

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, February 14, 2024

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

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

**Havasu 95 Speedway - Safety Committee Office
7260 Dub Campbell Parkway, Lake Havasu City, Arizona, 86406**

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/88180091387?pwd=2XaAxkNftlBPgctOdOD09ElxdqjaX.1>

**Join the Meeting via the Zoom Phone Number
Zoom Phone Number: +1 669 900 6833 +1 253 215 8782
Webinar ID: 881 8009 1387
Password: 916499**

AGENDA

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, February 14, 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, February 14, 2024, before 3:00 p.m.

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

Planning Commission Members - Surender Devarapalli, Lee Frechette, 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 Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

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

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of January 24, 2024.

Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

- 5.1. **Subject:** Westcott Station by KB Home - Major Design Review (CEQA Exempt Pursuant to Section 15332 "In-Fill Development Projects") - Project No. PLND-0923-0083 - Located North of Old Placerville Road and Approximately 730' East of Bradshaw Road; APN: 068-0030-044-0000.

Recommendation: Determine the project is Exempt per CEQA Guidelines Section 15332, "In-Fill Development Projects" of the CEQA Guidelines and Adopt the Resolution for Westcott Station.

- 5.2. **Subject:** Valero Gas Station Beer and Wine Sales - Conditional Use Permit and Letter of Public Convenience and Necessity (Project not subject to CEQA per Section 21080(b)(5)) - Project No. PLND-1023-0086.

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

- Adopt a Resolution denying the Valero Gas Station Beer & Wine Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN).

6. COMMISSION COMMENTS/IDEAS/QUESTIONS

7. DIRECTOR'S REPORT

8. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

UPCOMING MEETINGS

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
September 11, 2024	5:30 PM Regular Meeting

October 9, 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 February 14, 2024 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on February 9, 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 February 9, 2024 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: February 14, 2024
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF JANUARY 24, 2024**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. January 24, 2024 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, January 24, 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://cityofranchocordova.zoom.us/j/89791823671?pwd=vpS53V2qfTujsglsyX8dvFTywWkbJN.1>

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Webinar ID: 897 9182 3671

Password: 239143

DRAFT MINUTES

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

Chair Stauss called the Regular meeting to order in the David B. Roberts Council Chambers at 5:29 p.m.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Anil Reddy Kondakrindi, Robert McGarvey, Leroy Triplette, and Chair Cynthia Stauss

Planning Commission Members Absent: None

Staff Members Present: Darcy Goulart, Palmer Hilton, Nicholas Sosa, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Nicholas Sosa led the pledge.

3. PUBLIC COMMENT

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, January 24, 2024

ATTACHMENT 1

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

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

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

ACTION: Motion to approve item 4.1 by Tripette second by McGarvey;
Motion passed with a 6:0 vote

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of January 10, 2024.

Recommendation: Adopt the minutes.

5. **PUBLIC HEARING ITEMS**

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

Recommendation: The Applicant has requested that their item be continued to a future Planning Commission Meeting. The Applicant is requesting additional time to re-evaluate their designs and further address Planning Commission concerns that arose during the December 13th Commission Meeting. The Applicant is not sure on the length of time needed for re-evaluation, therefore, they are requesting to continue the item to a date uncertain. The project will be re-noticed in accordance with Government Code Section 65090 once a date has been determined.

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

Associate Planner Nicholas Sosa provided an update to the Planning Commission that the Applicant has requested that their item be continued to a future Planning Commission Meeting. The Applicant is not sure on the length of time needed for re-evaluation, therefore, they are requesting to continue the item to a date uncertain. The project will be re-noticed in accordance with Government Code Section 65090 once a date has been determined.

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

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

7. **DIRECTOR'S REPORT**

Planning Manager Dracy Goulart had no report.

8. **ADJOURNMENT**

Chair Stauss adjourned the meeting at 5:38 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 5.1.



DATE: February 14, 2024

TO: Planning Commission Members

FROM: Nicholas Sosa, Associate Planner

SUBJECT: WESTCOTT STATION BY KB HOME – MAJOR DESIGN REVIEW (CEQA EXEMPT PURSUANT TO SECTION 15332 “IN-FILL DEVELOPMENT PROJECTS”) – PROJECT NO. PLND-0923-0083 – LOCATED NORTH OF OLD PLACERVILLE ROAD AND APPROXIMATELY 730’ EAST OF BRADSHAW ROAD; APN 068-0030-044-0000

PROPERTY OWNER:	APPLICANT/DEVELOPER:
KB Home Sacramento Inc.	Stephanie Llamas
3005 Douglas Boulevard, Suite 250	3005 Douglas Boulevard, Suite 250
Roseville, CA 95661	Roseville, CA 95661

PROJECT:	Westcott Station by KB Home – Major Design Review
FILE:	PLND-0923-0083
LOCATION:	Located north of Old Placerville Road and approximately 730’ east of Bradshaw Road
APN:	068-0030-044-0000
PLANNER:	Nicholas Sosa, Associate Planner

RECOMMENDATION

Determine the project is Exempt per CEQA Guidelines Section 15332, “In-Fill Development Projects” of the CEQA Guidelines and Adopt the Resolution for Westcott Station.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant’s request for Major Design Review for their Westcott Station product. Approval would allow the applicant to pursue necessary building permits and public works permits for new construction.

PROJECT BACKGROUND

The project site is located north of Old Placerville Road, approximately 730 feet east of Bradshaw Road and is zoned Village Center Mixed Use (VCMU). The property is located

adjacent to an existing apartment complex, mobile home park and shopping center (**See Figure 1**).

Figure 1: Project Location



The property received previous planning entitlement approvals by City Council on May 20, 2019 under the project name “Bradshaw Village”. Approvals included a Tentative Subdivision Map (TSM) to subdivide the property into 57 residential lots (**See Figure 2**), a Design Review approval for 3 floor plans with 3 different elevations and a Development Agreement (DA) that included fee requirements, maintenance requirements, CC&R enforcement, and annexations and dedications. The previous owner completed the initial grading of the site as well as installation of underground infrastructure throughout the property.

In recent months, the property has been purchased by the Applicant, KB Home Sacramento Inc. KB Home would adhere to the approved Development Agreement between the City of Rancho Cordova and the previous Bradshaw Village development and has completed an Assignment and Assumptions on August 4, 2023. The Applicant has also continued with development of the property where the previous owner left off and has been working with the Public Works Department on finalizing the property’s subdivision map and improvement plans to prepare for vertical construction.

Figure 2: Approved Tentative Subdivision Map Layout



MAJOR DESIGN REVIEW

The Applicant has chosen to not utilize the previous design approvals for the site and has submitted an application for a Major Design Review for their own products. The proposed product has been designed to fit residential lots with a typical lot size of 44' wide by 57.5' deep as approved within the previous Tentative Subdivision Map.

KB Home is proposing a total of 3 floor plans ranging from 1,587 square feet to 1,755 square feet with 3 elevations (Traditional, Modern Prairie, and Modern Farmhouse) for the Westcott Station project. All homes include a two-car garage for off-street parking with living space forward along the street frontage. The front elevations of each home with each architectural style can be seen in **Figure 3-5**. The project plans ([Attachment 2](#)) include more detailed plans showing side elevations as well as rear elevations and enhanced elevations for the Westcott Station product.

Figure 3: Plan 1- 1,587 SF



Traditional



Modern Prairie



Modern Farmhouse

Figure 4: Plan 2- 1,644 SF



Traditional



Modern Prairie



Modern Farmhouse

Figure 5: Plan 3- 1,755 SF



Traditional



Modern Prairie



Modern Farmhouse

The Applicant will also be providing 3 color schemes for each elevation and enhanced features on corner lot elevations. Additional details can be found in Attachment 2: Project Plans.

City Design Guidelines

The City of Rancho Cordova utilizes Design Guidelines to provide guidance for projects in areas such as building placement and orientation, streetscape variety, garage placement and facades. The applicant has reviewed these guidelines and has proposed house plans that offer a clear architectural style and streetscape that creates visual interest throughout the property. The proposed project is consistent with these guidelines as follows:

- The proposed designs utilize a variety of color schemes and three architectural styles to create streetscape variety.
- The project has been conditioned to not have the same elevation next to each other to ensure the site maintains variety along street frontages.
- The homes have been designed with living space forward to minimize the appearance of a garage façade.
- Corner lots will have enhanced features for side facades.
- The provision of several different rooflines included in each plan and elevation ensure visual variation.
- Popout trim is provided around the windows and doors on all elevations.
- An area has been created on the garage side yard for refuge storage and screening.

Landscaping

The Applicant has included preliminary landscape plans for the residential lots throughout the subdivision. Landscaping includes a variety of drought tolerant trees, shrubs, and ground cover for all front yards and street side yards. Landscape plans were also reviewed by the City Arborist to ensure that the species and variety of trees that are planted within the proposed 10-foot yard space, would be successful in these areas and would not create issues at maturity. Tree installations will also include root barriers as added protection to underground infrastructure and adjacent hardscapes. Landscaping will also include weed barriers at installation to reduce the likelihood of weed growth in the neighborhood. Concrete paths from the driveway to the side yard as well as an area for garbage cans behind the fence line, will also be provided for resident convenience. Landscape layouts can be seen in **Figures 6 - 9** with additional details, including all plant species and sizes, can be found in Attachment 2.

Figure 6: Overall Landscape Layout

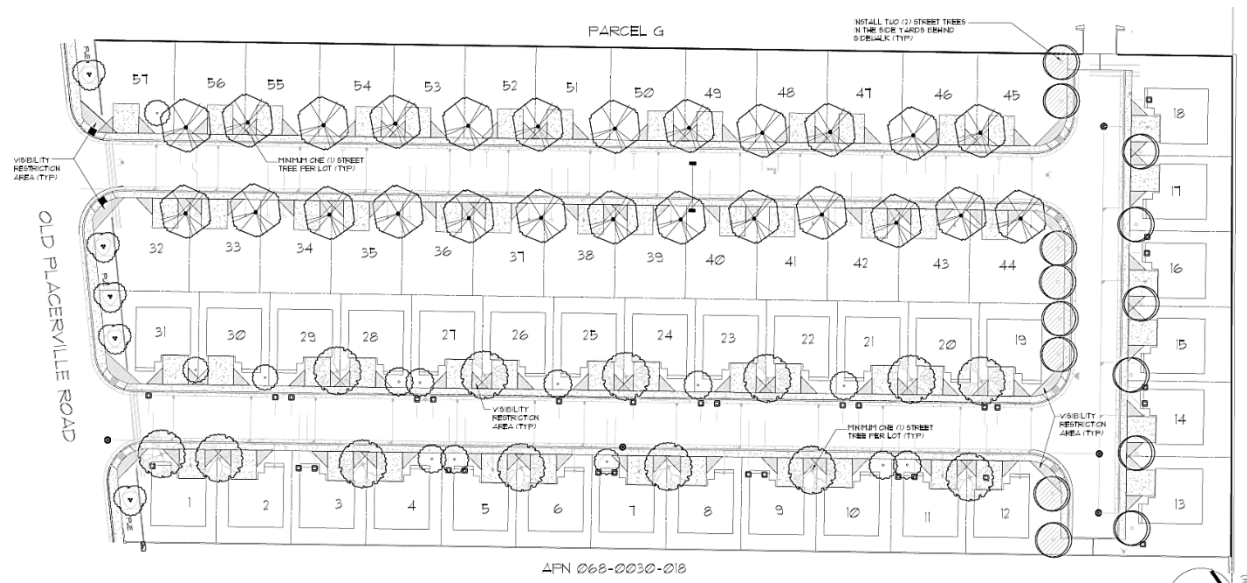


Figure 7: Landscaping Layout (Plan 1)

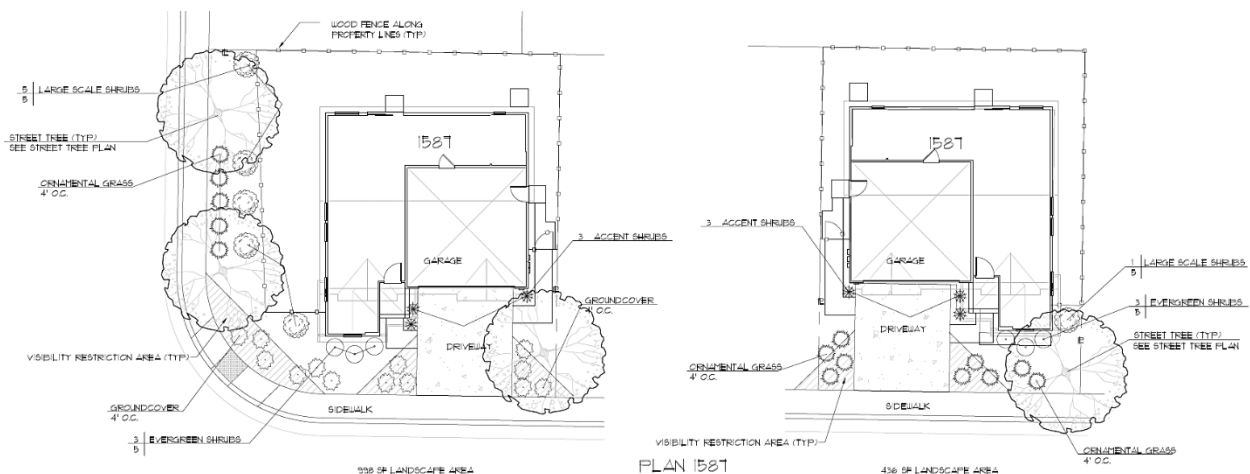


Figure 8: Landscaping Layout (Plan 2)

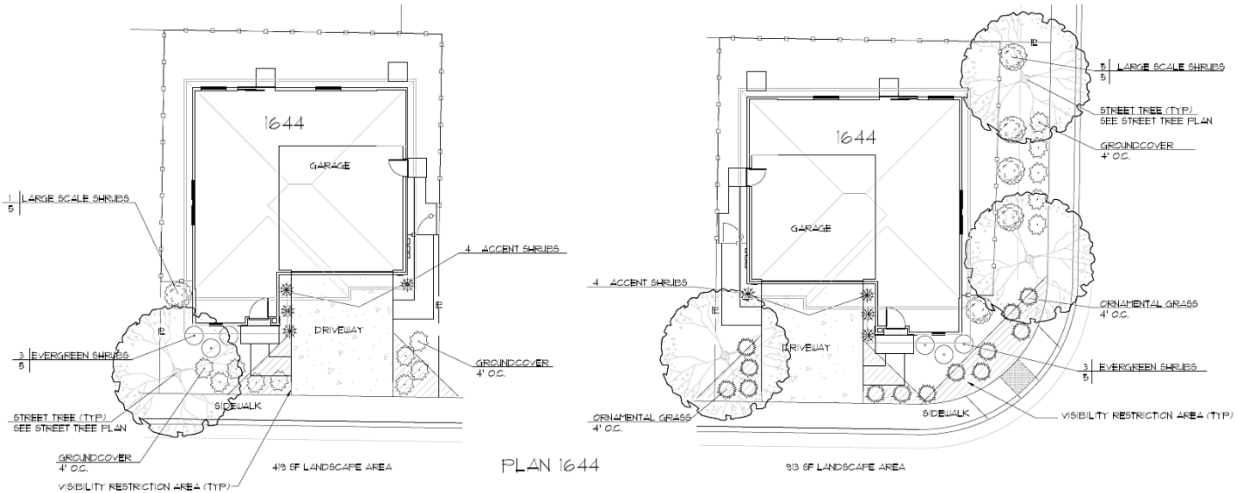
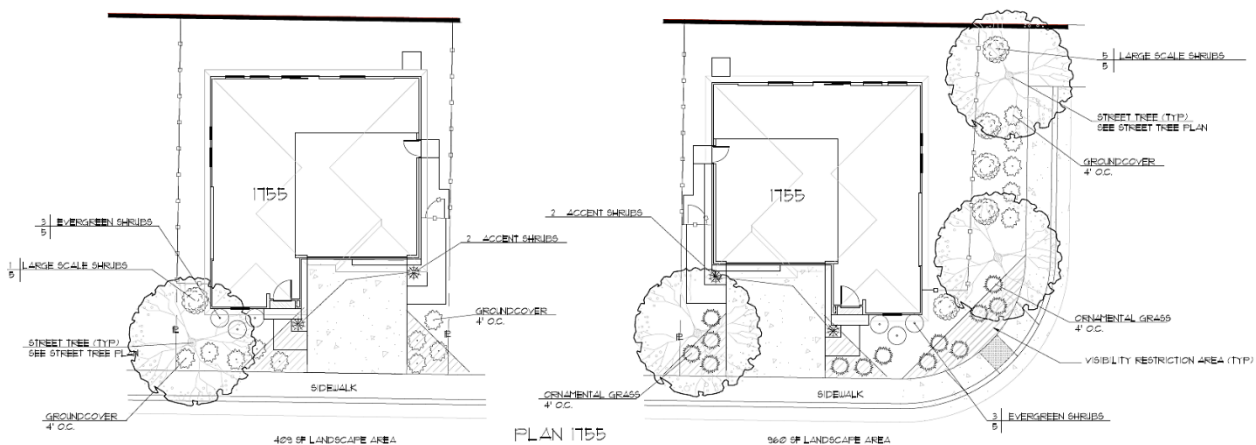


Figure 9: Landscaping Layout (Plan 3)



Per Section 23.716.070 of the City's Municipal Code, residential lots are limited to no more than 40 percent of the front yard area to be non-pervious surfaces, including but not limited to, hardscapes such as sidewalks, driveways, and parking surfaces. Given the typical lot width of 44 feet for the subdivision, 40 percent would not be sufficient for a standard 16-foot-wide driveway and walkways from the front door to driveway areas as shown in the landscape plans. Per Section 23.716.060, deviations from these standards may be allowed through site plan and architectural review for small-lot single-family developments at the time of master home plan review where these standards cannot be attained due to design. Therefore, the Applicant has requested to increase their allowance to a maximum of 50 percent to accommodate these hardscapes. Driveways will still be required to adhere to the 5-foot setback separation from the side property lines as required by the code. Staff has acknowledged this request and included an additional condition of approval with the revised maximum at 50 percent. This modification will also be codified within the subdivision's Covenants, Conditions and Restrictions (CC&R's) that will be recorded by the property owner and will have the ability to be enforced by the City's Neighborhood Services Division.

ADDITIONAL ANALYSIS

The proposed Westcott Station project has also been reviewed for consistency with the following documents:

General Plan:

The project site is part of the developed Countryside/Lincoln Village Planning Area within the City's General Plan. The project site's General Plan Zoning Designation is Village Center (VC) which provides daily shopping needs to residents within a village and typical uses include a small to medium sized grocery store, coffee shops and other small businesses. The zoning designation also allows for residential uses in conjunction with the predominant commercial uses of the overall site.

The project is a design review for 57 single family homes directly adjacent to an existing shopping center with grocery store and other small businesses and therefore is compliant with the intention of the land use designation. Pedestrian access will be provided through sidewalks internal to the subdivision that connects to Old Placerville Road and leads to the Shopping Center.

Zoning Code:

The Applicant is requesting a Major Design Review as required by City of Rancho Cordova Zoning Code Section 23.141.020 for master home plans for single-family residential subdivisions. The property is zoned Village Center Mixed Use (VCMU), and the Applicant has not requested any setback adjustments as part of their submittal. Therefore, the project will be required to adhere to the setbacks listed within that zone for construction. Those setbacks are listed below:

Primary Building Setback	Setback
Front Setback	10' Min 20' Max
Side Yard	5' Min
Side Street or Internal Circulation Street	0' Min 10' Max
Rear Yard and Alley	5' Min

The zoning district allows for Medium Density Residential which includes a density range of 6.1 units per acre minimum to 18 units per acre maximum. The 5-acre project is not requesting any modifications to the previously approved tentative subdivision map and therefore will continue to provide a density of 11.4 units per acre which is within the allowable range of the zoning district.

FISCAL IMPACT

Approval of the Major Design Review would allow for the construction of the master home plans for Westcott Station. This would benefit the City by providing direct contributions to fund needed public infrastructure as well as an increase in property tax for this project as well as for the surrounding Lincoln Village 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.

ENVIRONMENTAL

The Applicant is requesting approval of a Major Design Review for 57 single-family homes for a subdivision called Westcott Station. The design review would be exempt from CEQA review under CEQA State Guidelines Categorical Exemption Section 15332 (Infill Development Projects). This exemption is intended to promote infill development within already urbanized areas and includes projects that are no more than 5-acres and consistent with local general plan and zoning requirements.

Categorical Exemption 15332 states the parcel can be no more than 5-acres in size and according to the Sacramento County Assessor's Parcel Viewer, the parcel size is 217,800 square feet or 5-acres in size, therefore, the exemption would be applicable. The parcel is surrounded by existing residential and commercial development in all directions. The site is adjacent to an existing shopping center to the west, a mobile home park to the north, an apartment community to the east, and an additional apartment community to the south across Old Placerville Road.

The project site is part of the developed Countryside/Lincoln Village Planning Area within the City's General Plan. This Planning Area establishes priorities for reinvestment, enhancement, and improved connectivity with a goal to improve the property value and maintenance of the surrounding area. The development of this property from vacant to developed would improve the value of the land and the surrounding property values. The project will bring additional infrastructure to the area including additional roads, pedestrian sidewalks, lighting, and landscaping.

The project has also been reviewed against all applicable sections of the City's Zoning Code and Design Guidelines and is designed to meet all required development standards including setbacks and density requirements. The Village Center Mixed Use (VCMU) zoning designation encourages the integration of residential and commercial uses. Although a direct connection between the subdivision and shopping was unable to be made due to pedestrian safety concerns behind the grocery store, the project is located directly adjacent to the center and pedestrian access will be provided via sidewalks internal to the subdivision that connect to Old Placerville Road and leads to the internal walkways of the shopping center.

The project site has also been previously disturbed as initial grading and installation of underground infrastructure has already been completed by the previous owner. Prior to the site's initial disturbance in 2021, the previous owner had completed a burrowing owl survey dated September 24, 2021, as well as biological survey and cultural study for the property in November of 2018. The burrowing owl survey resulted in no owls observed within the area prior to construction and the 2018 biological survey specified that the site does not provide habitat for nesting birds protected by CA Fish and Wildlife including the Swainson's Hawk. In addition, the cultural study found that no significant prehistoric or historic archaeological sites were found nor were there any historical buildings, structures, or objects discovered and therefore no further cultural resources work was recommended at that time.

An Environmental Noise Assessment was also conducted as part of the original project to assess the potential for traffic related noise along Old Placerville Road to the south as well as commercial related noise levels along the west property line along the shopping center. Results of the assessment recommended installation of a 10-foot high masonry wall along the shared property line with the shopping center as well as construction upgrades to the new homes for noise mitigation. A minimum 6-foot masonry wall was also recommended along Old Placerville

Road for traffic noise mitigation. These elements were not completed by the original developer, however the Applicant, KB Home, has agreed to uphold these recommendations and implement these during their construction.

Implementation of the proposed Major Design Review project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project does not include any significant roadway or transportation system changes nor does it include any stationary noise sources that would significantly contribute to the overall noise environment of the surrounding area. Additionally, the underground infrastructure has been installed by the previous owner and the proposed project would be served by all required utilities and public services. Due to these factors, the proposed project is exempt and no further environmental documents pursuant to CEQA are required.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission:

- Find the proposed project in compliance with the California Environmental Quality Act (CEQA) as exempt pursuant to Section 15332, "Infill Development Projects".
- Adopt the Resolution approving the Major Design Review for Westcott Station by KB Home, PLND-0923-0083, subject to the findings, Project Plans (Exhibit A) and Conditions of Approval (Exhibit B).

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 OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING A MAJOR DESIGN REVIEW FOR WESTCOTT
STATION BY KB HOME – PROJECT NO. PLND-0923-0083**

WHEREAS, KB Home (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Major Design Review for 57 single-family residential lots for Westcott Station; and

WHEREAS, the Major Design Review is for 3 floor plans with 3 architectural styles; and

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

WHEREAS, the proposed project is no more than 5-acres in size and is consistent with the City's General Plan and Zoning Code; and

WHEREAS, the project is exempt per California Environmental Quality Act (CEQA) exemption 15332 "Infill Development Projects" and therefore does not require further CEQA analysis; 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 15332 is an adequate exemption according to the Guidelines of the California Environmental Quality Act.
 - a) **Finding:** The project site has been analyzed and is exempt per California Environmental Quality Act exemption 15332 "Infill Development Projects".

Evidence: The applicant is requesting approval of a Major Design Review for the proposed Westcott Station project. This design review would be exempt from CEQA review under CEQA State Guidelines Categorical Exemption Section 15332 (Infill Development Projects). This exempts projects that are surrounded by already urbanized areas and are no more than 5-acres in size. In order to qualify for a CEQA 15332 exemption, the following findings must be made:

- a) **Finding:** The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

Evidence: The project site is part of the developed Countryside/Lincoln Village Planning Area within the City's General Plan. This Planning Area establishes priorities for reinvestment, enhancement, and improved connectivity with a goal to improve the property value and maintenance of the surrounding area. The

development of this property from vacant to developed would improve the value of the land and the surrounding property values. The project will bring additional infrastructure to the area including additional roads, pedestrian sidewalks, lighting, and landscaping.

The project has also been reviewed against all applicable sections of the City's Zoning Code and Design Guidelines and is designed to meet all required development standards including setbacks and density requirements. The Village Center Mixed Use (VCMU) zoning designation encourages the integration of residential and commercial uses. Although a direct connection between the subdivision and shopping was unable to be made due to pedestrian safety concerns behind the grocery store, the project is located directly adjacent to the center and pedestrian access will be provided via sidewalks internal to the subdivision that connect to Old Placerville Road and leads to the internal walkways of the shopping center.

- b) **Finding:** The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

Evidence: According to the Sacramento County Assessor's Parcel Viewer, the parcel size is 217,800 square feet or 5-acres in size, therefore, the exemption would be applicable. The parcel is surrounded by existing residential and commercial development in all directions. The site is adjacent to an existing shopping center to the west, a mobile home park to the north, an apartment community to the east, and an additional apartment community to the south across Old Placerville Road.

- c) **Finding:** The project site has no value as habitat for endangered, rare or threatened species.

Evidence: The project site has been previously disturbed as initial grading and installation of underground infrastructure has already been completed by the previous owner. Prior to the site's initial disturbance in 2021, the previous owner completed a burrowing owl survey dated September 24, 2021, as well as a biological survey and cultural study for the property in November 2018. The burrowing owl survey resulted in no owls observed within the area prior to construction and the 2018 biological survey specified that the site does not provide habitat for nesting birds protected by CA Fish and Wildlife including the Swainson's Hawk. In addition, the cultural study found that no significant prehistoric or historic archaeological sites were found nor were there any historical buildings, structures, or objects discovered and therefore no further cultural resources work was recommended at that time.

- d) **Finding:** Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Evidence: Implementation of the proposed Major Design Review project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project layout was analyzed as part of the original Tentative Subdivision Map review and the proposed project does not include any changes to roadway or transportation systems that have been already approved nor does

it include any stationary noise sources that would significantly contribute to the overall noise environment of the surrounding area.

- e) **Finding:** The site can be adequately served by all required utilities and public services.

Evidence: The underground infrastructure has been installed by the previous owner and the proposed project would be served by all required utilities and public services. The project will adhere to the previously approved Development Agreement that was in place for the area which includes required annexations into maintenance and service districts.

Due to the project meeting the conditions required by Categorical Exemption 15332, the project has been determined to be exempt and no additional environmental documents pursuant to CEQA are required.

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

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

Evidence: The project will add new infrastructure, single-family homes, and additional residents to an existing vacant lot, which will increase property values and enhance the surrounding area, which is the priority of the General Plan designation of the Countryside/Lincoln Village Planning Area. The project provides a variety of architectural styles and floor plan combinations as encouraged by the City's Design Guidelines and will also adhere to the setbacks and development standards required for the site's Village Center Mixed Use (VCMU) zoning designation. The proposed Design Review will not affect the density or use of the subdivision and the project is proposed at a density of 11.4 units per acre which is within the allowed 6.1 to 18 units per acre density for the zone.

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

Evidence: The Applicant, KB Home, is presenting a design package that includes 3 floor plans, each with 3 architectural styles and multiple color schemes. The proposed product will allow for a number of floor plans and style combinations that will create visually interesting streetscape through the community as encouraged by the City's Design Guidelines. The proposed project also proposes landscaping that includes a combination of trees, shrubs, and groundcover that will enhance the community streetscape. Conditions of approval have also been added to ensure the same elevations are not adjacent to each other to ensure street variation and corner lots have been required to have visually enhanced facades.

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

Evidence: The project is a medium density project, consistent with the character and feel of the adjacent multi-family developments and the existing multi-tenant shopping center. Westcott Station provides architectural styles of Traditional, Modern Prairie, and Modern Farmhouse that are compatible with the existing designs of the surrounding area. The project will provide an opportunity to add single-family homes ranging from 1,587 to 1,755 square feet to the area while still maintaining the character of the surrounding established community.

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

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

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

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian connectivity were studied and adopted as part of that prior approval. All streets within the subdivision will be public streets and the subdivision will have direct access to Old Placerville Road. Emergency Vehicle Access (EVA) has also been provided to the back of the shopping center. However, this will remain closed to the public except in the case of an emergency.

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

Evidence: The project proposes a medium density product that is not yet available in the surrounding area. The product is compatible with the adjacent multi-family development and the proposed designs present a traditional architectural style consistent with existing buildings, but also provides modern elevations (Prairie and Farmhouse) that create a unique streetscape and environment within the subdivision.

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

Evidence: The design review includes both traditional and modern architectural designs. The traditional style is consistent with the surrounding area and the addition of the Modern Prairie and Modern Farmhouse designs add a unique character to the proposed subdivision. Both are applied throughout the subdivision and to ensure there is a variety throughout, conditions of approval prevent two of the same elevations to be adjacent to each other.

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

ITEM 5.1.

ATTACHMENT 1

Evidence: The proposed development includes pedestrian sidewalks throughout the subdivision that connect to the existing sidewalks on adjacent properties. The project's proximity to the existing shopping center allows for increased walkability to commercial businesses. Sidewalks will also be constructed in compliance with all requirements of the California Building Code as well as applicable requirements from the Public Works Department.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 14th day of February 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk



Plan 3 (234.1755)
‘C’ Modern Farmhouse

Plan 1 (234.1587)
‘A’ Traditional

Plan 2 (234.1644)
‘B’ Modern Prairie

Street Scene



KB Home Sacramento
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916)945-3880

Bradshaw Village (Wescott Station)
Rancho Cordova, CA

PLAN:
DATE: 11.28.2023

A.1



Site Plan

*NOTE: PUE WIDTHS VARY. NO PORTIONS OF THE STRUCTURE ARE ALLOWED WITHIN THE PUE.

ELEVATION LEGEND

- 1 CONCRETE FLAT TILE ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO OVER FOAM TRIM
- 5 PRE-FAB VINYL WINDOW SYSTEM
- 6 COMPOSITE ENTRY DOOR
- 7 METAL ROLL-UP GARAGE DOOR
- 8 DECORATIVE FOAM SHUTTER
- 9 FIBER CEMENT SHUTTERS
- 10 STUCCO OVER FOAM CORBEL
- 11 COACH LIGHT
- 12 ILLUMINATED ADDESS PLATE
- 13 FIBER CEMENT LAP SIDING
- 14 FIBER CEMENT SHAKE SIDING
- 15 FIBER CEMENT TRIM
- 16 DECORATIVE BOARD & BATTEN
- 17 WOOD POST
- 18 DECORATIVE OUTLOOKER WITH KNEE BRACE
- 19 FIBER CEMENT GABLE TRIM



‘A’ - Traditional



‘C’ - Modern Farmhouse



‘B’ - Modern Prairie

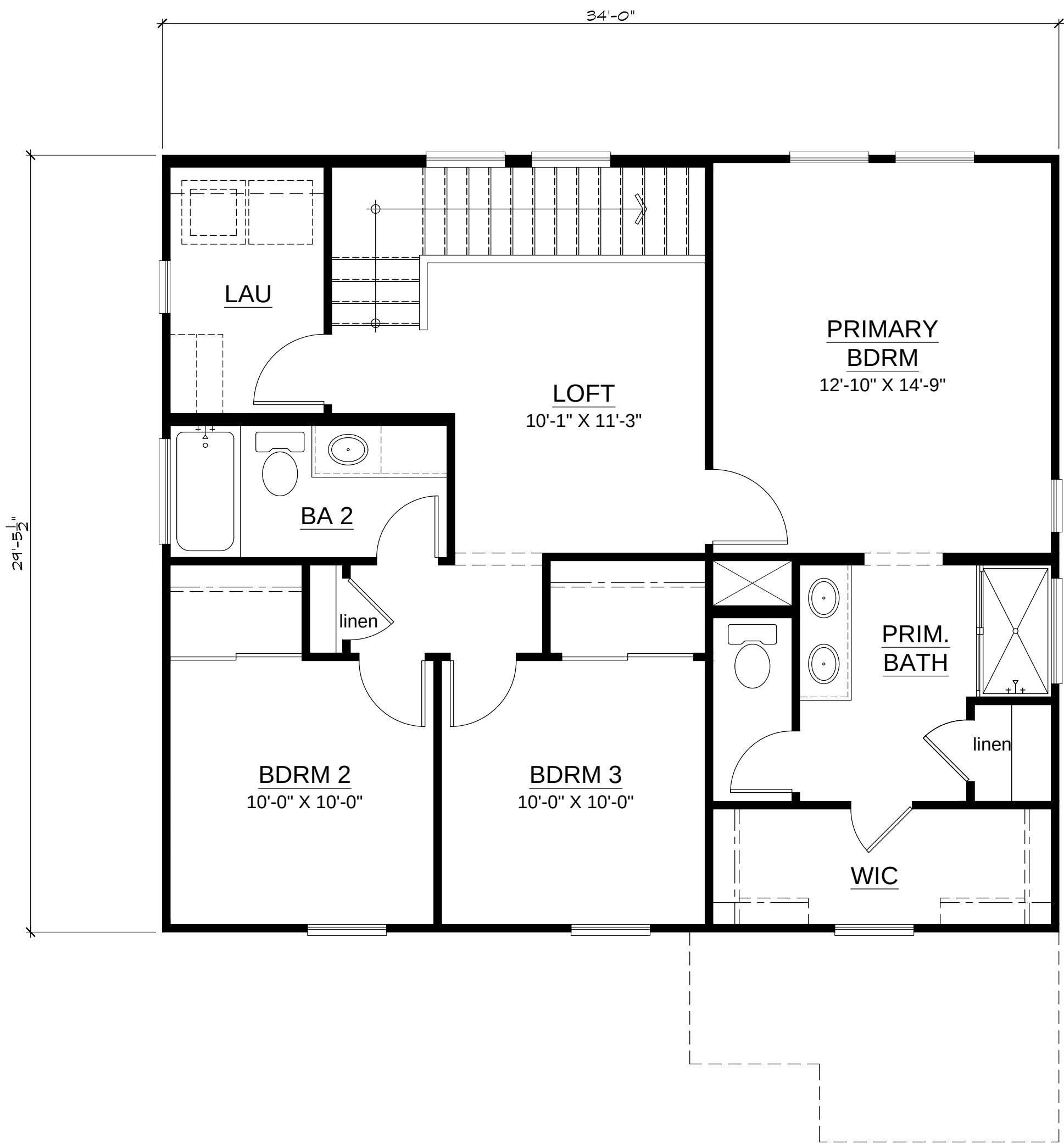
PLAN 1 - Front Elevations



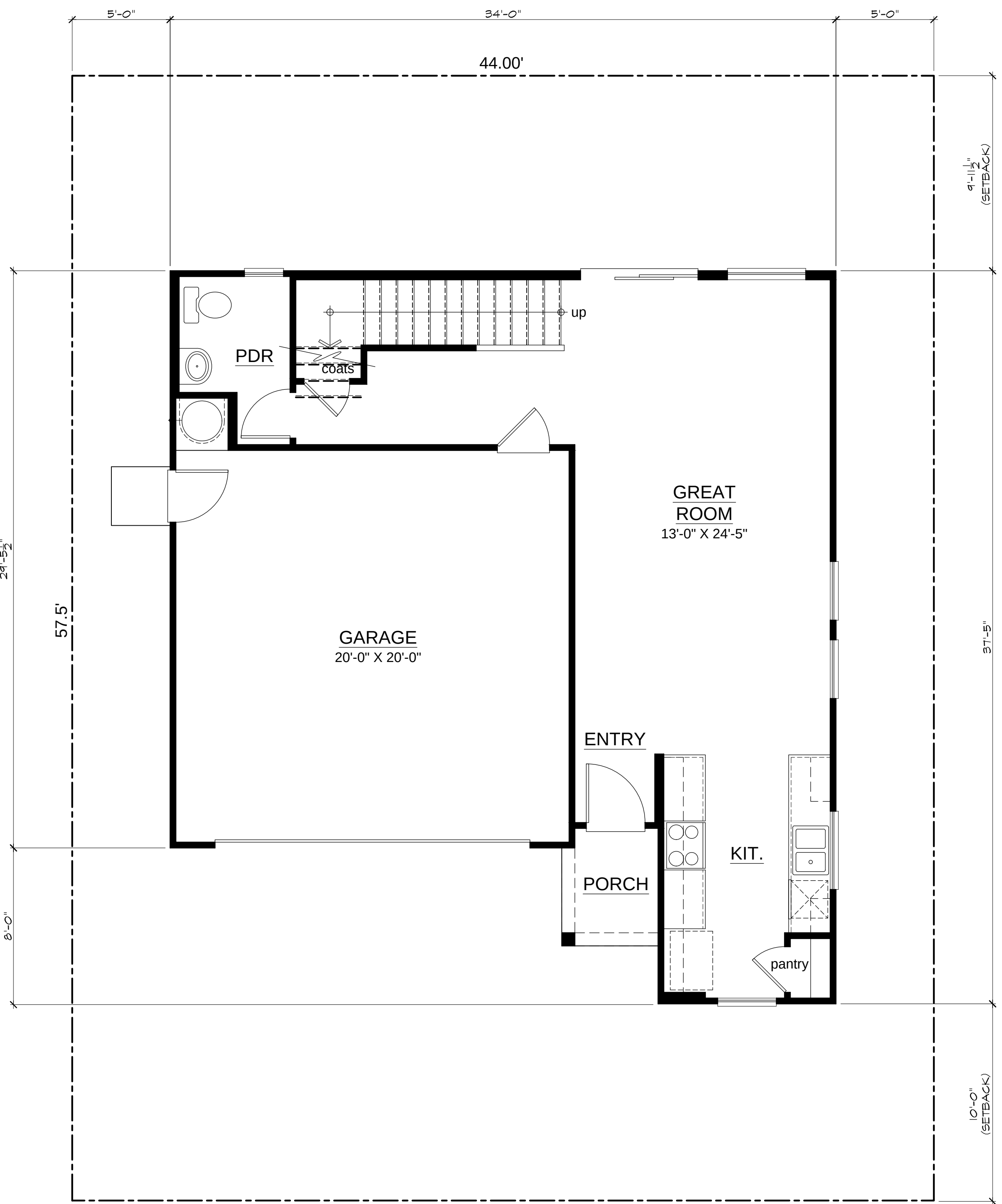
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Rancho Cordova, CA

0 2 4 8 12 PLAN: 234.1587
SCALE : 1/4" = 1'-0" DATE: 11.28.2023



Second Floor



First Floor

Plan 1 'A' - Floor Plans

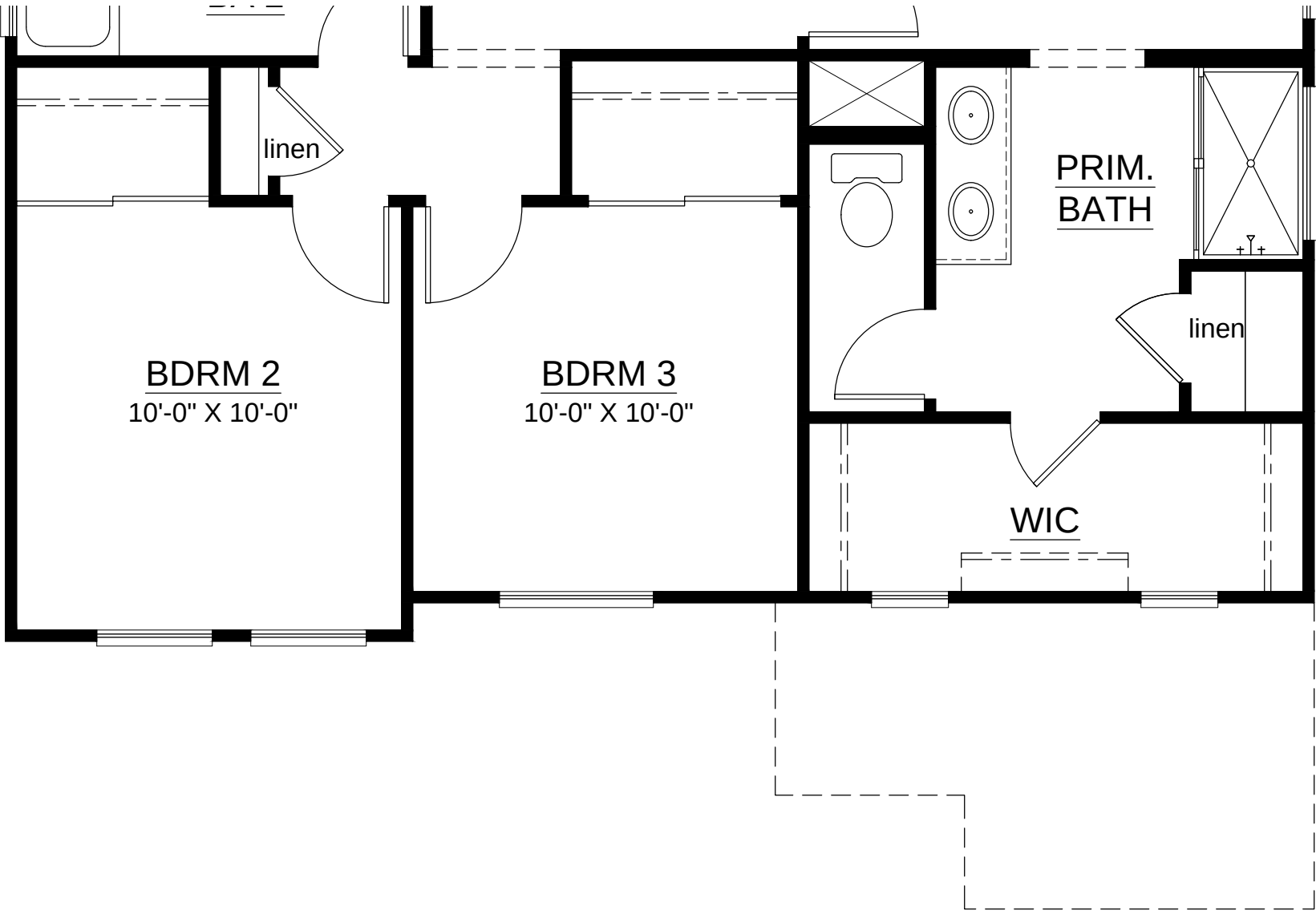
*NOTE: PUE WIDTHS VARY. NO PORTIONS OF THE
STRUCTURE ARE ALLOWED WITHIN THE PUE.



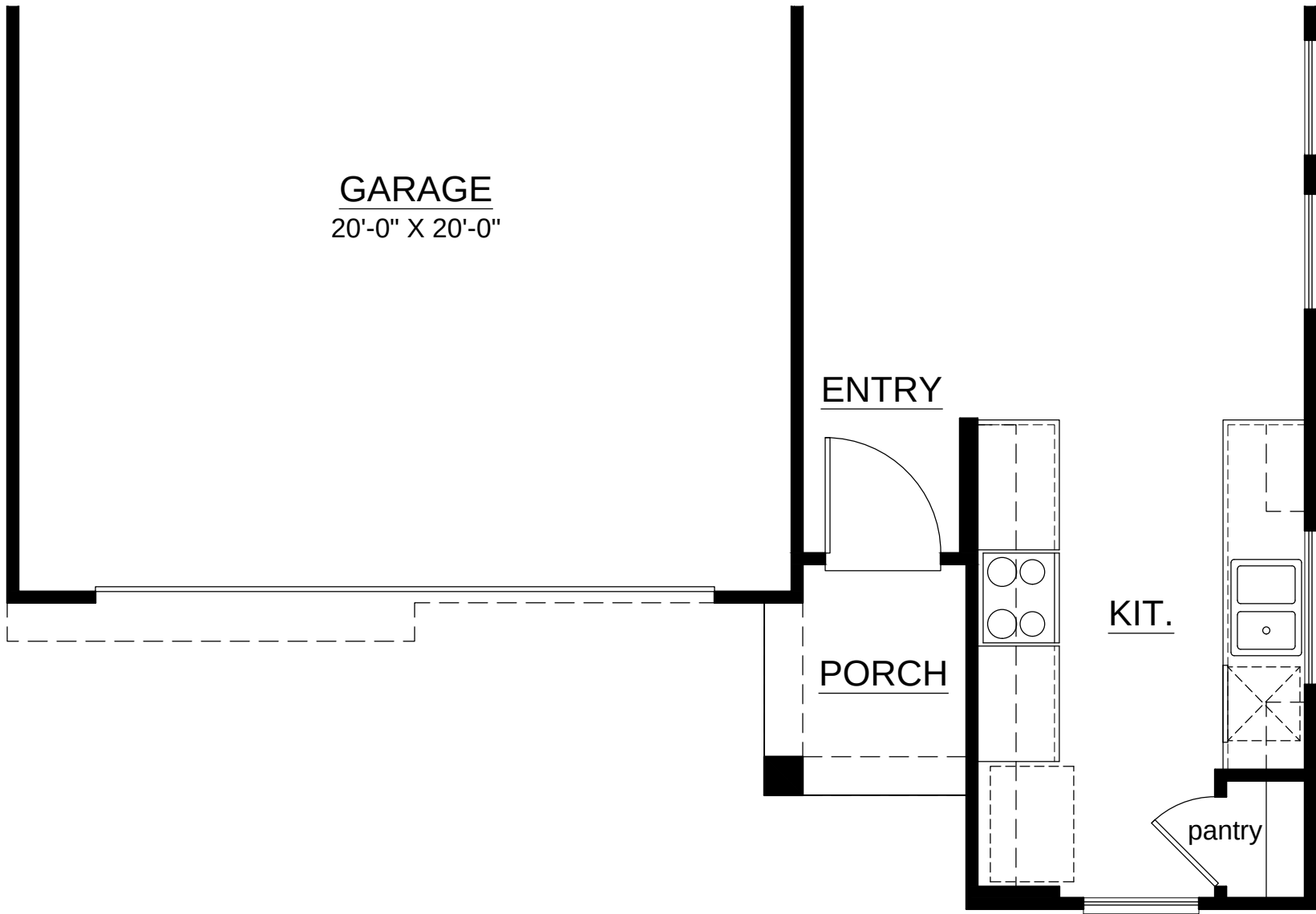
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Bradshaw Village (Wescott Station)
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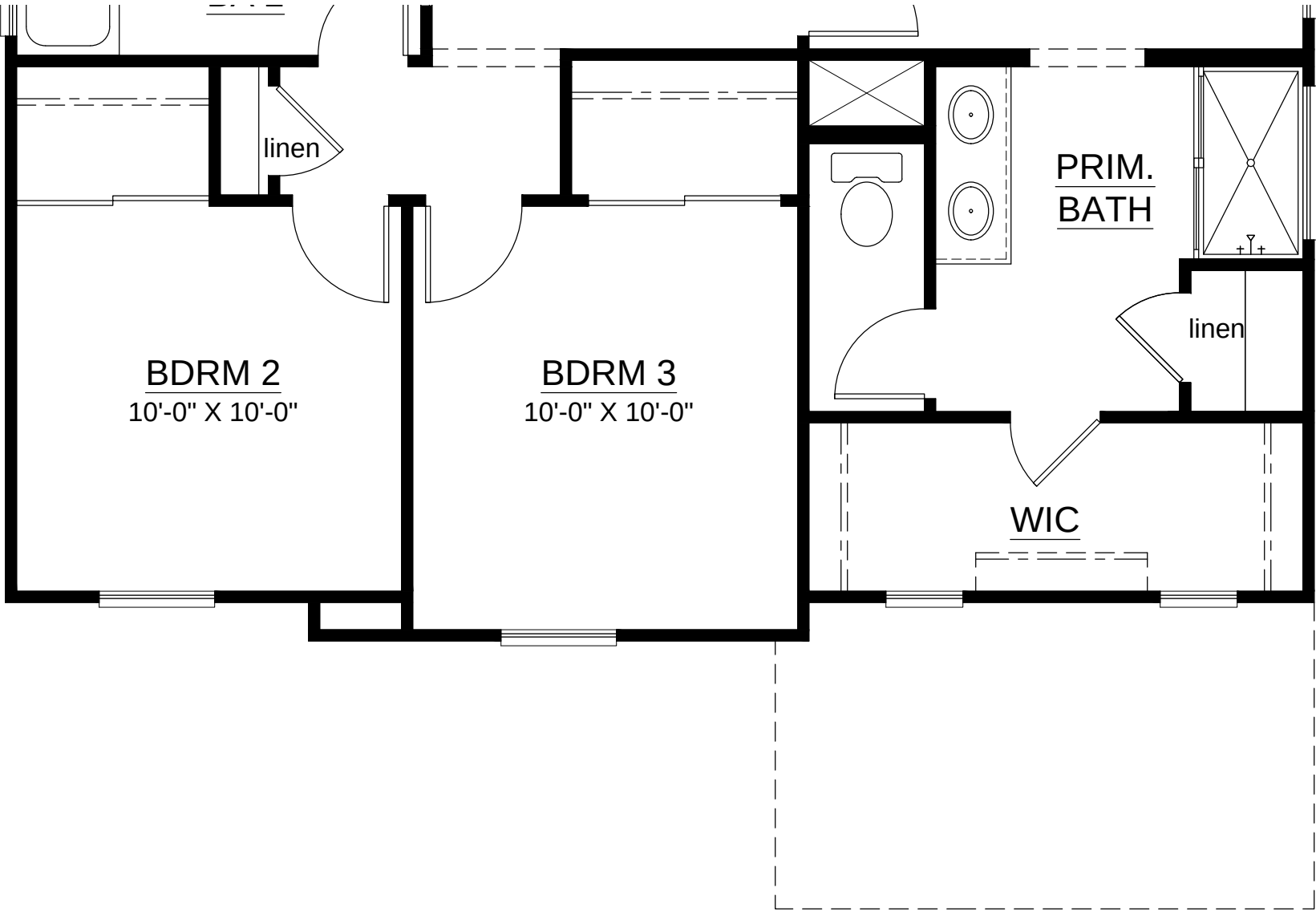
0 2 4 8 12 PLAN: 234.1587
SCALE : 1/4" = 1'-0" DATE: 11.28.2023



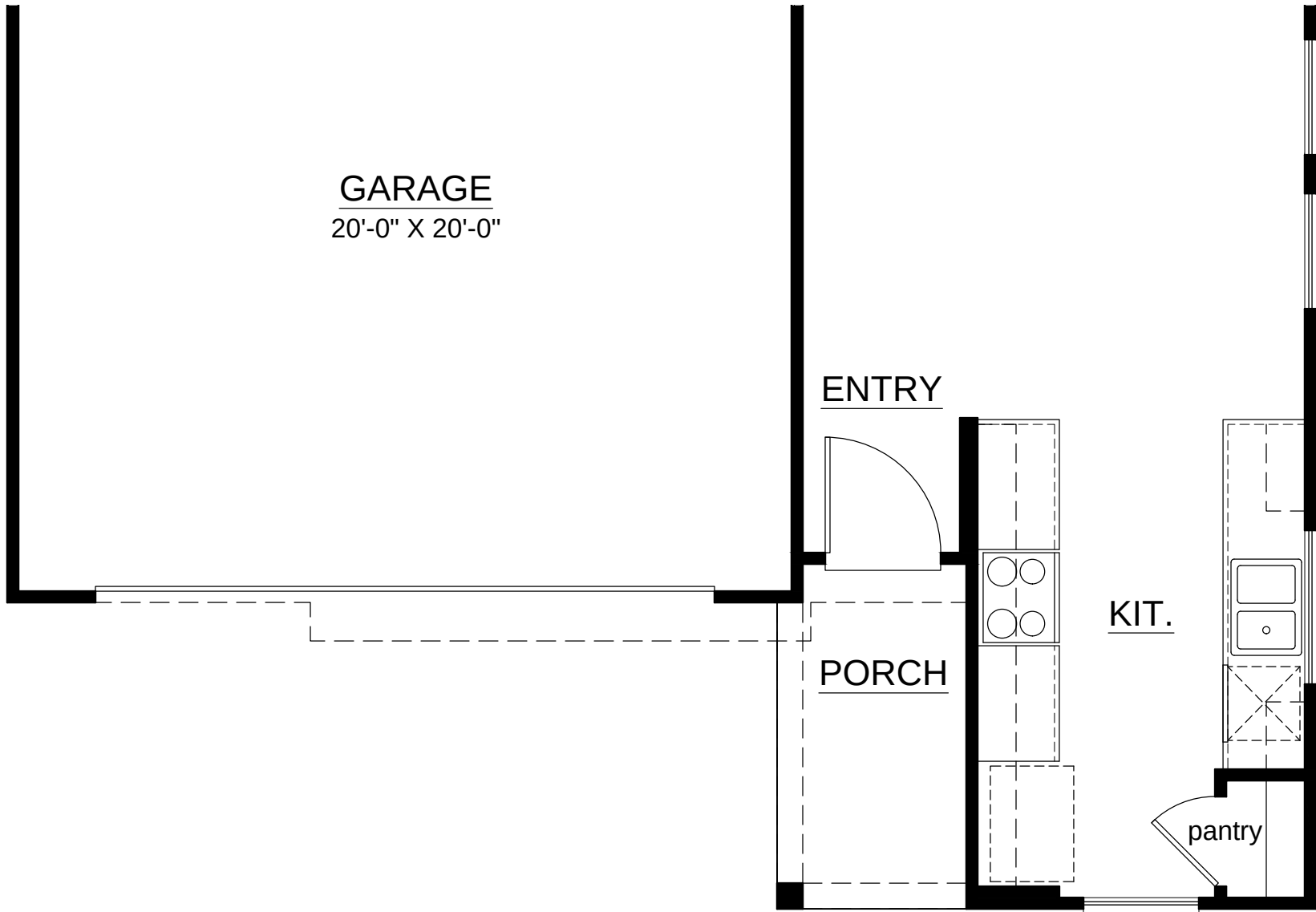
Plan 1 ‘B’ - Second Floor



Plan 1 ‘B’ - First Floor



Plan 1 ‘C’ - Second Floor



Plan 1 ‘C’ - First Floor

Plan 1 - Partial Floor Plans



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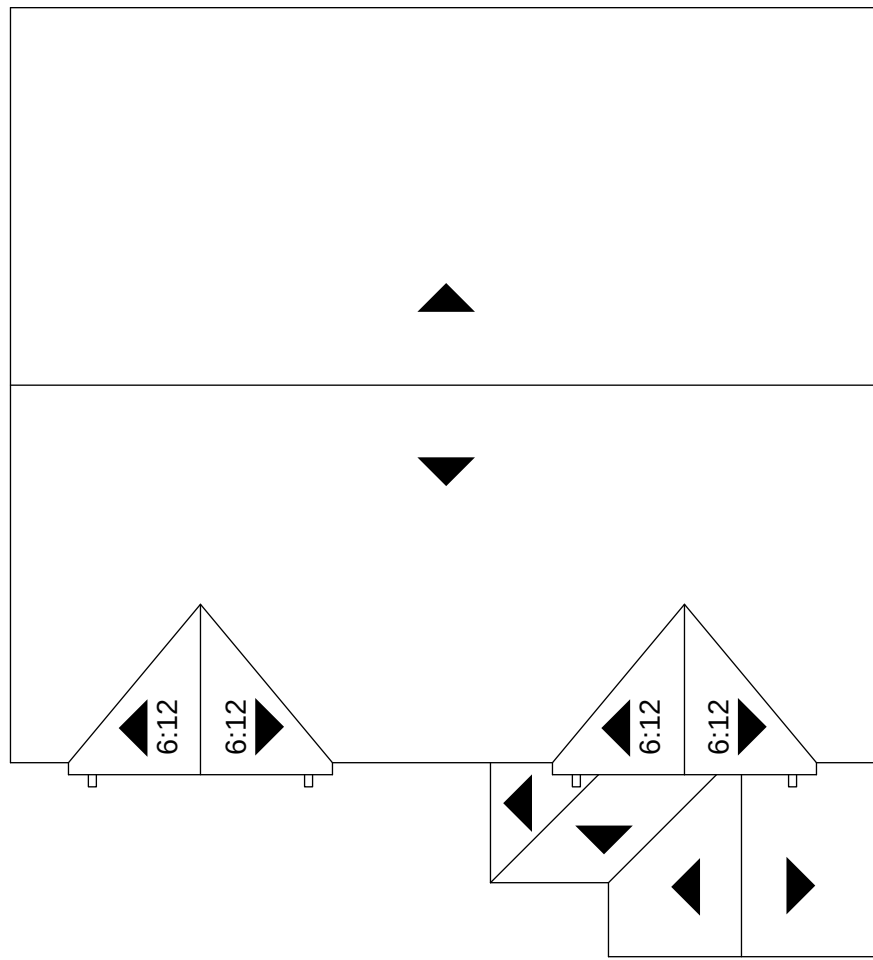


Perspective View



Left Elevation

Right Elevation



Roof Plan
slope 5:12 typ., UNO



Rear Elevation

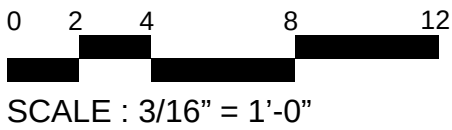
Front Elevation

Plan 1 'A' - Traditional



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PLAN: 234.1587
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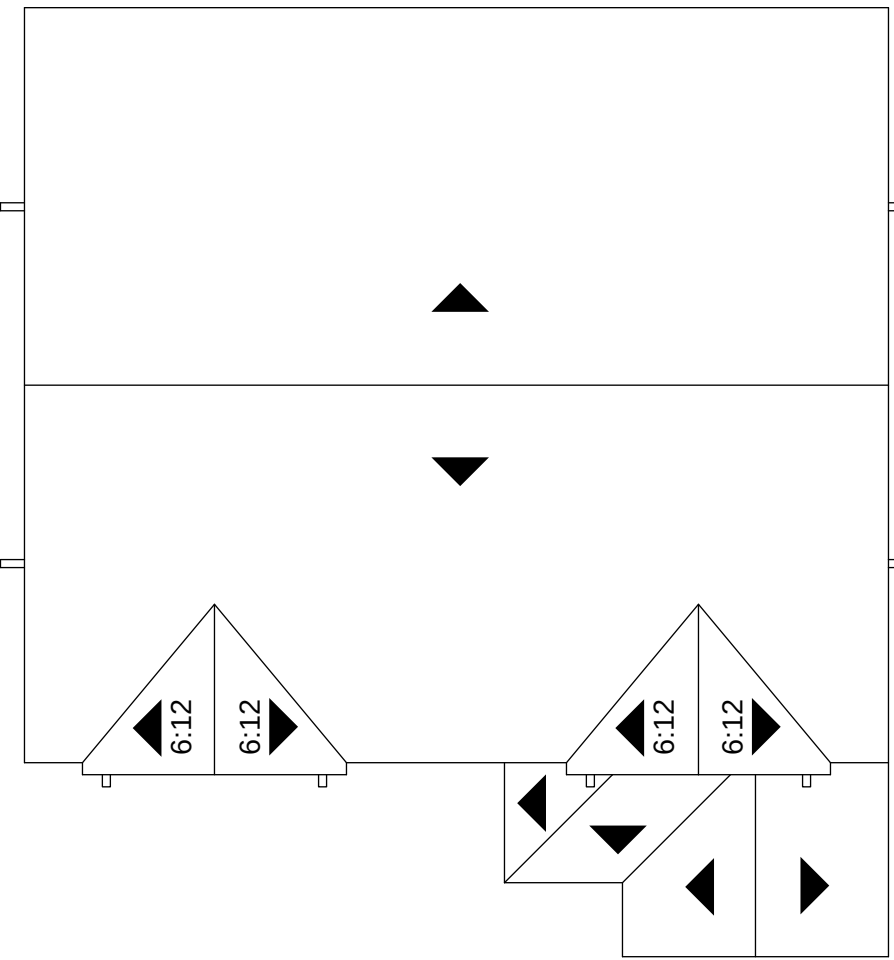


Perspective View



Left Elevation

Right Elevation



Roof Plan
slope 5:12 typ., UNO



Rear Elevation

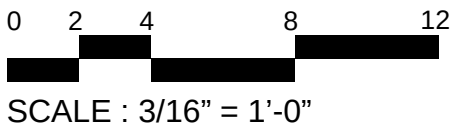
Front Elevation

Plan 1 'A' - Traditional - Enhanced



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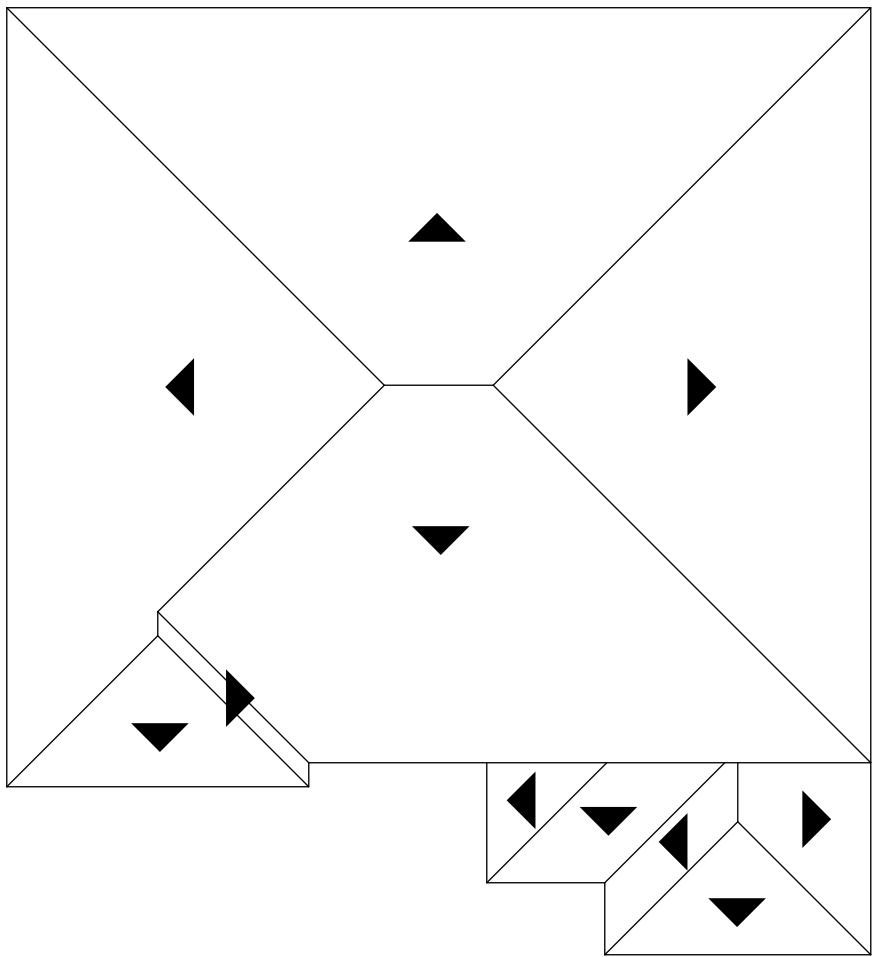
Bradshaw Village (Wescott Station)
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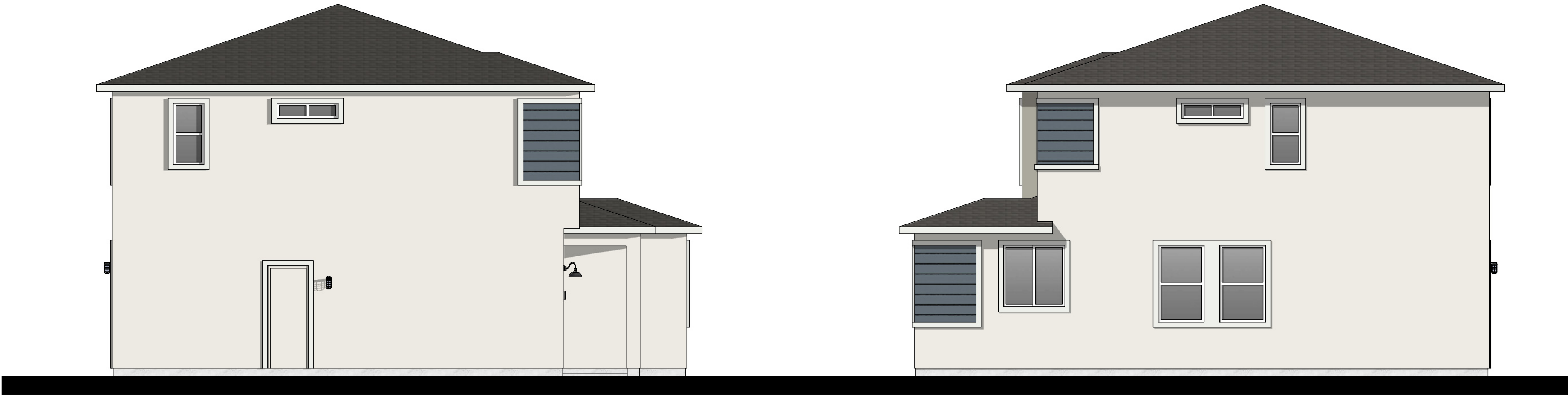
PLAN: 234.1587
DATE: 11.28.2023



Perspective View



Roof Plan
slope 4:12 typ.



Left Elevation

Right Elevation



Rear Elevation

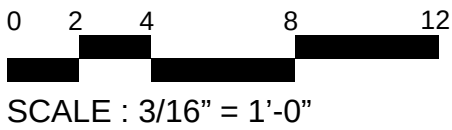
Front Elevation

Plan 1 'B' - Modern Prairie



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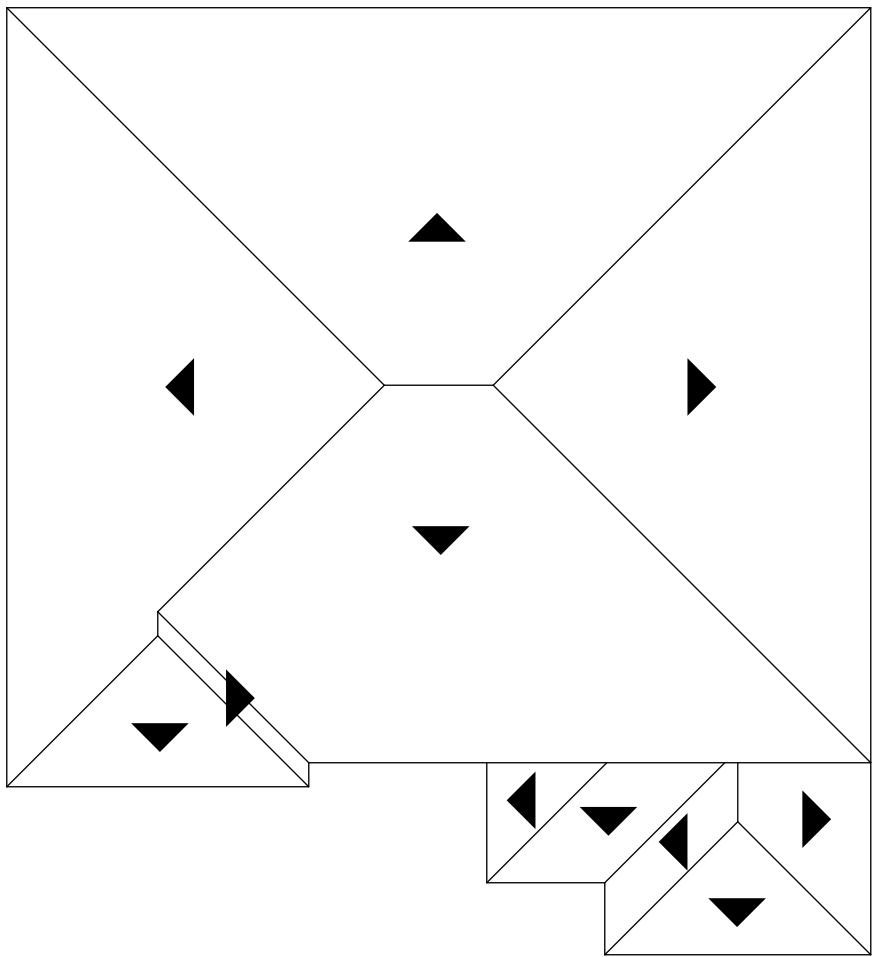
Bradshaw Village (Wescott Station)
Rancho Cordova, CA



PLAN: 234.1587
DATE: 11.28.2023



Perspective View



Roof Plan
slope 4:12 typ.



Left Elevation



Right Elevation



Rear Elevation



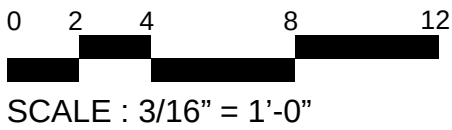
Front Elevation

Plan 1 'B' - Modern Prairie - Enhanced



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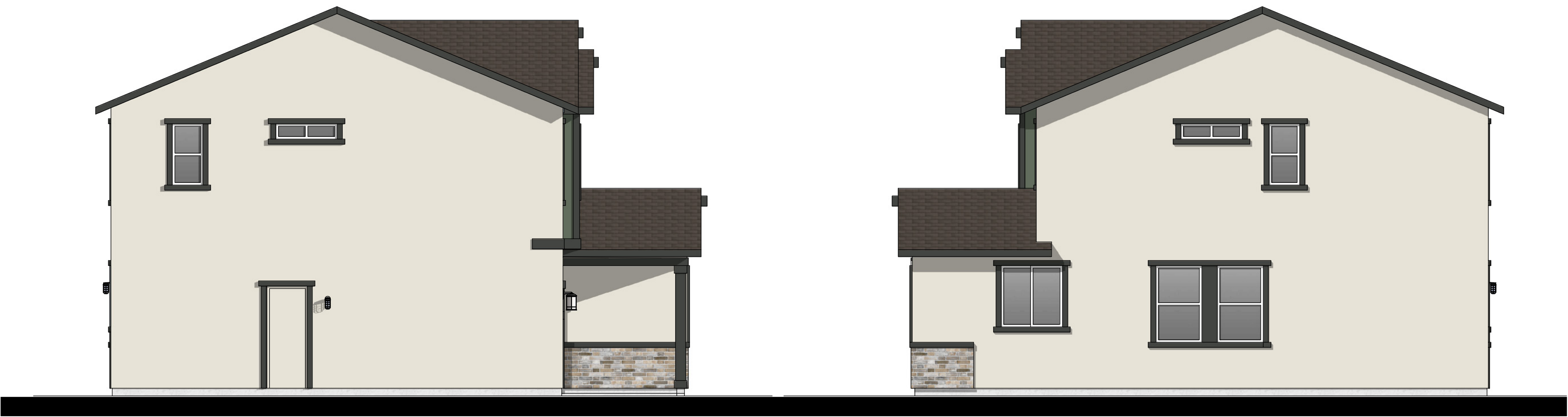
Bradshaw Village (Wescott Station)
Rancho Cordova, CA



PLAN: 234.1587
DATE: 11.28.2023

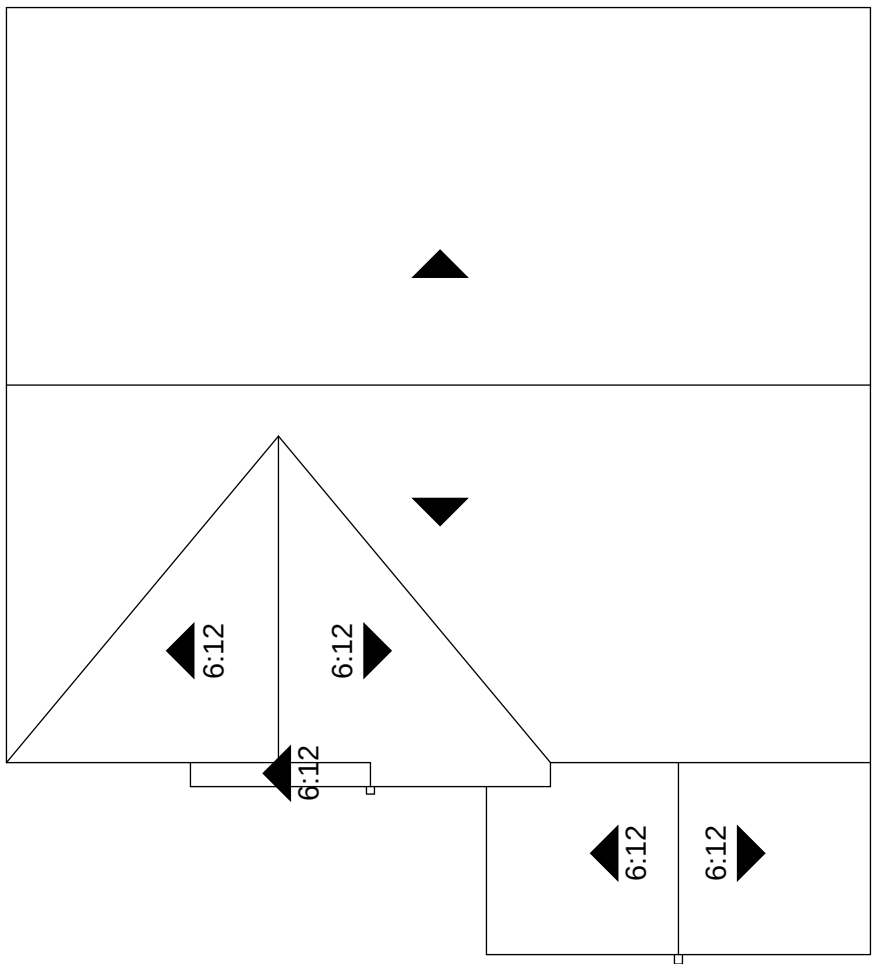


Perspective View



Left Elevation

Right Elevation



Roof Plan
slope 5:12 typ., UNO



Rear Elevation

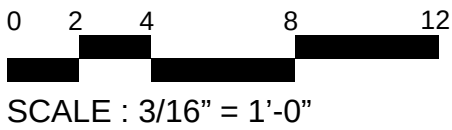
Front Elevation

Plan 1 'C' - Modern Farmhouse



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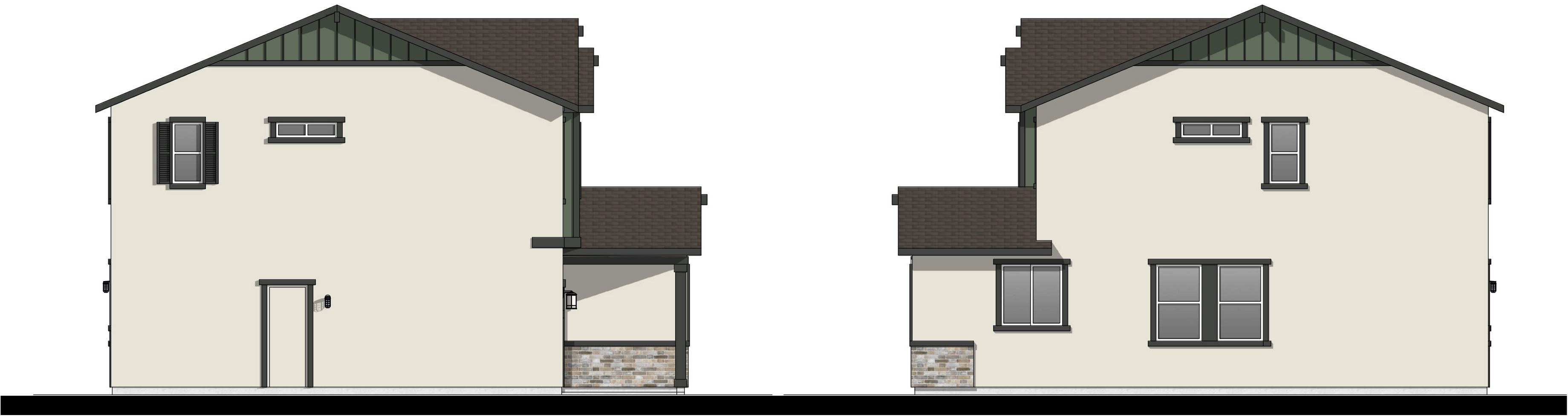
Bradshaw Village (Wescott Station)
Rancho Cordova, CA



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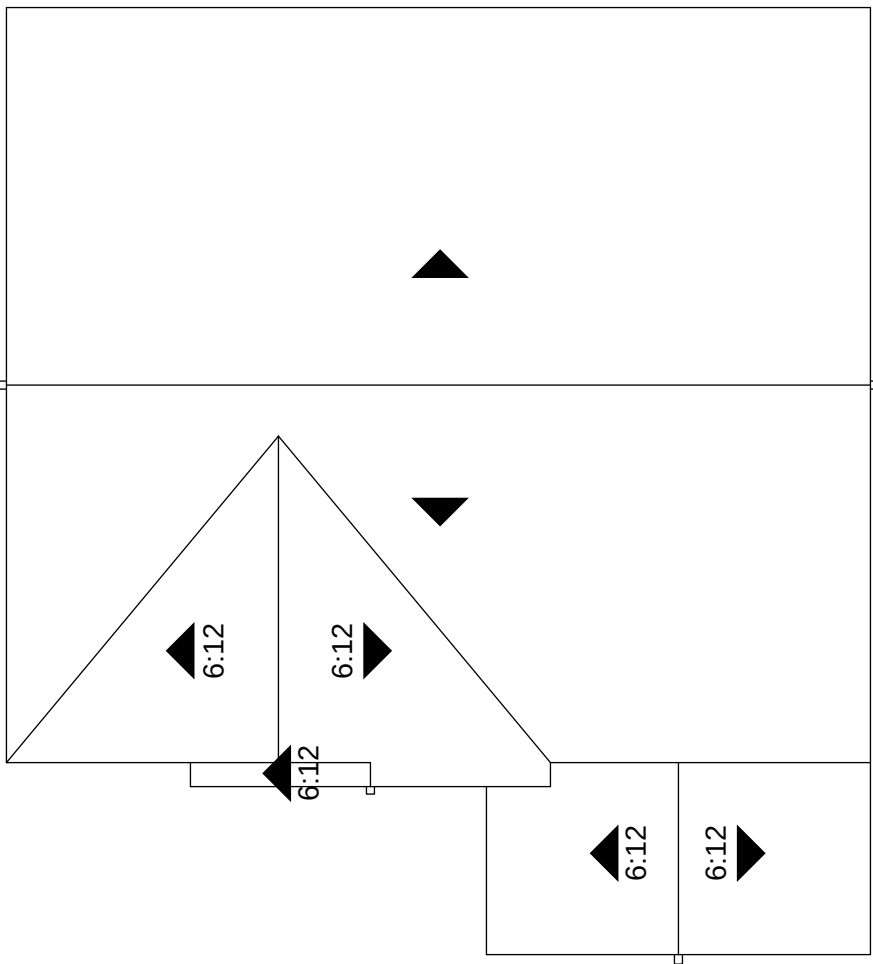


Perspective View



Left Elevation

Right Elevation



Roof Plan
slope 5:12 typ., UNO



Rear Elevation

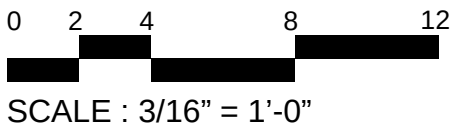
Front Elevation

Plan 1 'C' - Modern Farmhouse - Enhanced



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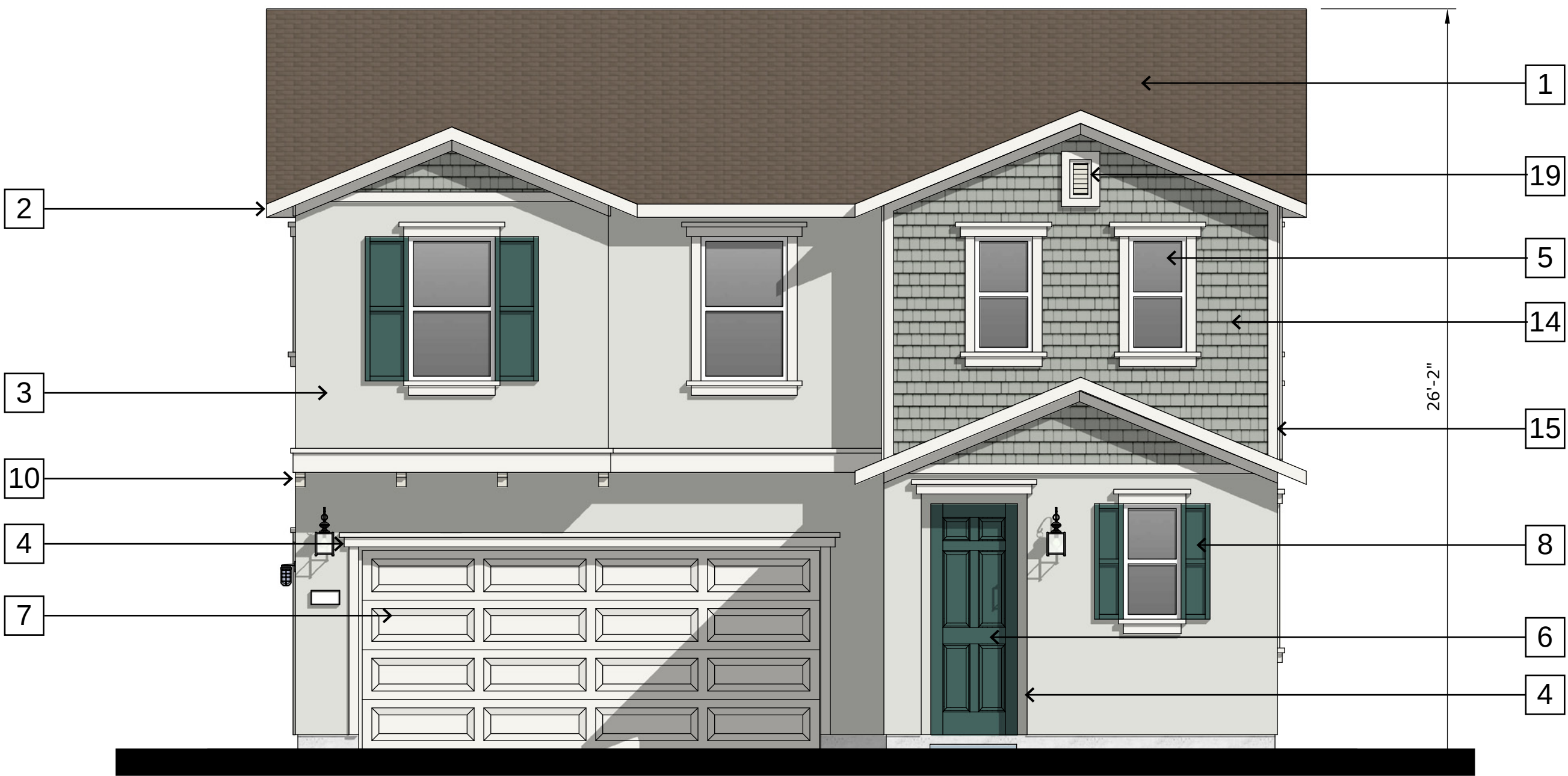
Bradshaw Village (Wescott Station)
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PLAN: 234.1587
DATE: 11.28.2023

ELEVATION LEGEND

- 1 CONCRETE FLAT TILE ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO OVER FOAM TRIM
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- 19 FIBER CEMENT GABLE TRIM



‘A’ - Traditional



‘C’ - Modern Farmhouse



‘B’ - Modern Prairie

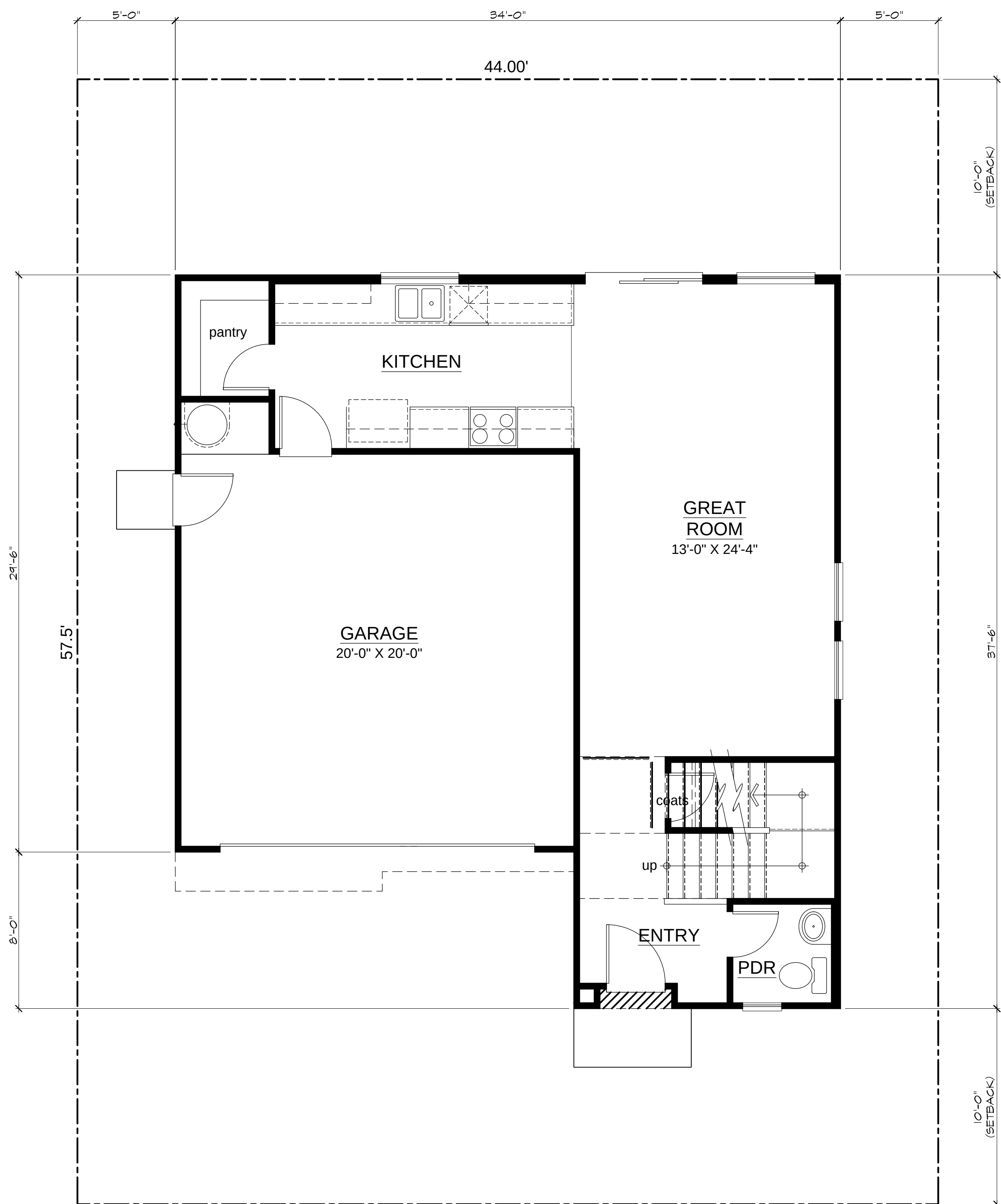
PLAN 2 - Front Elevations



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Bradshaw Village (Wescott Station)
Rancho Cordova, CA

0 2 4 8 12 PLAN: 234.1644
SCALE : 1/4" = 1'-0" DATE: 11.28.2023



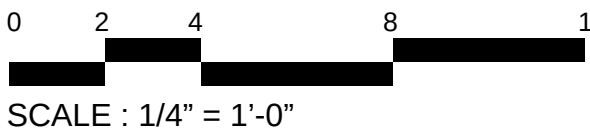
Plan 2 'A' - Floor Plans

*NOTE: PUE WIDTHS VARY. NO PORTIONS OF THE
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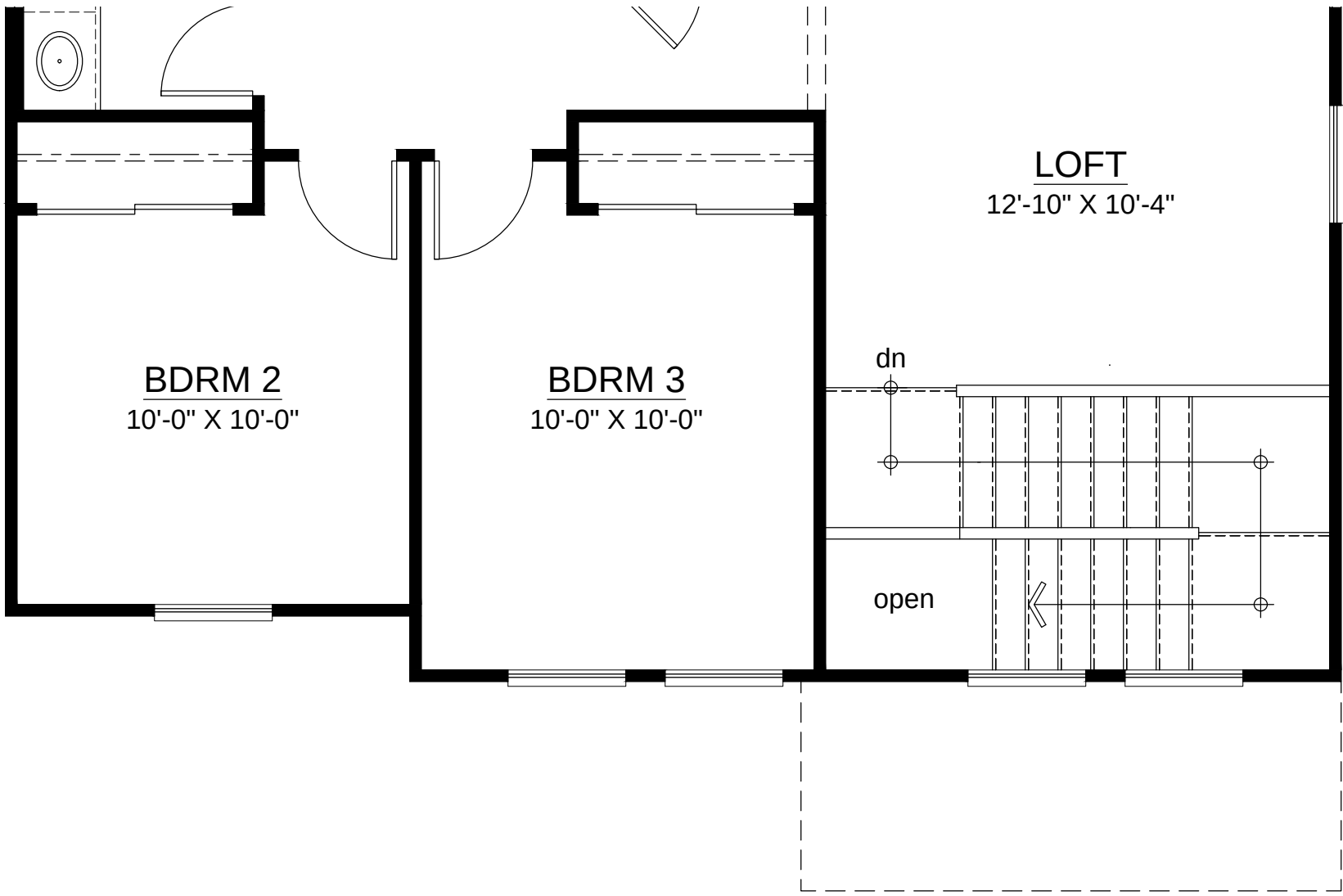


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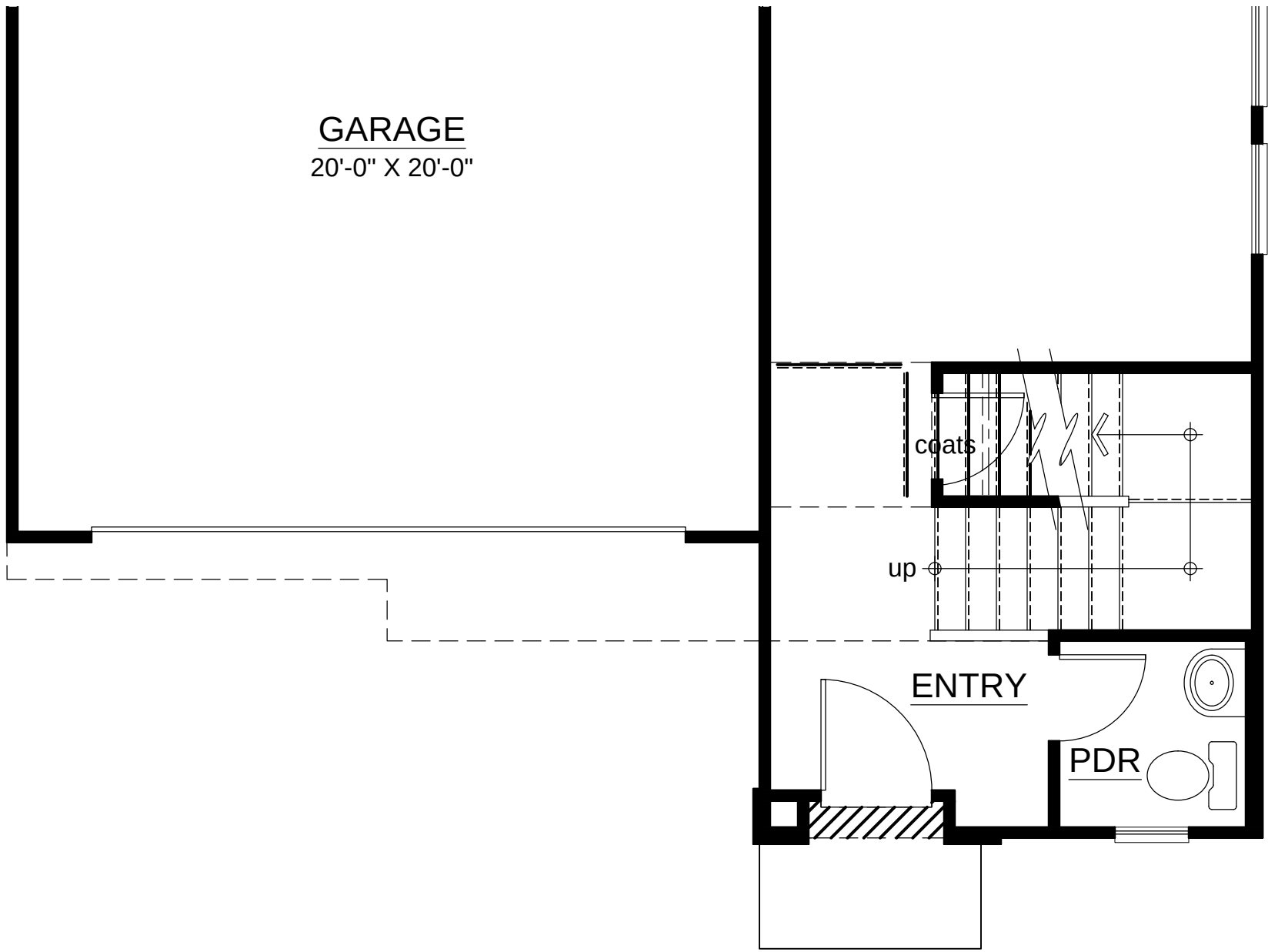
Bradshaw Village (Wescott Station)
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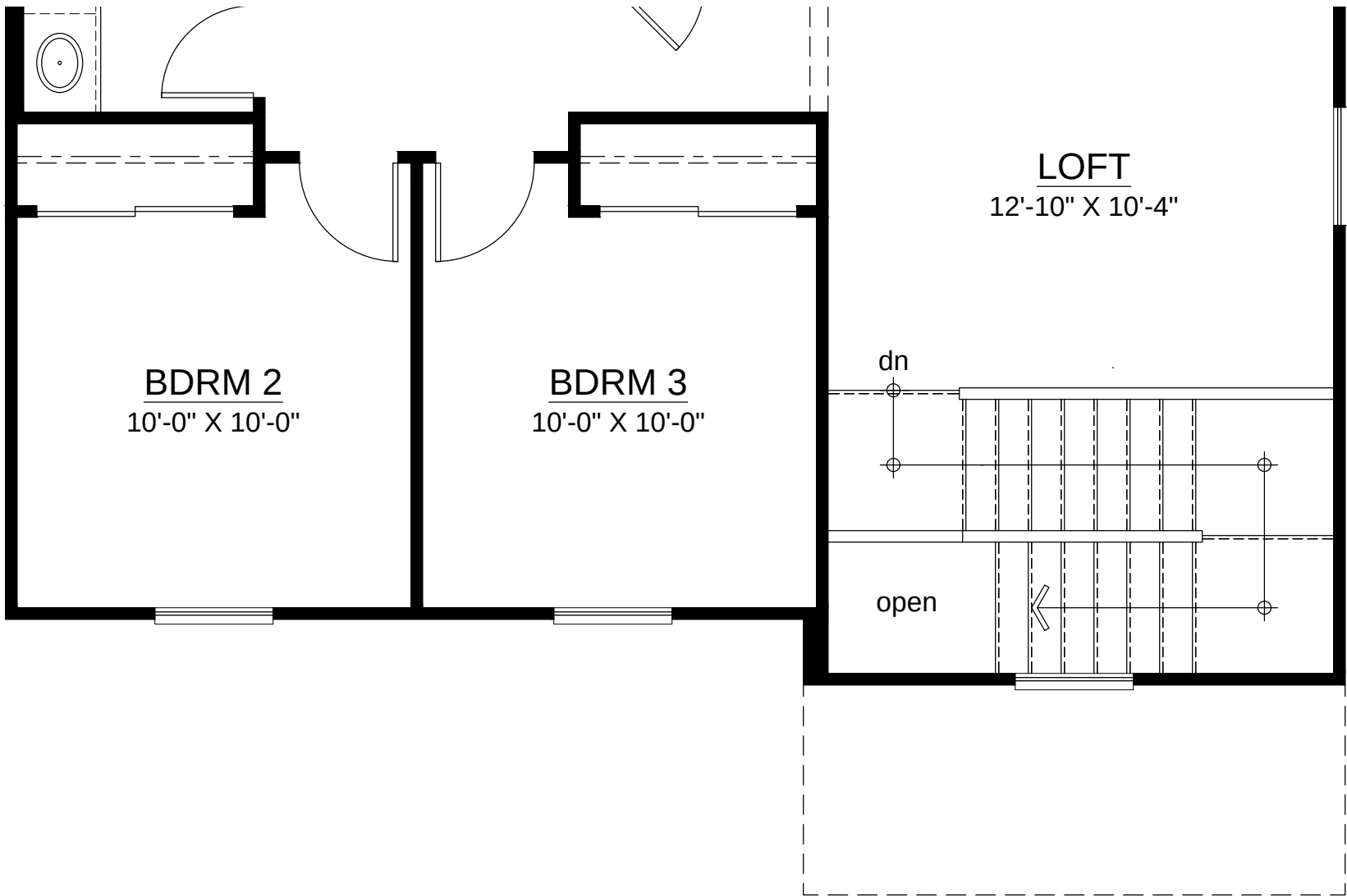
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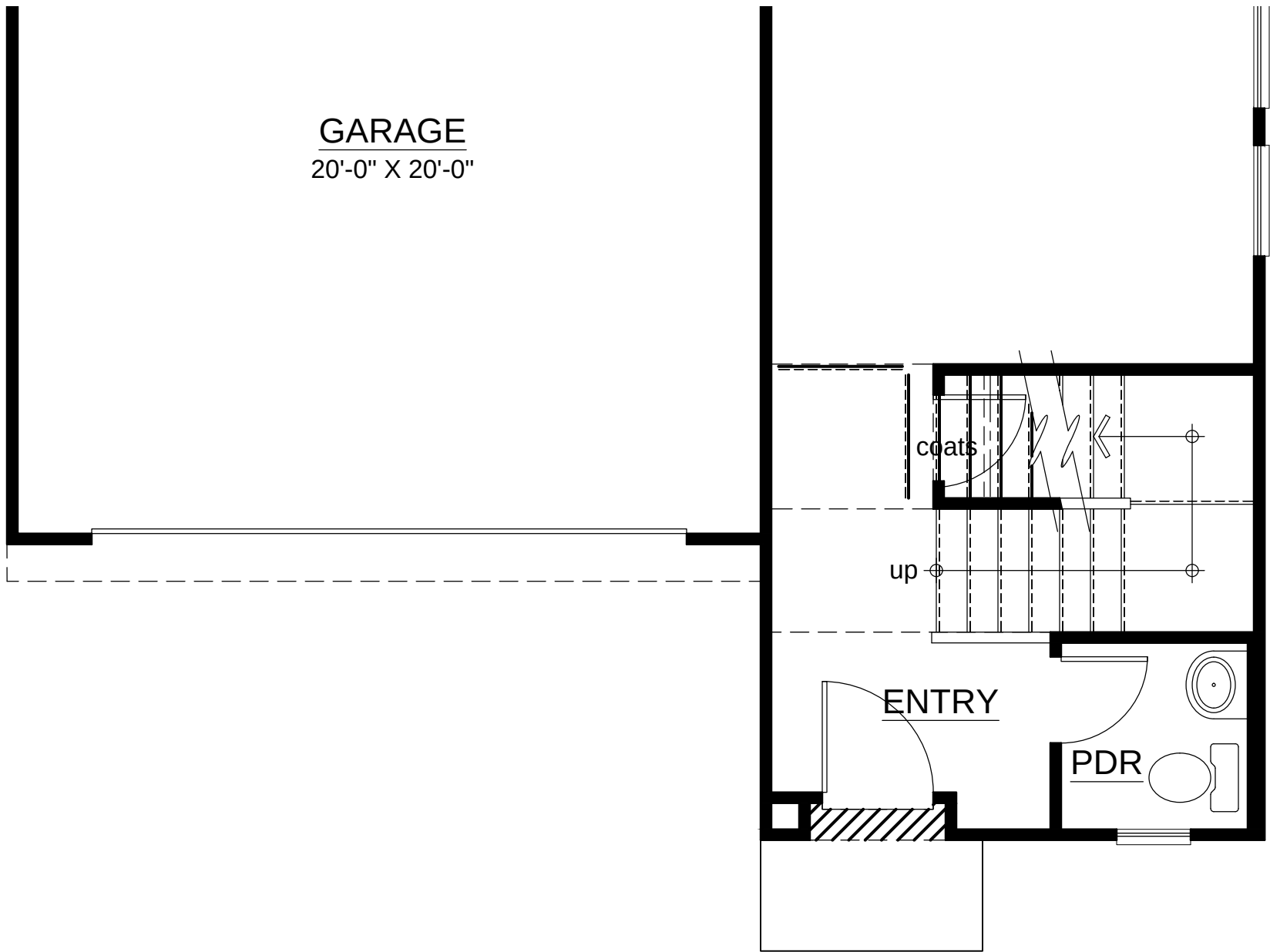
Plan 2 ‘B’ - Second Floor



Plan 2 ‘B’ - First Floor



Plan 2 ‘C’ - Second Floor



Plan 2 ‘C’ - First Floor

Plan 2 - Partial Floor Plans

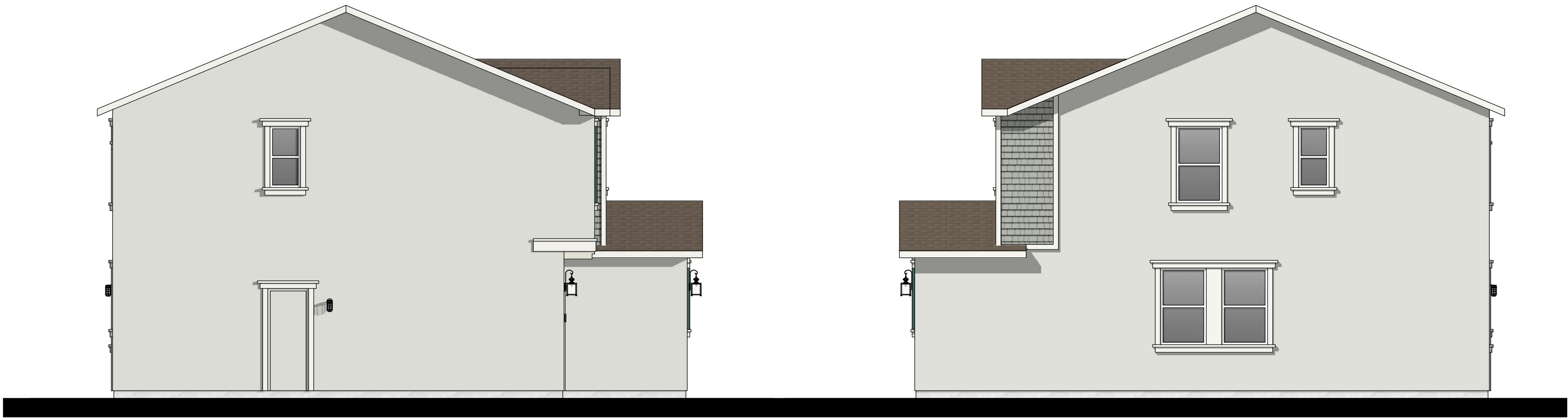


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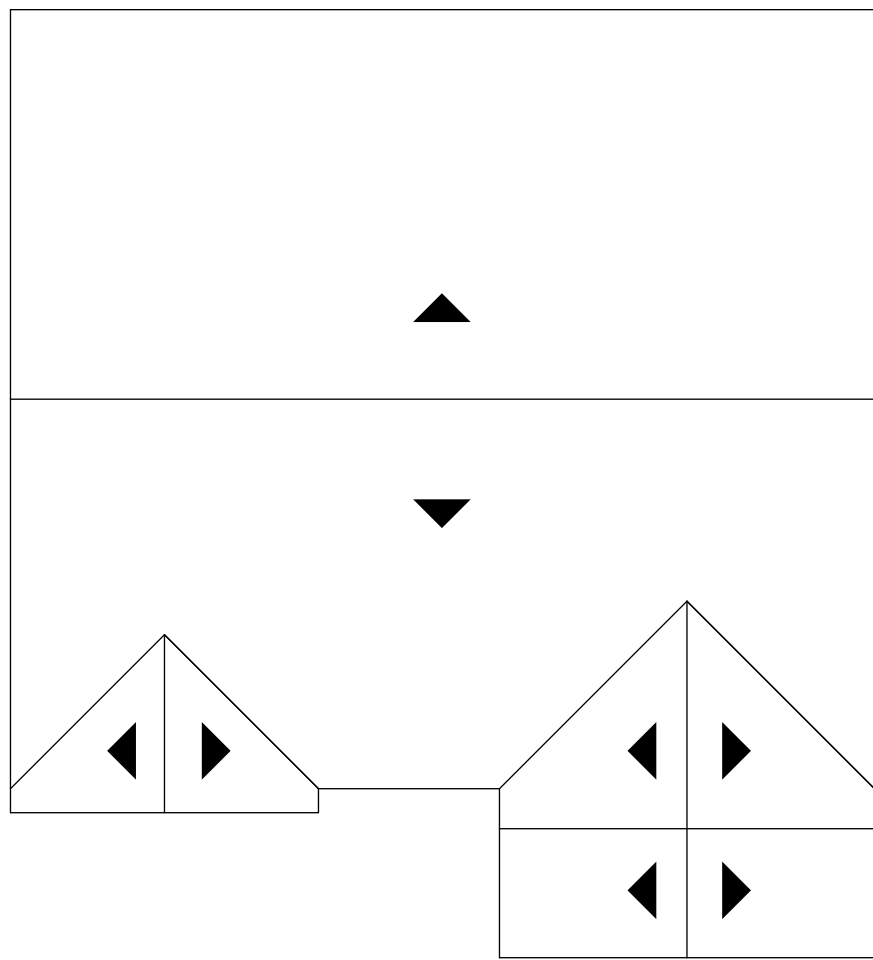


Perspective View



Left Elevation

Right Elevation



Roof Plan
slope 5:12 typ.



Rear Elevation

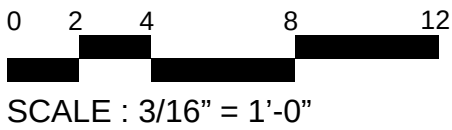
Front Elevation

Plan 2 'A' - Traditional



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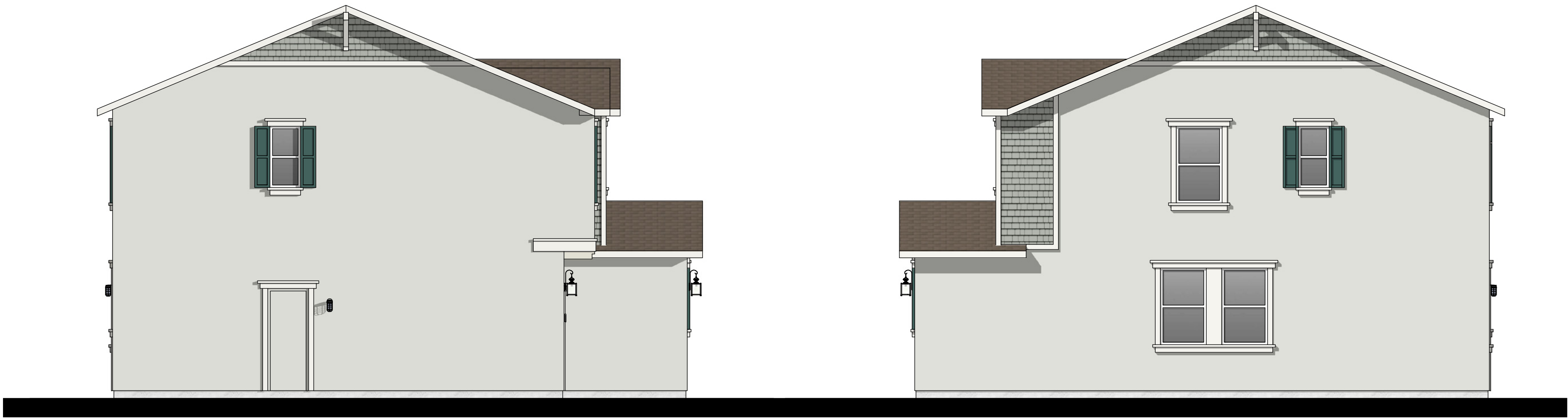


PLAN: 234.1644
DATE: 11.28.2023

A.15

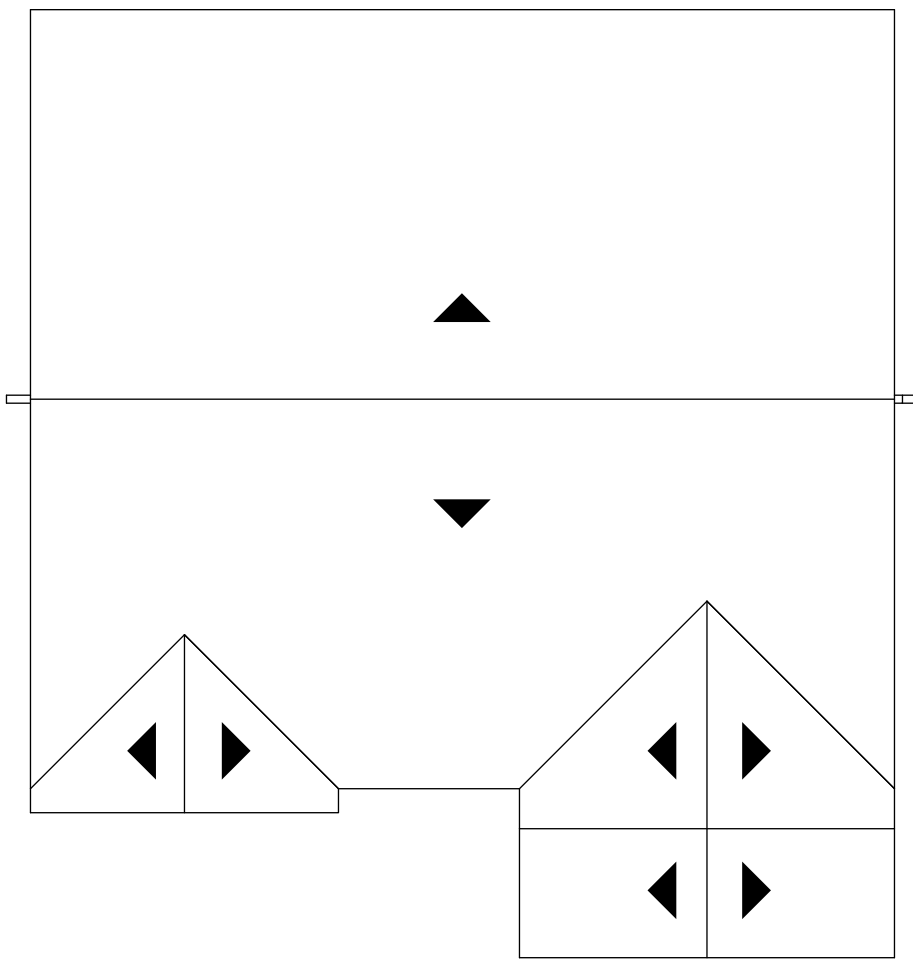


Perspective View



Left Elevation

Right Elevation



Roof Plan
slope 5:12 typ.



Rear Elevation

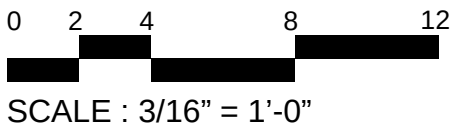
Front Elevation

Plan 2 'A' - Traditional - Enhanced



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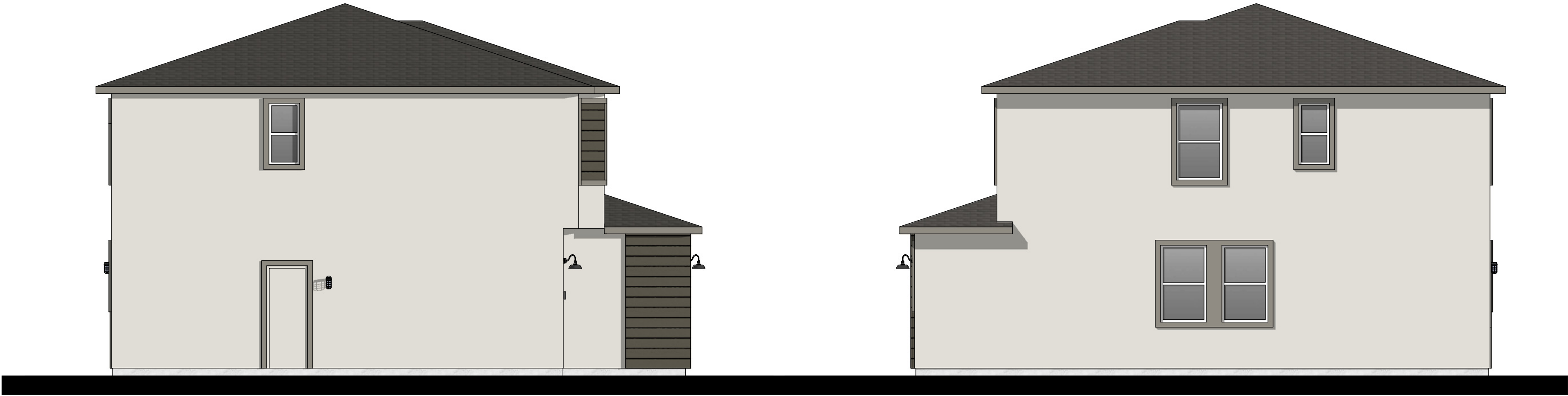
Bradshaw Village (Wescott Station)
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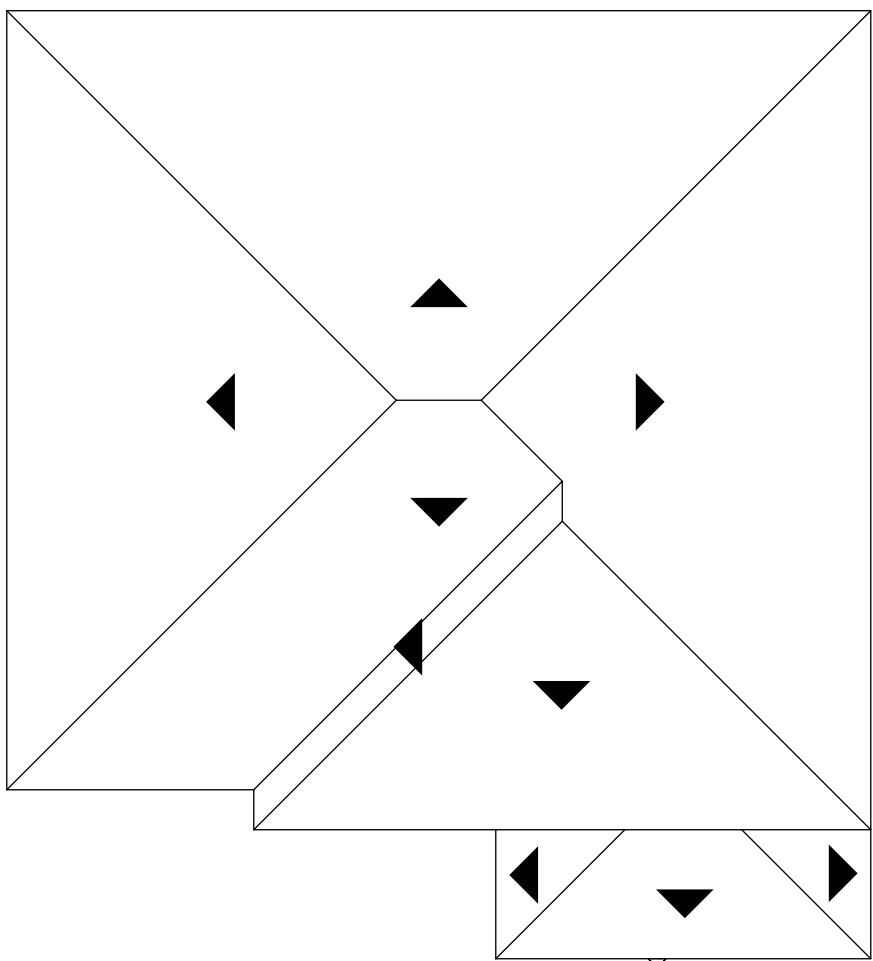


Perspective View

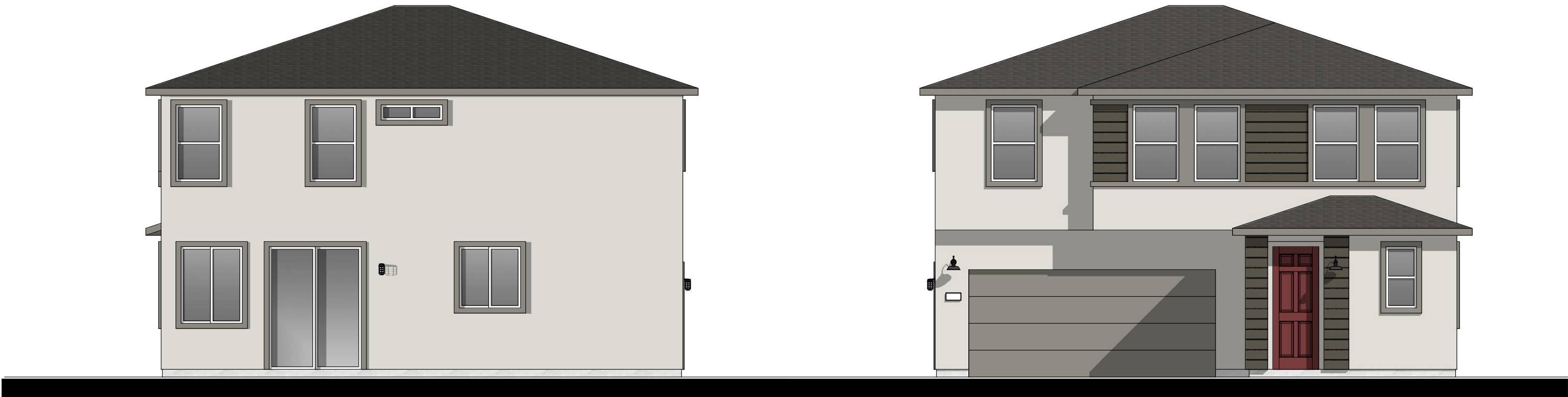


Left Elevation

Right Elevation



Roof Plan
slope 4:12 typ.



Rear Elevation

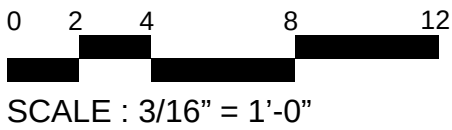
Front Elevation

Plan 2 'B' - Modern Prairie



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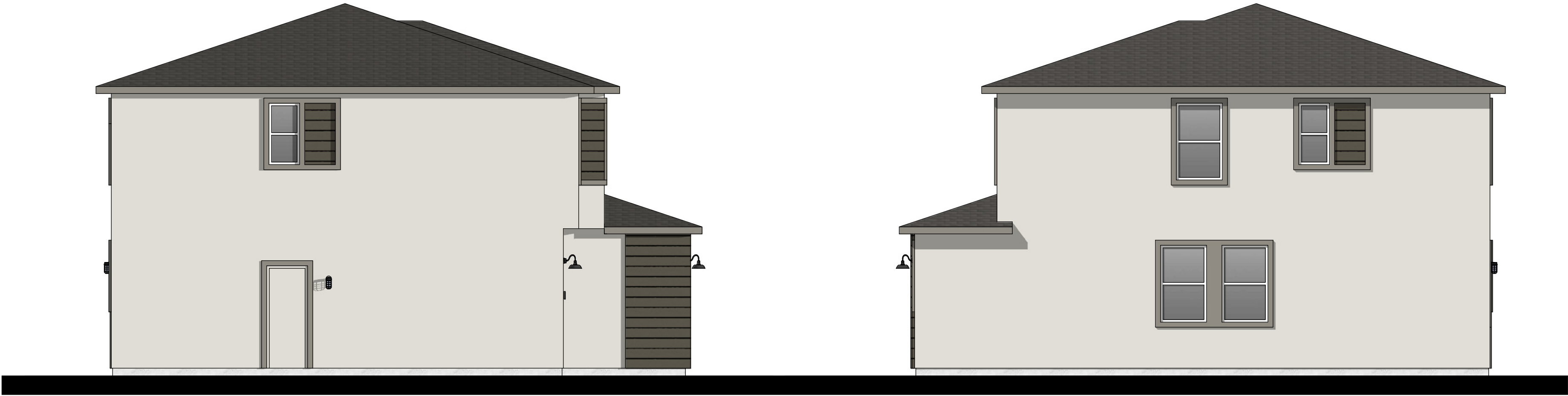
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PLAN: 234.1644
DATE: 11.28.2023

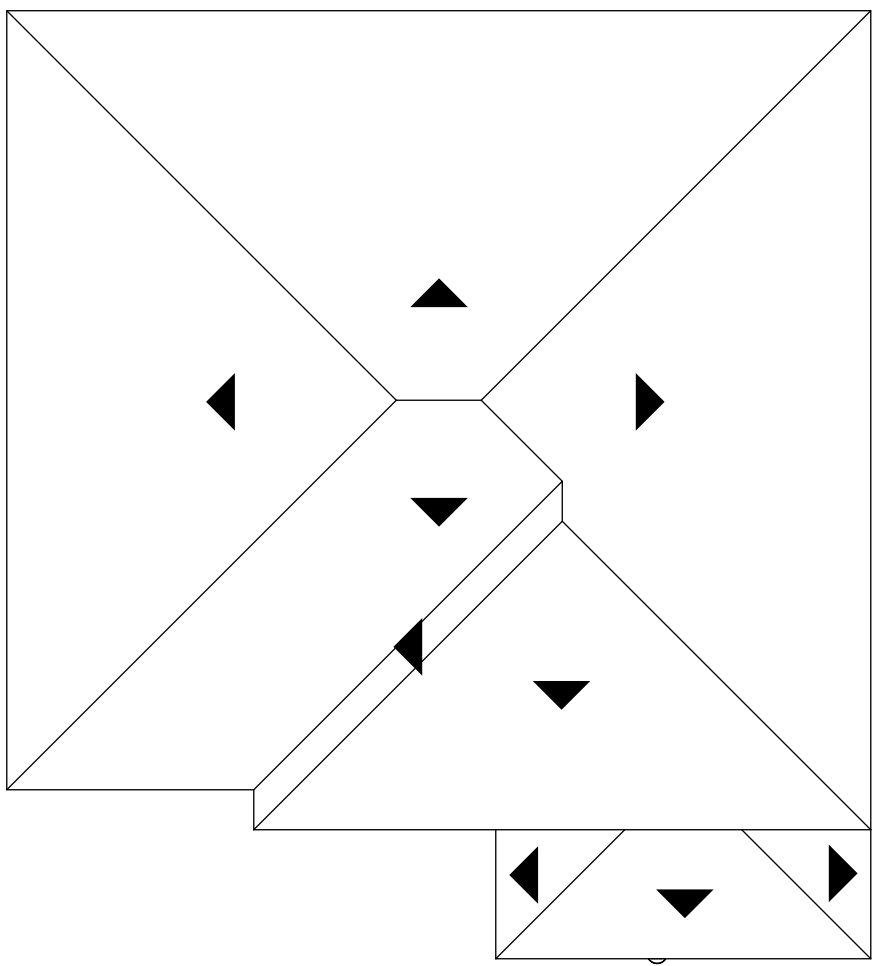


Perspective View

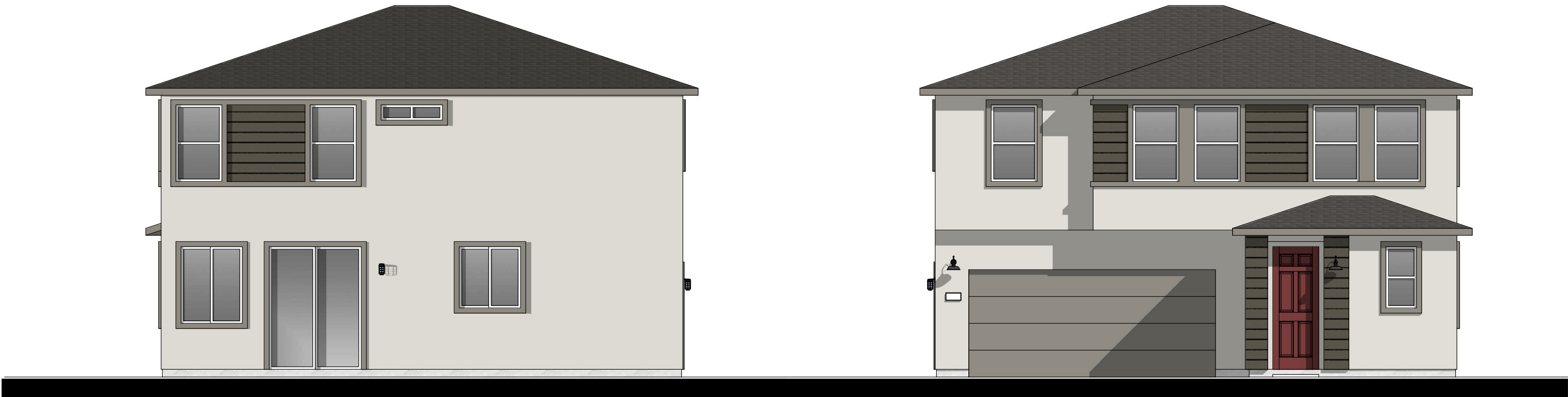


Left Elevation

Right Elevation



Roof Plan
slope 4:12 typ.



Rear Elevation

Front Elevation

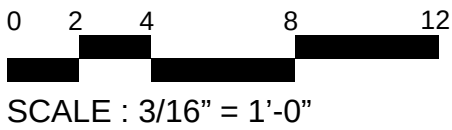
Plan 2 'B' - Modern Prairie - Enhanced



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PLAN: 234.1644
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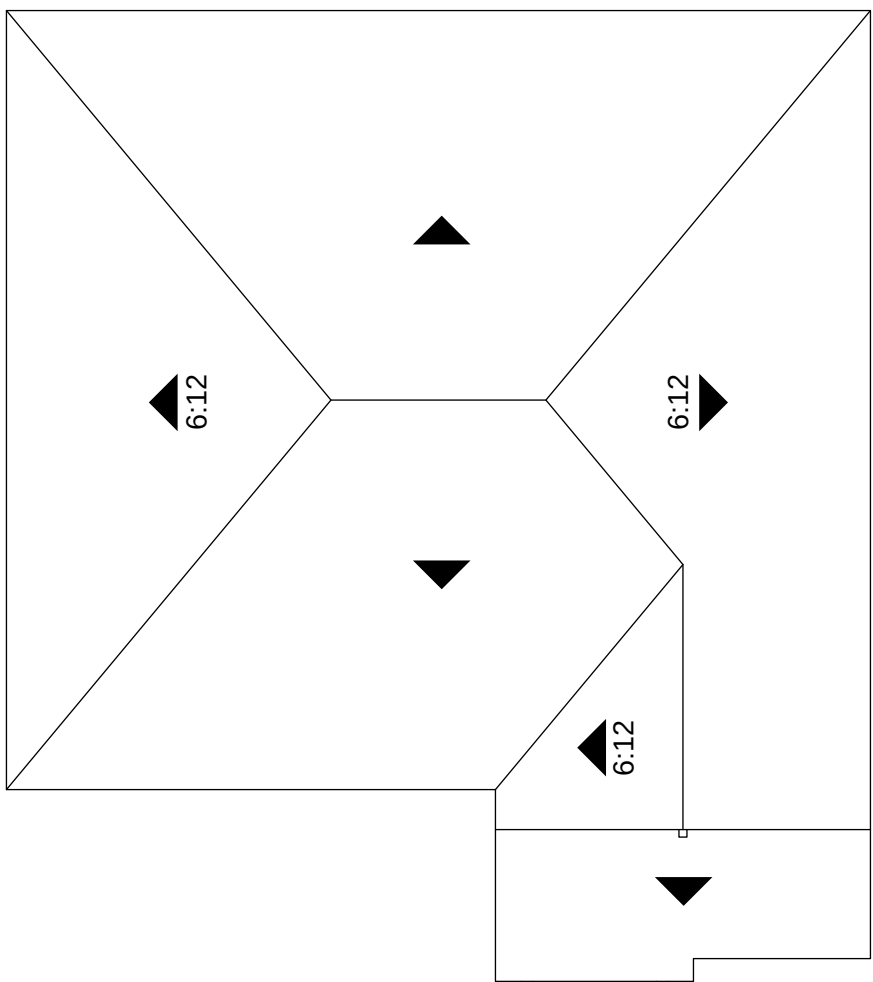
Perspective View



Left Elevation



Right Elevation



Roof Plan
slope 5:12 typ., UNO



Rear Elevation



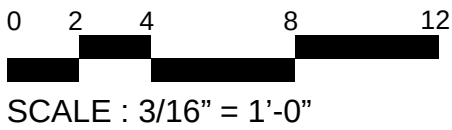
Front Elevation

Plan 2 'C' - Modern Farmhouse



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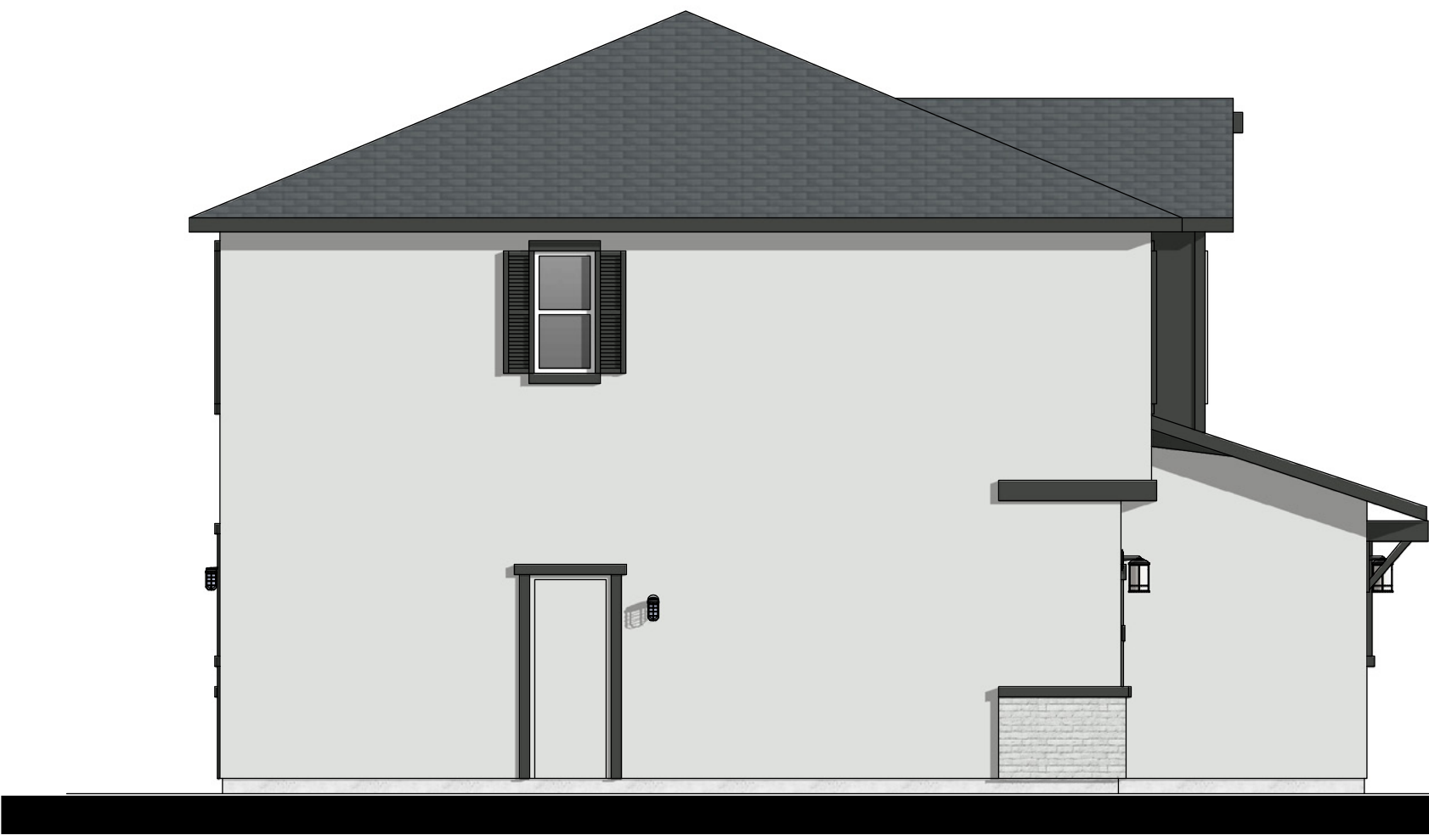
Bradshaw Village (Wescott Station)
Rancho Cordova, CA



PLAN: 234.1644
DATE: 11.28.2023



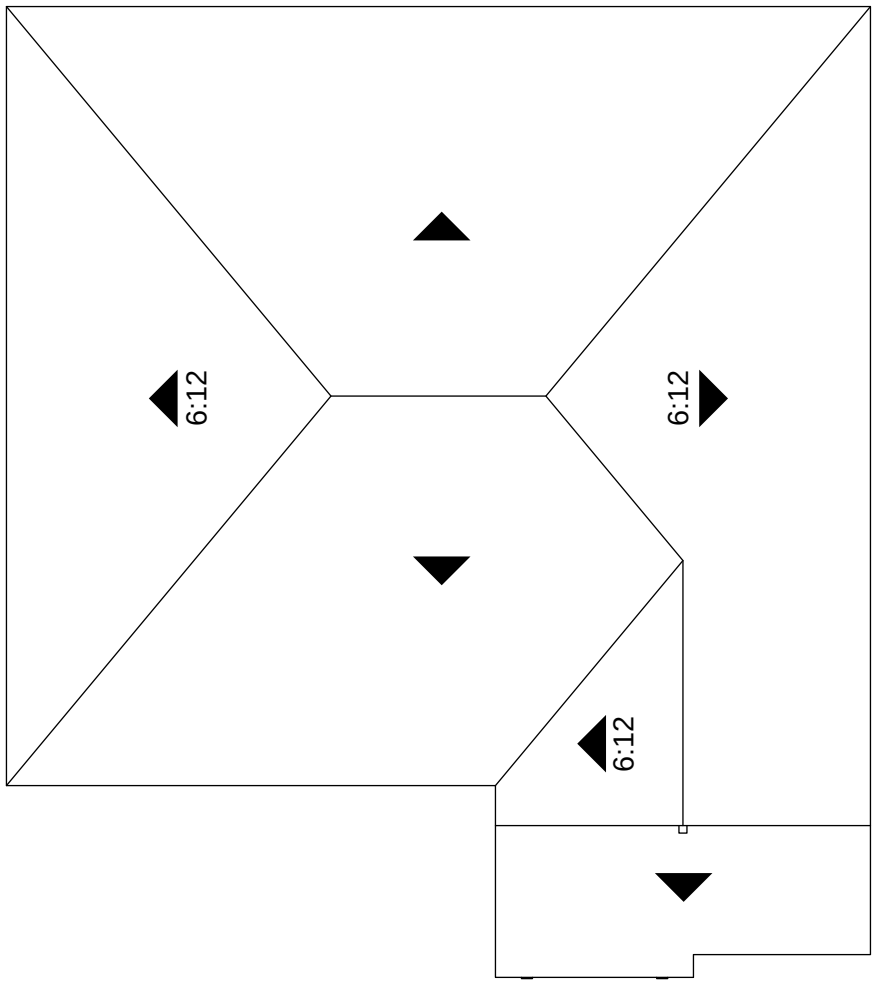
Perspective View



Left Elevation



Right Elevation



Roof Plan
slope 5:12 typ., UNO



Rear Elevation



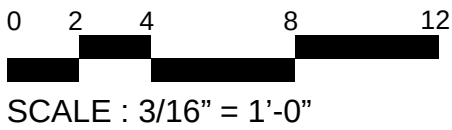
Front Elevation

Plan 2 'C' - Modern Farmhouse - Enhanced



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Bradshaw Village (Wescott Station)
Rancho Cordova, CA



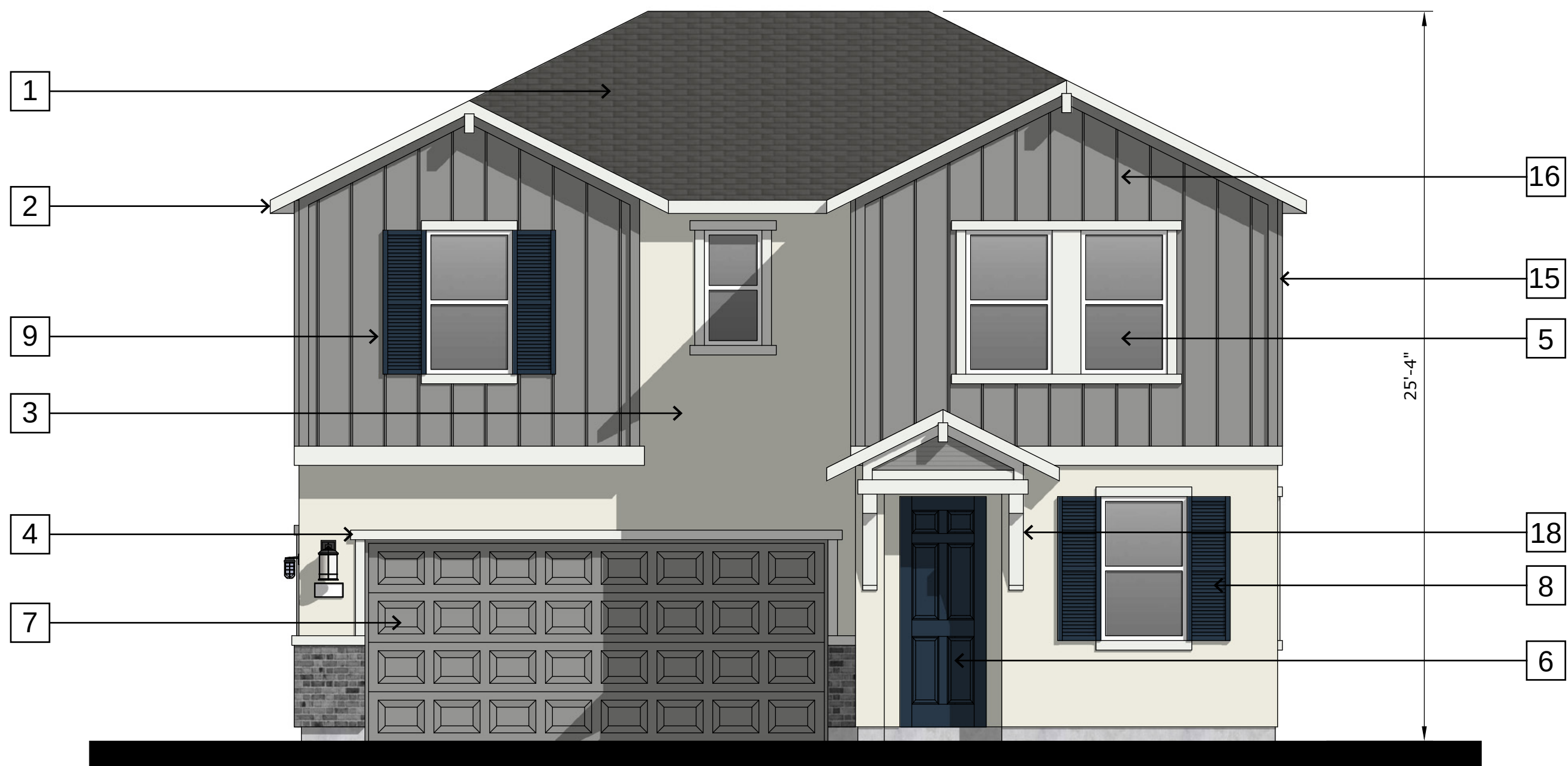
PLAN: 234.1644
DATE: 11.28.2023

ELEVATION LEGEND

- 1 CONCRETE FLAT TILE ROOFING
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- 18 DECORATIVE OUTLOOKER WITH KNEE BRACE
- 19 FIBER CEMENT GABLE TRIM



‘A’ - Traditional



‘C’ - Modern Farmhouse



‘B’ - Modern Prairie

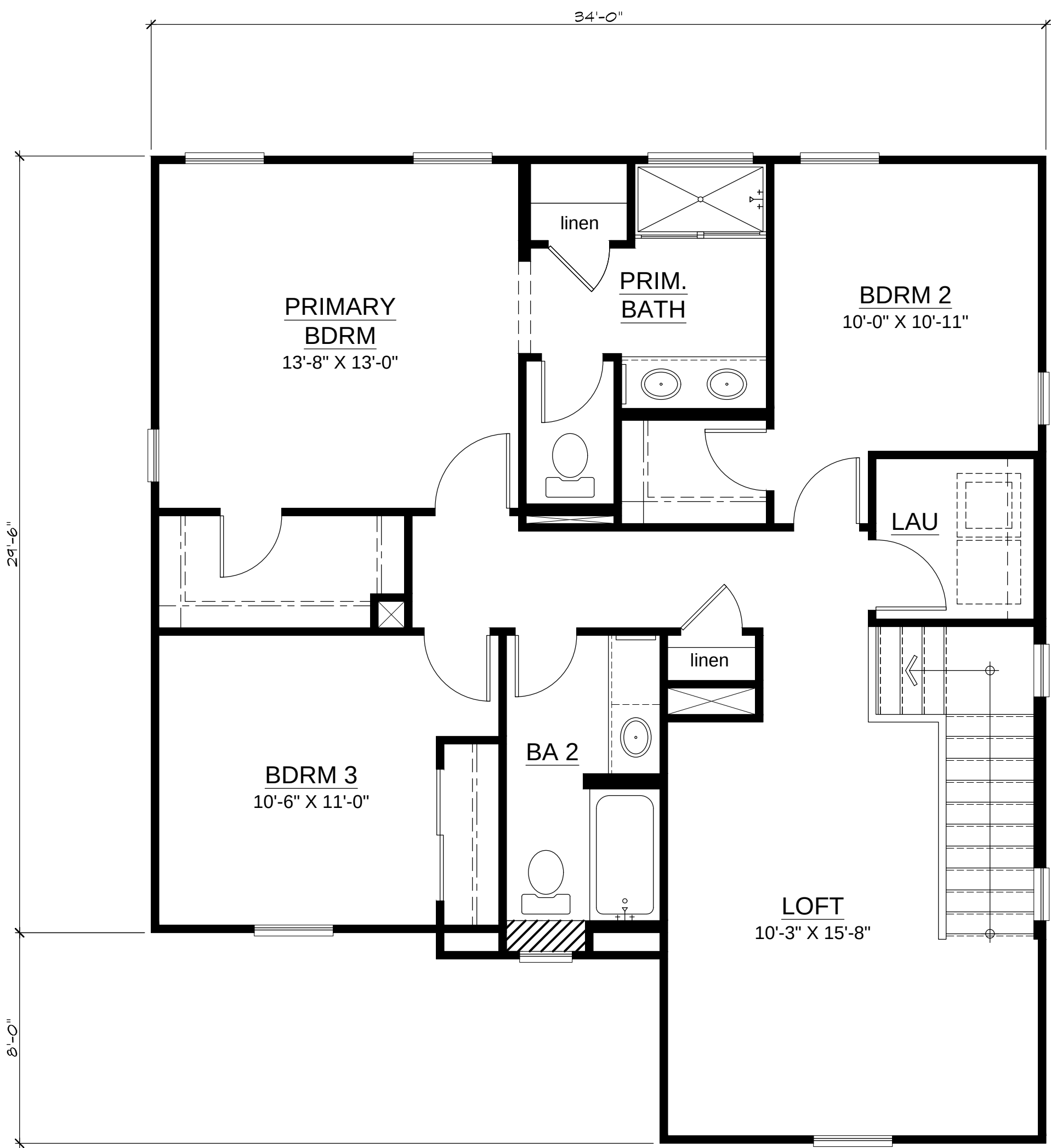
PLAN 3 - Front Elevations



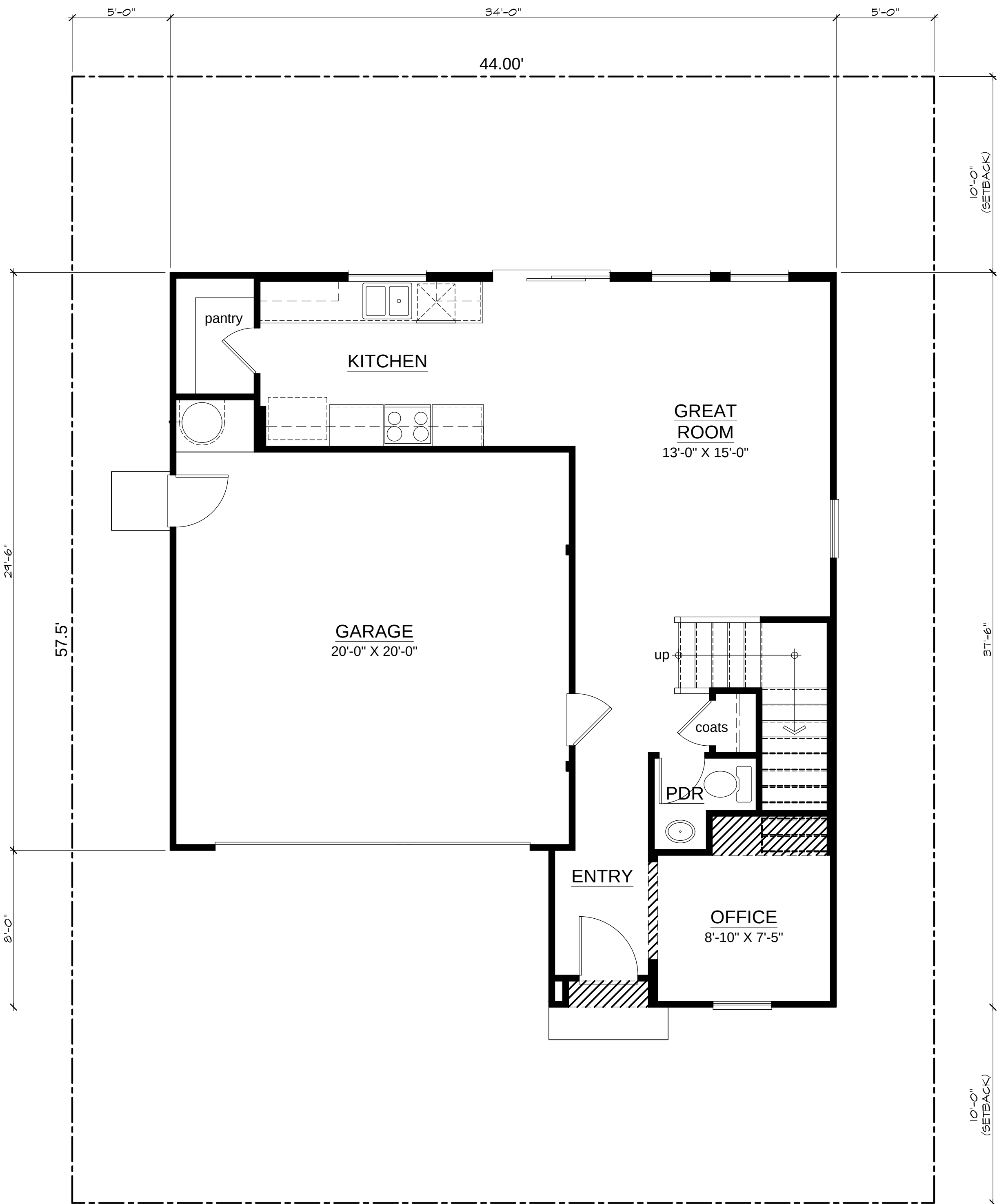
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(916)945-3880

Bradshaw Village (Wescott Station)
Rancho Cordova, CA

0 2 4 8 12 PLAN: 234.1755
SCALE : 1/4" = 1'-0" DATE: 11.28.2023



Second Floor Plan



First Floor Plan

Plan 3 'A' - Floor Plans

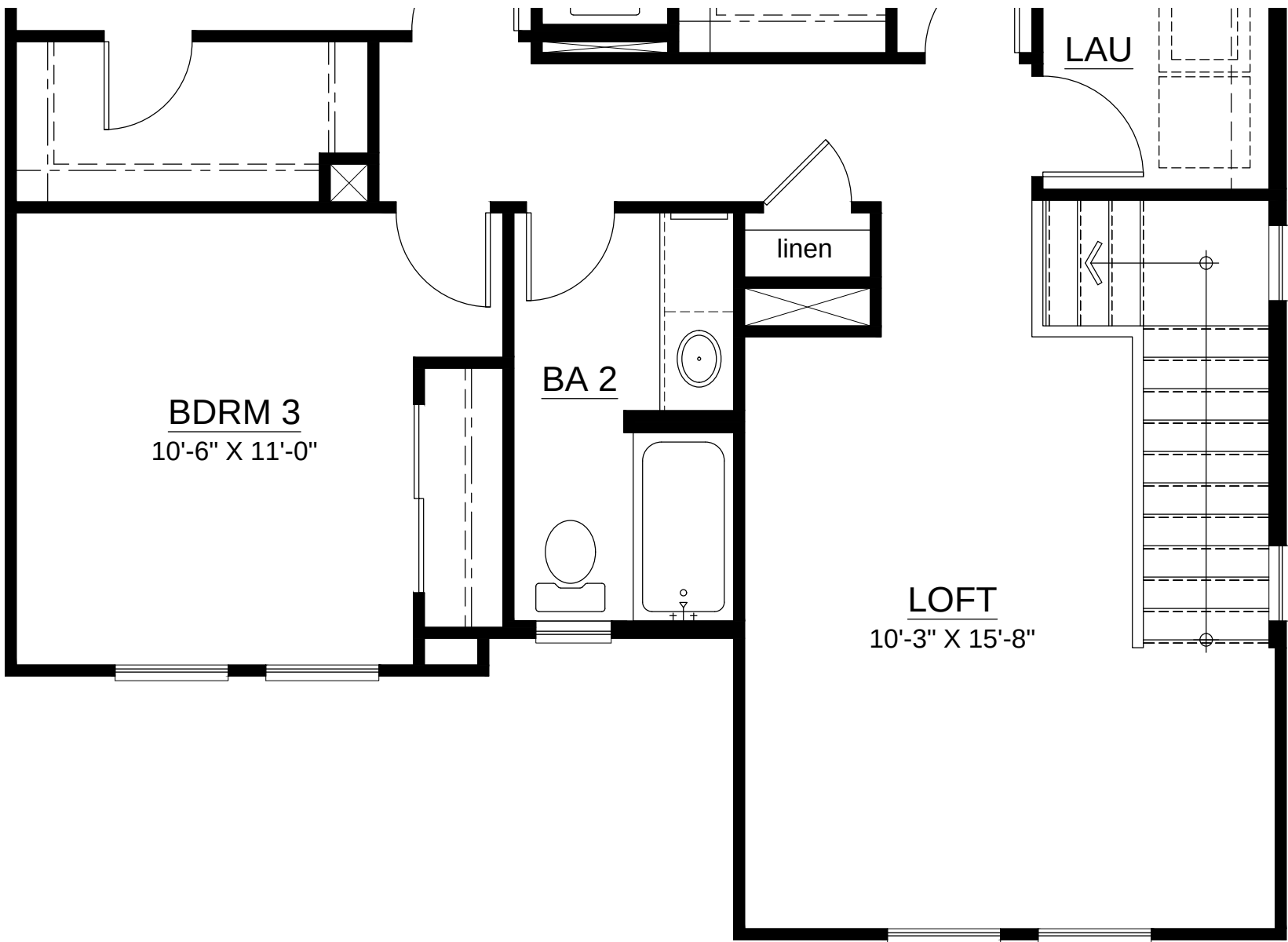
*NOTE: PUE WIDTHS VARY. NO PORTIONS OF THE
STRUCTURE ARE ALLOWED WITHIN THE PUE.



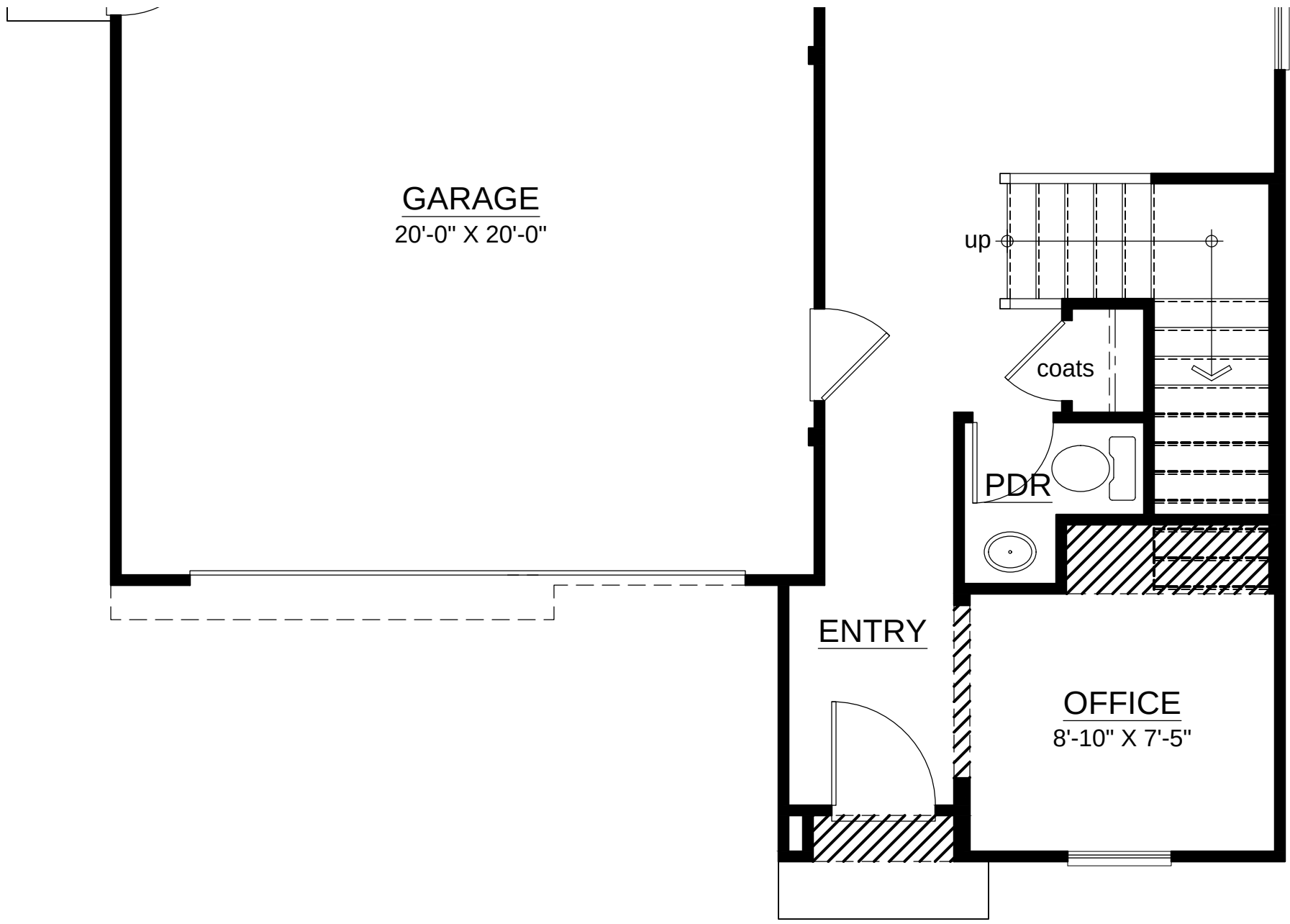
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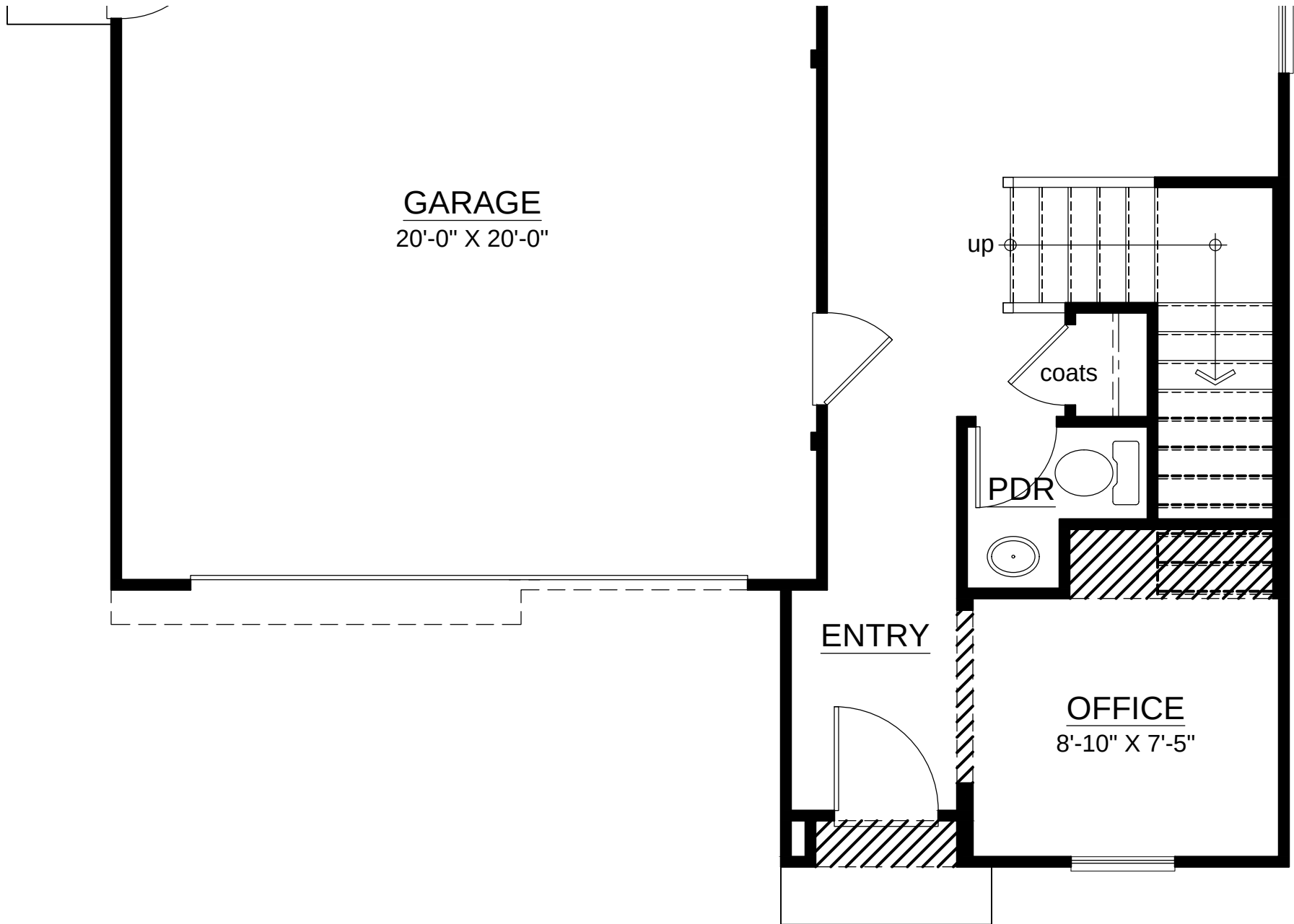
Plan 3 ‘B’ - Second Floor



Plan 3 ‘B’ - First Floor



Plan 3 ‘C’ - Second Floor



Plan 3 ‘C’ - First Floor

Plan 3 - Partial Floor Plans



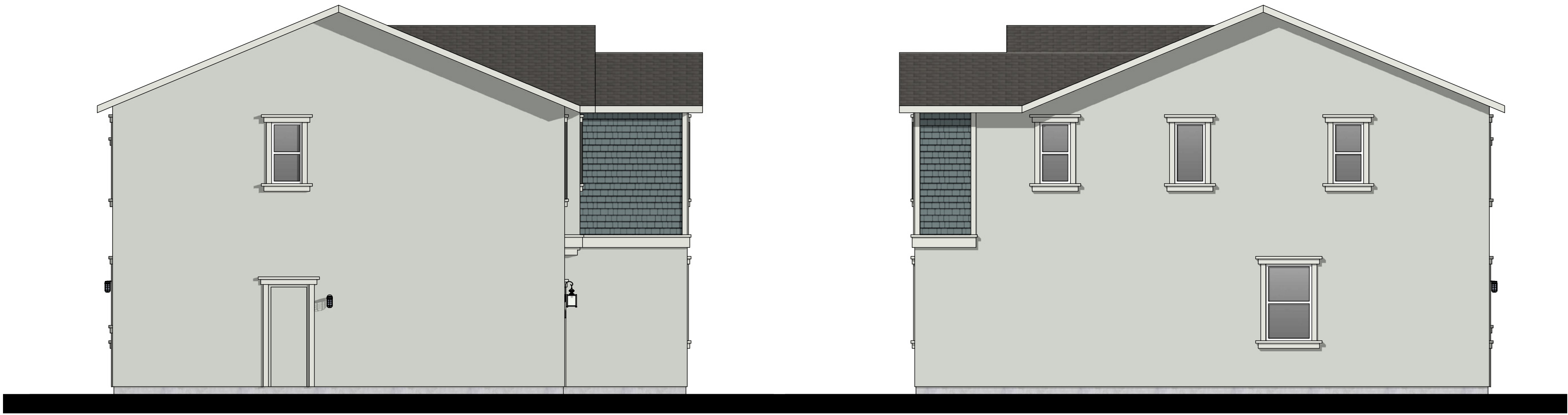
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0 2 4 8 12 PLAN: 234.1755
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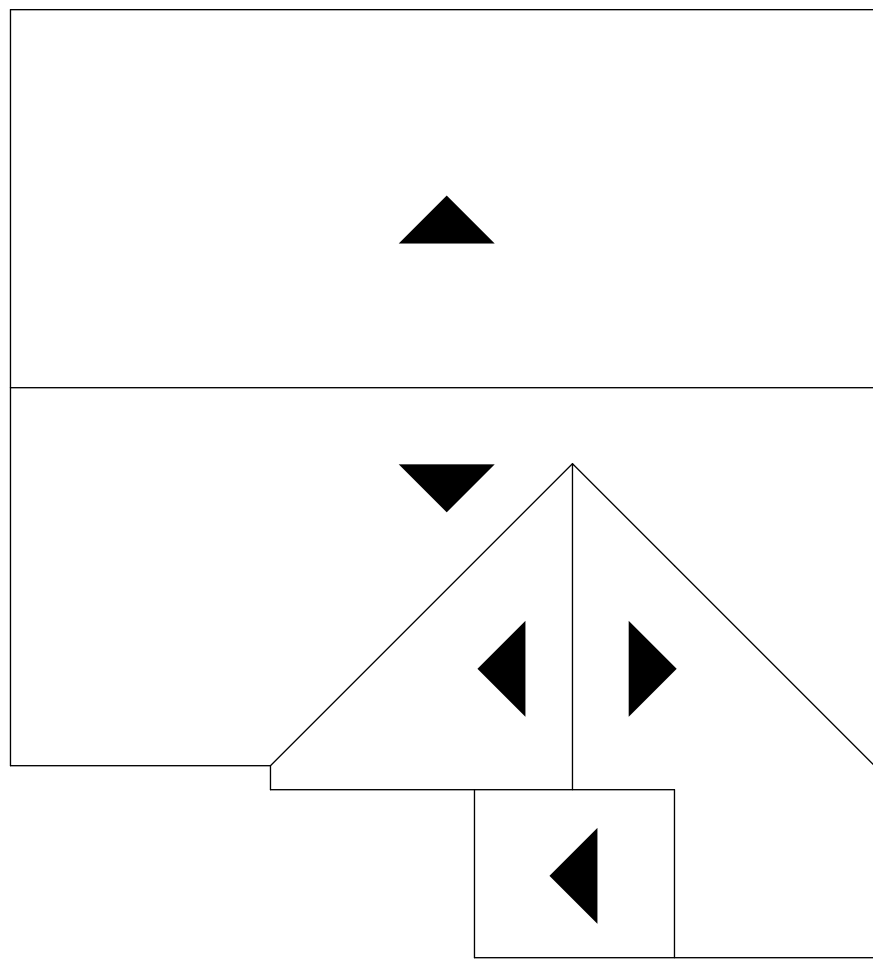


Perspective View



Left Elevation

Right Elevation



Roof Plan
slope 5:12 typ.



Rear Elevation

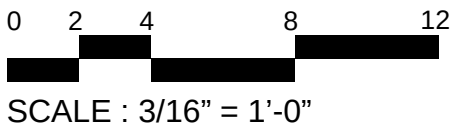
Front Elevation

Plan 3 'A' - Traditional



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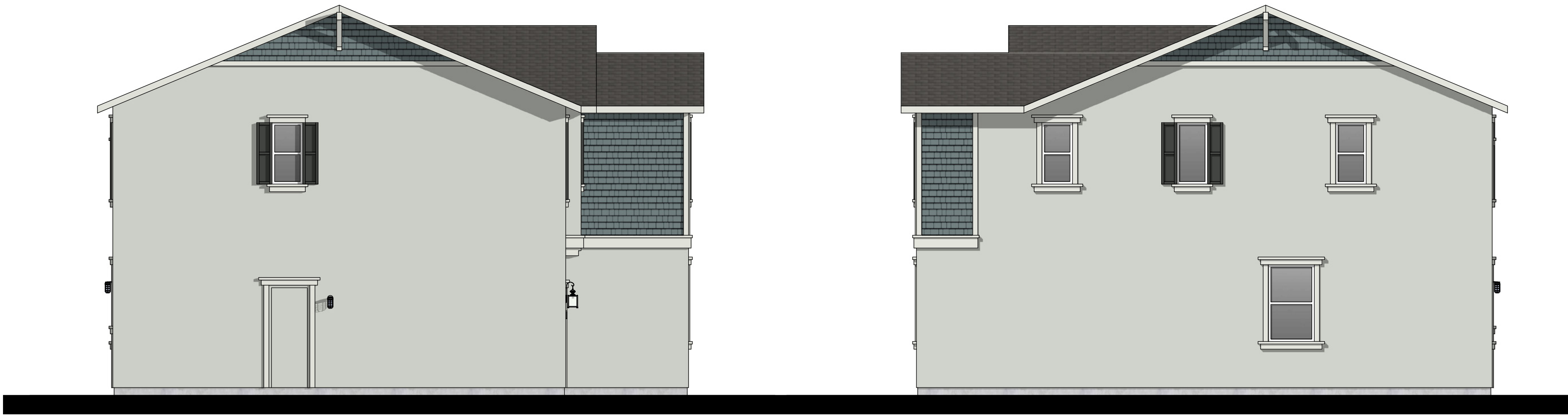
Bradshaw Village (Wescott Station)
Rancho Cordova, CA



PLAN: 234.1755
DATE: 11.28.2023

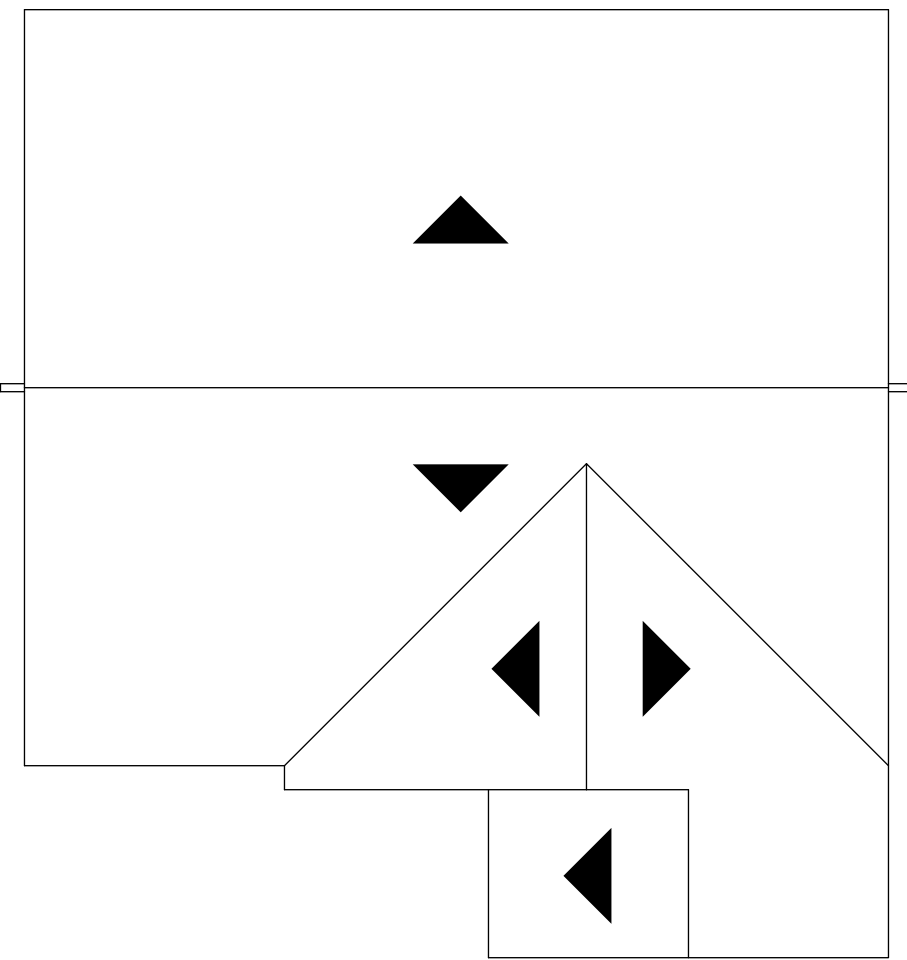


Perspective View



Left Elevation

Right Elevation



Roof Plan
slope 5:12 typ.



Rear Elevation

Front Elevation

Plan 3 'A' - Traditional - Enhanced

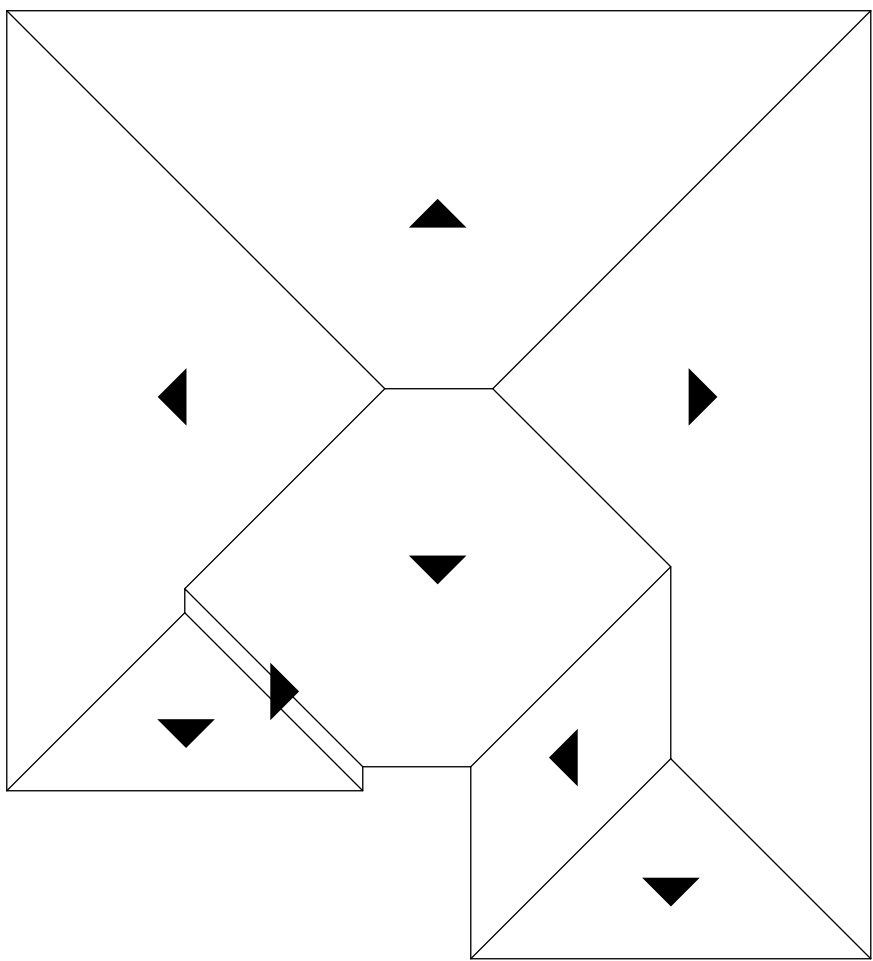


Perspective View



Left Elevation

Right Elevation



Roof Plan
slope 4:12 typ.



Rear Elevation

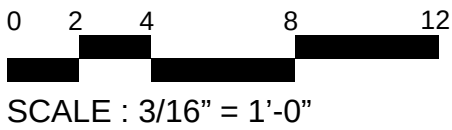
Front Elevation

Plan 3 'B' - Modern Prairie



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PLAN: 234.1755
DATE: 11.28.2023

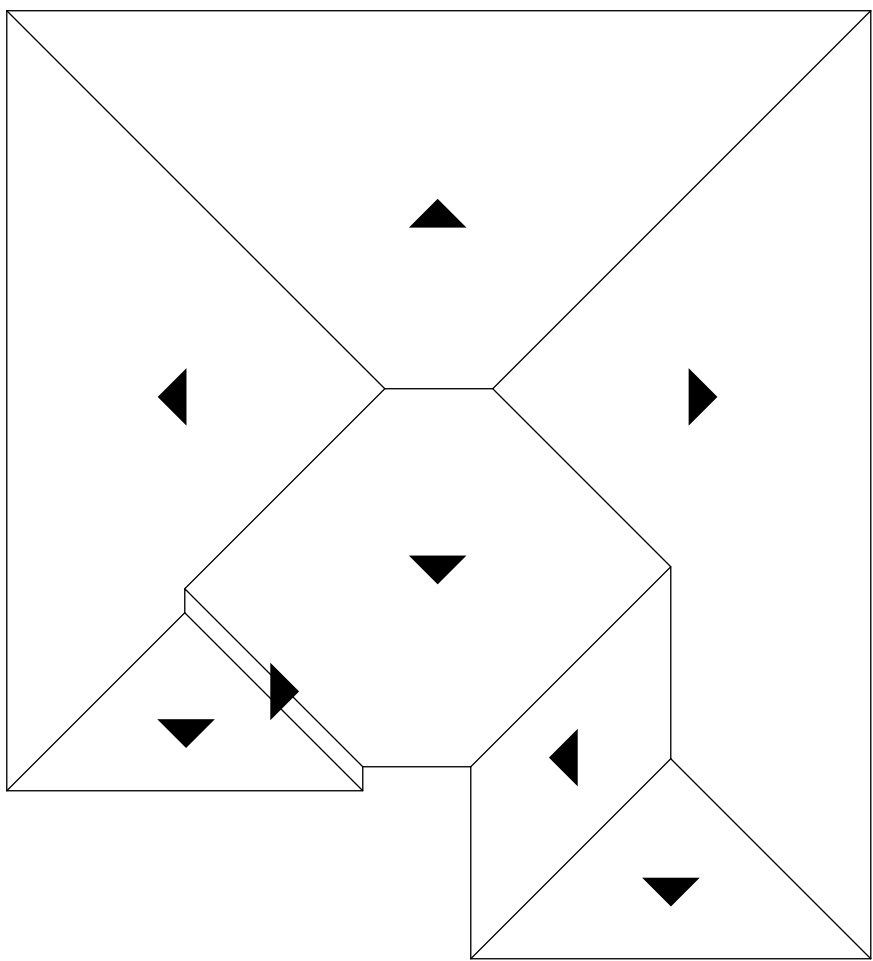


Perspective View



Left Elevation

Right Elevation



Roof Plan
slope 4:12 typ.



Rear Elevation

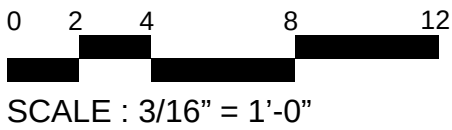
Front Elevation

Plan 3 'B' - Modern Prairie - Enhanced



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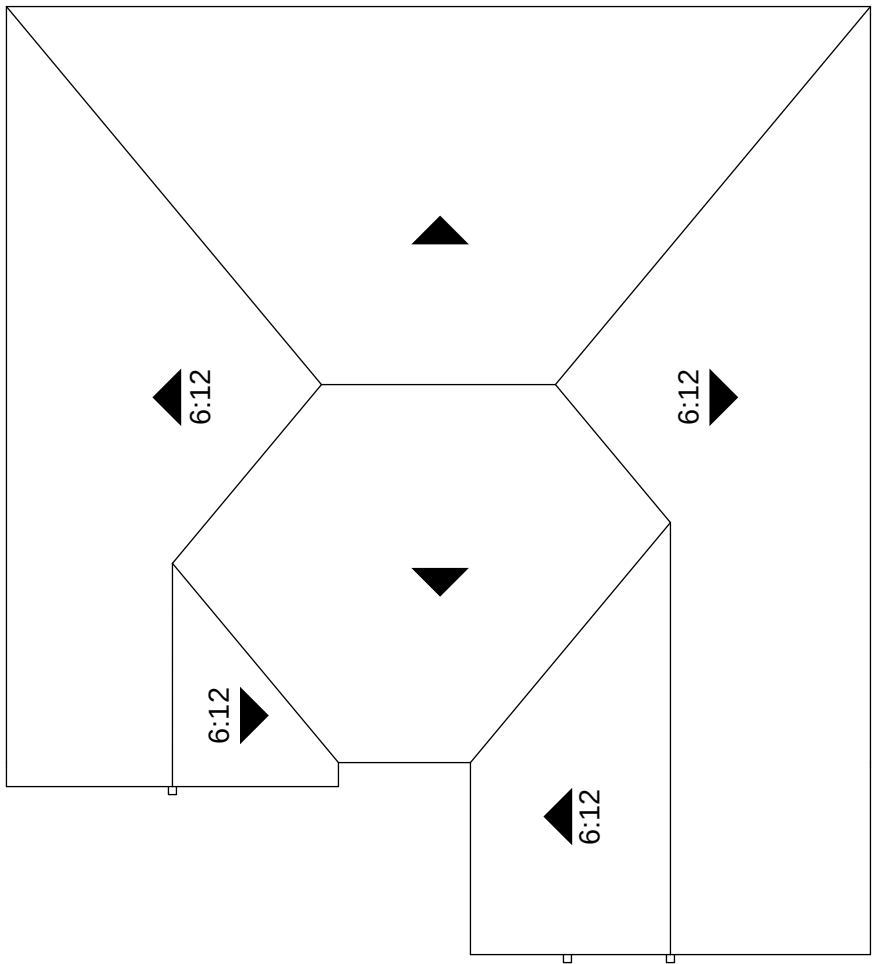
Bradshaw Village (Wescott Station)
Rancho Cordova, CA



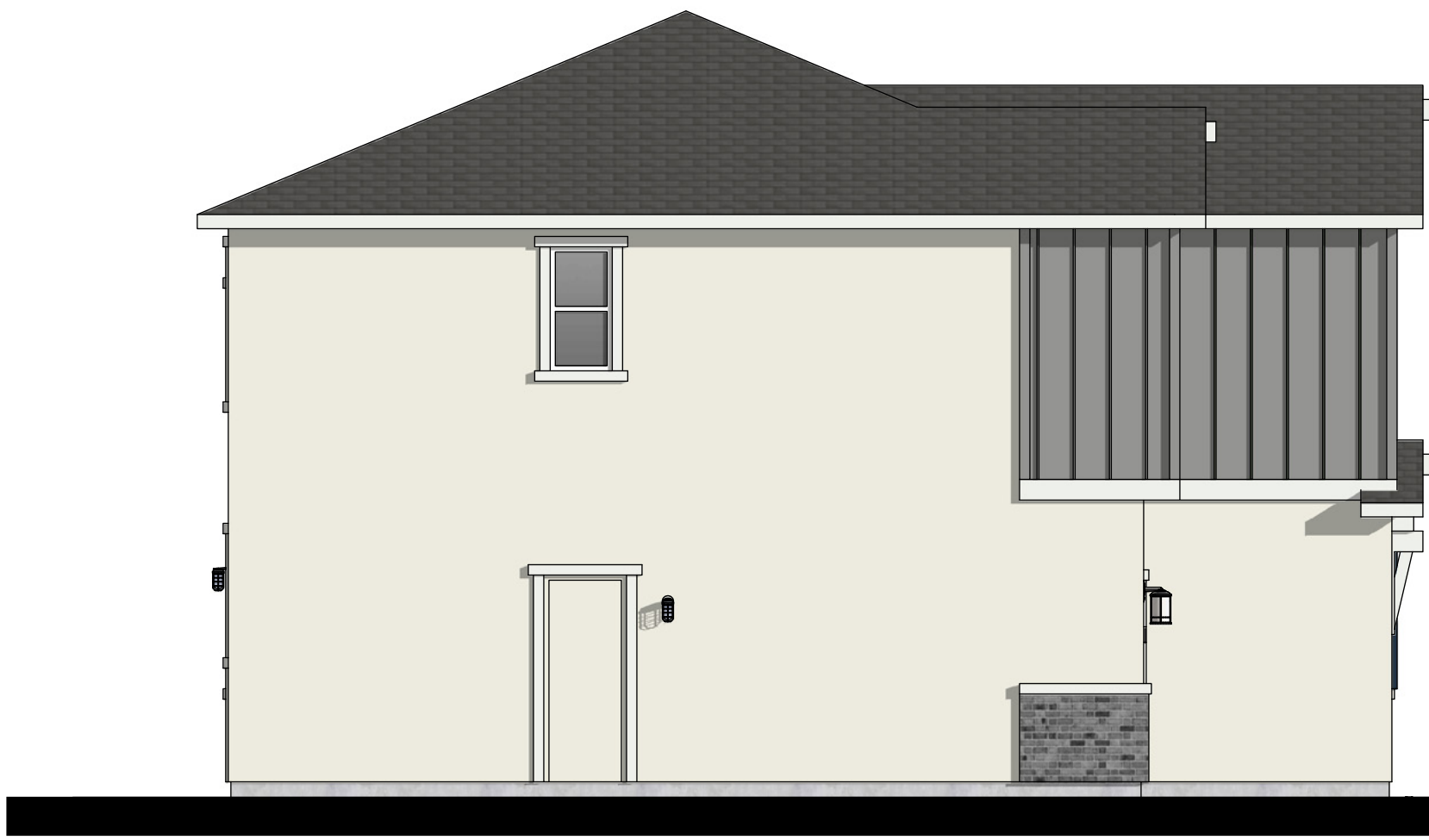
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DATE: 11.28.2023



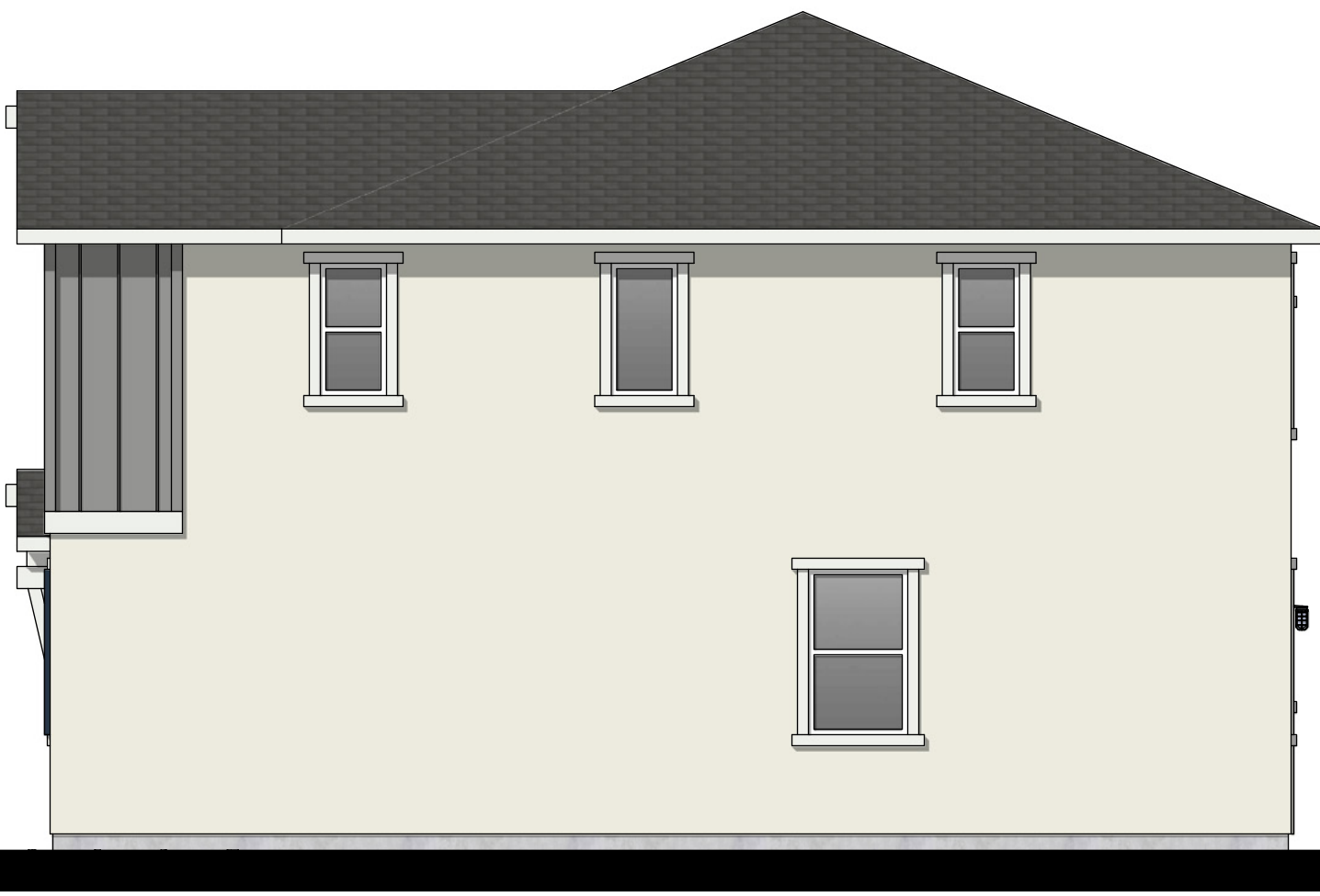
Perspective View



Roof Plan
slope 5:12 typ., UNO



Left Elevation



Right Elevation



Rear Elevation



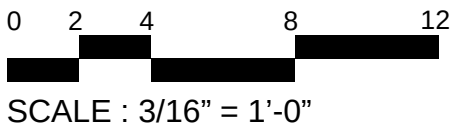
Front Elevation

Plan 3 'C' - Modern Farmhouse



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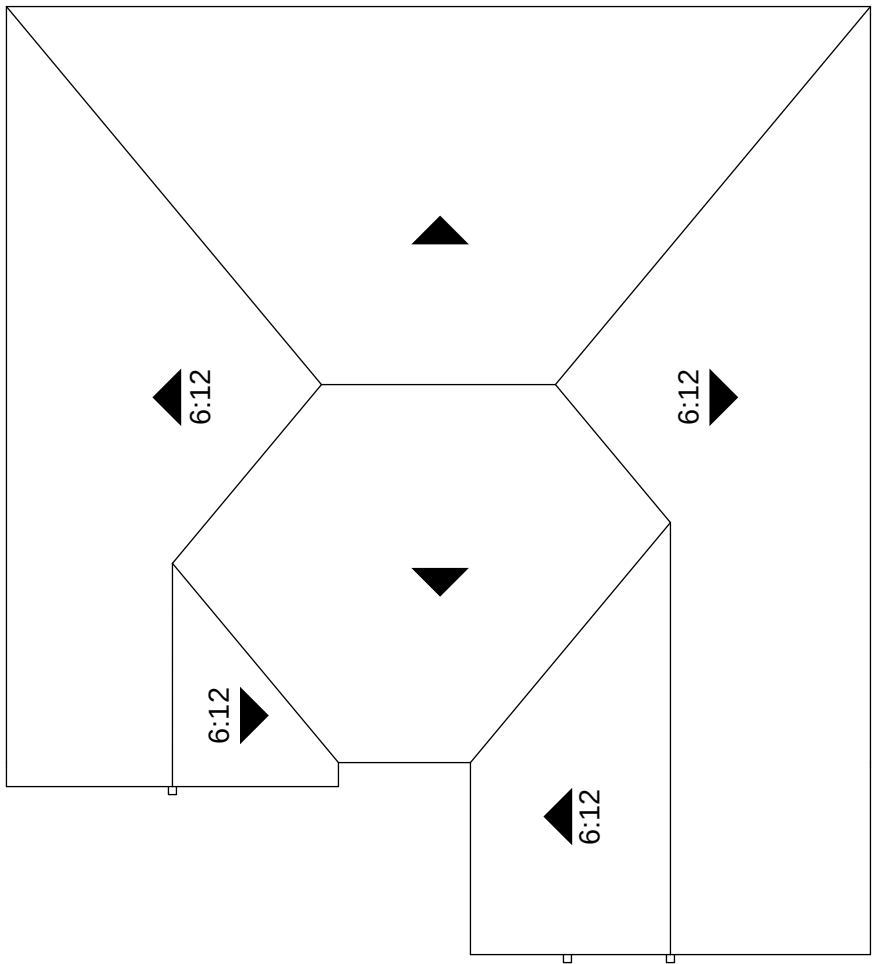
Bradshaw Village (Wescott Station)
Rancho Cordova, CA



PLAN: 234.1755
DATE: 11.28.2023



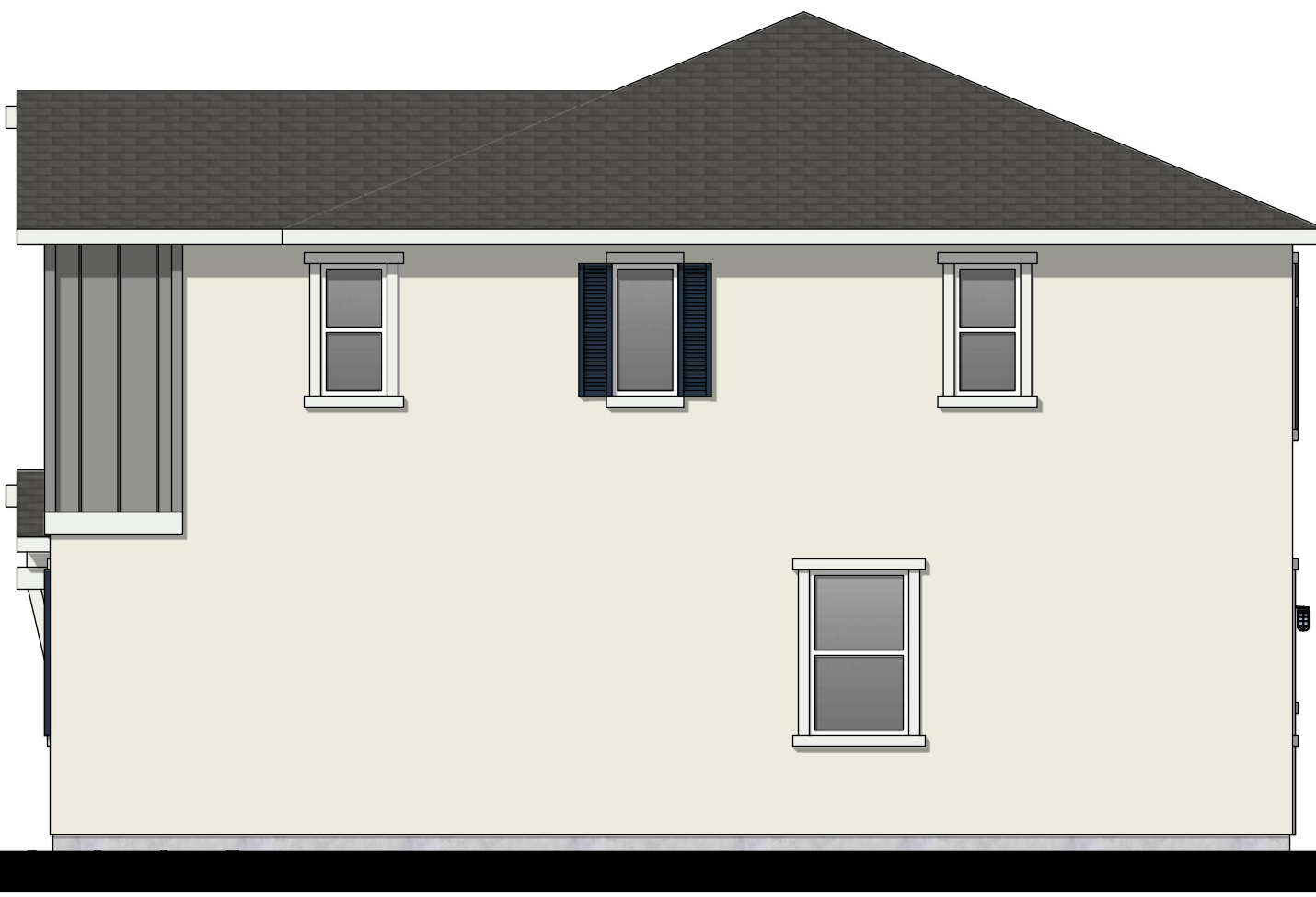
Perspective View



Roof Plan
slope 5:12 typ., UNO



Left Elevation



Right Elevation



Rear Elevation



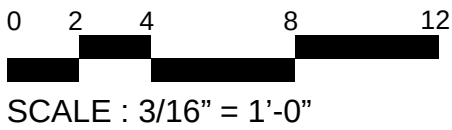
Front Elevation

Plan 3 'C' - Modern Farmhouse - Enhanced



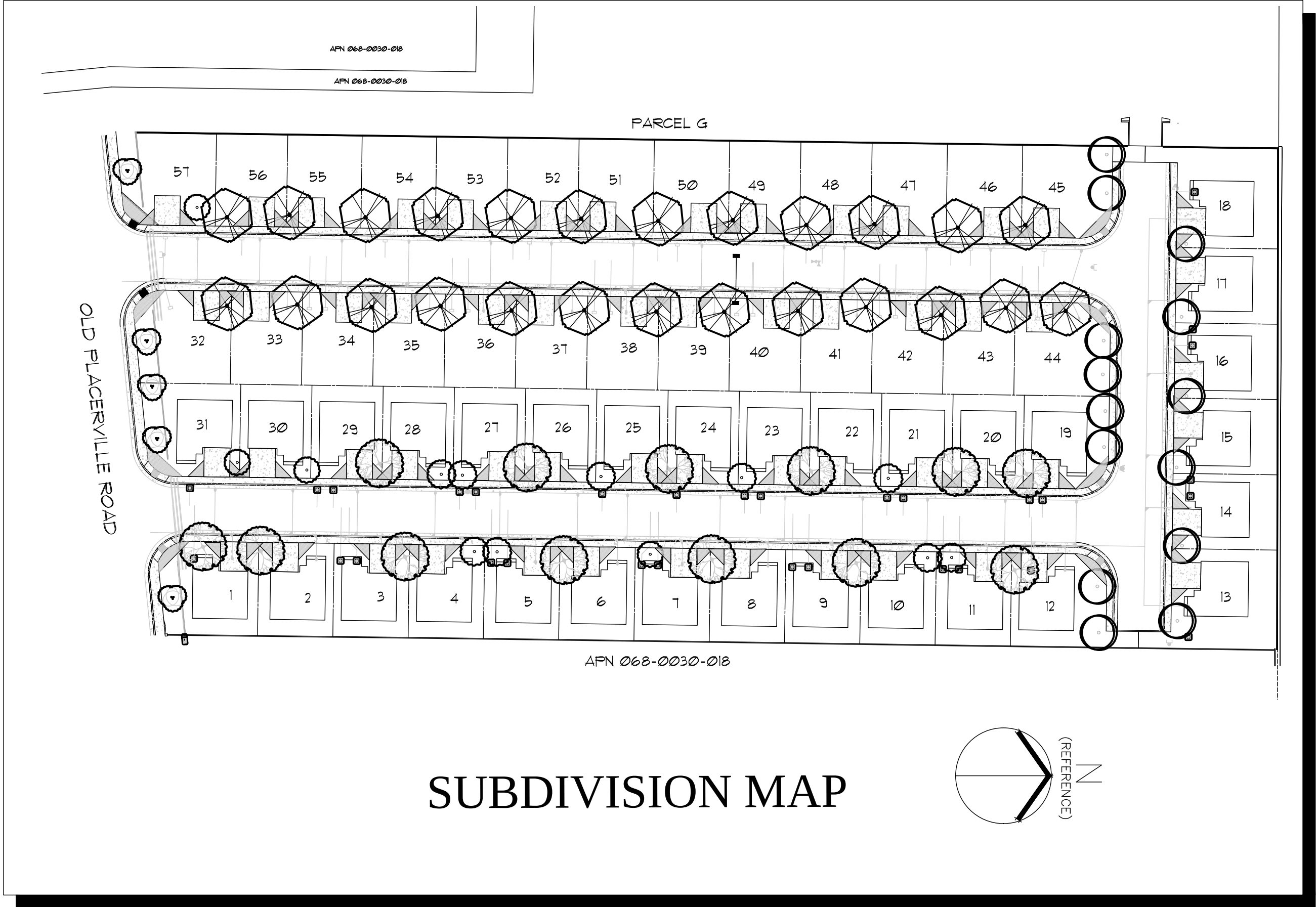
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Bradshaw Village (Wescott Station)
Rancho Cordova, CA



PLAN: 234.1755
DATE: 11.28.2023

LANDSCAPE PLANS
WESTCOTT STATION
SUBDIVISION
RANCHO CORDOVA, CALIFORNIA



SUBDIVISION MAP

SUBMITTAL REQUIREMENTS

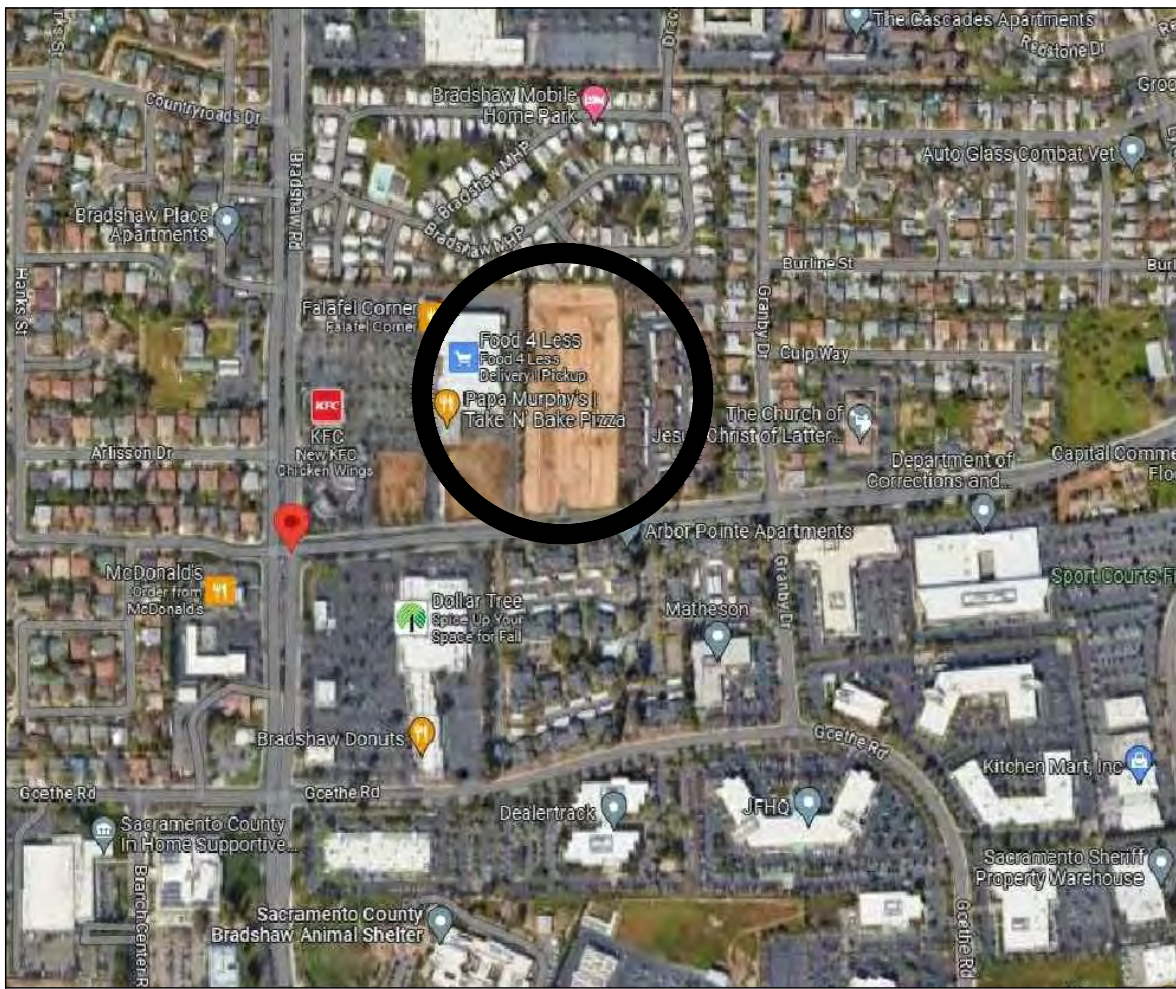
- THE FOLLOWING WRITTEN DOCUMENTS SHALL BE REQUIRED PRIOR TO FINAL ACCEPTANCE BY BK&A. CHECK EACH BOX FOR COMPLIANCE.
- ☐ VERIFICATION OF IRRIGATION MAIN LINE TEST.
 - ☐ VERIFICATION OF DOUBLE SPRAY COVERAGE OR PROPER DRIP APPLICATION PRIOR TO PLANTING.
 - ☐ COPY OF REQUIRED SOIL REPORT AND VERIFICATION OF AMENDMENTS PER SOIL REPORT.
 - ☐ PRIOR TO ANY PLANTING, VERIFY THAT IMPORTED TOPSOIL HAS BEEN ADDED TO ACHIEVE PROPER PLANTING HEIGHT PER THE SOIL GRADING DETAIL.
 - ☐ VERIFICATION OF TREE PERCOLATION TEST.
 - ☐ "AS-BUILT" DRAWINGS
 - ☐ VERIFICATION THAT ENTIRE IRRIGATION SYSTEM(S) IS IN GOOD WORKING CONDITION AND HAS BEEN ADJUSTED FOR PROPER SPRAY PATTERNS AND/OR DRIP EMITTERS EVEN SPACED AROUND PLANTS.
 - ☐ CERTIFICATE OF COMPLETION AS REQUIRED BY STATE AND/OR CITY WATER CONSERVATION ORDINANCE
 - ☐ IRRIGATION AUDIT AS REQUIRED BY STATE AND/OR CITY WATER CONSERVATION ORDINANCE

LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AB1881 AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN.

D. Kilian
SIGNED _____ DATE DECEMBER 2023

LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AB1881 AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN.

D. Kilian
SIGNED _____ DATE DECEMBER 2023



VICINITY MAP

SHEET INDEX

- L-1 COVER SHEET
- L-2 GENERAL SPECIFICATIONS
- L-3 GENERAL SPECIFICATIONS
- L-4 STREET TREE PLAN
- L-5 TYPICAL FENCE AND LOT LAYOUT
- L-6 PLAN 1587 LANDSCAPE
- L-7 PLAN 1644 LANDSCAPE
- L-8 PLAN 1755 LANDSCAPE
- L-9 LANDSCAPE DETAILS
- L-10 PLAN 1587 IRRIGATION & WATER CALCULATIONS
- L-11 PLAN 1644 IRRIGATION & WATER CALCULATIONS
- L-12 PLAN 1755 IRRIGATION & WATER CALCULATIONS
- L-13 IRRIGATION LEGEND & DETAILS
- L-14 IRRIGATION DETAILS

KB HOME
SACRAMENTO DIVISION
STEPHANIE LLAMAS
(916) 305-3900



KEY	DATE	DESCRIPTION

TITLE OF PROJECT
WESTCOTT STATION
RANCHO CORDOVA, CA

DATE: 12/20/23
DRAWN BY: KCF
THIS PLAN IS:

SHEET NUMBER
L-1
TITLE OF DRAWING
SHEET INDEX

NOTE
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BORRECO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1241 Pine Street
Bartlett, CA 94533
PHONE: 916/377-5308
FAX: 916/377-5308

GENERAL CONDITIONS

DEFINITION OF TERMS: In these Specifications or Plans, when the following terms are used they shall have the following meanings.

Owner - Contractor - The person, partnership, or corporation, or their legal representatives, who have entered into a contract with the Owner as the party who will perform and install the landscape and/or irrigation according to these specifications and plans.

Landscape Architect \ L.A. - The Landscape Architect designated by the Owner to prepare and interpret landscape and/or irrigation documents and when required under contract, perform site observation duties over the project. When the term 'Landscape Architect' is specified on the plan, and the Landscape Architect is not under contract to perform those specified duties, the term shall refer to the Owner's representative authorized to perform those duties.

Owner's Representative \ O.R. - The person or persons designated by the Owner to have administrative control over the work acting directly within the scope of the particular duties delegated to them. Acting as an agent for the Owner, this person or persons will have authority to direct work, change orders, revisions and payments for this project.

BK&A does not assume any responsibility in issuing these drawings and Specifications, unless BK&A is regularly engaged as the L.A. to observe the installation of the work therein set forth, and the landscape contractor is bound by contract to install the work as shown, to the entire satisfaction of BK&A, and final acceptance for the work to be made only on BK&A certification.

INSURANCE: The Contractor shall furnish the appropriate bond(s) in the amount of the required percent of the bid proposals and carry Public Liability Insurance as required by the Owner. The Contractor shall be responsible for coordination with the Owner any insurance requirements prior to submitting the bid proposal(s). As part of these specifications, the Owner and it's employees, BK&A and it's employees shall be named as additional insures.

INDEMNIFICATION: As part of these specifications, the Contractor agrees to indemnify and hold BK&A, the Owner, it's officers, agents and employees harmless from any claim, liabilities, damages, or cost, including attorney's fees, arising directly or indirectly from any injury or damage of any nature whatsoever, suffered by any person, arising out of or on connection with any act or omission by the Contractor in the furnishing or materials or performance of work by the Contractor or it's employees. Acceptance of the contract by the Contractor will be acknowledgment and agreement of this section.

COORDINATION OF PLANS AND SPECIFICATIONS: The Plans, General Conditions, Specification, Standard Details and all supplementary documents are essential parts of the contract, and a requirement occurring in one is as binding as though occurring in all. They are intended to be cooperative, to describe and provide for complete work, if any part of one is omitted, or changed or revised without BK&A's expressed written consent, the BK&A will not accept any responsibility for the Plans or Specifications.

Plans shall govern over General Conditions. Any part of the work which is not mentioned in the General Conditions but is shown on the plans, or any part not shown on the plans, but described in the General Conditions, shall be performed by the Contractor. Interpretation of bidding documents shall be checked with the L.A. as to intention or explanation. It is the intent of the plan documents to describe a complete and finished installation. Accidental omissions of items necessary for the satisfactory completion of the Plans shall be furnished and installed according to standard practice as though specifically mentioned or detailed. Contractor is required to furnish and install, at Contractor's expense, the proper material quantities.

These plans and Specifications are subject to modification during the construction phase should conditions appear that were not apparent during the design phase. Any such modifications may be approved by the local agency responsible, or O.R. and/or the L.A.

BRAND NAMES: Where articles or materials are specified by brand or trade name, the use of such a name is for descriptive purpose only. Any material or article which, in the opinion of the L.A., is equal in aesthetics, quality, and utility to these specified will be considered. The request for substitution shall be accompanied by complete data or information to substantiate the quality of materials or articles offered. A request for substitution received prior to five (5) days before the bid opening will be acted upon and the decision communicated to the Bidder prior to the bid opening.

SUBMITTALS AND SHOP DRAWINGS: The L.A. shall review and take appropriate action on shop drawings, product data, samples, and other submittals required by the Contract Documents. Such review shall be only for general conformance with the design concept and general compliance with the information given in the Contract Documents. It shall not include a review of quantities, dimensions, weights or gauges, fabrication processes, construction methods, coordination of work with other trades, or construction safety precautions, all of which are the sole responsibility of the Contractor. Review of a specific item shall not indicate acceptance of an assembly of which the item is a component. The L.A. shall not be responsible for any deviations from the Contract Documents not clearly noted by the Contractor.

WORKMANSHIP AND MATERIALS: All workmanship and materials shall conform to the local building code having jurisdiction. All work shall be performed in accordance with the best standards of practice relating to the various trades and under the continuous supervision of a competent foreman who is thoroughly familiar with the type of materials being installed and with the manufacturer's recommendations as to method of installation. The person shall be capable of interpreting the Plans and be able to communicate with the O.R.

Each subcontractor is considered a specialist in his respected field/trade and shall notify the L.A.\O.R. prior to submittal of the bid of any work called out in the Plans or Specifications which cannot be fully guaranteed or constructed as designed or detailed. Otherwise the subcontractor assumes full responsibility for any changes required. Where construction details are not shown or noted for any part of the work, details shall be the same as for other similar first class work for the trade involved.

ACCESS TO WORK: Equipment access shall be limited to areas approved by the O.R. Contractor is responsible for appropriate hookup of all utilities required to support the work, including temporary and final.

GRADES, LINES AND LEVELS: Grades, lines and level shall be the responsibility of the Contractor. Layout shall include grid lines and grade stakes as necessary for the proper location and elevations of all work. All layout and grade stakes shall meet the approval of the O.R.

Contractor shall not proceed with construction as shown when it is obvious that obstruction, grade differences, or changes in layout or size of areas exist that may not have been known during the design phase. Such conditions shall assume full responsibility for all necessary revisions due to failure to give such notification.

USE OF WOOD MATERIALS: All timber and lumber which is used for retaining walls, fence posts, deck supports, or is below grade, encased in concrete, in contact with a masonry surface, or within 8" of finish grade shall be pressure treated wood. All pressure treated wood shall conform with section 57, 'Timber Structures' and section 58, 'Preservative Treatment of Lumber, Timber, and Plings' of the CalTrans standard specifications. All cut ends of pressure treated wood shall be treated with a wood preservative designated for in-ground contact. Creosote shall not be used.

PERMITS AND FEES: Any permit, license and/or inspection required by the legal authorities or agencies having jurisdiction over the instruction or installation of the work as shown on the plans or specified herein, shall be paid and obtained by the Contractor at the proper time.

SITE CONDITIONS: The Contractor shall be familiar with all the conditions of the site and shall notify the L.A. of any discrepancies which may exist between the actual site conditions and those noted in the plans prior to commencement of work. Failure to so advise the L.A. prior to commencement of the work shall constitute a waiver of all subsequent claims arising from discrepancies between the plans and existing site conditions.

Responsibility for Damages - The Contractor shall properly protect all adjacent properties, all items to remain with the site during the course of the work, and any other items of the Owner from damage as a result of this work. Any existing buildings, fences, equipment, piping, grade boxes, sewers, sidewalks, landscaping, etc., damaged by the Contractor during the course of work shall be replaced or repaired by the Contractor in a manner satisfactory to the O.R. and at the Contractor's own expense prior to final payment.

DEER DAMAGE: BK&A has attempted to specify what can be considered 'best bets' for deer resistant plants; however, deer in different areas have different tastes, and while older, more mature plants may be left alone, the same younger plants be be eaten. Also, plants not eaten previously may be eaten now. Given the uncertainty regarding deer, the contractor shall immediately notify the Owner and BK&A of any indication of deer browsing on the site, and cease planting any plant in question of being nibbled by deer. Until a decision is reached regarding the remaining plants to be installed, the contractor shall provide netting or other protection over/around the plants being eaten to discourage any further damage by deer. Failure to notify Owner and BK&A during installation of obvious deer damage, and failure to provide any protection while proceeding ahead with additional planting of same plants shall constitute acceptance by the contractor for responsibility to maintain and care for plants beyond the maintenance period until the plants are considered to be in a healthy and thriving growing condition, and are aesthetically acceptable to the Owner.

Location of Utilities - The Contractor shall contact 'Underground Services Alert' (800)642-2444 and the O.R. to determine the location of all utilities on the site prior to beginning construction. Contractor is responsible for any damage to existing utilities subsequent to site operations or neglect, whether shown on the Plans or not. Contractor shall also verify any and all utility locations specified or otherwise noted on the plans.

CLEAN UP: The premises shall be kept neat and orderly at all times to the Owner's satisfaction. Contractor shall be responsible for keeping the construction area, streets, driveways and parking lots in a condition free from accumulations of soil, waste material or rubbish related to landscaping or irrigation. All trash, weeds, rocks and other debris shall be removed and disposed of from the site on a daily basis. Any soil, rock or other materials spilled on walks and streets shall be cleaned up not later than the end of each working day. After completion of construction, the Contractor shall remove equipment, materials and debris, leaving the site in a clean and orderly condition.

AS-BUILT DRAWINGS: Contractor shall keep an up-to-date 'As-Built' record of every change from the original Plans and Specifications, indicating the exact location, sizes, and kinds of equipment actually installed. Prints for this purpose may be obtained from the O.R. These sheets shall also serve as work progress sheets and shall be available for inspection the the O.R. The corrected drawings shall be delivered to the O.R. at the time of final inspection, prior to final payment to the Contractor. Upon completion, a competent draftsman shall transfer all the information to a set of clean reproducible supplied by the O.R.

FINAL GUARANTEE: The Contractor shall be responsible for and must make good any defects, through improper workmanship or faulty materials arising or discovered in any part of his work within one (1) year after the completion and acceptance of the same. The Rated for Faithful Performance, furnished by the Contractor, shall cover such defects and protect the Owner against them during the period of guarantee. Should any difficulties develop within the specified guarantee period which the Owner feels may be due to inferior material and/or workmanship, these difficulties shall be immediately corrected by Contractor to the satisfaction of the Owner at no cost to the Owner, within 48 hours of written notice, including any and all other damage caused by such defects. Failure of Contractor to respond in a timely manner to repair damaged conditions shall prompt the Owner to repair same and deduct cost of labor, material and equipment used from the Contractor's bond.

SAFETY PRECAUTIONS: The Contractor shall store his equipment in an area approved by the O.R. when not in use and keep all excavations in paved areas covered or barricaded when not working in that particular area. All excavations shall be covered so they are inaccessible to the public when the area is not being worked. All equipment shall be equipped with keys or other safeguards so that they cannot be started by persons other than the Contractor's personnel.

Contractor shall not install any equipment, landscape or irrigation in such a way as to endanger the public's safety now or in the future. Erect and maintain fencing, barricades, guards, warning signs, lights, shoring and bracing, etc. as necessary or required by OSHA regulations for the protection of the public, the work force and the site. Contractor shall assume all responsibility for damage to utilities, streets, buildings, etc. that may be caused by this work.

HERBICIDES AND PESTICIDES: Under no circumstances will the Contractor apply to any portion of the site any herbicide and/or pesticide without the prior written consent of the Owner. Accurate records of herbicide applications shall be kept by the Contractor and shall be turned over to the Owner upon the final acceptance of the project.

RESPONSIBILITIES: BK&A and it's employees is not responsible for the means and methods of any contractor. BK&A it's employees and agents shall not be answerable nor accountable in any manner for any loss or damage to the work or any part thereof, nor to any material or equipment used in performing the work, nor for injury or damage to any person or persons, either workmen or the public for damage from any cause whatsoever during the progress of the work nor at any time.

BK&A, it's employees and agents shall not be answerable or accountable in any manner for any discrepancies which exist between actual site conditions and those indicated in the Plans and Specifications after commencement of work. Failure to advise the L.A. prior to commencement of work shall constitute a waiver of all subsequent claims arising from discrepancies between the Plans, Specifications and existing site conditions.

BK&A is not responsible for any grading or drainage. Refer to the Civil Engineer's drawings and/or the Soils Report for all grading and drainage information. Any reference to grading and drainage within these Plans and Specifications are only to show minimal industry standards. The landscape and/or irrigation drawings shall not be used for any grading or drainage information, unless specifically noted on the Plans.

SPECIFICATIONS

SCOPE: The work under the following sections shall include all labor, tools, fabrication, equipment, materials, services, and transportation necessary for and properly incidental to complete the following items 1 through 10 and any other additional items as shown on the Plans and details.

ITEM 1. DEMOLITION AND SITE PREPARATION

EXECUTION: Removal of all existing shrubs, grasses, weeds and other vegetation, improvements or obstructions that interfere with the installation of utilities, site grading, planting, etc., indicated on the Plan, or required to complete the work. Protect all existing plant material, including root systems, utilities, structures, etc. that are to remain. Install temporary fencing to protect trees/structures as required. Remove all rubbish and other undesirable material resulting from site clearing, and dispose of same off site at Contractor's expense.

WEED ERADICATION: Spray as required with Adios Eco-Friendly Weed Control or equal to eradicate all existing grasses, noxious weed growth and roots. Schedule applications (2 required) to enable effective kill prior to subsequent work. Submit program for approval by O.R.

PROTECTION OF EXISTING PLANT MATERIAL, UTILITIES, STRUCTURES, ETC.: The Contractor shall be responsible for any damage resulting from his work, and shall repair or replace items damaged at his expense. No trucks or heavy equipment shall be allowed to pass over edges and curbs unless adequate protection is provided. The Contractor shall provide all barricades, coverings, or other types of protection necessary to prevent damage to existing improvements indicated to remain in place. Improvements to be protected shall include areas adjoining the construction site. Excavations shall be coordinated with the underground work to minimize the occurrence of open trenches.

DETAIL REQUIREMENTS: Utilities and Services. Before proceeding with any work, Contractor shall contact Underground Services Alert (USA) at (800)227-2600 who will then have all utility companies locate their lines. Contractor shall take all necessary steps to preserve and protect all utility and service lines designated to remain. When it becomes necessary to interrupt service, such disruption shall be done so as to have a minimum impact on all other users. Utilities shown as being removed or discontinued shall become the responsibility of the Contractor for removal and disposal. Under no circumstances shall utilities be disturbed without sending proper notices and obtaining approval of the utility companies involved. Coordination

with subcontractors and utility companies regarding utility relocation shall be the responsibility of the Contractor. Existing Trees and Shrubs. Extreme caution shall be taken in work areas where there are trees and shrubs designated to remain. Trees and shrubs to be removed shall be completely removed from the area and disposed of , removal shall include removal of the rootball and root structures of trees. All removals shall be disposed of off site at the Contractor's expense.

ITEM 2. IMPORTED TOPSOIL

MATERIALS: The topsoil shall consist of a fertile, friable soil of loamy character and be free of sub-soil, stumps, refuse, and other foreign material. It shall contain a normal amount of natural humus and be reasonably free of large roots and stones larger the 1/2" in greatest diameter. The topsoil shall be obtained from well-drained, arable land, and be of an even texture so that all the soil will pass a 1/2" screen. The topsoil shall not be infested with weeds, nematodes or with any other noxious animal life or toxic substance.

Chemical Analysis: The topsoil to be furnished shall have a neutral soil reaction and shall have a pH of not less than 6.6 or greater the 7.4. The topsoil shall have a low saline alkali content-saturation extract and shall have a conductivity of not more than 4 milliohms per ecenimeter at 25 degrees centigrade and an exchangeable sodium or cation content of not more than 10% of the total metallic cation content.

A 5-pound sample of the topsoil with chemical analysis shall be submitted to the L.A. for approval at least three (3) working days before the material is delivered to the project.

EXECUTION: Topsoil shall be delivered reasonably dry and in a workable condition. It shall be placed and spread to the areas as noted on the Plans, or as directed by the L.A. Compaction of the topsoil will not be required. The imported topsoil shall be added and roto-tilled into the upper six inch (6") layer of native soil, or added as fill in new planter areas.

The Contractor shall take all reasonable precautions to avoid injury to existing plantings when filling over existing plant root systems, damage to structures and/or roadway surfacing. Unless notified in writing prior to the installation, the Contractor shall be responsible for all damages done as a result of installing imported topsoil. During hauling operations the roadway surfacing shall be kept clean and dust free.

After spreading of the topsoil, any unacceptable material not previously removed shall be raked off and removed from the topsoil area. Spreading shall be completed in such a manner that planting, as specified on the Plans, can proceed after completion of this work without additional soil preparation.

ITEM 3. SOIL PREPARATION

MATERIALS: Soil Amendment as specified by the Soils Report: Soils report will be provided by the Landscape Contractor.

EXECUTION: All areas shall be ripped, roto-tilled, and amended as noted on the Plans and/or specified in the soil report. No soil amendment shall be delivered to the site without prior approval from the O.R. Contractor shall supply O.R. with a sample of soil amendment accompanied by analytical data from an approved laboratory illustrating degree of compliance. When amendment is delivered, tags for material shall be furnished to the O.R.

The organic soil amendments and/or compost shall be uniformly spread in at least two directions perpendicular to each other over the areas to be panted and roto-tilled into the top six inches (6") of soil, creating a suitable fine grain material for finish grading. The roto-tilling process shall be conducted in two directions perpendicular to each other, and all clods shall be broken up so that not pieces larger than one inch (1") in diameter shall be remaining. The Contractor shall be responsible for adjacent off-site removal of any debris which surfaces during roto-tilling operations. The area shall than be considered ready for finish grading.

Warning: Contractor shall spread soil amendment immediately upon delivery to site. Precautions must be taken to prevent wind from carrying material off site.

ITEM 4. LIME-TREATED SOIL

Typically the decision to lime-treat a site is made after the landscape plans are completed. So regardless if the landscape plans address lime-treated areas or not, if lime-treated soil planter areas are discovered, all landscape work in these areas shall cease.

If any portion of the site is lime-treated, the landscape contractor shall immediately notify BK&A in writing. Do not install any plants in lime-treated soil. Typically, lime-treated soils above 1% result in pH values that are too high for plants and beyond correction even with aggressive amendments. These lime-treated soils should be removed and replaced with import soils of suitable chemistry and compatible texture. The landscape contractor shall not proceed with any landscape work in the lime-treated soil planter area(s) until a resolution in writing is established, with a copy provided to BK&A.

ITEM 5. FINISH GRADING

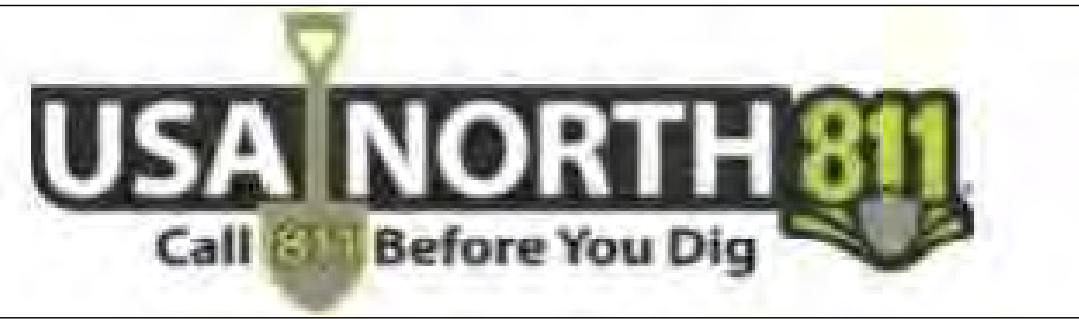
EXECUTION: After completion of soil preparation, surfaces of earth mounds, planting and turf areas shall be finish graded and shaped by raking. Periodically water as required to minimize dust and dirt, permit no dust or dirt to accumulate on sidewalks, parking lots or streets nor to wash into sewer or storm drain lines. Level of planting areas shall be two inches (2") below top of headerboard, pavements, sidewalks and curbs, etc.. Lawn areas shall be one inch (1") below top of headerboard, pavement, sidewalks or curbs. All erosion scars shall be repaired. Minimum slope for finished surfaces, unless otherwise indicated on the Plans, shall be three percent (3%). Particular attention shall be given to the correct grading of surface drainage swales and areas adjacent to building and drainage structures. All planting areas adjacent to the building must slope away from building at a minimum of 3%. Drain to paving or catch basins, direct drainage outlets away from buildings, walls, etc..

Plans provided by the L.A. shall not be used for any grading or drainage information. Finish grading shall be in accordance with the accepted industry standards. Specific information for detailed drainage plans shall be provided by a Civil Engineer or other consultant as determined by the Owner.

Finished Grades: Clods shall be broken up and the surface of the ground shall be uniformly pulverized and raked to a relatively smooth surface. As a finish operation, ground surfaces shall be dragged or bladed with the contours to achieve the continuity of land forms as shown on the Plan. All rocks and clods 1/2" and larger shall be removed. The tops of all manholes, cleanouts, valve boxes, utility boxes, and all other utilities in all areas to be graded shall be adjusted, if necessary, to meet finish grades. Contractor shall coordinate with local public agencies and receive approvals prior to any adjustments made in the field.

At the completion of the finish grading, no low spots that hold standing water will be accepted and the site shall be left in a clean and finished condition conforming to the Plans.

Sheet 1 of 2 General Conditions and Specifications.



CALL 811 PRIOR TO UNDERGROUND WORK

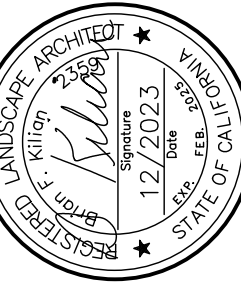
CONSTRUCTION DOCUMENTS

THESE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN INTENT AND GENERAL TYPE OF CONSTRUCTION DESIRED, AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIALS AND WORKMANSHIP THROUGHOUT THE PROJECT.

RESOLUTION OF ALL QUESTIONS OR VARIANCES FROM THESE PLANS MUST BE THROUGH THE LANDSCAPE ARCHITECT (BK&A) AND ISSUED IN WRITTEN FORM. CONTRACTOR ACCEPTS LIABILITY BY NOT REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLING ANY PART OF THE WORK.

NOTE
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CONTACT: BORRECO/KILIAN & ASSOCIATES, INC.

BORRECO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1241 Pine Street
Marina, California 94533
Phone: 925/972-5306
FAX: 925/972-5308



KEY	DATE	DESCRIPTION

WESTCOTT STATION
RANCHO CORDOVA, CA

DATE: 12/20/23
DRAWN BY: KDF
THIS PLAN IS:

SHEET NUMBER
L-2
TITLE OF DRAWING:
SPECIFICATIONS

ITEM 6. IRRIGATION SYSTEM

DESIGN FUNCTIONS: The intent of the Plans and Specifications is to indicate and specify a completely installed and efficient irrigation system, which when installed will adequately and evenly irrigate all landscaped areas shown on the Plan, and ready for use without further cost to the Owner. The Plans are diagrammatic, they show the scaled location of pipe lines, controllers, sprinkler heads, emitters and accessories. Plans do not necessarily indicate all offsets, fittings, and accessories that may be required. All incidental materials and labor necessary to complete the irrigation system shall be supplied even though they may not be specifically noted or called for in the Plans or in the Specifications.

Contractor shall install the irrigation systems in a manner to avoid conflicts with planting and architectural/engineering features. Contractor shall carefully check and verify dimensions and shall report any variations to the L.A. The Contractor shall examine the site prior to installation to satisfy himself that all areas will be adequately covered by a sprinkler system. Notify the L.A. in writing of any discrepancies in size of area, spacing or grades prior to installation. In the event notification is not made, the Contractor shall assume all responsibility for costs, including but not limited to addition of heads, valves, trenching, etc., as deemed necessary to provide a complete and efficient irrigation system.

Contractor shall familiarize himself with all grade differences and shall coordinate his work with other subcontractors for the location and the installation of pipe sleeve under paving.

MATERIALS GENERAL: The use of manufacturer's name and model or catalogue number is for the purpose of establishing the standard of quality and configuration desired. Substitution of any component without BK&A's express written agreement is prohibited as it may adversely affect the system(s) performance. Whenever such terms as "in accordance with manufacturer's specifications" is used, it shall mean in strict accordance with the manufacturer's printed directions. If those directions conflict with these Specifications, the matter shall be brought to the attention of the L.A. for clarification prior to proceeding with the work. Materials, equipment, apparatus, and appliances used throughout the system shall be new and in perfect working condition, unless existing parts are to be re-used, and noted on the Plans.

MATERIALS: See Plans for specific materials required for this project. Lubricants, Solvents, and Joint Compounds. All mainline and lateral pipe and fittings shall be connected using the pipe lubricant recommended and/or supplied by the pipe manufacturer. Joint compound for all threaded connections shall be 3/4" wide Teflon tape, UL listed. Primer shall be applied to PVC pipe and fitting connections prior to all solvent welds. No solvent or primer shall be applied in any manner. Solvent weld joints shall be used as per manufacturer's specifications and allowed to set 24 hours minimum before water pressure is applied.

Wiring. All wire from controller to valves within the limit of work shall be #14 UF direct burial or heavier gauge as required by length as per manufacturer's specifications. Control wires shall be connected to the control valves solenoids with Scotch Lock #3576 resin connectors or approved equal. All pilot wires will be of one color and all common groundwires to be of another color. Tape and bundle wires every 10 ft. All UF 14/12/10 24 volt low voltage wires under paving shall be installed in Schedule 40 type 1220 PVC conduit at a 18" depth. Spare control wire shall be installed in wire bundle except as noted on Plans. Loop 36" of excess wire into each single valve box and into one valve box in each group of valves.

Coordinate with O.R. for 110-volt electrical stub-out at each controller location. Contractor shall make final 110-volt electrical connection to controller. Use either approved rigid steel or PVC schedule 40 electrical conduit for all exposed wire above grade. Install separate common wire for each controller. Provide and install battery backup for controller if required.

Valve Boxes: As specified on the Plans. Provide box extensions as required. Gravel Bedding: Clean, washed pea gravel. Bricks For Valve Box support: Standard red common brick.

Spare Parts: Supply as a part of this contract the following tools:

- Two (2) keys for each automatic controller.
- Spare spray nozzles and drip emitters as specified on the Plans.
- Any special tool or key required to operate and/or repair any item as specified on the Plans.

EXECUTION: Water meter shall be supplied and installed by other. Contractor shall schedule a pressure test for the mainline and/or verify any inspections required for the backflow device by contacting the appropriate agencies and submitting a written approved certificate to the O.R.

Observations: The Contractor shall request, 24 hours in advance of the need, progress observations before proceeding to each successive stage as follows:

- Observation of trenches, pipe layout, and pressure test (Test main line for 4 hours at a minimum of 150 PSI).
- Observation for spray coverage and proper water distribution.
- Observation of complete system in automatic operation.

EXCAVATION AND TRENCHING: Trenches for mains and laterals shall be straight and true on uniform slopes. Minimize trenching where practical by placing pipes in joint trench, however, allow minimum of 4 inches between parallel pipes and 6 inches from lines of other trades. No pipe shall be laid on top of another in a joint trench. Snake all piping in the trench, and provide the minimum cover from finish grade as follows. All main lines to have 18 inches of cover, all lateral lines shall have 12 inches of cover, all emitter tubing shall 12 inches of cover. All piping under paved areas for vehicular traffic shall have 24 inches of cover, piping under all other paved areas shall have 18 inches of cover. Where pipes occur under paved areas, install pipes in sleeving material, unless other wise noted on the Plans. Sleeve material shall be a minimum of 2 sizes larger than the pipe going through, and shall extend 6 inches beyond edge of pavement. No fittings shall be installed on pipe underneath pavement or walls except where noted on the Plans. If such a need should occur, it shall be brought to the L.A. for resolution. Thrust blocks shall be provided where necessary (if shown on the Details and Plans) to resist system pressure on mainline pipe and pipe fittings. Form thrust blocks in such a manner that the concrete is located between solid, undisturbed soil and the fitting. (See Details for construction. No unmixed, sack concrete shall be allowed).

BACKFILLING AND COMPACTING: Initial back fill shall be of a fine granular material with no foreign matter larger than 1/2" in size, with a minimum of 4 inches over piping. Back fill for trenches shall be compacted to a dry density of 95% of adjacent undisturbed soil and shall conform to adjacent grades without dips, sunken areas, humps, or other irregularities. Any trench which settles below surrounding grade shall be brought up to existing grade by Contractor at Contractor's expense.

Flushing: Lines shall be thoroughly flushed out with a full head of water before installing valves, sprinkler heads, and emitters. After flushing, main line pipe may be partially back filled, but joints, fittings, and connections shall remain free and visible.

EQUIPMENT INSTALLATION: Contractor is responsible for attaching the system at the P.D.C.

Backflow Prevention Device: Install in the exact location determined on site by the O.R. and in accordance with local codes.

Valve Boxes: The top of the box shall be set three inches (3") above finished grade in planting areas unless otherwise noted, and shall be placed in a neat and orderly manner. Boxes shall be perpendicular to and 12" from buildings, paving, curbs, or similar structures and in case of more than one box, each box shall be 6" apart. Short side of valve box shall be parallel to walk, curb, etc.. Valve boxes shall not rest or come into contact with RCV or piping. Install each RCV assembly in a separate valve box.

Control Wiring: Contractor shall make connections between power source and controller. Connect the control valve wiring to controllers in the sequence indicated on the Plans. Install wires in common trenches with irrigation lines wherever possible and as noted on the Plans. Install control wires along side of pipe. Provide three foot (3') pigtail loop at valves, and snake wires in trench to allow for contraction of wire. The control wires shall be routed from the controller(s) in tight groupings. Tie wires in trench in bundles at 10 foot intervals with plastic electrical tape with a minimum of 6 turns. Contractor shall run four (4) extra different-colored wires as spares. The wire will be looped up into the valve box at each box(es) location. Three Foot (3') long pig-tailwire splices shall be allowed at 1500 ft. intervals. The wire splices shall be enclosed in a RCV box with cover stenciled "RCV Splice" in 1 1/2" yellow letters.

Set all emitters 2 inches below finish grade, as close to the plant being watered as practical. No emitter shall be located within a rootball, nor located further away the 6 ft. from the plant being watered.

ADJUSTING THE SYSTEM: Adjust valves, alignment and uniform coverage/distribution of all emitters and sprinkler heads. Minimize spray on walks, fences, walls and buildings. Absolutely no water shall spray or drain onto stairs or steps. Adjust spray system to account for normal wind conditions. Set pressure on each remote control valve per the Plan. Make all necessary changes or adjustments prior to any planting. Program controller for multiple start times to reduce runoff and provide proper precipitation rates as required. These changes or adjustments shall be made without additional costs. The entire system (except for the emitter tubing) shall be operating properly before any planting operations commence. Final placement of emitter tubing shall be completed after plants are installed, to insure proper water distribution around the rootballs as detailed.

CLEAN UP: Upon completion of the work, make the ground surface level, remove excess materials, rubbish, debris, etc., and remove construction and installation equipment from the premise to the satisfaction of the O.R.

ITEM 9. PLANTING

MATERIALS: See Planting Plan for list of plants. All plants shall be nursery grown, healthy, vigorous, and of normal habit of growth for the size specified, and be labeled. The O.R. reserves the right to reject plants at any time during installation if it is determined that the plant are of smaller size or lower quality than can be obtained at the time. Rejected plants must be removed and replaced at the Contractor's expense. Plants shall be free from disease, insects, insect eggs, and larvae, weeds and shall have healthy normal root systems (showing white tips) filling their containers and shall not be root bound.

Delivery - All plants shall be delivered to the site in good condition, without being wind-blown or otherwise damaged during transportation, loading or unloading.

No tree shall be accepted that will not stand up right on its own after the nursery stake has been removed.

Fertilizer - Contractor shall fertilize all shrubs and trees per the recommendations as shown in the soil report. For lawn and groundcover areas, use granular fertilizer and follow the recommendations from the soil report.

Planting Mix - Planting backfill mix for all shrubs and trees shall follow the written recommendations of soil report provided by the landscape contractor, with copy provided to BK&A.

Tree Stakes and Ties - 9 ft. R2 Stake brand powder coated baked metal tree stake with Strap-Bar tree attachment (for 15 gal and 24" Box size trees) or 11 ft. Mega Tree Stake with Strap-Bar tree attachment (for 36" Box size trees)

Root Barriers - Barriers shall be 24" wide panels, connected by male/female sliding locks, to form a continuous 6 ft. wide (min.), and 20" where applicable barrier 24" deep, manufactured of extruded recycled polyethylene with raised ribs facing tree roots. Barriers shall be installed at perimeter of planting pit only on sides facing hardscape areas. If tree is located in narrow strip between hardscapes, install barrier on both sides.

Pre-emergent Herbicide: Safe-T-Weed corn gluten pre-emergent or equal.

EXECUTION: Before planting commences, all plant material shall be approved by the O.R. Defective plants installed without approval shall be removed from the site upon request by the O.R. and an acceptable plant substituted in it's place. Place trees, shrubs and vines on site while still in containers in locations as indicated on the Plan, locations shall be approved by the L.A. before plant holes are dug. L.A. may move plant materials to positions other than shown on the Plan. Only those plants to be planted in any single day shall be laid out. Planting locations which interfere with underground construction, or where obstruction cannot be removed, shall be adjusted and the new location approved by the L.A.. Do not install any plant in a swale or in such a manner which will interfere with drainage, regardless of plant layout as shown on the Plan.

PLANTING HOLES: Planting holes shall be three times rootball width and 1" less than the depth of the rootball. If drilling or an auger is used to dig plant holes, all the sides of the holes shall be thoroughly scarified to break glazing. Dig pits square in outline and break sides to open wall of pit for root penetration.

PLANTING: Plants shall be carefully removed from containers which have been cut on two sides to facilitate removal with as little disturbance as possible to the root ball. Plants shall be set true and plumb with the top of the rootball set approximately one inch (1") above the finish grade of the planting areas. The Contractor shall be responsible for any settling and shall raise and replant any plants whose crown settles below the finish grade. After placing plant ball as detailed, backfill around roots, place fertilizer tablets and water thoroughly.

Construct a 4 inch high soil berm around each plant in a neat circle, except when plant is in lawn area, all within the same day of planting. Trees in lawn areas shall have a 3 ft. diameter cutout around truck, covered with bark mulch. Basin bottom shall drain to berm away from plant stems.

STAKING: All trees shall be securely staked immediately after planting except for those noted otherwise. Tree staking shall be as shown on the Plan.

Apply organic pre-emergent to all shrub, tree, groundcover and non-lawn areas per the manufacturer's specifications, upon approval from the Owner per the General Conditions. Never apply pre-emergent over mulch, apply prior to spreading bark mulch.

Contractor shall maintain and be responsible for all plants upon delivery to the site and shall continue until all construction has been satisfactorily accomplished and the 60-day maintenance period is complete. Plants shall be kept in a sheltered area, and watered as necessary to insure the rootball remains moist.

ITEM 10. MULCH

MATERIALS: 1/2" to 2" size, organic wood chip mulch: Provide sample to O.R. for approval prior to delivery to site.

EXECUTION: All tree, shrub, groundcover and non-lawn areas shall be top-dressed with a minimum three inch (3") layer of mulch. Spread mulch evenly around all planting areas, keeping mulch 6 inches away from trunks of all trees and shrubs.

ITEM 11. OBSERVATIONS

EXECUTION: The Contractor's work performed and materials supplied shall be subject to observations by the O.R. at any time during the installation process with or without prior notification.

At the minimum, there will be two (2) formal observations required, as follows. Notification requesting a formal observation must be given to the O.R. a minimum of forty-eight (48) hours prior to the observation. Secondary Observation at completion of installation, to observe all aspects of the irrigation, planting and any other construction as required in the Specifications and Plans. The O.R. may recommend starting the maintenance period at this time provided a minimum of deficiencies are found. Otherwise, the Contractor shall be required to correct noted deficiencies before requesting additional observations. Final Observation: at the completion of the maintenance period, to observe all aspects of the irrigation, planting and any other construction as required in the Specifications and Plans. Any item noted as deficient shall result in the extension of the maintenance period for no less than one (1) week, or longer as determined by the O.R. to correct all deficiencies as noted. Upon recommendation to accept installation as Final, the guarantee period shall begin.

ITEM 12. 60-DAY MAINTENANCE

MATERIALS: Water shall be furnished at no additional expense to the Contractor. All tools, materials, replacement parts, and fertilizers shall be at no additional expense to the Owner. Fertilizers shall be complete fertilizers, furnishing the required percentage of nitrogen, phosphorous, and potassium to keep the trees, shrubs, groundcovers and lawn in a healthy and vigorous growing condition.

EXECUTION: The maintenance and guarantee under this heading shall include but is not limited to all of the following tree, shrubs, lawn, groundcover and any other planting, lawn fertilization, irrigation, clean-up, watering, and any other service required to maintain the project in a healthy and vigorous condition. Maintenance under this item shall commence only after acceptance of all construction and planting operations and shall last for a period of at least sixty (60) calendar days, during which time the O.R. shall certify after an observation that the Contractor has successfully completed the maintenance period. Maintenance is to be ongoing and continuous throughout the maintenance period. If during the Final Observation, items are still found to be deficient, then the maintenance period shall be extended until all items are corrected to the satisfaction of the O.R.

The O.R. reserves the right to pull up three (3) randomly selected plants to observe proper planting procedures. If discrepancies are found, then additional plants may be dug up until it is established how extensive the problem is, and how best to correct the problem to the O.R. satisfaction. Contractor shall replant all exposed plants at no additional cost the the Owner.

WEEDING: Contractor shall weed and replace any dead and/or unhealthy plant material on a weekly basis. With prior approval from the O.R. weeding may be accomplished wither manually, chemically or a combination of both. Apply herbicides/pesticides per manufacturer's specifications, and only during non-windy conditions.

TREES, SHRUBS AND GROUNDCOVER AREAS: Contractor shall maintain areas by watering deeply and slowly to establish moisture to the full depth of the root zone. Areas shall be considered ready for acceptance when they exhibit a healthy condition, active growth is evident, and there are no weeds in the beds.

IRRIGATION SYSTEM: Prior to the start of the maintenance period, the Contractor shall inspect the entire irrigation system and report any damage or incorrect operation to the O.R. Any damage or malfunctions not reported at this time shall become the responsibility of the Contractor for repair and maintenance. Maintenance of the irrigation system shall include but is not limited to the following: maintain proper coverage of all heads, flushing lines if required, adding or deleting emitter as required to obtain optimum water balance, repair or replace damaged equipment, and provide additional sprinklers where irrigation system does not adequately cover the planted areas. Watering shall be completed in such a manner as to insure that all areas receive adequate moisture, whether served by an irrigation system or manually watered. Contractor shall time controller(s) to accommodate slope, wind conditions and any other factor relative to the proper water distribution without causing run-off or excessive watering.

CLEAN-UP: The Contractor shall be responsible for all of the following: removing all excess clippings, trimmings, cuttings, trash, rubbish, and general debris, weeding of all planted areas and next to all structures, keeping all sidewalks and paved areas swept clean of sand, gravel, bark, soil or other material, and repairing any eroded or damaged planting areas with new topsoil and bark mulch.

ITEM 12. ROUTINE MAINTENANCE AFTER ACCEPTANCE OF MAINTENACE PERIOD

ACCEPTANCE: After final acceptance by the Owner, the Owner is sole responsible for any and all routine maintenance, which includes but may not be limited to: irrigation system(s) and its components, grading and drainage, fertilization program, plant material, staking, weeding, soil amendments, and general clean-up of the site.

ITEM 13. ACCEPTANCE

ACCEPTANCE: Acceptance of the contract by the Contractor will be acknowledgment that the General Conditions and Specifications have been read, understood and agreed to.

\\landscape\br\rian's Drawings\KB Homes\WESTCOTT\dwg Jan. 23, 2024 - 1:30pm Administrator

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REV	DATE	DESCRIPTION

SHEET NUMBER

L-3

TITLE OF DRAWING: SPECIFICATIONS

TITLE OF PROJECT

WESTCOTT STATION

RANCHO CORDOVA, CA

DATE: 12/7/2023

DRAWN BY: KCF

THIS PLAN IS:

BORRECO/KILIAN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTS

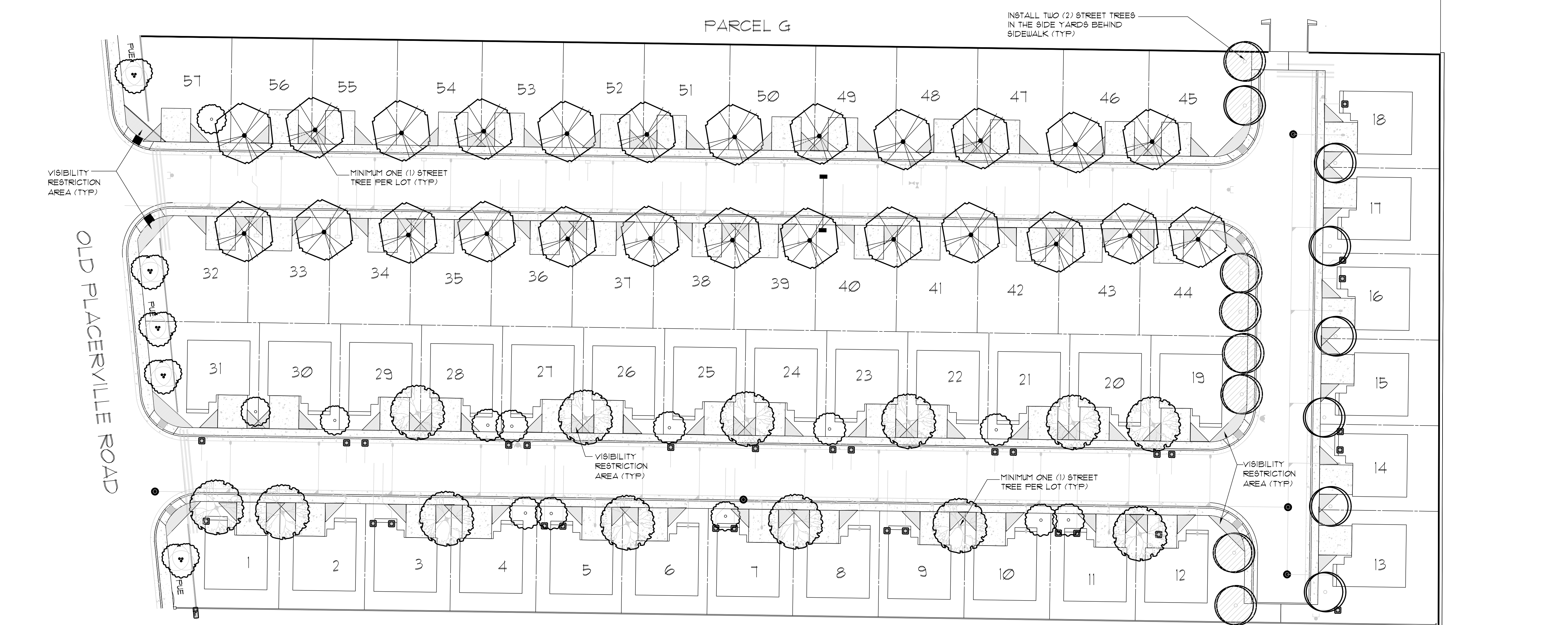
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M:\VB Homes\WESTCOTT\L-4 Westcott Tree Plan.dwg Dec. 05, 2023 -- 9:57am Administrator



STREET TREES						
SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	MATURE HT. X WIDTH	SPACING	QTY
15 GAL	ARBUTUS MARINA'	STRAWBERRY MADRONE	LOW	20'-25' X 25'	PER PLAN	6
24" BOX	ARBUTUS MARINA'	STRAWBERRY MADRONE	LOW	20'-25' X 25'	PER PLAN	8
15 GAL	CERCIS TEXENSIS 'OKLAHOMA'	EASTERN REDBUD	LOW	20'-25' X 20'-25'	PER PLAN	5
15 GAL	CHITALPA TASHKENTENSIS	CHITALPA	LOW	20'-30' X 20'-30'	PER PLAN	13
15 GAL	MAGNOLIA G. 'ST MARYS'	COMPACT SOUTHERN MAGNOLIA	MODERATE	20' X 10'	PER PLAN	13
15 GAL	PARROTIA PERSICA	PERSIAN IRONWOOD	LOW	35' X 35'	PER PLAN	25

10 STREET TREES HAVE BEEN PROPOSED.
21 EVERGREEN TREES / 38%
43 DECIDUOUS TREES / 62%

NOTE: DESIGN INTENT IS TO INSTALL 24" BOX TREES WHEREVER PLANTING SPACE ALLOWS

LINEAR ROOT BARRIERS SHALL BE INSTALLED WHEREVER A TREE IS LOCATED WITHIN 10' OF ANY HARDSCAPE ELEMENT.

ANY TREE PLANTED WITHIN VISIBILITY RESTRICTED AREAS SHALL HAVE A MINIMUM CLEARANCE OF 6' FROM FOLIAGE TO EXISTING GRADE.

TREE LOCATIONS SHALL BE ADJUSTED IN THE FIELD AS NECESSARY TO MAINTAIN MINIMUM CITY REQUIRED CLEARANCES AROUND STREET LIGHTS, FIRE HYDRANTS, UTILITIES, CATCH BASINS, SIGNS, ETC.

MINIMUM TREE CLEARANCES

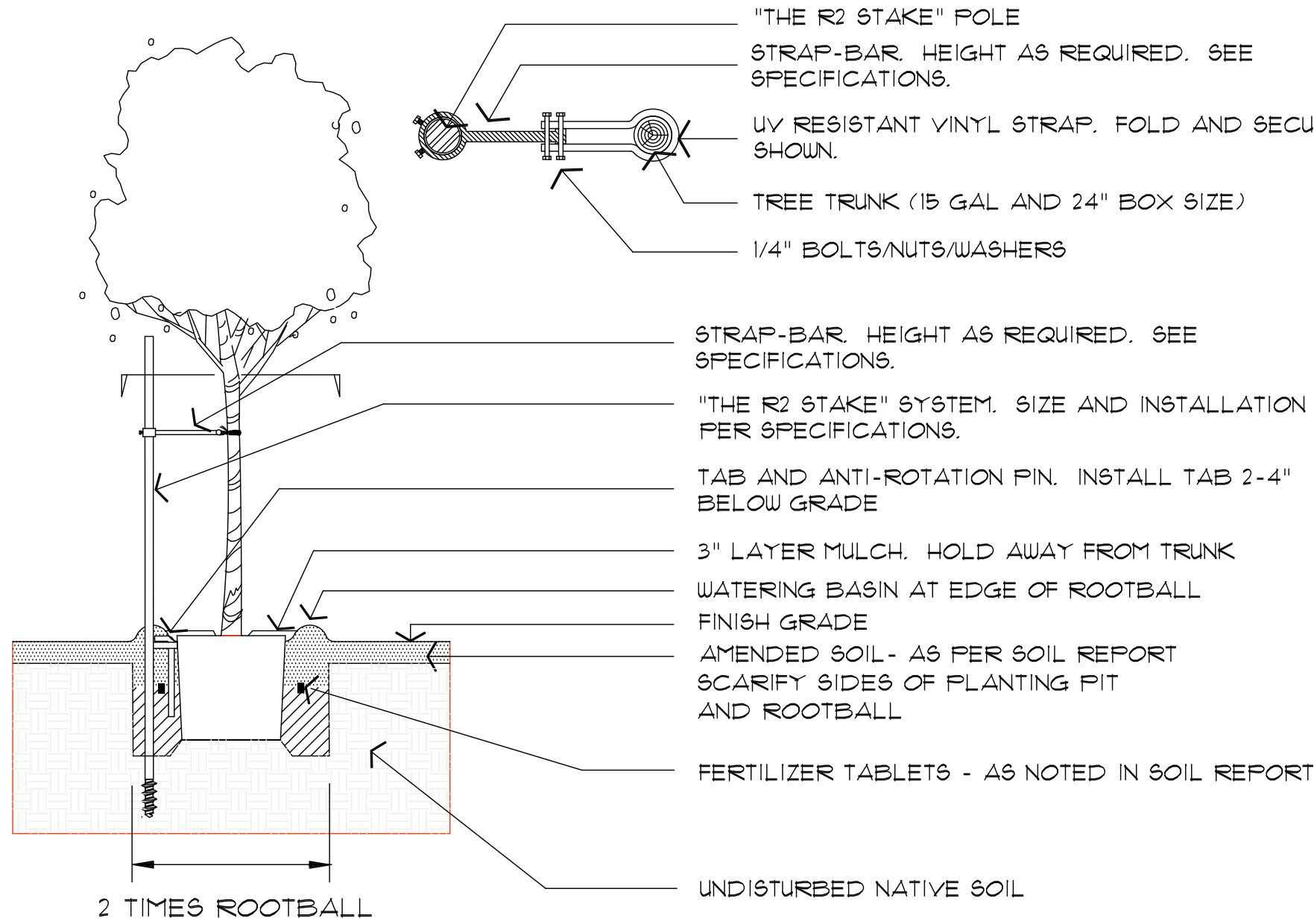
LIGHT STANDARDS:
LARGE CANOPY TREES 15' MIN. CLEARANCE FROM LIGHT STANDARDS.
SMALLER SCALE TREES 10' MIN. CLEARANCE FROM LIGHT STANDARDS.

UTILITIES:
WHERE EVER POSSIBLE LOCATE TREES 8' FROM ALL UTILITIES. MINIMUM CLEARANCE IS 4'.
UTILITIES INCLUDE SEWERS, GAS, WATER LINES, METER VAULTS, CATCH BASINS ETC.

FIRE HYDRANTS:
15' CLEARANCE FROM HYDRANTS

STOP SIGNS:
10' CLEARANCE FROM THE FRONT OF STOP SIGN.

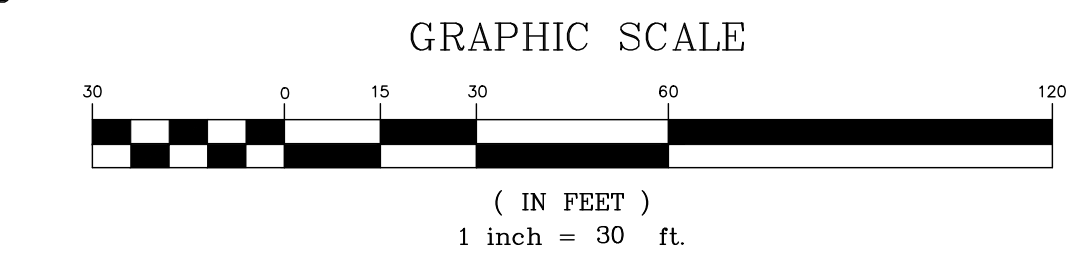
MINIMUM 5' CLEARANCE FROM EDGE OF CURBS AND WALKWAYS, DRIVEWAYS, ETC.



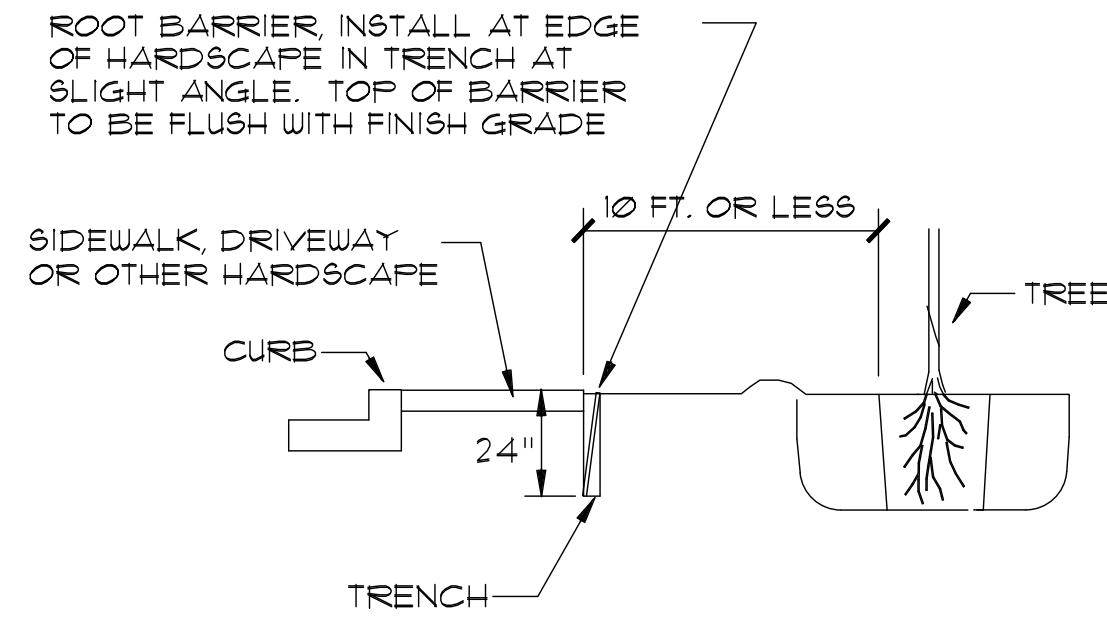
NOTES:
TREE STAKE TO BE LOCATED ON PREVAILING WIND SIDE WHEN TREE IS IN LEAF.

INSTALL TREE'S ROOTBALL 2" ABOVE FINISH GRADE (ROOT FLARE SHALL BE EXPOSED AT GRADE)

TREE PLANTING AND STAKING DETAIL
CONTACT J. R. PARTNERS @ (888) 333-3030 FOR TREE STAKES



ROOT SOLUTIONS ROOT GUIDE/BARRIER PANEL
AVAILABLE FROM: VESPRO
(800) 554-0914



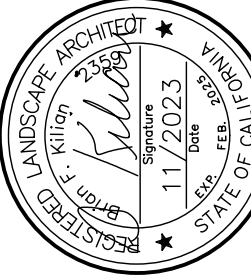
ROOT BARRIER DETAIL

STREET TREE LAYOUT PLAN

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Martinez, California 94533
Phone: 925/972-5506
FAX: 925/972-5508

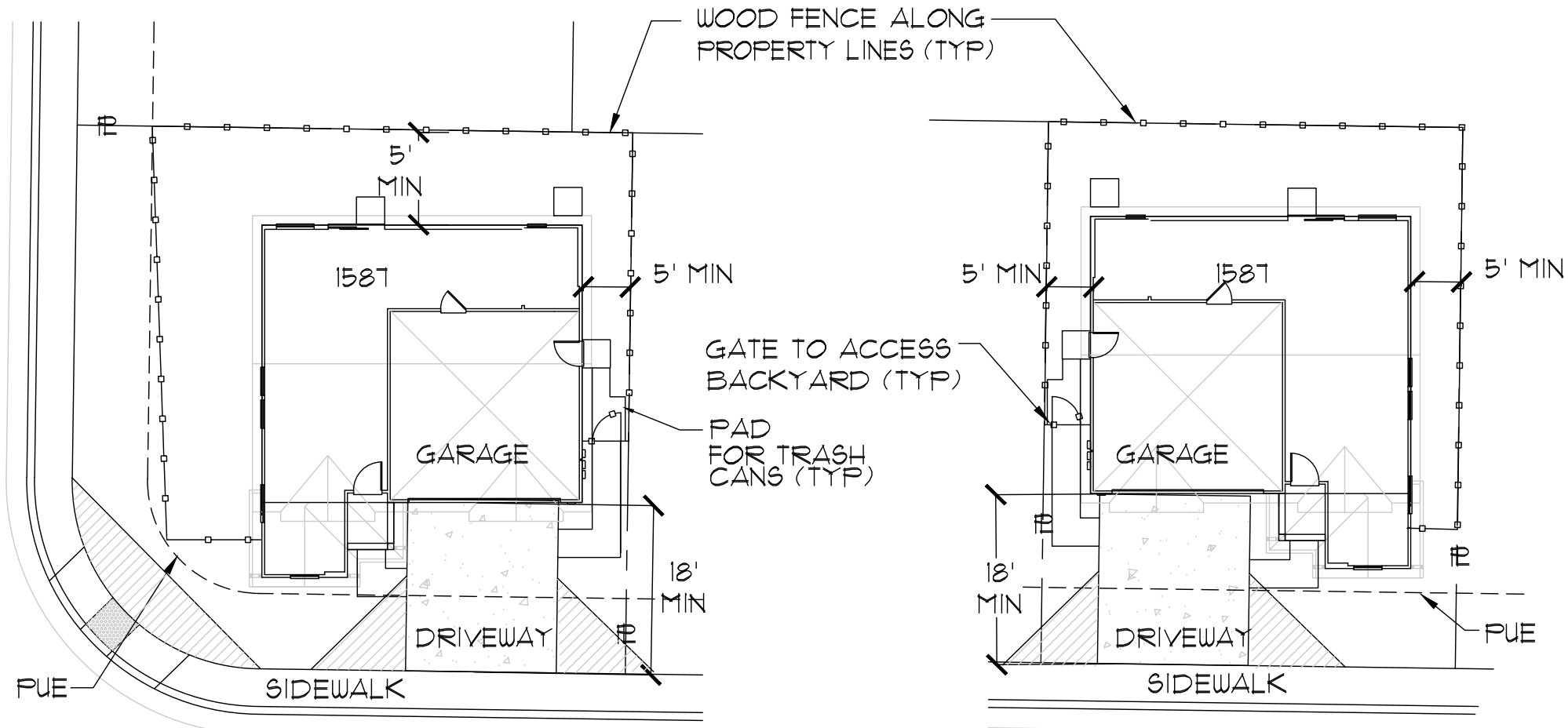


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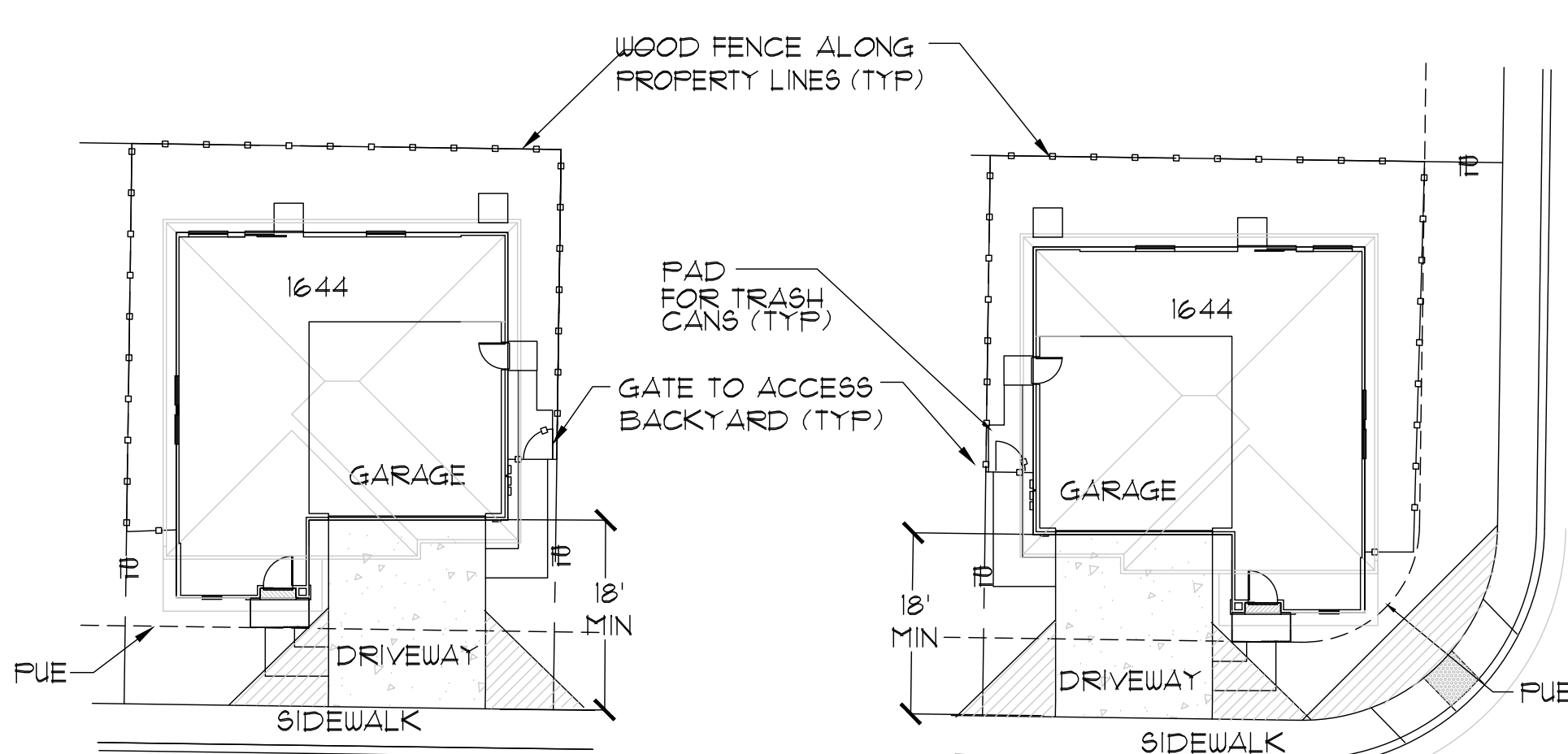
WESTCOTT STATION
RANCHO CORDOVA, CA

DATE: 12/2023
DRAWN BY: KDF
THIS PLAN IS:

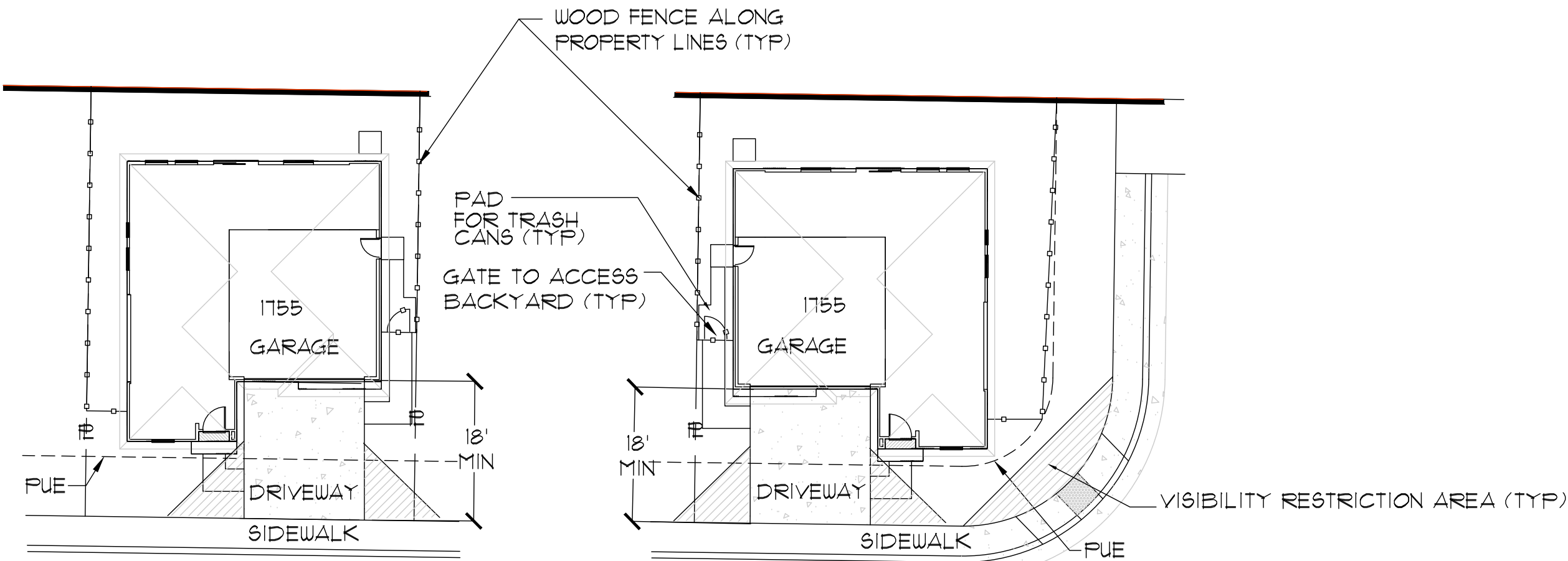
SHEET NUMBER
L-4
TITLE OF DRAWING
STREET TREE



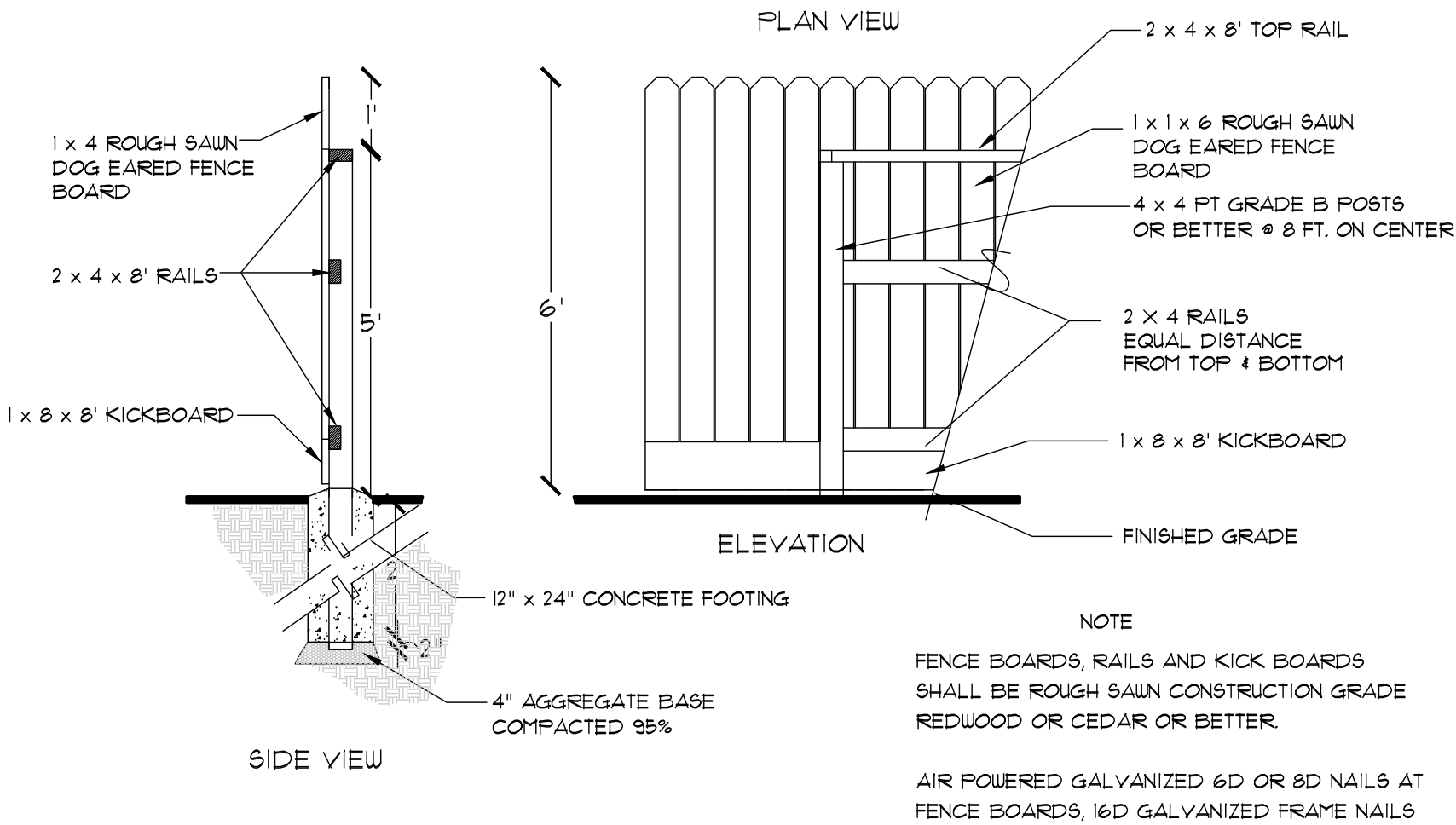
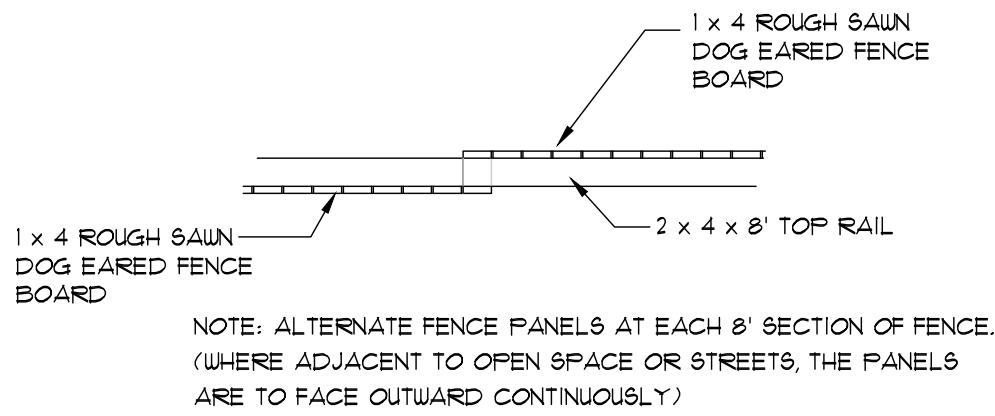
PLAN 1587



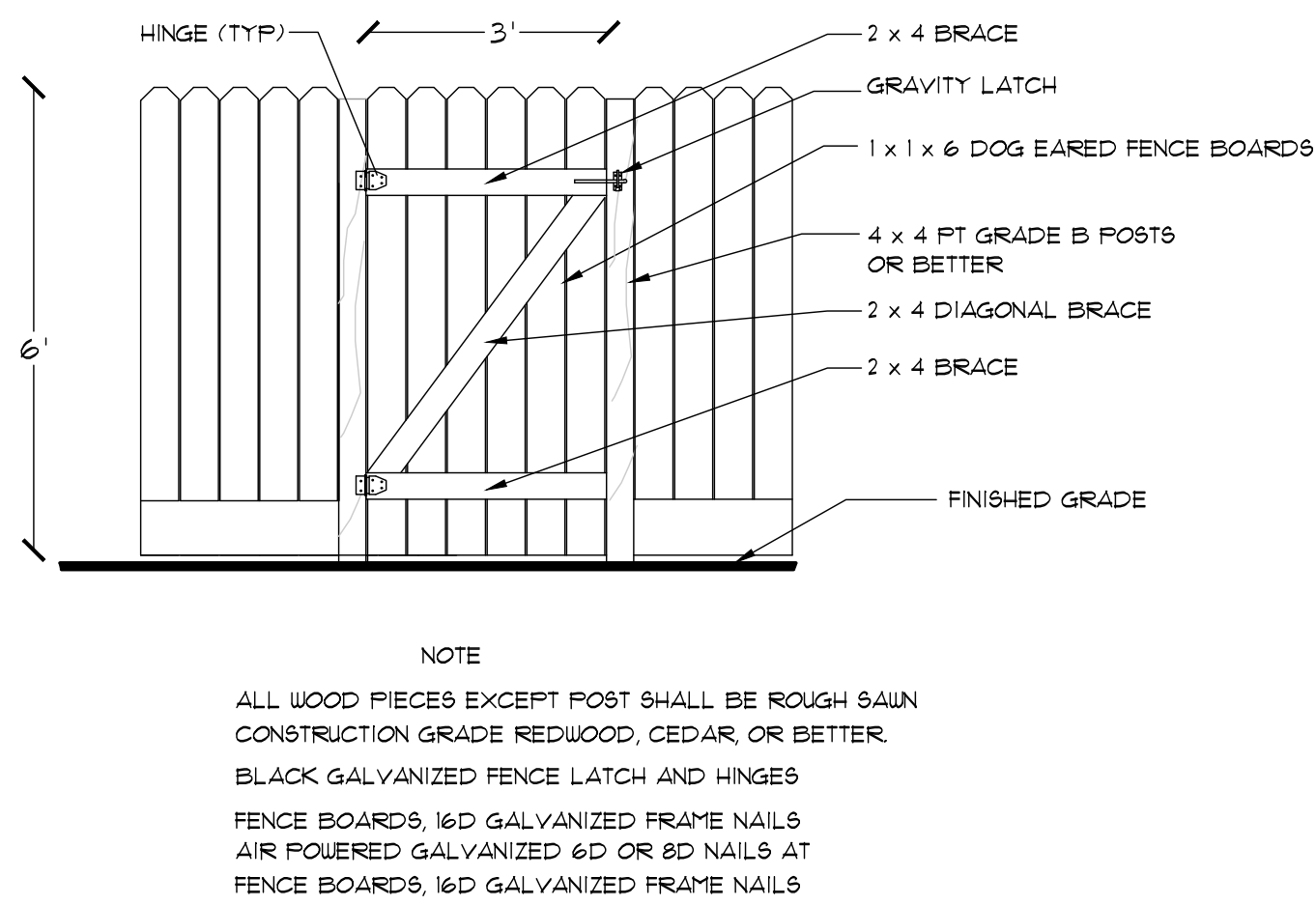
PLAN 1644



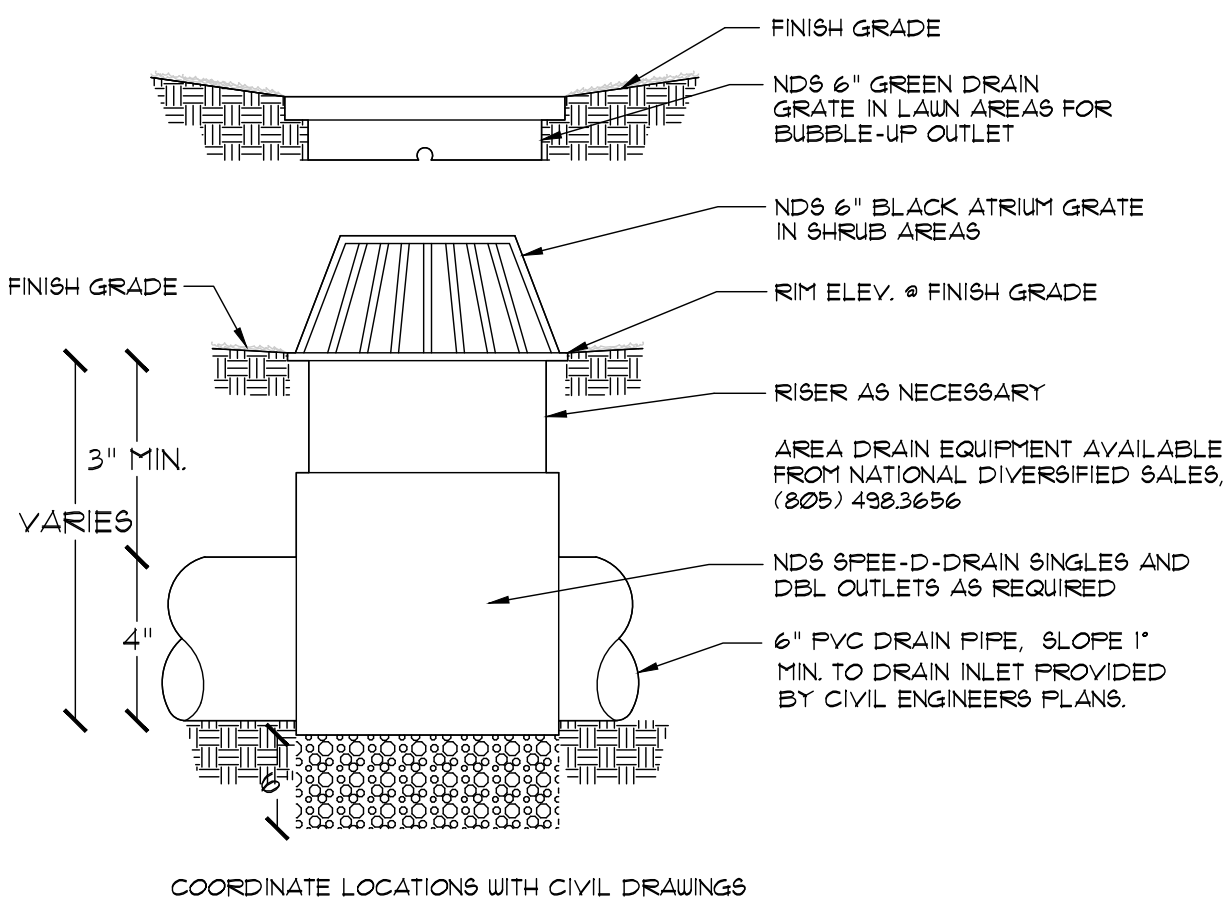
PLAN 1755



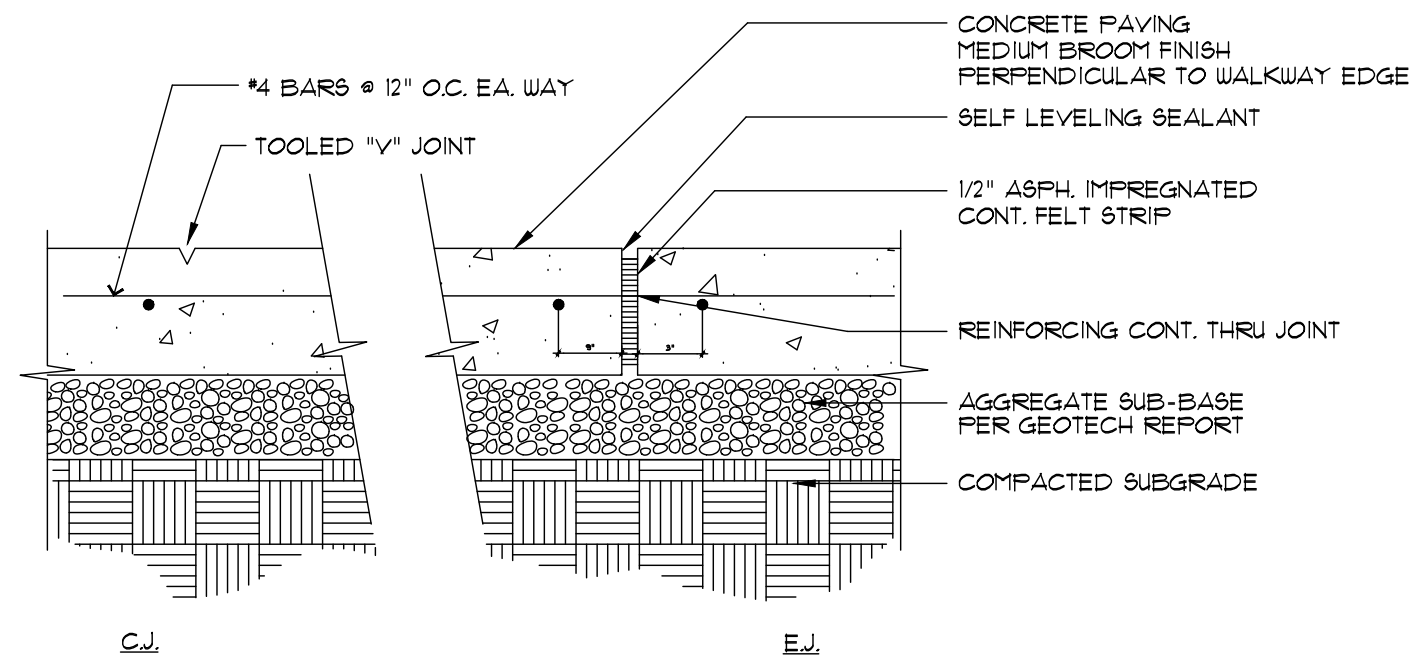
6' WOOD FENCE DETAIL
NO SCALE



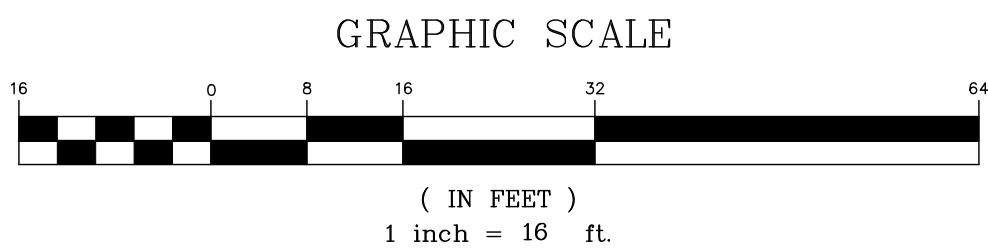
WOOD GATE DETAIL
NO SCALE



LANDSCAPE DRAIN DETAIL
NO SCALE



CONTROL JOINT / EXPANSION JOINT DETAIL
NO SCALE



TYPICAL LOT & FENCE LAYOUT

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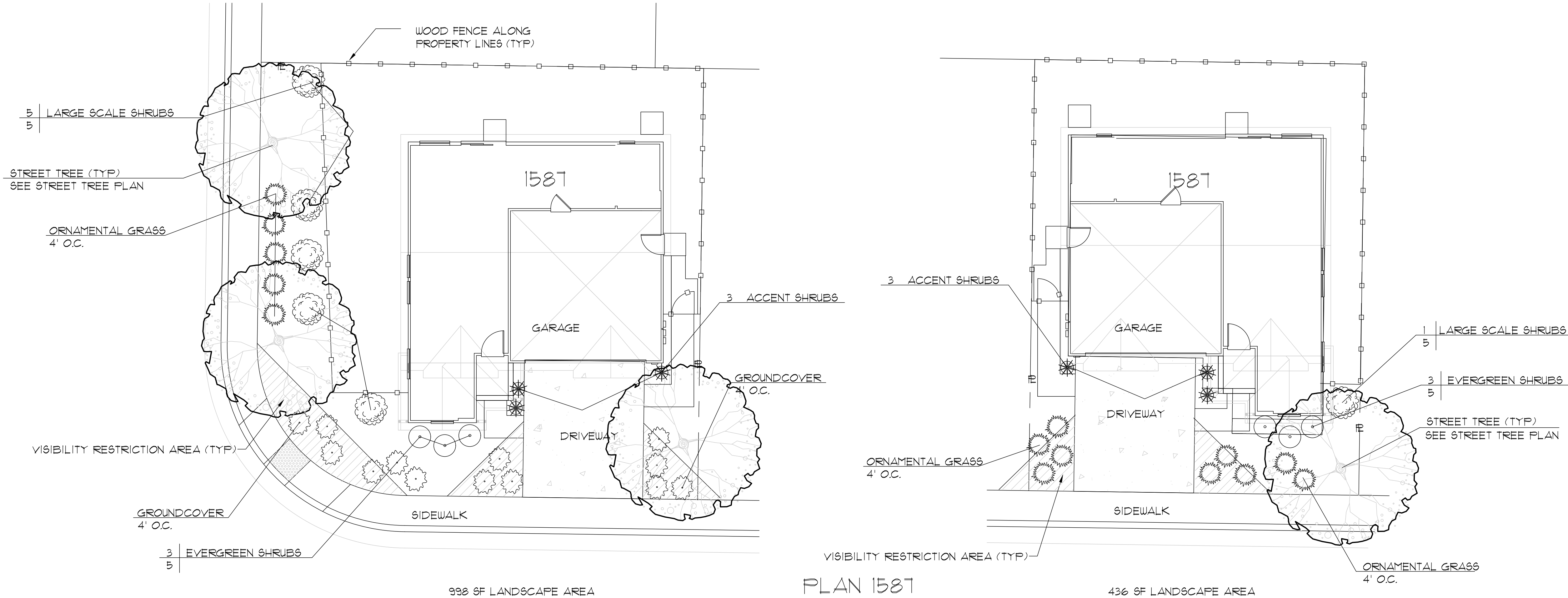


DATE	DESCRIPTION

WESTCOTT STATION
RANCHO CORDOVA, CA

DATE: 12/2023
DRAWN BY: KDF
THIS PLAN IS:

SHEET NUMBER
L-5
TITLE OF DRAWING:
LAYOUT



STREET TREES						
SEE STREET TREE PLAN SHEET L-4						
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	MATURE HT. x WIDTH	SPACING	QTY
	ARBUTUS 'MARINA'	STRAWBERRY MADRONE	LOW	20'-25' x 25'	PER PLAN	14
	CERCIS TEXENSIS 'OKLAHOMA'	EASTERN REDBUD	LOW	20'-25' x 20'-25'	PER PLAN	5
	CHITALPA TASHKENTENSIS	CHITALPA	LOW	20'-30' x 20'-30'	PER PLAN	13
	MAGNOLIA G. 'ST MARYS'	COMPACT SOUTHERN MAGNOLIA	MODERATE	20' x 10'	PER PLAN	13
	PARROTIA PERSICA	PERSIAN IRONWOOD	LOW	35' x 35'	PER PLAN	25
10 STREET TREES HAVE BEEN PROPOSED. 21 EVERGREEN TREES / 38% 43 DECIDUOUS TREES / 62%						

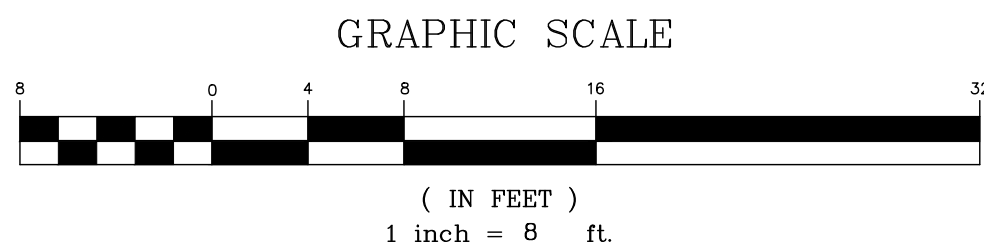
VISIBILITY RESTRICTED AREAS
ANY TREE PLANTED WITHIN VISIBILITY RESTRICTED AREAS SHALL HAVE A MINIMUM CLEARANCE OF 6' FROM FOLIAGE TO EXISTING GRADE.
PLANT MATERIAL WITHIN VISIBILITY RESTRICTED AREAS SHALL NOT EXCEED 30" IN HEIGHT

LINEAR ROOT BARRIERS SHALL BE INSTALLED WHEREVER A TREE IS LOCATED WITHIN 10' OF ANY HARDSCAPE ELEMENT.

TREE LOCATIONS SHALL BE ADJUSTED IN THE FIELD AS NECESSARY TO MAINTAIN MINIMUM CITY REQUIRED CLEARANCES AROUND STREET LIGHTS,
FIRE HYDRANTS, UTILITIES, CATCH BASINS, SIGNS, ETC.

MINIMUM TREE CLEARANCES

LIGHT STANDARDS
LARGE CANOPY TREES 15' MIN. CLEARANCE FROM LIGHT STANDARDS,
SMALLER SCALE TREES 10' MIN. CLEARANCE FROM LIGHT STANDARDS.
UTILITIES:
WHERE EVER POSSIBLE LOCATE TREES 8' FROM ALL UTILITIES. MINIMUM CLEARANCE IS 4'.
UTILITIES INCLUDE SEWERS, GAS, WATER LINES, METER VAULTS, CATCH BASINS ETC.
FIRE HYDRANTS:
15' CLEARANCE FROM HYDRANTS
STOP SIGNS:
10' CLEARANCE FROM THE FRONT OF STOP SIGN.
MINIMUM 5' CLEARANCE FROM EDGE OF CURBS, WALKWAYS, DRIVEWAYS, ETC.



PLAN 1587 PLANT LIST						
SOUTH / WEST EXPOSURE						
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE	HT. x WIDTH	SPACING (CORNER LOT) QTY
	5 GAL	FRUNUS C. 'BRIGHT AND TIGHT'	COMPACT CAROLINA CHERRY	LOW	5'-10' x 6'	1' O.C. 5
EVERGREEN SHRUBS						
	5 GAL	LOROPETALUM C. 'SUZANNE'	COMPACT FRINGE FLOWER	LOW	3'-4' x 3' -4'	4' O.C. 3
ACCENT SHRUBS						
	5 GAL	NANDINA D. 'LEMON LIME'	GREEN NANDINA	LOW	3' x 4'	4' O.C. 3
ORNAMENTAL GRASS						
	1 GAL	LOMANDRA LONGIFOLIA	DWARF MAT RUSH	LOW	2' x 4'	4' O.C. 6
GROUND COVER						
	1 GAL	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	LOW	8"-14" x 5' x 4'	4' O.C. 13
31 SHRUBS PROPOSED 31 EVERGREEN SHRUBS / 100%						

PLAN 1587 PLANT LIST						
NORTH / EAST EXPOSURE						
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	MATURE HT. x WIDTH	O.C. (TYP LOT) QTY
	5 GAL	RHAMNUS A. 'COMPACT VARIEGATA'	COMPACT VARIEGATED BUCKTHORN	LOW	5'-10' x 6'	5' O.C. 1
EVERGREEN SHRUBS						
	5 GAL	LOROPETALUM 'EMERALD SNOW'	COMPACT FRINGE FLOWER	LOW	3' x 3'-4'	42" O.C. 3
ACCENT SHRUBS						
	1 GAL	DIANELLA R. 'CASA BLUE'	DROUGHT TOLERANT FLAXLILY	LOW	3' x 4'	4' O.C. 3
ORNAMENTAL GRASS						
	1 GAL	CHONDROPETALUM T. 'EL CAMPO'	COMPACT ELEPHANT RUSH	LOW	2' x 3'	4' O.C. 3
GROUND COVER						
	1 GAL	RHAMPHOLEPIS 'BALLERINA'	COMPACT INDIAN HAWTHORN	LOW	2' x 4'	4' O.C. 0
11 SHRUBS PROPOSED 11 EVERGREEN SHRUBS / 100%						

PLAN 1587
LANDSCAPE

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FAX: 925/377-5308



REV	DATE	DESCRIPTION

TITLE OF PROJECT
WESTCOTT STATION
RANCHO CORDOVA, CA

DATE: 12/2023
DRAWN BY: KCF
THE PLAN IS:

SHEET NUMBER
L-6
TITLE OF DRAWING:
1587 LP



VISIBILITY RESTRICTED AREAS

ANY TREE PLANTED WITHIN VISIBILITY RESTRICTED AREAS SHALL HAVE A MINIMUM CLEARANCE OF 6' FROM FOLIAGE TO EXISTING GRADE. PLANT MATERIAL WITHIN VISIBILITY RESTRICTED AREAS SHALL NOT EXCEED 30" IN HEIGHT

LINEAR ROOT BARRIERS SHALL BE INSTALLED WHEREVER A TREE IS LOCATED WITHIN 10' OF ANY HARDSCAPE ELEMENT.

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MINIMUM TREE CLEARANCES

LIGHT STANDARDS
LARGE CANOPY TREES 15' MIN. CLEARANCE FROM LIGHT STANDARDS.
SMALLER SCALE TREES 10' MIN. CLEARANCE FROM LIGHT STANDARDS.

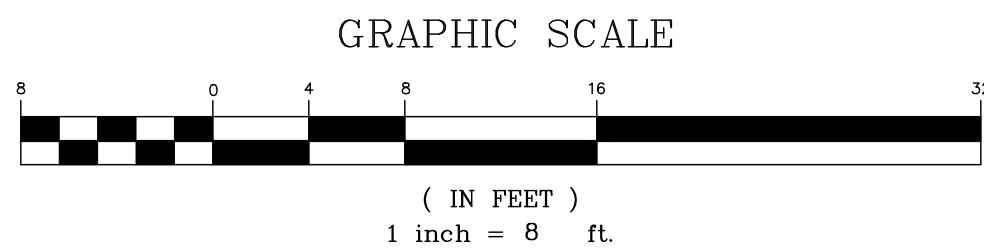
UTILITIES:
WHERE EVER POSSIBLE LOCATE TREES 8' FROM ALL UTILITIES. MINIMUM CLEARANCE IS 4'.
UTILITIES INCLUDE SEWERS, GAS, WATER LINES, METER VAULTS, CATCH BASINS ETC.

FIRE HYDRANTS:
15' CLEARANCE FROM HYDRANTS

STOP SIGNS:
10' CLEARANCE FROM THE FRONT OF STOP SIGN.

MINIMUM 5' CLEARANCE FROM EDGE OF CURBS, WALKWAYS, DRIVEWAYS, ETC.

PLAN 1644 PLANT LIST							
NORTH / EAST EXPOSURE							
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	MATURE	O.C.	
				WATER USE	HT. x WIDTH	SPACING	(CORNER LOT QTY)
LARGE SHRUBS							
	5 GAL	PRUNUS C. 'BRIGHT AND TIGHT'	COMPACT CAROLINA CHERRY	LOW	5'-10' x 6'	7' O.C.	5
EVERGREEN SHRUBS							
	5 GAL	CANELLA 'SHISHI GASHIRA'	COMPACT SUN CAMELLIA	LOW	3' x 3'-4'	42" O.C.	3
ACCENT SHRUBS							
	1 GAL	DIETES V. 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	LOW	3' x 3'	4' O.C.	4
ORNAMENTAL GRASS							
	1 GAL	ERAGROSTIS CURVULA	WEEPING LOVE GRASS	LOW	2' x 3'	4' O.C.	11
GROUND COVER							
	1 GAL	MYOPORUM P. 'PUTAH CREEK'	MANZANITA	LOW	2' x 4'	4' O.C.	6
30 SHRUBS PROPOSED							
30 EVERGREEN SHRUBS / 100%							



PLAN 1644

LANDSCAPE

M:\KB Homes\WESTCOTT\Westcott SP LP |Pr.dwa Dec. 05. 2023 - 10:15am Administrator

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Phone: 925/372-5306
FAX: 925/372-5308



REV	DATE	DESCRIPTION
△		
△		
△		
△		

TITLE OF PROJECT
WESTCOTT STATION
RANCHO CORDOVA, CA

SHEET NUMBER

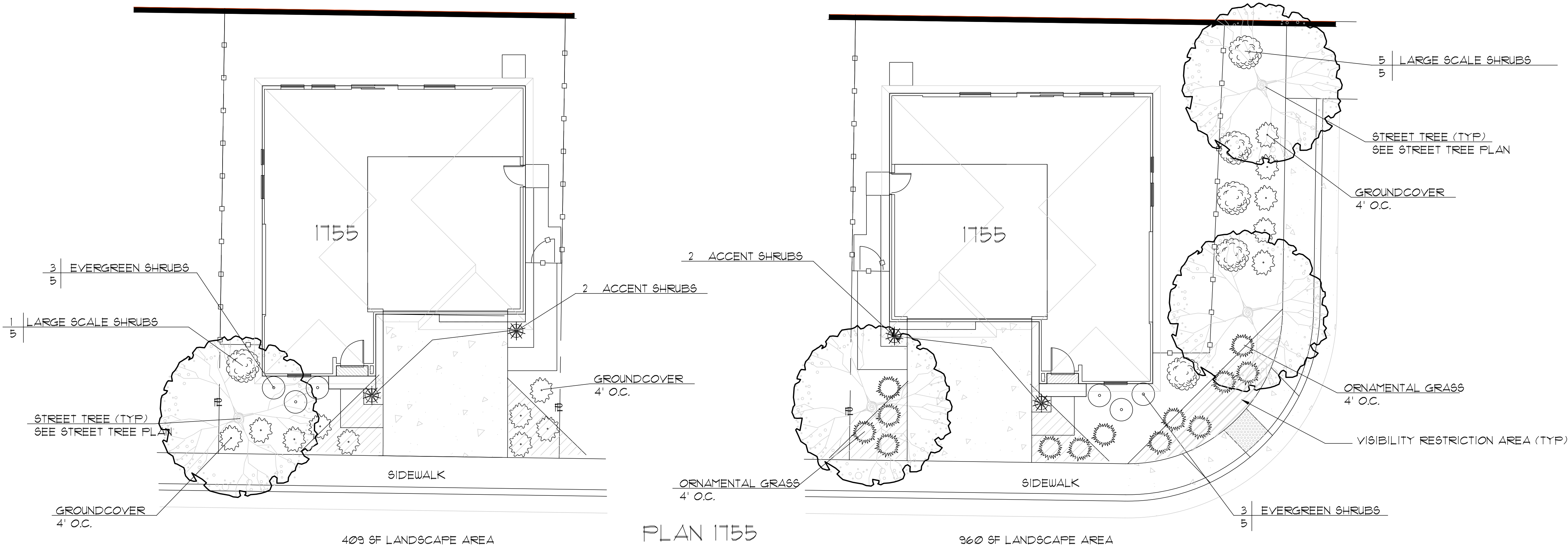
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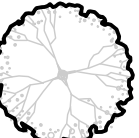
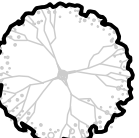
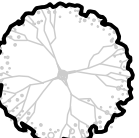
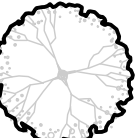
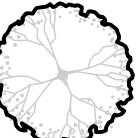
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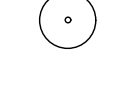
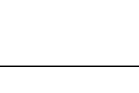
THIS PLAN IS:

DRAWN BY: KDF

DATE: 12/20/23



STREET TREES						
SEE STREET TREE PLAN SHEET L-4						
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	MATURE HT. x WIDTH	SPACING	QTY
	ARBUTUS 'MARINA'	STRAWBERRY MADRONE	LOW	20'-25' x 25'	PER PLAN	14
	CERCIS TEXENSIS 'OKLAHOMA'	EASTERN REDBUD	LOW	20'-25' x 20'-25'	PER PLAN	5
	CHITALPA TASHKENTENSIS	CHITALPA	LOW	20'-30' x 20'-30'	PER PLAN	13
	MAGNOLIA G. 'ST MARYS'	COMPACT SOUTHERN MAGNOLIA	MODERATE	20' x 10'	PER PLAN	13
	PARROTIA PERSICA	PERSIAN IRONWOOD	LOW	35' x 35'	PER PLAN	25
10 STREET TREES HAVE BEEN PROPOSED. 27 EVERGREEN TREES / 38% 43 DECIDUOUS TREES / 62%						

PLAN 1755 PLANT LIST						
SOUTH / WEST EXPOSURE						
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	MATURE HT. x WIDTH	O.C. (TYP LOT) SPACING QTY
LARGE SHRUBS						
	5 GAL	EUONYMUS J. 'CHOLLIPO'	VARIEGATED TALL EUONYMUS	LOW	8'-10' x 6'	1' O.C. 1
EVERGREEN SHRUBS						
	5 GAL	CALLISTEMON V. 'LITTLE JOHN'	COMPACT FRINGE FLOWER	LOW	3'-4' x 3' -4'	4' O.C. 3
ACCENT SHRUBS						
	1 GAL	NANDINA D. 'LEMON LIME'	GREEN NANDINA	LOW	3' x 4'	4' O.C. 2
ORNAMENTAL GRASS						
	1 GAL	CHONDROPETALUM T. 'EL CAMPO'	COMPACT ELEPHANT RUSH	LOW	2' x 3'	4' O.C. 0
GROUND COVER						
	1 GAL	ROSMARINUS O. 'KEN TAYLOR'	ROSEMARY	LOW	2' x 5'	4' O.C. 9
17 SHRUBS PROPOSED 17 EVERGREEN SHRUBS / 100%						

VISIBILITY RESTRICTED AREAS

ANY TREE PLANTED WITHIN VISIBILITY RESTRICTED AREAS SHALL HAVE A MINIMUM CLEARANCE OF 6' FROM FOLIAGE TO EXISTING GRADE. PLANT MATERIAL WITHIN VISIBILITY RESTRICTED AREAS SHALL NOT EXCEED 30" IN HEIGHT

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MINIMUM TREE CLEARANCES

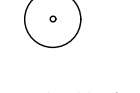
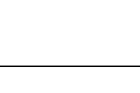
LIGHT STANDARDS
LARGE CANOPY TREES 15' MIN. CLEARANCE FROM LIGHT STANDARDS.
SMALLER SCALE TREES 10' MIN. CLEARANCE FROM LIGHT STANDARDS.

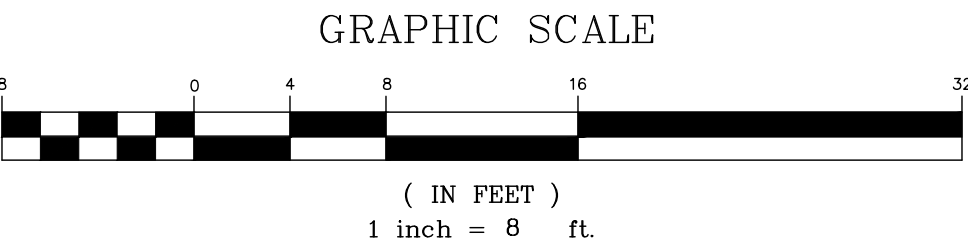
UTILITIES:
WHERE EVER POSSIBLE LOCATE TREES 8' FROM ALL UTILITIES. MINIMUM CLEARANCE IS 4'.
UTILITIES INCLUDE SEWERS, GAS, WATER LINES, METER VAULTS, CATCH BASINS ETC.

FIRE HYDRANTS:
15' CLEARANCE FROM HYDRANTS

STOP SIGNS:
10' CLEARANCE FROM THE FRONT OF STOP SIGN.

MINIMUM 5' CLEARANCE FROM EDGE OF CURBS, WALKWAYS, DRIVEWAYS, ETC.

PLAN 1755 PLANT LIST						
NORTH / EAST EXPOSURE						
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	MATURE HT. x WIDTH	O.C. (CORNER LOT) SPACING QTY
LARGE SHRUBS						
	5 GAL	PHOTINA F. 'RED ROBIN'	FRASERS PHOTINIA	MODERATE	5'-10' x 6'	5' O.C. 5
EVERGREEN SHRUBS						
	5 GAL	CAMELLIA 'SHISHI GASHIRA'	COMPACT SUN CAMELLIA	LOW	3' x 3'-4'	42" O.C. 3
ACCENT SHRUBS						
	5 GAL	DIETES VEGATA	FORTNIGHT LILY	LOW	3' x 3'	4' O.C. 2
ORNAMENTAL GRASS						
	1 GAL	LOMANDRA 'PLATINUM'	VARIEGATED MAT RUSH	LOW	2' x 4'	4' O.C. 13
GROUND COVER						
	1 GAL	ABELIA KALEIDOSCOPE	LOW GROWING VARIEGATED ABELIA	MODERATE	30" x 4'	4' O.C. 5
30 SHRUBS PROPOSED 30 EVERGREEN SHRUBS / 100%						



PLAN 1755
LANDSCAPE

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Marina, California 94553
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FAX: 925/372-5308



REV	DATE	DESCRIPTION

WESTCOTT STATION
RANCHO CORDOVA, CA

DATE: 12/2023
DRAWN BY: KDF
THIS PLAN IS:

SHEET NUMBER
L-8
TITLE OF DRAWING:
1755 LP

INSTALL ONE (1) 1 GPH
EMITTER PER 5 GALLON SHRUB (TYP)

INSTALL ONE (1) 5 GPH
EMITTER PER 1 GALLON SHRUB (TYP)

INSTALL TWO (2) BUBBLERS
PER TREE LOCATE ON EITHER
SIDE OF ROOTBALL (TYP)

INSTALL PVC SLEEVES FOR IRRIGATION LINES
UNDER WALKWAY AND DRIVEWAYS (TYP)

P.O.C AT SERVICE LINE
SEE DETAIL SHEET L-13

INSTALL RAIN SENSOR SHUT OFF
LOCATE PER MANUFACTURERS
RECOMMENDATIONS (TYP)

LOCATE IRRIGATION CONTROLLER
IN THE GARAGE PROVIDE ELECTRICAL
AND WIFI HOOKUP (TYP)

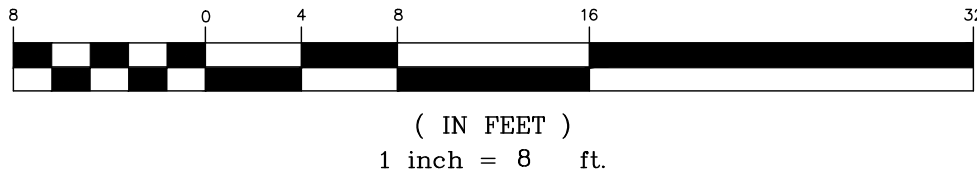
PLAN 1587

SIDEWALK

GARAGE

DRIVEWAY

GRAPHIC SCALE



PLAN 1587 IRRIGATION
& WATER CALCULATIONS

THESE DRAWINGS ARE DESIGN DRAWINGS. THE LAYOUT AND SPRINKLER/DRIP DESIGN IS BASED ON SPECIFIC DIMENSIONS AS SHOWN ON THE SITE PLAN, OR SCALED FROM THE LANDSCAPE PLAN. ACTUAL DIMENSIONS AND/OR CONSTRUCTION MAY VARY AT THE DISCRETION OF THE OWNER. IF CHANGES OCCUR, CONTRACTOR SHALL PROVIDE AN OVERLAY SHOWING DESIGN MODIFICATIONS TO VALVES AND/OR PIPE SIZES, AND ADJUST THE LAYOUT AND NUMBER OF HEADS TO ACCOMMODATE THE DIFFERENT SIZE AREA(S). THE CONTRACTOR SHALL PREPARE A DETAILED "AS-BUILT" DRAWING FOR SUBMITTAL TO THE OWNER TO BE USED AS FINAL RECORD DRAWINGS.

ALL LATERAL LINES ARE 3/4" DIAMETER UNLESS SPECIFICALLY NOTED OTHERWISE ON THE IRRIGATION PLANS.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE ELECTRICAL WIRES FROM THE CONTROLLER TO EACH VALVE. WIRES SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG SIDE OF PRESSURE LINES WHEREVER POSSIBLE. COMMON WIRE SHALL BE WHITE, ALL OTHERS TO BE COLORED. TAPE AND BUNDLE WIRES TOGETHER AT 10' (TEN FOOT) INTERVALS. SPLICES SHALL BE MADE WITH SCOTCH-LOK CONNECTOR PACKS, OR EQUAL. PROVIDE FOUR (4) EXTRA WIRES TO FURTHEST VALVE AWAY FROM P.O.C. BUNDLE EXTRA WIRES IN SEPARATE VALVE BOX FOR FUTURE USE. ALL WIRES SHALL BE MIN. #14 UF, 600 VOLT COPPER DIRECT BURIAL OR HEAVIER GAUGE AS REQUIRED BY LENGTH OF RUN.

VERIFY: SIZE, LOCATION AND AVAILABLE PRESSURE OF P.O.C. PRIOR TO INSTALLATION. IF DIFFERENT THAN WHAT IS SHOWN ON THE IRRIGATION PLAN, STOP WORK AND CONTACT BK&A IN WRITING FOR RESOLUTION. FAILURE TO DO SO WILL MEAN THE LANDSCAPE CONTRACTOR ACCEPTS ALL RESPONSIBILITY AND COSTS FOR REPAIRS, MODIFICATIONS OR OTHER WORK NECESSARY TO PROVIDE THE OWNER WITH A PROPER FUNCTIONING IRRIGATION SYSTEM(S).

EXACT LOCATION OF CONTROLLER(S). COORDINATE WITH OWNER AND ELECTRICAL CONTRACTOR FOR LOCATION OF 110 VOLT ELECTRICAL STUBOUT FOR CONTROLLER(S).

ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

WHERE VERTICAL OBSTRUCTIONS IN THE LANDSCAPE AREA INTERFERE WITH THE SPRAY PATTERN OF A SPRINKLER, THE CONTRACTOR SHALL ADJUST HEAD LOCATIONS OR ADD SPRINKLERS AS REQUIRED TO PROVIDE FULL COVERAGE. THIS MAY REQUIRE THE ADDITION OF A VARIABLE ARC PATTERN SPRINKLER(S) TO EACH SIDE OF THE OBSTRUCTION. ALL SUCH ADJUSTMENTS SHALL BE MADE AT NO COST TO THE OWNER.

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:

1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For Eto, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency>.
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:	10/2/2023
Project Name:	Westcott Plan 1587 Corner Lot
Project Contact:	Kirstin Baldwin
Project Contact Email:	Kirstin.Baldwin

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)
	Residential	50.5	0.55	-	998	17,186

$MAWA = (ETo) * (0.82) * (ETAF * LA) + ((1 - ETAF) * SLA)$

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)
	50.5	493	-	15,431

$ETWU = (ETo) * (0.82) * ((PF * SF) / IE) * SLA$

Difference between MAWA and ETWU 1,755 Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Shrubs	Drip	848	0.40	0.81	419
	2	Trees	Bubbler	150	0.40	0.81	74
	3						-
	4						-
	Landscape area (not including SLA)			998			493

ETWU Calculation (Special Landscape Areas (SLA))	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	0		0

Total Landscape Area (including SLA) from ETWU Calculation 998

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:

1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For Eto, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency>.
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:	10/2/2023
Project Name:	Westcott Plan 1587 Typical Lot
Project Contact:	Kirstin Baldwin
Project Contact Email:	Kirstin.Baldwin

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)
	Residential	50.5	0.55	-	436	7,508

$MAWA = (ETo) * (0.82) * (ETAF * LA) + ((1 - ETAF) * SLA)$

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)
	50.5	215	-	6,741

$ETWU = (ETo) * (0.82) * ((PF * SF) / IE) * SLA$

Difference between MAWA and ETWU 767 Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Shrubs	Drip	398	0.40	0.81	191
	2	Trees	Bubbler	50	0.40	0.81	25
	3						-
	4						-
	Landscape area (not including SLA)			436			215

ETWU Calculation (Special Landscape Areas (SLA))	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	0		0

Total Landscape Area (including SLA) from ETWU Calculation 436

BORRECO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS



DESCRIPTION

DATE

DATE

WESTCOTT STATION
RANCHO CORDOVA, CA

TITLE OF PROJECT

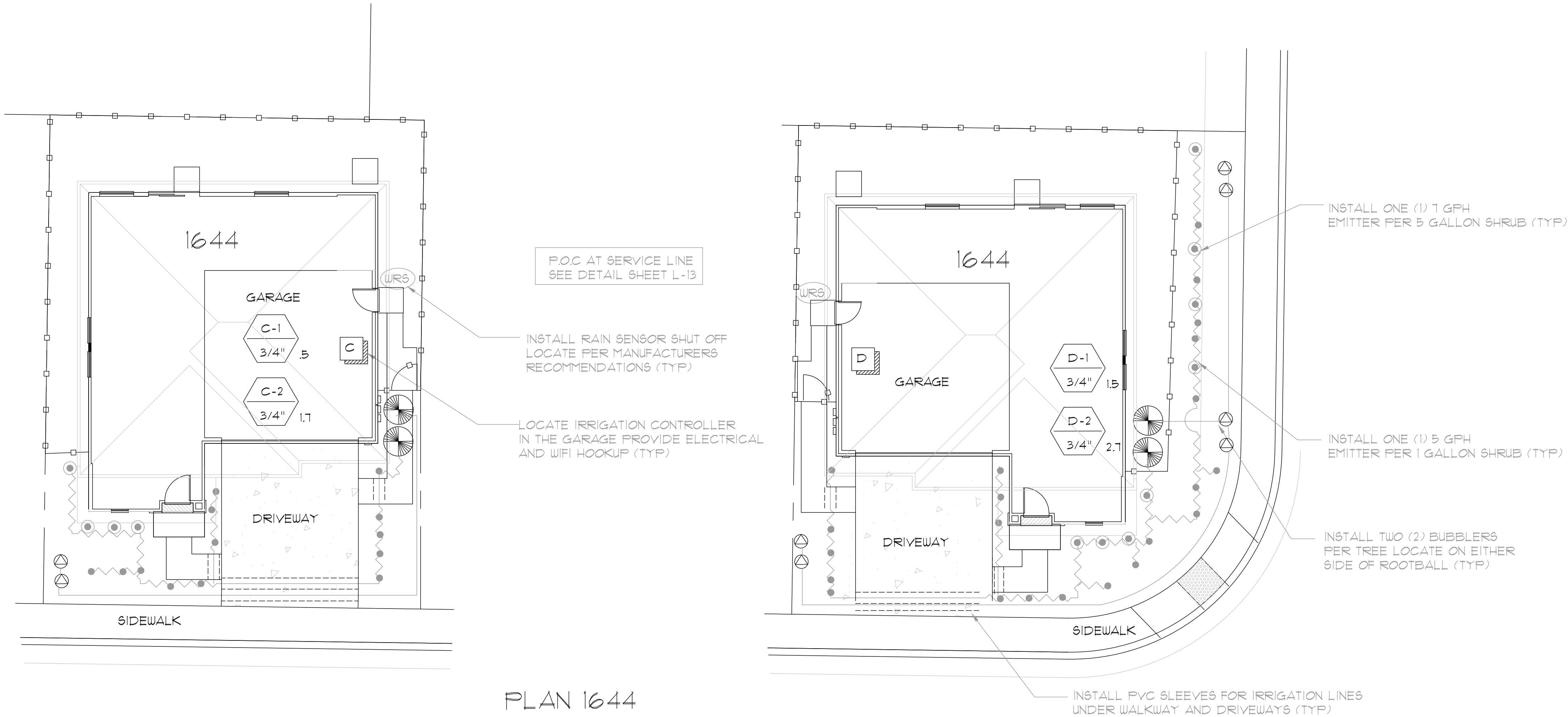
DATE: 12/2/2023
DRAWN BY: KDF

THIS PLAN IS:

SHEET NUMBER
L-10
TITLE OF DRAWING:
1587 I.P.

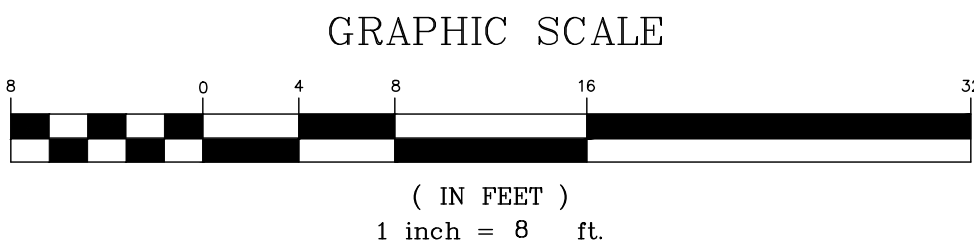
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WELO Water Budget and Water Use Calculator						
INSTRUCTIONS: 1. Enable macros. 2. Enter values in blue cells. Gray cells will automatically fill. 3. For Eto, refer to Appendix A of the ordinance, available here: https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency . 4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.						
Date:	10/2/2023					
Project Name:	Westcott Plan 1644 Typical Lot					
Project Contact:	Kirstin Baldwin					
Project Contact Email:	kirstin.baldwin					
Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)
	Residential	50.6	0.55	-	419	7,215
MAWA = (ETo) * (0.62) * (ETAF * LA) + ((1-ETAF) * SLA)						
Estimated Total Water Use (ETWU)		ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
		50.6	207	-	6,478	
ETWU = (ETo) * (0.62) * (PF * SF / IE) + SLA						
Difference between MAWA and ETWU					737	Project meets water budget.
ETWU Calculation (Regular landscape areas)						
Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
1	Shrubs	Drip	369	0.40	0.81	182
2	Trees	Bubbler	50	0.40	0.81	25
3						-
4						-
Landscape area (not including SLA)					419	207
ETWU Calculation (Special Landscape Areas (SLA))						
Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE			
Edible planting area		1.0	-			
Multi-use and sports field turf area		1.0	-			
Area irrigated with recycled water		1.0	-			
Pool		1.0	-			
Total SLA	0		0			
Total Landscape Area (including SLA) from ETWU Calculation					419	

WELO Water Budget and Water Use Calculator						
INSTRUCTIONS: 1. Enable macros. 2. Enter values in blue cells. Gray cells will automatically fill. 3. For Eto, refer to Appendix A of the ordinance, available here: https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency . 4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.						
Date:	10/2/2023					
Project Name:	Westcott Plan 1644 Corner Lot					
Project Contact:	Kirstin Baldwin					
Project Contact Email:	kirstin.baldwin					
Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)
	Residential	50.6	0.55	-	913	15,722
MAWA = (ETo) * (0.62) * (ETAF * LA) + ((1-ETAF) * SLA)						
Estimated Total Water Use (ETWU)		ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
		50.6	451	-	14,117	
ETWU = (ETo) * (0.62) * (PF * SF / IE) + SLA						
Difference between MAWA and ETWU					1,605	Project meets water budget.
ETWU Calculation (Regular landscape areas)						
Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
1	Shrubs	Drip	763	0.40	0.81	377
2	Trees	Bubbler	150	0.40	0.81	74
3						-
4						-
Landscape area (not including SLA)					913	451
ETWU Calculation (Special Landscape Areas (SLA))						
Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE			
Edible planting area		1.0	-			
Multi-use and sports field turf area		1.0	-			
Area irrigated with recycled water		1.0	-			
Pool		1.0	-			
Total SLA	0		0			
Total Landscape Area (including SLA) from ETWU Calculation					913	

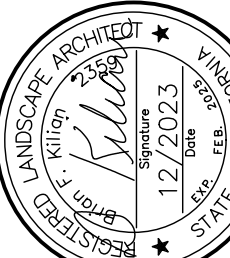


PLAN 1644 IRRIGATION
& WATER CALCULATIONS

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BORRECO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1241 Pine Street
Martinez, California 94553
Phone: 925/372-5306
FAX: 925/372-5308

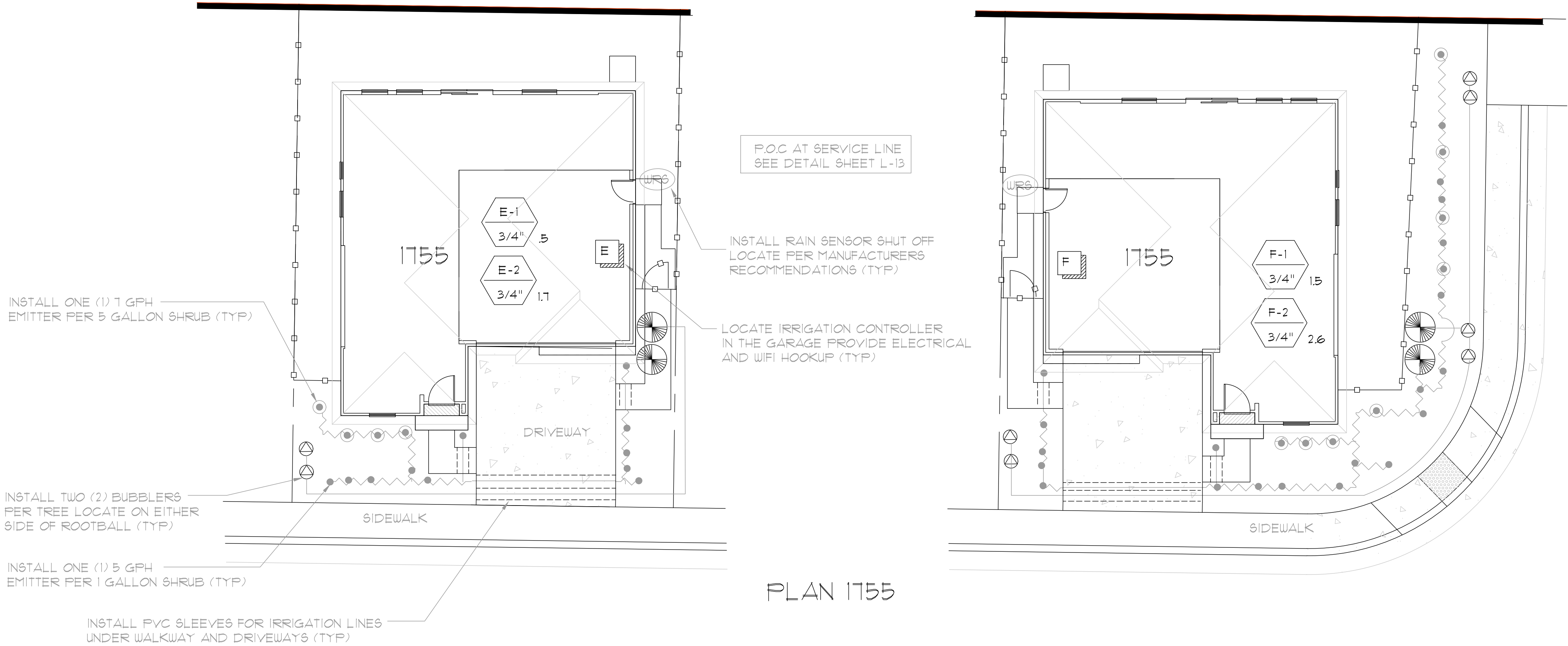


REV	DATE	DESCRIPTION

TITLE OF PROJECT
WESTCOTT STATION
RANCHO CORDOVA, CA

DATE: 12/2023
DRAWN BY: KDF
THIS PLAN IS:

SHEET NUMBER
L-11
TITLE OF DRAWING:
1644 IP



PLAN 1755

WELO

Water Budget and Water Use Calculator

INSTRUCTIONS:

1. Enable macros.

2. Enter values in blue cells. Gray cells will automatically fill.

3. For Eto, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency>.

4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:10/2/2023

Project Name:Westcott Plan 1755 Typical Lot

Project Contact:Kirstin Baldwin

Project Contact Email:Kirstin.Baldwin

Maximum Applied Water Allowance (MAWA)

Project Type

ETo

ETAF

Special Landscape Area (SLA)

Total Landscape Area including SLA

MAWA (gal/yr)

Residential

50.5

0.55

-

409

7,043

MAWA = (ETo) * (0.82) * (ETAF * LA) + ((1 - ETAF) * SLA)

Estimated Total Water Use (ETWU)

ETo

(SF * PF) / IE

SLA

ETWU (gal/yr)

50.5

202

-

6,324

ETWU = (ETo) * (0.82) * (PF * SF / IE) + SLA

Difference between MAWA and ETWU

719

Project meets water budget.

ETWU Calculation (Regular landscape areas)

Zone #

Description

Select Irrigation

Square Feet (SF)

Plant Factor (PF)

Irrigation Efficiency (IE)

(SF * PF) / IE

1

Shrubs

Drip

359

0.40

0.81

177

2

Trees

Bubbler

50

0.40

0.81

25

3

-

4

-

Landscape area (not including SLA)

409

202

ETWU Calculation (Special Landscape Areas (SLA))

Description

Square Feet (SF)

Plant Factor / Irrigation Efficiency (PF/IE)

(SF * PF) / IE

Edible planting area

1.0

-

Multi-use and sports field turf area

1.0

-

Area irrigated with recycled water

1.0

-

Pool

1.0

-

Total SLA

0

0

Total Landscape Area (including SLA) from ETWU Calculation

409

WELO

Water Budget and Water Use Calculator

INSTRUCTIONS:

1. Enable macros.

2. Enter values in blue cells. Gray cells will automatically fill.

3. For Eto, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency>.

4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:10/2/2023

Project Name:Westcott Plan 1755 Corner Lot

Project Contact:Kirstin Baldwin

Project Contact Email:Kirstin.Baldwin

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)
	Residential	50.5	0.55	-	960	16,532

$MAWA = (ETo) * (0.82) * ((ETAF * LA) + ((1 - ETAF) * SLA))$

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)
	50.5	474	-	14,843

$ETWU = (ETo) * (0.82) * ((SF * PF) / IE) + SLA$

Difference between MAWA and ETWU

1,689

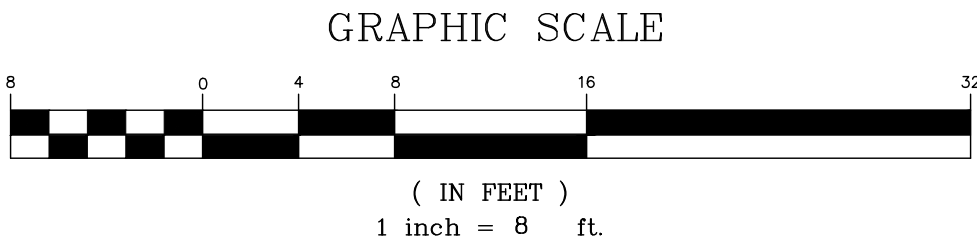
Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Shrubs	Drip	810	0.40	0.81	400
	2	Trees	Bubbler	150	0.40	0.81	74
	3						-
	4						-
Landscape area (not including SLA)				960			474

ETWU Calculation (Special Landscape Areas (SLA))	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
Total SLA		0		0

Total Landscape Area (including SLA) from ETWU Calculation

960



PLAN 1755 IRRIGATION
& WATER CALCULATIONS

M:\VB Homea\WESTCOTT\Westcott_SP_LP_IP.dwg Dec. 05, 2023 -- 10:21am Administrator

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BORRECO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1241 Pine Street
Martinez, California 94553
Phone: 925/972-5506
FAX: 925/972-5508

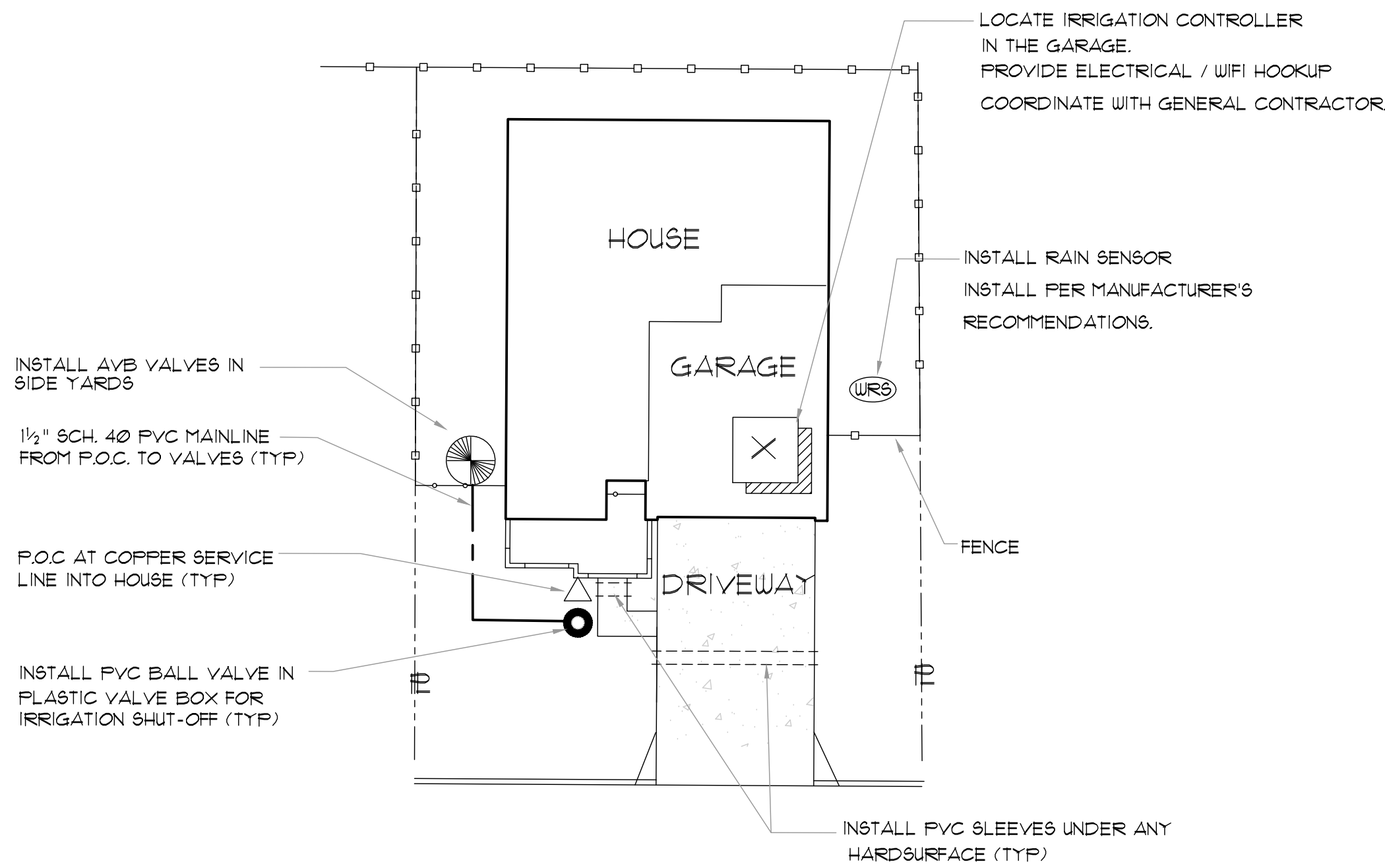


REV	DATE	DESCRIPTION

TITLE OF PROJECT
WESTCOTT STATION
RANCHO CORDOVA, CA

DATE: 12/2023
DRAWN BY: KDF
THIS PLAN IS:

SHEET NUMBER
L-12
TITLE OF DRAWING
1755 IP



TYPICAL POINT OF CONNECTION DETAIL
NO SCALE

IRRIGATION SCHEDULE: PLANT ESTABLISHMENT												
(CIRCUIT MINUTES PER DAY/WATERING DAYS PER WEEK)												
HYDROZONE	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JULY.	AUG.	SEP.	OCT.	NOV.	DEC.
DRIP	5/2	6/2	10/2	9/3	12/3	10/3	10/3	15/3	14/3	15/2	7/2	6/2
BUBBLERS	3/1	6/2	8/2	9/2	10/2	15/2	12/3	13/3	11/3	10/2	5/2	5/2
IRRIGATION SCHEDULE: ESTABLISHED LANDSCAPE												
(CIRCUIT MINUTES PER DAY/WATERING DAYS PER WEEK)												
HYDROZONE	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JULY.	AUG.	SEP.	OCT.	NOV.	DEC.
DRIP	0/0	5/2	8/2	12/2	10/3	15/3	15/3	12/3	12/3	10/3	9/1	9/1
BUBBLERS	0/0	8/1	10/1	6/2	8/2	12/2	15/2	15/2	12/2	8/2	4/2	4/2

- FACTORS:
- INDIVIDUAL CIRCUIT CYCLE START TIMES TO BE DETERMINED IN FIELD BASED UPON SOIL INFILTRATION RATES AND CLIMATIC CONDITIONS.
 - IRRIGATION SYSTEM OPERATING TIMES SHALL BE WITHIN THE TIME FRAME OF 9:00 PM TO 9:00 AM.
A COPY OF THE IRRIGATION SCHEDULE SHALL BE KEPT WITH THE CONTROLLER SCHEDULE IRRIGATION CLOCK PER MANUFACTURERS ET SCHEDULE.

IRRIGATION LEGEND

RAIN BIRD XB8-940 3/4" TUBING WITH PC-05 PRESSURE COMPENSATING EMITTER
INSTALL ONE (1) EMITTER PER SMALL AND ACCENT SHRUB
INSTALL FLUSH CAPS AT END OF 3/4" TUBING LINES
FLOW RATE 5 GPH / OPERATING RANGE 10 - 50 PSI

RAIN BIRD XB8-940 3/4" TUBING WITH PC-07 PRESSURE COMPENSATING EMITTER
INSTALL ONE (1) EMITTER PER MEDIUM AND LARGE SHRUBS
INSTALL FLUSH CAPS AT END OF 3/4" TUBING LINES
FLOW RATE 7 GPH / OPERATING RANGE 15 - 50 PSI

RAIN BIRD 1401 PRESSURE COMPENSATING BUBBLER ON FLEXIBLE RISER
INSTALL TWO (2) PER TREE LOCATE ON EITHER SIDE OF ROOTBALL
FLOW RATE 25 GPM / OPERATING RANGE 20 - 30 PSI

RAIN BIRD XCZLF-075-PRF LOW FLOW ELECTRIC REMOTE CONTROL VALVE KIT
OPERATING RANGE 2 - 5 GPM / 20 - 150 PSI
40 PSI OPTIMUM OPERATING

P.O.C. SERVICE LINE

PVC BALL VALVE - LINE SIZE

HUNTER HFC-400 PROGRAMMABLE CONTROLLER
HYDRAWISE SOFT WARE PROVIDE WIFI CONFECTION

UR-CLIK RAIN SENSOR

STATION CONTROLLER NUMBER
VALVE SIZE
GPM.

SCHEDULE 40 PVC MAIN LINE 1 1/2"

RAIN BIRD XB8-940 3/4" TUBING
INSTALL MDGF CAP AT END OF TUBING RUNS

SCHEDULE 40 PVC LATERAL LINE
(ALL LATERAL LINES ARE 3/4" SIZE UNLESS NOTED OTHERWISE ON PLAN)

PVC SLEEVE

WIRE - #14 DIRECT BURIAL

GLUE WELD-ON TEE, OR EQUAL

PRIMER WELD-ON TEE, OR EQUAL

SPLICE KITS- 3M-DBY, OR EQUAL

POINT OF CONNECTION AT SERVICE LINE. THE DESIGN ASSUMES A MINIMUM PRESSURE OF 60 PSI AND A MINIMUM SAFE FLOW OF 15 GPM.

VERIFY IN WRITING TO BK&A PRIOR TO INSTALLING SYSTEMS.

THE CONTRACTOR IS CAUTIONED TO DEFEND THE HYDRAULICS OF THIS SYSTEM BY FOLLOWING THE PLANS AND SPECIFICATIONS CAREFULLY. PARTICULAR ATTENTION SHOULD BE GIVEN TO: OPERATING CONTROLLERS PROPERLY, OPERATING THE SYSTEM AFTER FLOW CONTROLS OR SECTION VALVES HAVE BEEN ADJUSTED TO DESIGNED OPERATING PRESSURE, AND FOLLOWING MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION OF ALL ITEMS. THE SIZING OF VALVES AND PIPES IS SPECIFIC TO THIS DESIGN AND LAYOUT. IF MODIFICATIONS ARE MADE IN THE FIELD, ALL VALVES AND PIPING MUST BE SIZED PROPERLY TO CONFORM WITH THE STANDARD GPM AND VELOCITY REQUIREMENTS. CONTRACTOR MUST SUBMIT CALCULATIONS AND MODIFIED LAYOUT ON OVERLAY SHEET FOR WRITTEN APPROVAL PRIOR TO INSTALLING THE CHANGED ITEM(S).

IT IS INTENDED THAT THE PIPING LAYOUT IS DIAGRAMMATIC, ALTHOUGH THE SIZING IS SPECIFIC TO THE LAYOUT. PIPING SHALL BE ROUTED AROUND TREES, SHRUBS, ARCHITECTURAL FEATURES ETC. IN SUCH A MANNER AS TO AVOID DAMAGES TO PLANTINGS OR OTHER FEATURES. ANY PIPING SHOWN WITHIN PAVED AREAS OR WITHIN THE FOOTPRINT OF A HOUSE IS FOR DESIGN CLARITY ONLY, AND SHALL BE INSTALLED IN PLANTER AREAS

ALL MATERIAL IS SPECIFIC TO THIS DESIGN. THE IRRIGATION SYSTEM(S) HAVE BEEN DESIGNED ACCORDING TO THE OPERATIONAL CHARACTERISTICS OF THE SPECIFIED EQUIPMENT. IF ANY CHANGES OR SUBSTITUTIONS ARE MADE WITHOUT THE APPROVED WRITTEN CALCULATIONS, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR THE RESULTS OF THOSE CHANGES.

IRRIGATION LEGEND AND DETAILS

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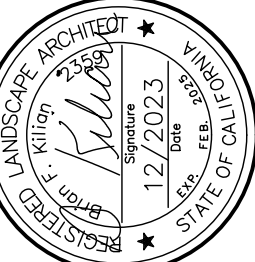
REV	DATE	DESCRIPTION

SHEET NUMBER
L-13

DATE: 12/20/23
DRAWN BY: KDF

TITLE OF DRAWING:
L DETAILS

TITLE OF PROJECT
**WESTCOTT STATION
RANCHO CORDOVA, CA**

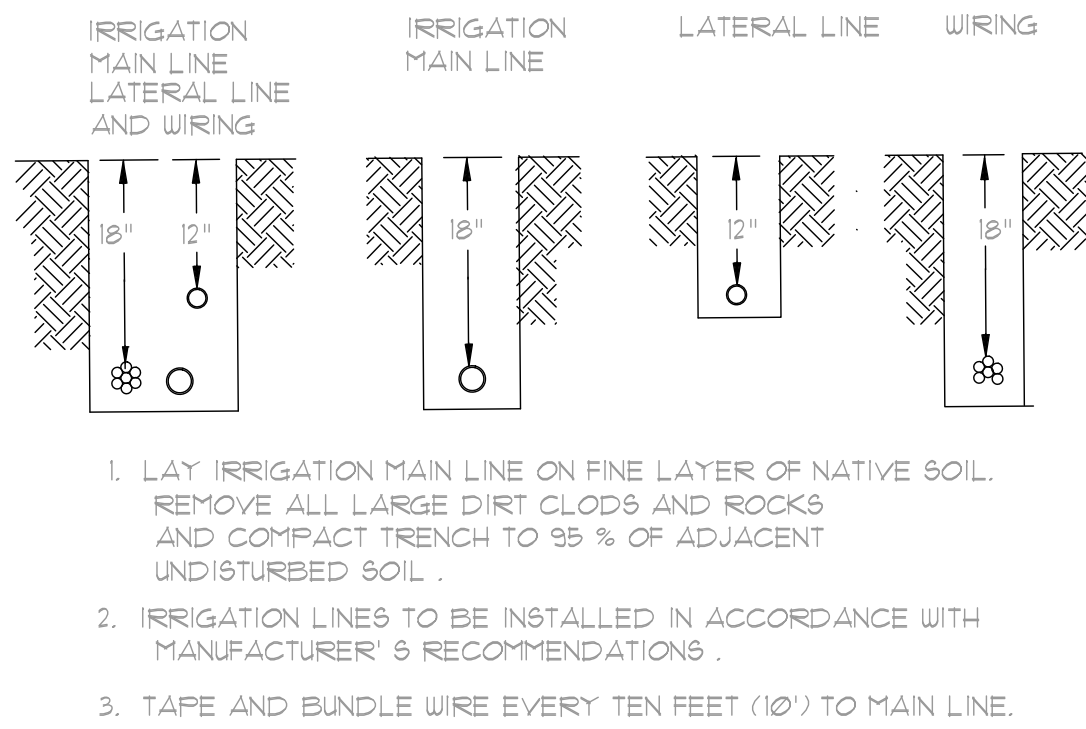


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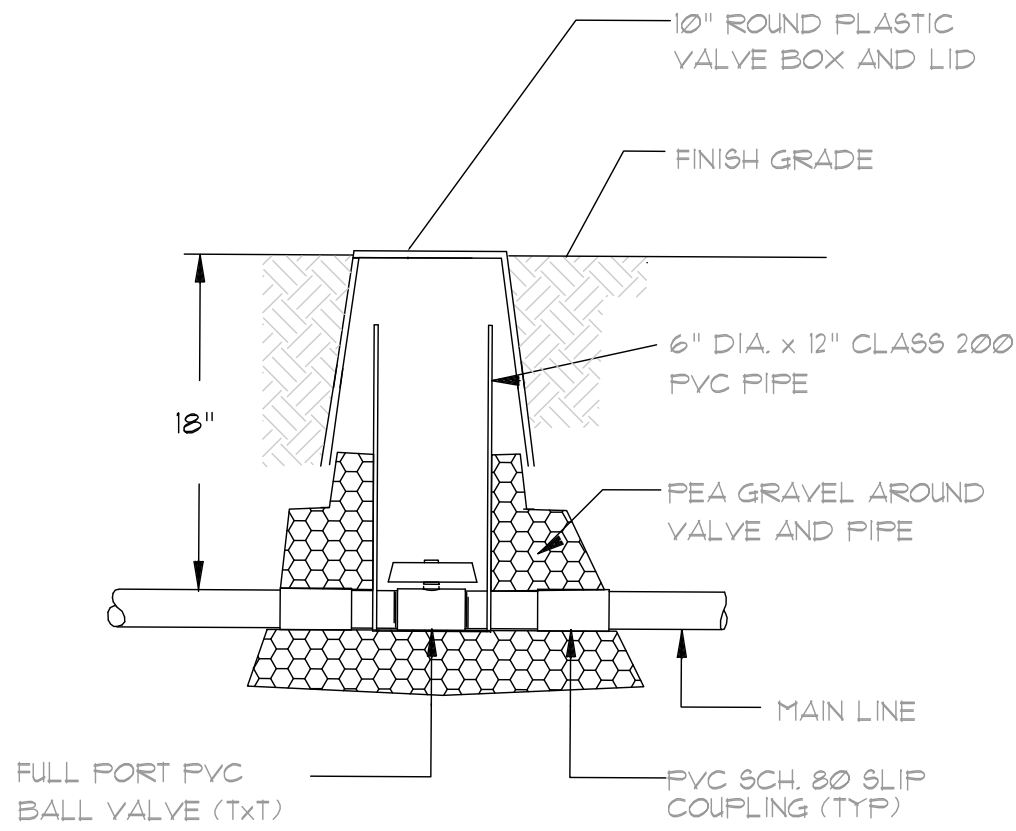
1241 Pine Street
Marina, California 94553
Phone: 925/372-5306
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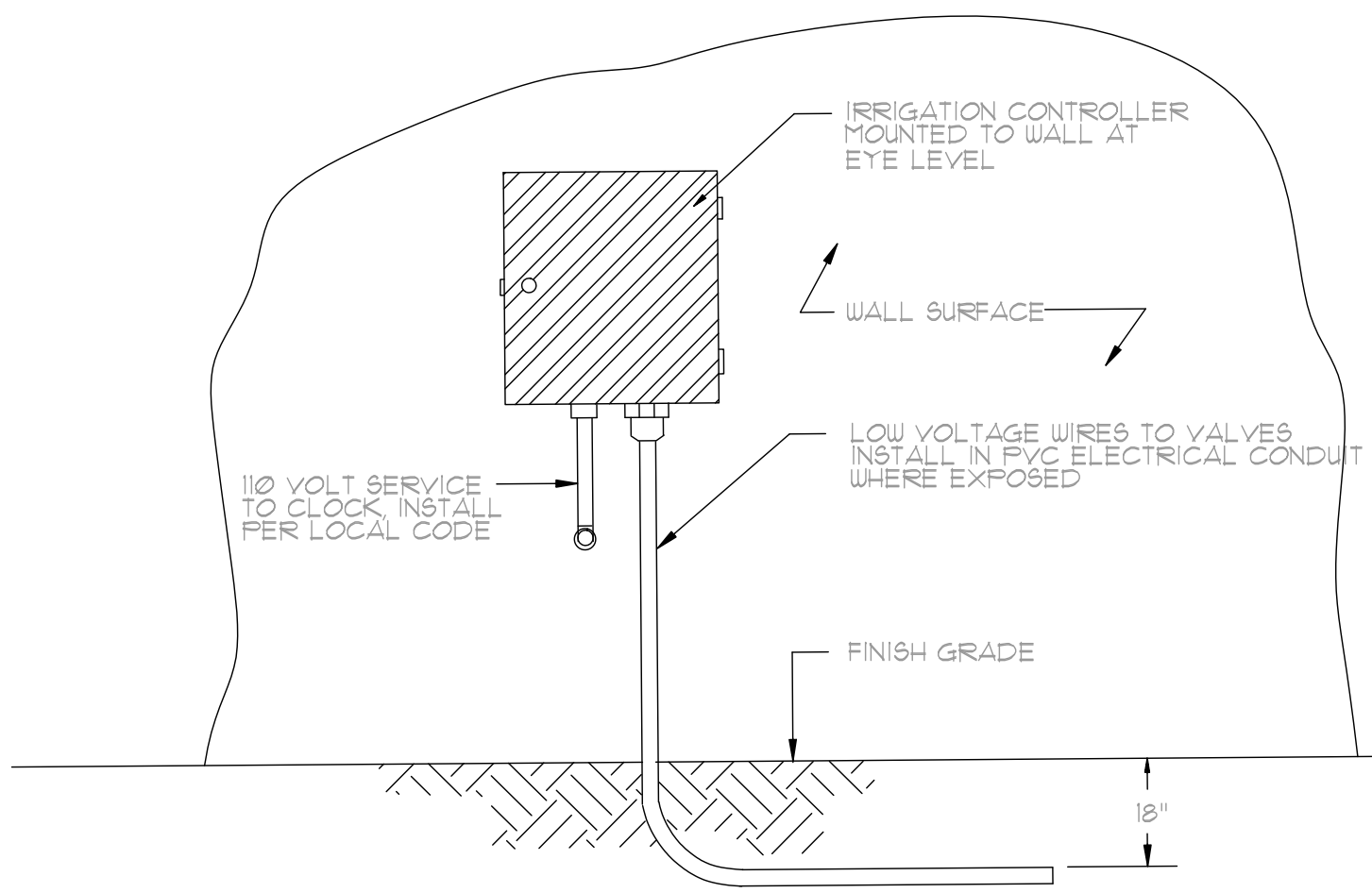
IRRIGATION DETAILS



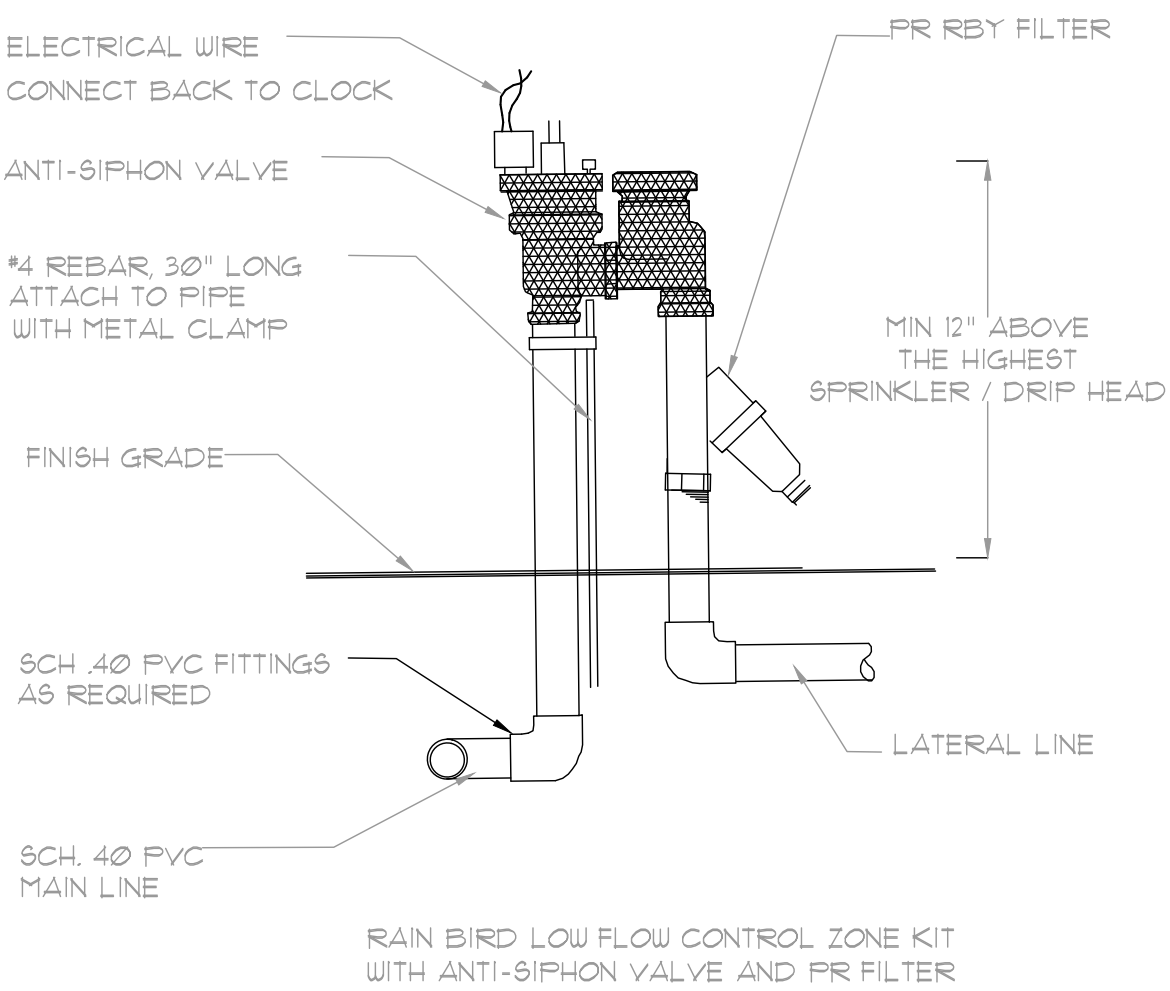
TRENCHING DETAIL



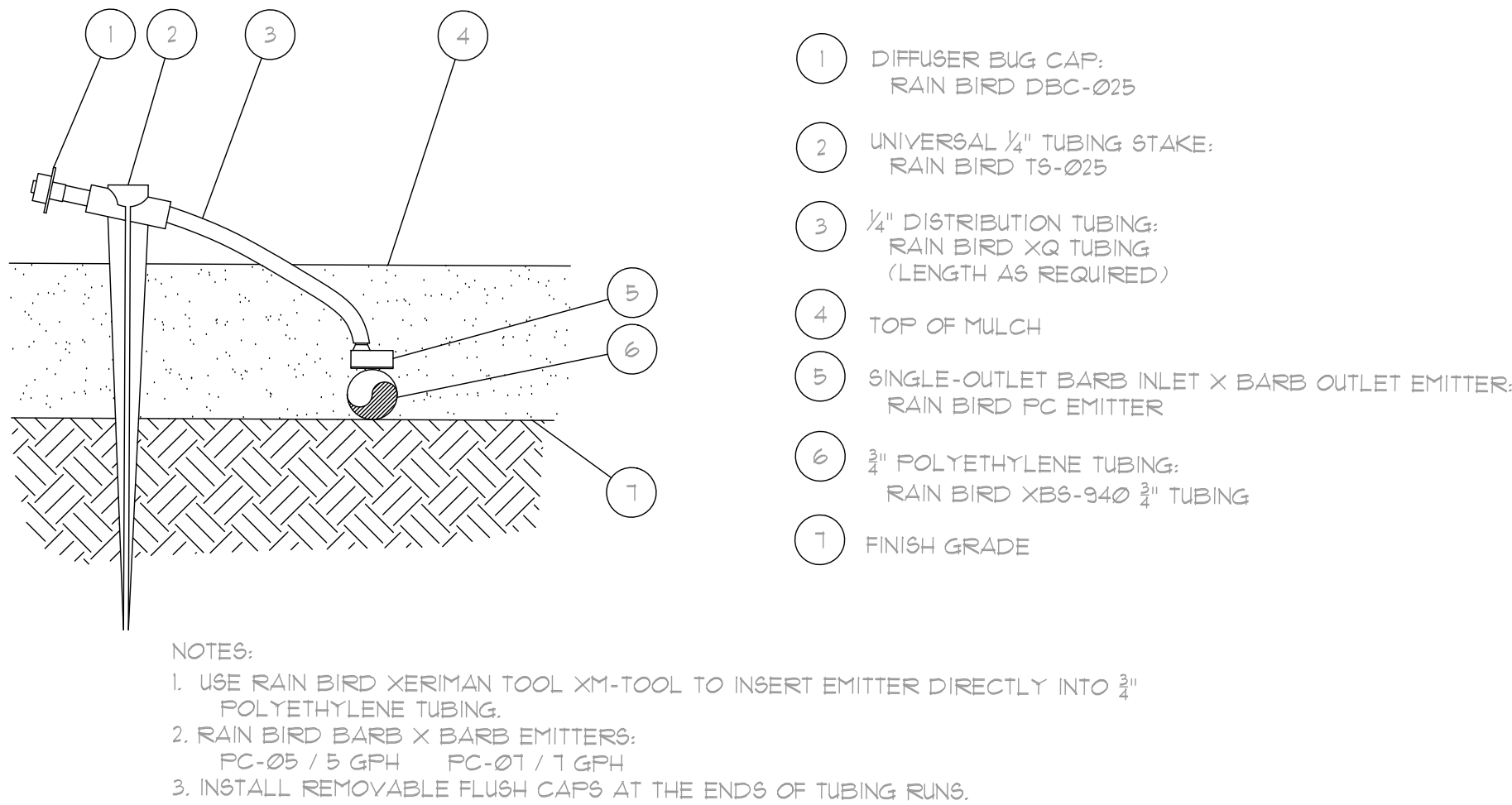
BALL VALVE DETAIL



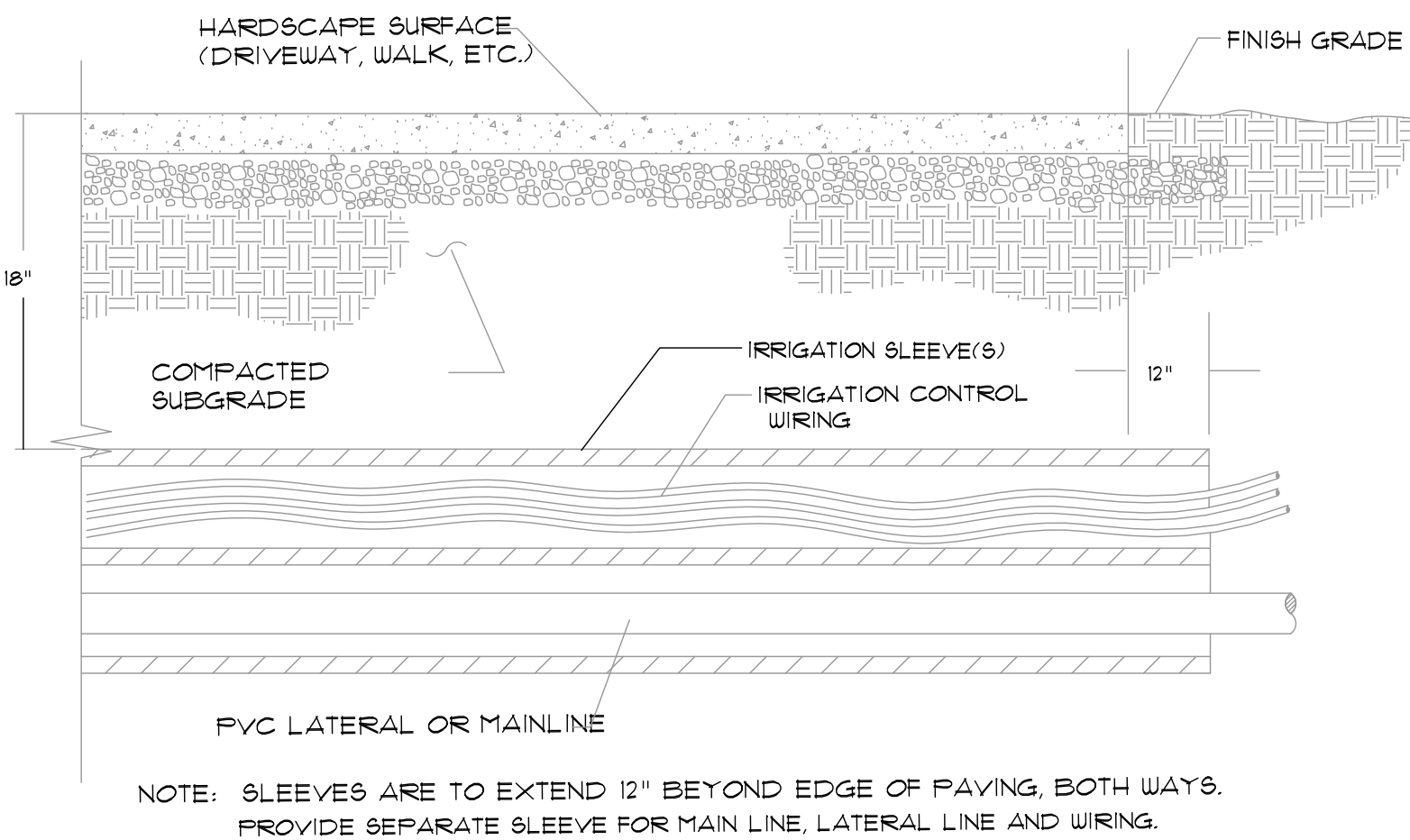
WALL MOUNTED CONTROLLER DETAIL



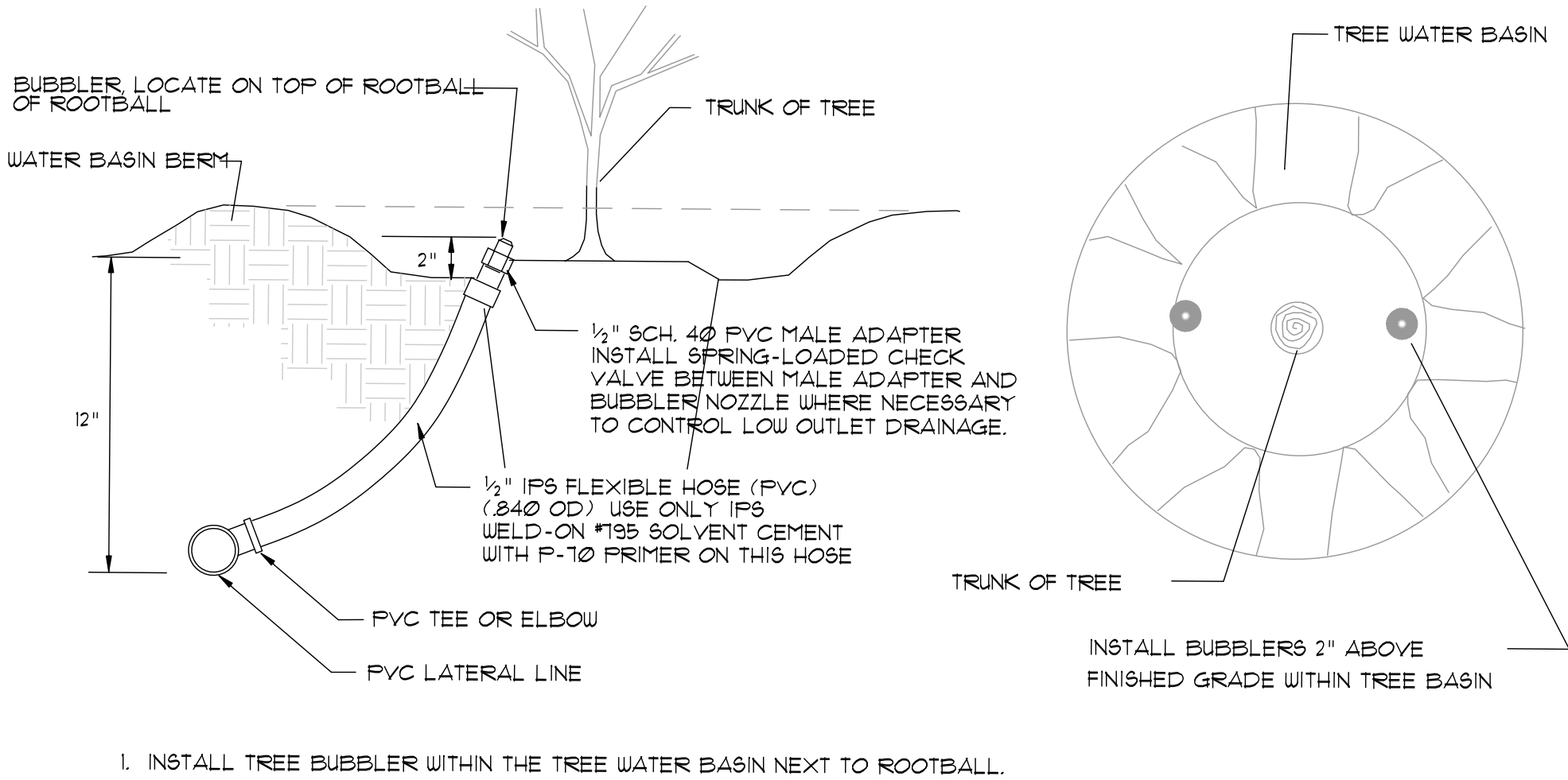
LOW FLOW CONTROL ZONE KIT



DRIP EMITTER WITH 3/4" TUBING



SLEEVING INSTALLATION



TREE BUBBLER DETAIL

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LANDSCAPE ARCHITECTS

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Martinez, CA 94553
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FAX: 925/372-5308



REV	DATE	DESCRIPTION

WESTCOTT STATION

RANCHO CORDOVA, CA

DATE: 12/2023
DRAWN BY: KDF

THIS PLAN IS:

SHEET NUMBER
L-14
TITLE OF DRAWING:
L DETAILS

Bradshaw Village

Sacramento Division

Rev. November 27, 2023



TRADITIONAL 'A' ELEVATIONS				
MATERIAL	MFR	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	SHERWIN-WILLIAMS	Egret White (SW 7570)	Silverpointe (SW 7653)	Reserved White (SW 7056)
SHAKE	SHERWIN-WILLIAMS	Gauntlet Gray (SW 7019)	Grays Harbor (SW 6236)	Acacia Haze (SW 9132)
FASCIA / CORBELS	SHERWIN-WILLIAMS	Black Fox (SW 7020)	Spare White (SW 6203)	White Snow (SW 9541)
TRIM	SHERWIN-WILLIAMS	Pearly White (SW 7009)	Spare White (SW 6203)	White Snow (SW 9541)
BELLY BAND	SHERWIN-WILLIAMS	Black Fox (SW 7020)	Spare White (SW 6203)	White Snow (SW 9541)
FRONT ENTRY	SHERWIN-WILLIAMS	Beetroot (SW 9695)	Iron Ore (SW 7069)	Rookwood Sash Green (SW 2810)
GARAGE	SHERWIN-WILLIAMS	Grey Heron (SW 9566)	Steely Gray (SW 7664)	Shell White (SW 8917)
ROOF	BORAL ROOFING	Smokey Topaz Blend	Charcoal Blend	Charcoal Brown Blend
	SHAKE 900	1 FBCF 3181	1 FBCF 1430	1 FBCF 1132

MODERN PRAIRIE 'B' ELEVATIONS				
MATERIAL	MFR	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	SHERWIN-WILLIAMS	Eider White (SW 7014)	Snowbound (SW 7004)	Greek Villa (SW 7551)
LAP SIDING	SHERWIN-WILLIAMS	Black Fox (SW 7020)	Outerspace (SW 6251)	Acier (SW 9170)
FASCIA / TRIM	SHERWIN-WILLIAMS	Dovetail (SW 7018)	Extra White (SW 7006)	Suitable Brown (SW 7054)
FRONT ENTRY	SHERWIN-WILLIAMS	Red Theatre (SW 7584)	Sea Salt (SW 6204)	Jasper (SW 6216)
GARAGE	SHERWIN-WILLIAMS	Rhinestone (SW 7656)	Outerspace (SW 6251)	Virtual Taupe (SW 7039)
ROOF	BORAL ROOFING	Dark Ash	Charcoal Blend	Brown Blend
	SHAKE 900	1 FBCF 5139	1 FBCF 1430	1 FBCF 3233

MODERN FARMHOUSE 'C' ELEVATIONS				
MATERIAL	MFR	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	SHERWIN-WILLIAMS	Ivory Lace (SW 7013)	Rhinestone (SW 7656)	Alabaster (SW 7008)
BOARD & BATTEN	SHERWIN-WILLIAMS	Rosemary (SW 6187)	Iron Ore (SW 7069)	Gray Shingle (SW 7670)
FASCIA	SHERWIN-WILLIAMS	Iron Ore (SW 7069)	Rhinestone (SW 7656)	Extra White (SW 7006)
TRIM AT SIDING	SHERWIN-WILLIAMS	Iron Ore (SW 7069)	Rhinestone (SW 7656)	Extra White (SW 7006)
TRIM AT STUCCO	SHERWIN-WILLIAMS	Iron Ore (SW 7069)	Iron Ore (SW 7069)	Extra White (SW 7006)
POST	SHERWIN-WILLIAMS	Iron Ore (SW 7069)	Rhinestone (SW 7656)	Extra White (SW 7006)
FRONT ENTRY/ SHUTTERS	SHERWIN-WILLIAMS	Iron Ore (SW 7069)	Iron Ore (SW 7069)	In The Navy (SW 9178)
GARAGE	SHERWIN-WILLIAMS	Rosemary (SW 6187)	Iron Ore (SW 7069)	Gray Shingle (SW 7670)
ROOF	BORAL ROOFING	Charcoal Brown Blend	Charcoal	Charcoal Blend
	SLATE 900	1 FACS 1132	1 FACS 1130	1 FACS 1430
BRICK	(VARIES)	ELDORADO Tundra Brick Latigo	CULTURED Handmade Brick Canvas	ELDORADO Tundra Brick Ashland

REV. 11-27-23: Modified Schemes 1, 2, 3, 4, & 6 per Division comments. Deleted Shutters from all Modern Prairie schemes.

KB Home reserves the right to modify or discontinue any products, colors or styles at any time without prior notice. Displays of options, colors, textures, brick, stone, tile, shutters, roofing materials, siding, surfaces, stain and material combinations viewed on a sample color board may differ from the appearances of the options on homes when viewed in person. Please visit a KB Home model home community to view actual colors textures, materials, and combinations.

Bradshaw Village

Sacramento Division

Rev. November 27, 2023



TRADITIONAL ‘A’ ELEVATIONS

SCHEME 1

ROOF
SHAKE Smokey Topaz Blend
1 FBCF 3181

STUCCO
Egret White (SW 7570)

FRONT ENTRY / SHUTTERS
Beetroot (SW 9695)

FASCIA / BELLY BAND / CORBELS
Black Fox (SW 7020)

TRIM
Pearly White (SW 7009)

GARAGE
Grey Heron (SW 9566)

SHAKE
Gauntlet Gray (SW 7019)

SCHEME 2

ROOF
SHAKE Charcoal Blend
1 FBCF 1430

STUCCO
Silverpointe (SW 7653)

FRONT ENTRY / SHUTTERS
Iron Ore (SW 7069)

FASCIA / TRIM / BELLY BAND / CORBELS
Spare White (SW 6203)

GARAGE
Steely Gray (SW 7664)

SHAKE
Grays Harbor (SW 6236)

SCHEME 3

ROOF
SHAKE Charcoal Brown Blend
1 FBCF 1132

STUCCO
Reserved White (SW 7056)

FRONT ENTRY / SHUTTERS
Rookwood Sash Green (SW 2810)

FASCIA / TRIM / BELLY BAND / CORBELS
White Snow (SW 9541)

GARAGE
White Snow (SW 9541)

SHAKE
Acacia Haze (SW 9132)

MODERN PRAIRIE ‘B’ ELEVATIONS

SCHEME 4

ROOF
SHAKE Dark Ash
1 FBCF 5139

STUCCO
Elder White (SW 7014)

FRONT ENTRY
Red Theatre (SW 7584)

FASCIA / TRIM
Dovetail (SW 7018)

GARAGE
Dovetail (SW 7018)

LAP SIDING
Black Fox (SW 7020)

SCHEME 5

ROOF
SHAKE Charcoal Blend
1 FBCF 1430

STUCCO
Snowbound (SW 7004)

FRONT ENTRY
Sea Salt (SW 6204)

FASCIA / TRIM
Extra White (SW 7006)

GARAGE
Outerspace (SW 6251)

LAP SIDING
Outerspace (SW 6251)

SCHEME 6

ROOF
SHAKE Brown Blend
1 FBCF 3233

STUCCO
Greek Villa (SW 7551)

FRONT ENTRY
Jasper (SW 6216)

FASCIA / TRIM
Suitable Brown (SW 7054)

GARAGE
Virtual Taupe (SW 7039)

LAP SIDING
Acler (SW 9170)

MODERN FARMHOUSE ‘C’ ELEVATIONS

SCHEME 7

ROOF
SLATE Charcoal Brown Blend
1 FACS 1132

STUCCO
Ivory Lace (SW 7013)

FRONT ENTRY / SHUTTERS
Iron Ore (SW 7069)

FASCIA / TRIM / POST
Iron Ore (SW 7069)

GARAGE
Rosemary (SW 6187)

BOARD & BATTEN
Rosemary (SW 6187)

BRICK (ELDORADO)
TUNDRA BRICK Latigo

SCHEME 8

ROOF
SLATE Charcoal
1 FACS 1130

STUCCO / FASCIA / TRIMS AROUND THE SIDING ONLY
Rhinstone (SW 7656)

FRONT ENTRY / SHUTTERS
Iron Ore (SW 7069)

POST
Rhinstone (SW 7656)

TRIMS AROUND STUCCO ONLY
Iron Ore (SW 7069)

GARAGE
Iron Ore (SW 7069)

BOARD & BATTEN
Iron Ore (SW 7069)

BRICK
HANDMADE BRICK Canvas

SCHEME 9

ROOF
SLATE Charcoal Blend
1 FACS 1430

STUCCO
Alabaster (SW 7008)

FRONT ENTRY / SHUTTERS
In the Navy (SW 9178)

FASCIA / TRIM / POST
Extra White (SW 7006)

GARAGE
Gray Shingle (SW 7670)

BOARD & BATTEN
Gray Shingle (SW 7670)

BRICK (ELDORADO)
TUNDRA BRICK Ashland

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>
1.	The approved entitlement is for a Major Design Review Permit for Westcott Station by KB Homes. The project shall be constructed consistent with the Design Booklet listed as Project Plans (Exhibit A) as described in the Planning Commission staff report dated February 14, 2024, and conditions herein (Exhibit B), for project number PLND-0923-0083.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative 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

ITEM 5.1. CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
5.	The Major Design Review is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
6.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
7.	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
8.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. Future Property Owners shall adhere to all landscape care, maintenance, and tree pruning as set forth in RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
9.	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
10.	Disclosure statements shall be provided to homeowners lots adjacent to the Grocery Store notifying them of the potential for annoyance or sleep disturbance related to truck deliveries.	Disclosure Statement	On-Going	Planning
11.	The Applicant shall agree and adhere to the standards, requirements and Conditions of the Development Agreement between the City of Rancho Cordova and Bradshaw Village Parc, LLC as assigned to KB Home Sacramento Inc. under the Assignment and Assumption Agreement entered into on August 4, 2023.	Development Agreement	On-Going	Planning
12.	The project site is zoned Village Center Mixed Use (VCMU) and is required to meet all applicable development standards per the zoning designation, include the following setbacks: Front Setback: 10 feet Min. 20 feet Max. Side Yard Setback: 5 feet Min	Setbacks	On-Going	Planning

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	Side Street or 0 feet Min. Internal Circulation Street: 10 feet Max. Rear Yard and Alley: 5 feet Min.			
13.	The project has been approved to increase the maximum allowed non-pervious surface from a 40 percent maximum to a 50 percent maximum as allowed through the Design Review Process per Zoning Code Section 23.716.070. All driveways are still required to meet the minimum 5-foot setback separation from side property lines.	Non-Pervious Surface	On-Going	Planning
14.	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	Easements	On-Going	SMUD
Prior to Recordation of Final Map				
15.	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 Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Stormwater Drainage and Flood Protection	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
16.	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 lights, and public frontage and median landscape improvements. This may be	Maintenance Services	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences	Public Works

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	accomplished through annexation to the City's Communities Facilities District No. 2008-1 (Street Lighting and Road Maintenance). All costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.		when a building permit is issued	
17.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services. This may be accomplished by annexation to the City's Transit Related Services Special Tax Area by voting to approve a special tax for the parcels created for this subdivision approval, 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 transit-related services. The tax shall be the per parcel annual amount as specified in an approving ordinance (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. Costs associated with the annexation and election of the annual tax shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$5,000 per annexation. In addition, the Property Owner shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property or other form as shall be approved by the City, which assessment will take effect in the event described in this Condition Approval is reduced or repealed. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Transit Related Services	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
18.	Enter into a Subdivision Improvement Agreement and provide a performance bond and labor and material bond.	Subdivision Improvement Agreement	Prior to Recordation of Subdivision Map	Public Works
19.	Applicant shall re-number the lots shown on the map to lots 1-57.	Lot Numbering	Prior to Recordation of Subdivision Map	Public Works

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
20.	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 standard set forth in Chapter 22.40, Title 22 of the City of Rancho Cordova Zoning Code.	Land Dedication and/or fees	Prior to Recordation of Subdivision Map	Public Works
21.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units.	Easements	Prior to Recordation of Subdivision Map	Public Works
22.	Dedicate public utility easements sized to the satisfaction of SMUD but no larger than 12.5 feet.	PUE's	Prior to Recordation of Subdivision Map	Public Works
23.	Dedicate drainage easements as shown on the tentative map to the satisfaction of Public Works.	Drainage Easements	Prior to Recordation of Subdivision Map	Public Works
24.	All cross sections shall reflect current City cross section standards as approved by the City Engineer.	Cross Sections	Prior to Recordation of Subdivision Map	Public Works
25.	Dedicate to the City all the right-of-ways and easements 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.	City Dedications	Prior to Recordation of Subdivision Map	Public Works
Prior to Approval of Improvement Plans				
26.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Infrastructure Repair	Prior to Approval of Improvement Plans	Public Works
27.	Old Placerville Road design shall include a 2 inch grind and pave to the bike lane. If existing pavement section is not stable enough to receive grind the entire asphalt section shall be removed and replaced per City Standards.	Road Design	Prior to Approval of Improvement Plans	Public Works
28.	Stormwater Quality – Post Construction The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control, treatment control,	Stormwater Quality	Prior to Approval of Improvement Plans	Public Works

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	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 <u>ALL</u> proposed post construction stormwater quality measures, as detailed in Appendix B of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> .			
29.	Traffic control devices shall be designed where needed to the satisfaction of the City Engineer. Traffic control locations will be determined at time of improvement plan submittal.	Traffic Control	Prior to Approval of Improvement Plans	Public Works
30.	Stormwater Quality – During Construction SWPPP – If the project size is one acre or more of disturbed area, the applicant shall prepare a Storm Water Pollution and 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. The measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City's Improvement Standards. General Construction Permit – The project applicant shall file a Notice of Intent (NOI) to obtain coverage	Stormwater Quality	Prior to Approval of Improvement Plans	Public Works

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	under the California State Water Resources General Construction Activity Storm Water Permit (General Construction Permit). Permits are issued by the State Water Resources Control Board, which can provided all information necessary to complete and file the necessary documents. Applicants shall comply with the terms of the General Construction Permit, the City of Rancho Cordova Municipal Code, and the City's NPDES Permit Requirements.			
31.	All development within the City must comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Rancho Cordova Floodplain Management Ordinance. All new structures shall be protected from 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2") above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 Improvement Standards.	FEMA Regulations	Prior to Approval of Improvement Plans	Public Works
32.	All landscape strips, medians, etc that contain trees shall be designed to include continuous root barriers.	Landscaping	Prior to Approval of Improvement Plans	Public Works
33.	The Stormwater Pollution Prevention Plan in place 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 designed in the erosion and sediment control plan of the improvement plans. This system shall be implemented by qualified professionals with training and proven experience in this field. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.	Stormwater Pollution	Prior to Approval of Improvement Plans	Public Works

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
34.	Provide drainage easements to the City of Rancho Cordova, install facilities pursuant to the Rancho Cordova Floodplain Management Ordinance, Sacramento County Water Agency Code, and City of Rancho Cordova Improvement Standards, and pay any fee required by the Sacramento County Water Agency Code. Final geometry and alignments of drainage facilities will be finalized based on subsequent analysis and engineering performed by the applicant to the satisfaction of the City of Rancho Cordova.	Drainage Easements	Prior to Approval of Improvement Plans	Public Works
35.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads “No Dumping-Flows to Creek” or other approved message at each storm drain inlet.	Concrete Stamp	Prior to Approval of Improvement Plans	Public Works
36.	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 Service	Prior to Approval of Improvement Plans	Sac Sewer
37.	Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.	Public Cleanout	Prior to Approval of Improvement Plans	Sac Sewer
38.	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 Pipelines	Prior to Approval of Improvement Plans	Sac Sewer
39.	The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located within the right-of-way or a sewer easement. These improvements must be shown on the plans.	Sewer Mainlines	Prior to Approval of Improvement Plans	Sac Sewer
40.	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 connection to the SacSewer sewer. These improvements must be shown on the plans.	Sewer Connections	Prior to Approval of Improvement Plans	Sac Sewer

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<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
41.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Sewer Plans	Prior to Approval of Improvement Plans	Sac Sewer
42.	All manholes not within public right of way must be accessible with an all-weather access roads.	Manhole Access	Prior to Approval of Improvement Plans	Sac Sewer
43.	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.	Clearances	Prior to Approval of Improvement Plans	Sac Sewer
44.	The proposed density is greater than what was planned in SacSewer's Master Plan. SacSewer will be modeling the proposed density in the hydraulic model to determine if the downstream system is capacity constrained. If the results require upsizing the sewer system, this must be shown on the plans.	Density	Prior to Approval of Improvement Plans	Sac Sewer
45.	Should construction begin during the bird breeding season for most birds (February 1 st – August 31 st) the applicant shall complete a nesting bird survey (including raptors and Swainson's Hawk) prior to construction of the project.	Bird Survey	Prior to Approval of Improvement Plans	Planning
46.	A Burrowing Owl avoidance survey consistent with the Staff Report on Burrowing Owl Mitigation (CDFW 2012) shall be completed prior to construction of the project.	Burrowing Owl	Prior to Approval of Improvement Plans	Planning
47.	In order to be compliant with the City of Rancho Cordova 55 dB Ldn daytime noise level standard, a 10-foot-high solid masonry sound wall shall be required along the residential property line nearest to the loading dock area in accordance with the Acoustical Analysis dated February 20, 2019.	Noise Barriers	Prior to Approval of Improvement Plans	Planning
48.	Traffic noise barriers in the form of a minimum 6-foot-high wall, shall be constructed along Old Placerville in accordance with the Acoustical Analysis dated February 20, 2019, in order to meet the City's normally acceptable exterior noise level standard of 60dB Ldn. Suitable materials include masonry and precast concrete panels, or materials acceptable by the Planning Department.	Noise Barriers	Prior to Approval of Improvement Plans	Planning

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49.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to Old Placerville Road. The Applicant shall also dedicate a 8-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to Parc Villa Circle with additional 12.5' x 11' public utility easement (PUE) at the shared property line of lots 2/3, 6/7, 10/11, 16/17, 46/47, 52/53, 54/55 for SMUD equipment placement.	Public Utility Easements	Prior to Approval of Improvement Plans	SMUD
50.	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
51.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Vehicular Access	Prior to Approval of Improvement Plans	SMUD
Prior to Issuance of Building Permit				
52.	A final landscape plan shall be submitted in conjunction with building permit submittal and approved by the planning department 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	Final Landscape Plans	Prior to Issuance of Building Permits	Planning
53.	The following criteria will be used to ensure the project meets the adopted design guidelines:	Plan Layout and	Prior to Issuance of Building Permit	Planning

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	- 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. - Any two-story home on a corner shall provide an enhanced side elevation on the side of the home facing the roadway, which shall include window trims, casings, shutters, and other details found on the front elevation as shown in the Design Review Package.	Architecture		
54.	Final landscape plan shall include the addition of weed and root barrier installed in front yard prior to installation of ground cover and trees for each production home.	Landscape Barrier	Prior to Issuance of Building Permit	Planning
55.	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
56.	A suitable form of forced-air mechanical ventilation shall be provided for all units so that windows can be kept closed as desired for additional acoustic isolation.	Noise Mitigation	Prior to Issuance of Building Permits	Planning
57.	In order to minimize the potential for annoyance or sleep disturbance during early morning truck deliveries, all south, west, and north-facing bedroom windows of residences constructed on Lots 18 and 45-57 shall maintain a minimum STC rating of 32.	Noise Mitigation	Prior to Issuance of Building Permits	Planning
58.	In order to ensure compliance with the City's 45 dB Ldn interior noise level standard at the elevated facades nearest to Old Placerville Road, all west, south, and east facing upper-floor bedroom window assemblies of residences constructed on Lots 1, 31, 32, and 57 shall maintain a minimum STC rating of 32.	Noise Mitigation	Prior to Issuane of Building Permits	Planning
59.	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 Fees	Prior to Issuance of Building Permits	Sac Sewer
60.	Property Owner/Developer shall record Covenants, Conditions and	Record	Prior to 1 st final	Planning/

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<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	Restrictions (CC&Rs) in a form approved by the City that names the City as a third-party beneficiary with rights and without obligation to, enforce the CC&Rs. The CC&Rs shall contain, at a minimum, certain provisions and references to the City's Property Maintenance Code and prohibit the parking of trailers, boats or recreational vehicles in the driveway or on the public street.	CC&Rs	Building Permit	Community Development
61.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. <i>The use of turf-block or Grass-Crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.</i>	Fire Access Roadway	Prior to Issuance of Building Permits	Sacramento Metro Fire
62.	Show the design for a minimum of 2 remote fire access roadways. Two remote access roadways shall be provided when developments of one and two-two family dwellings exceed 39 dwelling units. Remote fire access roadways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served.	Fire Access Roadways	Prior to Issuance of Building Permits	Sacramento Metro Fire
63.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction (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.	Fire Hydrants	Prior to Issuance of Building Permits	Sacramento Metro Fire
64.	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	Note on Plans	Prior to Issuance of Building Permits	Sacramento Metro Fire

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	construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project.”			
65.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to Issuance of Building Permits	Sacramento Metro Fire
66.	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.).	Building Foundations	Prior to Issuance of Building Permits	SMUD
67.	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	Siting Requirements	Prior to Issuance of Building Permits	SMUD
68.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Service Connections	Prior to Issuance of Building Permits	SMUD
Prior to Final Inspection				
69.	A concrete path will be provided from the driveway to the garage person door and an additional concrete pad area shall be installed by the developer for the storage of garbage receptacles behind the fence line.	Outdoor area	Prior to final Building Inspection	Planning
70.	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
71.	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 their background.	Addresses	Prior to Final Building Inspection	Sacramento Metro Fire
72.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Residential Roof Coverings	Prior to Final Building Inspection	Sacramento Metro Fire
73.	Install improvements per the approved Public Works plans and to the	Improvements	Prior to Issuance of	Public Works

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	satisfaction of the Public Works Department		Building Permits	
74.	Existing overhead utilities shall be undergrounded.	Existing Utilities	Prior to Issuance of Building Permits	Public Works
75.	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 occupancy all streets and improvements shown on the TM phasing plan shall be full constructed and completed to the satisfaction of the City Engineer.	Phasing Plan	Prior to Issuance of Building Permits	Public Works
76.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to, all streets, water, sewer, storm drain, recycled water, lighting, signage and striping, and other associated facilities for all streets and other public areas depicted on the tentative map or tentative map phase. • Prior to acceptance of the improvements, as-built 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 shall be submitted and approved by the Public Works Department.	Improvement Plans	Prior to Issuance of Building Permits	Public Works
77.	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 and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit	Landscaping Installation	Prior to Final Building Inspection of the First Unit	Public Works

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	complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.			
78.	Upon completion of the installation of the landscaping the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping Installation	Prior to Final Building Inspection of the First Unit	Public Works
79.	All landscape corridor walls shall be of masonry construction using graffiti resistant materials. Wall design and materials shall be subject to City's approval.	Landscape Corridors	Prior to Final Building Inspection of the First Unit	Public Works
Advisory				
80.	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.	Security Gates	Advisory	Sacramento Metro Fire
81.	SMUD has existing underground 12kV facilities along the north side of Old Placerville Road that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	Existing Underground Facilities	Advisory	SMUD
82.	SMUD has existing overhead 12kV facilities along the north side of Old Placerville Road that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances	Existing Overhead Facilities	Advisory	SMUD

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	cannot be maintained, the Applicant shall be responsible for the cost of relocation.			
83.	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.	Property Clearances	Advisory	SMUD
84.	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.	Future SMUD Facilities	Advisory	SMUD
85.	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.	Facility Relocation	Advisory	SMUD
86.	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) overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	Irrevocable Offer of Dedication (IOD)	Advisory	SMUD
87.	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.	Utility Infrastructure	Advisory	SMUD

MEMORANDUM

ITEM 5.2.



DATE: February 14, 2024

TO: Planning Commission Members

FROM: Nicholas Sosa, Associate Planner

SUBJECT: VALERO GAS STATION BEER AND WINE SALES – CONDITIONAL USE PERMIT AND LETTER OF PUBLIC CONVENIENCE AND NECESSITY (PROJECT NOT SUBJECT TO CEQA PER SECTION 21080(b)(5))– PROJECT NO. PLND-1023-0086

PROPERTY OWNERS:	APPLICANT/DEVELOPER:
Rakesh Sehgal/United Petroleum	Daniel Savala
10299 Folsom Boulevard	645 P Street
Rancho Cordova, CA 95670	Sacramento, CA 95814

PROJECT:	The Applicant, is requesting a Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN) for the off-site sale alcohol from an existing gas station. The applicant is requesting a Type 20 Beer and Wine license from the Department of Alcoholic Beverage Control (ABC). Staff is recommending denial due to high calls for service and high concentration in the area, as well as failure to demonstrate a public convenience and necessity.
FILE:	PLND-1023-0086
LOCATION:	10299 Folsom Boulevard
APN:	076-0221-001-0000
ZONING:	Commercial Mixed-Use (CMU) within the Folsom Boulevard Specific Plan (FBSP)
PLANNER:	Nick Sosa, Associate Planner

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Adopt a Resolution denying the Valero Gas Station Beer & Wine Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN).

RESULT OF RECOMMENDED ACTION:

Following the Planning Commission's adoption of the resolution recommending denial of the application, the project will be scheduled for a public hearing at the next available regular City Council Meeting.

PROJECT BACKGROUND

An application was submitted on October 25, 2023, for off-site alcoholic beverage sales for an existing 1,644 SF Valero service station located at 10299 Folsom Boulevard (**see Figure 1**). The property is zoned Commercial Mixed Use (CMU) within the Folsom Boulevard Specific Plan (FBSP). Prior to the Application submittal, the Applicant reached out to city staff as part of their due diligence. At that time, it was conveyed that based upon City Council's response to other applications that have been within the same area, that have since been withdrawn, a new application for alcohol sales may not be supported by the City of Rancho Cordova Police Department. However, the Applicant still wished to move forward with their application. Current operating hours at this location are 5:00AM to 10:00PM Monday through Saturday and 7:00AM to 9:00PM Sunday. There are no proposed modifications to the existing building or site features as part of this application. The property owner does have previous approvals for façade and canopy renovations from July of 2021. However, at this time renovations have only been completed for the fuel canopy.

Figure 1: Project Location



CONDITIONAL USE PERMIT (CUP) & LETTER OF PUBLIC CONVENIENCE AND NECESSITY (PCN)

Review of the Conditional Use Permit (CUP) is intended to ensure that the property complies with current zoning code and building and safety regulations. Staff reached out to Code Enforcement and the Building and Safety Department to ensure that there are no open violations on the property. No violations were found at this time. The CUP review is also used to ensure that the use is compatible with nearby uses and adjacent properties. The Application is required to meet the specific approval findings for the CUP for staff to make a recommendation of approval. The required approval findings are:

- A. The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.
- B. The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through the application of other code standards or other reasonable conditions of approval.
- C. All required public facilities have adequate capacity to serve the proposal.
- D. The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.
- E. If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible

In addition to the CUP, the Applicant has also requested a Letter of Public Convenience and Necessity (PCN) from the city to provide to the Department of Alcoholic Beverage Control (ABC). This letter is required by ABC when the subject property is located in a census tract that has high crime, a high concentration of existing alcohol licenses, or both. Per Section 4.60 of the City of Rancho Cordova Zoning Code, the intent of ABC's request for a Letter of PCN is for the local jurisdiction to provide a determination on the application, that although the site may be located in an area with high calls for service, high concentration, or both, the City has determined that there is still a level of public convenience and necessity that would be served by the granting of such a license. If the City Council does not determine that there is a need in the area, then Council can choose to not issue the PCN and ABC would not be able to issue a license to the Applicant. There are no findings within the Zoning Code for approval of the PCN. Approval of the PCN is based upon the City Council's determination of whether or not there is a public convenience that would be served by the proposed application.

High Concentration of Licenses

When reviewing CUP and PCN applications, staff works closely with the Rancho Cordova Police Department (RCPD) to review the property and the surrounding area to provide a recommendation based on calls for service and existing alcoholic beverage licenses. Although ABC reviews their applications based upon the boundaries of the sites census tract (this project lies in census tract 89.10, **see Figures 2 & 3**), this method tends to leave out licenses that may be directly adjacent or across the street, but located within a different census tract. Therefore, it has been common practice for the city to review these applications with a radius method and do a crime analysis within a ½ mile radius, as well as find active applications within the same

radius as this is more indicative of the surrounding area and existing conditions. Additionally, ABC determines concentration based only on the same type of license that is being applied for (in this case off-site sales), staff includes both on-site and off-site alcohol licenses when researching the surrounding area (**See Tables 1 & 2**).

Figure 2: Census Tract 89.10

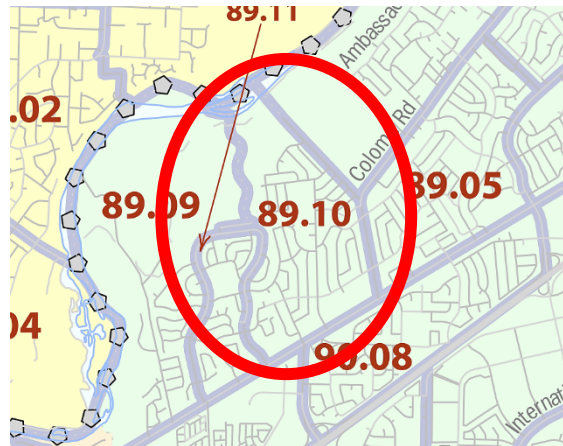


Figure 3: Project Site Census Tract via Google Maps



As previously mentioned, staff researched existing licenses within a ½ mile radius of the property. A rough estimate of the boundary points of the ½ mile radius based on 10299 Folsom Boulevard would be the intersection of Bravado Drive and Folsom Boulevard to the west, the eastern most intersection of Investment Circle and Folsom Boulevard to the east, the intersection of Las Casas Way and Los Palos Drive to the North, and Highway 50 to the south. Staff gathered the existing licenses for both off-site alcohol sales (e.g. convenience stores, grocery stores, etc.) and on-site alcohol sales (e.g. restaurants, bars, etc.) listed in more detail in **Tables 1 & 2** and illustrated in **Figure 4**. All licenses have been verified to be active through the Department of Alcoholic Beverages Control (ABC) website.

Figure 4: ½ mile radius map

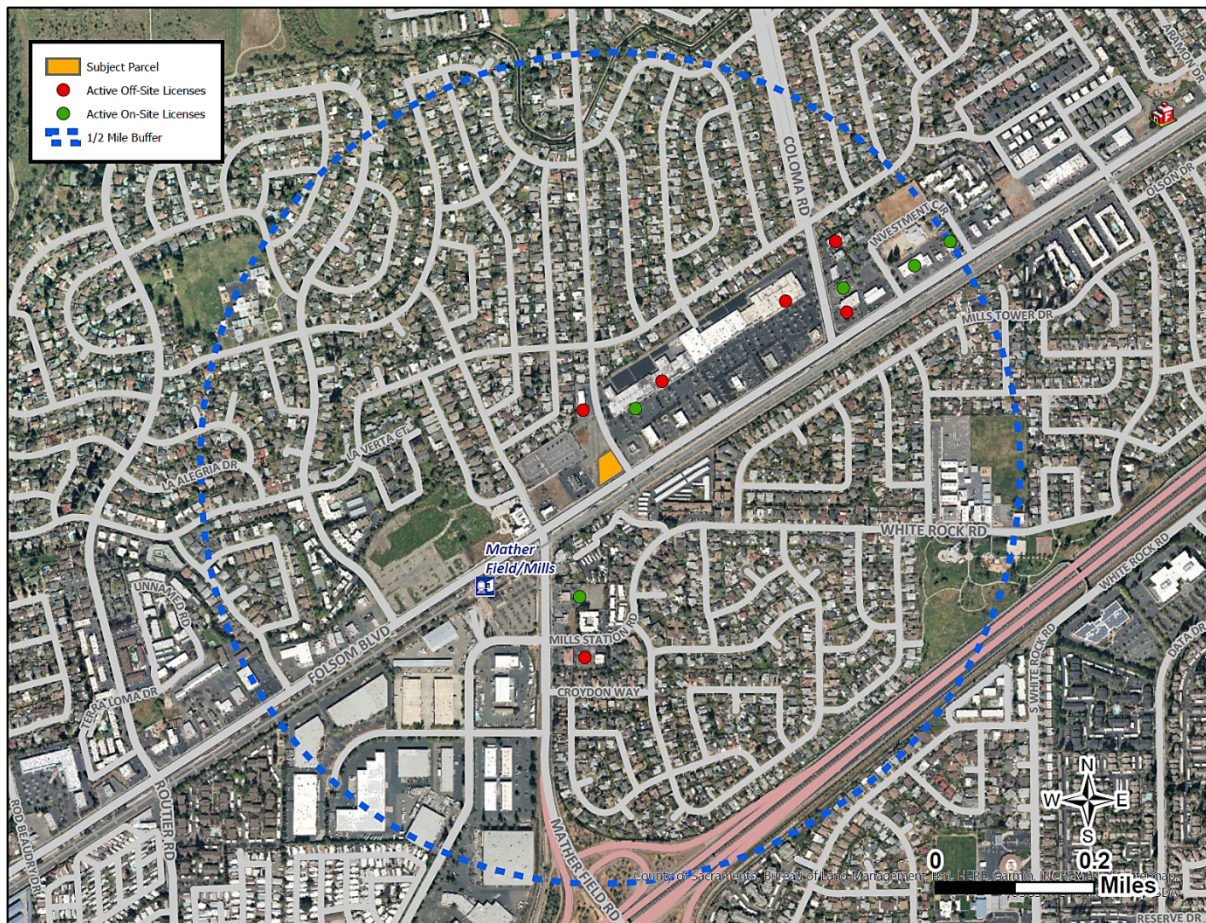


Table 1: Active off-site licenses within ½ mile radius

	<i>Business Name</i>	<i>Business Address</i>	<i>License Type</i>
1.	Dollar Tree (in census tract)	10337 Folsom Boulevard	20 – Off-Site Beer & Wine Sales
2.	Dawes Wine & Spirits (in census tract)	2724 Dawes Street	21 – Off-Site General
3.	P & A Food and Liquor	10152 Coloma Road	21 – Off-Site General
4.	JJ Food & Liquor	10401 Folsom Boulevard	21 – Off-Site General
5.	7 Eleven Stores	10246 Mills Station	20 – Off-Site Beer & Wine Sales
6.	Viva Supermarket	10385 Folsom Boulevard	21 – Off-Site General

Table 2: Active on-site licenses within ½ mile radius

	<i>Business Name</i>	<i>Business Address</i>	<i>License Type</i>
1.	Diamond Billiards (in census tract)	10303 Folsom Boulevard	41 – On-Sale Beer & Wine
2.	Moose Lodge	10124 Coloma Road	51 – Club On-sale General (Members & Guests Only)
3.	El Favorito Taqueria	10427 Folsom Boulevard	41 – On-Sale Beer & Wine
4.	Mountain Mikes Pizza	10419 Folsom Boulevard	41 – On-Sale Beer & Wine
5.	Straw Hat Pizza	2929 Mather Field Road	41 – On-Sale Beer & Wine

There were four types of licenses found within the area, Types 20, 21, 41, and 51. The definitions for these licenses via ABC's website, are as follows:

1. Type 20 – Off-Sale Beer & Wine
 - a. Issued to retail stores. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.
2. Type 21 – Off-Sale General
 - a. Issued to retail stores. Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.
3. Type 41 – On-Sale Beer & Wine – Eating Place
 - a. Issued to restaurants. Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.
4. Type 51 – Club
 - a. Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. No off-sale privileges. Food service is not required. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

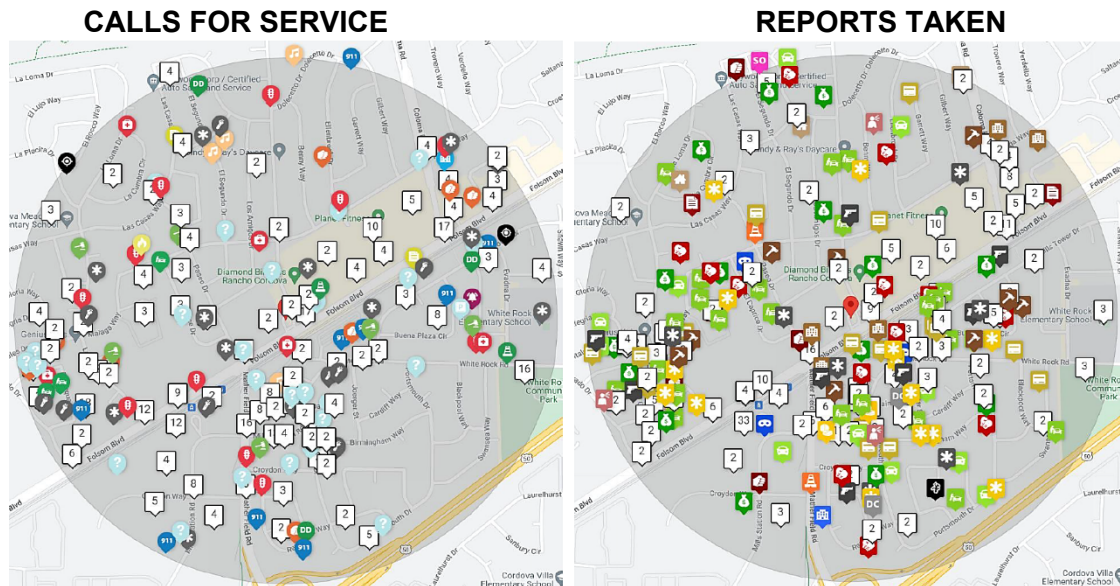
As shown in **Figure 4** above, as well as in **Table 1**, there are a total of 6 off-site alcohol licenses within ½ mile of the subject property. Many of which sell beer and wine as well as distilled spirits. In addition to the off-site alcohol licenses (as shown in **Table 2**), there are 5 on-site alcohol licenses that sell beer and wine at nearby restaurants. With a total of 11 existing licenses within a ½ mile, staff and the Rancho Cordova Police Department (RCPD) have determined that there is a high concentration of licenses in the area and that there is no public necessity that is not already being met by existing license holders.

High Calls for Service in the Area

In addition to research regarding license concentration, staff requests from RCPD a Crime Analysis Report for the property and the surrounding area (See Attachment 2). This report

gathers all calls for service within the past year and again focuses on the area within ½ mile of the project site. The report, dated November 3, 2023, pulled all calls for service and reports taken between November 1, 2022, and October 31, 2023. **Figure 5** below provides a map of the radius with symbols representing the different types of calls that were received and of those calls, which resulted in a formal report being taken by RCPD.

Figure 5: Calls for Service and Reports Map



The information can generally be described as follows:

- A total of 4,545 Calls for Service were received within the radius. Broken down further, this is an average of 378.75 calls per month or 12.45 calls per day. These calls include calls to the police made by the public as well as calls that were made by RCPD officers.
- Of the total calls for service, 9 calls were made at 10299 Folsom Boulevard
- A total of 481 total reports were taken within a ½ mile radius and one year time frame.
- Of those total reports, 1 report was taken at 10299 Folsom Boulevard.

The provided crime analysis report also provides more detail for the 9 calls for service and 1 report taken at the subject property as shown in **Figure 6** below.

Figure 6: Calls for Service and Report taken at 10299 Folsom Boulevard

CALLS FOR SERVICE

Initial Type	Report Number	Final Type	How Received	Date Time Received
ASSAULT/BATTERY WITHIN 15 MINS/MEDICAL REQ	SD23000332525	Assault/Battery	E911 SYSTEM	10/17/2023 04:50 PM
DISTURBANCE - SPECIFY TYPE	SD23000332522	Weapons Violation	TELEPHONE	10/17/2023 04:48 PM
SHOTS	SD23000297386	Suspicious Activity	TELEPHONE	09/16/2023 09:29 PM
WELFARE CHECK -- SPECIFY TYPE AND NATURE	SD23000296342	Medical / Check Welfare	E911 SYSTEM	09/15/2023 05:09 PM
WELFARE CHECK -- SPECIFY TYPE AND NATURE	SD23000197759	Medical / Check Welfare	E911 SYSTEM	06/24/2023 12:14 PM
INCOMPLETE PHONE CALL	SD23000114338	911 Hang-Up / Open Line	E911 SYSTEM	04/15/2023 11:42 AM
DISTURBANCE - FAMILY	SD23000076519	Disturbance	E911 SYSTEM	03/12/2023 07:54 PM
ASSAULT W/DEADLY WEAPON REPORT	SD23000058400	Assault/Battery	TELEPHONE	02/23/2023 04:15 PM
DISTURBANCE - SPECIFY TYPE	SD22000364696	Disturbance	E911 SYSTEM	12/09/2022 11:42 AM

REPORTS

Report Number	Report Type	First Date Time	Last Date Time
2023-332522	AGGRAVATED ASSAULT	10/17/2023 4:50:40 PM	10/17/2023 4:50:40 PM

When reviewing calls for service, staff and RCPD take into consideration the number of calls made as well as the nature of the call, giving additional attention to calls that are alcohol related or that could potentially be intensified by alcohol, such as calls involving violence. Over the course of the year, there have been two disturbances and two assault/battery calls, with one assault/battery resulting in a formal aggravated assault report taken. Given that the surrounding area as well as the project site, has received a large number of calls over the past year without an alcohol license at this location, staff has determined that the addition of an alcohol license would not be beneficial to the incidence of crime and calls for service in the area.

Recommendation for Denial

After review of the Application and crime analysis report provided by RCPD, staff has determined that the Application would not be able to meet the required approval findings necessary for the Conditional Use Permit (CUP), in particular Finding (B) which states:

- B. The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through the application of other code standards or other reasonable conditions of approval.

Approval of the CUP allowing an additional off-site alcohol license within the area, would likely create more negative impacts for adjacent properties and the public in the form of additional calls for service and an even higher concentration of alcohol licenses. These potential negative impacts would not be able to be mitigated through any zoning code standards or land use regulations nor through any reasonable and/or enforceable conditions of approval. The Rancho Cordova Police Department has also reviewed the crime stats and concentration of licenses within the area and is not supportive of this application.

The Application is also unable to meet required approval Finding (D) for the Conditional Use Permit which states:

- D. The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

The off-site sale of alcohol is permitted with the approval of a CUP within the Commercial Mixed Use (CMU) district of the Folsom Boulevard Specific Plan (FBSP). There are no specific development standards or design guidelines that would be applicable to alcohol sales. However, given the high concentration and high crime within the surrounding area, per Section 4.60 of the Rancho Cordova Municipal Code, the Applicant is required to process an application for a determination of public convenience for the sale of alcohol. Both Applications are recommended for denial at this time and therefore this finding is unable to be met and the project is unable to meet the requirements of the Zoning code.

Given that the application is unable to meet both Findings (B) and (D), staff recommends denial of the requested CUP.

In addition, the high number of existing licenses within the surrounding ½ mile area show that there is no public necessity that is not already being met by existing licenses. These licenses provide both beer and wine, as well as distilled spirits within a ½ mile of the subject property. Therefore, staff recommends denial of the PCN as an additional alcohol license would not serve any public convenience or necessity within the area.

GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY

General Plan:

The project site is located within the Folsom Boulevard Planning Area (FBPA). The FBPA focuses on high-intensity development along the major transit corridor that includes light rail stations and freeway interchanges. Folsom Boulevard is envisioned to serve as a catalyst for redevelopment of the area and has a primary focus of residential and office-mixed use designations with commercial nodes throughout. The proposed request for off-site alcohol sales and letter of public convenience and necessity, is not in-line with the FBPA's goals of redevelopment. As shown in the report provided by the Rancho Cordova Police Department ([Attachment 2](#)) as well as **Tables 1 & 2** provided by staff of other alcohol licenses, the area is already over-concentrated with existing alcohol sales and an additional license would not contribute to the goals of the Planning Area.

Zoning Ordinance:

The project site is zoned Commercial Mixed-Use (CMU) within the Folsom Boulevard Specific Plan (FBSP). The CMU zoning district is designed to designate these areas for primarily commercial development; however they may include office and/or residential development as well. Commercial retail and service uses are generally permitted by right and more intense commercial and service uses are conditionally permitted. Per Table 2-2 of the FBSP, Alcoholic Beverage Sales is permitted with the approval of a Conditional Use Permit (CUP). However, staff has determined that due to high calls for service and high concentration in the area, the application would not be able to meet Findings (B) and (D) of the required findings for approval. Therefore, the application would not be consistent with the City's Zoning Ordinance and cannot be approved.

ENVIRONMENTAL

Per Section 21080(b)(5) of the California Environmental Quality Act (CEQA) Guidelines, CEQA is not applicable to cases in which a public agency rejects or disapproves a project. This project is recommended for denial, therefore, no further CEQA review was completed for this project.

FISCAL ANALYSIS

There is no fiscal analysis for this project as the application is recommended for denial.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Adopt a Resolution denying the Valero Gas Station Beer & Wine Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN).

ATTACHMENTS

1. Resolution
2. Project Site Crime Analysis Report

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A
RESOLUTION DENYING THE VALERO BEER AND WINE SALES CONDITIONAL USE
PERMIT AND LETTER OF PUBLIC CONVENIENCE AND NECESSITY
PROJECT NO. PLND-1023-0086**

WHEREAS, United Petroleum, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN) for the off-site sales of Beer and Wine; and

WHEREAS, the proposed project is located at 10299 Folsom Boulevard (APN: 076-0221-001-0000) and is zoned Commercial Mixed Use (CMU) within the Folsom Boulevard Specific Plan (FBSP); and

WHEREAS, off-site alcohol sales is permitted with the approval of a Conditional Use Permit (CUP); and

WHEREAS, the Applicant has also requested a Letter of Public Convenience and Necessity (PCN) from the City as the site is located within a census tract that is considered overconcentrated by the Department of Alcoholic Beverages Control (ABC) with existing off-site alcohol licenses; and

WHEREAS, staff has worked with the Rancho Cordova Police Department (RCPD) to analyze the project site within a ½ mile radius to determine the level of alcohol license concentration in the surrounding area as well as the number of calls for service for crime analysis; and

WHEREAS, staff and RCPD have determined that the Application is unable to meet all required approval findings for the CUP and that the requested alcohol licenses would not be beneficial to the area and would not serve any public necessity that is not already met by the existing concentration of alcohol licenses within a ½ mile radius and therefore, is recommended for denial; and

WHEREAS, the project is not subject to the California Environmental Quality Act (CEQA) per section 21080(b)(5) of the CEQA Guidelines as the project is recommended for denial; 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 denying the request for a Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN) subject to the Application's inability to meet all required findings, specifically Findings (B) and (D), for a CUP as listed in Section 23.134.070 of the City's Municipal Code as follows:

- A. **Finding:** The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations

Evidence: The requested entitlements are for a Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN) for the off-site sales of beer and wine. The Application does not propose any modifications to the structure of the building or the existing buildings aesthetics. The existing convenience store portion of the service station would be able to accommodate the addition of alcohol sales if permitted.

- B. **Finding:** The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

Evidence: The negative impacts of the proposed use on adjacent properties and the public would not be able to be mitigated through code standards or conditions of approval. The surrounding area already receives a high number of calls for services at an average of approximately 379 calls a month or 12 calls per day within a ½ mile radius of the site. Also, there is already a larger number of both off-site and on-site alcohol licenses within the area with an existing convenience store selling both beer and wine as well as spirits, less than 300 feet away. Approval of the CUP allowing an additional off-site alcohol license within the area, would likely increase these numbers and create more negative impacts for adjacent properties and the public, in the form of additional calls for service and an even higher concentration of alcohol licenses. These potential negative impacts would not be able to be mitigated through any zoning code standards or land use regulations nor through any reasonable and/or enforceable conditions of approval. The Rancho Cordova Police Department has also reviewed the crime statistics and concentration of licenses within the area and is not supportive of this application.

- C. **Finding:** All required public facilities have adequate capacity to serve the proposal.

Evidence: The addition of beer and wine sales at this facility would not affect the utility capacity that already serves the existing structure. However, the approval of an additional alcohol license could potentially result in additional calls for service which may affect public facilities such as policing and emergency response within the surrounding area.

- D. **Finding:** The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

Evidence: The proposed project does not meet the requirements of the Zoning Code. The off-site sale of alcohol is permitted with the approval of a CUP within the Commercial Mixed Use (CMU) of the Folsom Boulevard Specific Plan (FBSP). There are no specific development standards or design guidelines that would be applicable to alcohol sales. However, given the high concentration and high crime within the surrounding area, per Section 4.60 of the Rancho Cordova Municipal Code the Applicant is required to process an application for a determination of public convenience for the sale of alcohol. Both Applications are recommended for denial

at this time and therefore this finding is unable to be met and the project is unable to meet the requirements of the zoning code.

- E. **Finding:** If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible.

Evidence: Staff coordinated with the Building and Safety Department as well as the City's Code Enforcement to review any open violations with the property at 10299 Folsom Boulevard. Currently there are no open violations with either department.

AND IT BE FURTHER RESOLVED, that the Planning Commission of the City of Rancho Cordova hereby recommends that the City Council deny the request for a Letter of Public Convenience and Necessity (PCN) based upon the number of existing off-site and on-site alcohol licenses within the surrounding area and the determination that there is no public convenience or necessity that is not already being met by these existing licenses.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 14th day of February 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

RANCHO CORDOVA POLICE DEPARTMENT**INVESTIGATION AND COMMUNITY SERVICES****CRIME ANALYSIS**

Calls For Service/Reports Taken
One-Half Mile Radius Of
10299 Folsom Blvd.

11/1/2022 through 10/31/2023

Produced for
City of Rancho Cordova Planning

November 3, 2023



This report was produced for informational purposes only; it is limited by the information available and/or collected at the time the data was generated. This information is not a replacement for official UCR statistics, which are based on national reporting specifications.



RANCHO CORDOVA POLICE DEPARTMENT

10299 Folsom Boulevard

This report covers all calls for service and reports taken within a one-half mile radius of 10299 Folsom Blvd at the Valero gas station, between November 1, 2022 and October 31, 2023.

The photo below was taken by Google Maps in September 2022:



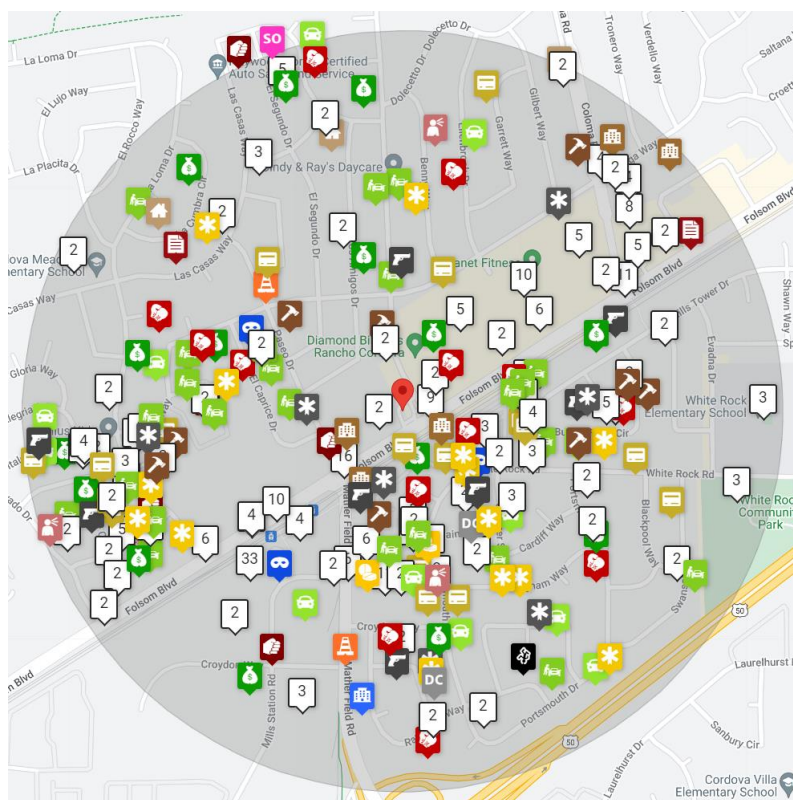
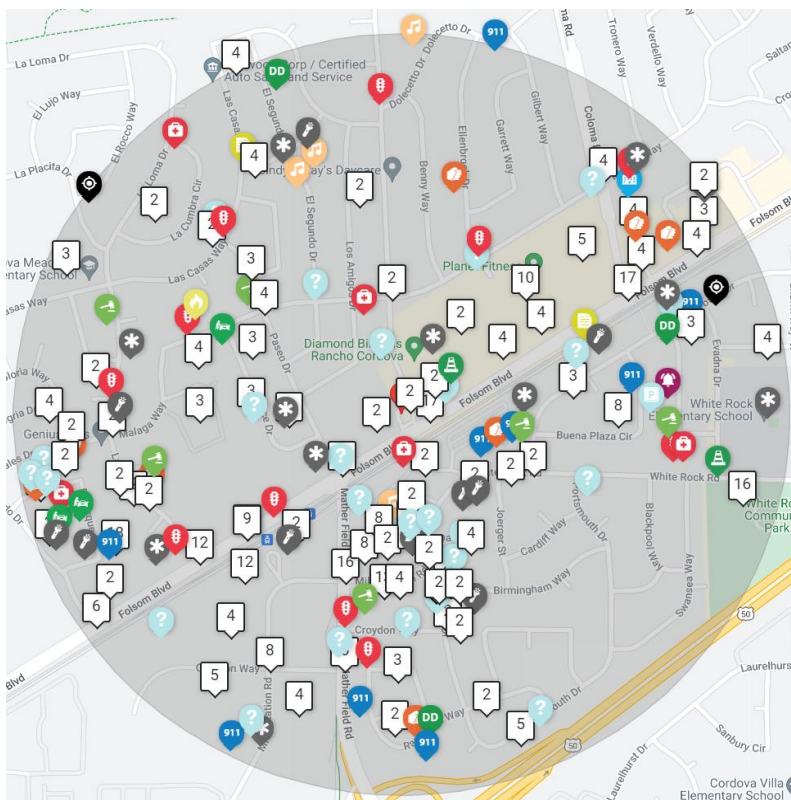


RANCHO CORDOVA POLICE DEPARTMENT

Within ½ mile of 10299 Folsom Blvd11/1/2022 through 10/31/2023

CALLS FOR SERVICE

REPORTS TAKEN

**Notes:**

- 4,545 total Calls For Service within the radius and time frame (public generated and officer-initiated).
- 9 calls for service at 10299 Folsom Blvd
- 481 total Reports Taken within the radius and time frame
- 1 reports taken at 10299 Folsom Blvd



RANCHO CORDOVA POLICE DEPARTMENT

10299 Folsom Blvd11/1/2022 through 10/31/2023

CALLS FOR SERVICE

Initial Type	Report Number	Final Type	How Received	Date Time Received
ASSAULT/BATTERY WITHIN 15 MINS/MEDICAL REQ	SD23000332525	Assault/Battery	E911 SYSTEM	10/17/2023 04:50 PM
DISTURBANCE - SPECIFY TYPE	SD23000332522	Weapons Violation	TELEPHONE	10/17/2023 04:48 PM
SHOTS	SD23000297386	Suspicious Activity	TELEPHONE	09/16/2023 09:29 PM
WELFARE CHECK -- SPECIFY TYPE AND NATURE	SD23000296342	Medical / Check Welfare	E911 SYSTEM	09/15/2023 05:09 PM
WELFARE CHECK -- SPECIFY TYPE AND NATURE	SD23000197759	Medical / Check Welfare	E911 SYSTEM	06/24/2023 12:14 PM
INCOMPLETE PHONE CALL	SD23000114338	911 Hang-Up / Open Line	E911 SYSTEM	04/15/2023 11:42 AM
DISTURBANCE - FAMILY	SD23000076519	Disturbance	E911 SYSTEM	03/12/2023 07:54 PM
ASSAULT W/DEADLY WEAPON REPORT	SD23000058400	Assault/Battery	TELEPHONE	02/23/2023 04:15 PM
DISTURBANCE - SPECIFY TYPE	SD22000364696	Disturbance	E911 SYSTEM	12/09/2022 11:42 AM

REPORTS

Report Number	Report Type	First Date Time	Last Date Time
2023-332522	AGGRAVATED ASSAULT	10/17/2023 4:50:40 PM	10/17/2023 4:50:40 PM



RANCHO CORDOVA POLICE DEPARTMENT

10299 Folsom Blvd**GEOGRAPHIC INFORMATION**

This establishment is within Census Tract 0089.10 for purposes of classification by the State of California Department of Alcoholic Beverage Control (ABC).

Per ABC, this Census Tract is authorized two off sale licenses, and, including this location, there would be four locations operating. ABC will likely be requiring a letter of Public Convenience and Necessity (PCN).

Name	Address	License Type
RC Food Mart	2847 Bradshaw Road	Off-Sale General
Dollar Tree	10337 Folsom Blvd	Off-Sale Beer and Wine
Dawes Wine and Spirits	2724 Dawes St.	Off-Sale General

A review of licenses in Rancho Cordova has identified six additional “off-sale” establishments within ½ mile of this location. Those locations are identified in the table below:

