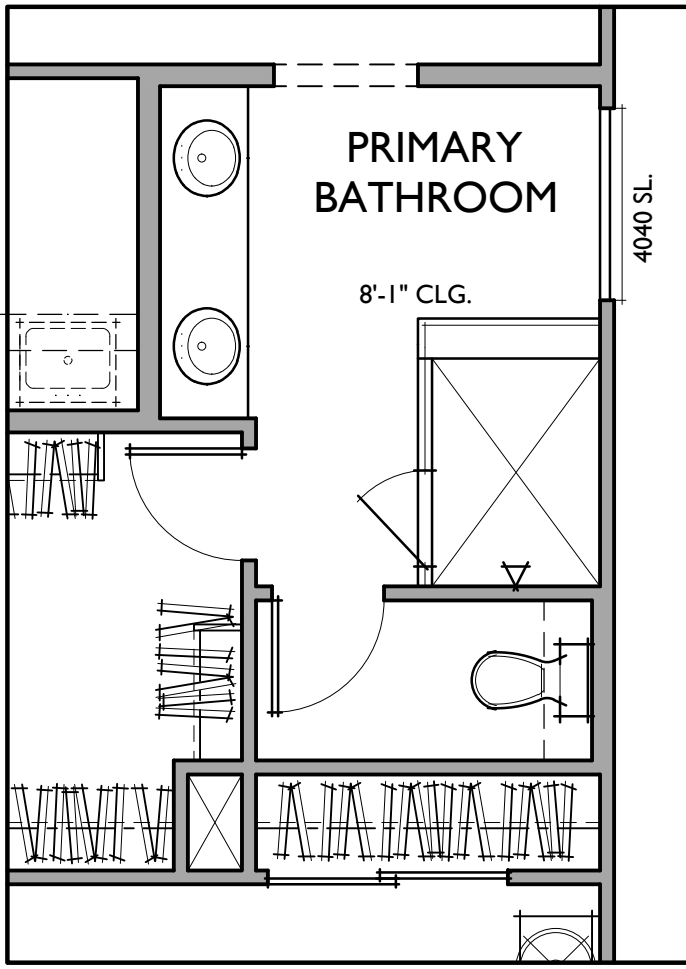
ROOF PLAN
PITCH: 4:12 U.N.O
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE FLAT TILE
C
1/8"=1'-0"



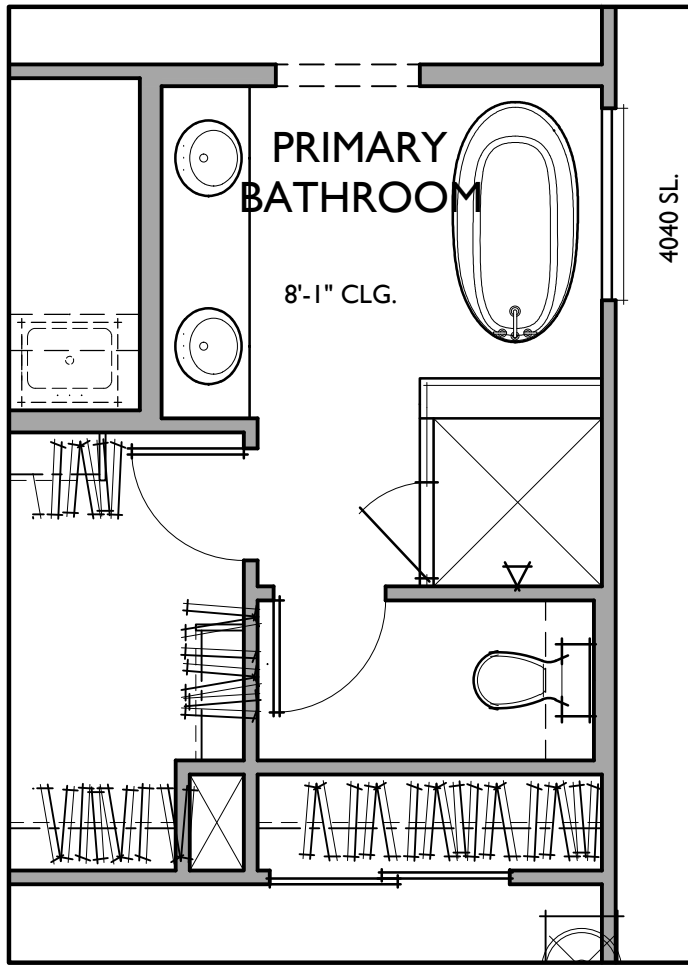
RIGHT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



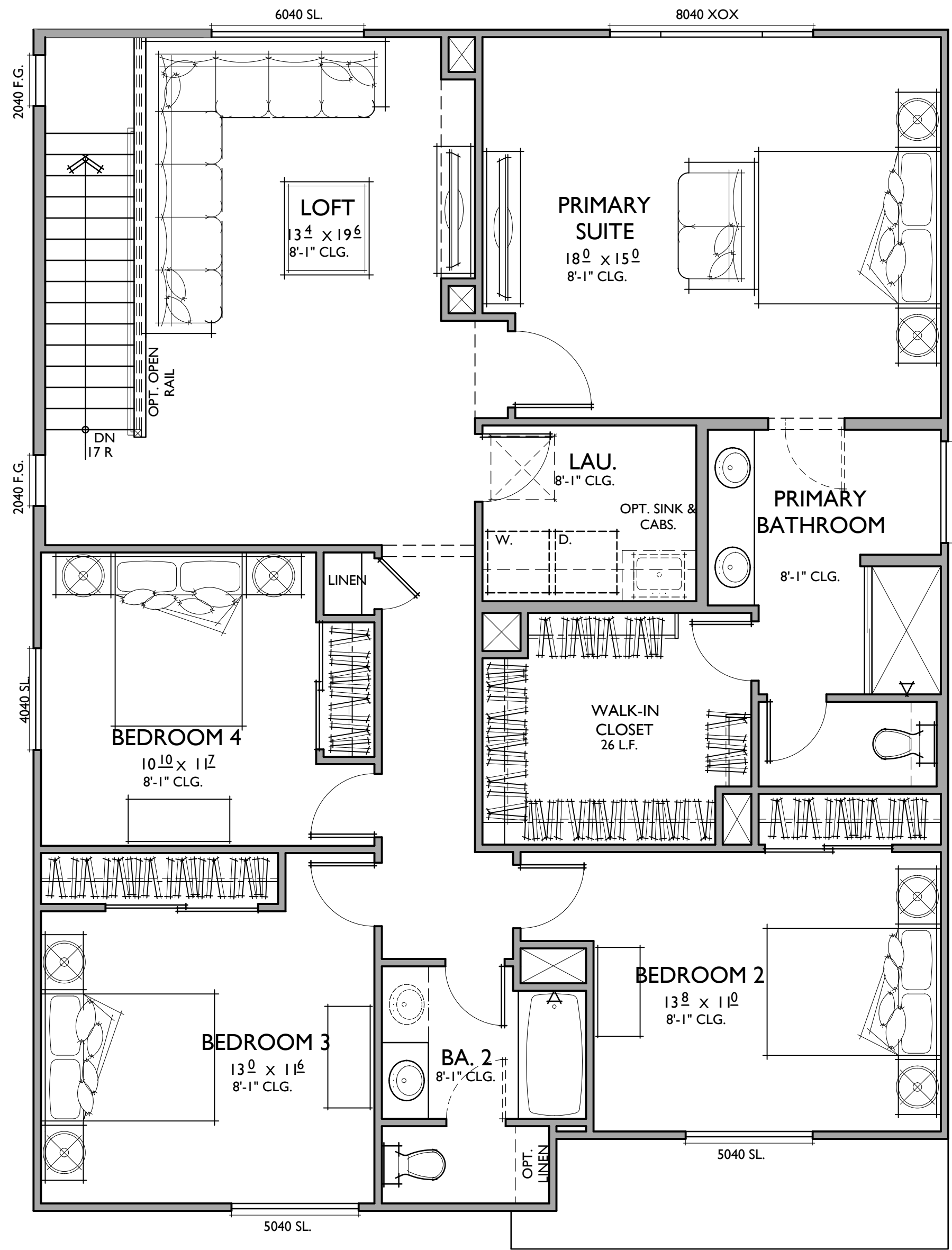
REAR



OPT. SPA SHOWER



OPT. LUXURY PRIMARY BATH



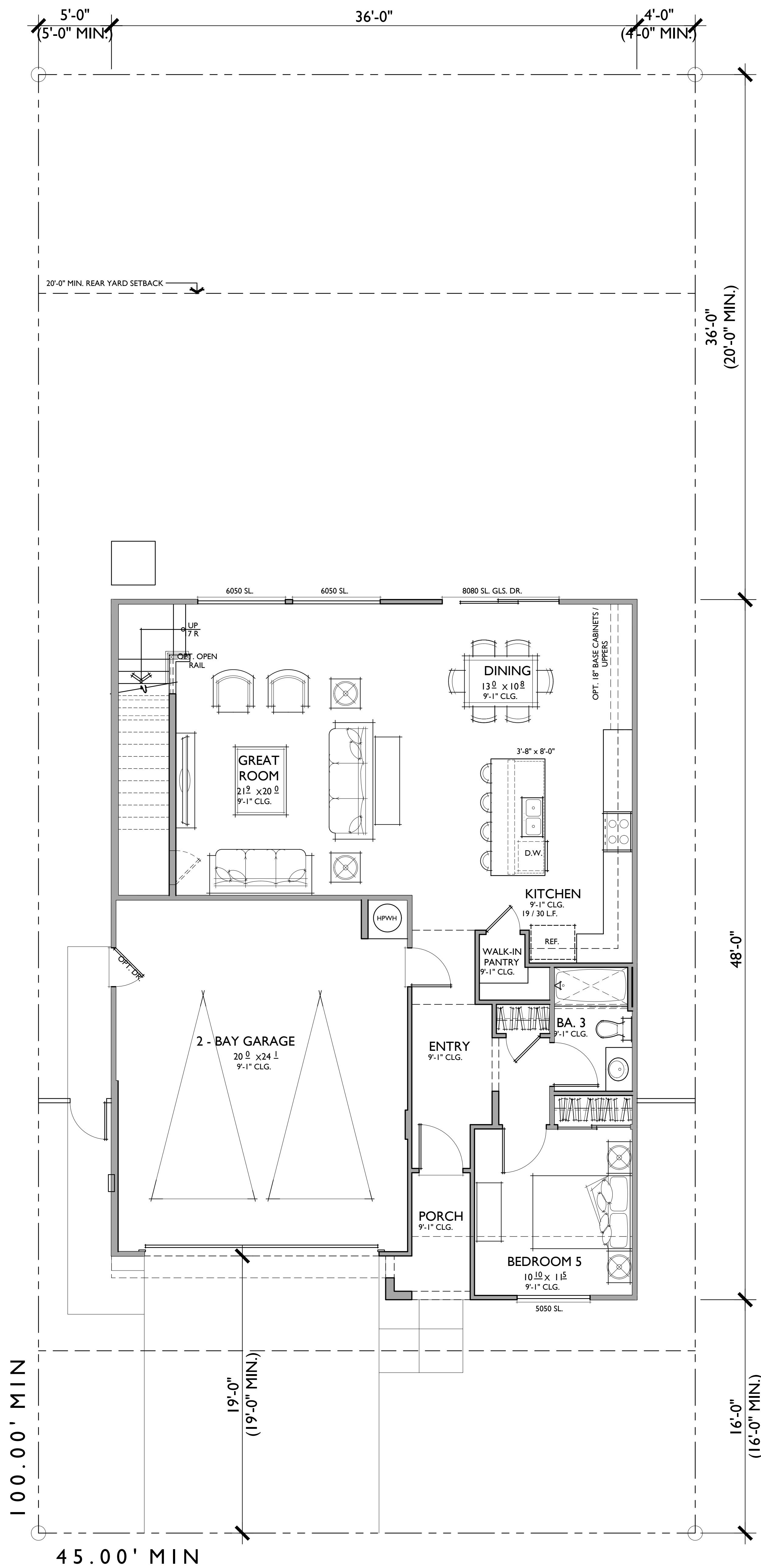
PLAN 3A

Reflects Spanish Elevation

STARBLOSSOM

Rancho Cordova , California

0 4 8 16 667.23134



PLAN 3

2,705 SQ. FT.

TARGET: 2,700 SQ. FT.
5 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,134 SQ. FT.
2ND FLOOR	1,571 SQ. FT.
TOTAL LIVING	2,705 SQ. FT.
2 - CAR GARAGE	497 SQ. FT.
PORCH	40 SQ. FT.
LOT COVERAGE	37%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

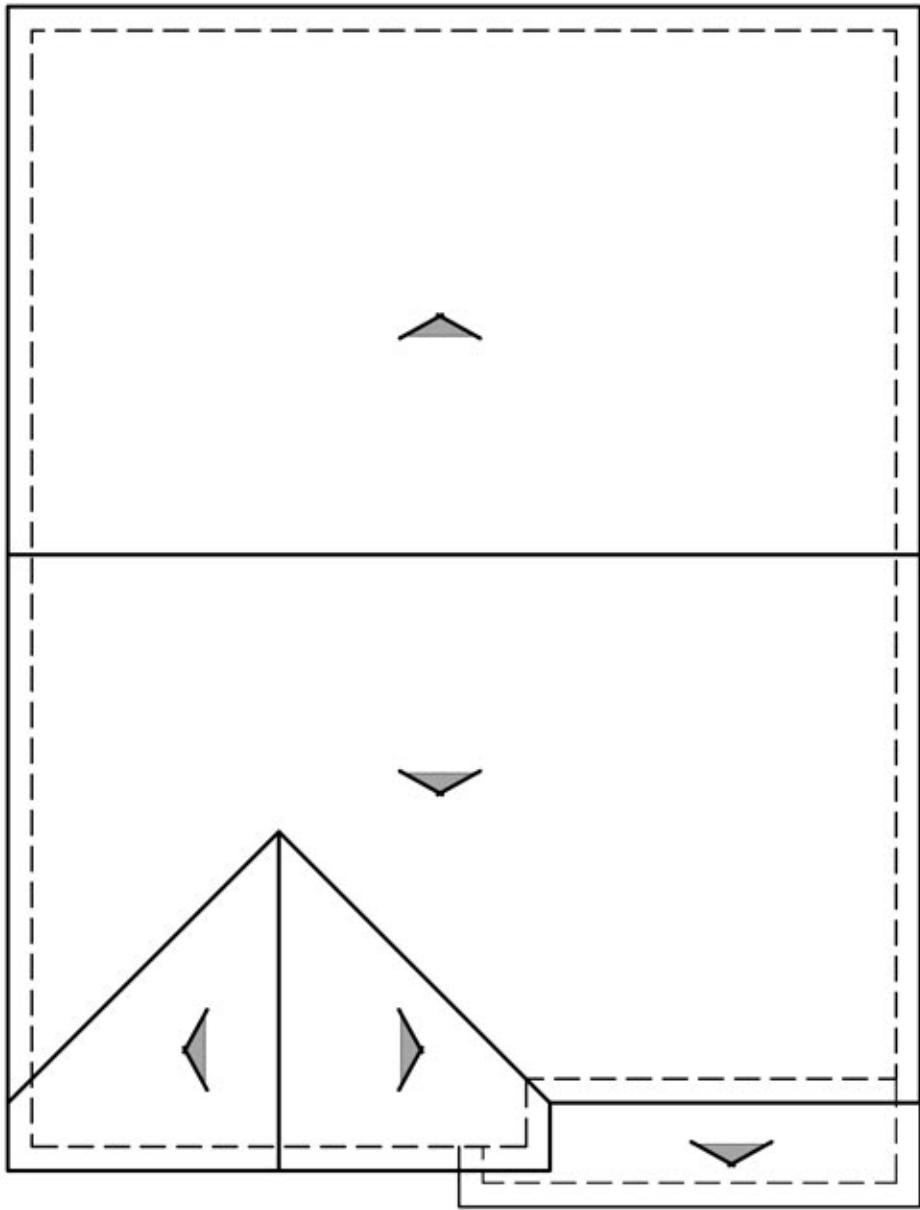


LEFT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



FRONT
NOTE: OPT. COACH LIGHT AT PORCH
SCHEME 3

A - SPANISH
1/4"=1'-0"



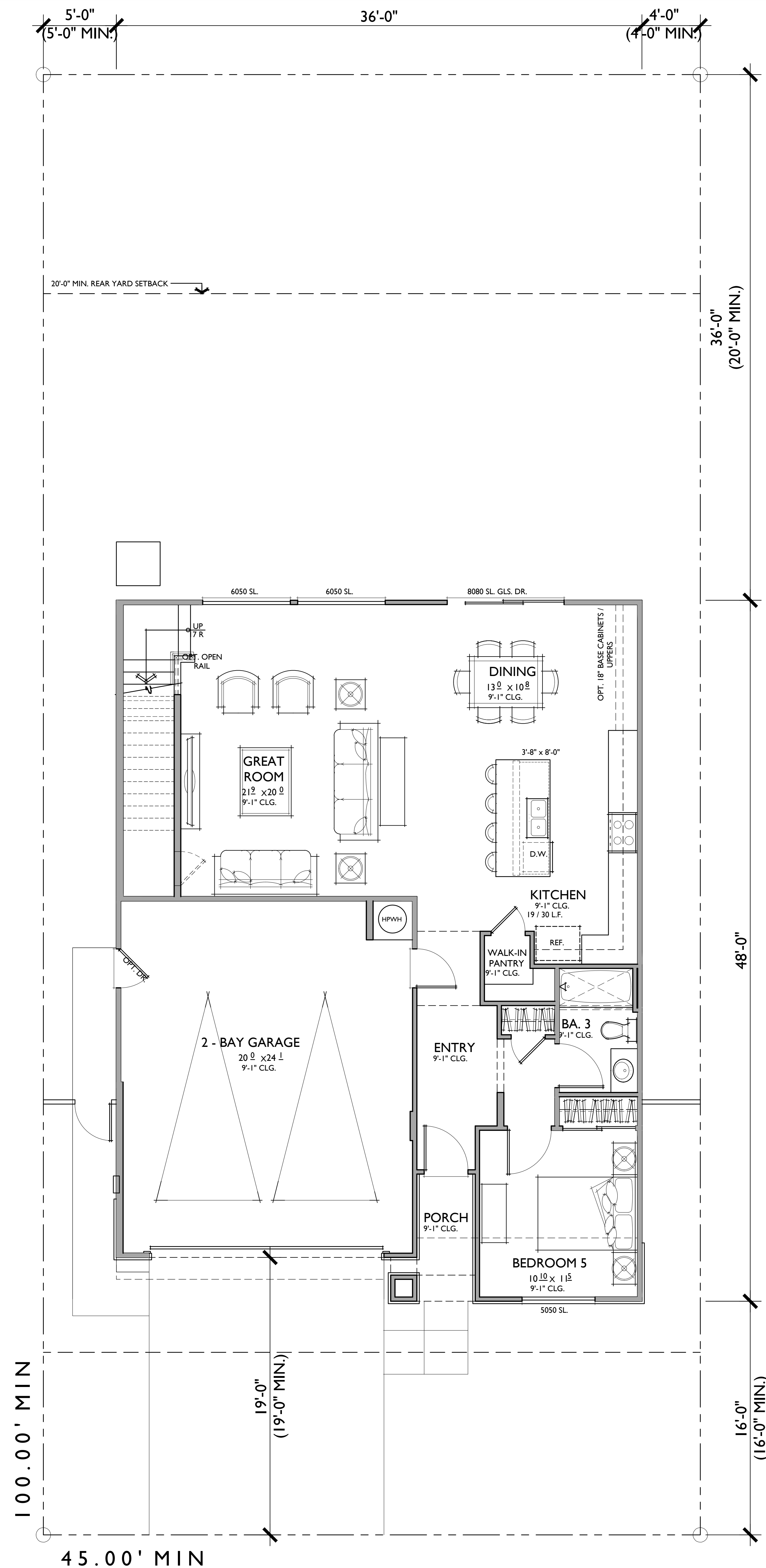
ROOF PLAN
PITCH: 4:12 U.N.O
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE
A
1/8"=1'-0"



RIGHT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC

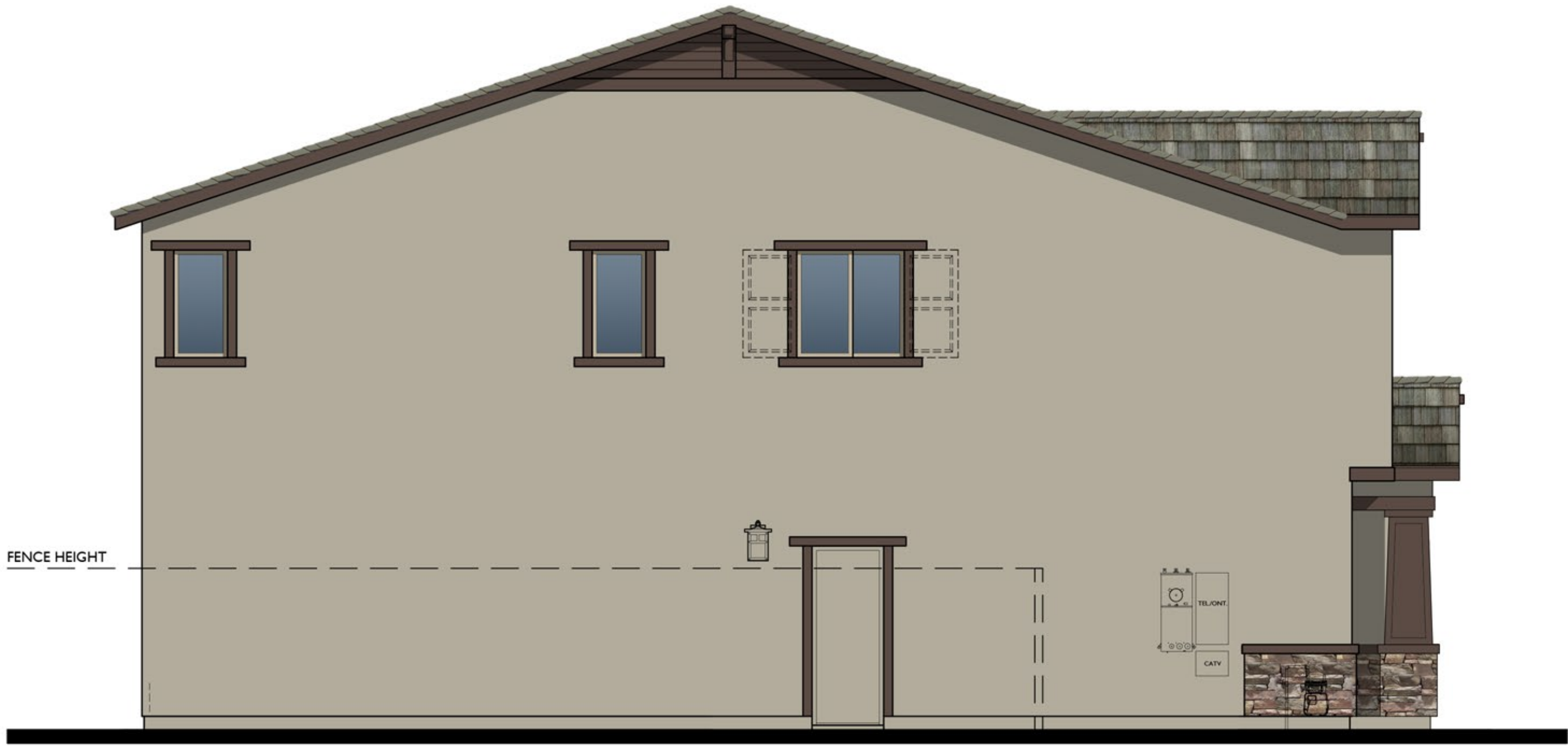


REAR



<u>FLOOR AREA TABLE</u>	
1ST FLOOR	1,134 SQ. FT.
2ND FLOOR	1,571 SQ. FT.
TOTAL LIVING	2,705 SQ. FT.
2 - CAR GARAGE	497 SQ. FT.
PORCH	40 SQ. FT.
LOT COVERAGE	37%

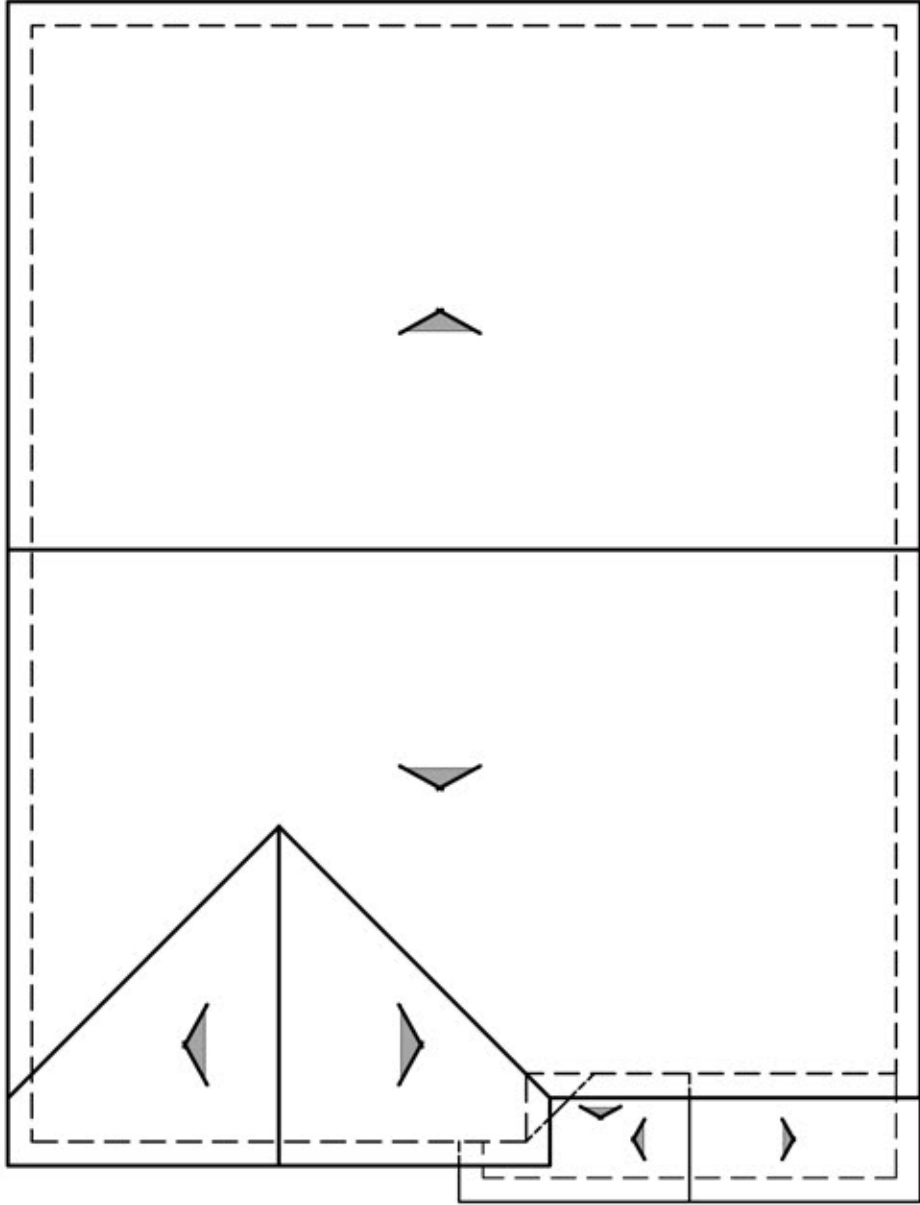
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



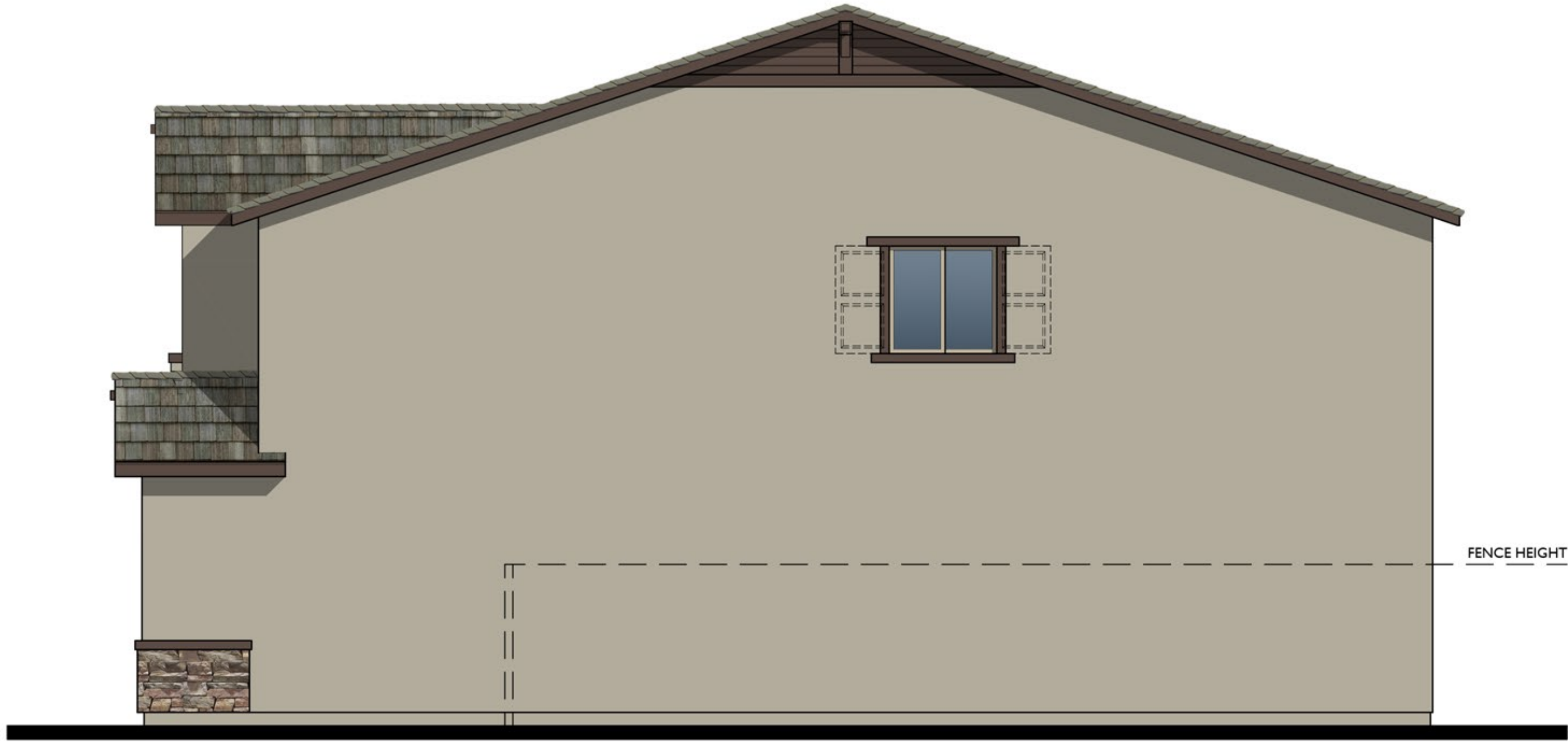
LEFT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



FRONT
NOTE: OPT. COACH LIGHT AT PORCH
SCHEME 6
B - CRAFTSMAN
1/4"=1'-0"



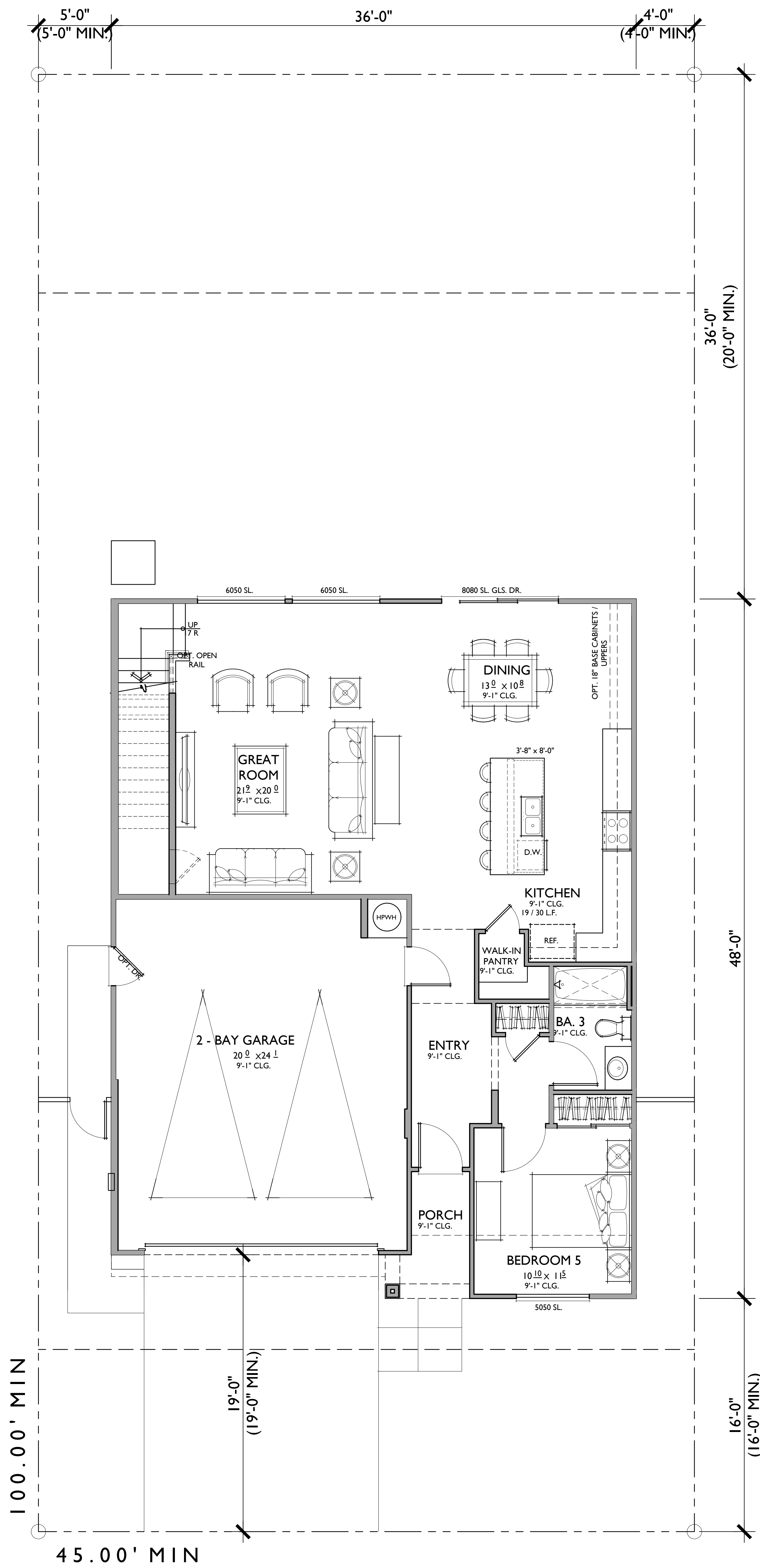
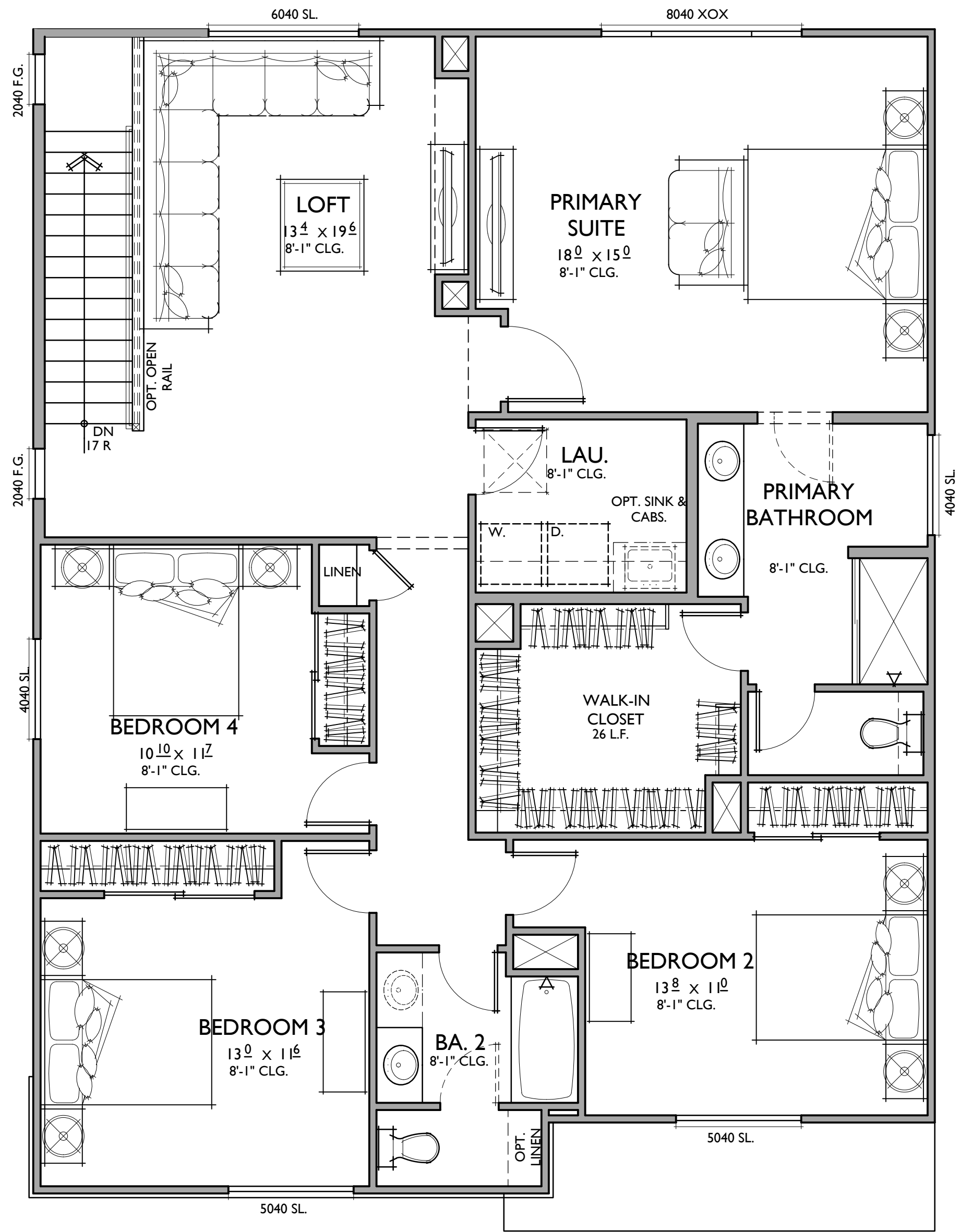
ROOF PLAN
PITCH: 4:12 U.N.O
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE FLAT TILE
B



RIGHT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



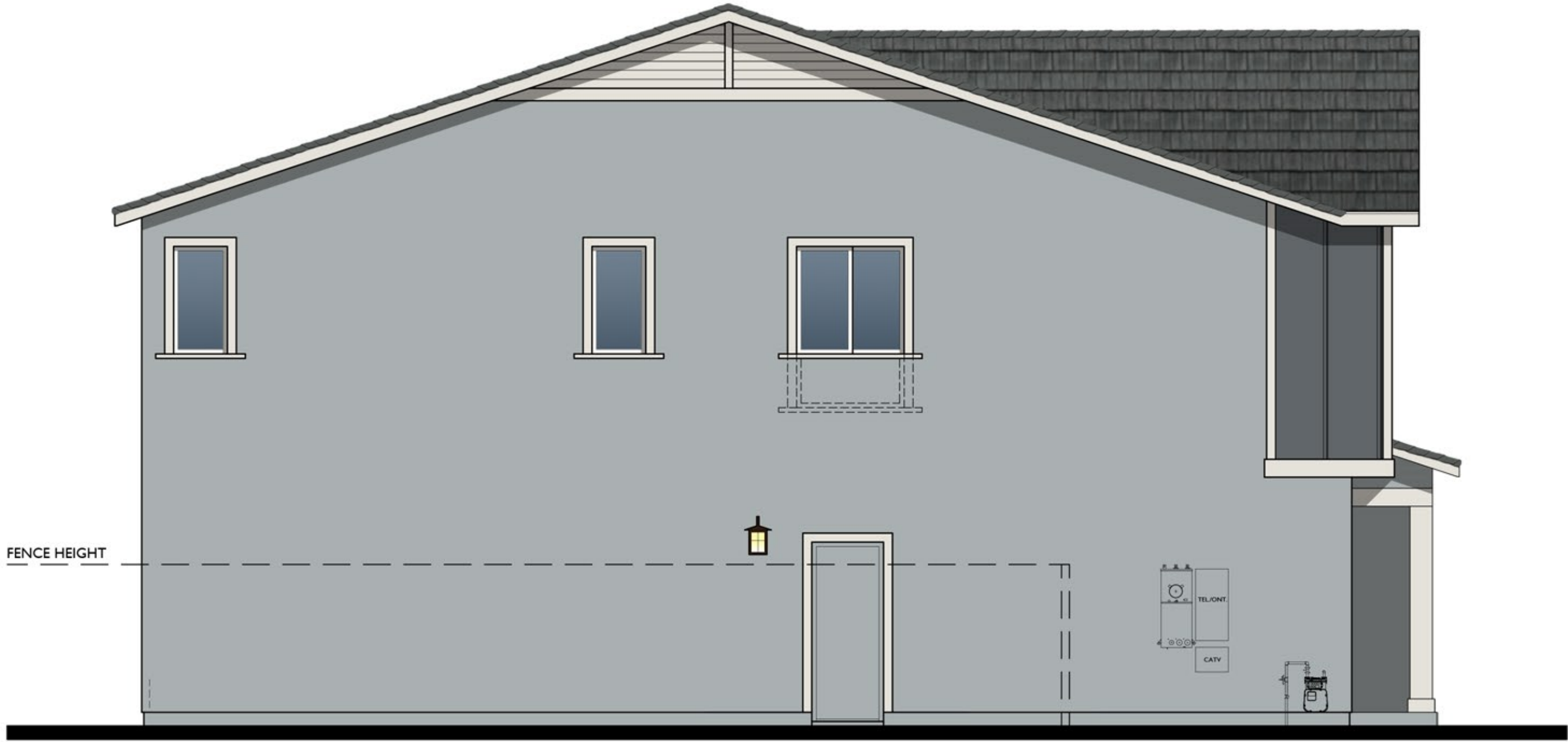
REAR



PLAN 3
2,705 SQ. FT.
TARGET: 2,700 SQ. FT.
5 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,134 SQ. FT.
2ND FLOOR	1,571 SQ. FT.
TOTAL LIVING	2,705 SQ. FT.
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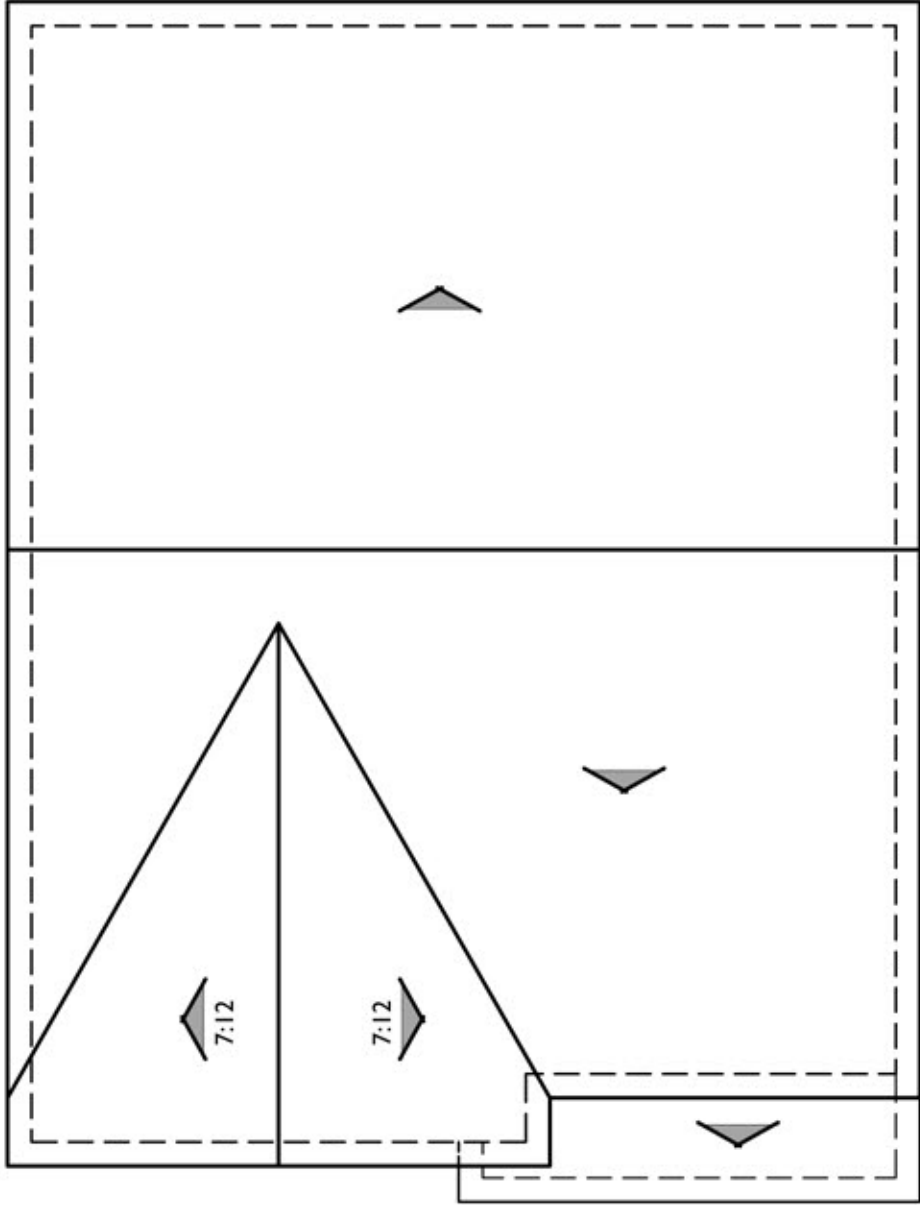
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



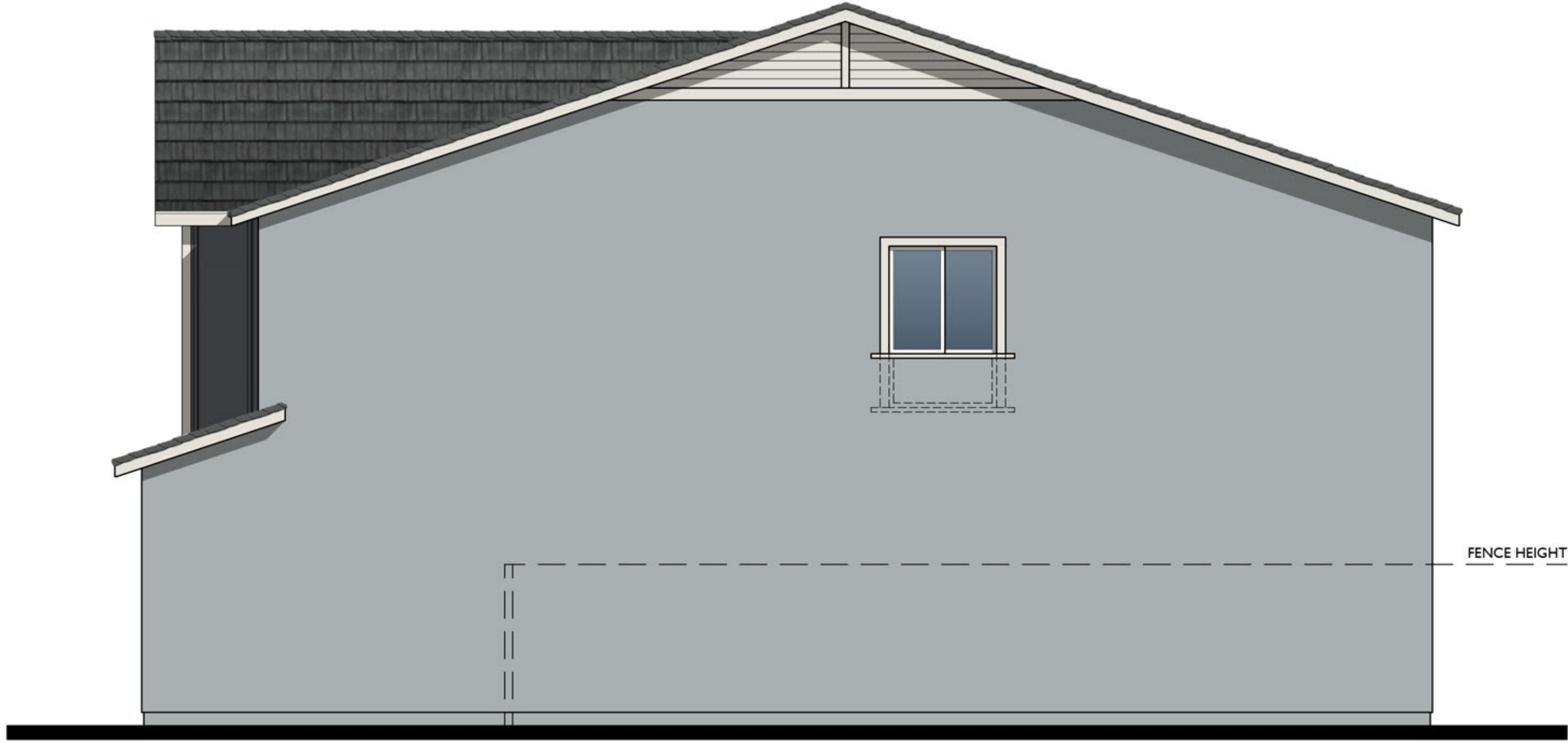
LEFT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



FRONT
NOTE: OPT. COACH LIGHT AT PORCH
OPT. WINDOWS AT GARAGE DOOR
C - FARMHOUSE
1/4"=1'-0"
SCHEME 9



ROOF PLAN
PITCH: 4:12 U.N.O.
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE FLAT TILE
C



RIGHT
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



REAR

RIVERBLOSSOM AT MONTELENA V.7

RANCHO CORDOVA, CALIFORNIA



PLAN 2A - SPANISH
Scheme 1

PLAN 1B - TRADITIONAL
Scheme 8

PLAN 3C - FARMHOUSE
Scheme 10

SHEET INDEX					
T-1	COVER SHEET/ STREETSCENE	A-1	PLAN 1 - ALL FRONTS	A-6	PLAN 2 - ALL FRONTS
T-2	RIVERBLOSSOM & PREMIER	A-2	PLAN 1 - FLOOR PLANS	A-7	PLAN 2 - FLOOR PLANS
SP-1	ENHANCED ELEVATION SITE PLAN	A-3	PLAN 1 - ELEVATION 'A' (SPANISH)	A-8	PLAN 2 - ELEVATION 'A' (SPANISH)
TP-1	TYPICAL PLOTTING PLAN	A-4	PLAN 1 - ELAVATION 'B' (TRADITIONAL)	A-9	PLAN 2 - ELEVATION 'B' (TRADITIONAL)
CL-1	CONCEPTUAL FRONT YARDS	A-5	PLAN 1- ELEVATION 'C' (FARMHOUSE)	A-10	PLAN 2 - ELEVATION 'C' (FARMHOUSE)
				A-11	PLAN 3 - ALL FRONTS
				A-12	PLAN 3 - FLOOR PLANS
				A-13	PLAN 3 - ELEVATION 'A' (SPANISH)
				A-14	PLAN 3 - ELEVATION 'B' (TRADITIONAL)
				A-15	PLAN 3 - ELEVATION 'C' (FARMHOUSE)



STREETSCENE

938 Tyler Street #101
Benicia, CA 94510
Phone: (707 746-6586)



SHEET T-1

2321 11-03-23



PLAN 3A - SPANISH
Scheme 3 (Lot 538)

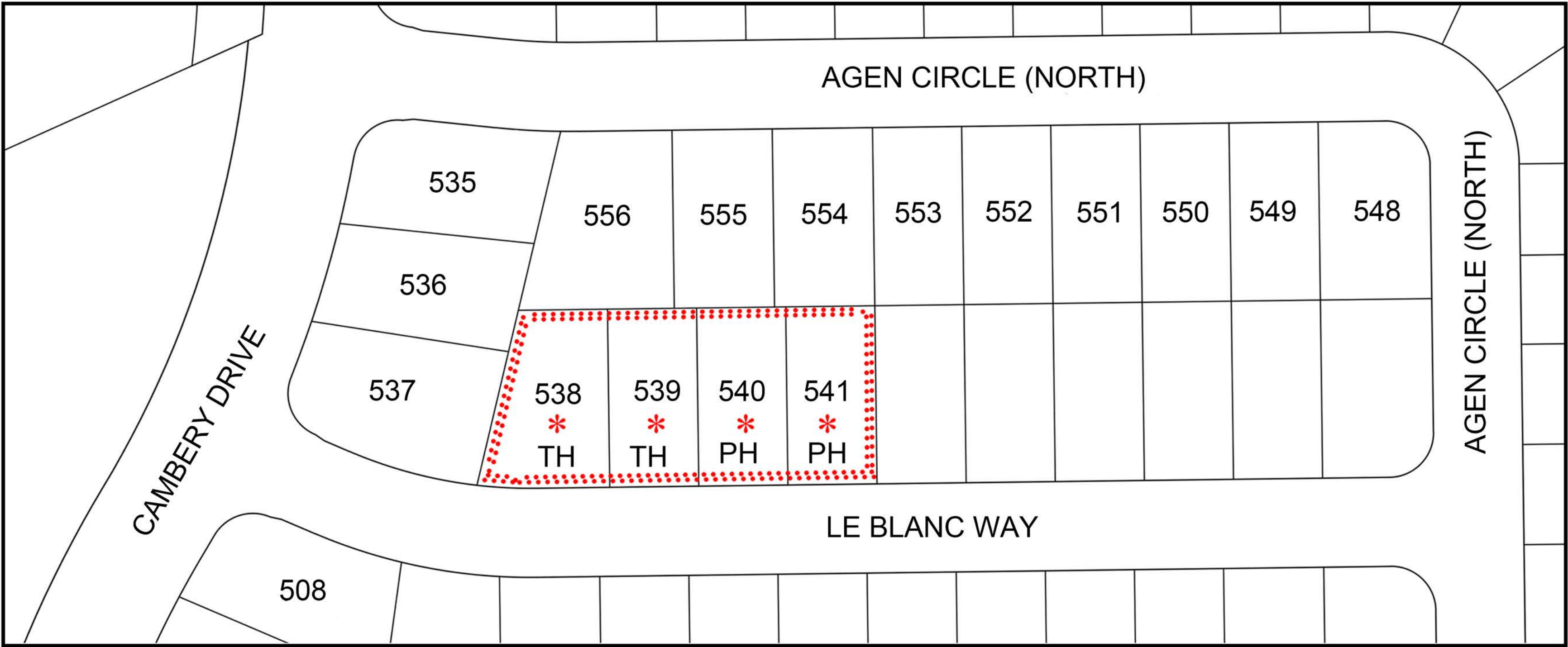
PLAN 2C - FARMHOUSE
Scheme 10 (Lot 539)

PLAN 3 - CALIFORNIA MODERN
Scheme 3 (Lot 540)

PLAN 2 - NORTHWEST MODERN
Scheme 3 (Lot 541)

RIVERBLOSSOM BY TRIPOINTE - PROPOSED

ELEVATE BY PREMIER - EXISITING



PLOT DESIGNATION

RIVERBLOSSOM AND PREMIER HOMES STREETSCENE COMPARISON
RIVERBLOSSOM AT MONTELENA, V.7
Rancho Cordova, California



938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586



SHEET T-2

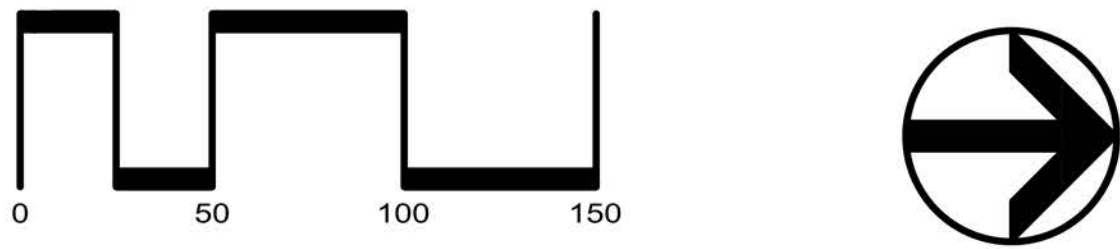
2321 11-03-23

MARKETING MAP

MONTELENA VILLAGE 7

CITY OF RANCHO CORDOVA SACRAMENTO COUNTY CALIFORNIA

SCALE: 1"=50' DATE: JULY 20, 2023



cbg

CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON (925) 866-0322

ROSEVILLE (916) 788-4456

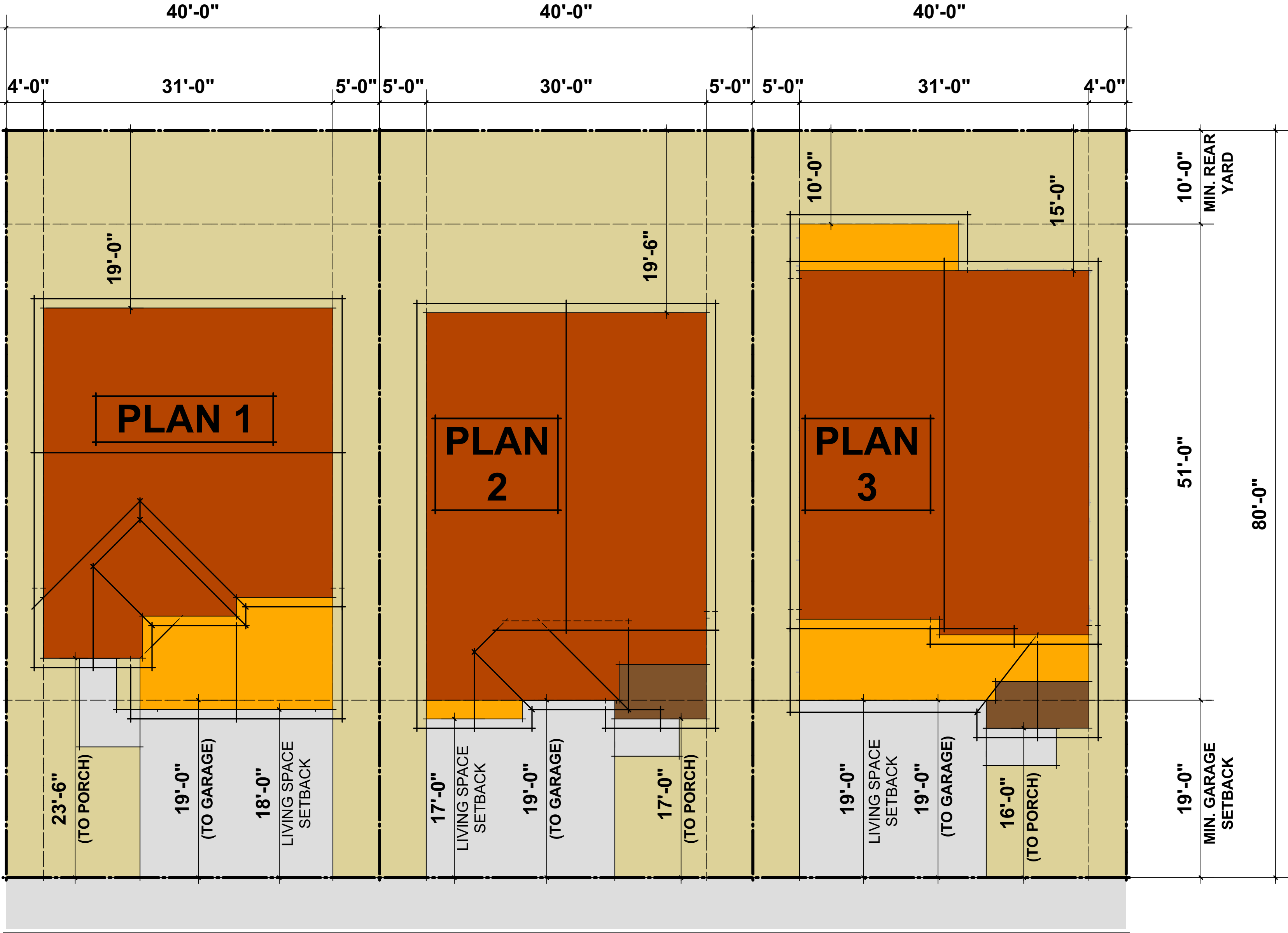
WWW.CBANDG.COM



KEY

Enhanced Elevation Required

Rear Elevation Enhancement



AREA SUMMARY - PLAN 1				
	LOT COVERAGE			LIVABLE AREA
1st Floor	757			757
2nd Floor	995			995
Garage	433			-
Porch	A	B	C	-
	69	69	69	
TOTAL	1259	1259	1259	1752
1259 S.F. / 3200 S.F. LOT AREA = 39% LOT COV.				

AREA SUMMARY - PLAN 2				
	LOT COVERAGE			LIVABLE AREA
1st Floor	786			786
2nd Floor	1137			1137
Garage	423			-
Porch	A	B	C	-
	55	55	60	
TOTAL	1264	1264	1269	1923
1269 S.F. / 3200 S.F. LOT AREA = 40% LOT COV.				

AREA SUMMARY - PLAN 3				
	LOT COVERAGE			LIVABLE AREA
1st Floor	1053			1053
2nd Floor	1128			1128
Garage	438			-
Porch	A	B	C	-
	53	53	53	
TOTAL	1544	1544	1544	2181
1544 S.F. / 3200 S.F. LOT AREA = 48% LOT COV.				

COLOR KEY	
	SINGLE STORY ELEMENT
	TWO STORY ELEMENT
	COVERED PORCH (SINGLE STORY ELEMENT)
	PAVED DRIVEWAY

SETBACK VARIATIONS
THIS PLOTTING PLAN DEPICTS THE MEDIAN LOT SIZE. SETBACKS WILL VARY ACCORDING TO ACTUAL LOT WIDTH AND DEPTH. SEE DEVELOPMENT PLAN FOR SPECIFIC BUILDING LOCATION AT ALL LOTS

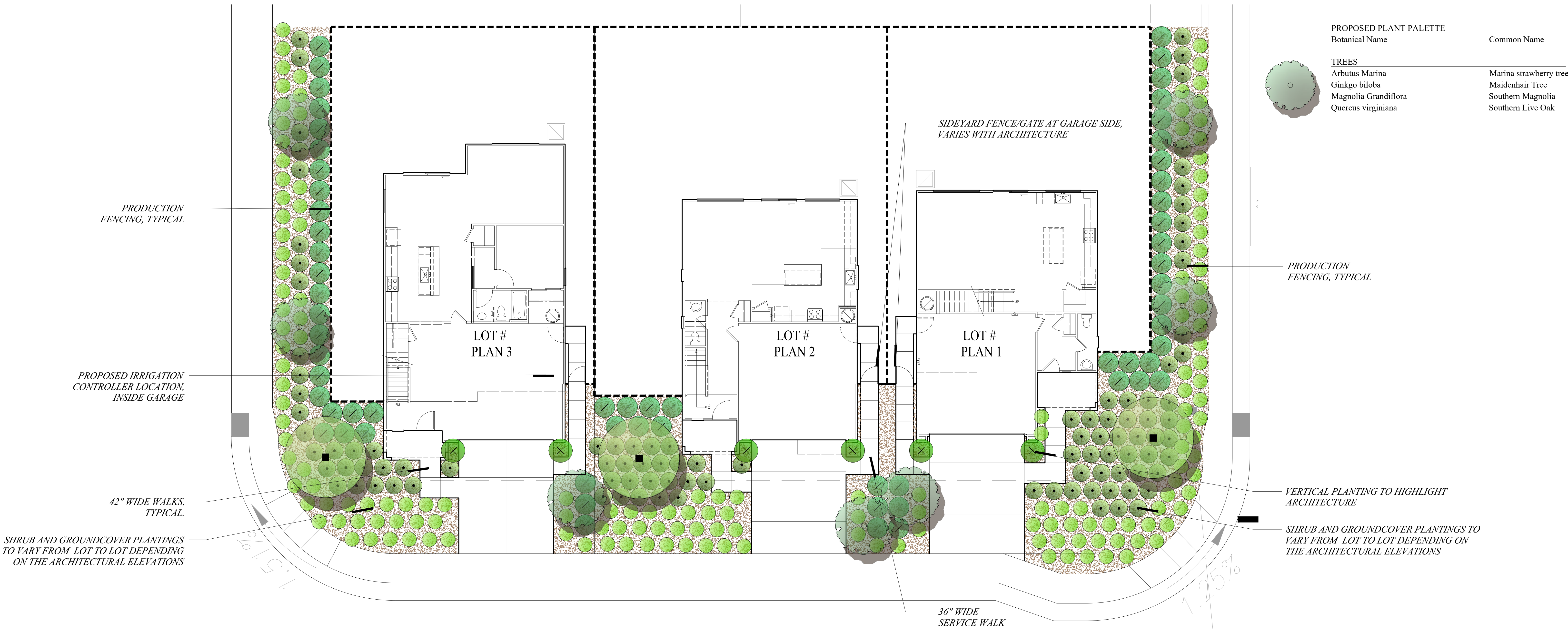


TYPICAL PLOTTING PLAN
RIVERBLOSSOM AT MONTELENA, V.7
Rancho Cordova, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

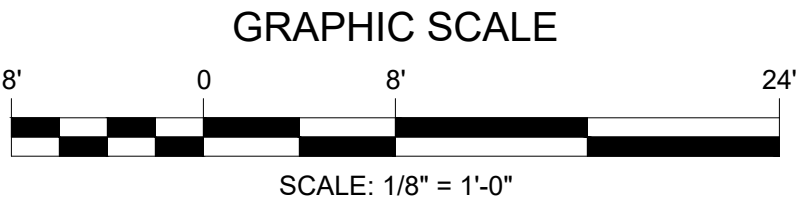


Riverblossom At Montelena



PLANT PALETTE (NORTH & EAST)							
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SYM	BOTANICAL NAME	COMMON NAME	SIZE
PALETTE A							
	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	15 GALLON		ARCTOSTAPHYLOS 'WOODS COMPACTA'	MANZANITA	1 GAL
					DIETES BICOLOR	AFRICAN IRIS	1 GAL
					SALVIA LEUCANTHA ' MIDNIGHT'	PURPLE MEXICAN SAGE	5 GAL
					PRUNUS CAROLININA 'BRIGHT N TIGHT'	DWARF CAROLINA CHERRY	15 GAL
PALETTE B							
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	15 GALLON		ROSMARINUS O. 'HUNTINGTON CARPET'	DWARF ROSEMARY	1 GAL
					DIANELLA REVOLUTA 'LITTLE BECCA'	LITTLE BECCA FLAX LILY	1 GAL
					SALVIA GREGII 'FURMAN'S RED'	INDIAN HAWTHORN	5 GAL
					LIGUSTRUM JAPONICUM	JAPANESE PRIVET	15 GAL

PLANT PALETTE (SOUTH & WEST)							
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SYM	BOTANICAL NAME	COMMON NAME	SIZE
PALETTE AA							
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GALLON		ARCTOSTAPHYLOS 'WOODS COMPACTA'	MANZANITA	1 GAL
					FESTUCA MAIREI	ATLAS FESCUE	1 GAL
					WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY	5 GAL
					PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	15 GAL
PALETTE BB							
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	15 GALLON		ROSMARINUS O. 'HUNTINGTON CARPET'	DWARF ROSEMARY	1 GAL
					DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	1 GAL
					RHAPHIOLEPIS INDICA CLARA	INDIAN HAWTHORN	5 GAL
					XYLOSMA CONGESTUM	SHINY LEAF XYLOSMA	15 GAL



CONCEPTUAL FRONT YARDS



NOVEMBER 03, 2023



FRONT ELEVATION "A"
(SPANISH) *SCHEME 4*



FRONT ELEVATION "B"
(TRADITIONAL) *SCHEME 8*



FRONT ELEVATION "C"
(FARMHOUSE) *SCHEME 10*



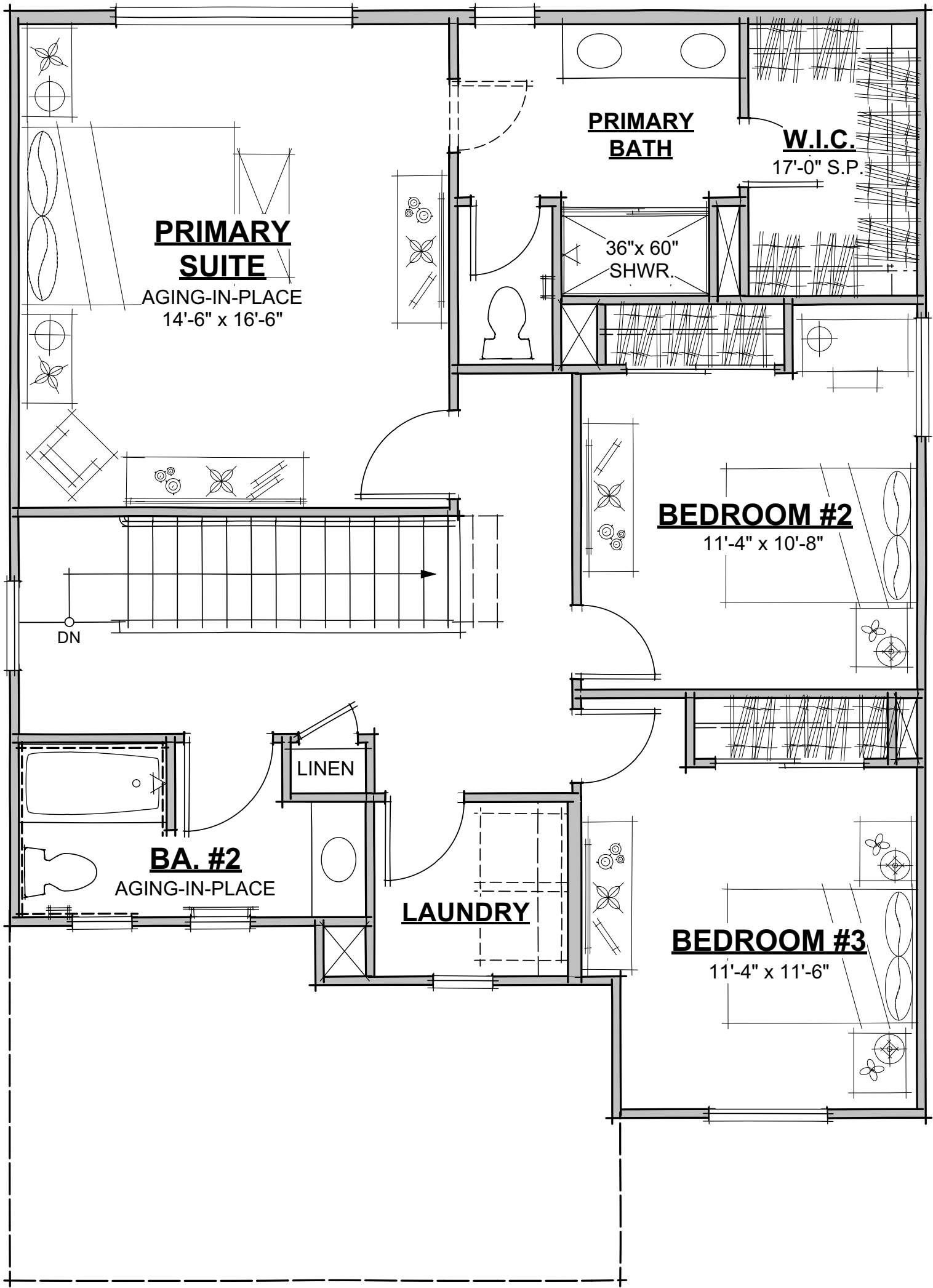
PLAN 1
RIVERBLOSSOM AT MONTELENA, V.7
Rancho Cordova, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

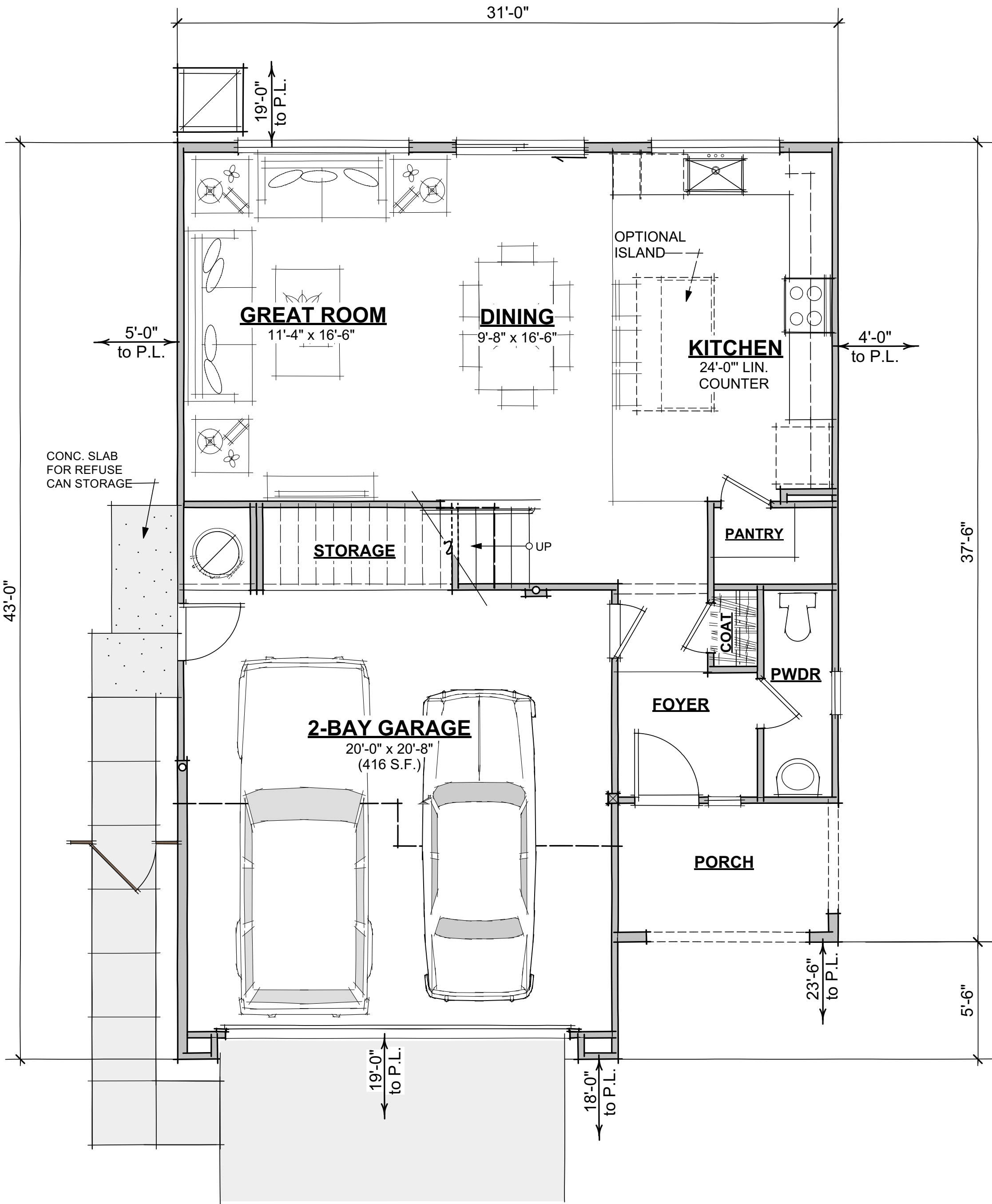
OAG
ARCHITECTS

2321 11-03-23

SHEET A-1



SECOND FLOOR PLAN (995 S.F.)



FIRST FLOOR PLAN (757 S.F.)

40'x90'
PLAN 1
1752 SF
3 Bdrm | 2.5 Bath
2-Car Garage



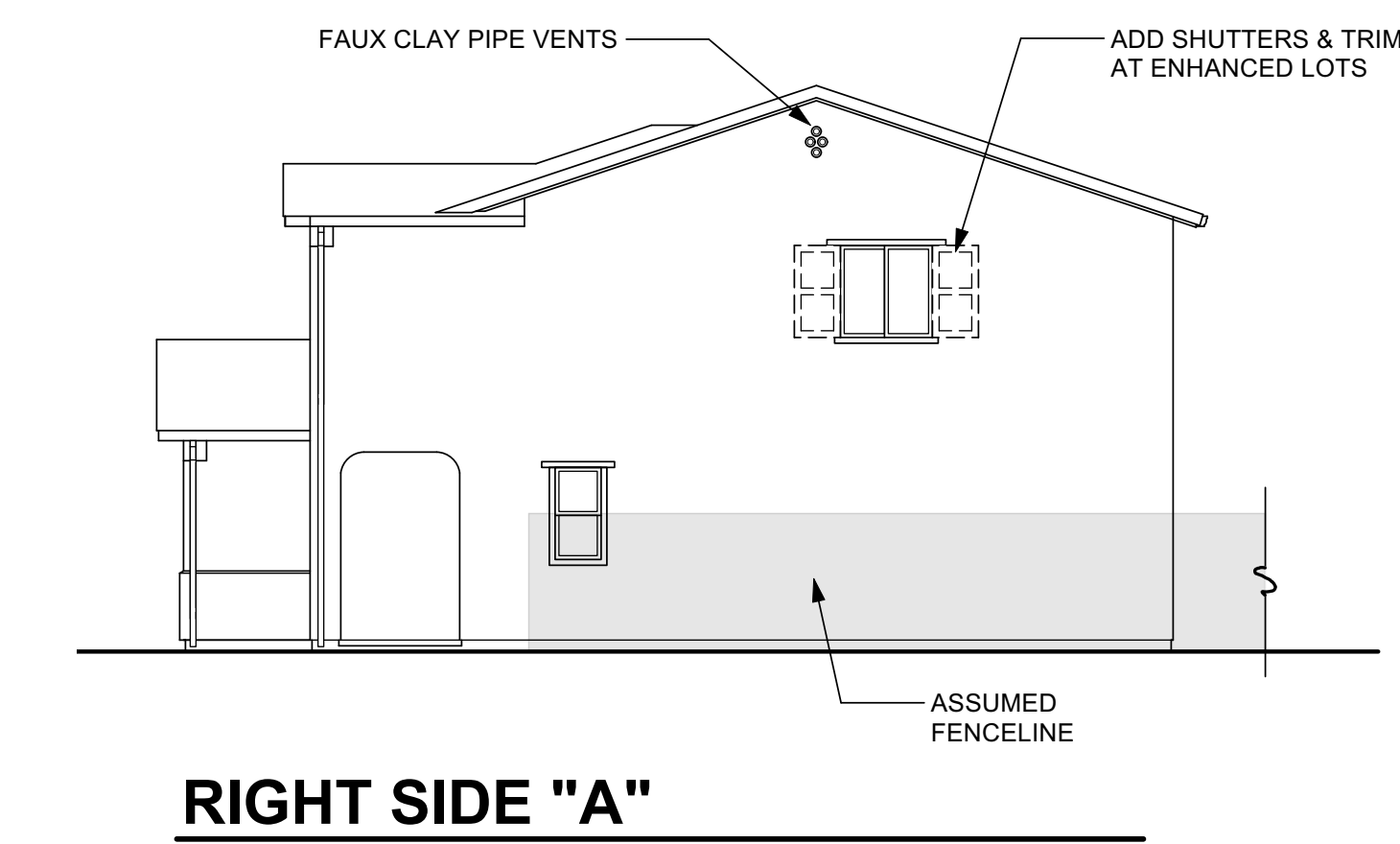
PLAN 1 (231-1752)
RIVERBLOSSOM AT MONTELENA, V.7
Rancho Cordova, California

OAG
ARCHITECTS

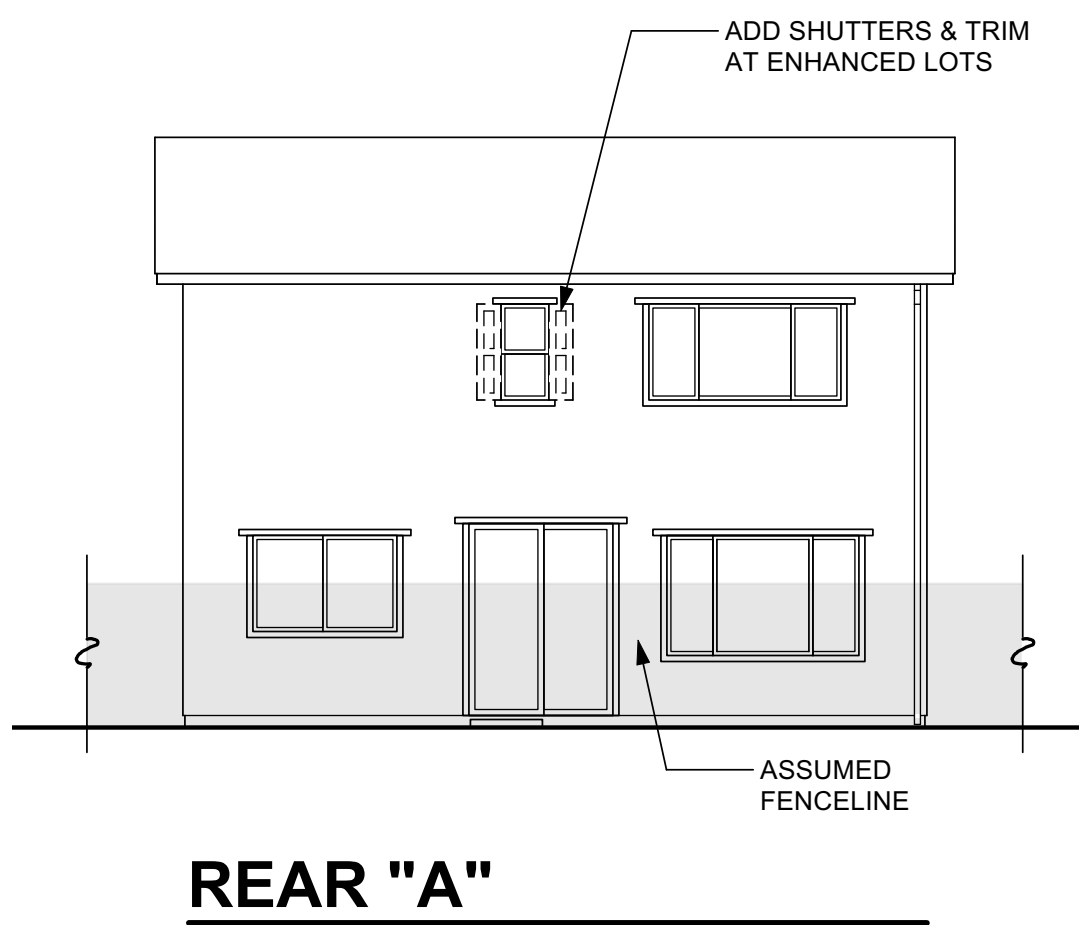
938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

232111-03-23

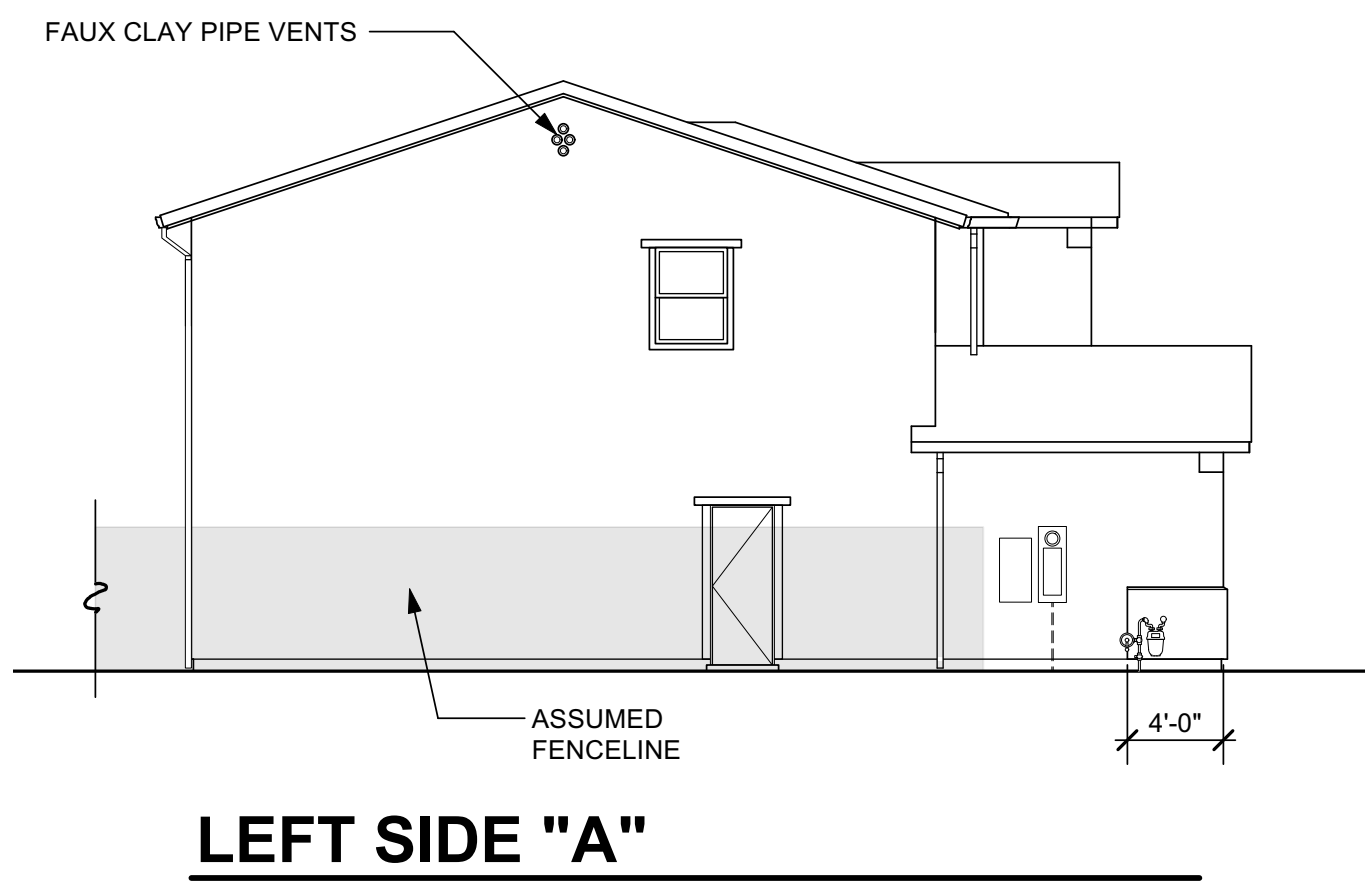
SHEET A-2



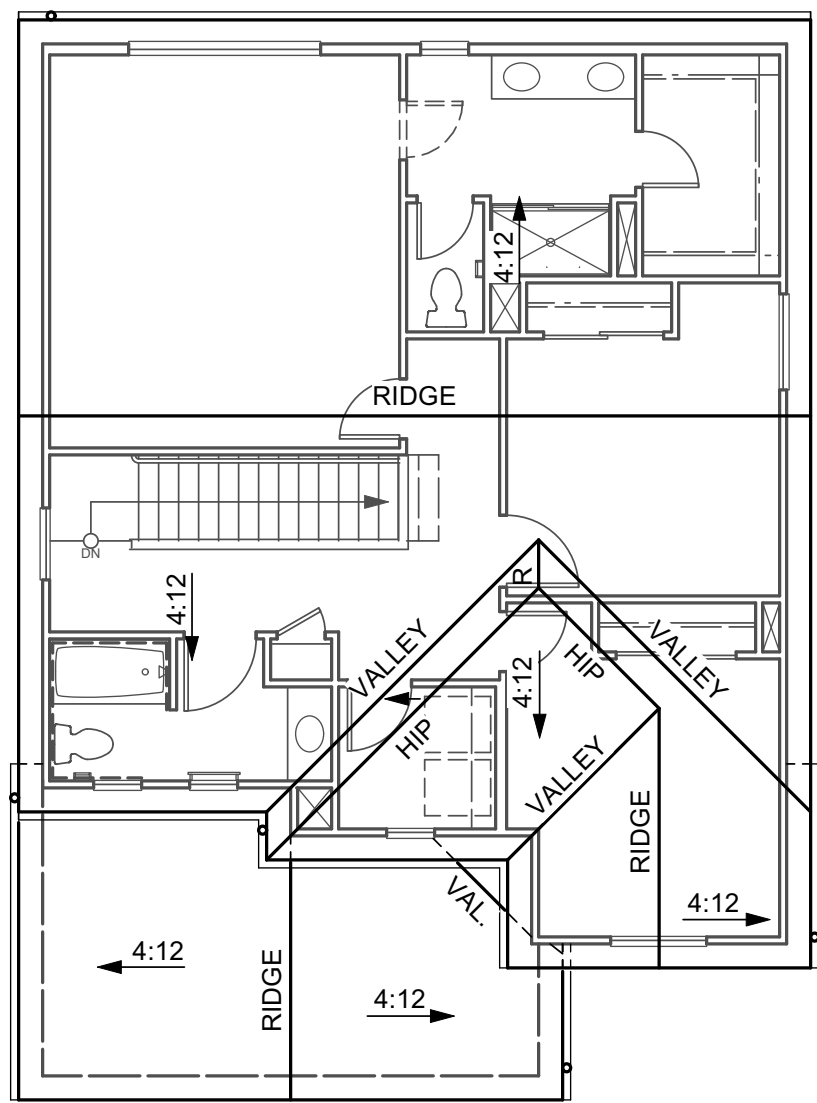
RIGHT SIDE "A"



REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"

SPANISH THEME

ROOF

- GABLE & HIP ROOFS
- CONCRETE LOW PROFILE "S-TILE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO OVER FOAM
- STUCCO OVER FOAM WAINSCOT

TRIM

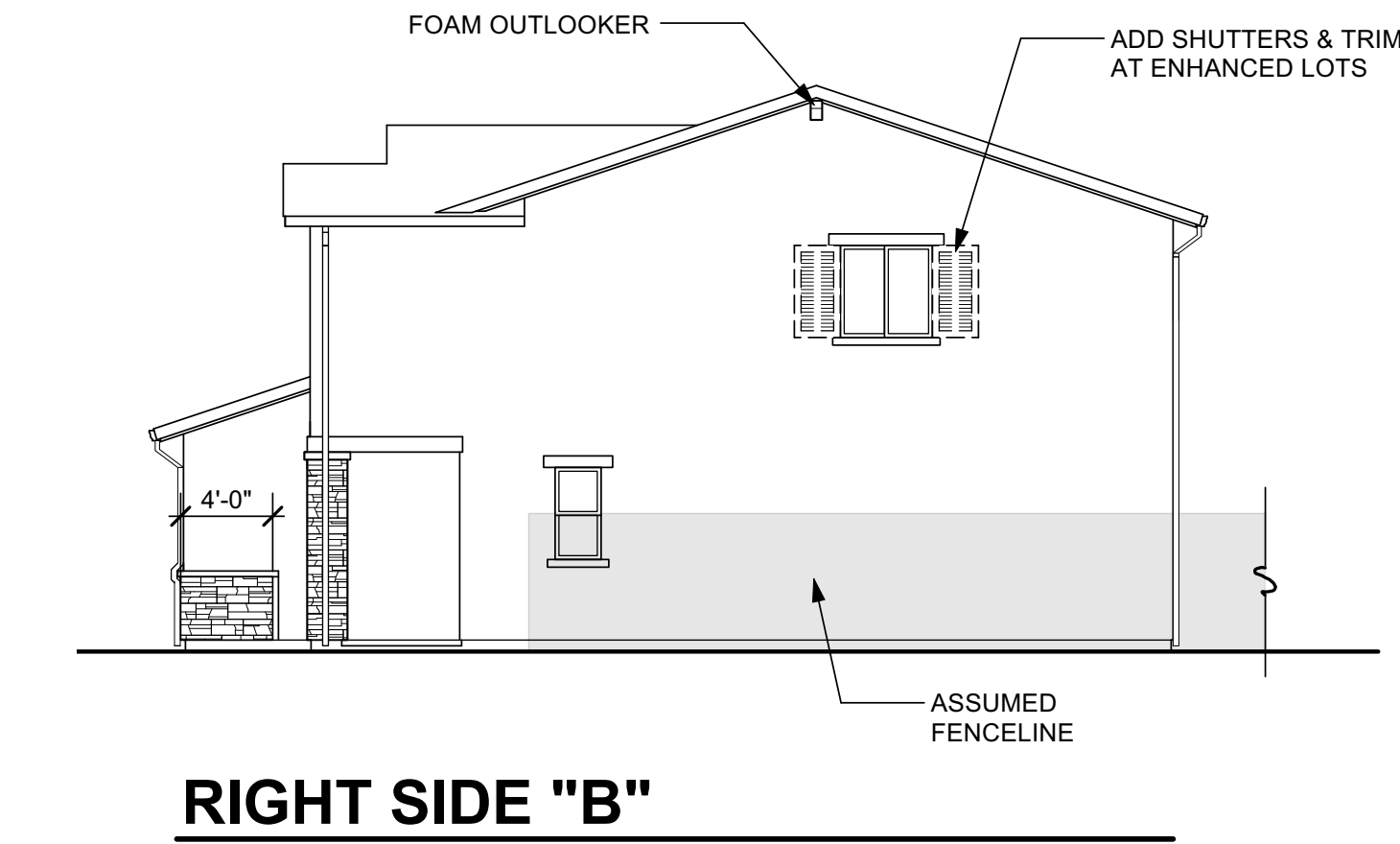
- STUCCO OVER FOAM TRIM

FEATURES

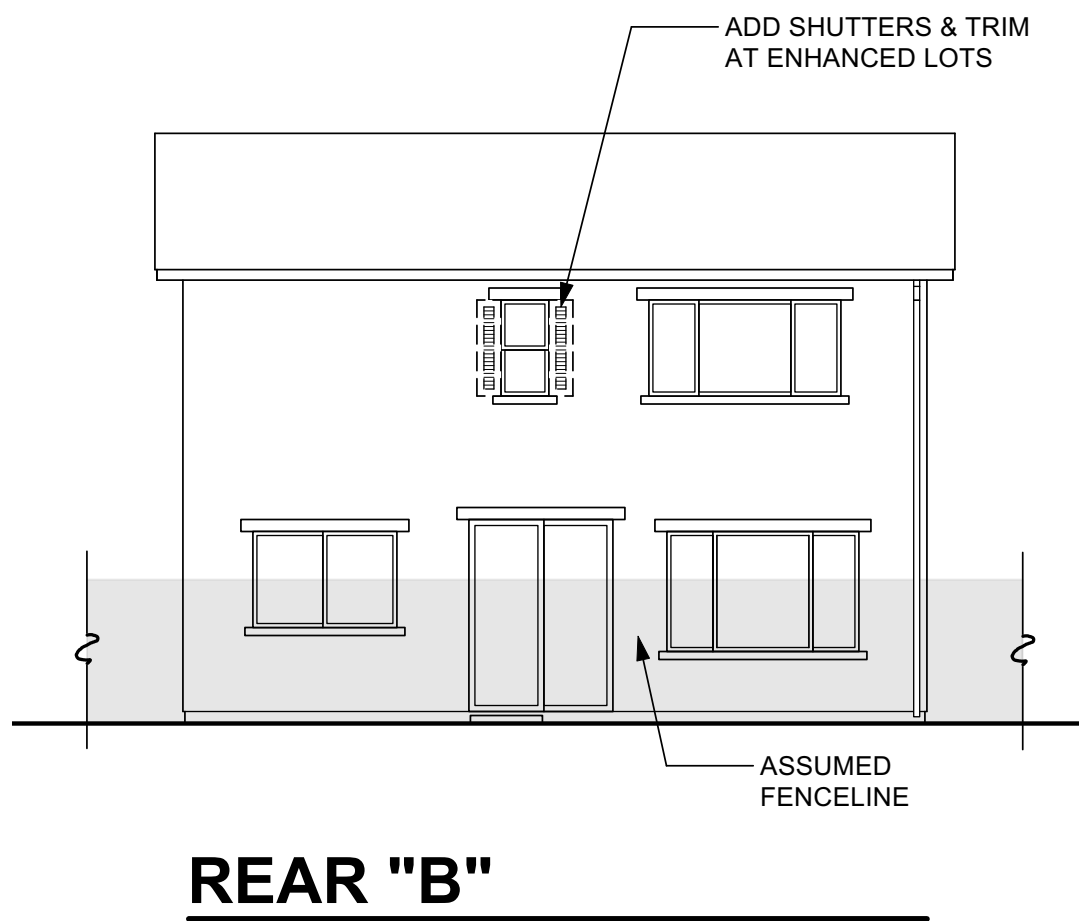
- WINDOW GRIDS AT FRONT ELEVATION
- FOAM PORCH CORBELS (WHERE SHOWN)
- FAUX CLAY PIPE TILE VENTS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS



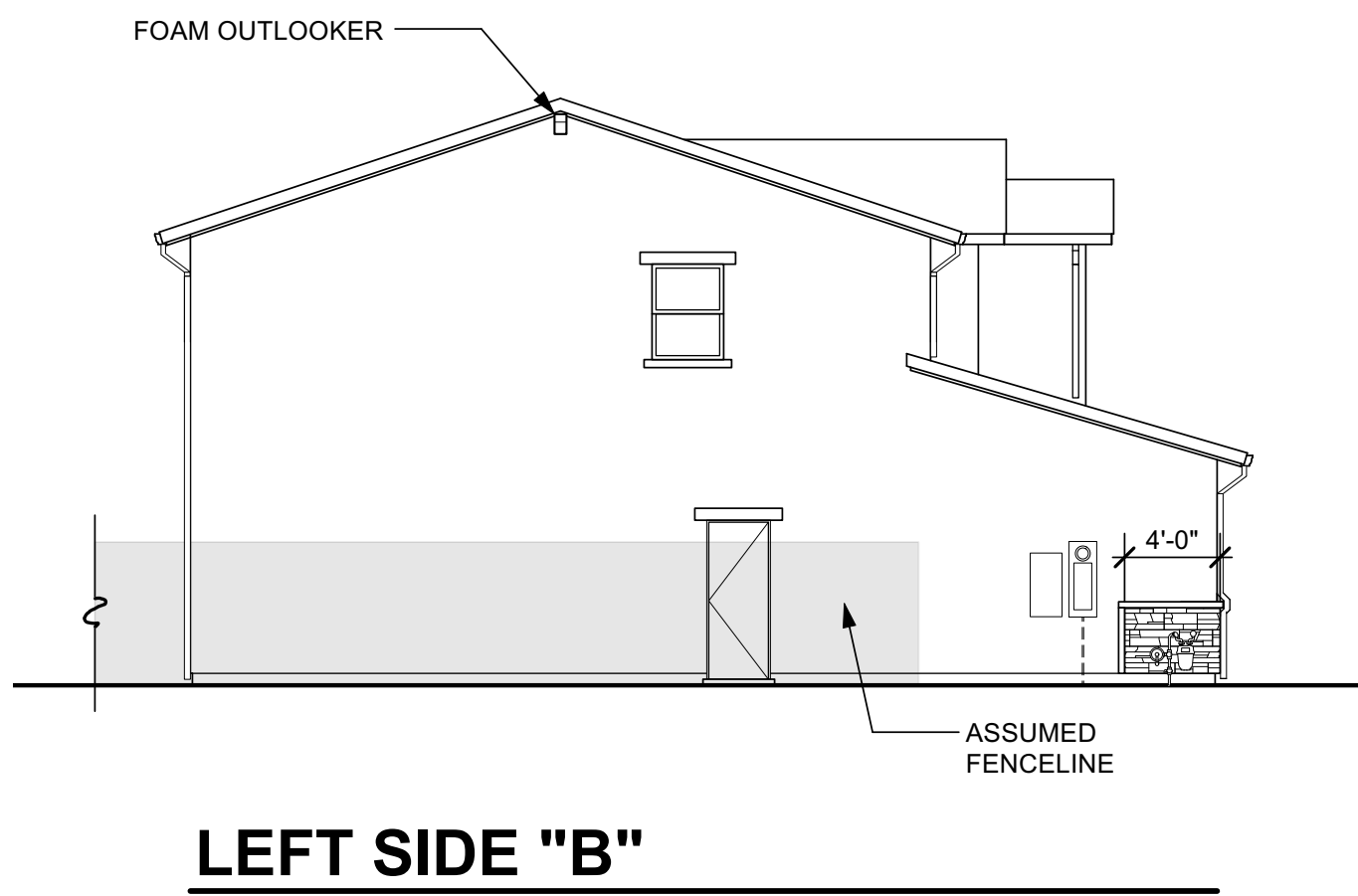
FRONT ELEVATION "A"
(SPANISH)



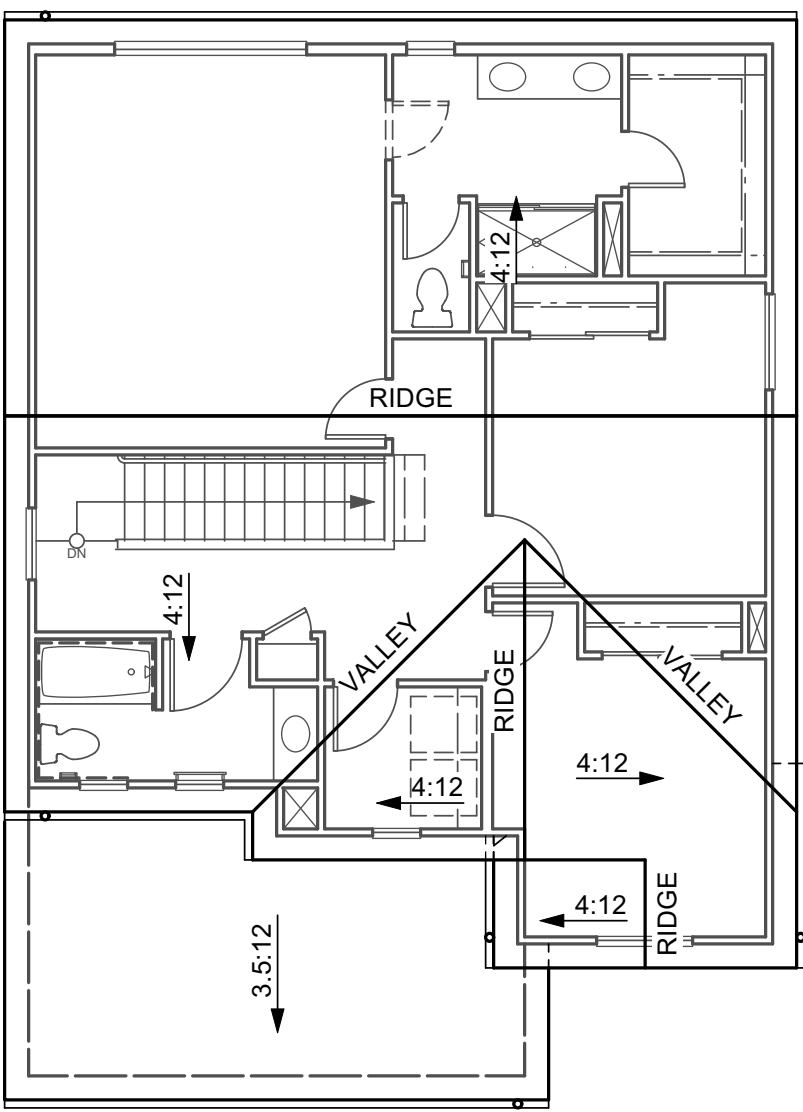
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"

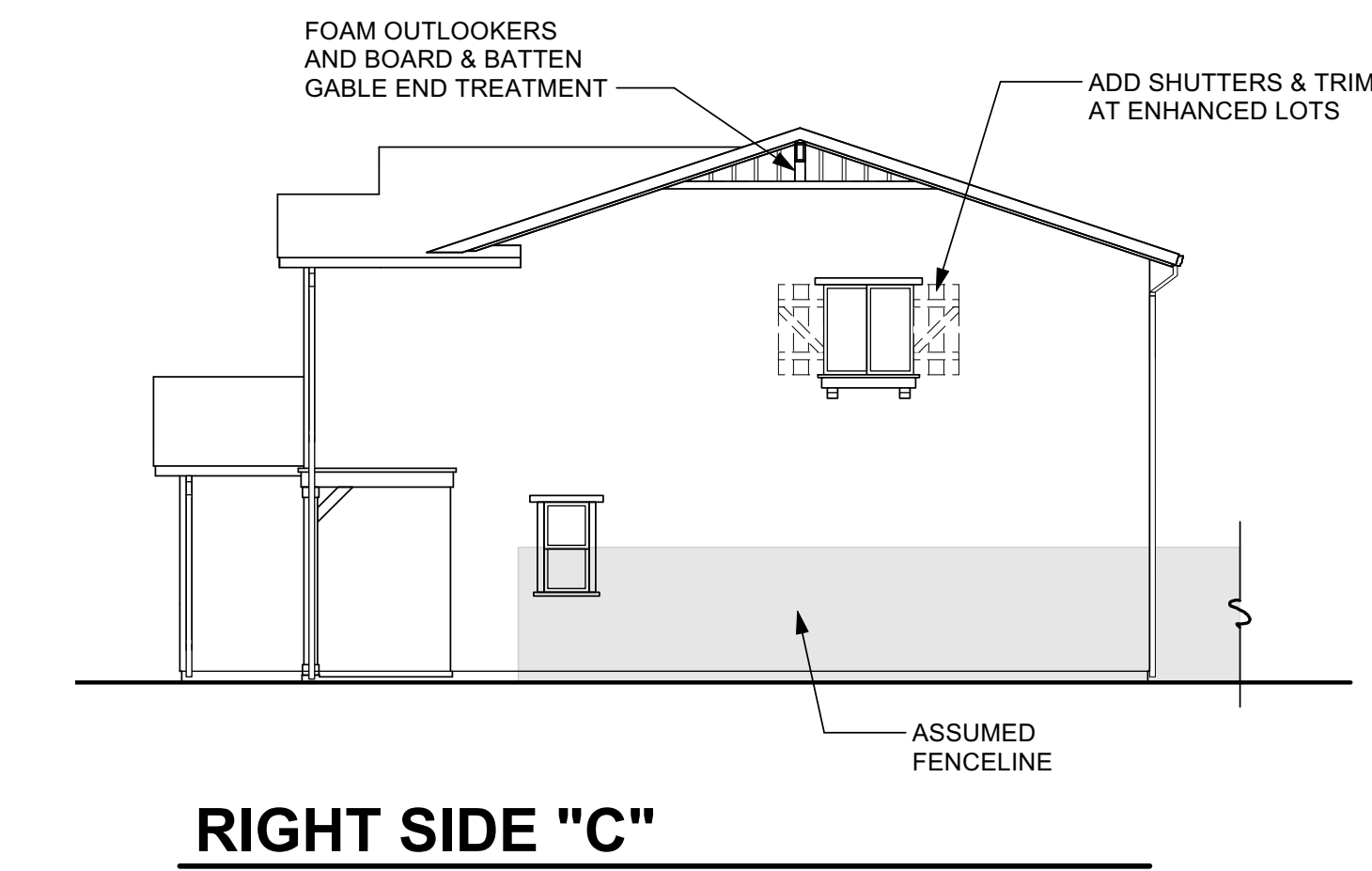


ROOF PLAN "B"

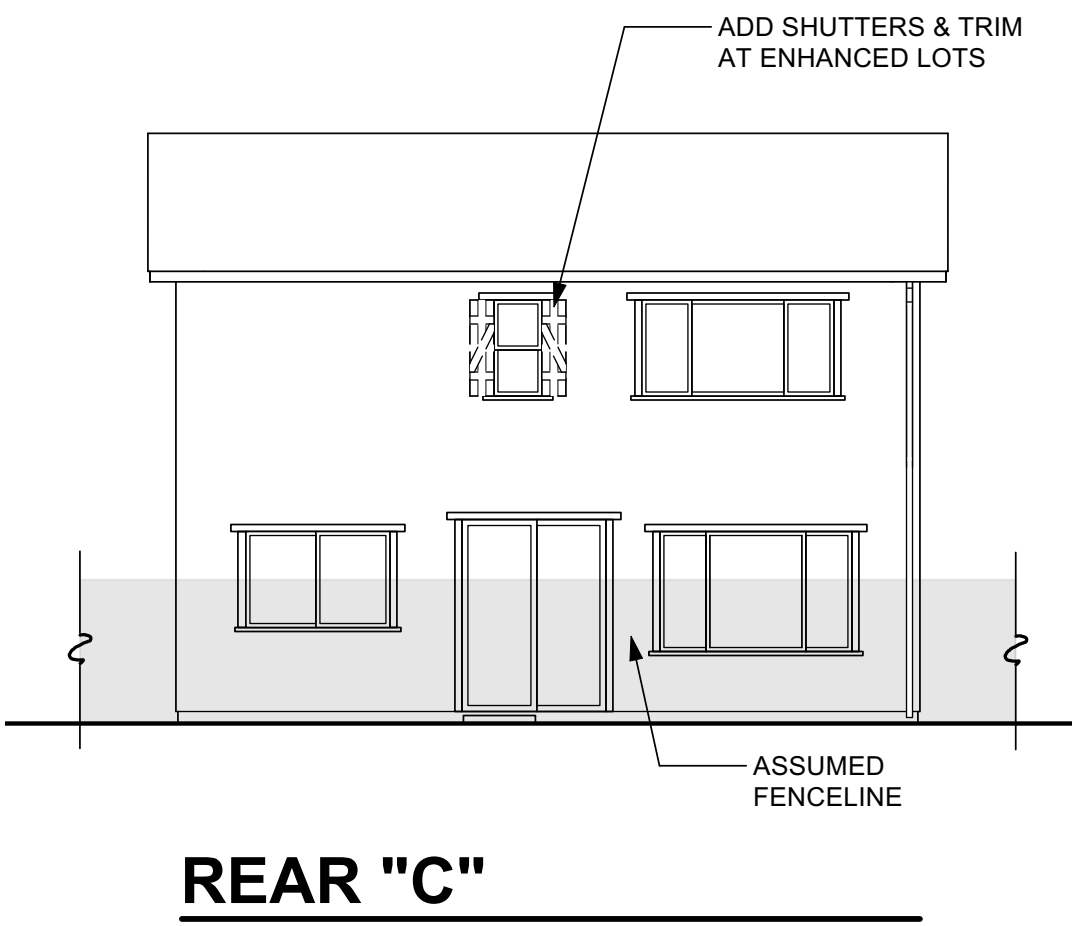
TRADITIONAL THEME
ROOF - GABLE & HIP ROOFS - CONCRETE "SHAKE" PROFILE ROOFING - OGEE GUTTERS 12" OVERHANGS, TYP. (U.O.N.)
SIDING STUCCO OVER FOAM
TRIM STUCCO OVER FOAM TRIM
FEATURES - WINDOW GRIDS AT FRONT ELEVATION - STONE VENEER (WHERE SHOWN) - FOAM OUTLOOKERS (WHERE SHOWN) - THEME SPECIFIC FRONT DOORS - THEME SPECIFIC GARAGE DOORS - THEME SPECIFIC COACH LIGHTS - THEME SPECIFIC FOAM SHUTTERS



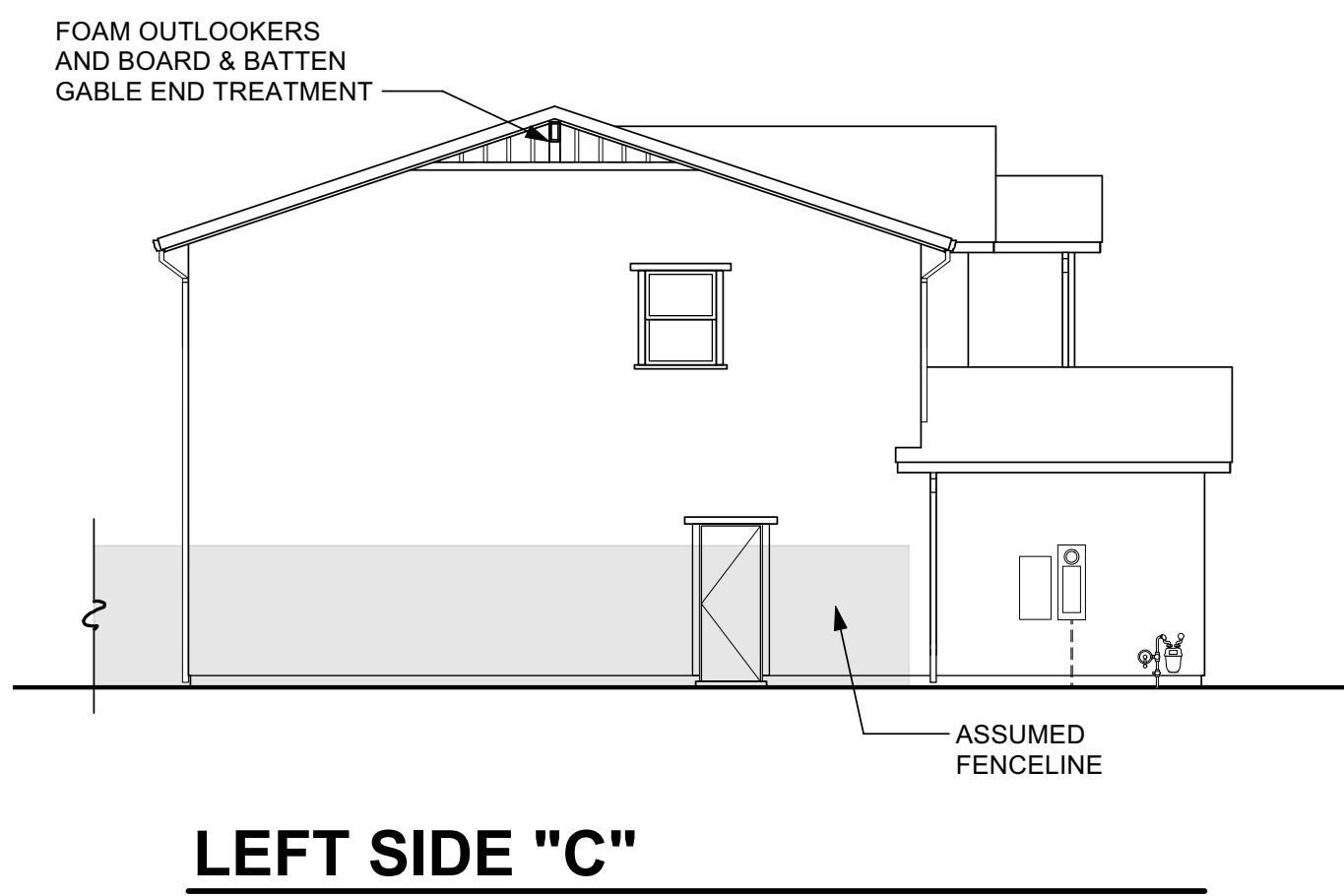
FRONT ELEVATION "B"
(TRADITIONAL)



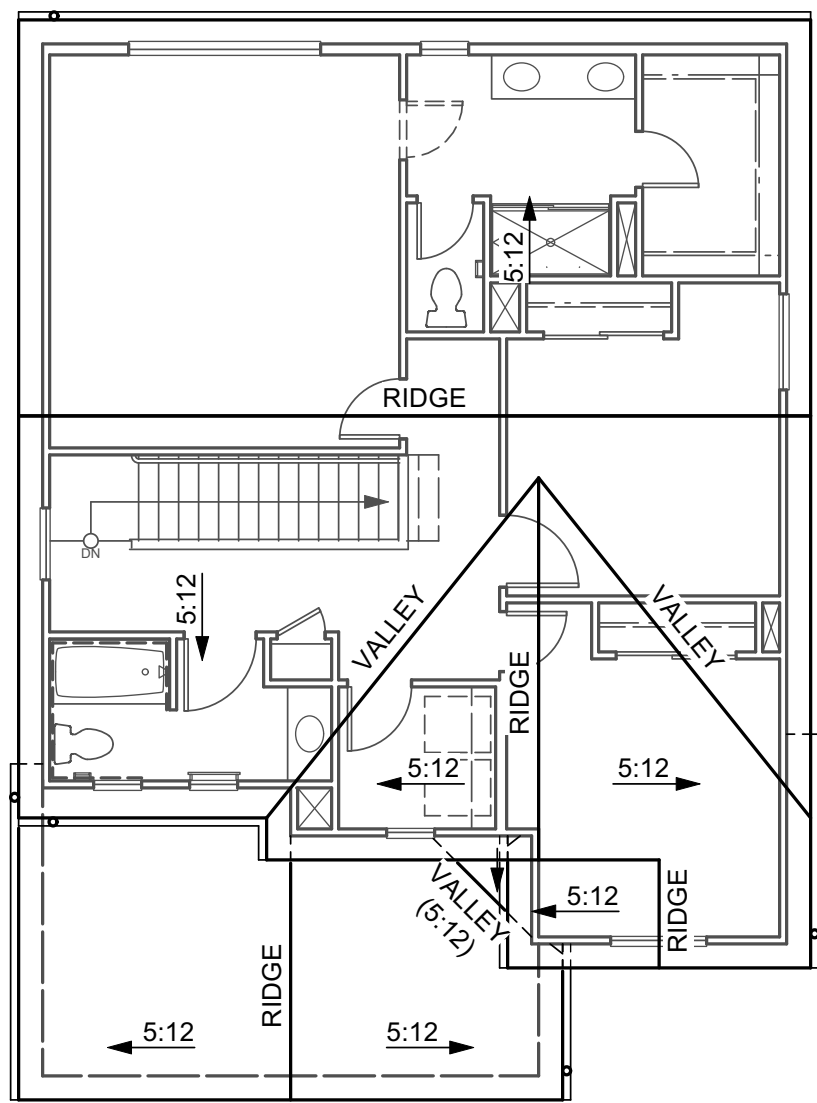
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"

**FARMHOUSE
THEME**

ROOF

- GABLE & SHED ROOFS
- CONCRETE TILE "SLATE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO OVER FOAM
- WOOD GRAIN EMBOSSED FOAM BATTENS ON SMOOTH FOAM SIDING PANELS AT GABLE ENDS (WHERE SHOWN)

TRIM

- STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS AT FRONT ELEVATION
- FOAM OUTLOOKERS (WHERE SHOWN)
- DECORATIVE SHAPED FOAM SILL CORBELS (AT SELECT WINDOWS, WHERE SHOWN)
- DECORATIVE POST AT ENTRY
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS
- THEME SPECIFIC FOAM SHUTTERS



FRONT ELEVATION "C"
(FARMHOUSE)



FRONT ELEVATION "A"
(SPANISH) *SCHEME 1*



FRONT ELEVATION "B"
(TRADITIONAL) *SCHEME 5*



FRONT ELEVATION "C"
(FARMHOUSE) *SCHEME 11*



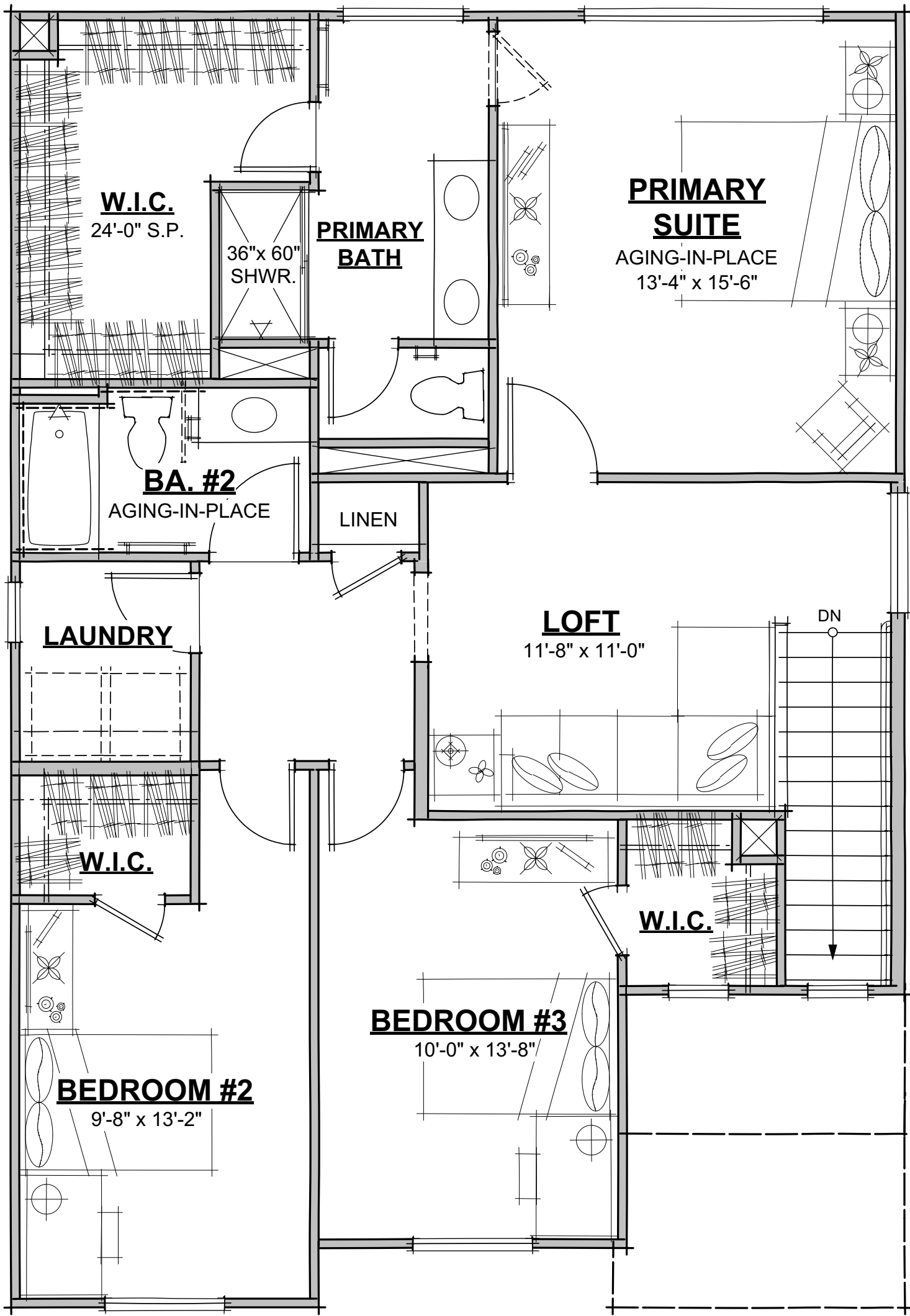
PLAN 2
RIVERBLOSSOM AT MONTELENA, V.7
Rancho Cordova, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

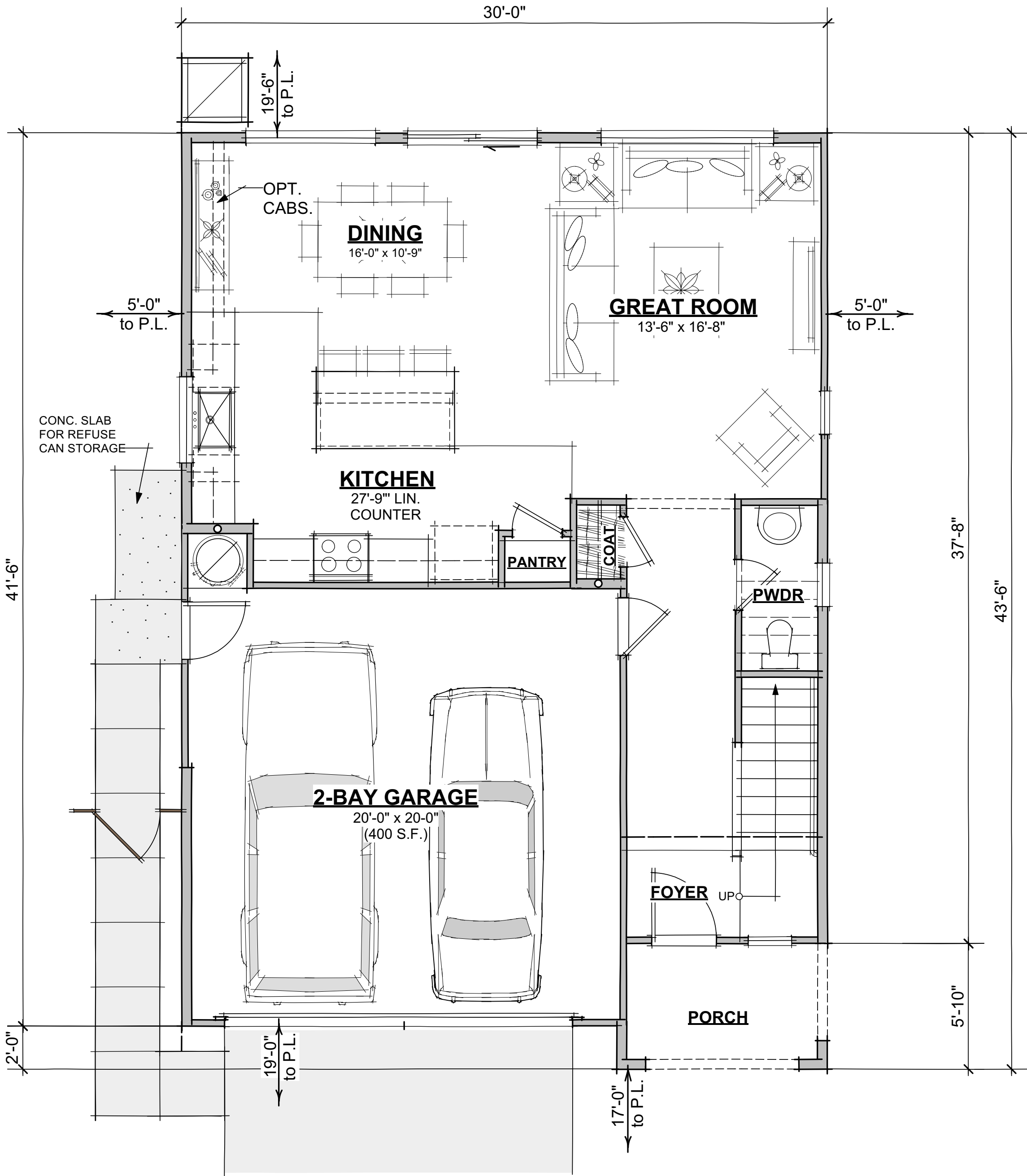
OAG
ARCHITECTS

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SHEET A-6



SECOND FLOOR PLAN (1137 S.F.)



FIRST FLOOR PLAN (786 S.F.)

40'x90'
PLAN 2
1923 SF
3 Bdrm | 2.5 Bath | Loft
2-Car Garage



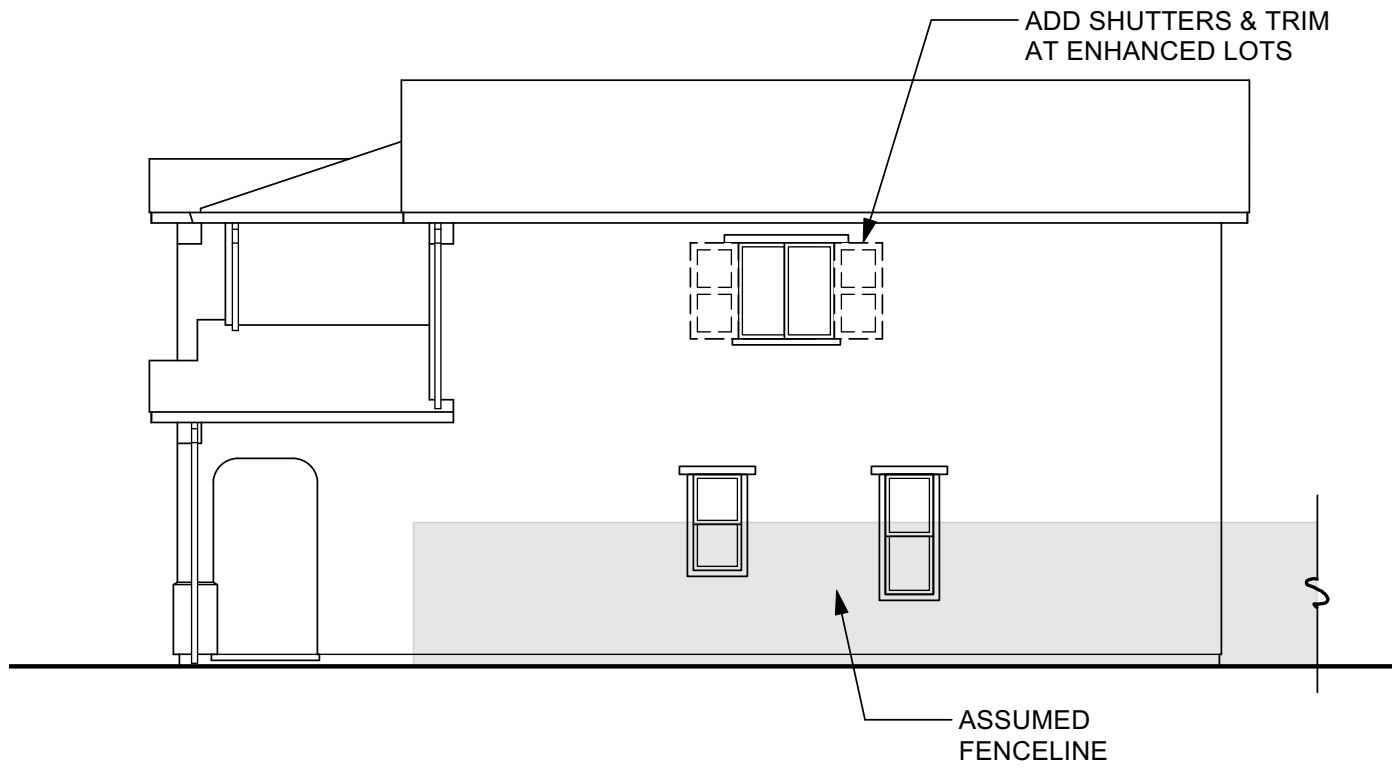
PLAN 2 (230-1923)
RIVERBLOSSOM AT MONTELENA, V.7
Rancho Cordova, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

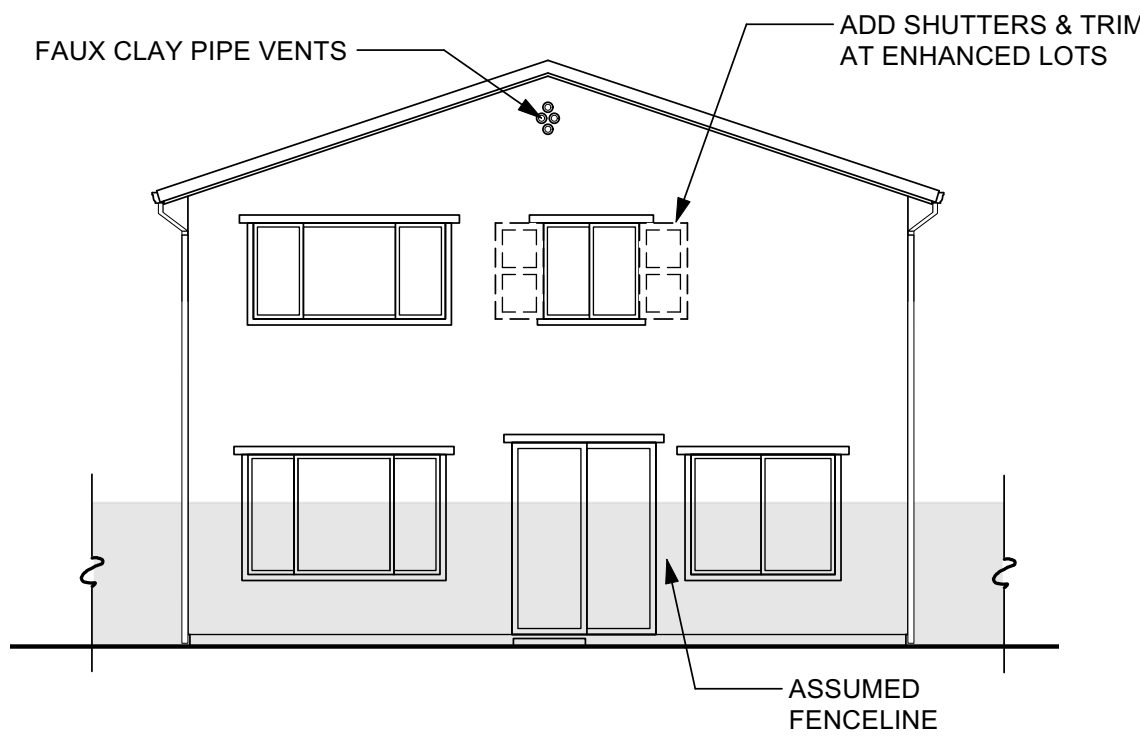


2321 11-03-23

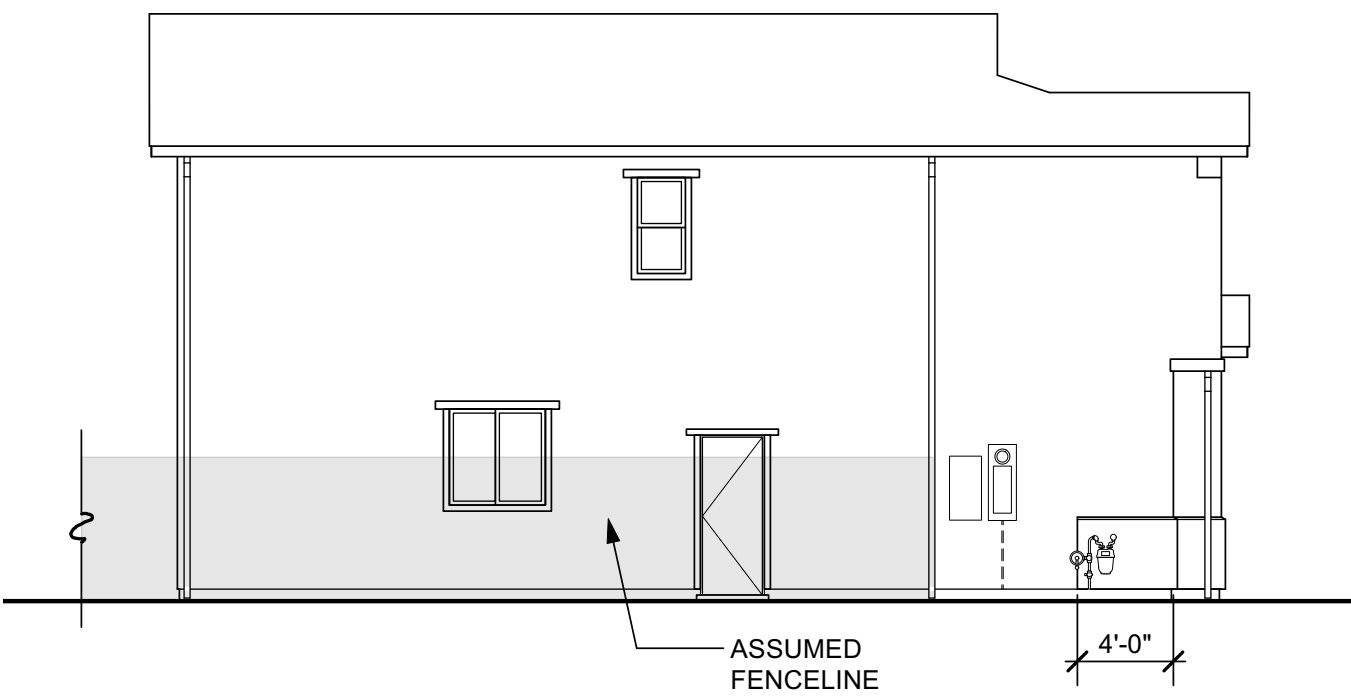
SHEET A-7



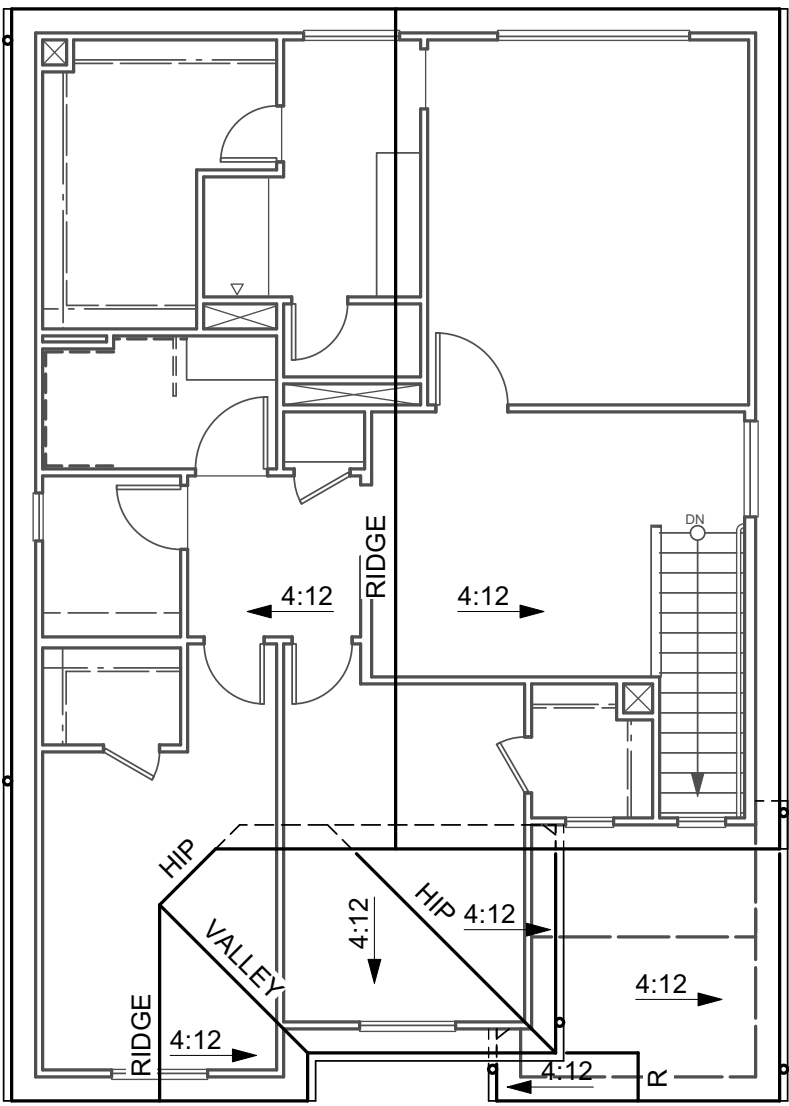
RIGHT SIDE "A"



REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"

SPANISH THEME

ROOF

- GABLE & HIP ROOFS
- CONCRETE LOW PROFILE "S-TILE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

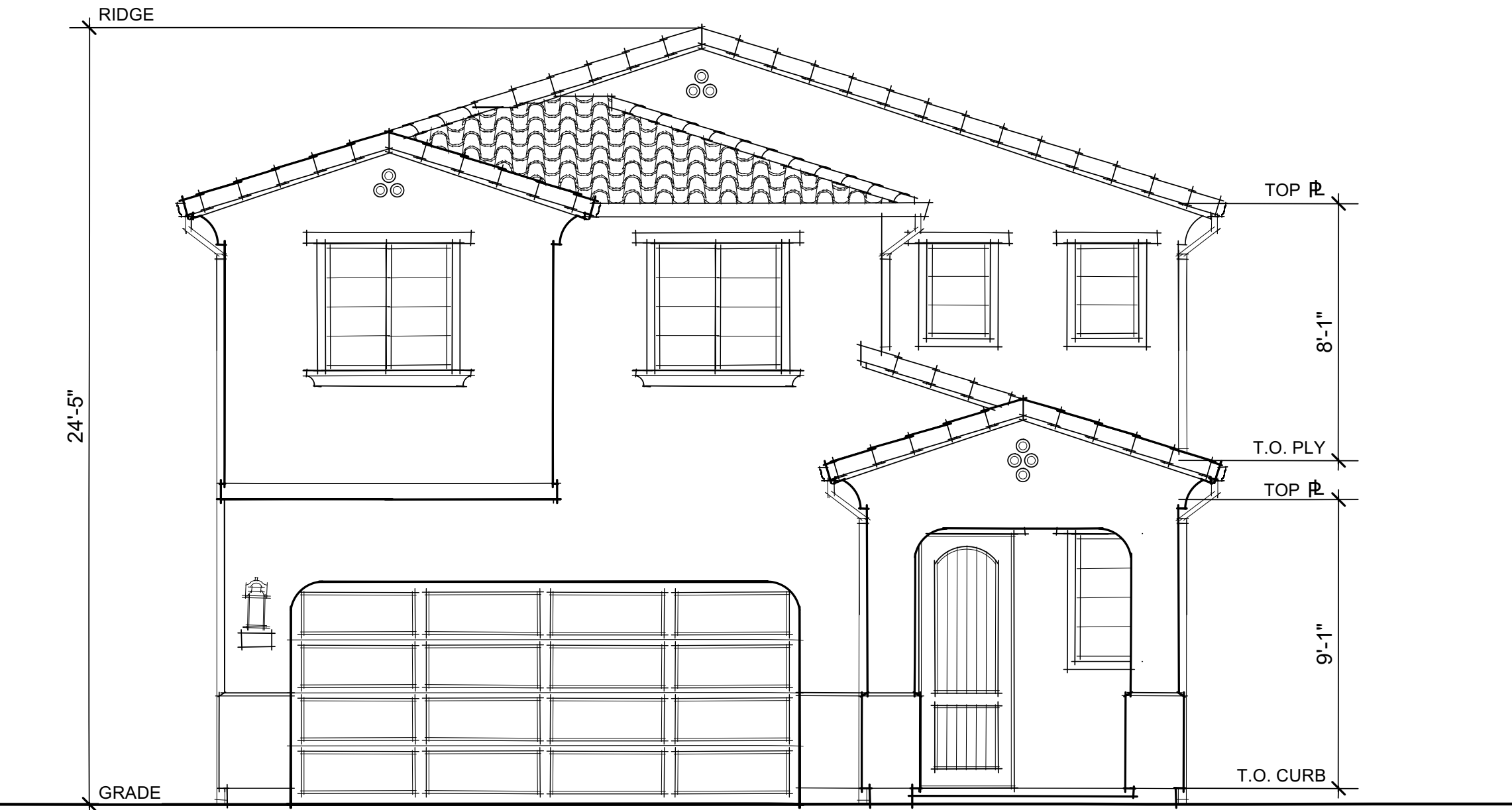
- STUCCO OVER FOAM
- STUCCO OVER FOAM WAINSCOT

TRIM

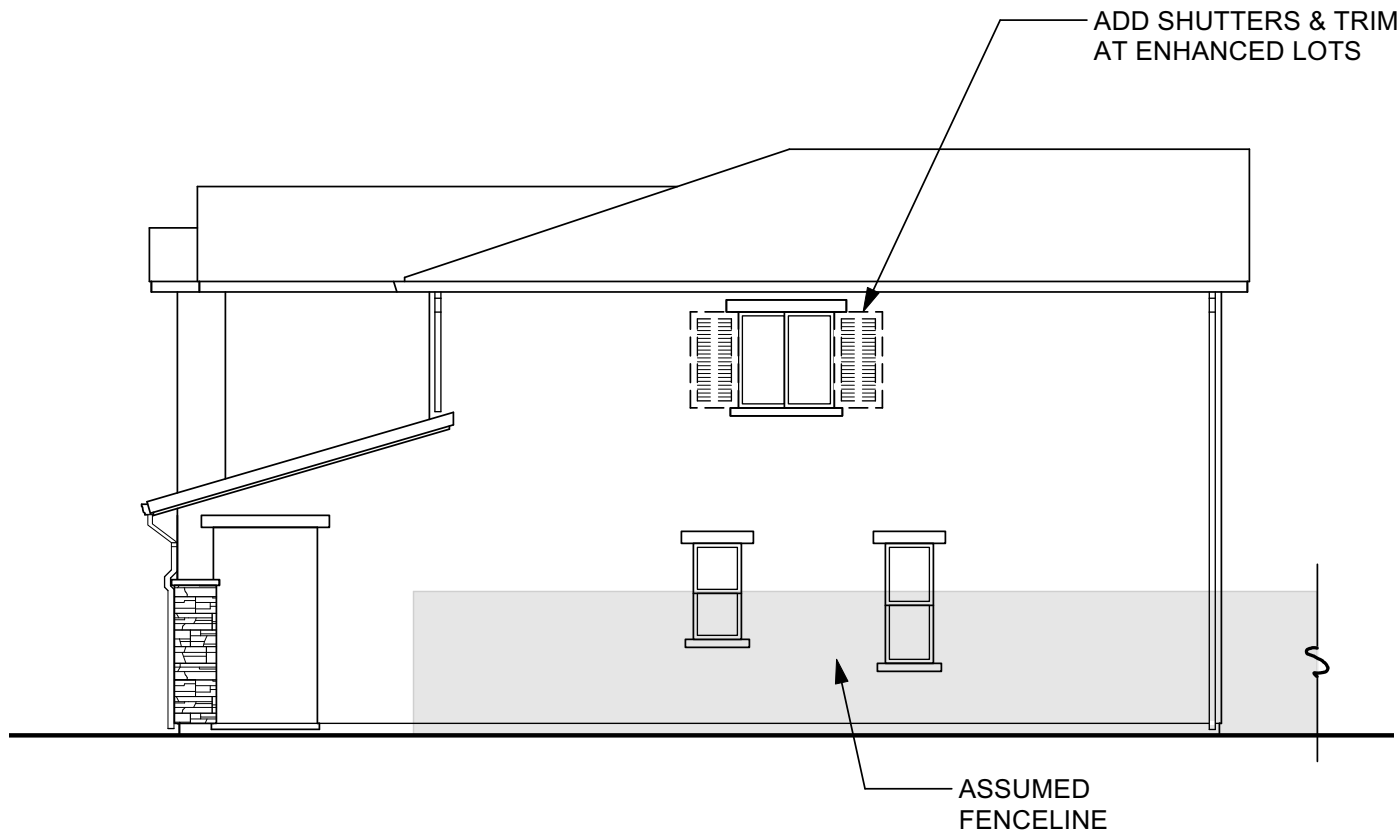
- STUCCO OVER FOAM TRIM

FEATURES

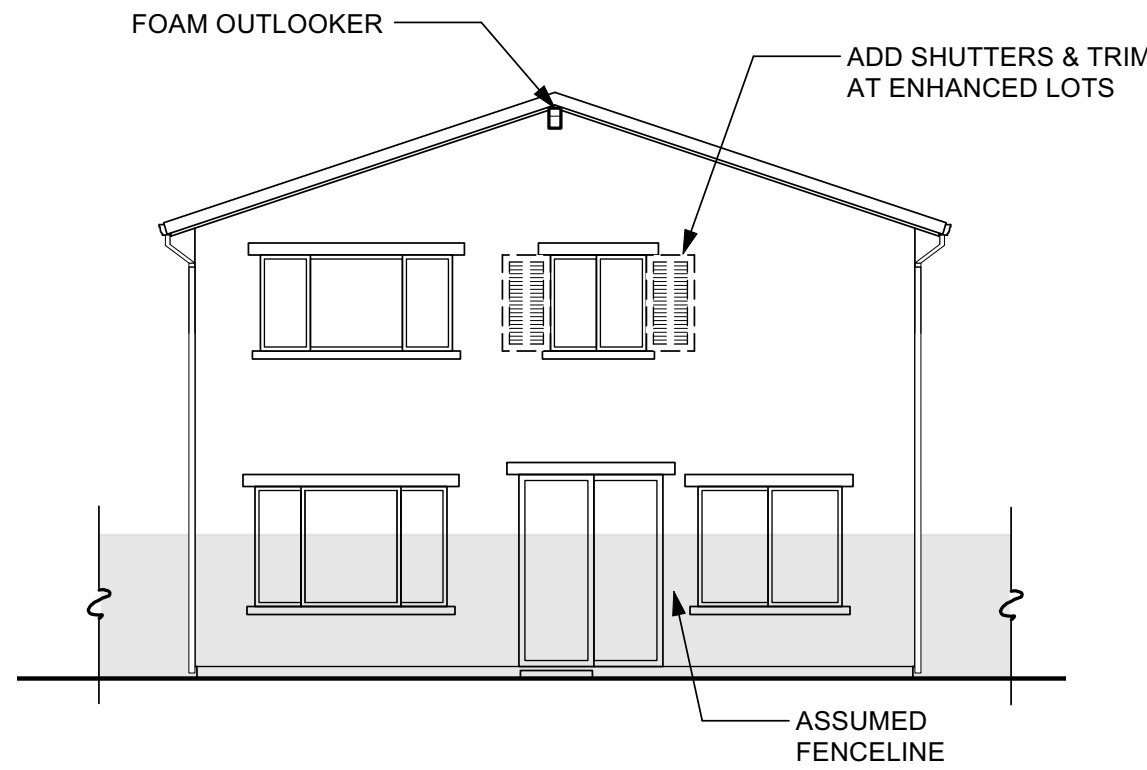
- WINDOW GRIDS AT FRONT ELEVATION
- FOAM PORCH CORBELS (WHERE SHOWN)
- FAUX CLAY PIPE TILE VENTS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS



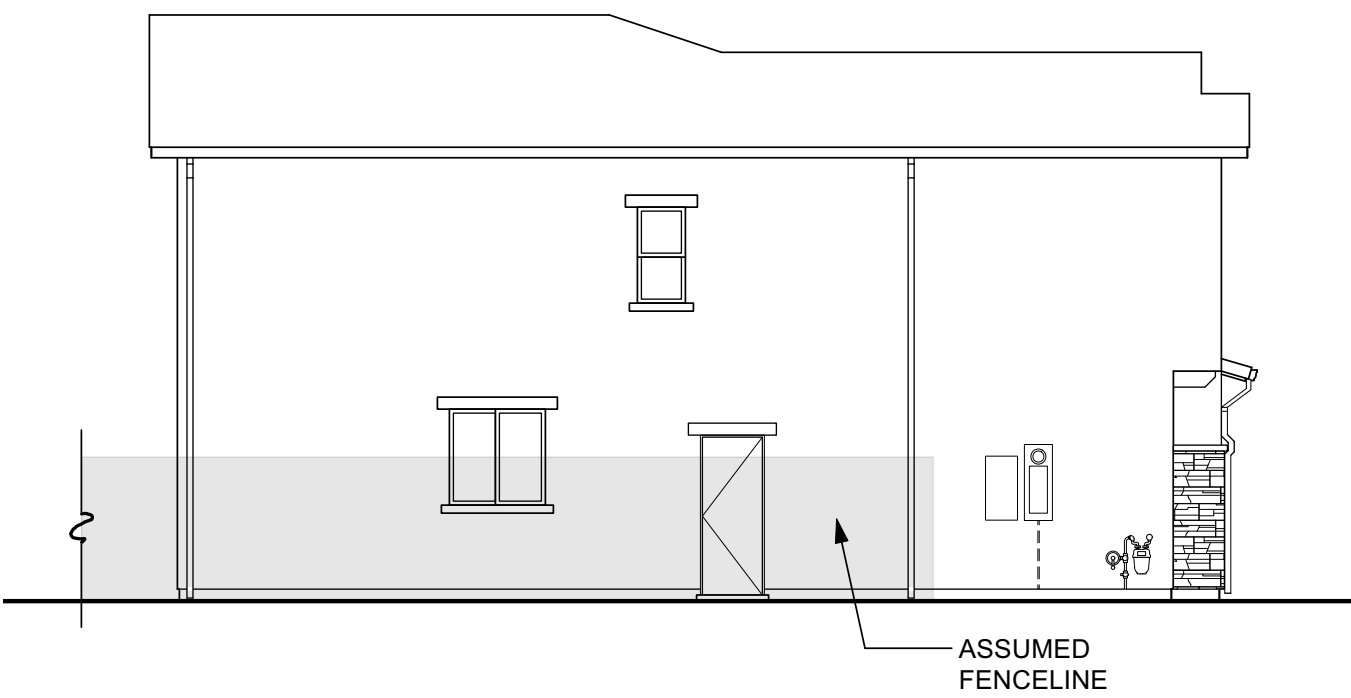
FRONT ELEVATION "A"
(SPANISH)



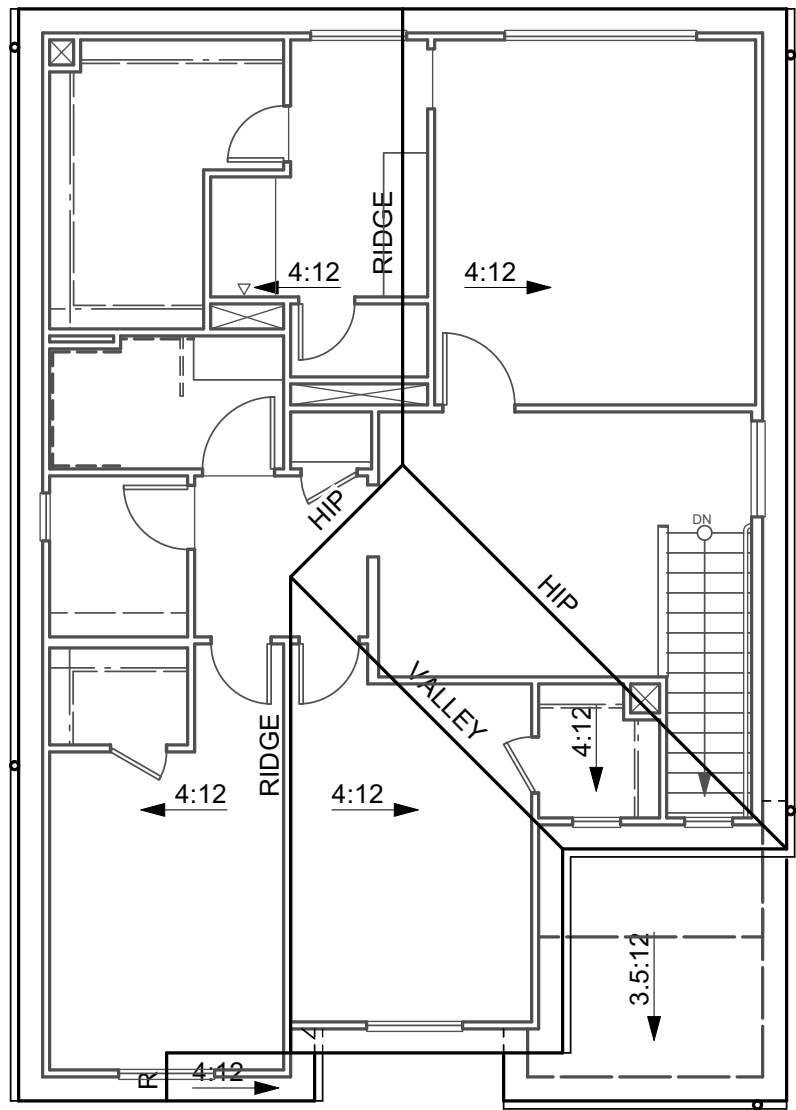
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"

TRADITIONAL
THEME

ROOF

- GABLE & HIP ROOFS
- CONCRETE "SHAKE" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

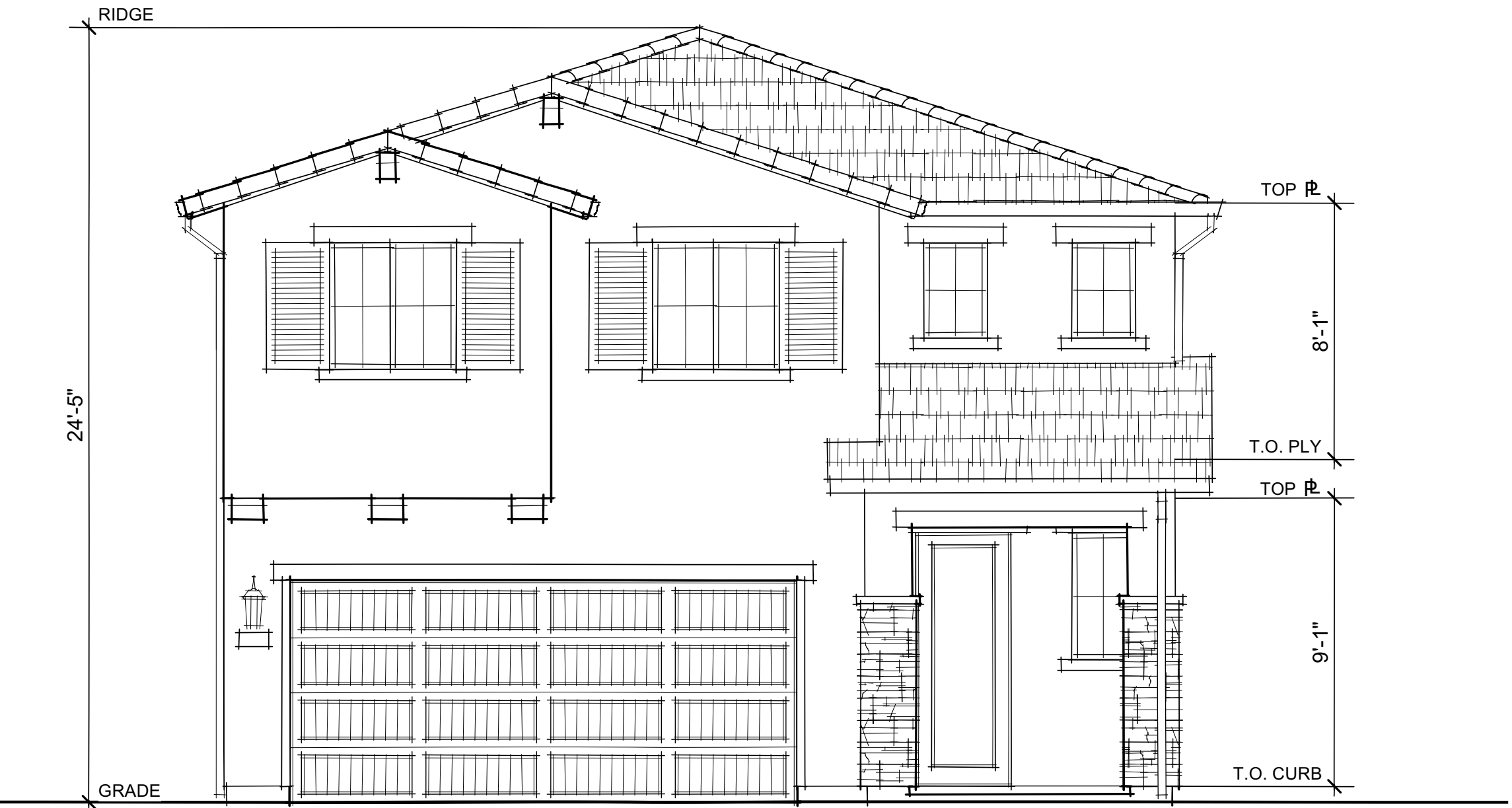
- STUCCO OVER FOAM

TRIM

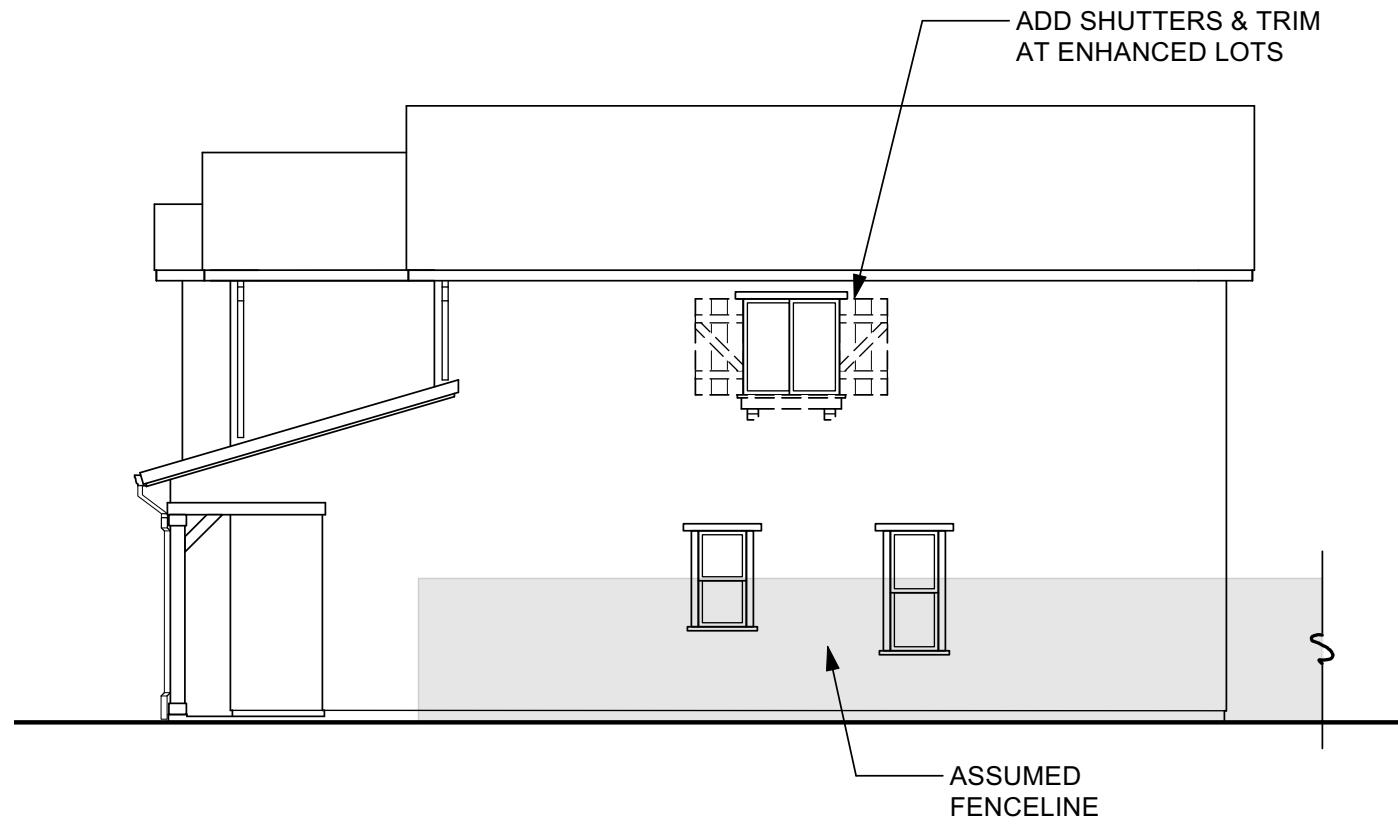
- STUCCO OVER FOAM TRIM

FEATURES

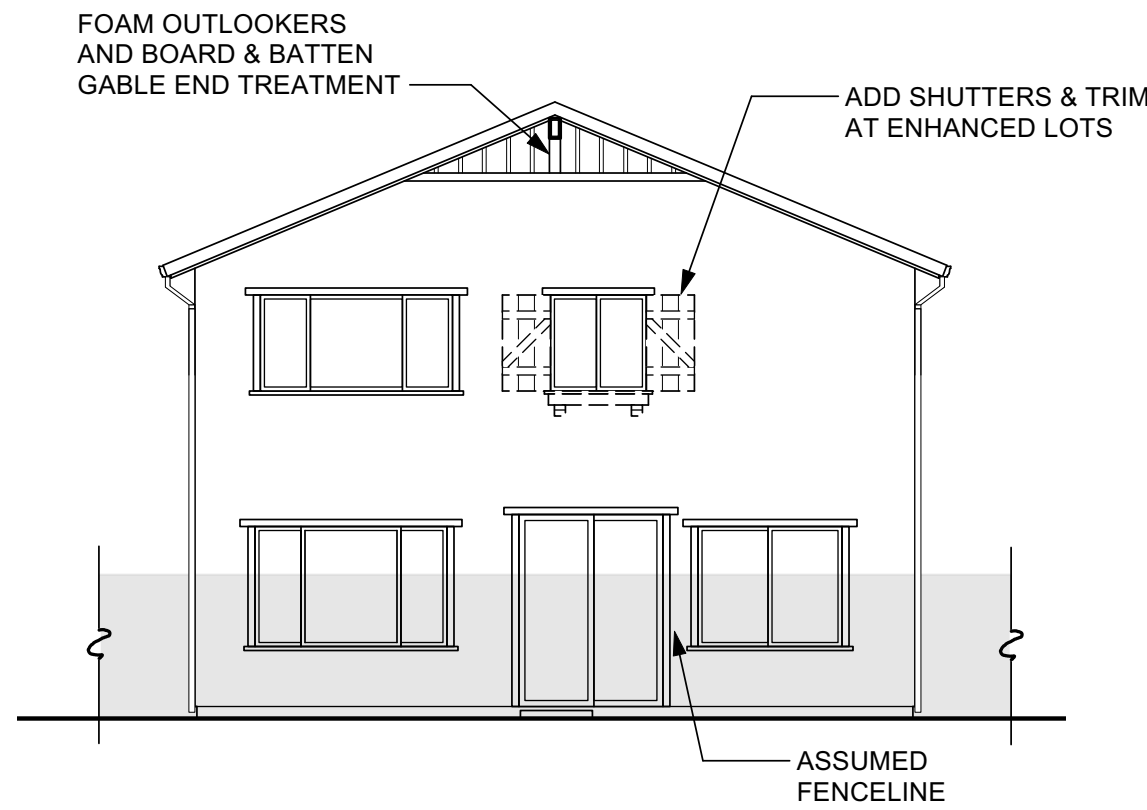
- WINDOW GRIDS AT FRONT ELEVATION
- STONE VENEER (WHERE SHOWN)
- FOAM OUTLOOKERS (WHERE SHOWN)
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS
- THEME SPECIFIC FOAM SHUTTERS



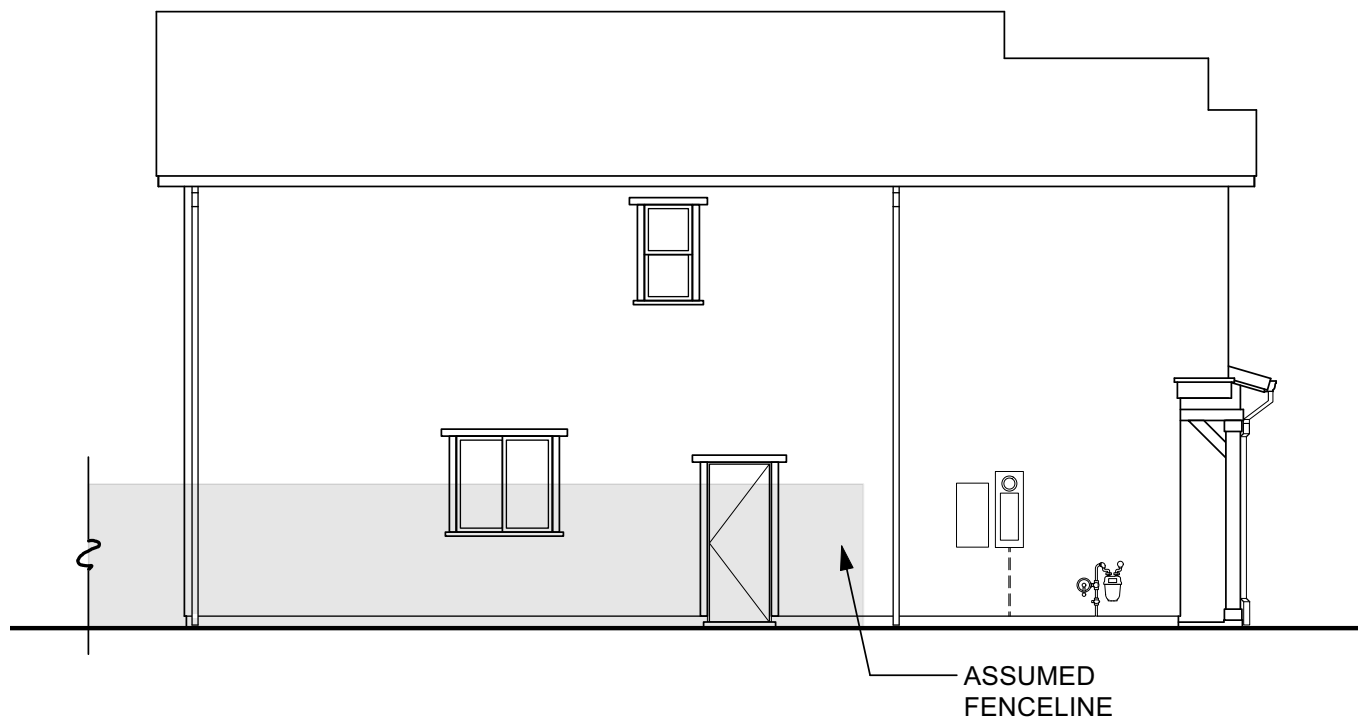
FRONT ELEVATION "B"
(TRADITIONAL)



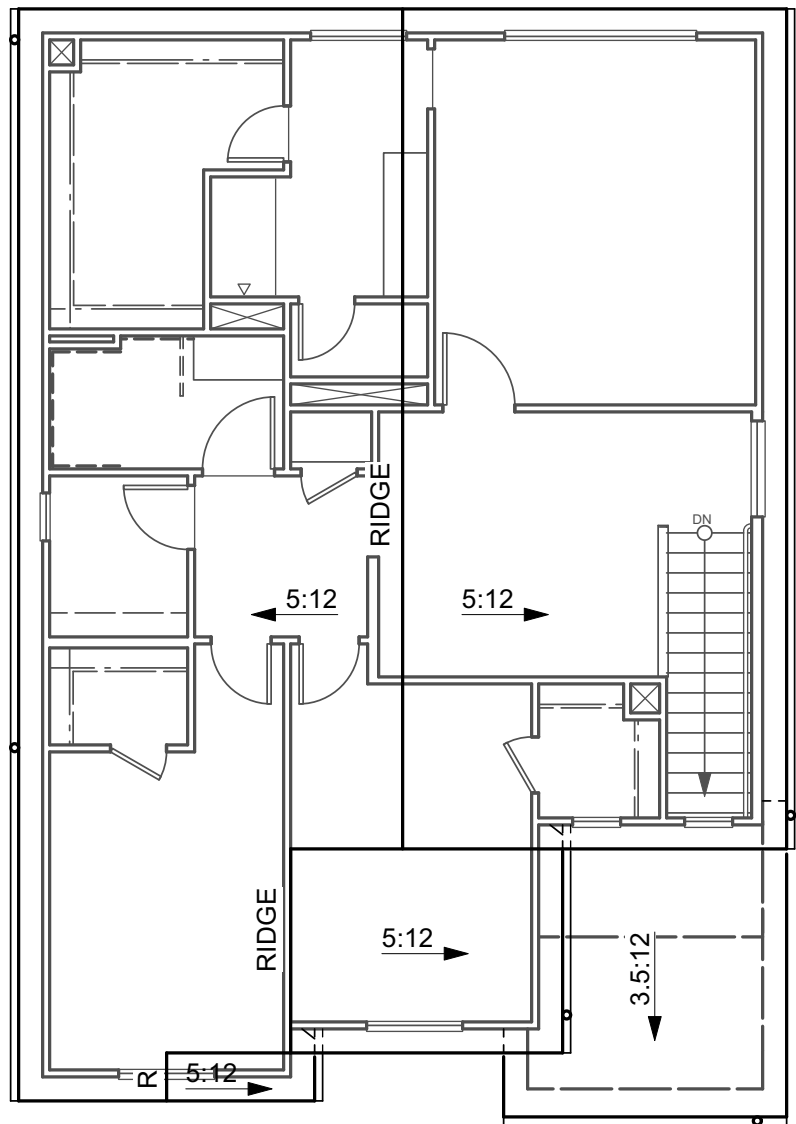
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"

FARMHOUSE
THEME

ROOF

- GABLE & SHED ROOFS
- CONCRETE TILE "SLATE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO OVER FOAM
- WOOD GRAIN EMBOSSED FOAM BATTENS ON SMOOTH FOAM SIDING PANELS AT GABLE ENDS (WHERE SHOWN)

TRIM

- STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS AT FRONT ELEVATION
- FOAM OUTLOOKERS (WHERE SHOWN)
- DECORATIVE SHAPED FOAM SILL CORBELS (AT SELECT WINDOWS, WHERE SHOWN)
- DECORATIVE POST AT ENTRY
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS
- THEME SPECIFIC FOAM SHUTTERS



FRONT ELEVATION "C"
(FARMHOUSE)



FRONT ELEVATION "A"
(SPANISH) *SCHEME 3*



FRONT ELEVATION "B"
(TRADITIONAL) *SCHEME 6*



FRONT ELEVATION "C"
(FARMHOUSE) *SCHEME 9*



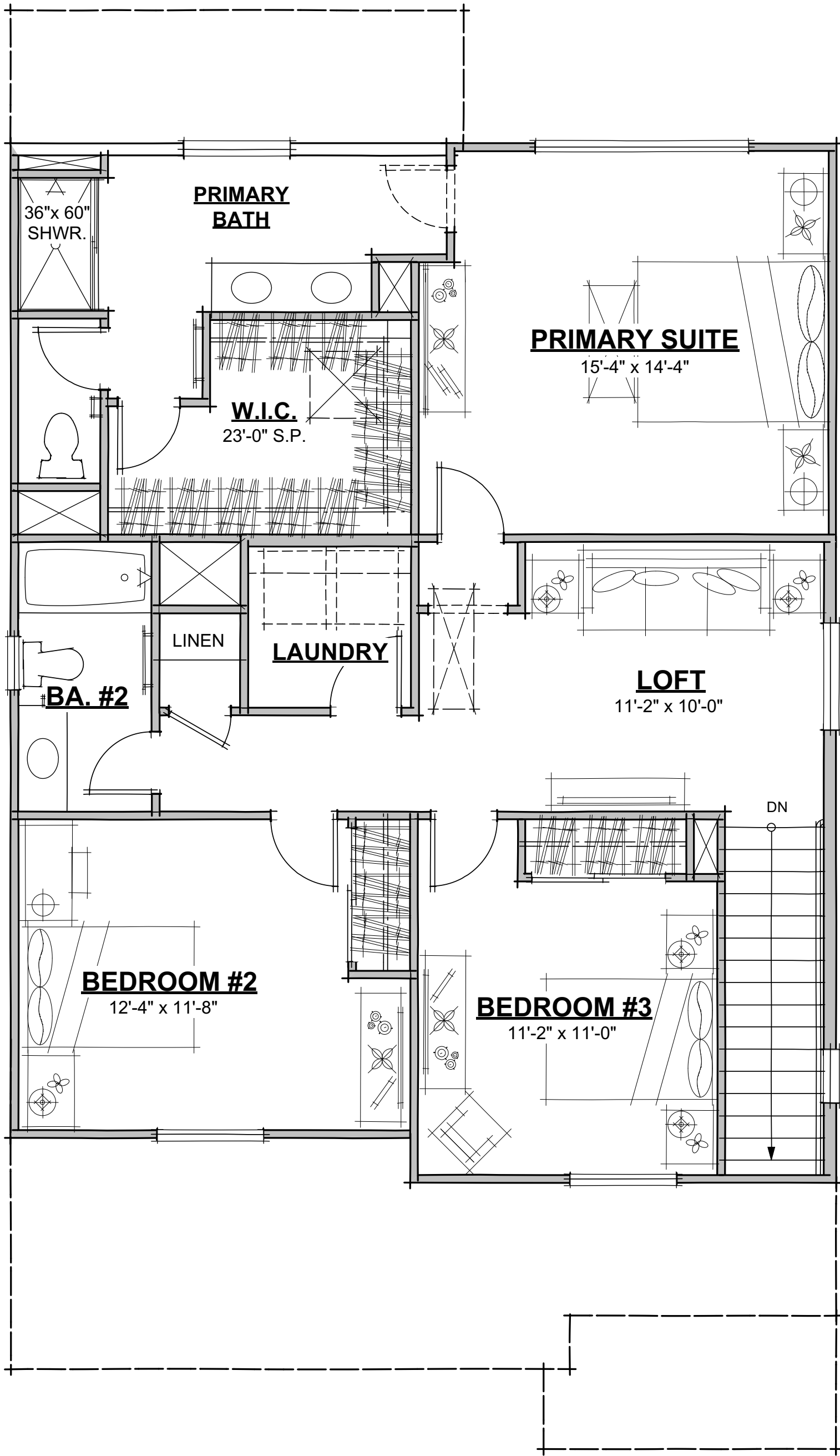
PLAN 3
RIVERBLOSSOM AT MONTELENA, V.7
Rancho Cordova, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

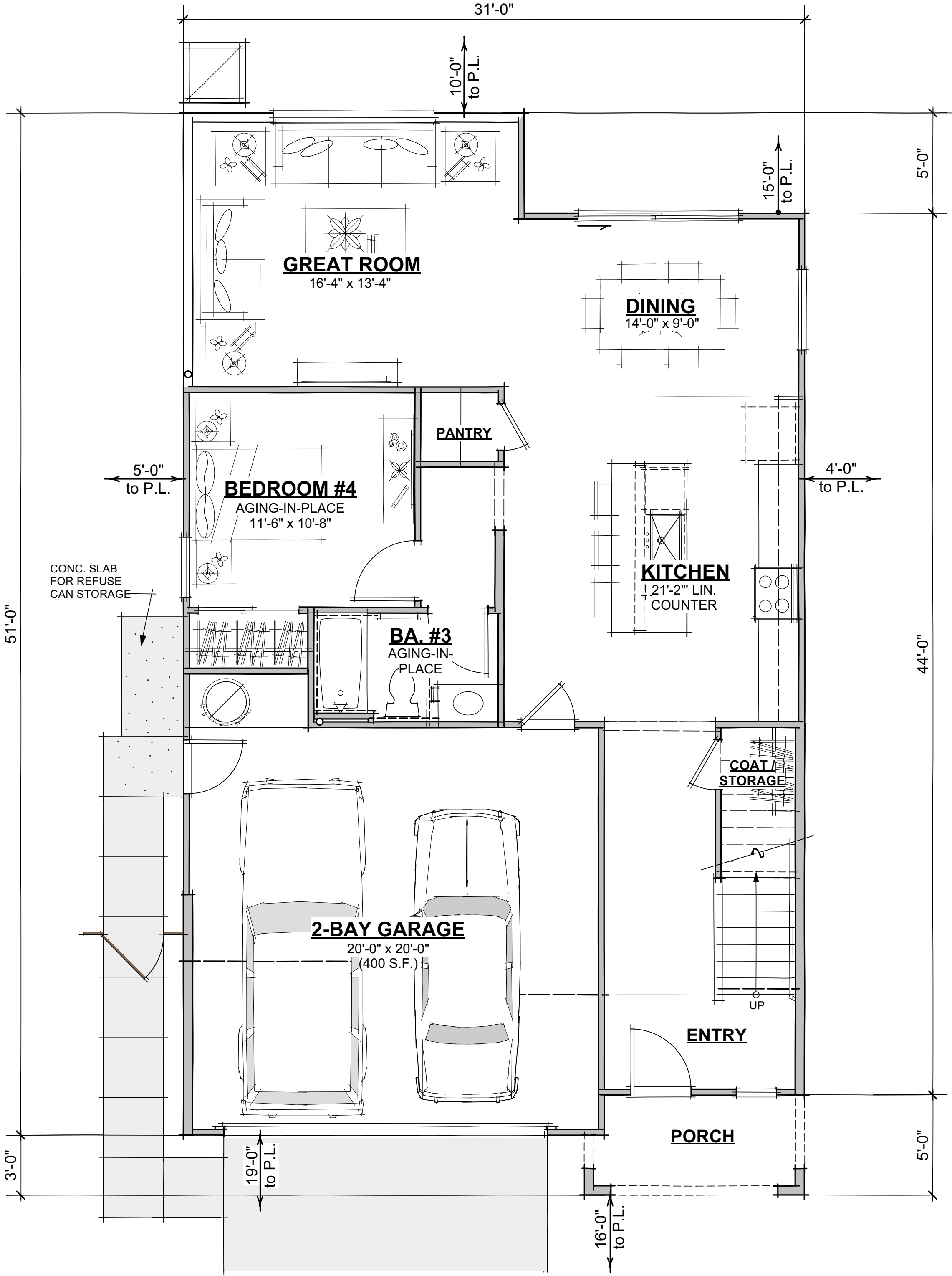
OAG
ARCHITECTS

2321 11-03-23

SHEET A-11



SECOND FLOOR PLAN (1128 S.F.)



FIRST FLOOR PLAN (1053 S.F.)

40'x90'
PLAN 3

2181 SF
4 Bdrm | 3 Bath | Loft
2-Car Garage



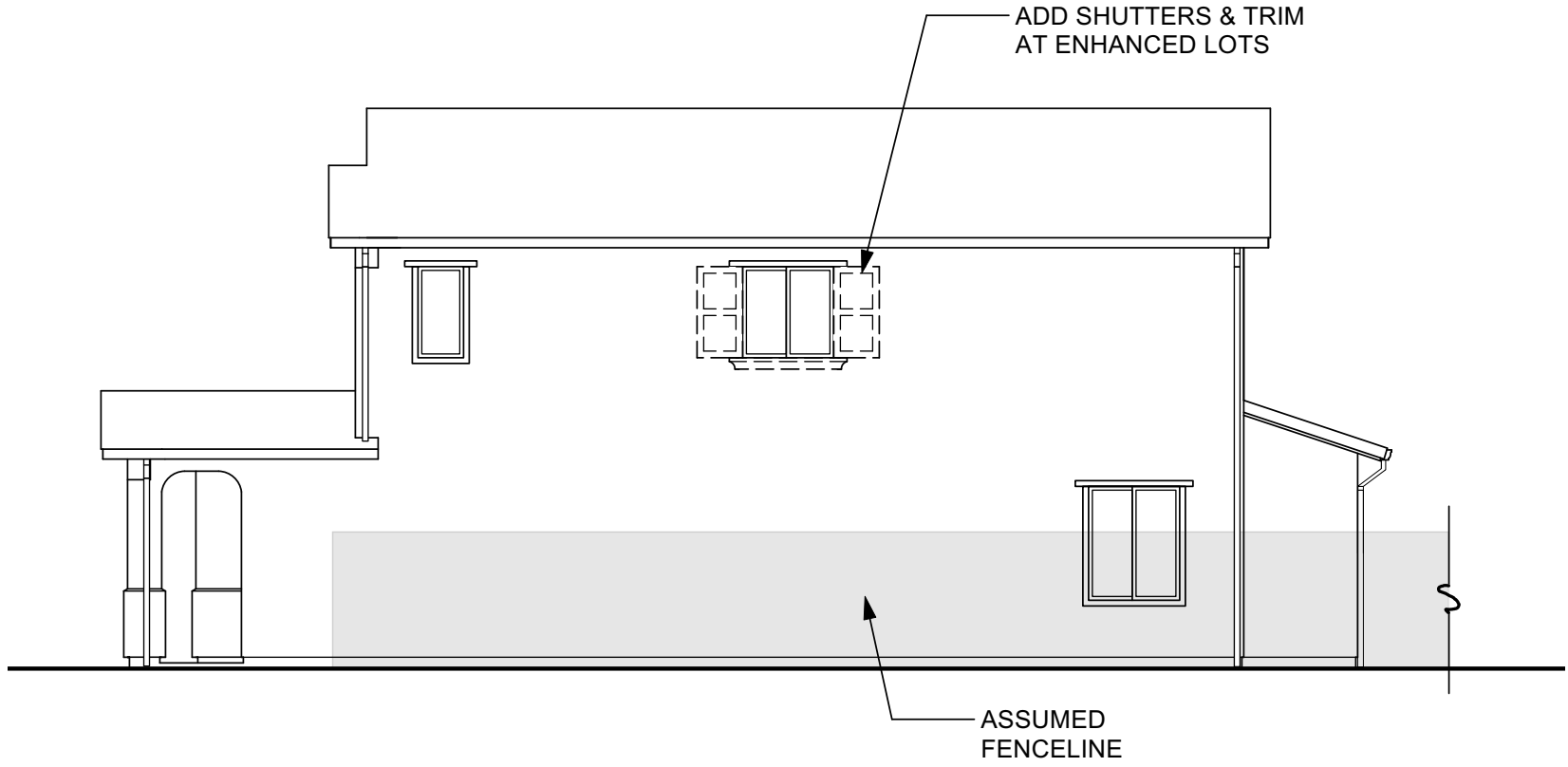
PLAN 3 (231-2181)
RIVERBLOSSOM AT MONTELENA, V.7
Rancho Cordova, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

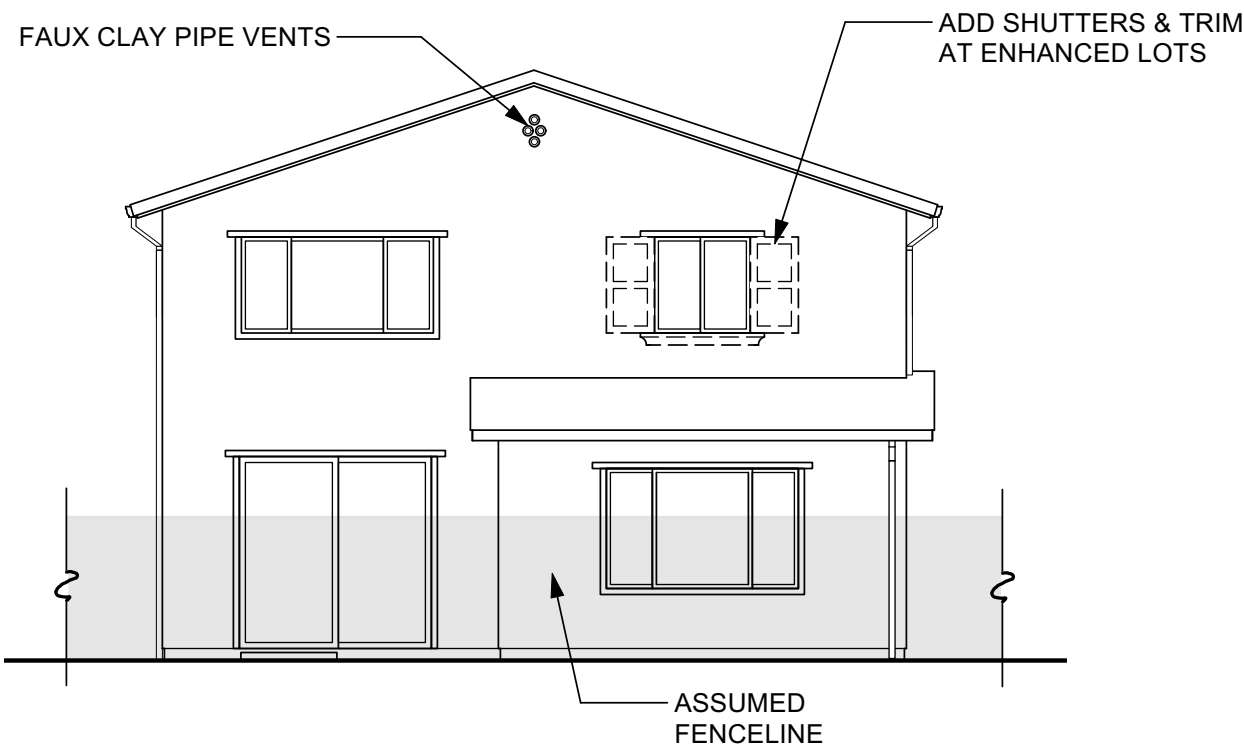


2321 11-03-23

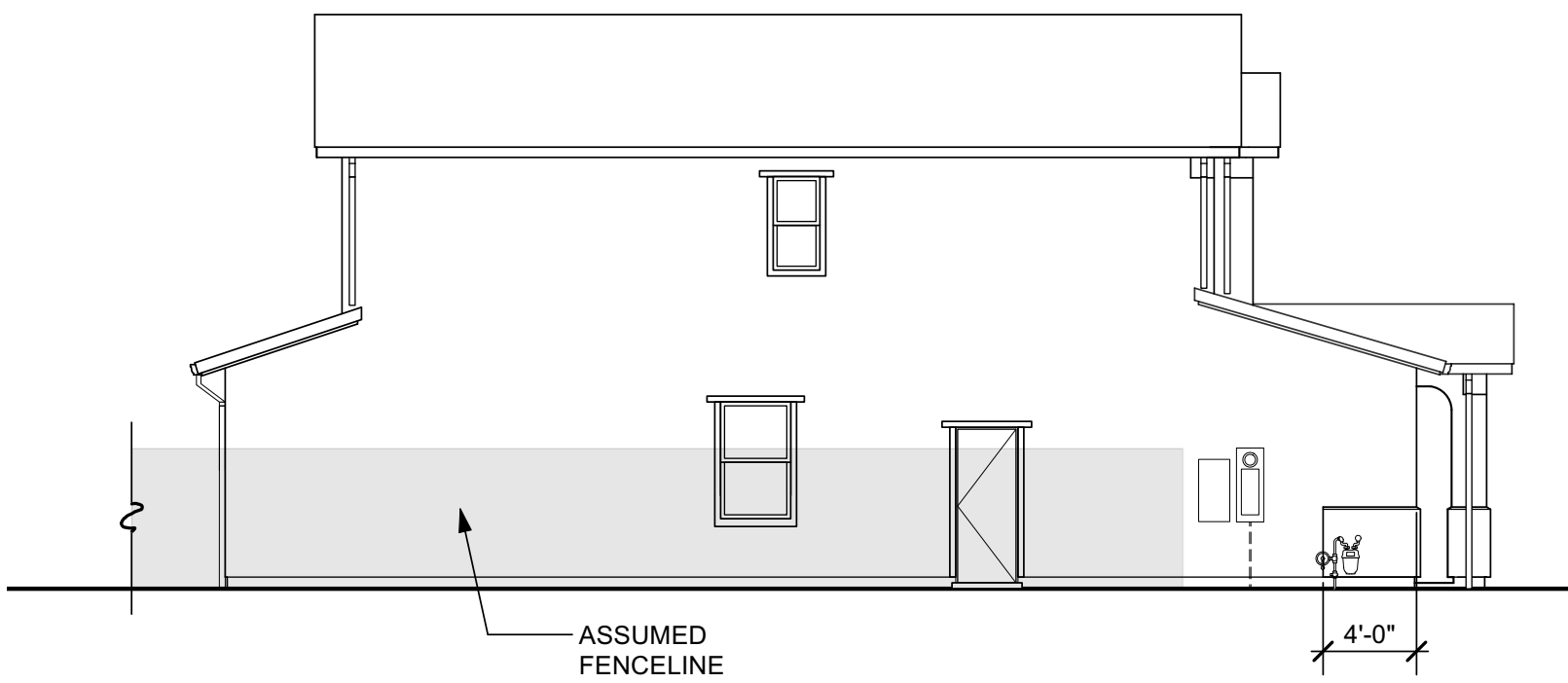
SHEET A-12



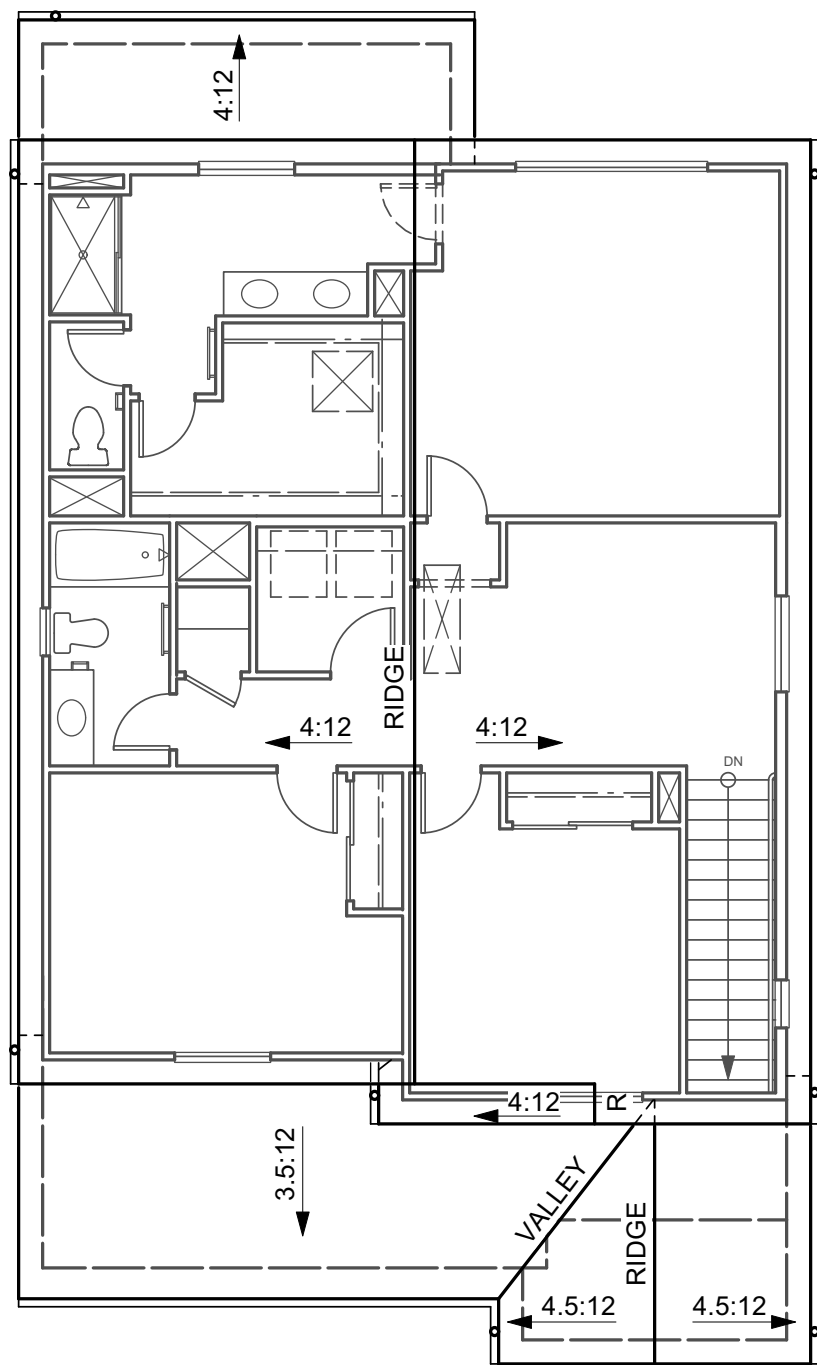
RIGHT SIDE "A"



REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"

SPANISH THEME

ROOF

- GABLE & HIP ROOFS
- CONCRETE LOW PROFILE "S-TILE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

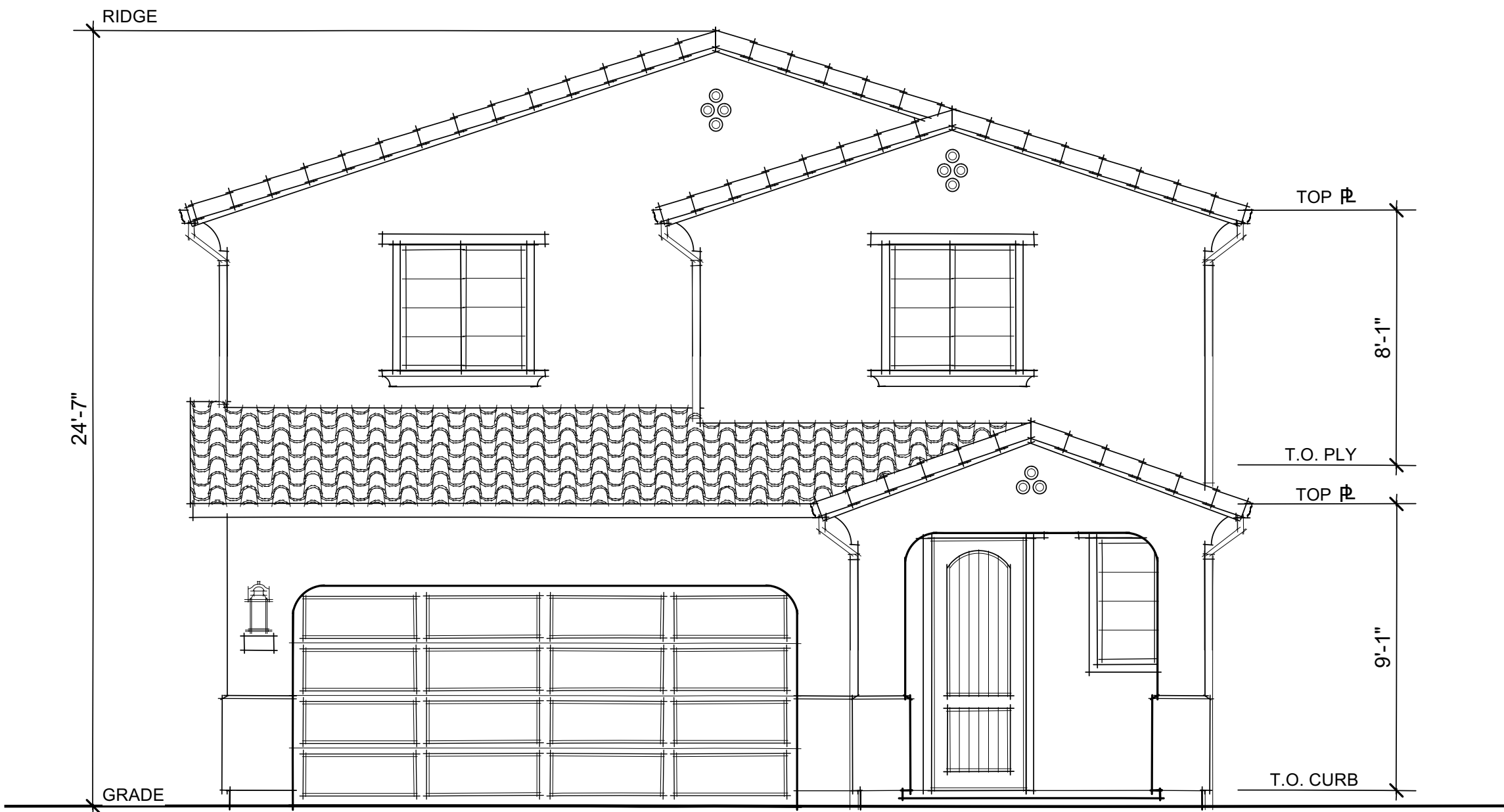
- STUCCO OVER FOAM
- STUCCO OVER FOAM WAINSCOT

TRIM

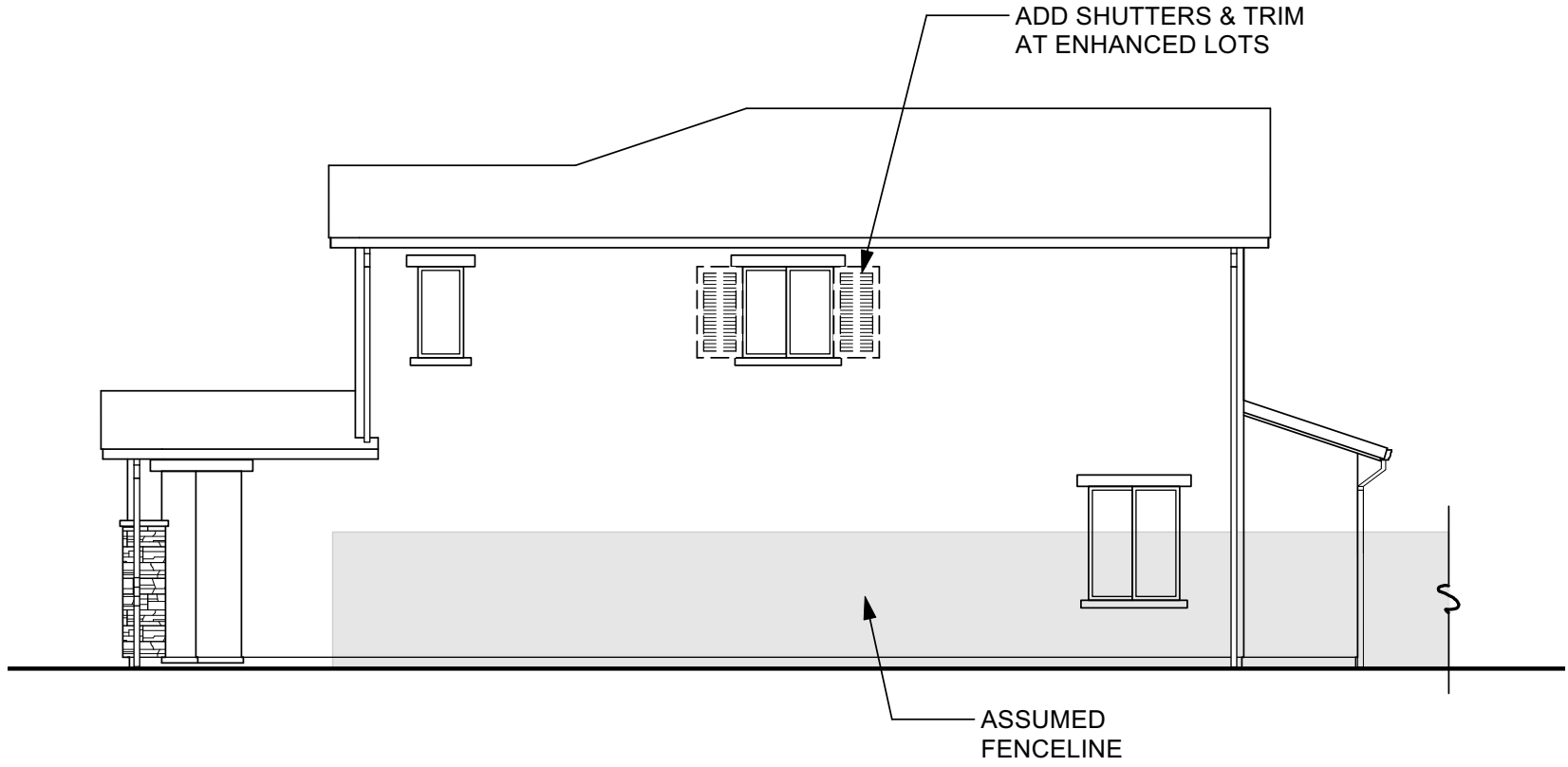
- STUCCO OVER FOAM TRIM

FEATURES

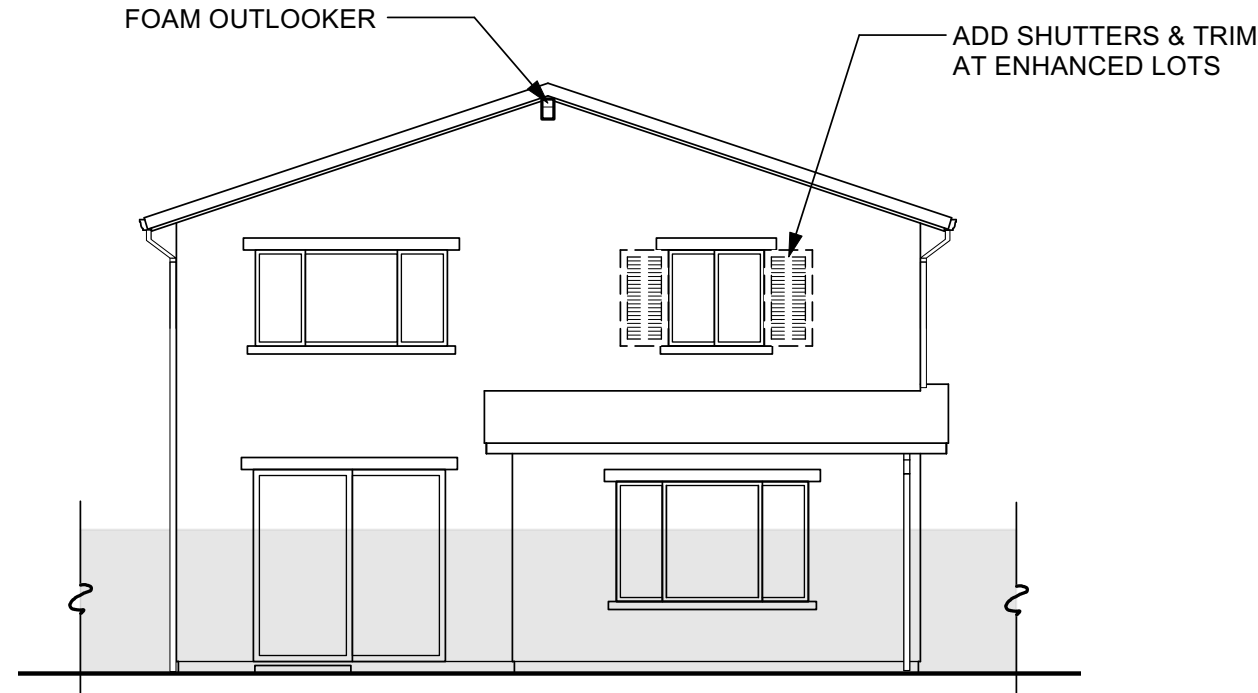
- WINDOW GRIDS AT FRONT ELEVATION
- FOAM PORCH CORBELS (WHERE SHOWN)
- FAUX CLAY PIPE TILE VENTS
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS



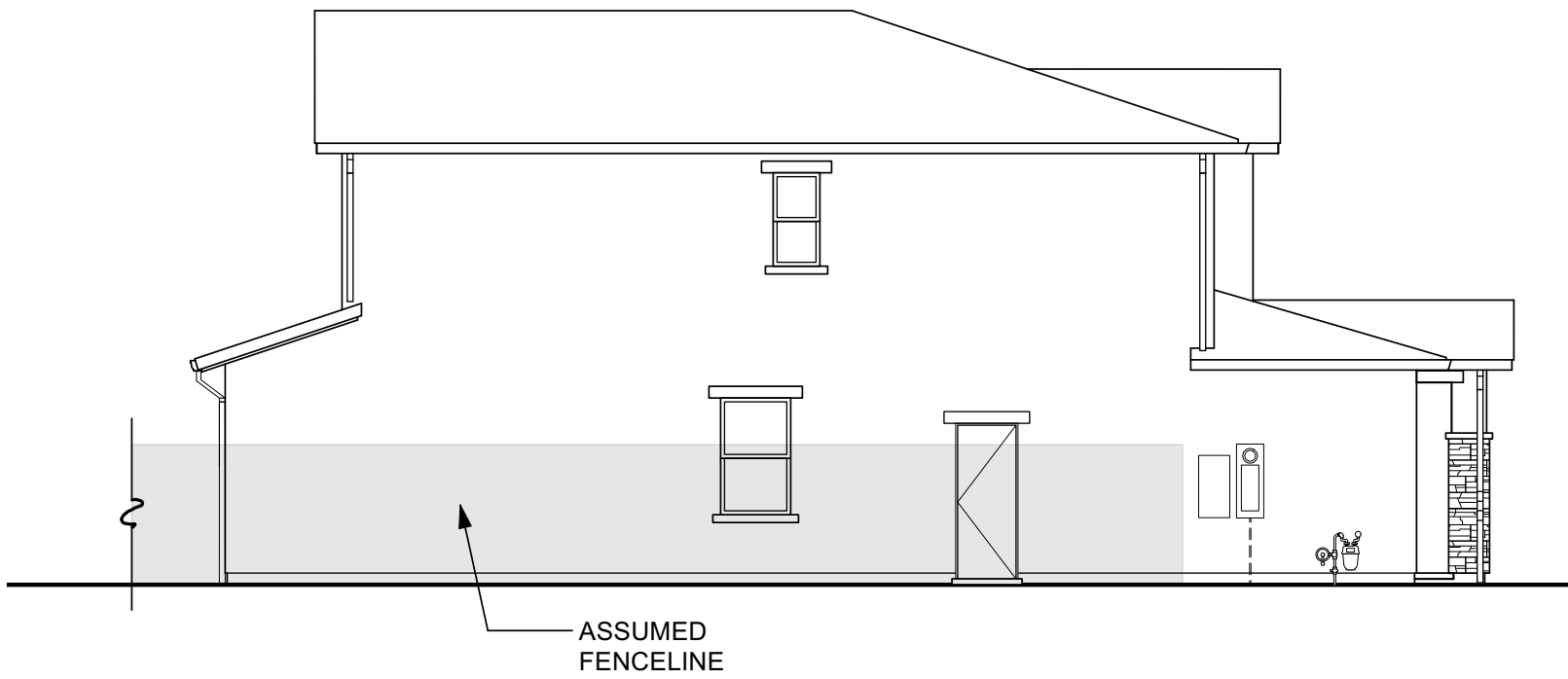
FRONT ELEVATION "A"
(SPANISH)



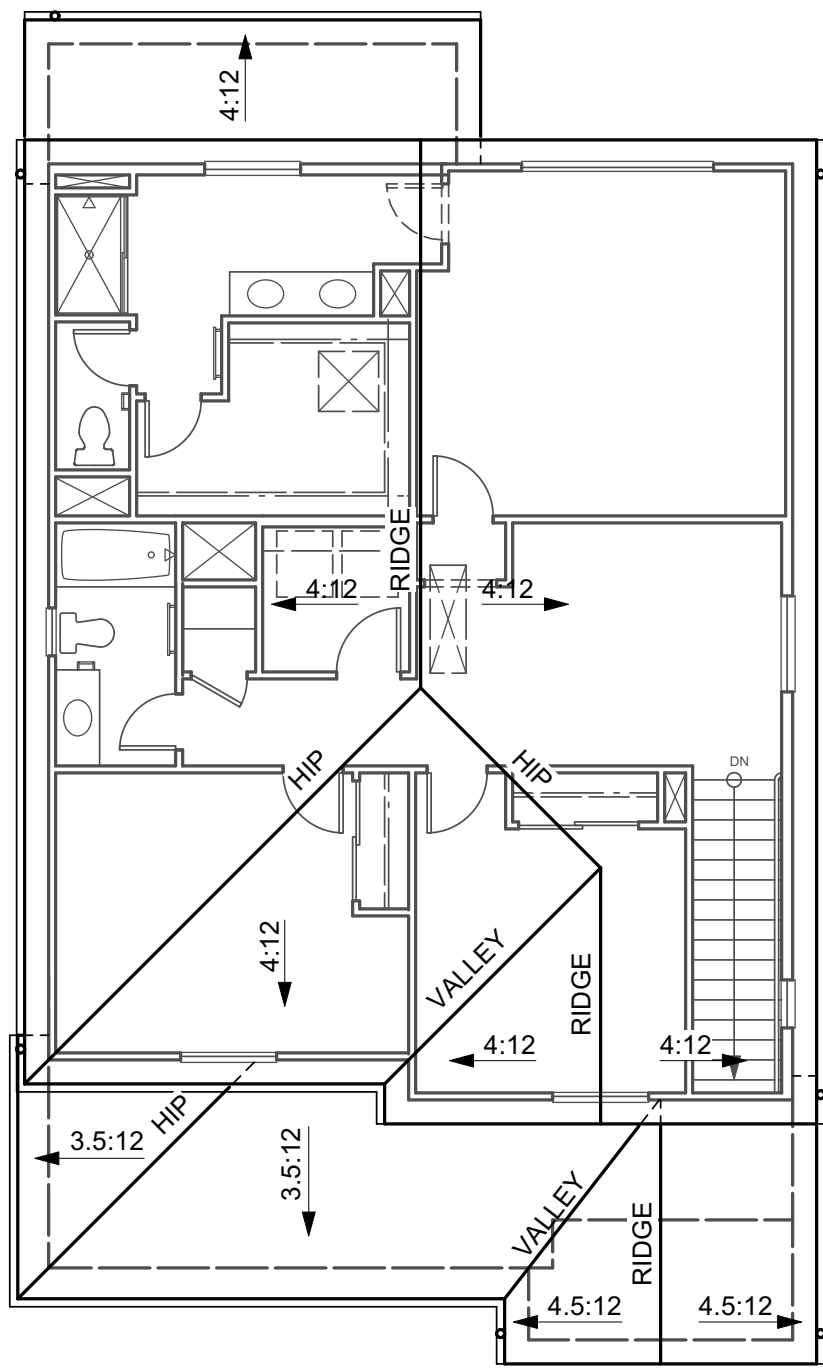
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"

TRADITIONAL
THEME

ROOF

- GABLE & HIP ROOFS
- CONCRETE "SHAKE" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO OVER FOAM

TRIM

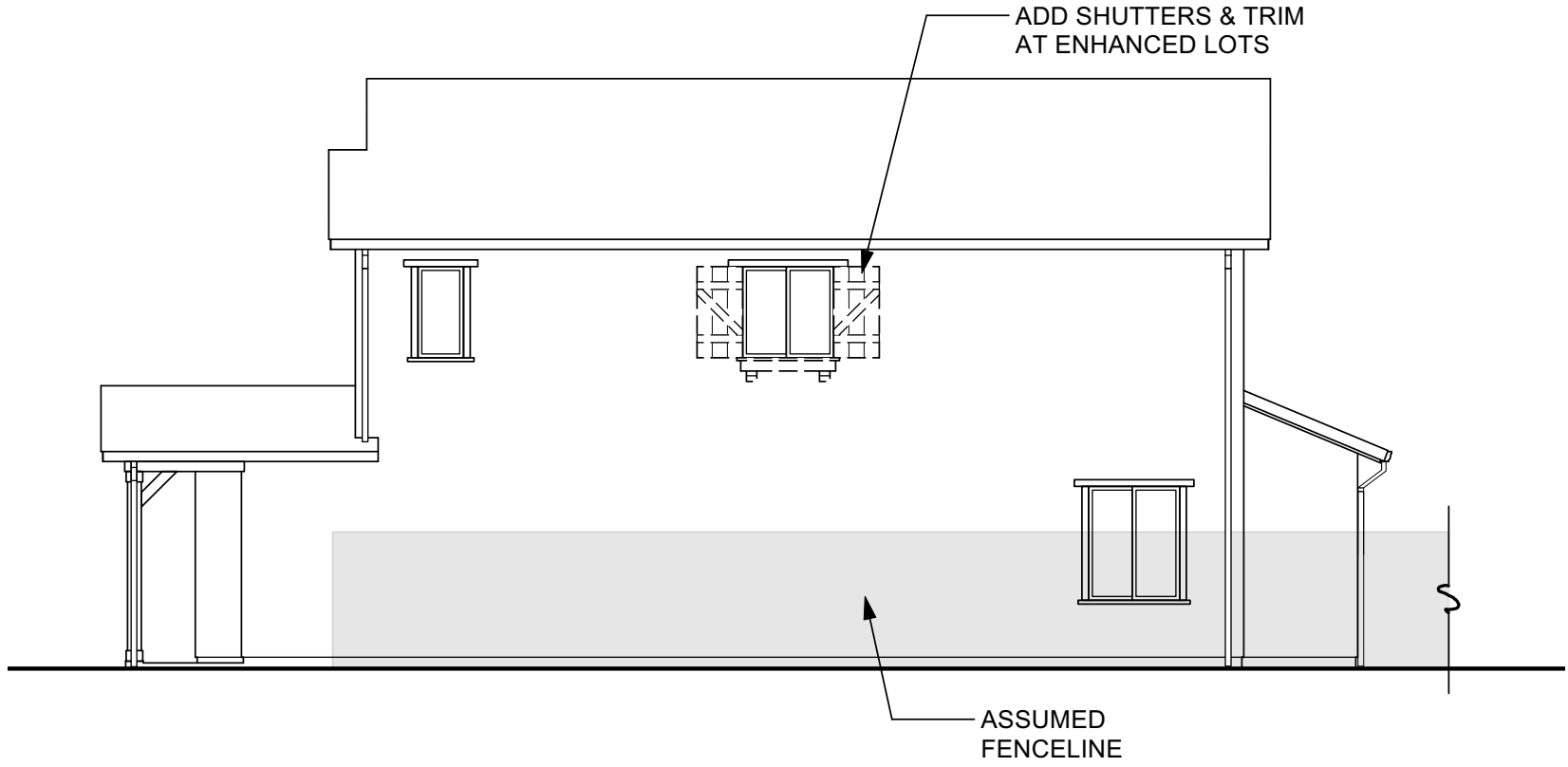
- STUCCO OVER FOAM TRIM

FEATURES

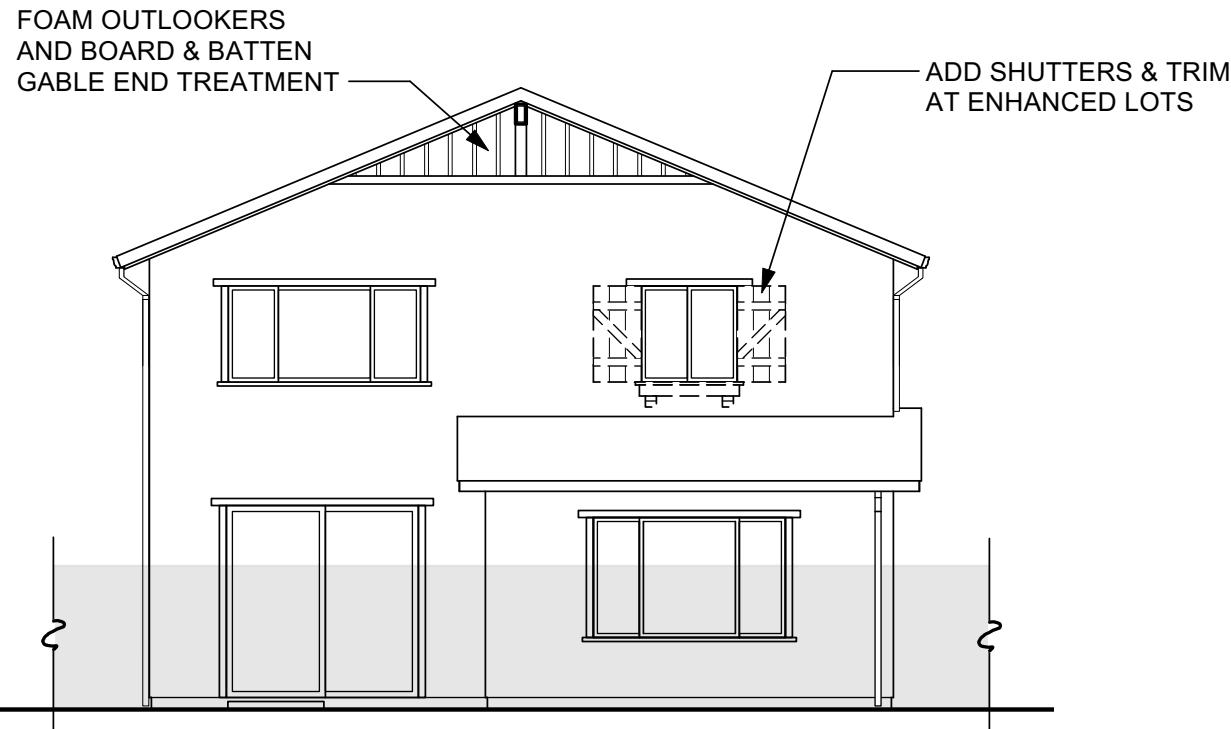
- WINDOW GRIDS AT FRONT ELEVATION
- STONE VENEER (WHERE SHOWN)
- FOAM OUTLOOKERS (WHERE SHOWN)
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS
- THEME SPECIFIC FOAM SHUTTERS



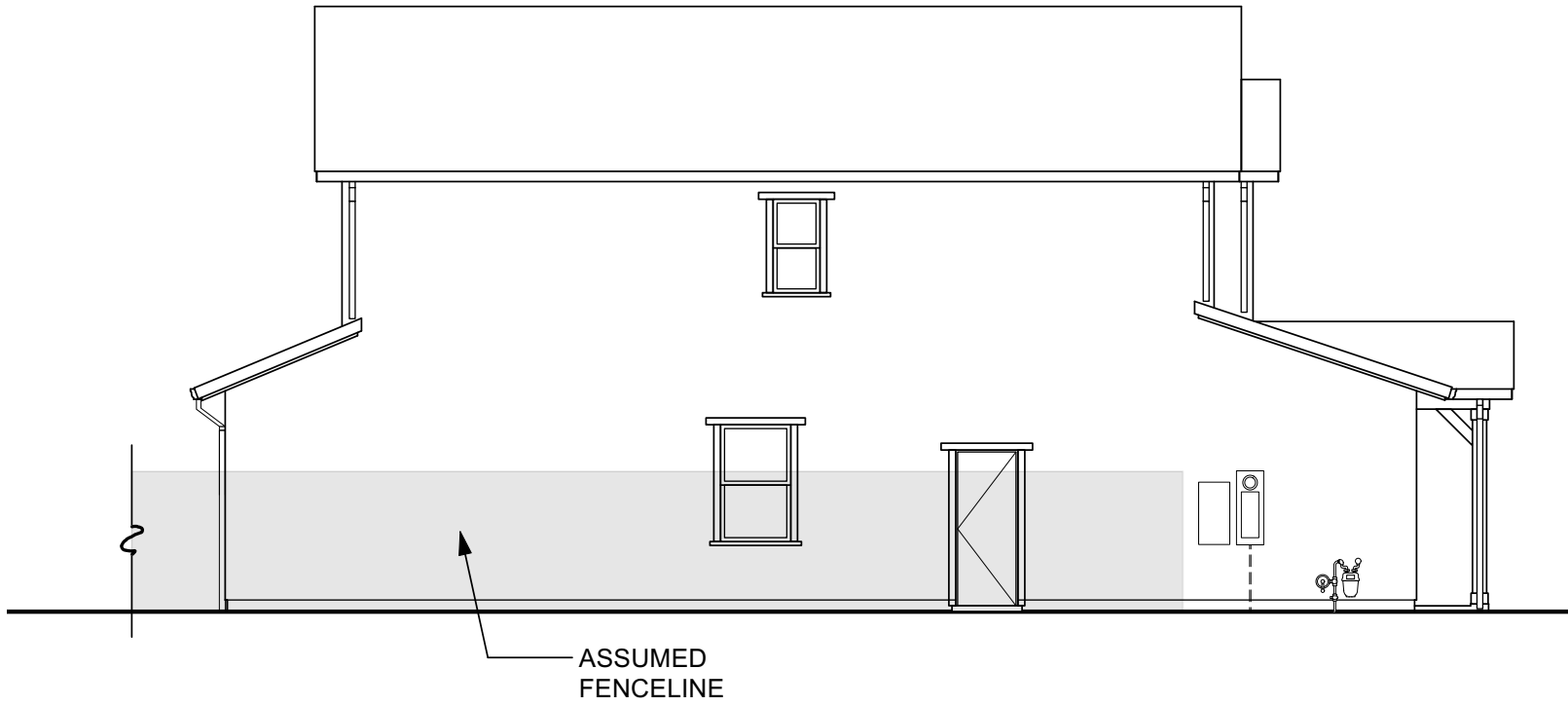
FRONT ELEVATION "B"
(TRADITIONAL)



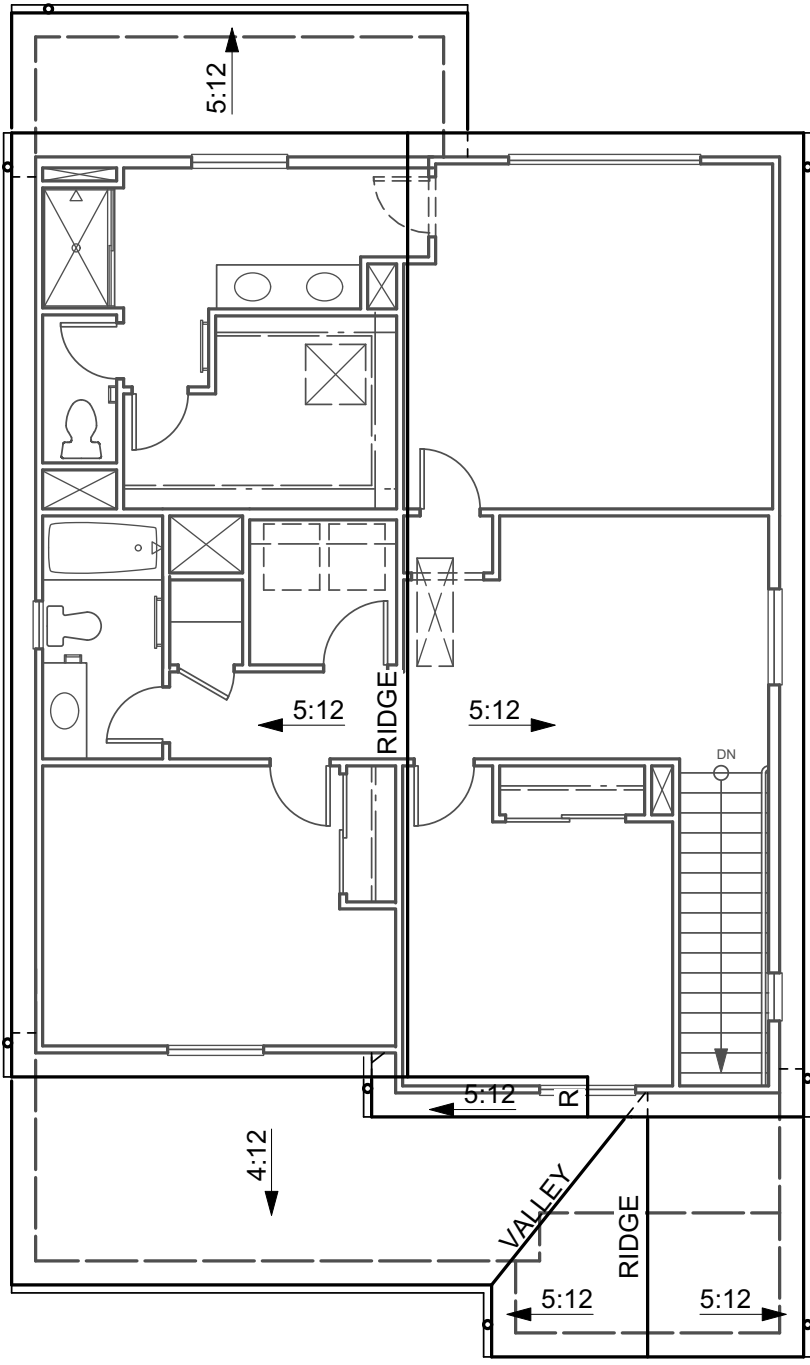
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"

FARMHOUSE
THEME

ROOF

- GABLE & SHED ROOFS
- CONCRETE TILE "SLATE" ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO OVER FOAM
- WOOD GRAIN EMBOSSED FOAM BATTENS ON SMOOTH FOAM SIDING PANELS AT GABLE ENDS (WHERE SHOWN)

TRIM

- STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS AT FRONT ELEVATION
- FOAM OUTLOOKERS (WHERE SHOWN)
- DECORATIVE POSTS AT ENTRY
- THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS
- THEME SPECIFIC COACH LIGHTS
- THEME SPECIFIC FOAM SHUTTERS



FRONT ELEVATION "C"
(FARMHOUSE)



DIGITAL COLOR BOARDS
WILDBLOSSOM

RANCHO CORDOVA, CA | 667.23134
11.03.2023

ITEM 5.1.

ATTACHMENT 2

Exhibit A to the Resolution

COLOR SELECTION CHART



ROOF: EAGLE
PAINT: SHERWIN WILLIAMS
STONE: ELDORADO
GUTTERS & DOWNSPOUTS: RGS
WROUGHT IRON: SW 6096 CAVIAR

GARAGE WEATHER STRIPPING: 'A' & 'B' – BROWN / 'C' – WHITE
DECK: PLI-DECK - PUTTY
FAUX CLAY VENT: SW 6096 JUTE BROWN
WINDOW FRAME COLOR: 'A' & 'B' – TAN / 'C' – WHITE
CERAMIC TILE: BEDROSIANS – CASA BLANCA

AUGUST 30, 2023
 REVISED SEPTEMBER 5, 2023 (NEW COLORS PER COMMENTS)
 REVISED SEPTEMBER 14, 2023 (ADDED CERAMIC TILE)
***REVISED NOVEMBER 3, 2023 (NEW COLORS PER DRC COMMENTS)**

	'A' SPANISH			'B' CRAFTSMAN			'C' FARMHOUSE		
SCHEME	1	2	3	4	5	6	7	8	9
FASCIA, EAVES, TRIM & HEADERS	SW 7019 GAUNTLET GRAY	SW 7039 VIRTUAL TAUPE	SW 7041 VAN DYKE BROWN	SW 7010 WHITE DUCK	SW 6202 CAST IRON	SW 6236 GRAYS HARBOR	SW 9163 TIN LIZZIE	SW 7005 PURE WHITE	SW 7636 ORIGAMI WHITE
GARAGE DOORS	SW 7019 GAUNTLET GRAY	SW 7039 VIRTUAL TAUPE	SW 7041 VAN DYKE BROWN	SW 7010 WHITE DUCK	SW 6202 CAST IRON	SW 6236 GRAYS HARBOR	SW 9163 TIN LIZZIE	SW 6990 CAVIAR	SW 7636 ORIGAMI WHITE
ENTRY DOOR / SHUTTERS	SW 7675 SEALSKIN	SW 6194 BASIL	SW 6230 RAINSTORM	SW 2807 ROOKWOOD MEDIUM BROWN	SW 2837 AURORA BROWN	SW 9175 DEEP FOREST BROWN	SW 7075 WEB GRAY	SW 6990 CAVIAR	SW 7076 CYBERSPACE
BASE STUCCO	SW 7551 GREEK VILLA	SW 9166 DRIFT OF MIST	SW 7036 ACCESSIBLE BEIGE	SW 7638 JOGGING PATH	SW 7546 PRAIRIE GRASS	SW 7504 KEYSTONE GRAY	SW 7757 HIGH REFLECTIVE WHITE	SW 7649 SILVERPLATE	SW 7643 PUSSYWILLOW
ACCENT STUCCO	SW 1015 SKYLINE STEEL	SW 7016 MINDFUL GRAY	SW 7633 TAUPE TONE	SW 9164 ILLUSIVE GREEN	SW 7025 BACKDROP	SW 7029 AGREEABLE GRAY	-----	-----	-----
SIDING	-----	-----	-----	SW 7010 WHITE DUCK	SW 6202 CAST IRON	SW 6236 GRAYS HARBOR	SW 7757 HIGH REFLECTIVE WHITE	SW 7622 HOMBURG GRAY	SW 6005 FOLKSTONE
STONE	-----	-----	-----	CLIFFSTONE MONTECITO	CLIFFSTONE MESQUITE	CLIFFSTONE BARLEY	-----	-----	-----
CERAMIC TILE	RIALTO	MALIK	GAZA						
S TILE ROOF	3646 SUNSET BLEND	3680 LOS PADRES BLEND	3636 PIEDMONT BLEND	-----	-----	-----	-----	-----	-----
FLAT TILE ROOF	-----	-----	-----	5687 BROWN GRAY RANGE	5809 LOMITA RANGE	5602 CONCORD BLEND	4697 SLATE RANGE	SCB 8805 SEATTLE BLEND	4689 BROWN RANGE
GUTTERS & DOWNSPOUTS	TERRATONE	PEBBLESTONE	RUSTIC BROWN	LINEN	TERRATONE	TUXEDO GRAY	SATIN WHITE	SATIN WHITE	SATIN WHITE

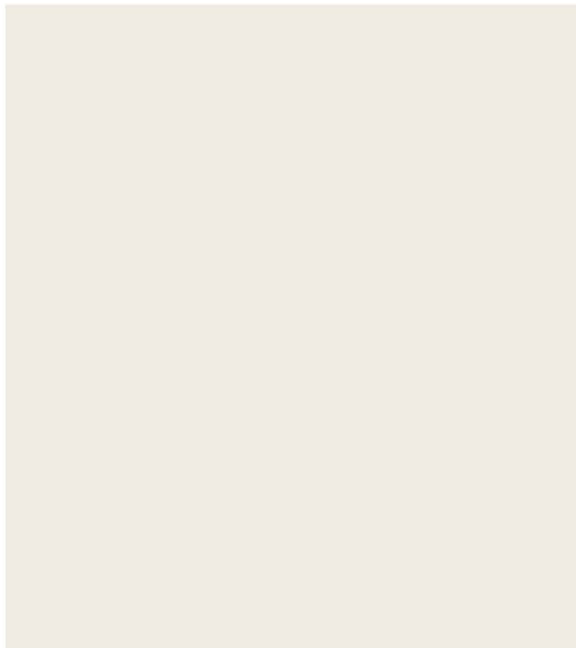
WILDBLOSSOM

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ROOF
EAGLE - 3645 SUNSET BLEND



BASE STUCCO
SW 7551 GREEK VILLA



FASCIA, EAVES, TRIM, & GARAGE DOOR
SW 7019 GAUNTLET GRAY



FRONT DOOR & SHUTTERS
SW 7675 SEALSKIN



ACCENT STUCCO
SW 1015 SKYLINE STEEL



TILE
BEDROSIANS - CASA BLANCA - RIALTO

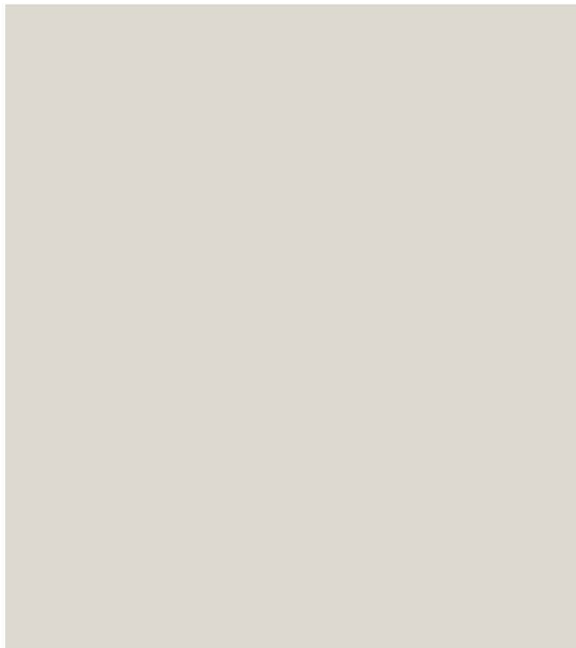
ITEM 5.1.

ATTACHMENT 2
Exhibit A to the Resolution

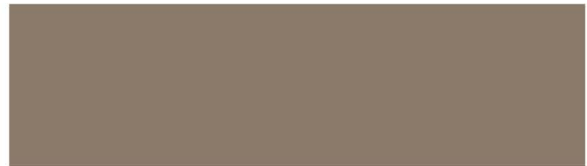
SCHEME 2 | 'A' SPANISH ELEVATIONS



ROOF
EAGLE - 3680 LOS PADRES BLEND



BASE STUCCO
SW 9166 DRIFT OF MIST



FASCIA, EAVES, TRIM, & GARAGE DOOR
SW 7039 VIRTUAL TAUPE



FRONT DOOR & SHUTTERS
SW 6194 BASIL



ACCENT STUCCO
SW 7016 MINDFUL GRAY



TILE
BEDROSIANS - CASA BLANCA - MALIK

WILDBLOSSOM

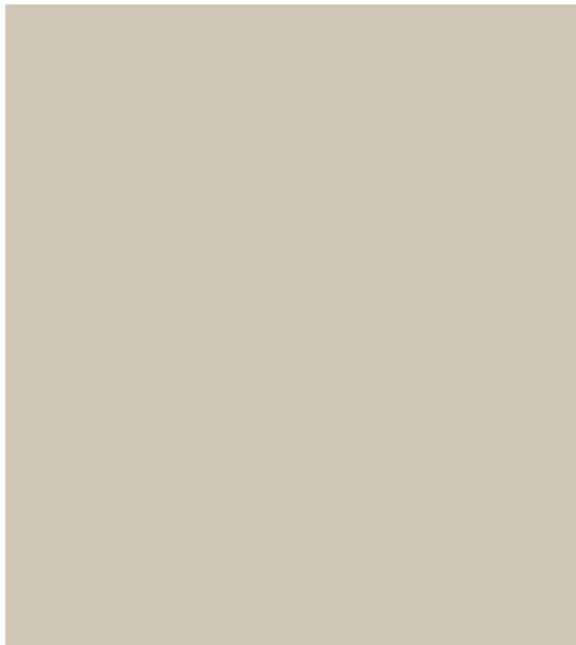
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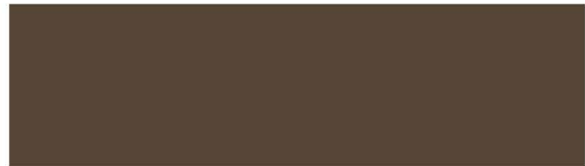
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ROOF
EAGLE - 3636 PIEDMONT BLEND



BASE STUCCO
SW 7036 ACCESSIBLE BEIGE



FASCIA, EAVES, TRIM, & GARAGE DOOR
SW 7041 VAN DYKE BROWN



FRONT DOOR & SHUTTERS
SW 6230 RAINSTORM



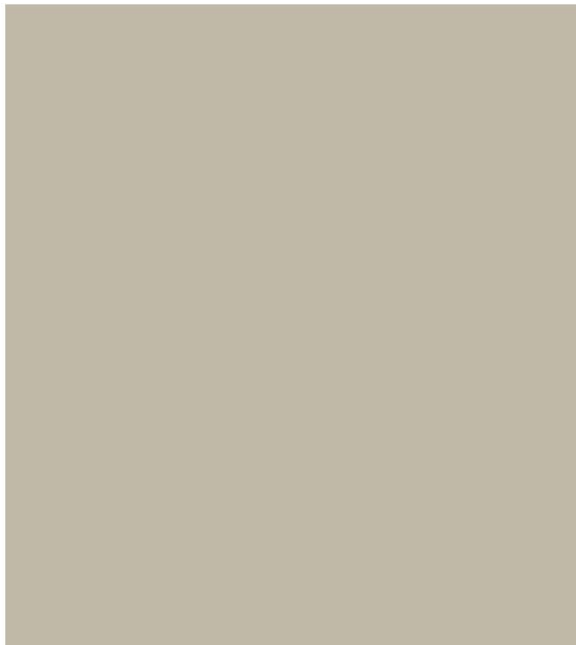
ACCENT STUCCO
SW 7633 TAUPE TONE



TILE
BEDROSIANS - CASA BLANCA - GAZA



ROOF
EAGLE - 5687 BROWN GRAY RANGE



BASE STUCCO
SW 7638 JOGGING PATH



FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7010 WHITE DUCK



FRONT DOOR & SHUTTERS
SW 2807 ROOKWOOD MEDIUM BROWN



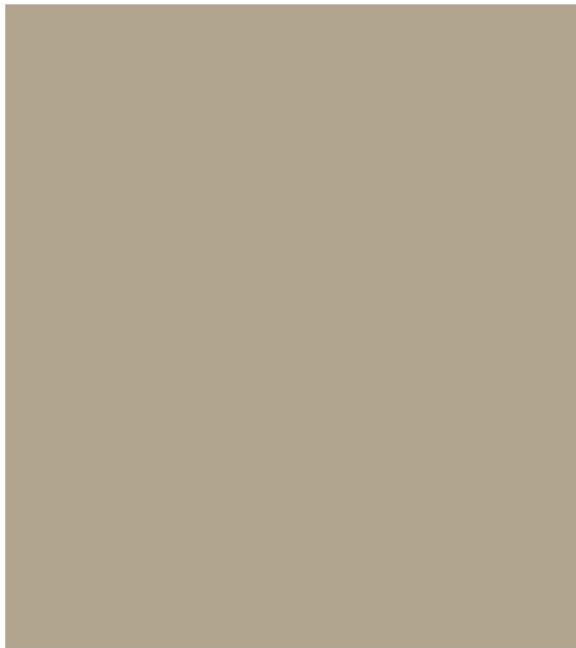
ACCENT STUCCO
SW 9164 ILLUSIVE GREEN



STONE
ELDORADO - MESQUITE CLIFFSTONE



ROOF
EAGLE - 5809 LOMITA RANGE



BASE STUCCO
SW 7546 PAIRIE GRASS



FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 6202 CAST IRON



FRONT DOOR & SHUTTERS
SW 2837 AURORA BROWN



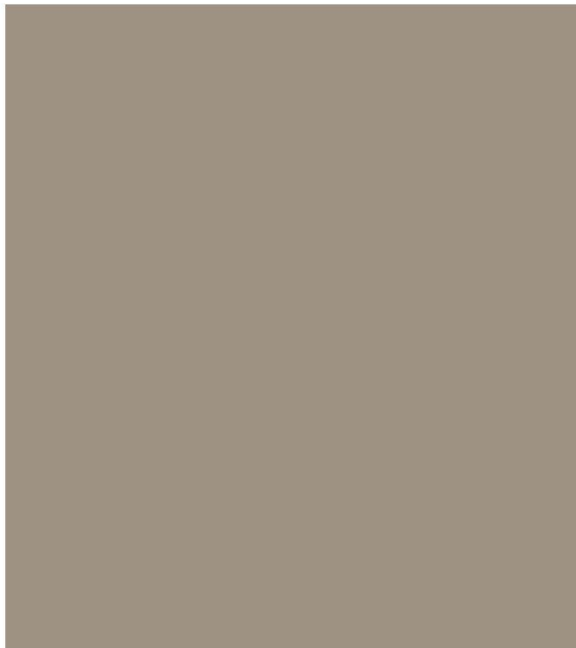
ACCENT STUCCO
SW 7025 BACKDROP



STONE
ELDORADO - MESQUITE CLIFFSTONE



ROOF
EAGLE - 5602 CONCORD BLEND



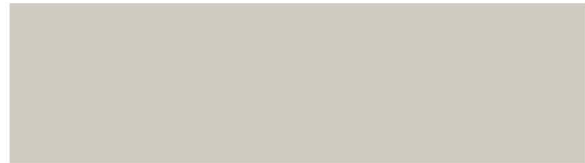
BASE STUCCO
SW 7504 KEYSTONE GRAY



FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 6236 GRAYS HARBOR



FRONT DOOR & SHUTTERS
SW 9175 DEEP FOREST BROWN



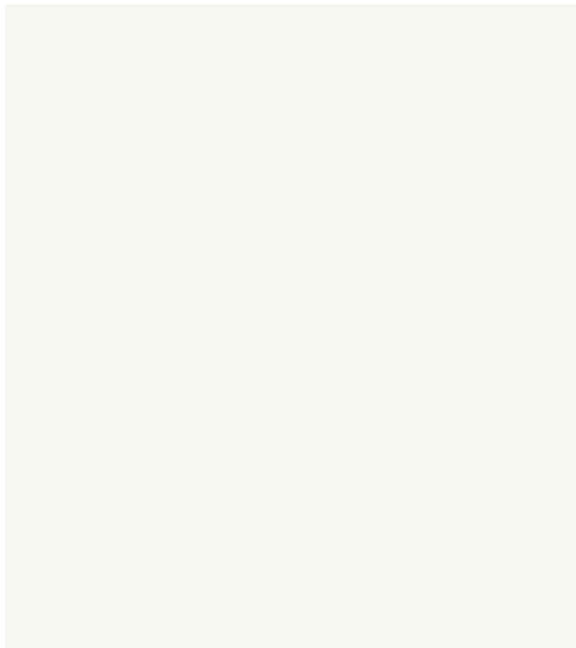
ACCENT STUCCO
SW 7029 AGREEABLE GRAY



STONE
ELDORADO - BARLEY CLIFFSTONE



ROOF
EAGLE - 4697 SLATE RANGE



BASE STUCCO
SW 7757 HIGH REFLECTIVE WHITE



FASCIA, EAVES & TRIM
SW 9163 TIN LIZZIE



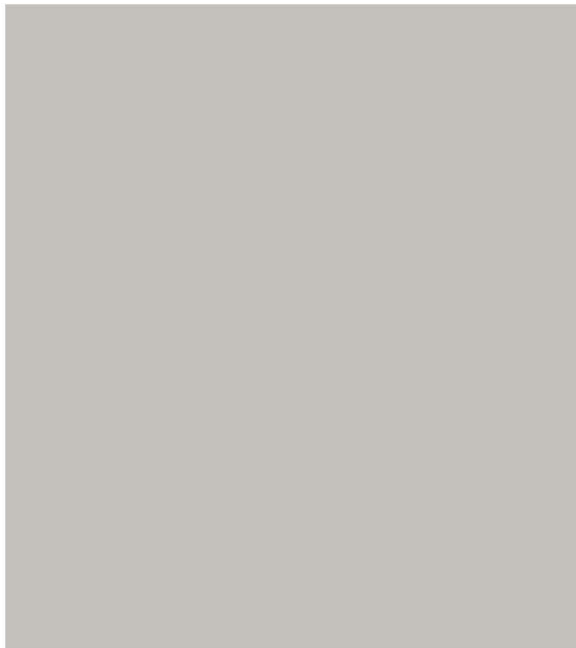
FRONT DOOR, SHUTTERS & GARAGE DOOR
SW 7075 WEB GRAY



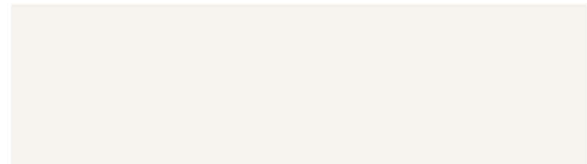
SIDING
SW 7757 HIGH REFLECTIVE WHITE



ROOF
EAGLE - SCB 8805 SEATTLE BLEND



BASE STUCCO
SW 7649 SILVERPLATE



FASCIA, EAVES & TRIM
SW 7005 PURE WHITE



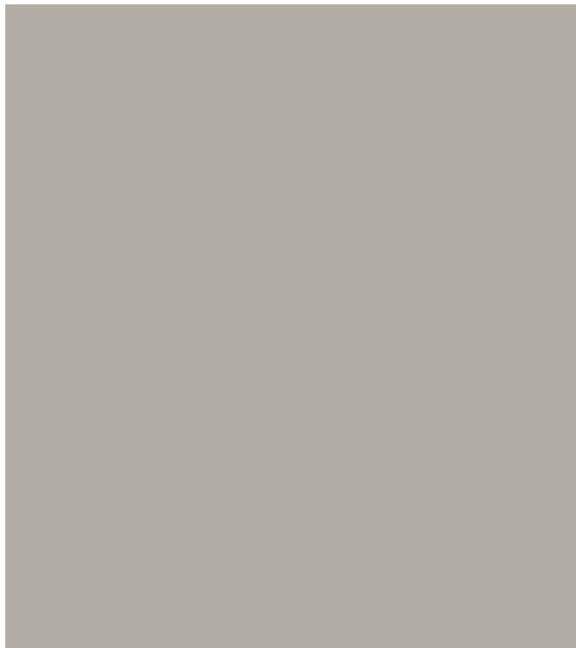
FRONT DOOR, SHUTTERS & GARAGE DOOR
SW 6990 CAVIAR



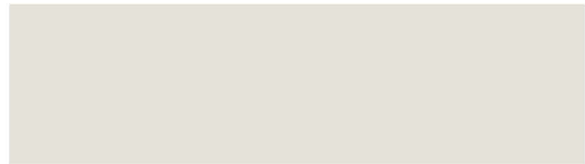
SIDING
SW 7622 HOMBURG GRAY



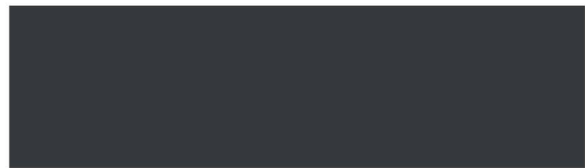
ROOF
EAGLE - 4689 BROWN RANGE



BASE STUCCO
SW 7643 PUSSYWILLOW



FASCIA, EAVES, TRIM & GARAGE DOOR
SW 7636 ORIGAMI WHITE



FRONT DOOR & SHUTTERS
SW 7076 CYBERSPACE



SIDING
SW 6005 FOLKSTONE



DIGITAL COLOR BOARDS
STARBLOSSOM

RANCHO CORDOVA, CA | 667.23135
11.03.2023

ITEM 5.1.

ATTACHMENT 2

Exhibit A to the Resolution



COLOR SELECTION CHART

ROOF: EAGLE
PAINT: SHERWIN WILLIAMS
GUTTERS & DOWNSPOUTS: RGS
DECK: PLI-DECK – PUTTY
WINDOW FRAME COLOR: 'A' & 'B' – TAN / 'C' – WHITE

GARAGE WEATHER STRIPPING: 'A' & 'B' – BROWN / 'C' – WHITE
WROUGHT IRON: SW 6990 CAVIAR
FAUX CLAY VENT: SW 6096 JUTE BROWN

AUGUST 30, 2023
 REVISED SEPTEMBER 5, 2023 (NEW COLORS PER COMMENTS)
 *REVISED NOVEMBER 3, 2023 (NEW COLORS PER DRC COMMENTS)

	'A' SPANISH			'B' CRAFTSMAN			'C' FARMHOUSE		
SCHEME	1	2	3	4	5	6	7	8	9
FASCIA, EAVES, TRIM & HEADERS	SW 7047 PORPOISE	SW 7019 GAUNTLET GRAY	SW 6041 OTTER	SW 7026 GRIFFIN	SW 7068 GRIZZLE GRAY	SW 7510 CHATEAU BROWN	SW 7005 PURE WHITE	SW 6385 DOVER WHITE	SW 7636 ORIGAMI WHITE
GARAGE DOORS	SW 7047 PORPOISE	SW 7019 GAUNTLET GRAY	SW 6041 OTTER	SW 7026 GRIFFIN	SW 7068 GRIZZLE GRAY	SW 7510 CHATEAU BROWN	SW 6990 CAVIAR	SW 6385 DOVER WHITE	SW 7020 BLACK FOX
ENTRY DOOR / SHUTTERS	SW 6193 PRLVILEGE GREEN	SW 2837 AURORA BROWN	SW 0018 TEAL STENCIL	SW 6187 ROSEMARY	SW 2838 POLISHED MAHOGANY	SW 6244 NAVAL	SW 6990 CAVIAR	SW 6237 DARK NIGHT	SW 7020 BLACK FOX
BASE STUCCO	SW 7566 WESTHIGHLAND WHITE	SW 7011 NATURAL CHOICE	SW 7565 OYSTER BAR	SW 6149 RELAXED KHAKI	SW 7507 STONE LION	SW 7644 GATEWAY GRAY	SW 7649 SILVERPLATE	SW 0037 MORRIS ROOM GREY	SW 6234 UNCERTAIN GRAY
ACCENT STUCCO	SW 7532 URBAN PUTTY	SW 0037 MORRIS ROOM GREY	SW 2827 COLONIAL REVIVAL STONE	SW 9126 HONED SOAPSTONE	SW 7039 VIRTUAL TAUPE	SW 7067 CITYSCAPE	-----	-----	-----
SIDING	-----	-----	-----	SW 7026 GRIFFIN	SW 7068 GRIZZLE GRAY	SW 7510 CHATEAU BROWN	SW 7005 PURE WHITE	SW 7019 GAUNTLET GRAY	SW 7075 WEB GRAY
STONE	-----	-----	-----	BOARDWALK CLIFFSTONE	LANTANA CLIFFSTONE	MANZANITA CLIFFSTONE	-----	-----	-----
S TILE ROOF	3645 SUNRISE BLEND	SCC8825 CORONA DEL MAR BLEND	3636 PIEDMONT BLEND	SHP 9713 TIBURON BLEND	SCP8805 SEATTLE BLEND	5634 KINGS CANYON BLEND	-----	-----	-----
FLAT TILE ROOF	-----	-----	-----	-----	-----	-----	4503	4689	4595
GUTTERS & DOWNSPOUTS	BRONZE	BRONZE	ROYAL BROWN	BRONZE	TUXEDO GRAY	MUSKET	SATIN WHITE	SATIN WHITE	SATIN WHITE

STARBLOSSOM

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ESPRIT: COLOR & MATERIAL SELECTIONS LEGEND

RANCH ELEVATION	SCHEME 1	SCHEME 2	SCHEME 3
MAIN BODY:	KM 5749 LITTLE VALLEY	KM 5774 WHITNEY OAKS	KM 5766 WHISPER RIDGE
ACCENT I:	KM 5783 VILLAGE SQUARE	KM 5786 RIVER BANK	KM 5802 BY THE SEA
ACCENT II: FRONT DOOR, GARAGE DOOR	KM 4902 MT. RUSHMORE	KMA72 BARNWOOD	KM 4580 FOGGY NIGHT
OPTIONAL STONE:	EL DORADO LUCERA HILLSTONE	EL DORADO MOLANO HILLSTONE	EL DORADO VERONA HILLSTONE
GUTTER/TRIM/FACIA:	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE
ROOF:	EAGLE 4576 BEL AIR TOPANGA	EAGLE 4576 BEL AIR TOPANGA	EAGLE 4576 BEL AIR TOPANGA

DELTA ELEVATION	SCHEME 1	SCHEME 2	SCHEME 3
MAIN BODY:	KM 7563 CROCKER GROVE	KM 5773 RAW SUGAR	KMW 44 PEARLY WHITE
ACCENT I:	KMW 43 WHITEST WHITE	KMW 57 CLOUD WHITE	KM 4739 LAND BEFORE TIME
ACCENT II: FRONT DOOR, GARAGE DOOR	KM 5769 BACK COUNTRY	KM 4881 DAPPER GREYHOUND	KMA 78 COUNTRY SKY
OPTIONAL STONE:	EL DORADO BRICK TUNDRA CHALK DUST	EL DORADO BRICK TUNDRA CHALK DUST	EL DORADO BRICK TUNDRA CHALK DUST
GUTTER/TRIM/FACIA:	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE	KMW 43 WHITEST WHITE
ROOF:	EAGLE 4503 BEL AIR SIERRA MADRE	EAGLE 4503 BEL AIR SIERRA MADRE	EAGLE 4503 BEL AIR SIERRA MADRE

ESPRIT: COLOR & MATERIAL SELECTIONS: RANCH

SCHEME 1

ACCENT I: KM 5783
Village Square

ACCENT II: KM 4902 :
Mt. Rushmore

GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE



ROOF: EAGLE
4576 BEL AIR
TOPANGA

BODY: KM 5749 :
LITTLE VALLEY

SCHEME 2

ACCENT I: KM 5786:
River Bank

ACCENT II: KMA72 :
BARNWOOD

GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE



ROOF: EAGLE
4576 BEL AIR
TOPANGA

BODY: KM 5774:
Whitney Oaks

SCHEME 3

ACCENT I: KM 5802 :
BY THE SEA

ACCENT II: KM 4580:
Foggy Night

GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE



ROOF: EAGLE
4576 BEL AIR
TOPANGA

BODY: KM 5766:
Whisper Ridge

OPTIONAL STONE :
EL DORADO
LUCERA HILLSTONE



OPTIONAL STONE :
EL DORADO
MOLANO HILLSTONE



OPTIONAL STONE :
EL DORADO
VERONA HILLSTONE



GARAGE DOOR STYLE:
WAYNE DALTON : CLASSIC STEEL

ESPRIT: COLOR & MATERIAL SELECTIONS: DELTA

SCHEME 1

ACCENT I: KMW 43:
Whitest White

ACCENT II: KM5769
Back Country

GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE

BODY: KM 5763:
Crocker Grove

ROOF: EAGLE
4503 : BEL AIR
SIERRA MADRE

SCHEME 2

ACCENT I: KMW 57:
Cloud White

ACCENT II: KM 4881:
Dapper Greyhound

GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE

BODY: KM 5773:
Raw Sugar

ROOF: EAGLE
4503 : BEL AIR
SIERRA MADRE

SCHEME 3

ACCENT I: KM 4739 :
LAND BEFORE TIME

ACCENT II: KMA78 :
COUNTRY SKY

GUTTER / TRIM /
FACIA : KMW43
WHITEST WHITE

BODY: KMW44 :
PEARLY WHITE

ROOF: EAGLE
4503 : BEL AIR
SIERRA MADRE

OPTIONAL BRICK:
EL DORADO BRICK
TUNDRA BRICK
CHALK DUST



OPTIONAL BRICK:
EL DORADO BRICK
TUNDRA BRICK
CHALK DUST



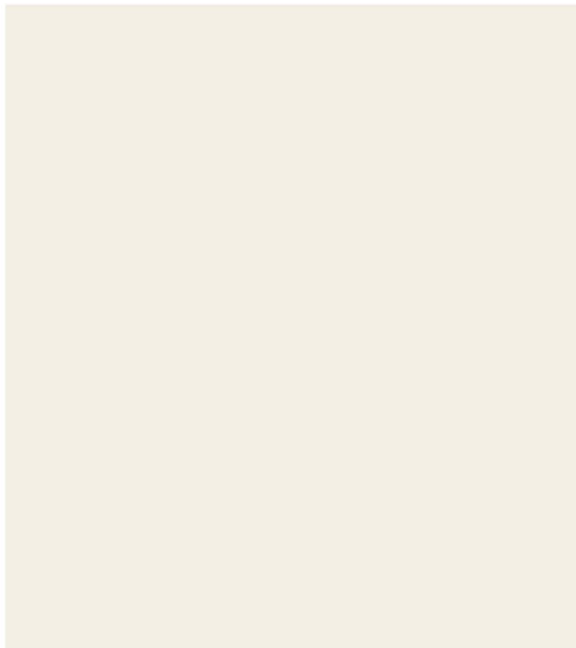
OPTIONAL BRICK:
EL DORADO BRICK
TUNDRA BRICK
CHALK DUST



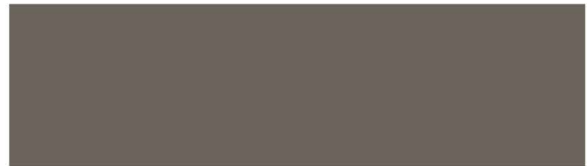
GARAGE DOOR STYLE:
WAYNE DALTON : CLASSIC STEEL



ROOF
EAGLE - 3645 SUNRISE BLEND



BASE STUCCO
SW 7566 WESTHIGHLAND



FASCIA, EAVES, TRIM, & GARAGE DOOR
SW 7047 PORPOISE



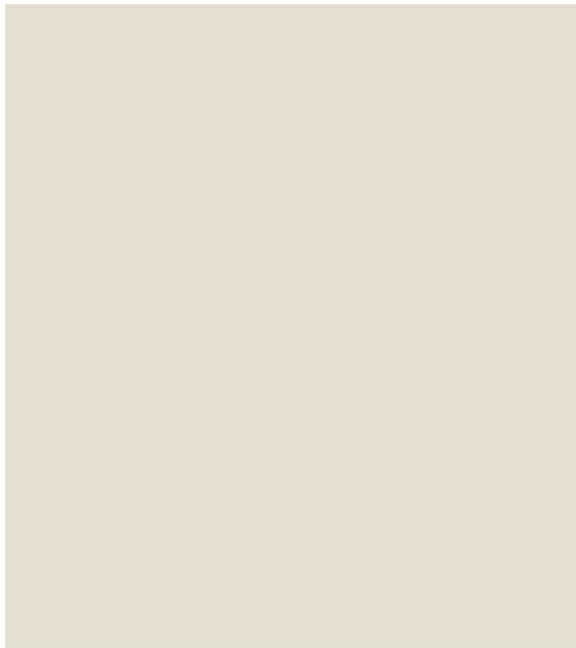
FRONT DOOR & SHUTTERS
SW 6193 PRIVILEGE GREEN



ACCENT STUCCO
SW 7532 URBAN PUTTY



ROOF
EAGLE - SCC 8825 CORONA DEL MAR BLEND



BASE STUCCO
SW 7011 NATURAL CHOICE



FASCIA, EAVES, TRIM, & GARAGE DOOR
SW 7019 GAUNTLET GRAY



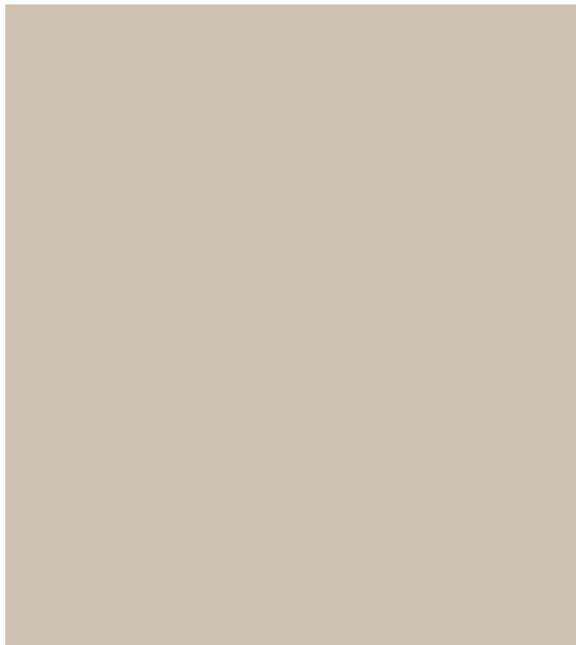
FRONT DOOR & SHUTTERS
SW 2837 AURORA BROWN



ACCENT STUCCO
SW 0037 MORRIS ROOM GREY



ROOF
EAGLE - 3636 PIEDMONT BLEND



BASE STUCCO
SW 7565 OYSTER BAR



FASCIA, EAVES, TRIM, & GARAGE DOOR
SW 6041 OTTER



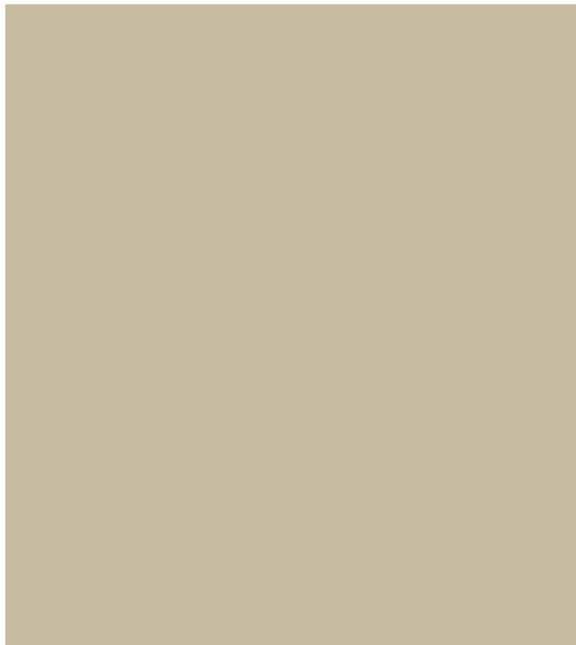
FRONT DOOR & SHUTTERS
SW 0018 TEAL STENCIL



ACCENT STUCCO
SW 2827 COLONIAL REVIVAL STONE



ROOF
EAGLE - SHP 9713 TIBURON BLEND



BASE STUCCO
SW 6149 RELAXED KHAKI



FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7026 GRIFFIN



FRONT DOOR & SHUTTERS
SW 6187 ROSEMARY



ACCENT STUCCO
SW 9126 HONED SOAPSTONE



STONE
ELDORADO - BOARDWALK CLIFFSTONE

tri pointe
HOMES

SCHEME 5 | 'B' CRAFTSMAN ELEVATIONS



ROOF
EAGLE - SCP 8805 SEATTLE BLEND



BASE STUCCO
SW 7507 STONE LION



FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7068 GRIZZLE GRAY



FRONT DOOR & SHUTTERS
SW 2838 POLISHED MAHOGANY



ACCENT STUCCO
SW 7039 VIRTUAL TAUPE



STONE
ELDORADO - LANTANA CLIFFSTONE



ROOF
EAGLE - SCP 8805 SEATTLE BLEND



BASE STUCCO
SW 7644 GATEWAY GRAY



FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7510 CHATEAU BROWN



FRONT DOOR & SHUTTERS
SW 6244 NAVAL



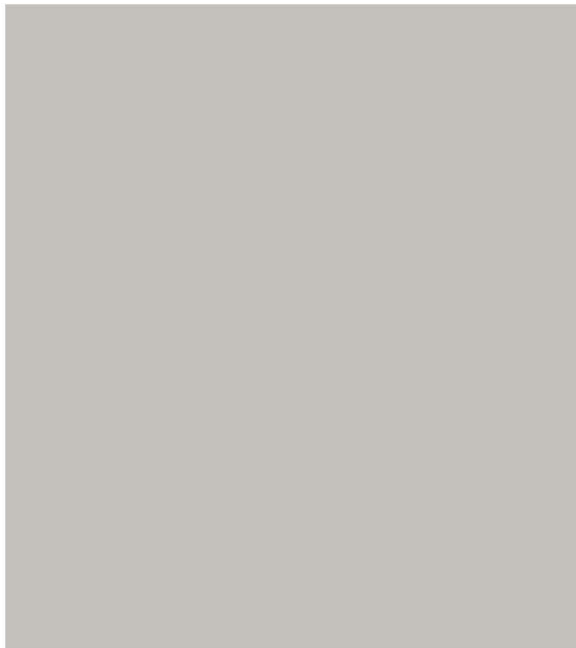
ACCENT STUCCO
SW 7067 CITYSCAPE



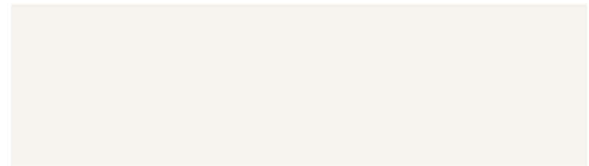
STONE
ELDORADO - MANZANITA CLIFFSTONE



ROOF
EAGLE - 4503 SIERRA MADRE



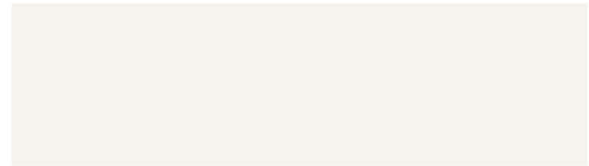
BASE STUCCO
SW 7649 SILVERPLATE



FASCIA, EAVES & TRIM
SW 7005 PURE WHITE



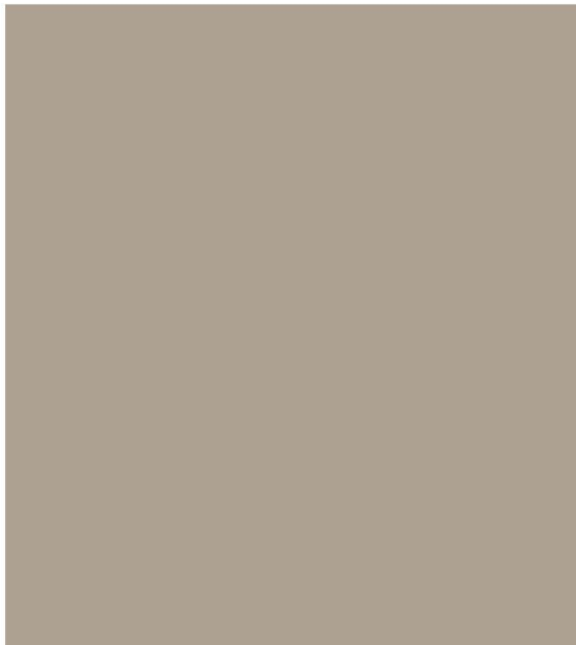
FRONT DOOR, SHUTTERS & GARAGE DOOR
SW 6990 CAVIAR



SIDING
SW 7005 PURE WHITE



ROOF
EAGLE - 4689 BROWN RANGE



BASE STUCCO
SW 0037 MORRIS ROOM GREY



FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 6385 DOVER WHITE



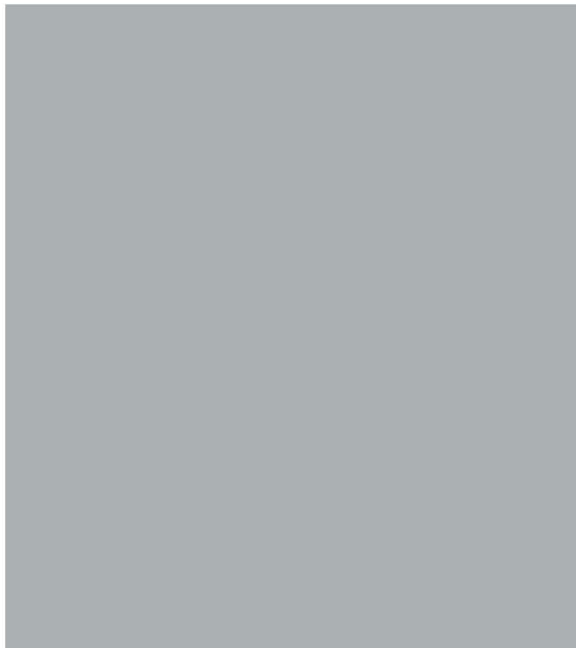
FRONT DOOR & SHUTTERS
SW 6237 DARK NIGHT



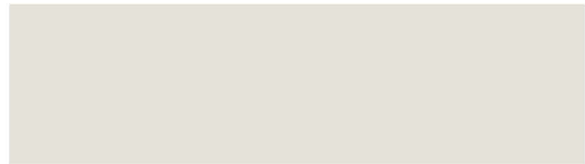
ACCENT STUCCO
SW 7019 GAUNTLET GRAY



ROOF
EAGLE - 4595 DARK CHARCOAL



BASE STUCCO
SW 6234 UNCERTAIN GRAY



FASCIA, EAVES & TRIM
SW 7636 ORIGAMI WHITE



FRONT DOOR, SHUTTERS & GARAGE DOOR
SW 7020 BLACK FOX



SIDING
SW 7075 WEB GRAY

RIVERBLOSSOM AT MONTELENA V.7

BY



COLOR SCHEMES
ROOF MATERIALS
STONE VENEER
COLOR AND MATERIAL APPLICATION

RELEASE

09/18/2023 DRB SUBMITTAL

10/02/2023 COLOR BLOCKING (FRONTS)

11/03/2023 UPDATED COLOR BLOCKING (FRONTS)

2321



ITEM 5.1.
RIVERBLOSSOM

BY

tri pointe[®]
HOMES



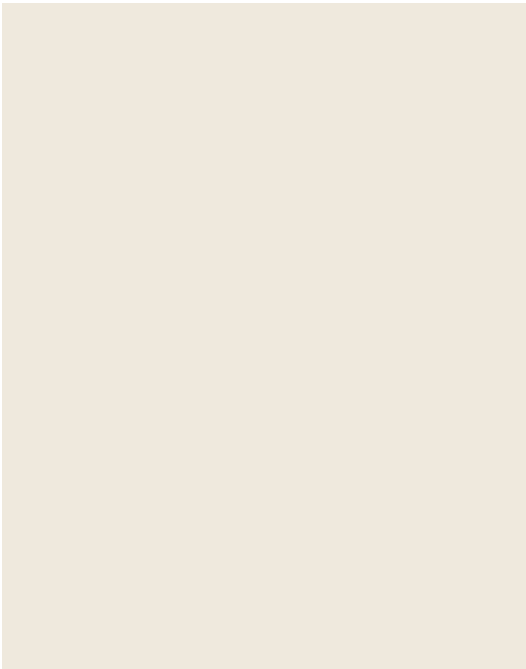
2321

SCHEME 1 - SPANISH
"A" ELEVATION



EAGLE ROOFING: Malibu 2804 - Rocklin Blend

Aged Ref: 0.21



BODY: STUCCO BODY, FAUX TILE
VENTS
SW 7002 - Downy



TRIM: DOOR & WINDOW TRIM,
GARAGE DOOR, FASCIA,
GUTTERS, BASE STUCCO BODY
SW 6095 - Toasty



ACCENT: FRONT DOOR
SW 6503 - Bosporus

ITEM 5.1.
RIVERBLOSSOM

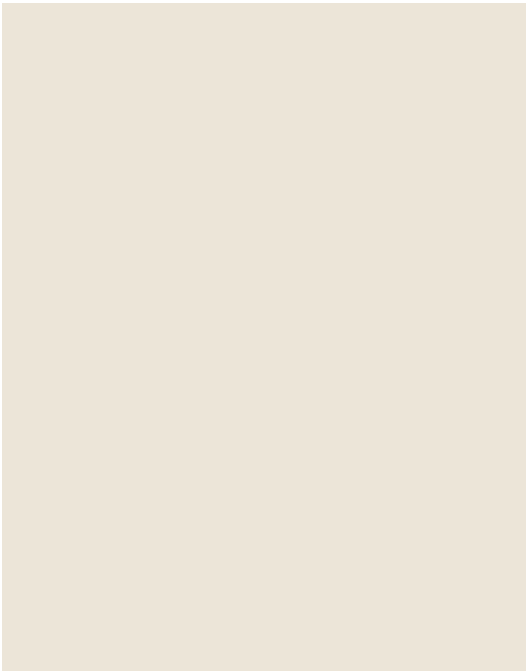
BY
tri pointe
HOMES



SCHEME 2 - SPANISH
“A” ELEVATION



EAGLE ROOFING: Malibu 2520 - Weathered Terracotta Flashed Aged Ref: 0.20



BODY: STUCCO BODY, FAUX TILE
VENTS
SW 7013 - Ivory Lace



TRIM 1: DOOR & WINDOW TRIM,
GARAGE DOOR, BASE STUCCO
BODY
SW 2807 - Rookwood Medium Brown



TRIM 2: FASCIA, GUTTERS
SW 9102 - Quinoa



ACCENT: FRONT DOOR
SW 2816 - Rookwood Dark Green

ITEM 5.1.
RIVERBLOSSOM

BY **tri pointe**
HOMES



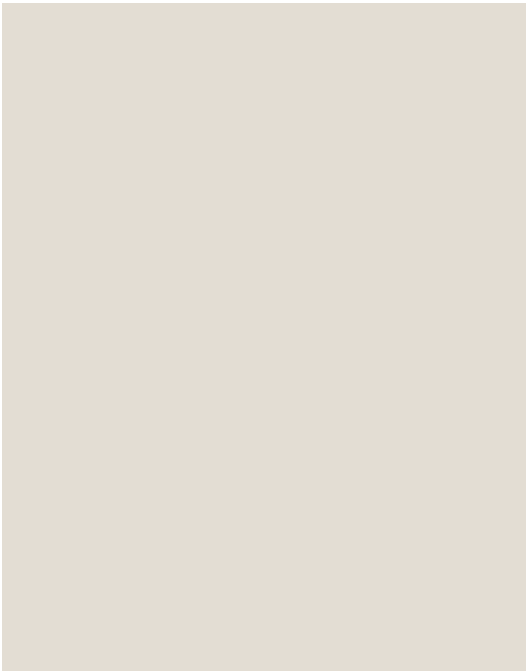
2321

SCHEME 3 - SPANISH
"A" ELEVATION



EAGLE ROOFING: Malibu 2689 - Brown Range

Aged Ref: 0.17



BODY: STUCCO BODY, FAUX TILE
VENTS
SW 7035 - Aesthetic White



TRIM 1: DOOR & WINDOW TRIM,
GARAGE DOOR, BASE STUCCO
BODY
SW 7514 - Foothills



TRIM 2: FASCIA, GUTTERS
SW 7520 - Dark Brown



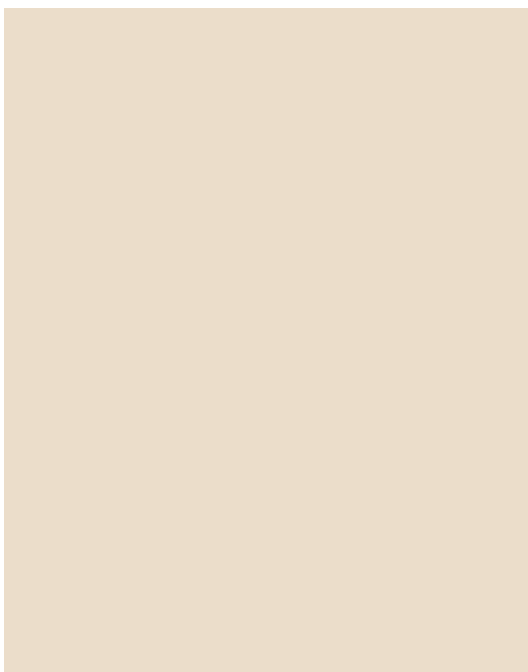
ACCENT: FRONT DOOR
SW 7577 - Blackberry

SCHEME 4 - SPANISH "A" ELEVATION



EAGLE ROOFING: Malibu 2645 - Sunrise Blend

Aged Ref: 0.21



**BODY: STUCCO BODY, FAUX TILE
VENTS**
SW 6112 - Biscuit



**TRIM 1: DOOR & WINDOW TRIM,
GARAGE DOOR**
SW 6101 - Sands of Time



TRIM 2: FASCIA, GUTTERS
SW 2808 - Rookwood Dark Brown



**ACCENT: FRONT DOOR &
SHUTTERS**
SW 2839 - Roycroft Copper Red

ITEM 5.1.
RIVERBLOSSOM

BY **tri pointe**
HOMES



SCHEME 5 - TRADITIONAL
"B" ELEVATION

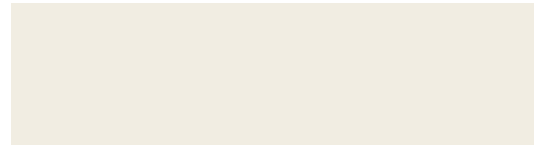


EAGLE ROOFING: Ponderosa 5804 - Rocklin Blend

Aged Ref: 0.17



BODY : STUCCO BODY
SW 6102 - Portabello



**TRIM: DOOR & WINDOW TRIM,
GARAGE DOOR, FASCIA,
GUTTERS, CORBELS**
SW 7551 - Greek Villa



ELDORADO STONE:
Cliffstone - Lantana



**ACCENT: FRONT DOOR &
SHUTTERS**
SW 6195 - Rock Garden

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**SCHEME 6 - TRADITIONAL
"B" ELEVATION**

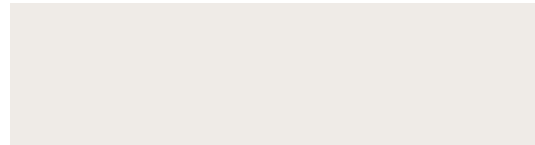


EAGLE ROOFING: Ponderosa SCP 8805 - Seattle Blend

Aged Ref: 0.16



BODY : STUCCO BODY
SW 6249 - Storm Cloud



**TRIM: DOOR & WINDOW TRIM,
GARAGE DOOR, FASCIA,
GUTTERS, CORBELS, SHUTTERS**
SW 7004 - Snowbound



ELDORADO STONE:
Cliffstone - Banff Springs



ACCENT: FRONT DOOR
SW 7600 - Bolero

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SCHEME 7 - TRADITIONAL
"B" ELEVATION



EAGLE ROOFING: Malibu 2581 - Arcadia Canyon Brown

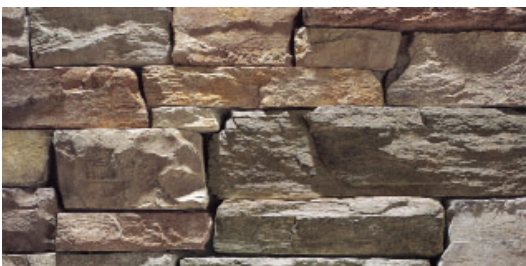
Aged Ref: 0.17



BODY : STUCCO BODY
SW 7512 - Pavilion Beige



**TRIM: DOOR & WINDOW TRIM,
GARAGE DOOR, FASCIA,
GUTTERS, CORBELS**
SW 6102 - Portabello



ELDORADO STONE:
Cliffstone - Manzanita



**ACCENT: FRONT DOOR &
SHUTTERS**
SW 2837 - Aurora Brown

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RIVERBLOSSOM

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**SCHEME 8 - TRADITIONAL
"B" ELEVATION**

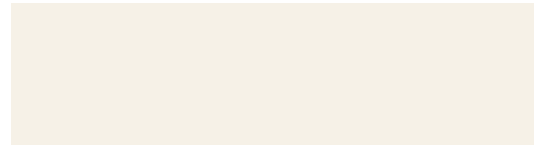


EAGLE ROOFING: Ponderosa 5690 - Pewter Bronze Blend

Aged Ref: 0.17



BODY : STUCCO BODY
SW 6186 - Dried Thyme



**TRIM: DOOR & WINDOW TRIM,
GARAGE DOOR, FASCIA,
GUTTERS, CORBELS**
SW 7102 - White Flour



ELDORADO STONE:
Cliffstone - Lantana



**ACCENT: FRONT DOOR &
SHUTTERS**
SW 7620 - Seaworthy

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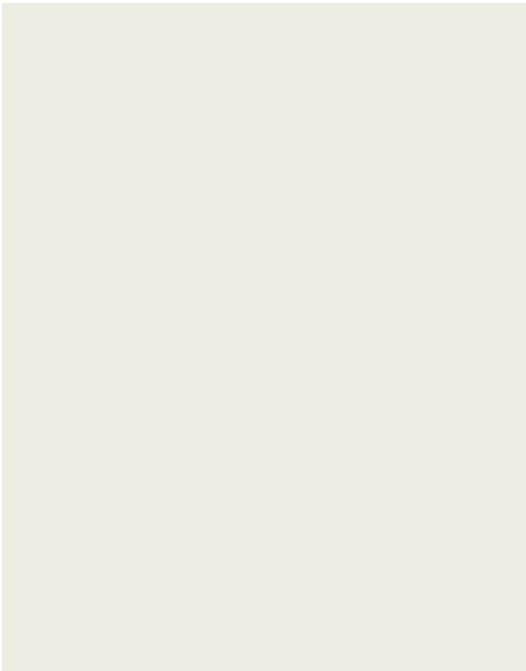


SCHEME 9 - FARMHOUSE
"C" ELEVATION



EAGLE ROOFING: Bel Air 4697 - Slate Range

Aged Ref: 0.17



BODY 1: STUCCO BODY
SW 7008 - Alabaster



BODY 2: BOARD & BATTEN SIDING
SW 7675 - Sealskin



**TRIM: DOOR & WINDOW TRIM,
FALSE VENTS, CORBELS, POSTS,
GUTTERS, AND GARAGE DOOR**
SW 7018 - Dovetail



**ACCENT: FRONT DOOR &
SHUTTERS**
SW 6143 - Basket Beige

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RIVERBLOSSOM

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ATTACHMENT 2
Exhibit A to the Resolution



SCHEME 10 - FARMHOUSE
"C" ELEVATION
AT PLANS 1 & 2

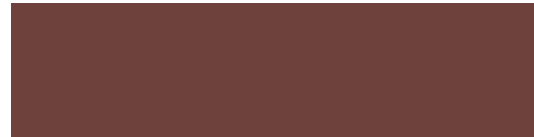


EAGLE ROOFING: Bel Air 4697 - Slate Range

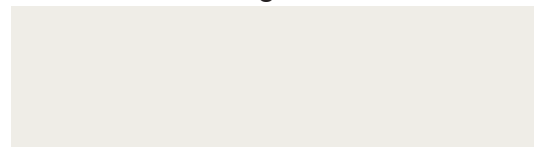
Aged Ref: 0.17



BODY 1: STUCCO BODY
SW 7503 - Sticks & Stones



BODY 2: STUCCO ACCENT
SW 7594 - Carriage Door



**TRIM: DOOR & WINDOW TRIM,
FALSE VENTS, CORBELS, POSTS,
GUTTERS, AND GARAGE DOOR**
SW 7005 - Pure White



**ACCENT: BOARD & BATTEN
SIDING, FRONT DOOR &
SHUTTERS**
SW 7674 - Peppercorn

ITEM 5.1.
RIVERBLOSSOM

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ATTACHMENT 2
Exhibit A to the Resolution



SCHEME 10 - FARMHOUSE
"C" ELEVATION
AT PLANS 3

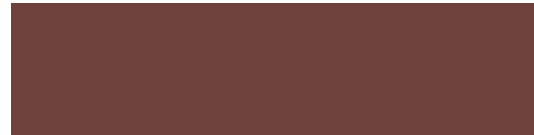


EAGLE ROOFING: Bel Air 4697 - Slate Range

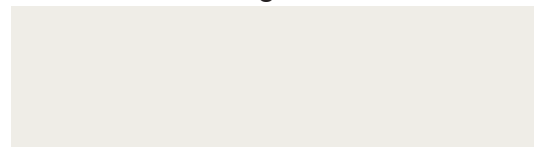
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BODY 1: STUCCO BODY
SW 7503 - Sticks & Stones



BODY 2: BOARD & BATTEN SIDING
SW 7594 - Carriage Door

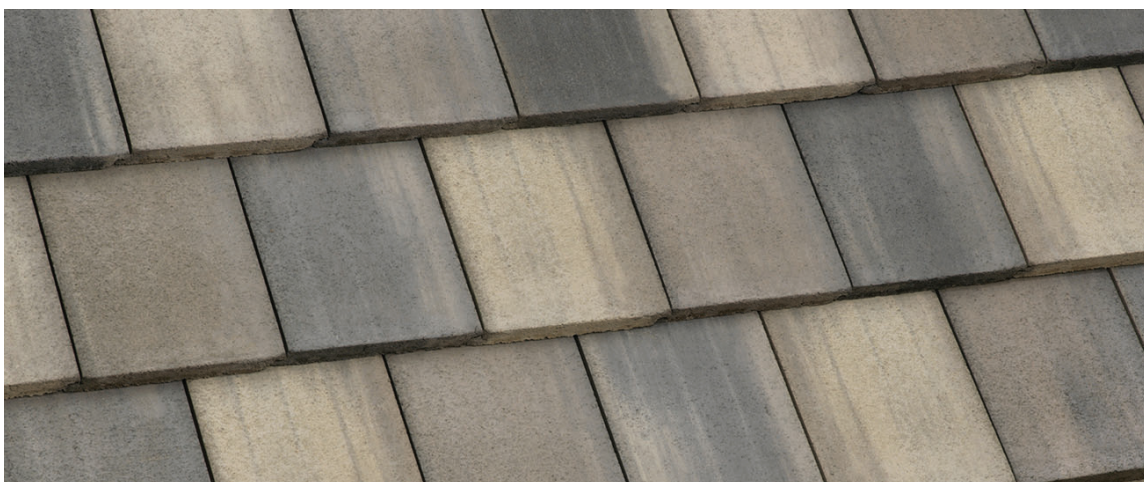


**TRIM: DOOR & WINDOW TRIM,
FALSE VENTS, CORBELS, POSTS,
GUTTERS, AND GARAGE DOOR**
SW 7005 - Pure White



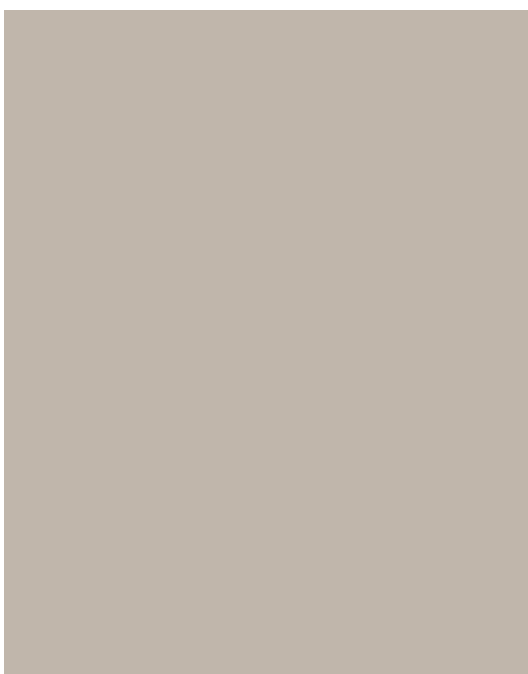
**ACCENT: FRONT DOOR &
SHUTTERS**
SW 7674 - Peppercorn

**SCHEME 11 - FARMHOUSE
“C” ELEVATION**



EAGLE ROOFING: Bel Air SCB 8827 - Tacoma Blend

Aged Ref: 0.18



BODY 1: STUCCO BODY
SW 7073 - Network Gray



BODY 2: BOARD & BATTEN SIDING
SW 6250 - Granite Peak



**TRIM: DOOR & WINDOW TRIM,
FALSE VENTS, CORBELS, POSTS,
GUTTERS, AND GARAGE DOOR**
SW 7004 - Snowbound



**ACCENT: FRONT DOOR &
SHUTTERS**
SW 2740 - Mineral Gray

ITEM 5.1.
RIVERBLOSSOM

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ATTACHMENT 2
Exhibit A to the Resolution

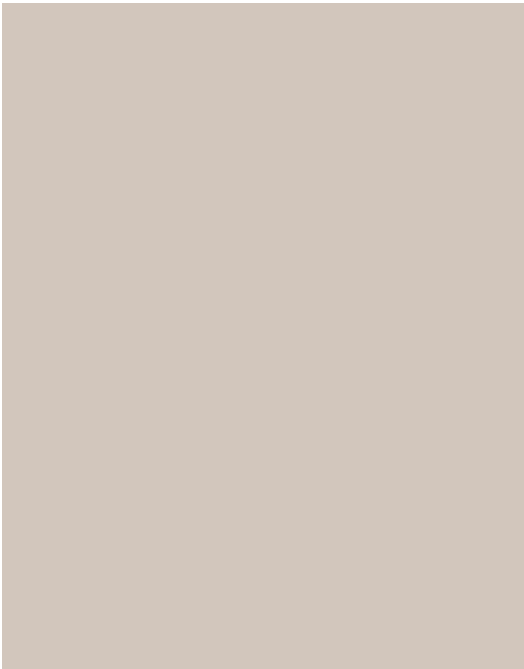


SCHEME 12 - FARMHOUSE
"C" ELEVATION
AT PLANS 1 & 2



EAGLE ROOFING: Bel Air 4697 - Slate Range

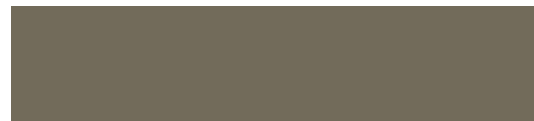
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BODY 1: STUCCO BODY
SW 6078 - Realistic Beige



BODY 2: STUCCO ACCENT
SW 2815 - Renwick Olive



**TRIM: DOOR & WINDOW TRIM,
FALSE VENTS, CORBELS, POSTS,
GUTTERS, GARAGE DOOR, AND
BOARD & BATTEN SIDING**
SW 6173 - Cocoon



**ACCENT: FRONT DOOR &
SHUTTERS**
SW 6244 - Naval

ITEM 5.1.
RIVERBLOSSOM

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ATTACHMENT 2
Exhibit A to the Resolution

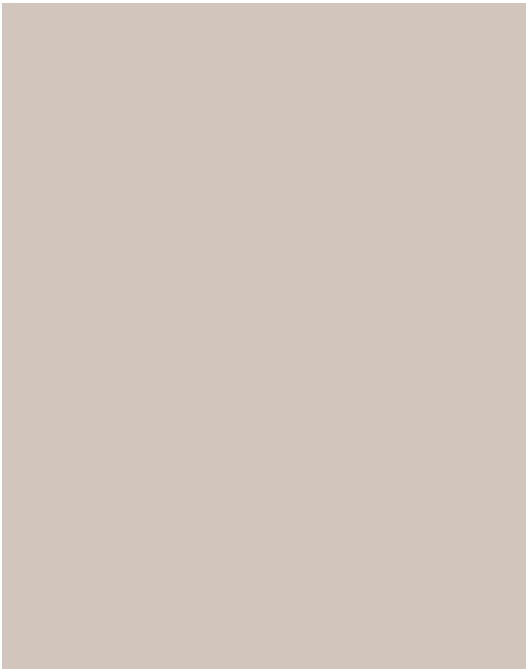


SCHEME 12 - FARMHOUSE
"C" ELEVATION
AT PLAN 3



EAGLE ROOFING: Bel Air 4697 - Slate Range

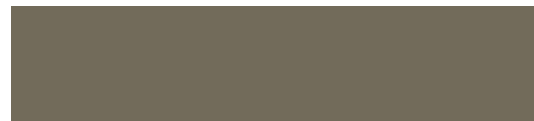
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BODY 1: STUCCO BODY
SW 6078 - Realistic Beige



BODY 2: BOARD & BATTEN SIDING
SW 2815 - Renwick Olive



**TRIM: DOOR & WINDOW TRIM,
FALSE VENTS, CORBELS, POSTS,
GUTTERS, AND GARAGE DOOR**
SW 6173 - Cocoon



**ACCENT: FRONT DOOR &
SHUTTERS**
SW 6244 - Naval

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for a Major Design Review Permit for the Riverblossom, Wildblossom, and Starblossom products within the Montelena subdivision. The project shall be constructed consistent with the Design Booklets listed as Project Plans (<u>Exhibit A</u>) as described in the Planning Commission staff report dated January 10, 2023, and conditions herein (<u>Exhibit B</u>), for project number PLND-0923-0081.	Project Description	On-Going	Planning
2.	The Approved project also includes a Special Development Permit that is applicable to the Riverblossom product Plan 3 floor plan. The Special Development Permit has revised the 20% rear yard setback requirement to the following: Two-Story portions: 15-foot rear setback Single Story portions: 10-foot rear setback Wildblossom and Starblossom will meet setback requirements of the Sunridge Specific Plan.	Project Description	On-Going	Planning
3.	The approved Special Development Permit also allows for the Riverblossom product to deviate from Design Standard 75 of the Sunridge Specific Plan. This standard requires that no more than 3 two-story homes be placed on adjacent parcels along a street frontage. These products will not be required to meet this standard.	Project Description	On-Going	Planning
4.	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	General	On-Going	Planning

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	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.			
5.	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
6.	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
7.	The Major Design Review is valid for a period of three (3) years from the date of Planning Commission approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
8.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
9.	The Applicant shall comply with the Sunridge Specific Plan EIR Mitigation Monitoring Reporting Plan (MMRP) and the Montelena Subdivision MND MMRP.	Environmental	On-Going	Planning
10.	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
11.	The removal and replanting of landscape not listed on the approved	Landscaping	On-Going	Planning

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	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.			
12.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
13.	Water supply will be provided by the Sacramento County Water Agency.	Water	On-Going	SCWA
14.	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.	SMUD Facilities	On-Going	SMUD
15.	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.	SMUD Facility Relocation	On-Going	SMUD
16.	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.	SMUD Easements	On-Going	SMUD
17.	The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners.	Owner Disclosures	On-Going	SMUD
18.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	Irrevocable Offer of Dedication	On-Going	SMUD
Prior to Approval of Improvement Plans				
19.	Installation of a public cleanout is required at the right-of-way.	Sewer Infrastructure	Prior to	Sac Sewer

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	These improvements must be shown on the plans		Approval of Improvement Plans	
20.	Each owner is responsible for installing collector sized sewer pipeline and appurtenances across the parcel frontage as a condition of approval. These improvements must be shown on the plans.	Sewer Infrastructure	Prior to Approval of Improvement Plans	Sac Sewer
21.	The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located within the right-of-way or sewer easement. These improvements must be shown on the plans.	Public Sewer Mainlines	Prior to Approval of Improvement Plans	Sac Sewer
22.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	SacSewer Standards	Prior to Approval of Improvement Plans	Sac Sewer
23.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Onsite/Offsite sewer plans	Prior to Approval of Improvement Plans	Sac Sewer
24.	All manholes not within public right of way must be accessible with an all-weather access roads.	Manhole Accessibility	Prior to Approval of Improvement Plans	Sac Sewer
25.	Alignment of all main lines and structures must provide a minimum of 1-foot vertical clearance and 5-feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10-feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Vertical/Horizontal Clearances	Prior to Approval of Improvement Plans	Sac Sewer
26.	The project has an approved Level 3 sewer study. Any changes to	Level 3 Sewer	Prior to	Sac Sewer

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	the approved study may require an addendum.	Study	Approval of Improvement Plans	
27.	Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Structural Setbacks	Prior to Approval of Improvement Plans	SMUD
28.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.	Public Utility Easement	Prior to Approval of Improvement Plans	SMUD
29.	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 .	SMUD Siting/Clearances	Prior to Approval of Improvement Plans	SMUD
30.	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.	Access Roads	Prior to Approval of Improvement Plans	SMUD
31.	The Applicant shall dedicate and provide all-weather vehicular access for services 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.	Access Roads	Prior to Approval of Improvement Plans	SMUD
Prior to Issuance of Building Permit				
32.	The owner must contact Permit Services Unit at Permitservices@sacsewer.com or by phone (916) 876-6100 to determine if Regional San or SacSewer impact fees are due. Fees are to be paid prior to the Issuance of building Permits.	Impact Fees	Prior to Issuance of Building Permit	Sac Sewer

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
33.	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
34.	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
35.	Final landscape plans shall include the addition of weed barrier installed in front yards prior to installation of ground cover and root barrier for trees for each production home.	Landscape Barrier	Prior to Issuance of Building Permit	Planning
36.	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
37.	Any home within the Wildblossom and Starblossom product that encroaches into the required 20% rear setback must show the appropriate compensation area as part of the Plot Plan for the home. The Riverblossom product is approved for a Special Development Permit to reduce rear setbacks to 10 feet for single story and 15 feet for two story homes so no additional	Compensation Area	Prior to Issuance of Building Permits	Planning

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	compensation area or encroachments into these setbacks, are allowed for this product.			
38.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	SMUD Clearances	Prior to Issuance of Building Permits	SMUD
39.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	SMUD Service Points	Prior to Issuance of Building Permits	SMUD
40.	The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.	Existing Utility Infrastructures	Prior to Issuance of Building Permits	SMUD
41.	Lot 49 of Village 10 shall be constructed with a single story home consistent with the previously built Premier Elevations or a home with a farmhouse elevation style that is comparable in color and materials that is consistent with the adjacent home.	Lot 49 Restriction	Prior to Issuance of Building Permits	Planning
Prior to Final Inspection				
42.	A concrete path will be provided from the driveway to the garage side 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
43.	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 5.2.



DATE: January 10, 2024

TO: Planning Commission Members

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: SUNRIDGE PARK III – TENTATIVE SUBDIVISION MAP AND GENERAL PLAN AMENDMENT (CEQA EXEMPT PURSUANT TO SECTION 15183 PROJECTS CONSISTENT WITH THE COMMUNITY PLAN, GENERAL PLAN OR ZONING) – PROJECT PLND-0822-0050 – LOCATED AT THE SOUTHWEST CORNER OF CANYONLANDS DRIVE & TIMBERLAND DRIVE; APN: 067-0650-052-0000

PROPERTY OWNER: Sunridge Park, LLC (Brian Vail) 2410 Fair Oaks Boulevard, Suite 110 Sacramento, CA 95825	APPLICANT/DEVELOPER: RJA Engineering (Sean Davis) 2541 Warren Drive, Suite 100 Rocklin, CA 95677
PROJECT:	The Applicant is seeking approval of the Sunridge Park III Tentative Subdivision Map to subdivide the subject property into 55 lots and a General Plan Amendment to change the land use designation from Public/Quasi Public (P/QP) to Low Density Residential (LDR) to be consistent with the current zoning designation of RD-5 (SDSP).
FILE:	PLND-0822-0050
LOCATION:	Southwest Corner of Canyonlands Drive & Timberland Drive
APN:	067-0650-052-0000
ZONING:	RD-5 (Sunridge Specific Plan)
PLANNER:	Arlene Granadosin-Jones, AICP, Senior Planner

RECOMMENDATION

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

1. Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning; and
2. Adopt the Resolution approving the Sunridge Park III Tentative Subdivision Map and General Plan Amendment subject to the findings contained in the attached Resolution and Conditions of Approval.

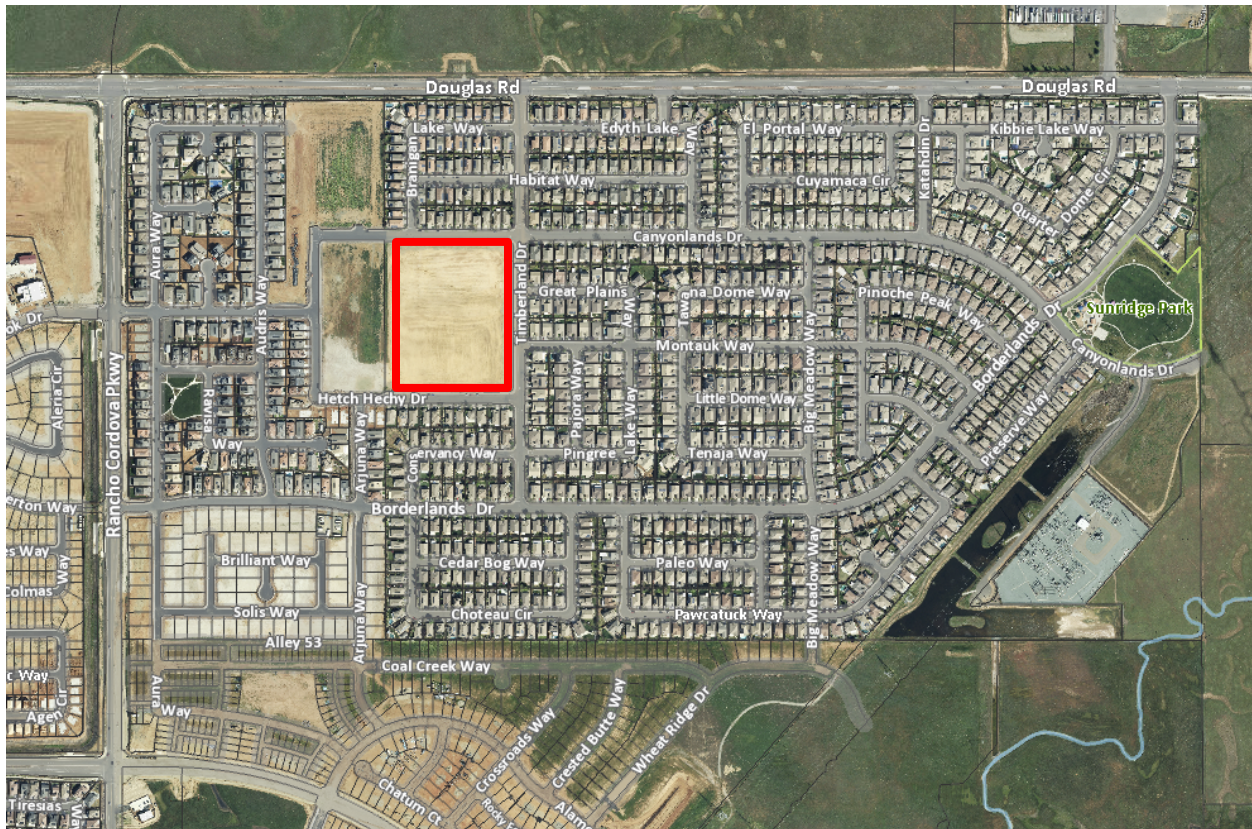
RESULT OF RECOMMENDED ACTION

Following the Planning Commission's recommendation to adopt the resolution, the project will be scheduled for a public hearing at the next available regular City Council meeting.

BACKGROUND

The project site is located within the Sunridge Specific Plan area at the southwest corner of Canyonlands Drive and Timberland Drive as shown in **Figure 1: Project Location**.

Figure 1: Project Location



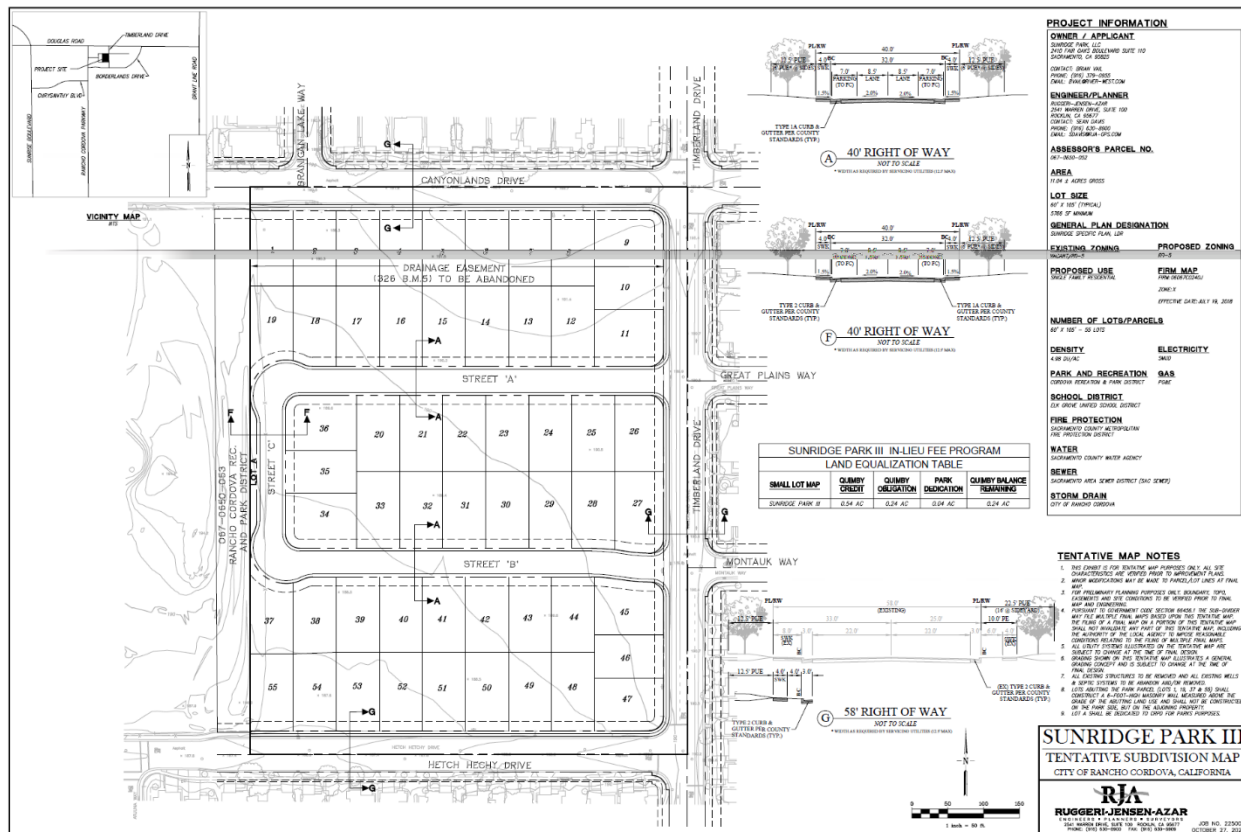
The Sunridge Specific Plan was approved in 2002 prior to City incorporation and zoned the parcel RD-5. In 2006, the City of Rancho Cordova completed a General Plan update that designated the subject parcel "Public/Quasi-Public" in the Land Use Map to accommodate future plans for a school at the project site. The zoning for the site was not updated after the General Plan update to be consistent with the land use designation and remained RD-5.

At a recent board meeting, the Elk Grove Unified School District has indicated that there are no longer plans to pursue the development of a school on the project site. The EGUSD Board stated that future plans for a school would focus on the area known as Grantline 208 in Rancho Cordova.

TENTATIVE SUBDIVISION MAP

The Applicant is requesting the approval of a Tentative Subdivision Map to subdivide the subject parcel into 55 residential lots. A typical interior lot would measure 60 feet x 105 feet and a typical corner lot would measure 67.5 feet x 105 feet. **Figure 2: Sunridge Park III Tentative Subdivision Map** shows the proposed subdivision layout plan. The proposed project, as conditioned, is consistent with requirements and procedures of a subdivision map application. Section 66474 of the California Subdivision Map Act requires a City to deny approval of a parcel map if specific findings are found to be true. As shown in **Attachment 1**, all applicable findings have been met supporting the tentative subdivision map request.

Figure 2: Sunridge Park III Tentative Subdivision Map

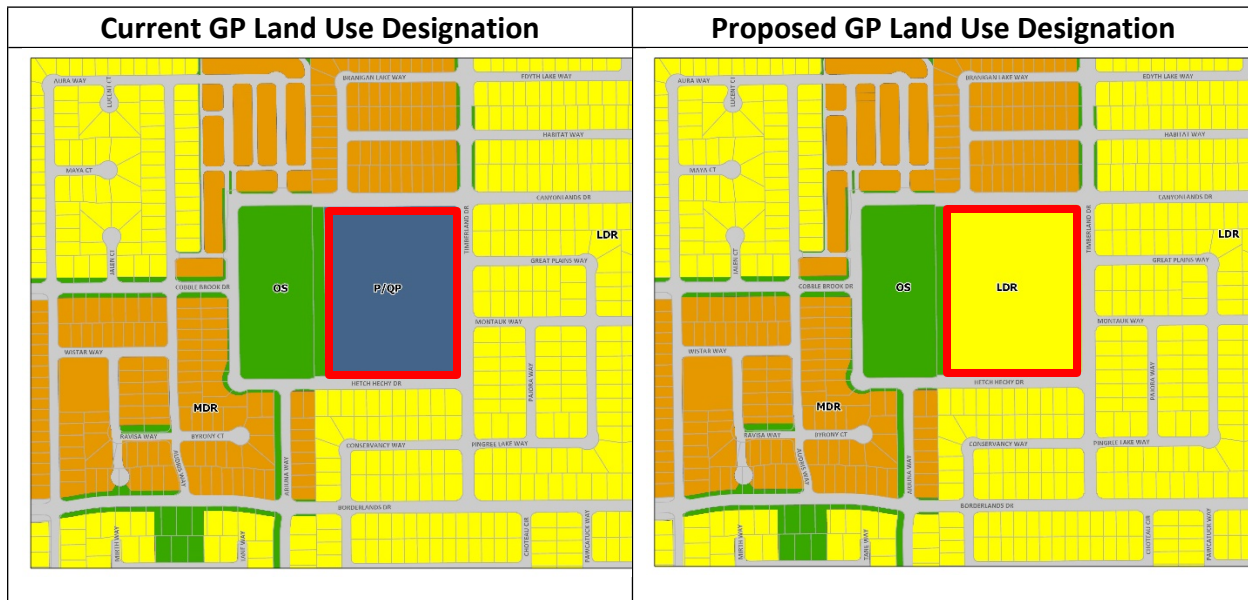


GENERAL PLAN AMENDMENT

The applicant is also requesting a General Plan Amendment to change the current land use designation of the project site from "Public/Quasi-Public (P/QP)" to "Low Density Residential (LDR)" to be consistent with the existing zoning of RD-5 and the proposed single-family residential use.

The proposed amendment would revise Figure LU-5 in the General Plan Land Use Element as shown in **Figure 3: Proposed General Plan Land Use Designation**.

Figure 3: Proposed General Plan Land Use Designation



Chapter 23.155.060 of the Rancho Cordova Municipal Code requires specific findings to approve a General Plan Amendment. As shown in Attachment 1, all applicable findings have been met supporting the General Plan Amendment.

GENERAL PLAN

The proposed project is within the Sunridge Specific Plan area and currently has a land use designation of “Public/Quasi Public.” The applicant is seeking an amendment to the General Plan land use map to change the subject parcel’s land use designation to “Low Density Residential” to be consistent with the current zoning of RD-5 (Sunridge Specific Plan).

ZONING CODE

The proposed residential project is consistent with the current zoning of RD-5 (Sunridge Specific Plan). The tentative subdivision map results in a project density of approximately 5 dwelling units per acre.

FISCAL IMPACT

Approval of the Sunridge Park III Tentative Subdivision Map and General Plan Amendment would allow the applicant to submit final maps, necessary improvement plans, and permits.

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 seeking approval of the Sunridge Park III Tentative Subdivision Map to subdivide the subject parcel into 55 lots and a General Plan amendment to change the parcel’s

land use designation from Public/Quasi-Public (P/QP) to Low Density Residential to be consistent with the current parcel zoning of RD-5 (Sunridge Specific Plan).

The Sunridge Park Specific Plan and Environmental Impact Report was approved prior to City incorporation. Subsequently, a Mitigated Negative Declaration (SCH# 2003112052) was approved for Sunridge Park & Sunridge Lot J in 2002 to analyze proposed land uses and zoning within the Specific Plan area. The proposed residential subdivision and RD-5 zoning was analyzed pursuant to the California Environmental Quality Act (CEQA) in the Sunridge Park & Sunridge Lot J Mitigated Negative Declaration (MND). The MND identified issues determined to have no impact or a less-than-significant impact and provides analysis of potentially significant and significant impacts. The document also includes mitigation measures for impacts found to be significant.

The General Plan amendment is a cleanup action to maintain consistency between the General Plan Land Use Map and existing zoning. When the land use designation of the project site was changed to "Public/Quasi Public" in the General Plan update, no subsequent rezoning occurred thus the parcel maintained the zoning of RD-5. The RD-5 zoning designation was analyzed as part of the MND prepared for Sunridge Park and Sunridge Lot J. The proposed project is consistent with the project analyzed in the MND and is therefore exempt per CEQA Guidelines Section 15183 "Projects Consistent with a Community Plan, General Plan or Zoning."

RECOMMENDED MOTIONS

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

1. Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning; and
2. Adopt the Resolution approving the Sunridge Park III Tentative Subdivision Map and General Plan Amendment subject to the findings contained in the attached Resolution and Conditions of Approval.

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. X-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A
RESOLUTION APPROVING THE SUNRIDGE PARK III TENTATIVE SUBDIVISION MAP AND
GENERAL PLAN AMENDMENT – PROJECT NO. PLND-0822-0050**

WHEREAS, Sunridge Park, LLC, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for the Tentative Subdivision Map for Sunridge Park III, located within the Sunridge Specific Plan area; and

WHEREAS, the proposed project is located on real property in the incorporated portions of the City more particularly described as APN: 067-0650-052-0000; and

WHEREAS, the project site was previously analyzed as a part of the Sunridge Park & Sunridge Lot J Mitigated Negative Declaration (SCH# 2003112052) adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

WHEREAS, the proposed project is in conformity with what was reviewed as part of the Sunridge Park & Sunridge Lot J Mitigated Negative Declaration, 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 recommends that the City Council adopt a Resolution approving the Sunridge Park III Tentative Subdivision Map (attached hereto as Exhibit A), subject to the following findings, and attached Conditions of Approval (attached hereto as Exhibit B):

1. The Planning Commission finds the project was adequately analyzed pursuant to the California Environmental Quality Act (CEQA) in the Sunridge Park & Sunridge Lot J Mitigated Negative Declaration (SCH# 2003112052) approved in 2002 and is exempt per CEQA Guidelines Section 15183 “Projects Consistent with a Community Plan, General Plan or Zoning.” The Mitigated Negative Declaration (MND) identifies issues determined to have no impact or a less-than-significant impact and provides analysis of potentially significant and significant impacts. The document also includes mitigation measures for impacts found to be significant. The proposed project is consistent with the project analyzed in the MND.
2. Approve the Tentative Subdivision Map, subject to the Project Maps (Exhibit A) and the Conditions of Approval (Exhibit B). In accordance with Government Code Section 66473.5, the proposed Tentative Subdivision Map is consistent with the applicable General and Specific Plan objectives, policies, land uses and programs. Section 66474 of the Government Code requires a City to deny approval of a tentative map if any of the findings

are found to be true. In the case of the proposed maps, none of the required findings were found to be true:

- A. **Finding:** That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

Evidence: The Sunridge Park III Tentative Subdivision Map for 55 residential lots is consistent with the zoning designation of RD-5 identified in Sunridge Specific Plan. The proposed General Plan amendment will update the land use designation of the subject parcel to Low Density Residential to make it consistent with the existing zoning of RD-5. The Low Density Residential land use designation is characterized by residential densities of 2.1 to 6.0 dwelling units per acre and represents the traditional single-family neighborhood with a majority of single-family detached homes.

- B. **Finding:** That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

- A. **Evidence:** The proposed Tentative Subdivision Map for 55 residential lots is consistent with the zoning designation of RD-5 in the Sunridge Specific Plan. The proposed General Plan amendment will update the land use designation of the subject parcel to Low Density Residential to make it consistent with the existing zoning of RD-5. The Low Density Residential land use designation is characterized by residential densities of 2.1 to 6.0 dwelling units per acre and represents the traditional single-family neighborhood with a majority of single-family detached homes. The proposed residential subdivision is adjacent to other residential uses and is similar in scale and design.

- C. **Finding:** That the site is not physically suitable for the type of development.

Evidence: The site is physically suitable to subdivide. The project area is undeveloped land with relatively poor agricultural soil and there are no existing structures. The project site is adjacent to other residential subdivisions with the same land use designation and zoning.

- D. **Finding:** That the site is not physically suitable for the proposed density of development.

Evidence: The site is physically suitable for the proposed density of development. The proposed project of 55 lots results in an approximate density of 5 dwelling units per acre consistent with current RD-5 zoning and the proposed Low Density Residential land use designation. The project site is adjacent to other residential subdivisions with the same land use designation and zoning.

- E. **Finding:** That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: A Mitigated Negative Declaration (MND; SCH# 2003112052) was prepared for Sunridge Park & Sunridge Lot J where single-family lots for the subject property were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The MND contains a description of the

environmental setting, identification of impacts, and mitigation measures for impacts found to be significant. The proposed project is consistent with the project analyzed in the MND; therefore no further analysis is required.

- F. **Finding:** That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Evidence: The proposed Tentative Subdivision Map is for 55 residential lots and will include all the necessary improvements to serve the project. The proposed residential subdivision is adjacent to other residential uses and is similar in scale and design. No public health problems will result from approval of the Tentative Subdivision Map.

- G. **Finding:** That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

Evidence: The applicant has provided preliminary grading and utility plans for review by the Public Works Department. Subsequent submittal of complete improvement plans will ensure that infrastructure improvements for the proposed subdivision do not conflict with public easements and related necessary access throughout the project area.

AND IT BE FURTHER RESOLVED, that the Planning Commission of the City of Rancho Cordova hereby recommends that the City Council adopt a Resolution approving a General Plan Amendment to change the land use designation of the subject parcel from “Public/Quasi-Public” to “Low Density Residential”, based upon the following findings and evidence:

- A. **Finding:** The proposed amendment is internally consistent with the General Plan.

Evidence: The Low Density Residential land use designation is characterized by residential densities of 2.1 to 6.0 dwelling units per acre and represents the traditional single-family neighborhood with a majority of single-family detached homes. The density of the proposed residential subdivision is consistent with the density range of the Low Density Residential land use designation in the General Plan Land Use Element.

General Plan Element II Land Use Element, Goal LU.1 states the desire to achieve a balanced and integrated land use pattern throughout the community. Policy LU.1.5 addresses the need to maintain consistency between the land use categories of the General Plan and the Zoning Code. The proposed General Plan amendment to change the land use designation of the subject parcel from “Public/Quasi Public” to “Low Density Residential” would make consistent with the subject parcel’s current zoning of RD-5.

- B. **Finding:** The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the city.

Evidence: The proposed amendment to the General Plan to change the land use designation of the subject parcel from “Public/Quasi Public” to “Low Density Residential” is to maintain consistency between the General Plan Land Use Map and the existing zoning. Elk Grove Unified School District no longer has plans to pursue the development of a school on this site. This proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

- C. **Finding:** In the case of amendments to the General Plan map, the site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provisions of utilities) for the requested/anticipated land use developments.

Evidence: The proposed amendment to the General Plan to change the land use designation of the subject parcel from “Public/Quasi Public” to “Low Density Residential” will enable the subdivision of the land into 55 residential lots. The site is physically suitable to subdivide. The project area is undeveloped land with relatively poor agricultural soil and there are no existing structures. The project site is adjacent to other residential subdivisions with the same land use designation and zoning.

- D. **Finding:** The proposed project has been reviewed in compliance with the provisions of CEQA.

Evidence: A Mitigated Negative Declaration (MND; SCH# 2003112052) was prepared for Sunridge Park & Sunridge Lot J where single-family lots for the subject property were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The MND contains a description of the environmental setting, identification of impacts, and mitigation measures for impacts found to be significant. The proposed project of 55 residential lots is consistent with the project analyzed in the MND and is exempt per CEQA Guidelines Section 15183 “Projects Consistent with a Community Plan, General Plan, or Zoning.”

The General Plan amendment is a cleanup action to maintain consistency between the General Plan Land Use Map and existing zoning. When the land use designation of the project site was changed to “Public/Quasi Public” in the General Plan update, no subsequent rezoning occurred thus the parcel maintained the zoning of RD-5. The RD-5 zoning designation was analyzed as part of the Mitigated Negative Declaration prepared for Sunridge Park and Sunridge Lot J approved in 2002.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 10th day of January 2024 by the following vote:

AYES:

NOES:

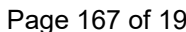
ABSENT:

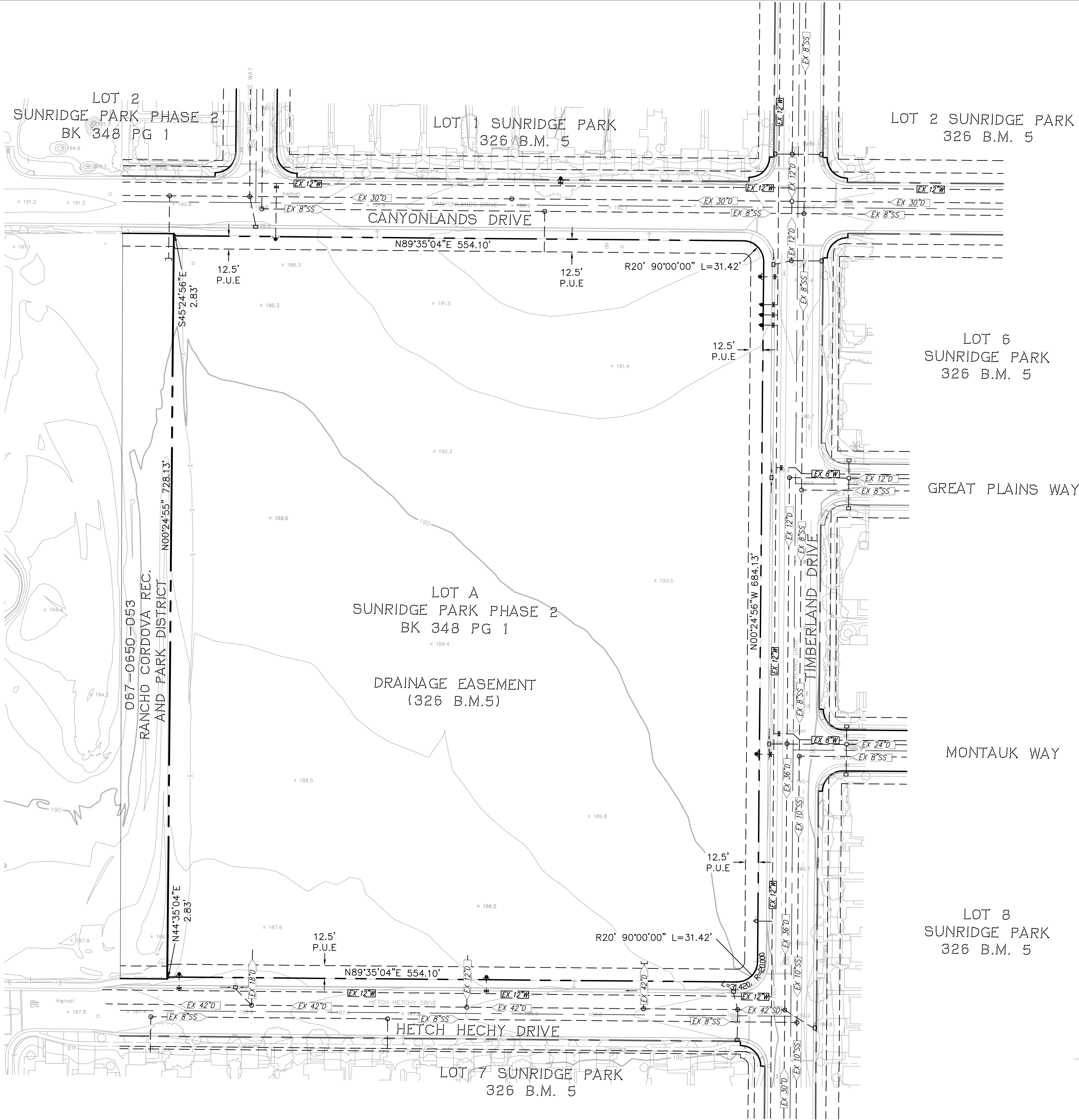
ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman
Planning Commission Clerk





- SHEET INDEX**
- 1. EXISTING CONDITIONS PLAN
 - 2. TYPICAL LOTS & STREET CROSS SECTIONS
 - 3. SUBDIVISION LAYOUT PLAN – L.1
 - 4. GRADING PLAN – G.1
 - 5. UTILITY PLAN – U.1

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE
		STORM DRAIN MANHOLE
		STORM DRAIN INLET
		SEWER PIPE
		SEWER MANHOLE
		WATER PIPE
NOTES: 1. ALL STORM DRAIN PIPE SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE UPON DESIGN OF IMPROVEMENT PLANS		

FIRM MAP
FIRM: 0606700240J
ZONE: X
EFFECTIVE DATE: JULY 19, 2018

Note:
PROJECT IS NOT WITHIN 100-YEAR FLOOD PLAIN

TENTATIVE MAP REFERENCE SHEETS

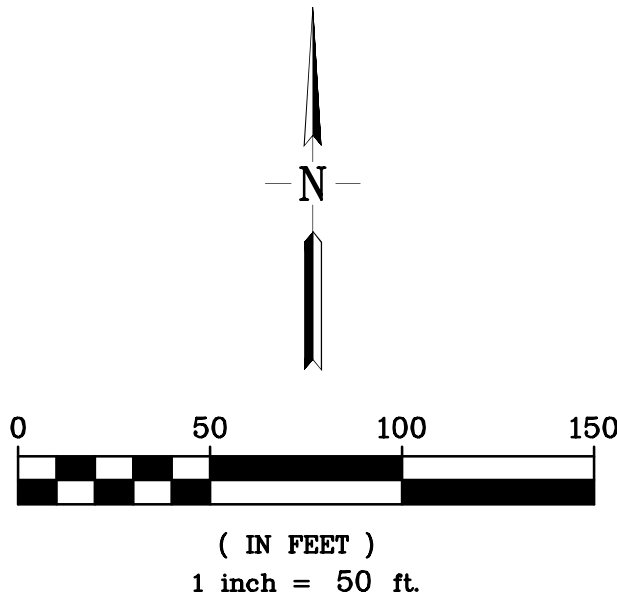
SUNRIDGE PARK III

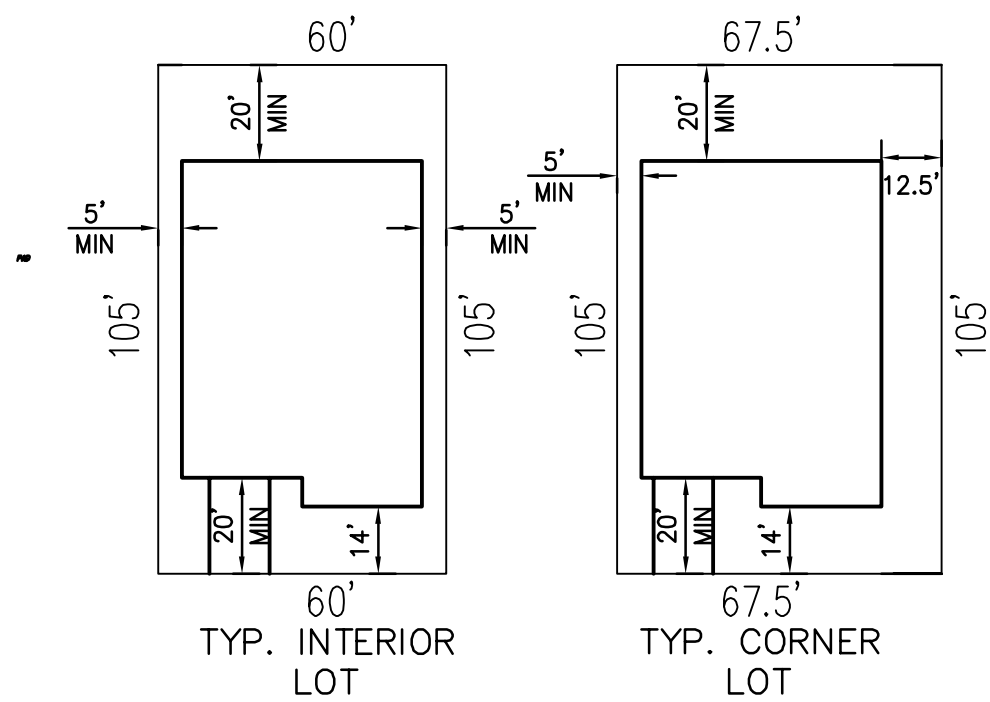
EXISTING CONDITIONS

CITY OF RANCHO CORDOVA, CALIFORNIA

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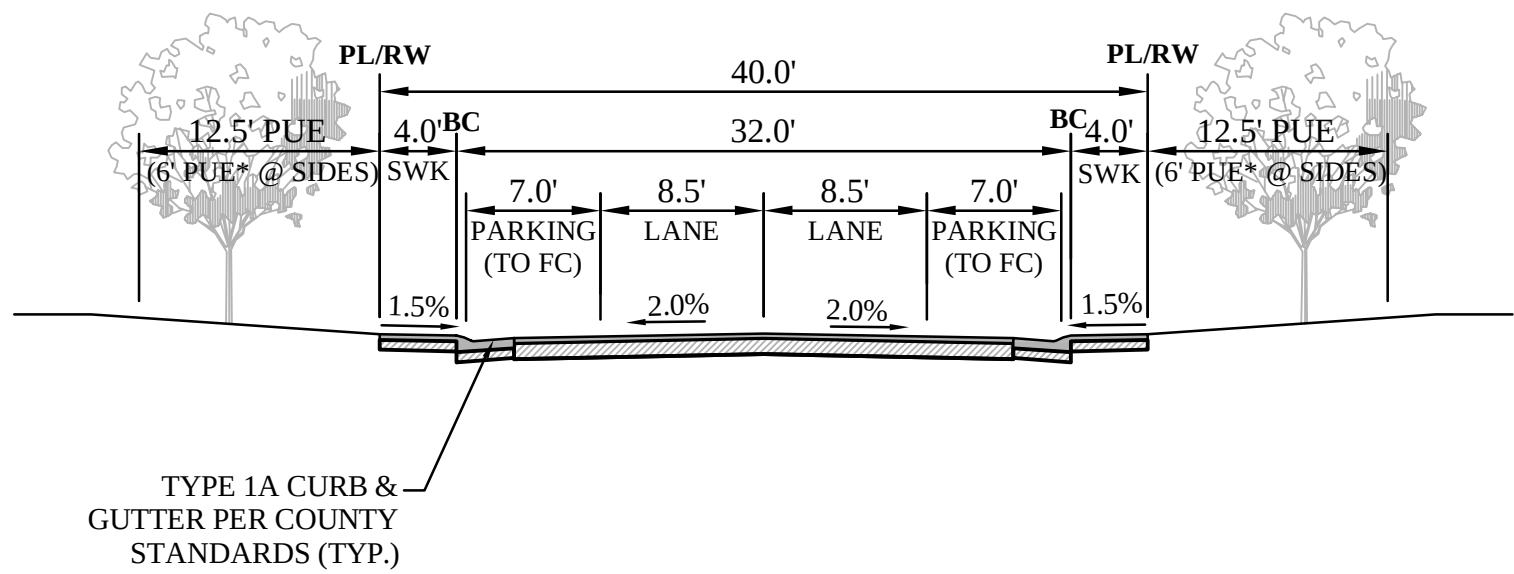
SHEET 1 OF 5
JOB NO. 225004
OCTOBER 27, 2023





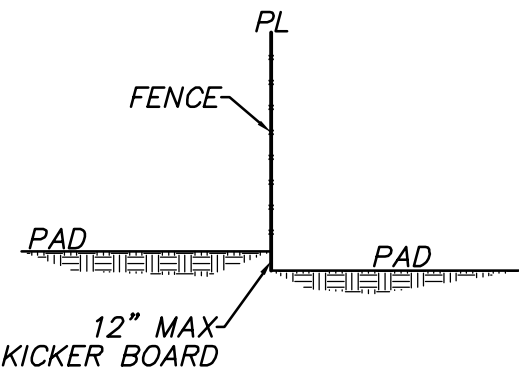
60'x105'

SETBACKS:
FRONT GARAGE - 20'
FRONT LIVING AREA - 14'
SIDE INTERIOR - 5'
SIDE STREET CORNER - 12.5'
REAR GENERAL - 20'
LOT COVERAGE (MAX) - 75%



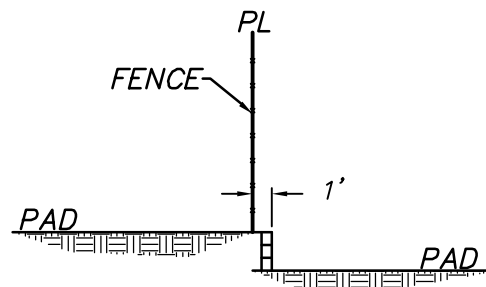
A 40' RIGHT OF WAY

NOT TO SCALE
* WIDTH AS REQUIRED BY SERVICING UTILITIES (12.5' MAX)



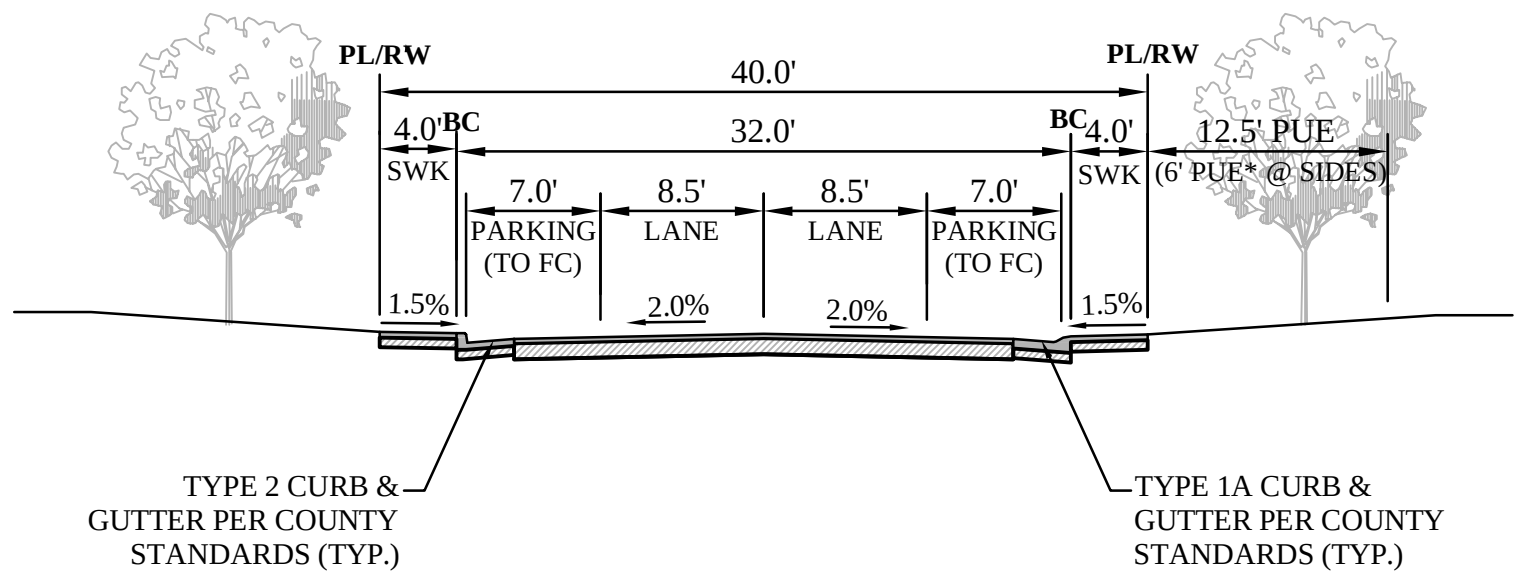
B TYPICAL GRADING SECTION

NOT TO SCALE



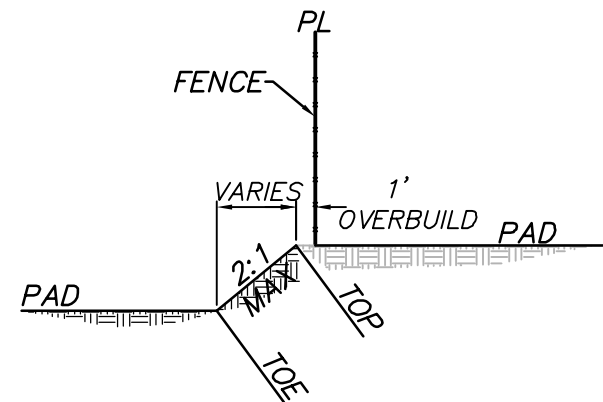
C TYPICAL GRADING SECTION

NOT TO SCALE



F 40' RIGHT OF WAY

NOT TO SCALE
* WIDTH AS REQUIRED BY SERVICING UTILITIES (12.5' MAX)

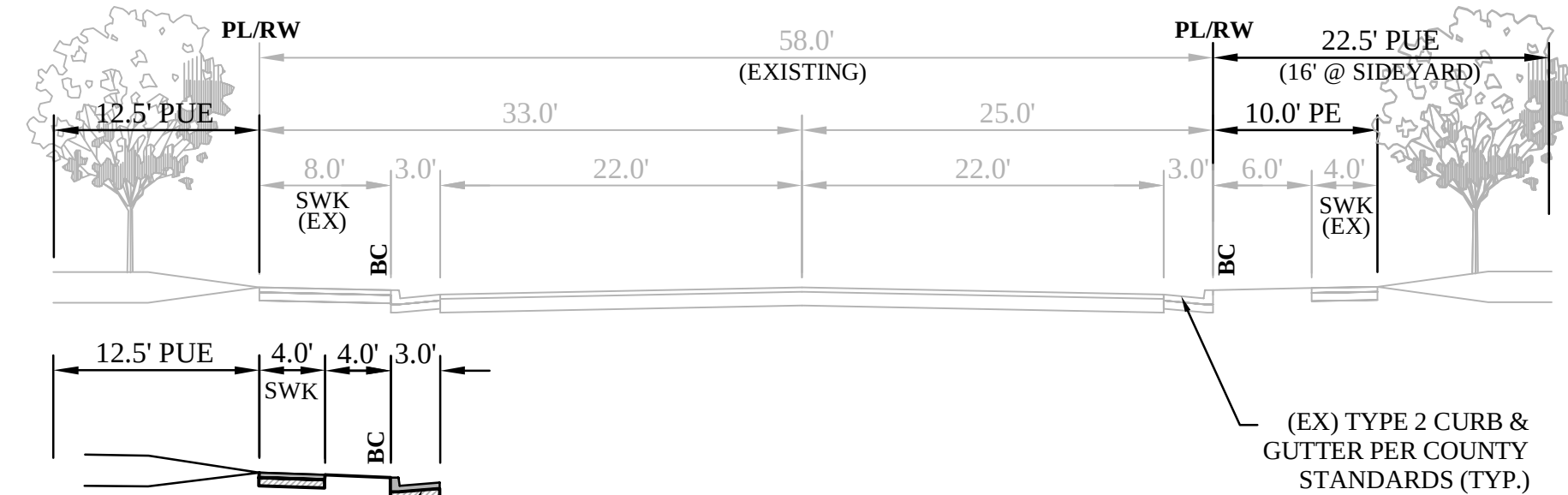


D TYPICAL GRADING SECTION

NOT TO SCALE

E TYPICAL GRADING SECTION

-NOT USED-



G 58' RIGHT OF WAY

NOT TO SCALE
* WIDTH AS REQUIRED BY SERVICING UTILITIES (12.5' MAX)

FIRM MAP

FIRM: 06067C0240J
ZONE: X
EFFECTIVE DATE: JULY 19, 2018

Note:

PROJECT IS NOT WITHIN 100-YEAR FLOOD PLAIN

TENTATIVE MAP REFERENCE SHEETS

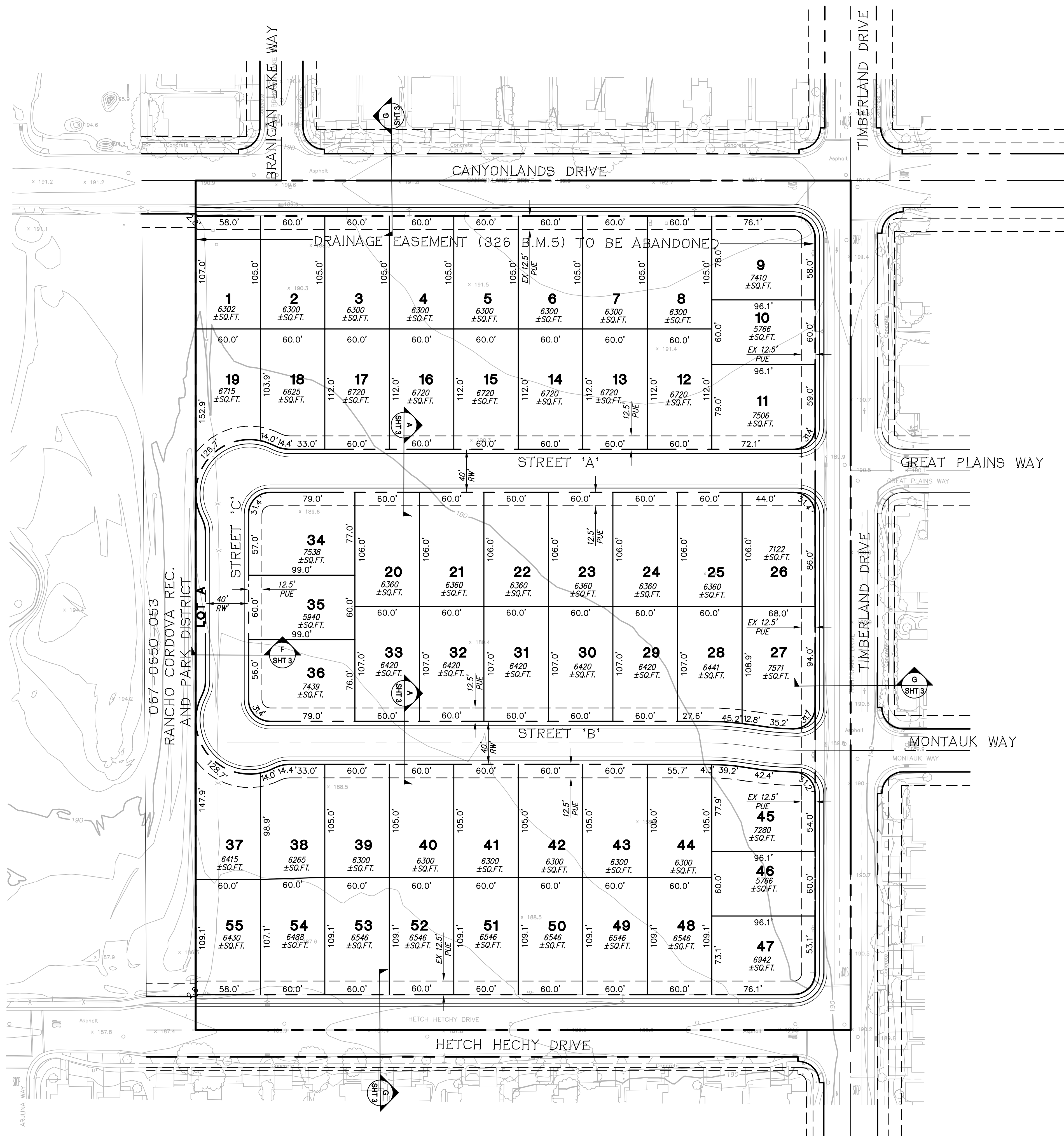
SUNRIDGE PARK III

TYPICAL LOTS & CROSS SECTIONS
CITY OF RANCHO CORDOVA, CALIFORNIA



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SHEET 2 OF 5
JOB NO. 225004
OCTOBER 27, 2023



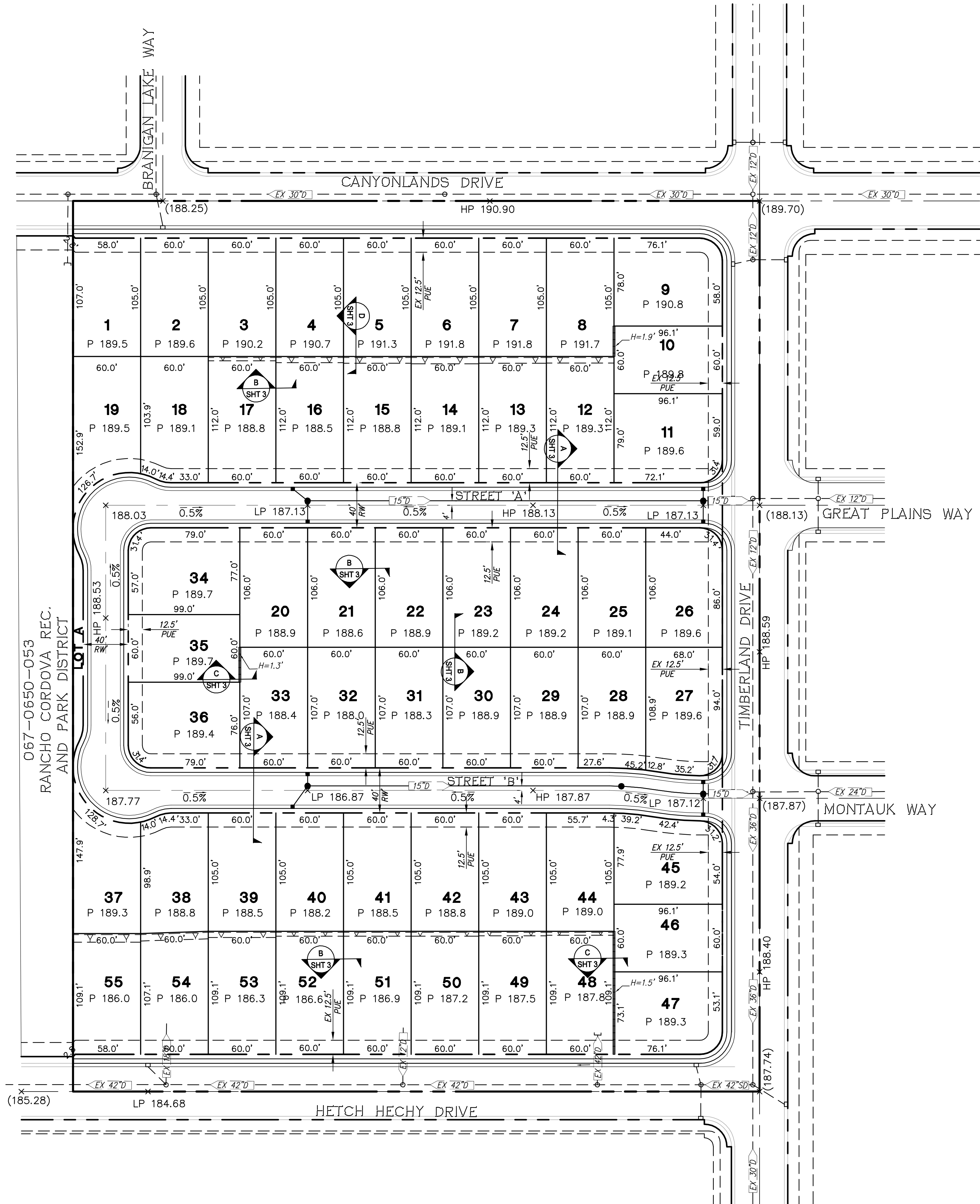
FIRM MAP
FIRM: 06067C0240J
ZONE: X
EFFECTIVE DATE: JULY 19, 2018

Note:
PROJECT IS NOT WITHIN 100-YEAR FLOOD PLAIN

TENTATIVE MAP REFERENCE SHEETS
SUNRIDGE PARK III
SUBDIVISION LAYOUT PLAN - L.1
CITY OF RANCHO CORDOVA, CALIFORNIA

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SHEET 3 OF 5
JOB NO. 225004
OCTOBER 27, 2023



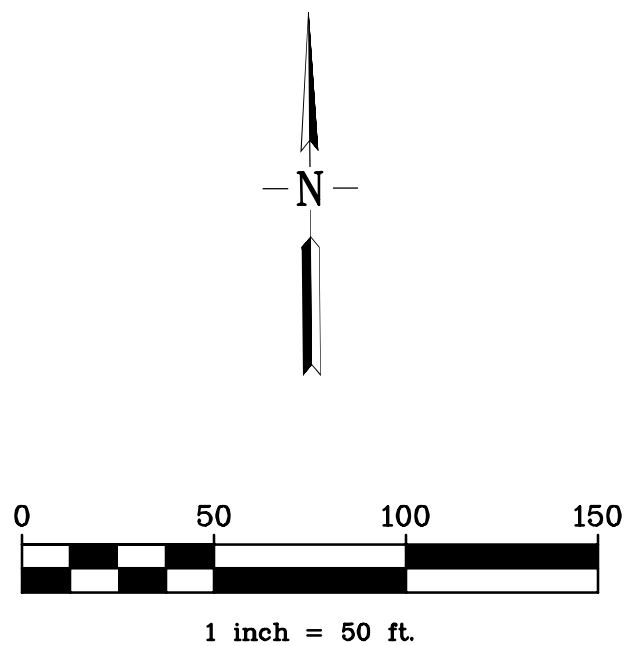
FIRM MAP
FIRM: 06067C0240J
ZONE: X
EFFECTIVE DATE: JULY 19, 2018

Note:
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TENTATIVE MAP REFERENCE SHEETS
SUNRIDGE PARK III
GRADING PLAN - G.1
CITY OF RANCHO CORDOVA, CALIFORNIA

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SHEET 4 OF 5
JOB NO. 225004
OCTOBER 27, 2023



EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE
		STORM DRAIN MANHOLE
		STORM DRAIN INLET
		SEWER PIPE
		SEWER MANHOLE
		WATER PIPE

NOTES:

1. ALL STORM DRAIN PIPE SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE UPON DESIGN OF IMPROVEMENT PLANS

FIRM: 06067C0240J
ZONE: X
EFFECTIVE DATE: JULY 19, 2018

Note:
PROJECT IS NOT WITHIN 100-YEAR FLOOD PLAIN

CITY OF RANCHO CORDOVA, CALIFORNIA

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SHEET 5 OF 5
JOB NO. 225004
OCTOBER 27, 2023

ITEM 5.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
1.	The approved entitlement is for the Sunridge Park III Tentative Subdivision Map (APN 067-0650-052) as described in the Planning Commission staff report dated January 10, 2024 and subject to the conditions of approval herein, for project number PLND 0822-0050 ("Project").	Project Description	On-Going	Planning
2.	Developer shall indemnify, defend with counsel selected by City and hold harmless City, and its elected and appointed councils, boards, commissions, officers, officials, agents, employees, and representatives from any and all claims, costs (including legal fees and costs incurred by City or awarded to plaintiffs) and liability incurred by the City and/or awarded to any plaintiff in any legal or equitable action or other proceeding instituted by any third party challenging the validity of any provisions of this permit.	General	On-Going	Planning
3.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6.	Time/ expiration	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 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 e-mail the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Planning
5.	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/Police
6.	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
7.	Water supply will be provided by Sacramento County Water Agency.	Water Supply	On-Going	Sacramento County Water Agency

ITEM 5.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
8.	SacSewer will provide additional Conditions of Approval when it is requested at a later date.	Sewer	On-Going	Sacramento Area Sewer District
9.	The Developer shall pay a Community Renovation Fee in the amount of \$1,364.68 per Single Family unit when each building permit for a residential unit is issued within the project. The Community Renovation Fee will be adjusted on January 1, 2024 and annually thereafter by the method provided by using the City Construction Cost Index as applied by the City.	Fees	On-Going	Community Development Department
10.	The Developer shall pay a Community Places Fee in the amount of \$1,727.26 per Single-Family unit when each building permit for a residential unit is issued within the project. The Community Places Fee will be adjusted on January 1, 2024, and annually thereafter by the method provided by using the City Construction Cost Index as applied by the City.	Fees	On-Going	Community Development Department
11.	The Developer shall pay a Supplemental Transportation Fee in the total amount of \$2,042.00 per lot which will be collected at the rate of \$865 per lot at final map and \$1,177.00 per lot due at building permit.	Fees	On-Going	Community Development Department
Prior to Recordation of the Final Subdivision Map				
12.	Based on the anticipated increase of 55 residential units, the Sunridge Park III Subdivision is required to provide 0.24 acres of Quimby Parkland. The Developer shall provide the Quimby Park Land as follows: The Sunridge Park III project will require 0.24 acres of Quimby parkland dedication. The Developer will dedicate 0.04 acres of parkland and apply a credit for the remaining 0.20 acres. The Developer has a balance of credit available from the Sunridge Phase 2 Park Development Agreement. Dedicate land through an irrevocable deed of dedication or pay in-	Parks	Prior to recordation of the final small lot map that contains the park parcel(s)	Cordova Recreation & Park District

ITEM 5.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	lieu fees or a combination of both for park purposes, as described above and in accordance with the Development Agreement between the City and the Developer and the Park Development Agreement between the Park District and the Developer.			
13.	The District shall provide, and the developer shall deliver to City Public Works a certificate from the Cordova Recreation and Park District stating that all fees as required by the District have been paid and a Park Development Agreement has been executed.	Parks	On-going, Prior to approval of the tentative map and prior to recordation of the small lot final map	Cordova Recreation & Park District
14.	Provide Fire Access Agreement between all parcels connected to and served by fire access. Fire Access Agreement shall be recorded with the Public Records Office having jurisdiction.	Fire	Prior to recordation of final map	Sacramento Metropolitan Fire District
15.	Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Records Office having jurisdiction. The roadway maintenance agreement shall include the following: a) Provisions for the necessary repair and maintenance of the roadway surface b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13' 6") or width of twenty feet (20') c) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping d) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems	Fire	Prior to recordation of final map	Sacramento Metropolitan Fire District
16.	Property owner hereby agrees to record Covenants, Conditions and Restrictions (CC&Rs) against the property in a form as approved by the City Attorney. The City shall be named a third-party beneficiary to the duties and covenants imposed therein and shall be entitled to, without obligation, take appropriate legal action to enforce the	CC&Rs	Prior to recordation of final map	Planning

ITEM 5.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	CC&Rs. If an action is commenced, the City shall be entitled to recover costs including reasonable attorney's fees.			
17.	All Tentative Map cross sections shall reflect current City cross section standards as approved by the City Engineer.	Public Works	Prior to recordation of the subdivision map	Public Works
18.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$7,000 per annexation. Contact Dalia Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval.	Public Works	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works
19.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lighting, public frontage and median and landscape improvements, and trails. This may be accomplished through annexation to the City's Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per	Public Works	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works

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	annexation. Contact Dalia Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval.			
20.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new community places and neighborhood greens as required by the City's Open Space Standards. This may be accomplished through annexation to the City's Community Facilities District No. 2018-1 (Maintenance of Community Places and Neighborhood Greens), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements related to community places and neighborhood greens. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$7,000 per annexation. Contact Dalia Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval.	Public Works	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works
21.	The Landowner shall support the annexation of the Project into the Police Services CFD and cover Landowner's fair-share costs of the CFD annexation, not to exceed \$7,000 for the Property. City agrees that the CFD will provide that on lands designated for all residential land use categories, the base year Police Special Tax shall be \$450.00 annually per residential dwelling unit, including multi-family units. The special tax imposed by the CFD will be payable on a parcel within the Property only after a building permit has been issued by City for the construction of a building on that particular parcel, and there will be no undeveloped land tax imposed by the CFD. The CFD shall further provide that on each July 1 commencing July 1, 2012, the Police Special Tax shall be escalated by the increase, if any, in the City CPI Index. However, in no event shall the tax per parcel for any fiscal year be less than the amount established for the prior fiscal year. The CFD shall specify that the	Finance	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Finance

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	Police Special Tax shall commence being payable annually following the issuance of a building permit for each parcel subject to the Police Special Tax.			
22.	Fee Program shall be fully implemented to the satisfaction of the City prior to recordation of any final map.	Public Works	Prior to recordation of any small lot final map or issuance of a building permit	Public Works
23.	Add requirement for easement for placement of mail delivery units.	Public Works	Prior to recordation of subdivision map	Public Works
24.	The final Map shall show an irrevocable offer of Dedication (IOD) as required by Public Works and utility agencies.	Public Works	Prior to recordation of subdivision map	Public Works
25.	Enter into a Subdivision Improvement Agreement and provide a performance bond and labor and material bond.	Public Works	Prior to recordation of the subdivision Map	Public Works
26.	Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the City of Rancho Cordova Zoning Code.	Public Works	Prior to recordation of subdivision map	Public Works
27.	Dedicate public utility easements, for the installation and maintenance of water, gas, sewer, drainage facilities, traffic control devices and dry utilities as shown on the tentative map.	Public Works	Prior to recordation of the applicable small lot final map	Public Works
28.	Dedicate to the City all the right-of-ways as shown on the Tentative Map and install or bond for public street improvements, consistent with the City adopted cross sections to the satisfaction of the City Engineer.	Public Works	Prior to recordation of the subdivision Map	Public Works

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29.	Property Owner/Applicant shall participate in or provide a funding mechanism for the provision of a variety of transportation demand management (TDM) services to implement an overall strategy that will contribute to the goal of reducing vehicle trips to improve mobility and coincidentally reduce air quality impacts. This may be accomplished by the participation in the City of Rancho Cordova Transit-Related Services Special Tax Area through a landowner election to approve a transit –related services special tax or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to provide transit-related services. All costs associated with the process for the special tax or other financial mechanism as may be proposed shall be borne by the Property Owner/Applicant.	Public Works	Prior to recordation of the final map.	Public Works
30.	Current drainage easement for drainage basin and associated temporary construction to be abandoned.	Public Works	Prior to recordation of the subdivision map	Public Works
Prior to Submittal or Approval of Improvement Plans				
31.	When the park site abuts a land use other than a public street frontage or a school, the developer shall construct a 6-foot-high masonry wall or other approved fencing material along the common property line. The wall/fence shall be 6 feet high as measured above the grade of the abutting land use and shall not be constructed on the park site, but on the adjoining property.	Parks	Prior to approval of improvement plans	Cordova Recreation & Park District
32.	Drainage Study: Applicant shall prepare and submit an amendment to the subdivision specific drainage study that includes but is not limited to: a pre- and post-project drainage analysis of the project impacts, identification of offsite project impacts or required offsite improvements, and identification of proposed connections to the City's Storm Drainage System with adequate supporting calculations. The drainage study shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County	Public Works	Prior to approval of improvement plans	Public Works

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<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	of Sacramento Improvement Standards (Section 9), and all other applicable City standards. The drainage study must be developed and stamped by a Professional Engineer and determined by the City to be accurate and adequate.			
33.	If the project area includes any critical habitat or wildlife species, the applicant shall obtain applicable California Department of Fish and Wildlife, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City.	Public Works	Prior to approval of improvement plans	Public Works
34.	Stormwater Quality- Post Construction The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control (loading docks, waste management areas), treatment control, hydromodification management, low impact development, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> . The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> .	Public Works	Prior to approval of improvement plans	Public Works
35.	Stormwater Quality– During Construction: SWPPP – the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City’s Improvement Standards and Land	Public Works	Prior to approval of improvement plans	Public Works

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	Grading and Erosion Control Ordinance. During construction, the applicant shall implement BMPs in accordance with the SWPPP and the City's Improvement Standards. Construction General Permit The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the <i>National Pollutant Discharge Elimination System (NPDES) General Permit For Storm Water Discharges Associated With Construction And Land Disturbance Activities</i> (Construction General Permit). Permits are issued by the State Water Resources Control Board.			
36.	The SWPPP for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to the City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be incorporated in the erosion and sediment control plan as part of the improvement plans submittal. This system shall be implemented by qualified professionals with training and proven experience in this field.	Public Works	Prior to approval of improvement plans	Public Works
37.	Drainage System Design: The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved amended Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova's Improvement Standards, construction standards, and Floodplain Management Ordinances in effect at the time of improvement plans approval.	Public Works	Prior to approval of improvement plans	Public Works
38.	All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event.	Public Works	Prior to approval of improvement plans	Public Works

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	Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.			
39.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.	Public Works	Prior to approval of improvement plans	Public Works
40.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as "private" in the improvement plans.	Public Works	Prior to approval of improvement plans	Public Works
41.	Fees: Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova's Public Works Department.	Public Works	Prior to approval of improvement plans	Public Works
42.	All landscape corridor walls shall be designed of masonry construction using graffiti resistant materials. Wall design and materials shall be subject to City's approval and design standards.	Public Works	Prior to approval of improvement plans	Public Works and Planning
43.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test	Public Works	Prior to approval of improvement plans	Public Works

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	• Water Use Calculations • Irrigation Schedule • Permeability test for LID facilities' locations • Soil media specifications (LID features)			
44.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers. Trees shall be appropriately sized for their proposed planters.	Public Works	Prior to approval of improvement plans	Public Works
45.	Developer shall coordinate with Sacramento Regional Transit (SacRT) and Cordova Recreation and Parks District (CRPD) for the relocation of the bus stops (SacRT and Cordovan) on the southwest corner of Timberland Drive and Canyonlands Drive to be relocated just west of Branigan Lake Way near the ADA ramp on Canyonlands Drive on the frontage of Exploration Park. Developer shall secure necessary easements for the bust stop relocation, if still required.	Public Works	Prior to approval of improvement plans	Public Works
46.	Installation of a public cleanout is required at the right-of-way. These improvements must be shown on plans.	Sewer	Prior to approval of improvement plans	Sacramento Area Sewer District
47.	Each owner is responsible for installing collector sized sewer pipeline and appurtenance across the parcel frontage as a condition of approval. These improvements must be shown on the plans.	Sewer	Prior to approval of improvement plans	Sacramento Area Sewer District
48.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer	Prior to approval of improvement plans	Sacramento Area Sewer District
49.	SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any	Sewer	Prior to approval of improvement plans	Sacramento Area Sewer District

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	connection to the SacSewer sewer. These improvements must be shown on the plans.			
50.	Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD).	Sewer	Prior to approval of improvement plans	Sacramento Area Sewer District
51.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.	Sewer	Prior to approval of improvement plans	Sacramento Area Sewer District
52.	Construction of sewer mainlines are prohibited within 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plans.	Sewer	Prior to approval of improvement plans	Sacramento Area Sewer District
53.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Sewer	Prior to approval of improvement plans	Sacramento Area Sewer District
54.	Alignment of all main lines and structures must provide a minimum of 1-foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Sewer	Prior to approval of improvement plans	Sacramento Area Sewer District
55.	Provide a note on the plans that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."	Fire	Prior to approval of improvement plans	Sacramento Metropolitan Fire District
56.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire	Fire	Prior to approval of improvement plans	Sacramento Metropolitan Fire District

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	hydrants shall be installed and operational prior to any construction (including foundations). The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.			
57.	The project is within the Sacramento County Water Agency District and shall comply with the following; • 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. • 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. • No water supply mains shall be located under structures such as box culverts and bridges. If the project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be approved by the Agency Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other	Water	Prior to Improvement Plan and or Prior to Final Map	Sacramento County Water Agency

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associated costs will be at applicant's expense.				
Prior to Issuance of Building Permit				
58.	The previous requirement for a park development agreement is replaced by this condition of approval that requires the Developer to provide the in-lieu fees and acreage described in COA #12. Street frontage improvements to be funded and provided by the Developer. Improvements to the 0.04 acres will be completed by CRPD. The Developer will also pay a park impact fee of \$9,925.88 and supplemental park fee of \$3,018 per single-family unit per the Development Agreement (DA) between the City and the Developer. The park impact fee portion is adjusted annually for inflation per the DA. Both fees are collected by the City of Rancho Cordova and passed through to Cordova Recreation and Park District (CRPD).	Parks	Prior to issuance of Building Permits	Cordova Recreation & Park District
59.	Secure City of Rancho Cordova Public Works Department approval of final grading plans, as required by City Ordinance	Public Works	Prior to issuance of building permit	Public Works
60.	Prior to issuance of the first building permit within a TM phase: All streets and improvements shown on the TM phasing plan, all streets necessary for access to the proposed homes, associated improvements included in the approved improvement plans, and other infrastructure as necessary for adequate public access and use shall be substantially complete to the satisfaction of the Public Works Department. Prior to first occupancy all streets and improvements shown on the TM phasing plan shall be fully constructed and completed to the satisfaction of the City Engineer.	Public Works	Prior to issuance of the first building permit within a TM phase.	Public Works
61.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements. • Civil plan shall include an ADA access plan. • All facilities, including but not limited to, sidewalk, driveways, etc. shall be upgraded to meet current ADA requirements and City	Public Works	Prior to issuance of building permit	Public Works

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	Standards. • Utility laterals and cuts in existing right-of-way shall be restored per Sacramento County Standards. Type 1 slurry seal or an approved alternative shall be provided within the limits of the project along: Canyonlands Drive, Timberland Drive, and Hetch Hetchy Drive. Type 1 slurry seal shall be applied for the full width of the roads along the entire project frontage of these roads. • Remove existing 8ft sidewalk and replace with 4ft sidewalk and 4ft separated planter, curbs, and gutters along the frontages of Canyonlands Drive, Timberland Drive, and Hetch Hetchy Drive. • Replacement of damaged sidewalk and curb and gutter along property frontage to the satisfaction of The Public Works Department. Sidewalk panels shall be replaced to the nearest joint. • Replacement of damaged pavement along property frontage to the satisfaction of The Public Works Department. • Provide a 6ft masonry wall along boundary of residential lots and park, including a landscaped paseo access to park through Lot A. • Public improvement plans shall clearly delineate all transitions to existing improvements. • All improvements to be designed and constructed to the satisfaction of the Public Works Department. • Provide street lighting as required by the City of Rancho Cordova Code. Street Lighting shall conform to all City improvement standards, and necessary easements shall be granted to accommodate those standards. • A note shall be placed on the parcel map summarizing the required public improvements. • Pavement transition to existing Timberland Drive shall be			

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	constructed in accordance with Sacramento County standards. Complete installation of all improvements shown on the improvement plan to satisfaction of the City prior to occupancy.			
62.	Secure City of Rancho Cordova Public Works Department approval of final grading plans, as required by City Ordinance.	Public Works	Prior to issuance of building permit	Public Works
63.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one- and two-family dwellings in accordance with the California Residential Code.	Fire	Prior to issuance of building permit	Sacramento Metropolitan Fire District
64.	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 permit	Sacramento County Water Agency
65.	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 permit	Sacramento County Water Agency
66.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San or SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Sewer	Prior to issuance of building permit	Sacramento Area Sewer District
Prior to Final Inspection				
67.	Install improvements per the approved Public Works Improvement Plans and to the satisfaction of the Public Works Department.	Public Works	Prior to final inspection of the first unit	Public Works
68.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will	Public Works	Prior to final building inspection	Public Works

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	delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.			
69.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with the approved plans. Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, Plant material inspection, irrigation coverage test underdrain installation (as applicable) and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.	Public Works	Prior to final building inspection of the first unit	Public Works
70.	Record drawings of grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Public Works	Prior to final building inspection	Public Works
Prior to Occupancy				
71.	Applicant/Owner/Developer shall repair and replace all right-of-way damages caused by the construction of the building to the satisfaction of the Public Works Department. Damages include, but are not limited to: pavement, sidewalks, curbs, and gutters.	Public Works	Prior to occupancy	Public Works
72.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with	Fire	Prior to Final occupancy	Sacramento Metropolitan Fire District

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	their background.			
73.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to Final Occupancy	Sacramento Metropolitan Fire District
Advisories				
74.	The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.	Fire	Advisory	Sacramento Metropolitan Fire District

MEMORANDUM



ITEM 6.1.

DATE: January 10, 2024
TO: Planning Commission Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **DISCUSSION AND DIRECTION OF THE PLANNING COMMISSION
PURSUANT TO PUBLIC RESOURCES CODE SECTION 21151.2,
REGARDING THE ACQUISITION OF GRANTLINE 208 ELEMENTARY
SCHOOL SITE BY ELK GROVE UNIFIED SCHOOL DISTRICT**

RECOMMENDATION

Receive a report on the Grantline 208 elementary school site and direct staff to prepare a letter to the Elk Grove Unified School District.

RESULT OF RECOMMENDED ACTION

Staff will prepare a written report for Elk Grove Unified School District based upon direction provided by the Planning Commission.

BACKGROUND

In December 2023, the City received a letter ([Attachment 1](#)) from Elk Grove Unified School District (EGUSD) which provided written notice that the District proposes to acquire title to property for a new elementary school with the City. In compliance with Public Resources Code Section 21151.2, the District must provide the City with this written notice and the Planning Commission has 30 days after receipt of the notice to submit a written report of the investigation and its recommendations concerning acquisition of the site.

ANALYSIS

The property under consideration for acquisition to accommodate an elementary school is located within Grantline 208, which is a mix of single family residential lot sizes, parks and open space. The property is located on the northeast corner of Cypress Grove Drive and Thorntonhall Drive. [Attachment 1](#) of this report includes various maps indicating the exact location of the property. The property is approximately 11.65 acres in size and is designated as Lot A of Final Map-2018-001-01 which was recorded on August 9, 2018. The property was designated as a school site on the approved tentative subdivision map, as well as the recorded final map. The property has a zoning designation of RD-5, which lists public schools as a permitted use. Based upon this information, the property is properly zoned for the use of a school site.

SUMMARY

Based upon staff's research on the property, it's apparent that the site was always meant to be utilized as a school site. If after discussion and any public comment, the Planning Commission concurs with the information provided, staff should be directed to prepare the written report of the investigation, to include any recommendations from Planning Commission to EGUSD.

ATTACHMENT(S)

1. EGUSD Letter

**Members of the Board:**

Beth Albiani
 Nancy Chaires Espinoza
 Carmine S. Forcina
 Gina Jamerson
 Anthony "Tony" Perez
 Michael Vargas
 Sean J. Yang

Robert L. Trigg Education Center
 9510 Elk Grove-Florin Road, Elk Grove, CA 95624

Susan Bell
 Chief Facilities Officer
 Facilities and Planning

(916) 686-7711
 FAX: (916) 686-7754

December 1, 2023

Planning Commission
 City of Rancho Cordova
 2729 Prospect Park Drive
 Rancho Cordova, CA 95670

Sent via e-mail: kwhitman@cityofranhocordova.org

Subject: Acquisition of "Grantline 208" Elementary School Site - Planning Commission Investigation

Dear Planning Commission:

In compliance with the requirement of Public Resources Code §21151.2, this letter serves as written notice that the Elk Grove Unified School District proposes to acquire title to property for a new elementary school within the City of Rancho Cordova as described below:

Northeast corner of Cypress Grove Dr and Thorntonhall Dr
 Assessor's Parcel Number 067-1080-007-0000

Maps indicating the location of this property are enclosed.

According to the provisions of the code, the Planning Commission shall investigate the proposed site and within 30 days after receipt of the notice shall submit to the Governing Board of the School District a written report of the investigation and its recommendation concerning acquisition of the site.

Should you have any questions, please contact me at 686-7711. If you would like to respond by email, please send to psaechao@egusd.net. Thank you for your prompt attention to this request.

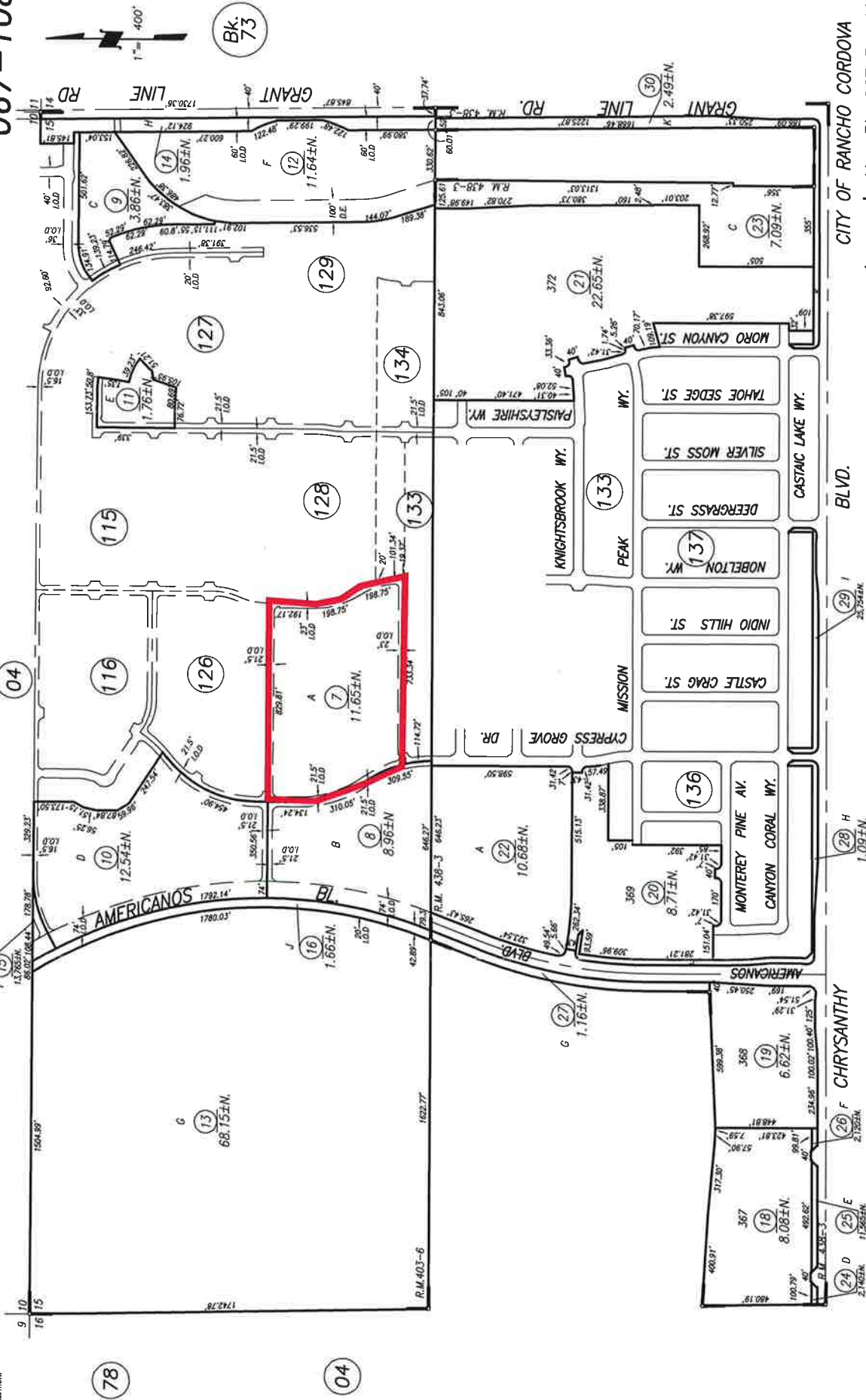
Sincerely,

Pham Saechao
 Planner, Facilities and Planning

Enclosures

POR. POR. SEC.15, T.8N., R.7E., M.D.B.& M.

DISCLAIMER: ASSESSOR'S PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.



CHRYSAINTH

Grantline 208 Large Lot Map, R.M. Bk.403, Pg.6 (08-09-2018)

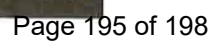
Por. Arista Del Sol - Phase 1, R.M. Bk.438, Pg.3 (05-23-2022)

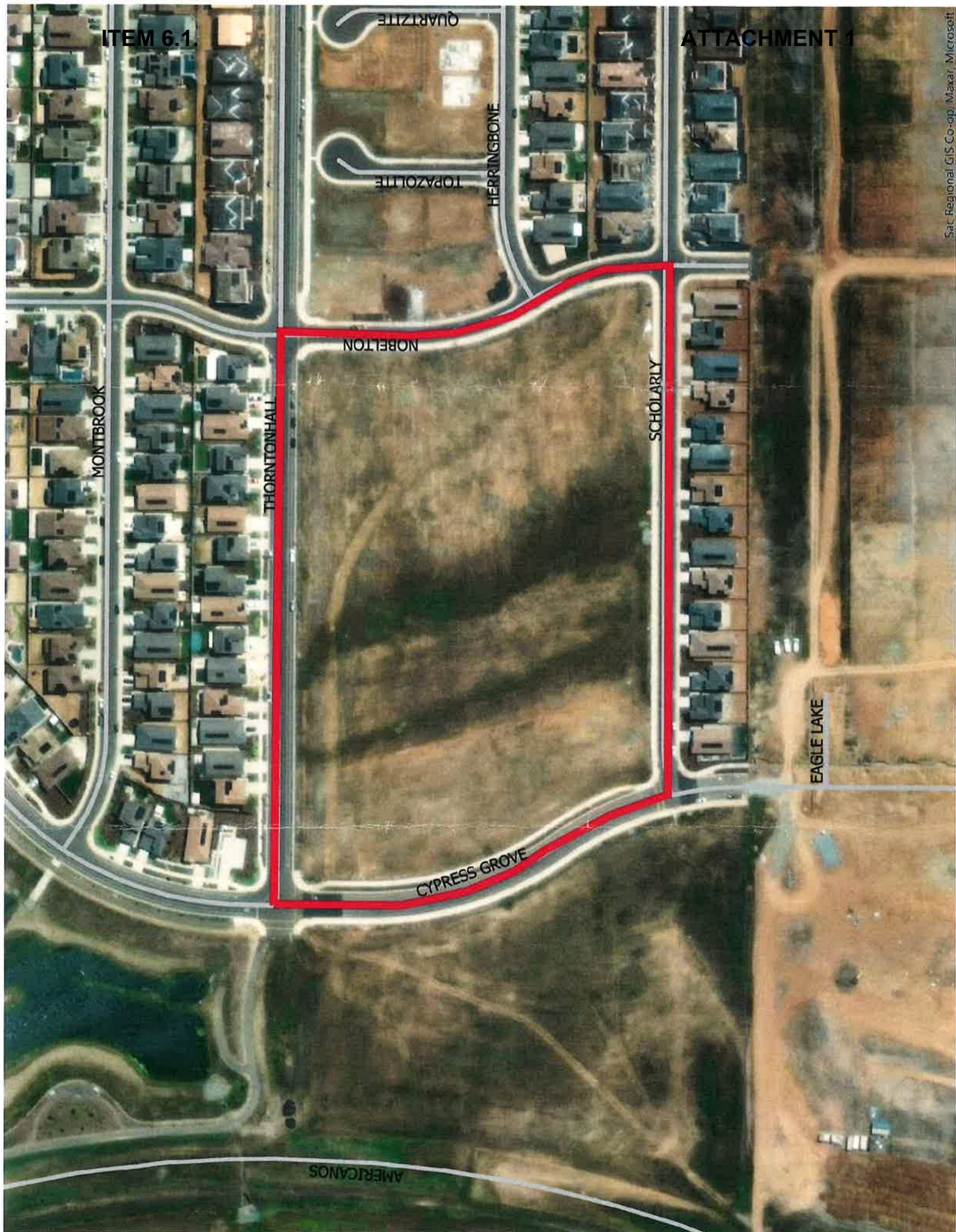
Aug. 8th., 2022

CITY OF RANCHO CORDOVA

Assessor's Map Bk. 067 Pg. 108

County of Sacramento, Calif.





FINAL MAP OF

GRANTLINE 208

LARGE LOT MAP

SUBDIVISION NO. FM-2018-00501

BEING A PORTION OF THE SOUTHEAST

1/4 OF FRACTIONAL SECTION 10 AND

A PORTION OF THE NORTH 1/2 OF

SECTION 15, T. 8 N., R. 7 E., M.D.M.

CITY OF RANCHO CORDOVA

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA



JULY 2018
785 Orchard Drive, Suite #10
Folsom, CA 95630
Phone: (916) 668-0792
Fax: (916) 668-0791
TSD ENGINEERING, INC.
EXPERT MORE.

SEE SHEET 3 LOT 2

SEE SHEET 3

LOT 6

LOT D

SEE SHEET 2

LOT G

LOT J

LOT A
(SCHOOL SITE)
11.648± ACRES

LOT B
(PARK SITE)
8.956± ACRES

LOT 5
16.290± ACRES

ATTACHMENT 1

SEE SHEET 6

SHEET 4 OF 6

20090715 O.R. 827



Facilities and Planning - Room 206
9510 Elk Grove Florin Road
Elk Grove, CA 95624



ATTACHMENT 1



Planning Commission
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

9567036231 0036

