CITY OF RANCHO CORDOVA

PLANNING COMMISSION MEETING
Wednesday, May 8, 2024

City Hall
2729 Prospect Park Drive, Rancho Cordova

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

How to Observe or Listen to the Meeting:

- Online via Zoom: https://cityofranchocordova.zoom.us/j/81381829224
  Webinar ID: 813 8182 9224
- By phone: +1 669 900 6833 or +1 253 215 8782
  Webinar ID: 813 8182 9224

Public Comment

Members of the public who wish to address the Planning Commission may do so in person during the meeting by completing and submitting a Speaker Card to the Planning Commission Clerk.

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranchocordova.org no later than 3:00 p.m. on Wednesday, May 8, 2024. Written comments received no later than 3:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 3:00 p.m. will be distributed to the Planning Commission.

If you have questions related to the Planning Commission Meeting, please contact the Planning Division at (916) 851-8750 before Wednesday, May 8, 2024, at 3:00 p.m.

AGENDA

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

Members of the public wishing to address the Planning Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to the Planning Commission Clerk.

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

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

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of April 24, 2024. Readoption of Meeting Minutes from the Regular Planning Commission Meeting of March 27, 2024.
Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

5.1. **Subject:** Anatolia III Village 27 - Small Lot Tentative Subdivision Map - Project No. PLND-1023-0087 (CEQA Exempt Pursuant to Section 15182, Residential Projects Pursuant to a Specific Plan) - Located at the northwest corner of Kiefer Boulevard and Rancho Cordova Parkway; APN: 067-0720-031-0000 and 067-0090-039-0000.
Recommendation: Staff recommends that the Planning Commission adopt the Resolution to:

- Determine the project Exempt per Section 15182 Residential Projects Pursuant to a Specific Plan; and
- Approve the Anatolia III Village 27 Small Lot Tentative Subdivision Map, subject to the findings contained in the attached Resolution, Project Plans, and Conditions of Approval.

6. PUBLIC HEARING ITEMS

6.1. **Subject:** The Ranch Villages 10 and 11 Silverbrook - Design Review Amendment (CEQA Exempt pursuant to Section 15182, C, Residential Projects Implementing Specific Plans) - Project No. PLND-0324-0094 - Located within The Ranch SPA, South of Chrysanthy Boulevard; APN: 067-2630-001-0000 through 067-2630-069-0000 and 067-2420-006-0000.
Recommendation: Staff recommends that the Planning Commission adopt the Resolution to:

- Determine the project Exempt per Section 15182(C), Residential Projects Implementing Specific Plans; and

- Approve The Ranch Village 10 and 11 Silverbrook Design Review Amendment subject to the findings contained in the Resolution and Conditions of Approval.

7. REGULAR CALENDAR ITEMS

7.1. **Subject:** Propose to Cancel the Regular Planning Commission Meeting on June 12, 2024.
Recommendation: Staff is recommending that the Planning Commission pass a motion to cancel the June 12, 2024 regular meeting.

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

9. DIRECTOR'S REPORT

10. 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

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
November 13, 2024	5:30 PM Regular Meeting
December 11, 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 May 8, 2024 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on May 3, 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 May 3, 2024 at Rancho Cordova, California.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 4.1.

DATE: May 8, 2024

TO: Planning Commission Members

FROM: Kelly Whitman, Planning Commission Clerk

SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF APRIL 24, 2024. READOPTION OF MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF MARCH 27, 2024**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. April 24, 2024 Planning Commission Draft Meeting Minutes
2. March 27, 2024 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA

PLANNING COMMISSION MEETING
Wednesday, April 24, 2024

City Hall
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5:30 PM – Regular Meeting
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If you have questions related to the Planning Commission Meeting, please contact the Planning Division at (916) 851-8750 before Wednesday, April 24, 2024, at 3:00 p.m.

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 5:31 p.m.

Planning Commissioners Members Present: Surender Devarapalli, Robert McGarvey, Leroy Tripette, and Chair Cynthia Stauss

Planning Commissioners Members Absent: Lee Frechette

Staff Members Present: Chance Finley-Ross, Arlene Granadosin-Jones, Palmer Hilton, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner McGarvey led the pledge.

3. PUBLIC COMMENT

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 McGarvey second by Tripette; Motion passed with a 4:0 vote.
AYES:	Devarapalli, McGarvey, Tripette, Stauss
NOES:	None
ABSENT:	Frechette
ABSTAIN:	None

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of March 27, 2024.
Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING 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 5.1 by McGarvey second by Devarapalli; Motion passed with a 4:0 vote.
AYES:	Devarapalli, McGarvey, Tripette, Stauss
NOES:	None
ABSENT:	Frechette
ABSTAIN:	None

5.1. **Subject:** Recycle Road TPM - Tentative Parcel Map (CEQA Exemption 15315 "Minor Land Division") - Project No. PLND-0224-0092.
Recommendation: Staff recommends that the Planning Commission adopt the Resolution to:

- Determine the project to be in compliance with the California Environmental Quality (CEQA) per section 15315 “Minor Land Division”
- Approve the Tentative Parcel Map (TPM) for Recycle Road (APN: 072-0550-022-0000), Project No. PLND-0224-0092 subject to the findings, Tentative Parcel Map (Attachment 2) and Conditions of Approval (Attachment 3).

6. PUBLIC HEARING ITEMS

6.1. **Subject:** The Preserve - Major Design Review, Adjustment, and Special Development Permit (CEQA Exempt Pursuant to Section 15183, Projects Consistent with the Community Plan, General Plan or Zoning and Section 15182, Residential Projects Pursuant to a Specific Plan) - Project No. PLND-0923-0080 - Located North of Edington Drive and West of Raymer Way; APN: 072-0300-011-0000, 072-0300-013-0000, 073-0010-029-0000, and 072-2900-080-0000.

Recommendation: Staff recommends that the Planning Commission adopt the Resolution to:

- Determine the project exempt per Section 15183 “Projects Consistent with a Community Plan, General Plan, or Zoning” and Section 15182 “Residential Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and
- Approve the Major Design Review, Adjustment, and Special Development Permit for The Preserve.

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

ACTION:	Motion to approve item 6.1. by McGarvey second by Tripette; Motion passed with a 4:0 vote.
AYES:	Devarapalli, McGarvey, Tripette, Stauss
NOES:	None
ABSENT:	Frechette
ABSTAIN:	None

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

8. DIRECTOR'S REPORT

Senior Planner Arlene Granadosin-Jones provided her report.

9. ADJOURNMENT

Chair Stauss adjourned the meeting at 5:58 p.m.

_____
Kelly Whitman
Planning Commission Clerk

CITY OF RANCHO CORDOVA

PLANNING COMMISSION MEETING
Wednesday, March 27, 2024

City Hall
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If you have questions related to the Planning Commission Meeting, please contact the Planning Division at (916) 851-8750 before Wednesday, March 27, 2024, at 3:00 p.m.

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 5:31 p.m.

Planning Commission Members Present: Lee Frechette, Robert McGarvey, Leroy Tripette, and Chair Cynthia Stauss

Planning Commission Members Absent: Surender Devarapalli

Staff Members Present: Chance Finley-Ross, Darcy Goulart, Palmer Hilton, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Palmer Hilton led the pledge.

3. PUBLIC COMMENT

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

1. Oscar Mazariegos

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 Frechette second by McGarvey; Motion passed with a 4:0 vote.
AYES:	Frechette, McGarvey, Tripette, Stauss
NOES:	None
ABSENT:	Devarapalli
ABSTAIN:	None

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of March 13, 2024.
Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS

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

ACTION:	Motion to approve items 5.1 through 5.2 by Tripette second by Frechette; Motion passed with a 4:0 vote.
AYES:	Frechette, McGarvey, Tripette, Stauss
NOES:	None
ABSENT:	Devarapalli
ABSTAIN:	None

5.1. **Subject:** The Ranch Four Seasons Recreation Center - Design Review Amendment (CEQA Exempt Pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning) - Project No. PLND-0124-0089 - Located within The Ranch SPA, South of Chrysanthy Boulevard; APN: 067-2420-028-0000.

Recommendation: Determine the project Exempt per Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning and adopt the Resolution approving the Ranch Age Qualified Recreation Center Design Review Amendment subject to the findings contained in the Resolution and Conditions of Approval.

5.2. **Subject:** Second Amendment to the Development Agreement Between the City of Rancho Cordova and Cresleigh Homes Corporation Relative to Sunridge Lot J.
Recommendation: Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Introduce and waive the first reading of the Ordinance approving the 2nd amendment to the Development Agreement between the City of Rancho Cordova and Cresleigh Homes Corporation relative to Sunridge Lot J.

6. PUBLIC HEARING ITEMS

6.1. **Subject:** Big Baller Storage Park - Major Design Review & Administrative Use Permit (CEQA Exempt Pursuant to Section 15183. Projects Consistent with a Community Plan, General Plan or Zoning) – Project No. PLND-0323-0066.
Recommendation: Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines; and Adopt the Resolution approving the Major Design Review and Administrative Use Permit for Big Baller Storage Park.

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

1. Mike Malher

Chair Stauss closed the public comment period.

ACTION:	Motion to approve item 6.1. by McGarvey second by Tripette; Motion passed with a 4:0 vote.
AYES:	Frechette, McGarvey, Tripette, Stauss
NOES:	None
ABSENT:	Devarapalli
ABSTAIN:	None

6.2. **Subject:** A Resolution Providing a Recommendation to City Council for the Adoption of an Ordinance Amending Title 23, Chapter 23.113 Zoning Certification, Chapter 23.313 Mixed-Use Zoning District, Chapter 23.731 Fences, Walls, and Screening, Chapter 23.1104 Definitions and the Folsom Boulevard Specific Plan.
Recommendation: Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council:

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3); and
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code of the Rancho Cordova Municipal Code and a Specific Plan Amendment to amend the Folsom Boulevard Specific Plan

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

ACTION:	Motion to approve item 6.2. by Frechette second by McGarvey; Motion passed with a 4:0 vote.
AYES:	Frechette, McGarvey, Tripette, Stauss
NOES:	None
ABSENT:	Devarapalli
ABSTAIN:	None

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

8. DIRECTOR'S REPORT

Planning Manager Darcy Goulart provided her report.

9. ADJOURNMENT

Chair Stauss adjourned the meeting at 6:13 p.m.

_____
Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 5.1.

DATE: May 8, 2024

TO: Planning Commission Members

FROM: Chance Finley-Ross, Assistant Planner

SUBJECT: **ANATOLIA III VILLAGE 27 – SMALL LOT TENTATIVE SUBDIVISION MAP – PROJECT NO. PLND-1023-0087 (CEQA EXEMPT PURSUANT TO SECTION 15182, RESIDENTIAL PROJECTS PURSUANT TO A SPECIFIC PLAN) – LOCATED AT THE NORTHWEST CORNER OF KIEFER BOULEVARD AND RANCHO CORDOVA PARKWAY; APN: 067-0720-031-0000 AND 067-0090-039-0000**

PROPERTY OWNER: Sun Ridge LLC 7919 Folsom Boulevard, Suite 300 Sacramento, CA 95826	**APPLICANT/DEVELOPER:** Sun Ridge LLC (Ryan Claycomb) 7919 Folsom Boulevard, Suite 300 Sacramento, CA 95826

PROJECT:	The Applicant, Sun Ridge LLC, is seeking approval of the Anatolia III Village 27 Small Lot Tentative Subdivision Map (TSM) to subdivide two (2) existing parcels into eight (8) single family residential lots and one (1) Detention Basin lot. The single-family residential lots are proposed on 5.3 acres, while the detention basin will occupy 16 acres. The parcels have a Sunridge Specific Plan designation of Low Density Residential (LDR) and are zoned RD-5.
FILE:	PLND-1023-0087
LOCATION:	Located at the northwest corner of Kiefer Boulevard and Rancho Cordova Parkway
APN:	067-0720-031-0000 & 067-0090-039-0000
ZONING:	Residential, Five Dwelling Units per Acre Maximum, (RD-5) within the Sunridge Specific Plan
PLANNER:	Chance Finley-Ross, Assistant Planner

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Resolution to:

- Determine the project Exempt per Section 15182 Residential Projects Pursuant to a Specific Plan; and
- Approve the Anatolia III Village 27 Small Lot Tentative Subdivision Map, subject to the findings contained in the attached Resolution, Project Plans, and Conditions of Approval.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Anatolia III Village 27 Small Lot Tentative Subdivision Map and allow the applicant to submit for final maps, necessary improvement plans, permits, and would allow for the construction and sale of eight homes on individual lots, as well as a permanent drainage basin.

BACKGROUND

Anatolia III Tentative Subdivision Map is located within the Sunridge Specific Plan area and was approved in September 2003 by the City of Rancho Cordova. The project site is located at the northwest corner of Kiefer Boulevard and Rancho Cordova Parkway. **Figure 1: Site Location.**

Figure 1: Site Location

The Anatolia III Tentative Subdivision Plan included 11 Villages for a total of 879 residential lots. There were originally 77 residential lots proposed within the limits of the project site; however, the area eventually became a dedicated stormwater detention basin area which reduced the area's capacity to accommodate residential units. The history of the Anatolia III and project site is as follows:

- In 2006 grading of the area began within Anatolia III.

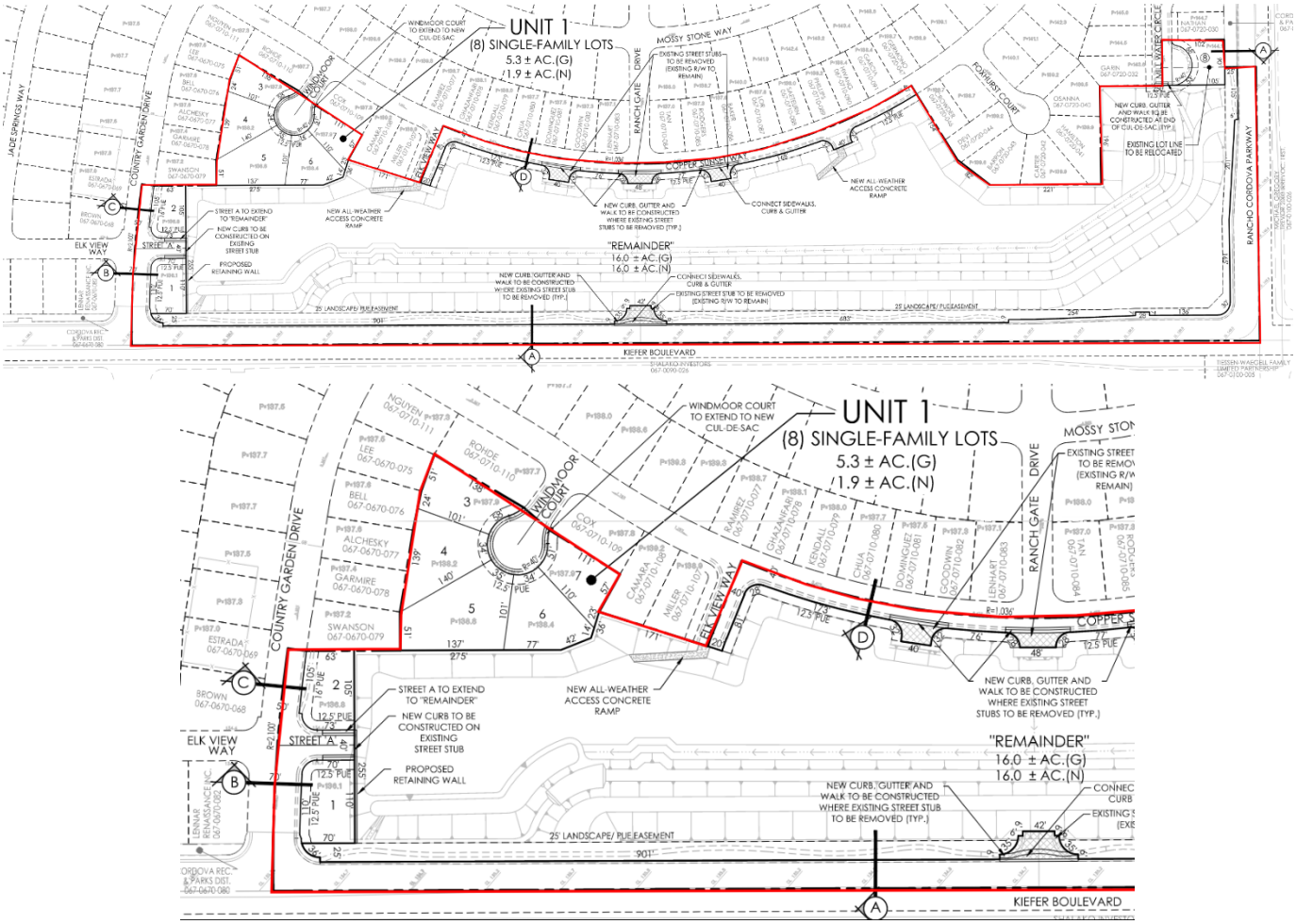
- A temporary storm basin was located at the project site.
- It was determined that the storm water would need to be retained on site as the downstream detention basin was not going to be built.

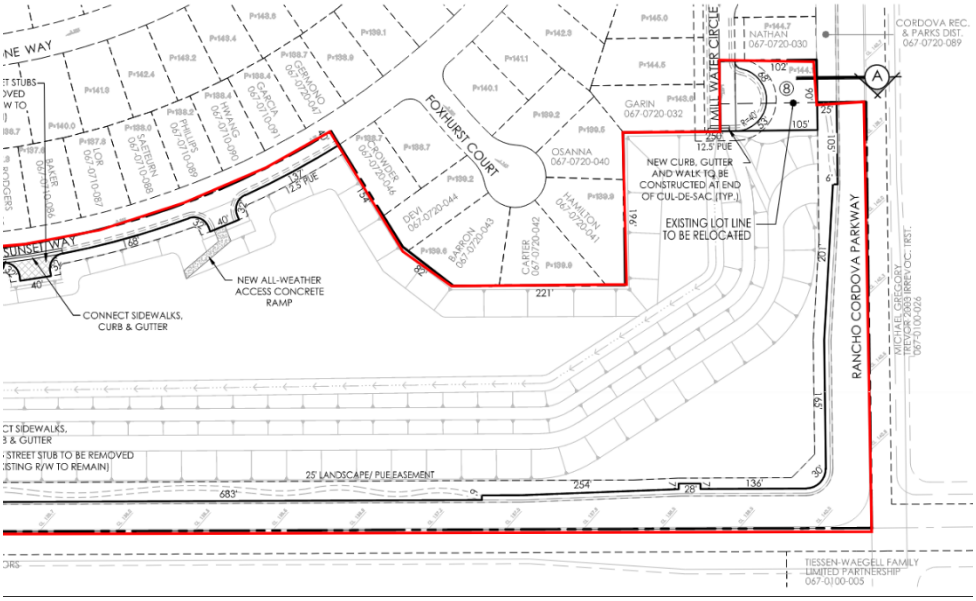
The current project site is proposed on vacant land. The area is surrounded by existing developed residential units to the west and north, and vacant land within the Suncreek Specific Plan to the east and south that is zoned for Natural Resources, and Medium and High Density Residential (MDR & HDR).

SMALL LOT TENTATIVE SUBDIVISION MAP

The Applicant has requested approval for a Small Lot Tentative Subdivision Map (TSM) to divide two existing parcels of vacant land into eight single-family residential lots and one Detention Basin lot. The proposed subdivision plan allocates approximately 5.3 acres for the single-family residential lots and reserves around 16 acres for the detention basin. The single-family residential lots are intended for future development, while the stormwater detention basin lot will serve to store stormwater runoff from the surrounding community. **Figure 2: Anatolia III Village 27 Small Lot Tentative Subdivision Map** shows the proposed tentative map area. A full map can be viewed in Attachment 2 of this staff report.

Figure 2: Anatolia III Village 27 Small Lot Tentative Subdivision Map





The proposed Tentative Subdivision Map results in two (2) residential corner lots along Country Garden Drive, five (5) cul-de-sac lots within Windmoor Court, and one (1) irregular-shaped lot along Mill Water Circle. The Detention Basin maintains a 25-foot landscape easement to the south along Kiefer Boulevard and to the east along Rancho Cordova Parkway that will be dedicated to future street landscaping.

The Tentative Subdivision Map Review adheres to Section 66474 of the California Subdivision Map Act which requires a City to deny approval of a tentative map, if any of the required findings are found to be true. In the case of the proposed map, none of the required findings were found to be true, as provided in Attachment 1 of this staff report.

GENERAL PLAN AND ZONING CONSISTENCY:

The project site is located within the Sunridge Specific Plan. The Sunridge Specific Plan contains a mix of low, medium, and high-density residential units and commercial development. The proposed subdivision includes single-family lots and a detention basin that is consistent with the General Plan and Sunridge Specific Plan Land Use Plan for Low-Density Residential uses. The proposed Tentative Subdivision Map area is zoned RD-5 which allows for up to five (5) dwelling units per acre. The proposed project is consistent with the applicable RD-5 zoning designation, as well as the surrounding zoning designations.

FISCAL IMPACT

Approval of the Anatolia III Village 27 Small Lot Tentative Subdivision Map would allow the applicant to submit final maps, necessary improvement plans, and permits. While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

ENVIRONMENTAL

The Applicant is seeking approval of the Anatolia III Village 27 Small Lot Tentative Subdivision Map to subdivide the project site into eight (8) single family residential lots and a stormwater detention basin. The single-family residential lots are proposed on 5.3 acres, while the detention basin will occupy 16 acres. The parcels have a Sunridge Specific Plan designation of Low Density Residential (LDR) and are zoned RD-5 and are consistent with these development densities. There are no effects peculiar to the project or project site or substantial new information that would result in new or more severe adverse impacts.

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

RECOMMENDED MOTIONS

Staff recommends the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Section 15182 Residential Projects Pursuant to a Specific Plan and adopt the Resolution approving the Anatolia III Village 27 Small Lot Tentative Subdivision Map, subject to the findings contained in the attached Resolution (Attachment 1), Project Plans (Attachment 2), and Conditions of Approval (Attachment 3).

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 ANATOLIA III VILLAGE 27 TENTATIVE SUBDIVISION MAP PROJECT NO. PLND-1023-0087

WHEREAS, Sun Ridge LLC, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Tentative Subdivision Map approval for Anatolia III Village 27; and

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

WHEREAS, the project is located at the northwest corner of Kiefer Boulevard and Rancho Cordova Parkway and includes a proposal to subdivide two (2) existing parcels into eight (8) single family residential lots and one (1) Detention Basin lot; and

WHEREAS, the existing property is zoned RD-5 (Residential, Five Dwelling Units per Acre Maximum) within the Sunridge Specific Plan; and

WHEREAS, the project was found to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182, Residential Projects Pursuant to a Specific Plan; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA authorizes approval of the Anatolia III Village 27 Tentative Subdivision Map Project No. PLND-1023-0087 (attached hereto as Exhibit A), subject to the following findings and attached Conditions of Approval (attached hereto as Exhibit B):

1. The CEQA exemption found in California Code of Regulation Title 14, Section 15182 (Residential Projects Pursuant to a Specific Plan) is an adequate exemption according to the Guidelines of the California Environmental Quality Act.

   A. **Finding**: The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15182 “Residential Projects Pursuant to a Specific Plan”

      Evidence: The proposed project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report (EIR) (SCH# 1997022055). Since the proposed project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan. The Applicant is proposing to subdivide the project site into eight (8) single family residential lots and a stormwater detention basin. The parcels have a Sunridge Specific Plan designation of Low Density Residential (LDR) and are zoned RD-5. There are no effects peculiar to the project or project site or substantial new information that would result in new or more severe adverse impacts.

2. Approve the Small Lot Tentative Subdivision Map, subject to the Project Plans (Exhibit A), and Conditions of Approval (Exhibit B). In accordance with Government Code Section 66473.5, the proposed Small Lot Tentative Subdivision Map is consistent with the applicable General and Specific Plan objectives, policies, land uses and programs. Section 66474 of the Government Code requires a City to deny approval of a tentative map if any of the findings are found to be true. In the case of the proposed maps, none of the required findings were found to be true:

   A. **Finding:** That the proposed map is consistent with applicable general and specific plans as specified in Section 65451.

      Evidence: The proposed Anatolia III Village 27 map is consistent with the General Plan and the land use designation specified for this portion of Anatolia project. The project site is located within the Sunridge Specific Plan. The proposed subdivision includes single-family lots and a detention basin that is consistent with the General Plan and Sunridge Specific Plan Land Use Plan for Low-Density Residential uses. The proposed Tentative Subdivision Map area is zoned RD-5 which allows for up to five (5) dwelling units per acre. The proposed project is consistent with the applicable RD-5 zoning designation, as well as the surrounding zoning designations. The subdivision map request includes eight single family lots and a permanent drainage basin.

   B. **Finding:** The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

      Evidence: The proposed subdivision map is consistent with the existing development standards of the Anatolia project within the Sunridge Specific Plan. The residential lot count is less than the original map.

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

      Evidence: The site is physically suitable to subdivide. The subdivision maps were originally approved in 2003 with grading on the site in 2006. The proposed map includes new lot configurations and a permanent drainage basin for Anatolia III.

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

      Evidence: The 2003 approved subdivision map included 77 single family lots and no drainage basin. The proposed subdivision map includes 8 single family lots (69 fewer lots) and a permanent drainage basin. Therefore, there is a reduction of the density and the site is physically suitable for the proposed density of development.

   E. **Finding:** The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

      Evidence: The proposed project is exempt from environmental review pursuant to Section 15182 “Residential Projects Pursuant to a Specific Plan” of the California Environmental Quality Act. In addition, the reduction of single-family lots that will be replaced with a drainage basin will improve the groundwater retention and provide improved water quality.

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

Evidence: The proposed subdivision map includes a reduction of 69 fewer single family lots and a permanent drainage basin. The permanent drainage basin will meet the low impact development requirements in stormwater management strategy. No public health problems will result from approval of the Small Lot Tentative Subdivision Map.

G. **Finding:** The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

Evidence: The proposed subdivision map includes a revised layout to accommodate the reconfigured lots from 77 single family lots to 8 single family lots. A permanent drainage basin is in the location of the previously 69 single family lots. Access to the drainage basin is provided. The improvements on the proposed tentative subdivision maps are consistent with the approved Sunridge Specific Plan and the City of Rancho Cordova ordinances and standards and do not conflict with public easements and related necessary access throughout the project area.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 8th day of May 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cynthia Stauss, Chair

ATTEST:

_____
Kelly Whitman,
Planning Commission Clerk

SMALL LOT TENTATIVE SUBDIVISION MAP
ANATOLIA 3 - VILLAGE 27
CITY OF RANCHO CORDOVA, CALIFORNIA
MARCH 27, 2024

PROJECT NOTES

OWNER
SUN RIDGE, LLC
7919 FOLSOM BOULEVARD #300
SACRAMENTO CA, 95826
PHONE: (916) 383-2500

APPLICANT/ SUBDIVIDER
SUN RIDGE, LLC
C/O AKT INVESTMENTS
7919 FOLSOM BOULEVARD #300
SACRAMENTO CA, 95826
CONTACT: RYAN CLAYCOMB
PHONE: (916) 383-2500

PLANNER/ENGINEER
WOOD RODGERS INC
3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: STAN METTE/
MICHAEL MOTRONI PE 73891
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
067-0720-031 & 067-0090-039

AREA
21.3 ± ACRES GROSS

EXISTING USE
VACANT WITH AN EXISTING DETENTION BASIN

PROPOSED USE
SEE LAND USE SUMMARY

EXISTING/ PROPOSED GENERAL PLAN DESIGNATION
LDR

EXISTING/ PROPOSED ZONING
RD-5

EXISTING/ PROPOSED SPECIFIC PLAN
RD-5

NUMBER OF PROPOSED PARCELS
8 RESIDENTIAL PARCELS

PARK DISTRICT
CORDOVA RECREATION & PARK DISTRICT
2729 PROSPECT PARK DR #230
RANCHO CORDOVA, CA 95670
(916) 842-3300

FIRE PROTECTION
SACRAMENTO METRO FIRE DISTRICT
10545 ARMSTRONG AVE #200
MATHER, CA 95655
(916) 859-4300

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN ROAD
ELK GROVE, CA 95624
(916) 686-5085

SEWER
SAC REGIONAL COUNTY SANITATION DISTRICT
8521 LAGUNA STATION ROAD
ELK GROVE, CA 95758
(916) 876-6000
&
SACRAMENTO AREA SEWER DISTRICT
10060 GOETHE ROAD
SACRAMENTO, CA 95827
(916) 875-6730

STORM DRAINAGE
CITY OF RANCHO CORDOVA DRAINAGE SERVICES
2729 PROSPECT PARK DR #230
RANCHO CORDOVA, CA 95670
(916) 842-3300

WATER
SACRAMENTO COUNTY WATER AGENCY
827 7TH STREET, ROOM 301
SACRAMENTO, CA 95814
(916) 874-6851

ELECTRICITY
SMUD
6301 S STREET
SACRAMENTO, CA 95817
(916) 742-7683

GAS
PG&E
5555 FLORIN PERKINS ROAD
SACRAMENTO, CA 95826
(916) 386-5453

NOTES:

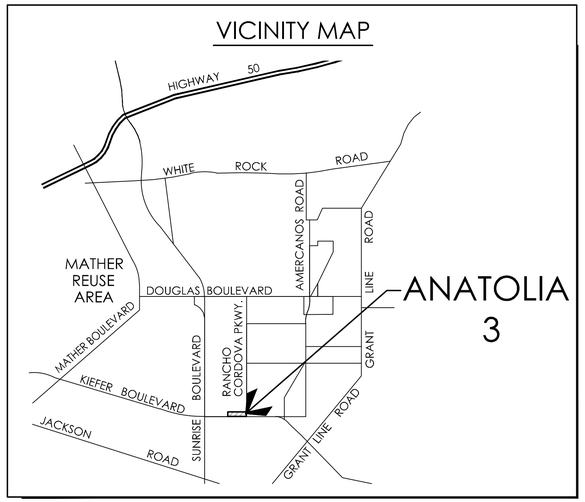
1) *SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.*
2) *THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.*
3) *THIS EXHIBIT IS FOR TENTATIVE SUBDIVISION MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.*
4) *P.U.E.'S ARE PROPOSED FOR DEDICATION AS SHOWN OR AS OTHERWISE APPROVED.*
5) *TITLE INFORMATION SHOWN PER PRELIMINARY TITLE REPORT PREPARED BY PLACER TITLE COMPANY AND DATED AUGUST 11, 2020.*

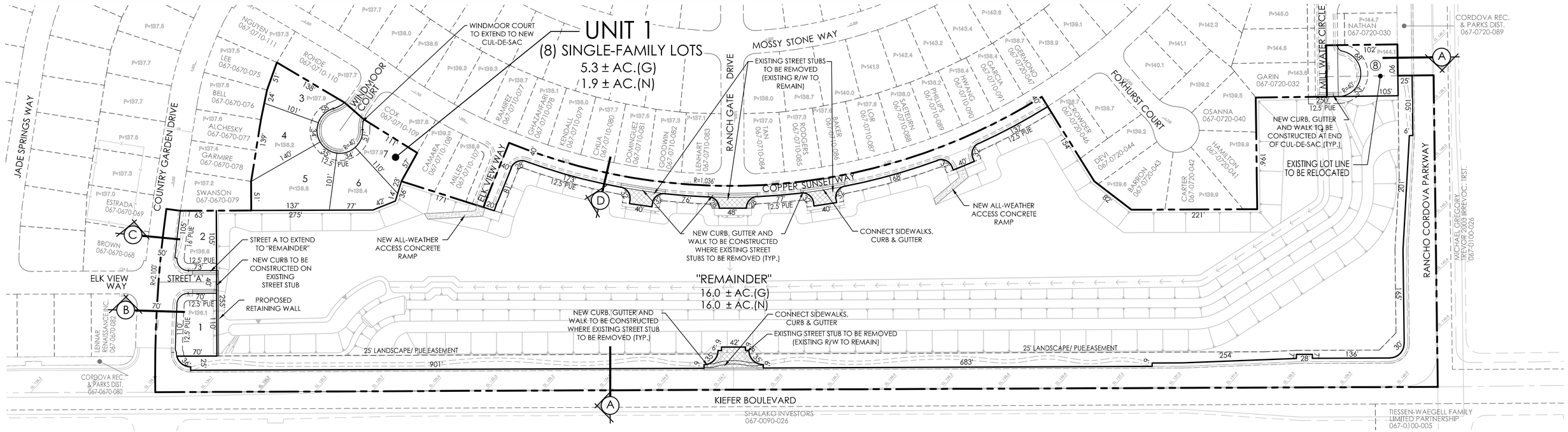
LAND USE SUMMARY

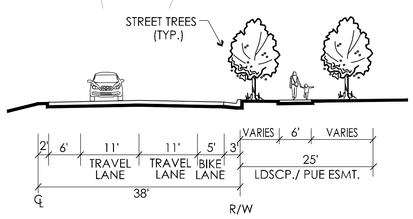
UNIT/LOT DESIGNATION	LAND USE	AVERAGE LOT SIZE	GENERAL PLAN DESIGNATION	SPECIFIC PLAN DESIGNATION	ZONING	ACRES (G)	ACRES (N)	DWELLING UNITS	NET DENSITY
1	SINGLE FAMILY RESIDENTIAL	8,289 SF	LDR	LDR (2.1-6.0 DU/AC)	RD-5	5.3	1.9	8	4.2
-	"REMAINDER"	-	P/QP	LDR (2.1-6.0 DU/AC)	RD-5	16.0	16.0	-	-
EXISTING PUBLIC RIGHT-OF-WAY		-	-	-	-	-	3.4	-	-
TOTAL						**21.3**	**21.3**	**8**	

***NOTE*: UNIT 1 NET ACREAGE AND DENSITY CALCULATION EXCLUDES ALL EXISTING PUBLIC RIGHT-OF-WAYS.**

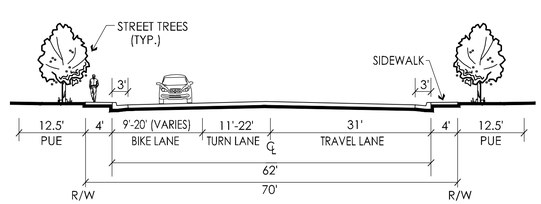
VICINITY MAP



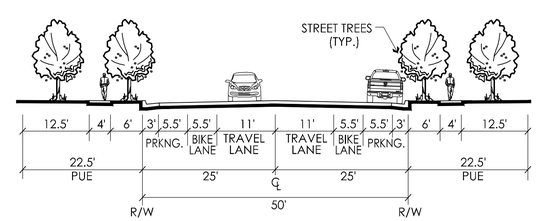




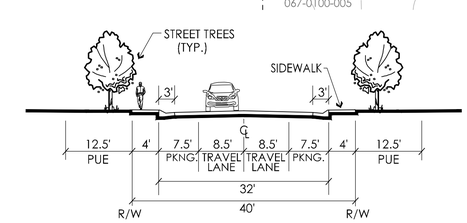
A EXISTING RANCHO CORDOVA PARKWAY & KIEFER BOULEVARD
38' STREET SECTION
NOT TO SCALE



B EXISTING COUNTRY GARDEN DRIVE ENTRY
70' STREET SECTION
NOT TO SCALE



C EXISTING COUNTRY GARDEN DRIVE
50' STREET SECTION
NOT TO SCALE



D EXISTING COPPER SUNSET WAY
40' STREET SECTION
NOT TO SCALE

NORTH
0 80 160 320

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
General Conditions (On-Going)				
1.	The approved entitlement is for a Small Lot Tentative Subdivision Map (SLTSM) for Anatolia III Village 27 located at the northwest corner of Kiefer Boulevard and Rancho Cordova Parkway (APN: 067-0720-031-0000 & 067-0090-039-0000), as described in the Planning Commission staff report dated May 8th, 2024, and attached Project Plans (Exhibit A) with conditions herein (Exhibit B), for project number PLND-1023-0087.	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	General	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	administratively. Major modifications shall be approved by the applicable decision-making body.			
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Planning/Finance
5.	The Owner and/or Applicant/Developer shall adhere to the applicable Mitigation Monitoring and Reporting Plan.	General	On-Going	Planning
6.	The Owner and/or Applicant/Developer shall comply with all applicable Sunridge Specific Plan requirements and conditions.	General	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/ Planning
8.	The Tentative Subdivision Map approval is valid for three years from the date of approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), unless extended by the terms of a Development Agreement.	Subdivision	Three years, commencing with the date of approval.	Planning/ Public Works
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.	Street Damage	On-Going	Public Works
10.	Protect citywide fiber in ROW at edge of pavement within project limits. Fiber infrastructure is constructed to a maximum depth of 12-inches from the surface of pavement. Please contact SiFi	Fiber Infrastructure	On-Going	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	Networks, Scott Kamali (scott.kamali@sifinetworks.com, 818-205-5070) and James Sarkany (james.sarkany@arcadis.com, 415-746-9929) for more information.			
11.	Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.	General	On-Going	SASD
12.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.	Design Standards	On-Going	SASD
Prior to Approval of Improvement Plans				
13.	The number, size, and location of driveways are subject to approval by the Public Works Department.	Driveways	Prior to Approval of Improvement Plans	Public Works
14.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Infrastructure	Prior to Approval of Improvement Plans	Public Works
15.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Frontage Agreement	Prior to Approval of Improvement Plans	Public Works
16.	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
17.	All landscape corridor walls shall be designed of masonry construction using graffiti resistant materials. Wall design and materials shall be subject to the City's approval and according to the design standards in the Sunridge Specific Plan.	Landscape Corridor	Prior to Approval of Improvement Plans	Public Works
18.	**Stormwater Quality- Post Construction** The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control and full capture	Stormwater	Prior to Approval of Improvement Plans	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	trash control measures into the site improvement plans in conformance with the most recent version of the Stormwater Quality Design Manual for the Sacramento Region.			
19.	**Stormwater Quality– During Construction:** **If disturbed area is an acre or more-** SWPPP – the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. **If the disturbed area is less than an acre,** submit Erosion and Sediment Control plans per the RCMC.	Stormwater	Prior to Approval of Improvement Plans	Public Works
20.	The plans 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.	Contingency Plan	Prior to Approval of Improvement Plans	Public Works
21.	All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and the hydraulic computation must be provided to estimate the flow depths along	Floodplain Management	Prior to Approval of Improvement Plans	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.			
22.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.	Stormwater	Prior to Approval of Improvement Plans	Public Works
23.	**Fees:** Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova's Public Works Department.	Impact Fees	Prior to Approval of Improvement Plans	Public Works
24.	Provide maintenance and operations manual for drainage basins. The manual shall include, but is not limited to: • As-built topography of the basin. • Plat map. • Inverts of inlets, outlets, etc.	Maintenance and Operations	Prior to Approval of Improvement Plans	Public Works
25.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.	Fire Access	Prior to Approval of Improvement Plans	Sacramento Metro Fire
26.	Show the design for an approved fire apparatus turnaround. The fire apparatus turnaround shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3. The fire access turn-around shall be located within 50 feet of the end of the access roadway.	Fire Turnaround	Prior to Approval of Improvement Plans	Sacramento Metro Fire

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
27.	Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.	Fire Lanes	Prior to Approval of Improvement Plans	Sacramento Metro Fire
28.	Provide a note on the plan that reads, "Fire apparatus access roads shall be designed and maintained to support the imposed live load of 80,000 pounds, with a maximum axle load of 31,000 pounds, and meet Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."	Fire Access	Prior to Approval of Improvement Plans	Sacramento Metro Fire
29.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial	Fire Hydrants	Prior to Approval of Improvement Plans	Sacramento Metro Fire

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.			
30.	Water supply will be provided by the Sacramento County Water Agency.	Water	Prior to Approval of Improvement Plans	SCWA
31.	Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Water Service	Prior to Approval of Improvement Plans	SCWA
32.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	Abandoned Wells	Prior to Approval of Improvement Plans	SCWA
33.	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	SASD
34.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer	Prior to Approval of Improvement Plans	SASD
35.	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	Sewer	Prior to Approval of Improvement Plans	SASD

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	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.			
36.	Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD).	Sewer	Prior to Approval of Improvement Plans	SASD
37.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Sewer	Prior to Approval of Improvement Plans	SASD
38.	All manholes not within public right of way must be accessible with an all-weather access roads.	Sewer	Prior to Approval of Improvement Plans	SASD
39.	Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Sewer	Prior to Approval of Improvement Plans	SASD
40.	The project has an approved Level 3 sewer study. Any changes to the approved study may require an addendum.	Sewer	Prior to Approval of Improvement Plans	SASD
41.	The District and the City shall jointly review and approve the improvement plans for the street frontages and utilities within the 25' landscape maintenance easement. Improvement plans will address protection of existing landscape and irrigation systems. CPRD is required to approve final construction of any impacts to landscape corridors to ensure any damage is repaired.	Improvement Plan Review	Prior to Approval of Improvement Plans	Public Works/CRPD
42.	SMUD provides the following conditions on the Applicant's Project to minimize impacts to SMUD	SMUD Conditions	Prior to Approval of Improvement Plans	SMUD

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	facilities on or adjacent to the Project site: 1. SMUD has existing overhead 12kV facilities at the corner of the intersection Kiefer Blvd and Rancho Cordova Parkway that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. 2. SMUD has existing underground 12kV facilities along the frontage of Kiefer Blvd and Rancho Cordova Parkway 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. 3. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. 4. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.			

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

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	8. 10. 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.			
Prior to Recordation of Final Map or Small Lot Map				
43.	Enter into a Subdivision Improvement Agreement and provide a performance bond and labor and material bond.	Improvement Agreement	Prior to Recordation of Final Map	Public Works
44.	Dedicate public utility easements, for the installation and maintenance of water, gas, sewer, drainage facilities, traffic control devices and dry utilities as shown on the tentative map.	Easements	Prior to Recordation of Final Map	Public Works
45.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units.	Easements	Prior to Recordation of Final Map	Public Works
46.	Provide a grant deed to the City for the Detention Basin (“Remainder”).	Grant Deed	Prior to Recordation of Final Map	Public Works
47.	Based on an anticipated overall population of 23.8 residents, the recordation of Anatolia III Village 27 is required to provide .118 acres of Quimby Parkland. The Developer shall provide the Quimby Park Land as follows: • In-lieu fees to cover the .118 acres.	Quimby	Prior to Recordation of Final Map	Public Works/CRPD
48.	The District shall provide, and the developer shall deliver to City Public Works a certificate from the Cordova Recreation and Parks District stating that all fees as required by the District have been paid and a Park Development Agreement has been executed.	Certificate	Prior to Recordation of any phase of any Final Map	Public Works/CRPD

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
Prior to Building Permit Approval				
49.	The Developer shall pay a Community Renovation Fee in the amount of $1,364.68 per Single Family unit when each building permit for a residential unit is issued within the project. The Community Renovation Fee will be adjusted on January 1, 2024, and annually thereafter by the method provided by using the City Construction Cost Index as applied by the City.	Fees	Prior to 1st Final Building Permit	Planning/ Community Development
50.	The Developer shall pay a park development fee per Single Family dwelling unit and an equivalency amount for other dwelling unit types. The park development fee for this project is $9,925.88 per Single Family dwelling unit.	Development Fee	Prior to Issuance of Building Permits	Community Development Depart/CRPD
51.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements. • Civil plan shall include an ADA access plan. • Utility laterals and cuts in existing right-of-way shall be restored per Sacramento County Standards. Type 1 slurry seal or an approved alternative shall be provided within the limits of the project, including but not limited to: Country Garden Drive, Elk View Way, Copper Sunset Way, Windmoor Court, Mill Water Circle, Kiefer Boulevard, and Rancho Cordova Parkway. • Remove the existing three middle street stubs on Copper Sunset Way and one existing street stub on Kiefer Boulevard, connect with	Improvement Plans	Prior to Issuance of Building Permits	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	curb, gutter, and sidewalk as shown on the tentative map. • At the east most street stub to be removed provide concrete pad for “look out.” • Eastern most street stub to remain. Remove existing barricades and replace with an arm (pipe)gate. Provide bollards where arm gate does not provide access. Provide an all-weather concrete access ramp to the basin. • Remove existing barricades on Elk View Way and replace with an arm (pipe) gate. Provide bollards where arm gate does not provide access. Provide an all-weather concrete access ramp to the basin. Remove tree stump. • Remove barricade and connect the sidewalks at Mill Water Circle. • Provide landscaping along Copper Sunset Wayand Elk View Way adjacent to the basin. Provide landscaping along Kiefer Boulevard at removal of existing street stub. Landscaping to be consistent type but minimal to limit maintenance costs. Add post and cable fence along Copper Sunset landscaped areas, and landscaped areas on Rancho Cordova Parkway and Kiefer Blvd. • Install curb at the end of Street A. • Public improvement plans shall clearly delineate all transitions to existing improvements. • Pavement transition to existing streets shall be constructed in accordance with Sacramento County standards.			

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	• Install public improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.			
52.	Secure City of Rancho Cordova Public Works Department approval of final grading plans, as required by City Ordinance.	Grading Plans	Prior to Issuance of Building Permits	Public Works
53.	Remove trash, dead vegetation, and debris from the bottom of the basin.	Debris Removal	Prior to Issuance of Building Permits	Public Works
54.	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.	General	Prior to Issuance of Building Permits	SASD
55.	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 Sprinkler	Prior to Issuance of Building Permits	Sacramento Metro Fire
56.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Fees	Prior to Issuance of Building Permits	SCWA
57.	Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716).	Landscaping	Prior to Issuance of Building Permits	SCWA
Prior to Final Inspection				
58.	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.	Landscaping	Prior to Final Building Inspection of the First Unit	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, Plant material inspection, irrigation coverage test, underdrain installation (as applicable) and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.			
59.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping	Prior to Final Building Inspection	Public Works
60.	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, lighting, signage and striping, and other associated facilities for all streets and other public areas depicted on the tentative map or tentative map phase.	Improvement Plans	Prior to Final Building Inspection	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	Prior to acceptance of the improvements record drawings of grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS Shape file shall be submitted to and approved by the Public works Department.			
Prior to Granting Final Occupancy				
61.	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.	Address Numbers	Prior to Granting Final Occupancy	Sacramento Metro Fire
62.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Roof Coverings	Prior to Granting Final Occupancy	Sacramento Metro Fire
Advisory				
63.	Any gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	Gates	Advisory	Sacramento Metro Fire
64.	The Rancho Cordova Police Department has provided the following advisory recommendations be added to the project: • Law enforcement needs unobstructed views into each of these courts should a tactical situation arise. • Landscaping should be of the type and situated in locations to maximize observation	General	Advisory	RCPD

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	while providing the desired degree of aesthetics. Security planting materials are encouraged along fences and property lines and under vulnerable windows. • All landscaping must adhere to the 2ft-6ft rule for all public spaces, roads, etc. • All curbs should be vertical in design. Round curbs should be avoided wherever possible. • Vertical wrought-iron fencing materials should be used for all fences between private lots and open space, parks, right of ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition, this will make those areas less attractive to loiterers and others who wish to use those locations for criminal or mischievous purposes. • If a walkway is to be installed, the paved or walking area shall be a minimum width of 12 feet, to allow public safety vehicles direct access to the walkway. The opening of the easement shall be accessible to public safety vehicles using a “Knox Box” or similar locking device. • There should be on-street and driveway lighting to allow for adequate visibility by residents, law enforcement, and passerby during nighttime hours. • Clearly define entranceways and control other points of access to a site. • Make sure that all gates allow first responders to enter remotely.			

MEMORANDUM

ITEM 6.1.

DATE: May 8, 2024

TO: Planning Commission Members

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: **THE RANCH VILLAGE 10 AND 11 SILVERBROOK – DESIGN REVIEW AMENDMENT (CEQA EXEMPT PURSUANT TO SECTION 15182, C, RESIDENTIAL PROJECTS IMPLEMENTING SPECIFIC PLANS) – PROJECT PLND-0324-0094 – LOCATED WITHIN THE RANCH SPA, SOUTH OF CHRYSANTHY BOULEVARD; APN: 067-2630-001-0000 THROUGH 067-2630-069-0000 AND 067-2420-006-0000**

PROPERTY OWNER: K. Hovnanian Homes 3721 Douglas Boulevard, Suite 150 Roseville, CA 95661	**APPLICANT/DEVELOPER:** K. Hovnanian Homes (Ethan Meltzer) 3721 Douglas Boulevard, Suite 150 Roseville, CA 95661
PROJECT:	The Applicant is seeking approval of an amendment to the approved Ranch Villages 10 and 11 Design Review to add two new floor plans (1,850 SF & 2,077 SF), each with three architectural styles (Spanish, Tuscan, and Contemporary).
FILE:	PLND-0324-0094
LOCATION:	Within The Ranch SPA, South of Chrysanthy Boulevard
APN:	067-2630-001-0000 through 067-2630-069-0000 and 067-2420-006-0000
ZONING:	The Ranch SPA
PLANNER:	Arlene Granadosin-Jones, AICP, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Resolution to:

- Determine the project Exempt per Section 15182(C), Residential Projects Implementing Specific Plans; and
- Approve The Ranch Village 10 and 11 Silverbrook Design Review Amendment subject to the findings contained in the Resolution and Conditions of Approval.

RESULT OF RECOMMENDED ACTION

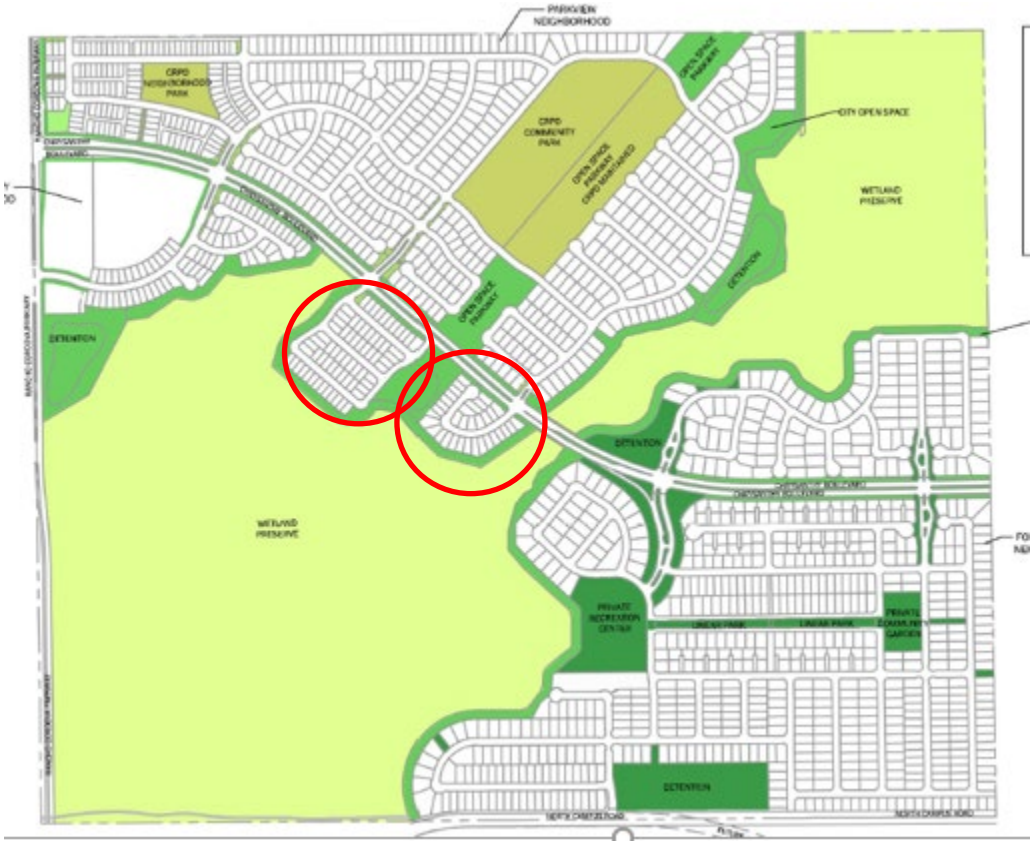
Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve The Ranch Village 10 and 11 Silverbrook Design Review Amendment to add two additional floor plans.

BACKGROUND

The Ranch Special Planning Area was approved in January 2020 and is located south of Douglas Road and east of Rancho Cordova Parkway as shown in **Figure 1: The Ranch SPA Location**. The proposed project is within Village 10 and Village 11 of The Ranch SPA as shown in **Figure 2: The Ranch Village 10 and Village 11 Location**. The applicant is requesting an amendment to the approved Design Review to add two additional house floor plans.

Figure 1: The Ranch SPA Location

Figure 2: The Ranch Village 10 and Village 11 Location



ANALYSIS

GENERAL PLAN

The project site is located within The Ranch Special Planning Area on parcels designated for residential development. The Design Review Amendment is to an approved residential subdivision proposing single-family detached homes in Village 10 and Village 11 of The Ranch SPA.

ZONING CODE

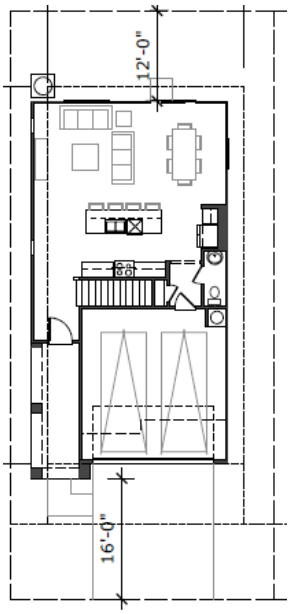
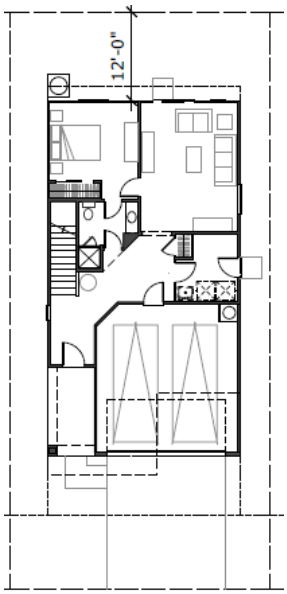
The project site is zoned The Ranch SPA which allows for residential uses. The proposed Design Review Amendment does not change the approved density range or any other required development standards for the previously approved Design Review.

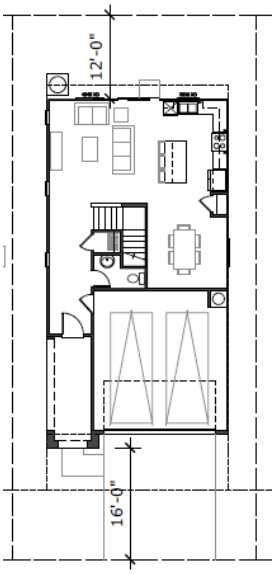
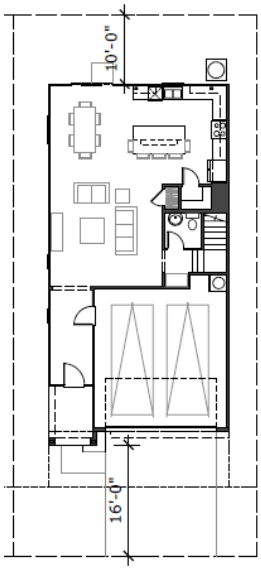
DESIGN REVIEW AMENDMENT

In September 2021, The Ranch Phase 1 Major Design Review was approved for Villages 4, 5, 6, and 9, which included three different lot sizes with four plans each and three architectural styles for each plan. In May 2023, the applicant, K. Hovnanian Homes, submitted a substantial conformance request to utilize the “Springs” home plans approved for Village 9 in the adjacent Village 10 and Village 11 areas. City staff reviewed the request and approved the “Springs”

home plans for Village 10 and 11, as shown in **Figure 3: Approved "Springs" Home Plans for Village 10 and Village 11**.

Figure 3: Approved "Springs" Home Plans for Village 10 and Village 11

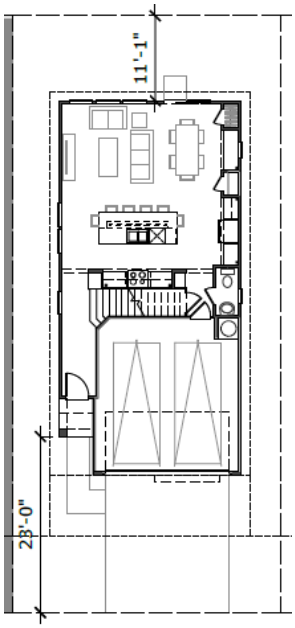
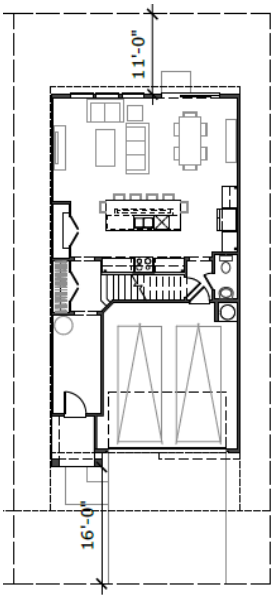
	Plan 1 (1,869 SF)	Plan 2 (1,960 SF)
Floor Plan		
Spanish		
Tuscan		

Contemporary		
	Plan 3 (2,007 SF)	**Plan 4 (2,150 SF)**
Floor Plan		
Spanish		

Tuscan		
Contemporary		

The proposed amendment includes two additional floor plans as shown in **Figure 4: The Ranch Village 10 and Village 11 (Silverbrook) Additional Floor Plans**. The proposed Plan 5 is 1,850 square feet and Plan 6 is 2,077 square feet. Each new floor plan will be 2-stories and will have three architectural styles (Spanish, Tuscan, and Contemporary). All house floor plans, including the additional two new floor plans, and elevations (front, side, rear elevations) for each floor plan are shown in the attached Design Review Booklet (Attachment 2).

Figure 4: The Ranch Village 10 and Village 11 (Silverbrook) Additional Floor Plans

	NEW Plan 5 (1,850 SF)	NEW Plan 6 (2,077 SF)
Floor Plan		
Spanish		
Tuscan		

Contemporary		

The proposed designs adhere to The Ranch Special Planning Area and Citywide Design Guidelines in the following ways:

- The mass, scale, and form of the homes enhance the public realm with the front yard porches and living spaces.
- Different rooflines included in each plan and elevation ensure variation.
- Building facades are designed to provide visual surveillance of the public streets, public spaces, sidewalks, and open space areas from inside the buildings.
- Two-story rear and side elevation enhancements along public right of way.
- Garage doors are articulated with paneling, metal detailing, contrasting color and recessed from the garage door frame.
- Proposed elevations utilize horizontal architectural elements to soften massing.
- The front door to each residential unit is clearly visible from the adjacent street and distinctive architectural elements and materials are used to denote prominent entrances.
- Window molding, shaped frames and sills and other techniques to enhance openings are used for additional architectural relief.

Approval of the Design Review Amendment, subject to the Design Review Booklet (Attachment 2) and the Conditions of Approval (Attachment 3) must be in compliance with the City's Design Guidelines. Supportive evidence for approval is shown in Attachment 1.

FISCAL IMPACT

Approval of the Design Review Amendment for additional floor plan designs of production homes within The Ranch SPA will benefit the City and the community by providing direct contributions to funds needed for public infrastructure for this project and the broader community. While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

ENVIRONMENTAL

The proposed project has been analyzed as part of The Ranch Special Planning Area Environmental Impact Report (SCH#: 2018072011) that was approved on January 21, 2020, in compliance with the California Environmental Quality Act (CEQA). Since the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, the

project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

RECOMMENDED MOTIONS

Staff recommends the Planning Commission adopt the Resolution to:

- Find the project to in compliance with the California Environmental Quality Act (CEQA) per Section 15182(C), Residential Projects Implementing Specific Plans; and
- Approve The Ranch Village 10 and 11 Silverbrook Design Review Amendment, subject to the findings contained in the attached Resolution and Conditions of Approval.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Design Review Booklet
3. Exhibit B to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

RESOLUTION NO. ___-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING A DESIGN REVIEW AMENDMENT FOR THE RANCH VILLAGE 10 AND 11 SILVERBROOK PROJECT NO. PLND-0324-0094

WHEREAS, K. Hovnanian Homes (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Design Review Amendment for The Ranch Village 10 and 11 Silverbrook located within The Ranch Special Planning Area, Parcel Number: 067-2630-001-0000 through 067-2630-069-0000 and 067-2420-006-0000; and

WHEREAS, the Applicant is proposing two additional house floor plans to the previously approved Design Review (DD10060, Approved May 2023); and

WHEREAS, the submitted application is in compliance with applicable Citywide Design Guidelines; and

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

WHEREAS, on May 8, 2024, the Planning Commission held a properly noticed public hearing at which it received a report from City Staff regarding the Design Review Amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code Section 65090 and 65091.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. Determine the project to be in compliance with the California Environmental Quality Act (CEQA) consistent with the approved The Ranch Special Planning Area Environmental Impact Report.

   a) **Finding**: The project site has been analyzed and is exempt per California Environmental Quality Act exemption 15182 Residential Projects Implementing Specific Plan.

   Evidence: The proposed project has been analyzed as part of The Ranch Special Planning Area Environmental Impact Report (SCH#: 2018072011) that was approved on January 21, 2020, in compliance with the California Environmental Quality Act (CEQA). Since the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

2. Approve the Design Review Amendment, subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B) supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

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

Evidence: The project site is located within The Ranch Special Planning Area on parcels designated and zoned for residential development. The Design Review Amendment is to an approved residential subdivision proposing single-family detached homes and does not change the approved density range or any other required development standards for the previously approved Design Review.

The proposed designs adhere to The Ranch Special Planning Area and Citywide Design Guidelines in the following ways:

- The mass, scale, and form of the homes enhance the public realm with the front yard porches and living spaces.
- Different rooflines included in each plan and elevation ensure variation.
- Building facades are designed to provide visual surveillance of the public streets, public spaces, sidewalks, and open space areas from inside the buildings.
- Two-story rear and side elevation enhancements along public right of way.
- Garage doors are articulated with paneling, metal detailing, contrasting color and recessed from the garage door frame.
- Proposed elevations utilize horizontal architectural elements to soften massing.
- The front door to each residential unit is clearly visible from the adjacent street and distinctive architectural elements and materials are used to denote prominent entrances.
- Window molding, shaped frames and sills and other techniques to enhance openings are used for additional architectural relief.

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

Evidence: The proposed amendment includes two additional floor plans that introduce small- to medium-sized home products to better respond to market conditions and introduce more housing opportunities for first-time buyers. The proposed Plan 5 is 1,850 square feet and Plan 6 is 2,077 square feet. Each new floor plan will be 2-stories and will have three architectural styles (Spanish, Tuscan, and Contemporary). The proposed designs include multiple color schemes and architectural details to create visual interest and variation within the subdivision. Variations in colors and materials along with living spaces forward of the garage will create a vibrant and welcoming streetscape that will complement anticipated future construction in the area. Conditions of Approval have been developed to alternate between sizes and architectural styles throughout the neighborhood to increase street variation.

c) **Finding**: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear

design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The proposed residential architecture establishes a clear design concept and is compatible with the approved The Ranch Village 10 and Village 11 Design Review and other surrounding communities. The two additional floor plans are proposed at 1,850 square feet and 2,077 square feet. Three architectural styles (Spanish, Tuscan, and Contemporary) are proposed for the new plans that create an aesthetically appealing streetscape that would establish a standard for anticipated commercial and additional residential areas nearby.

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 Amendment action. Vehicular, bicycle, and pedestrian circulation were studied and accepted as part of that prior approval. This Design Review Amendment approval will not impede any of the approved transportation modes.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 8th day of May 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cynthia Stauss, Chair

ATTEST:

_____
Kelly Whitman,
Planning Commission Clerk

KHovnanian Homes

THE RANCH

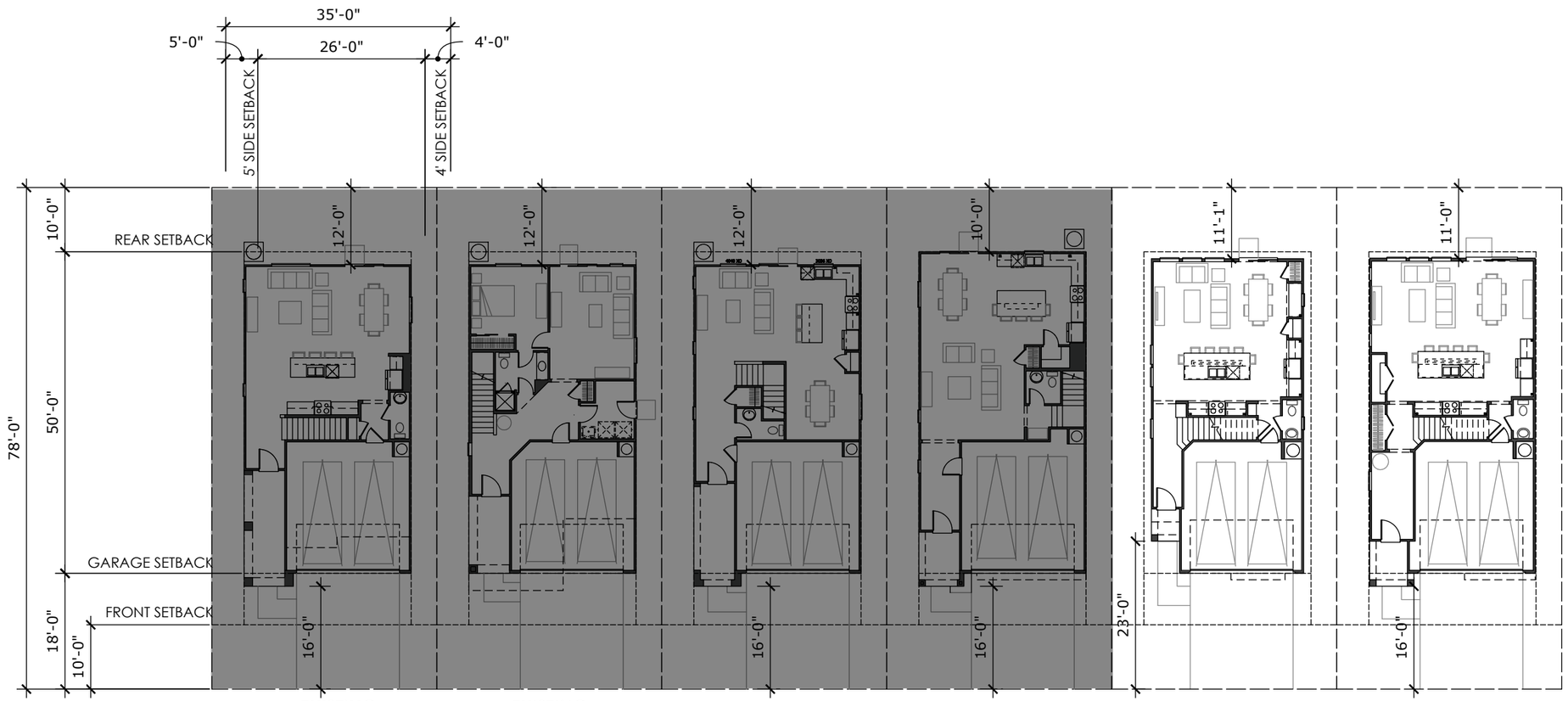
26' ASPIRE- 35' x 78' LOTS

RANCHO CORDOVA, CA

DESIGN REVIEW - 02.26.2024

NCD - THE RANCH SILVERBROOK 26' MARKET RATE (SPEC 1) - Rancho Cordova, CA

26' Market Rate	*(102) 35' x 78' Lots:*																
	Floors	Livable SF	Width	Depth	Max Depth	Bedroom	Bath	Island	Dining	Loft	Den	HOVHub	HOVHall	Extra Suite	Extra Suite+	Garage	Patio
Plan 1 *2620*	*2*	*1,869*	*26'*	*50'-0"*	*50'-0"*	3	2.5	10X3	1	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	2	*N/A*
Plan 2 *2621*	*2*	*1,960*	*26'*	*50'-2"*	*50'-8"*	3	3	8X3	1	1	*N/A*	*N/A*	*N/A*	*N/A*	OPT	2	*N/A*
Plan 3 *2622*	*2*	*2,007*	*26'*	*50'-0"*	*50'-0"*	3 (Opt.4)	2.5	3x6	1	1	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	2	*N/A*
Plan 4 *2624*	*2*	*2,150*	*26'*	*52'-0"*	*52'-0"*	4 (Opt.5)	3	7.5X4.5	1	1	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	2	*N/A*
THE ABOVE PLANS WERE PREVIOUSLY APPROVED, SHOWN FOR REFERENCE ONLY																	
NEW Plan 5 *7521*	*2*	*1,850*	*23'-8"*	*48'-11"*	*49'-11"*	3	2.5	10x4	1	1	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	2	*N/A*
NEW Plan 6 *7572*	*2*	*2,077*	*25'-9"*	*51'-0"*	*51'-0"*	3	2.5	10x4	1	1	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	2	*N/A*



EXISTING PLAN 1 - #2620	EXISTING PLAN 2 - #2621	EXISTING PLAN 3 - #2622	EXISTING PLAN 4 - #2624	NEW PLAN 5 - #7521	NEW PLAN 6 - #7572
FORM UB - SPANISH	FORM UB - SPANISH	FORM UB - SPANISH	FORM UB - SPANISH	FORM UB - SPANISH	FORM UB - SPANISH
1,869 SQ. FT. :: 78' X 35' (TWO STORY)	1,960 SQ. FT. :: 78' X 35' (TWO STORY)	2,007 SQ. FT. :: 78' X 35' (TWO STORY)	2,150 SQ. FT. :: 78' X 35' (TWO STORY)	1,850 SQ. FT. :: 50' X 24' (TWO STORY)	2,077 SQ. FT. :: 78' X 35' (TWO STORY)

THE ABOVE PLANS WERE PREVIOUSLY APPROVED, SHOWN FOR REFERENCE ONLY

KHovnanian Homes

SETBACK EXHIBIT - BASE HOUSE

SCALE: 1" = 20'-0"

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
02.26.2024

PLAN 2 - #2621	PLAN 4 - #2624	PLAN 1 - #2620	PLAN 3 - #2622	NEW PLAN 5 - #7521	NEW PLAN 6 - #7572
FORM YB - TUSCAN	FORM UB - SPANISH	FORM ZB - CONTEMPORARY	FORM YB - TUSCAN	FORM ZB - CONTEMPORARY	FORM UB - SPANISH

THE ABOVE PLANS WERE PREVIOUSLY APPROVED, SHOWN FOR REFERENCE ONLY

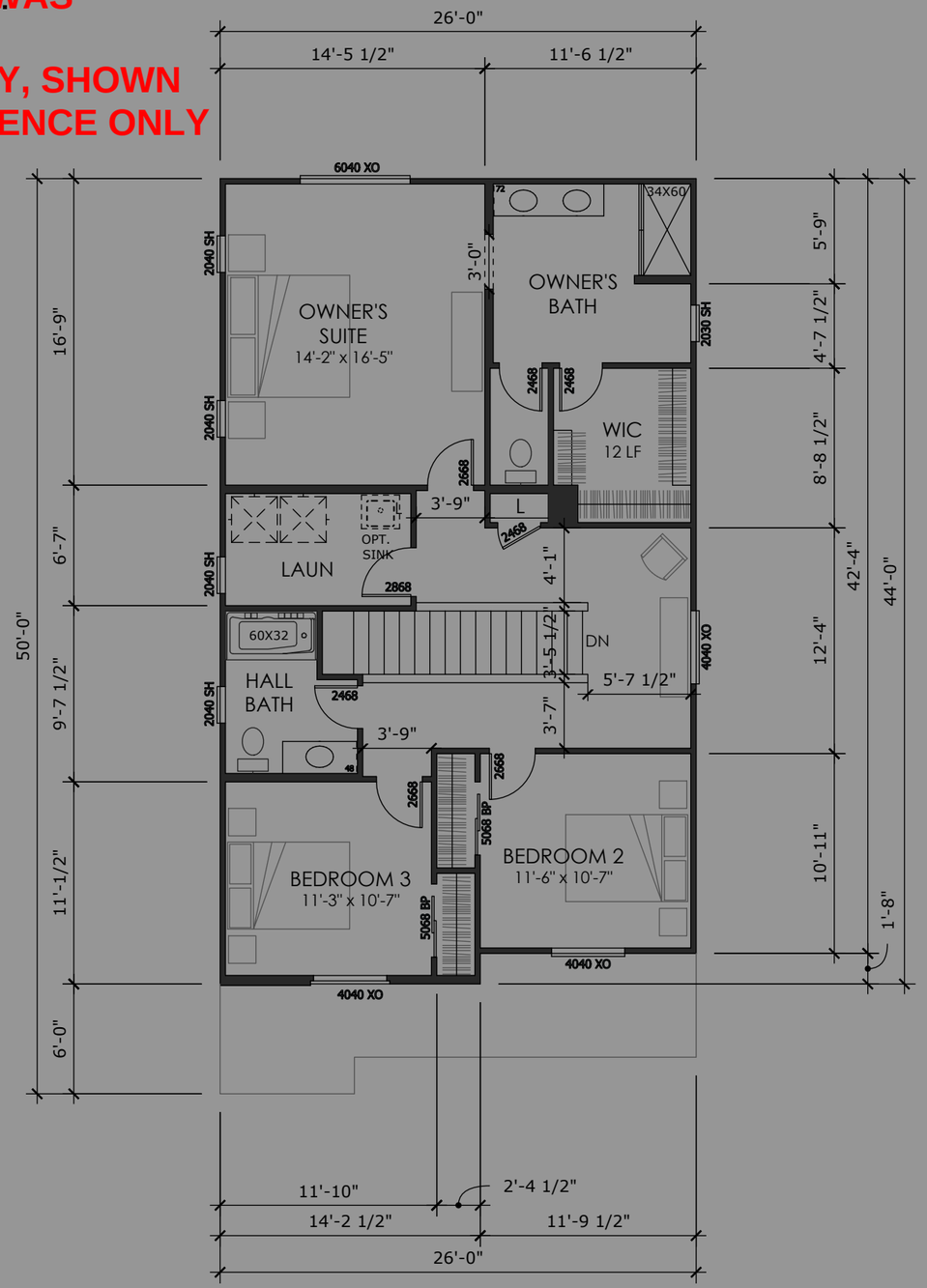
KHovnanian Homes

STREET SCENE
SCALE: NTS

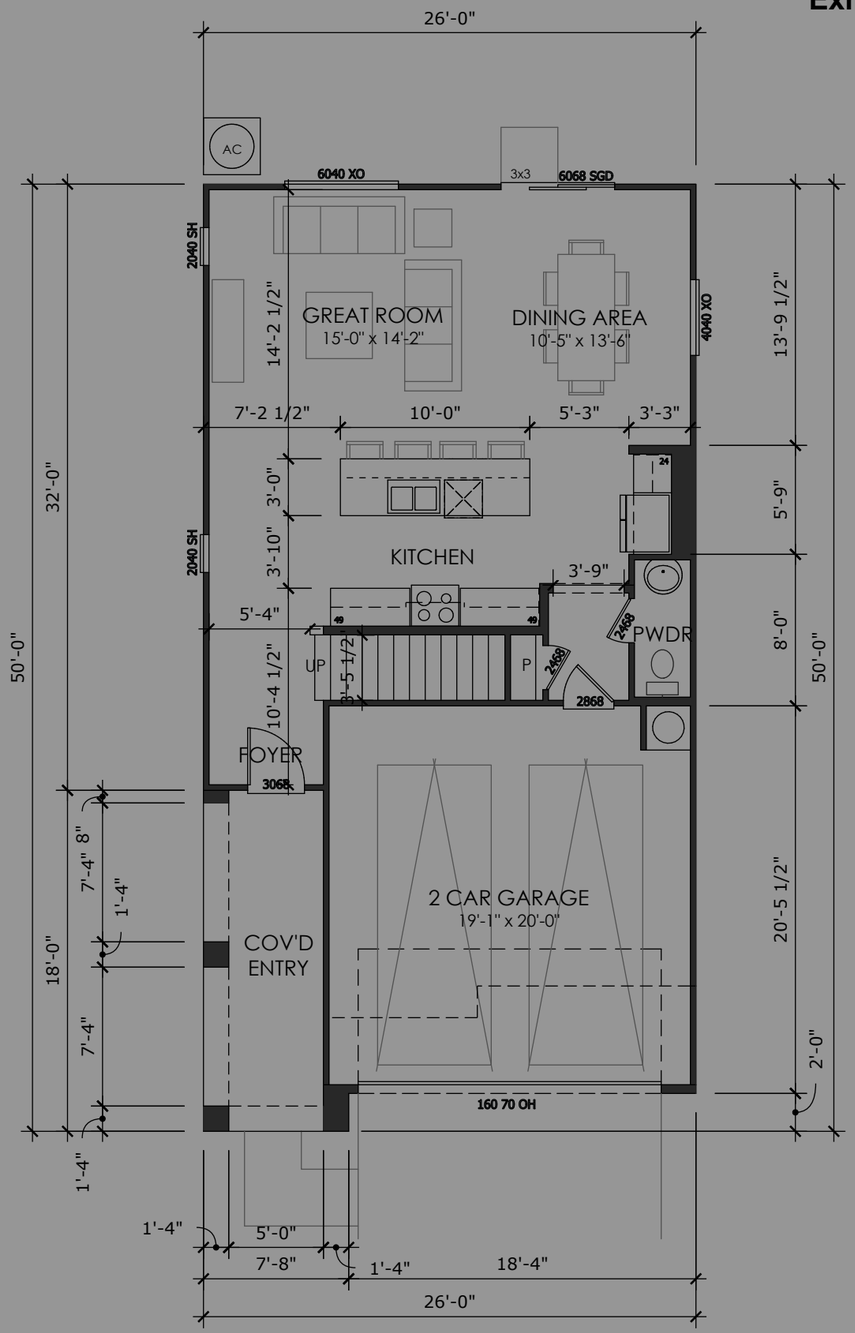
THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
02.26.2024

THIS PLAN WAS APPROVED PREVIOUSLY, SHOWN FOR REFERENCE ONLY

ATTACHMENT 2
Exhibit A to the Resolution



2ND FLOOR



1ST FLOOR

SERIES WIDTH
26'

LIV. SF:	**1,869**
PLAN WIDTH:	**26'**
PLAN #:	2620
SCALE:	1/8" = 1'-0"
NAME:	PLAN 1

VITAL STATS

BEDROOM	3
BATH	2.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	7' | 7'

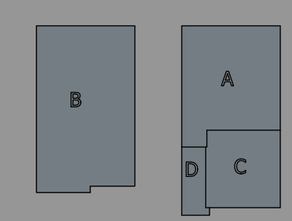
STATUS | LEGACY PRODUCT

AREA S.F. BREAKDOWN

LIVABLE	
(A) FIRST FLOOR:	745
(B) SECOND FLOOR:	1,124
TOTAL LIVABLE:	**1,869**
(C) GARAGE:	401
COV'D ENTRY / PORCH	
(D) *ELEVATION UB:*	116
ELEVATION YB:	116
ELEVATION ZB:	116
(E) OPT. COVERED PATIO:	N/A
MAX FOOTPRINT:	**1,262**

TYP LOT SIZE | 35'X78' (2,730 SF)

LOT COVERAGE | 1,262 / 2,730 = **46.2%**

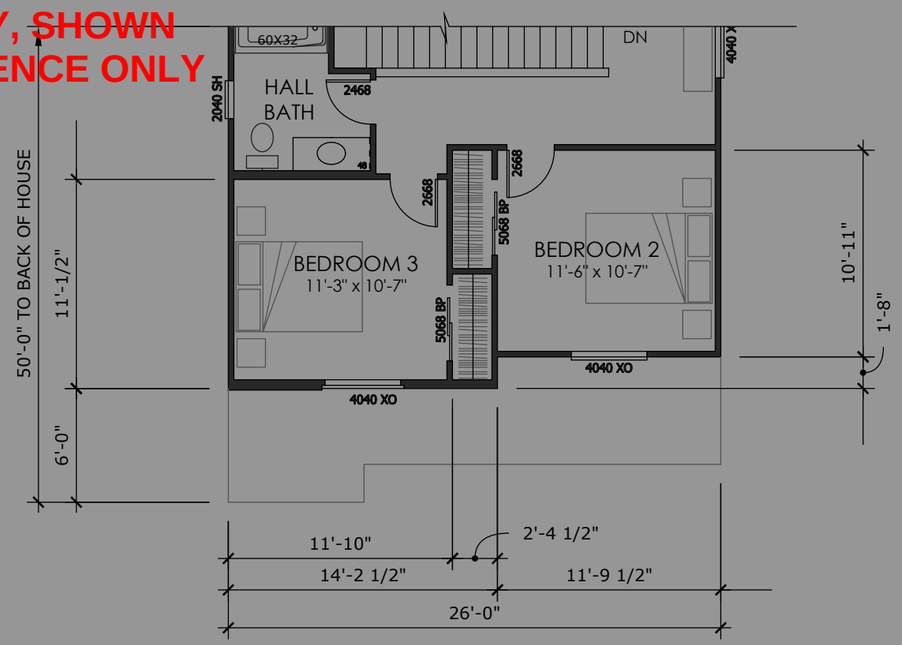


FORM UB - SPANISH

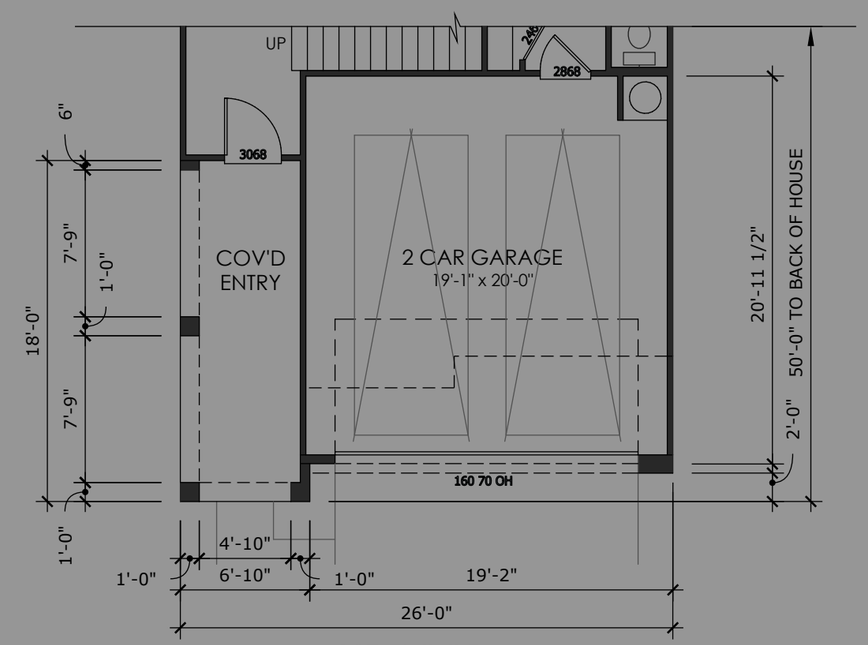
KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
02.26.2024

THIS PLAN WAS APPROVED PREVIOUSLY, SHOWN FOR REFERENCE ONLY

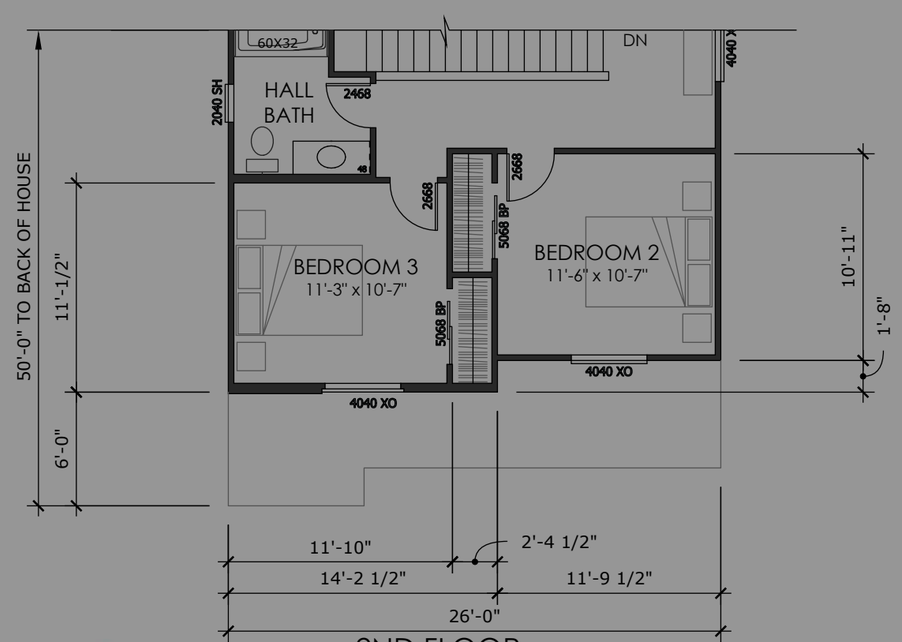


2ND FLOOR

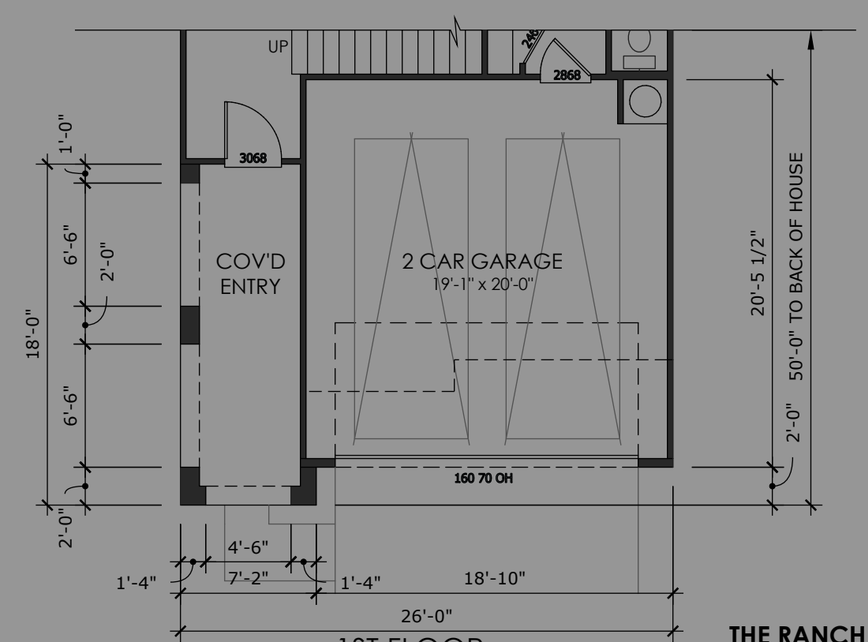


1ST FLOOR

FORM ZB - CONTEMPORARY



2ND FLOOR



1ST FLOOR

FORM YB - TUSCAN

SERIES WIDTH
26'

LIV. SF:	**1,869**
PLAN WIDTH:	**26'**
PLAN #:	2620
SCALE:	1/8" = 1'-0"
NAME:	PLAN 1

VITAL STATS

BEDROOM	3
BATH	2.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	7' | 7'

STATUS | LEGACY PRODUCT

AREA S.F. BREAKDOWN

LIVABLE	
(A) FIRST FLOOR:	745
(B) SECOND FLOOR:	1,124
TOTAL LIVABLE:	**1,869**
(C) GARAGE:	401
COV'D ENTRY / PORCH	
(D) *ELEVATION UB:*	116
ELEVATION YB:	116
ELEVATION ZB:	116
(E) OPT. COVERED PATIO:	N/A
MAX FOOTPRINT:	**1,262**

TYP LOT SIZE | 35'X78' (2,730 SF)

LOT COVERAGE | 1,262 / 2,730 = **46.2%**

KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
02.26.2024

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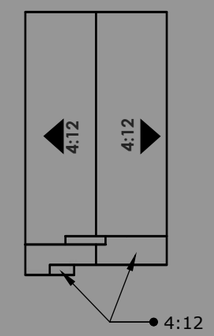
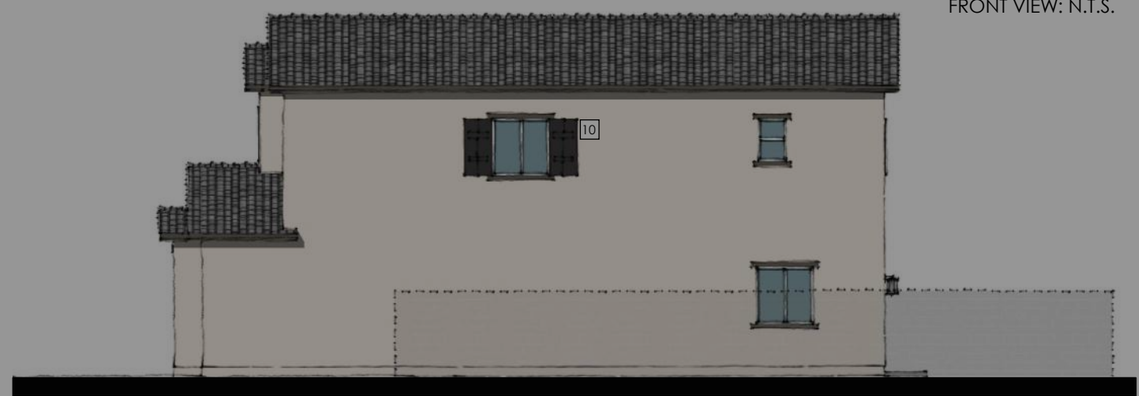
FORM UB - SPANISH
FRONT VIEW: N.T.S.

SERIES WIDTH
26'

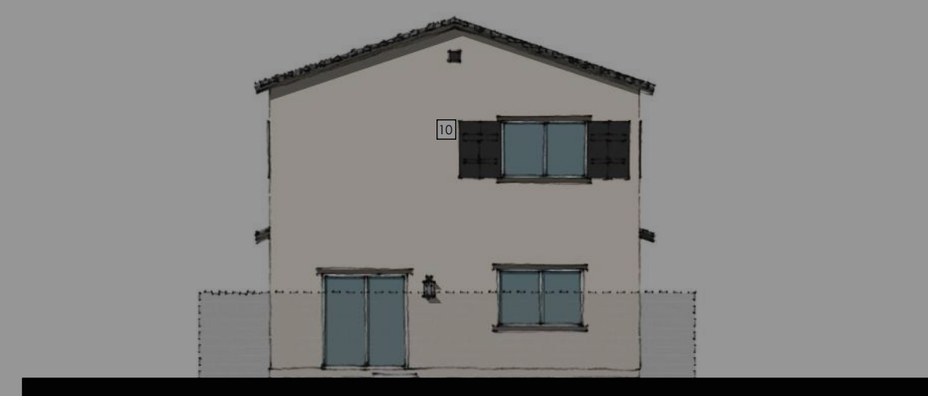
LIV. SF:	**1,869**
PLAN WIDTH:	**26'**
PLAN #:	2620
FORM UB - SPANISH	



ROOF PLAN
SCALE: N.T.S.



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



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

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

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

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'S' TILES
3. 12" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE SHUTTERS
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 7'-0" A.F.F.
8. PLATE HEIGHT - 9'-1" A.S.F.F.
9. WINDOW HEADER - 7'-0" A.S.F.F.
10. REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

KHovnanian Homes

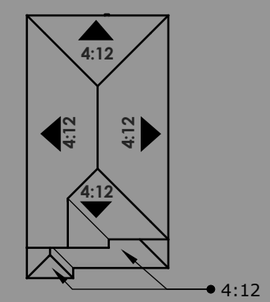
THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
08.13.2021

THIS PLAN WAS APPROVED PREVIOUSLY, SHOWN FOR REFERENCE ONLY

SERIES WIDTH
26'

FORM YB - TUSCAN
FRONT VIEW: N.T.S.

LIV. SF:	**1,869**
PLAN WIDTH:	**26'**
PLAN #:	2620
FORM YB - TUSCAN	



ROOF PLAN
SCALE: N.T.S.

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

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

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

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

STYLE LEGEND:

1 PROMINENT HIPS
2 CONCRETE "S" TILES
3 12" EAVES
4 ARCHED SOFFITS
5 DECORATIVE STONE VENEER
6 PLATE HEIGHT - 9'-1" A.F.F.
7 WINDOW HEADER - 7'-0" A.F.F.
8 PLATE HEIGHT - 9'-1" A.S.F.F.
9 WINDOW HEADER - 7'-0" A.S.F.F.
10 REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
08.13.2021

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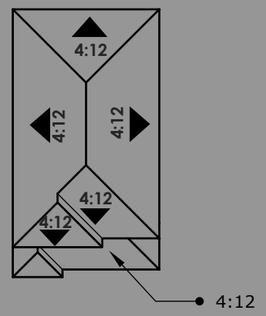
SERIES WIDTH
26'

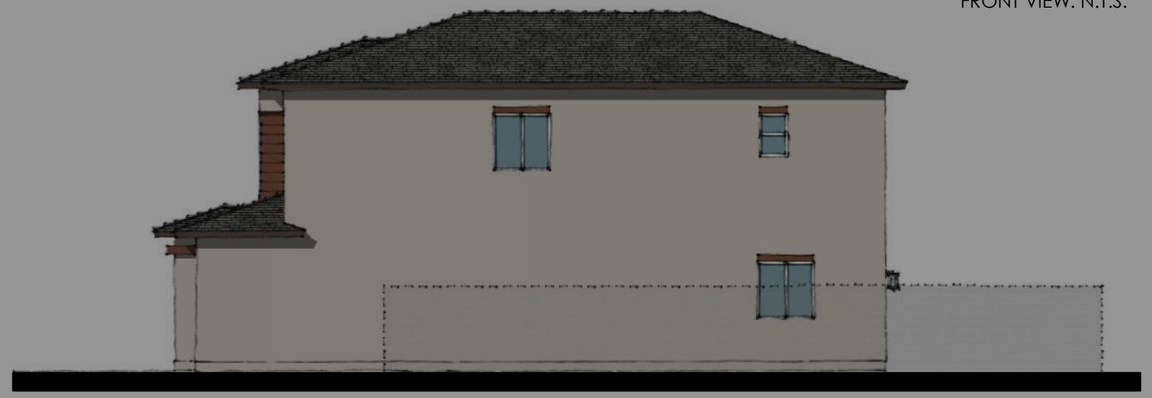
FORM ZB - CONTEMPORARY
FRONT VIEW: N.T.S.

LIV. SF:	**1,869**
PLAN WIDTH:	**26'**
PLAN #:	2620

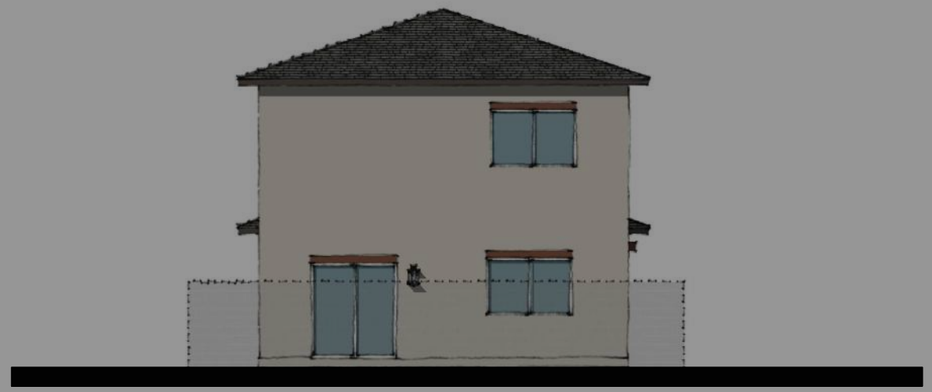
FORM ZB - CONTEMPORARY



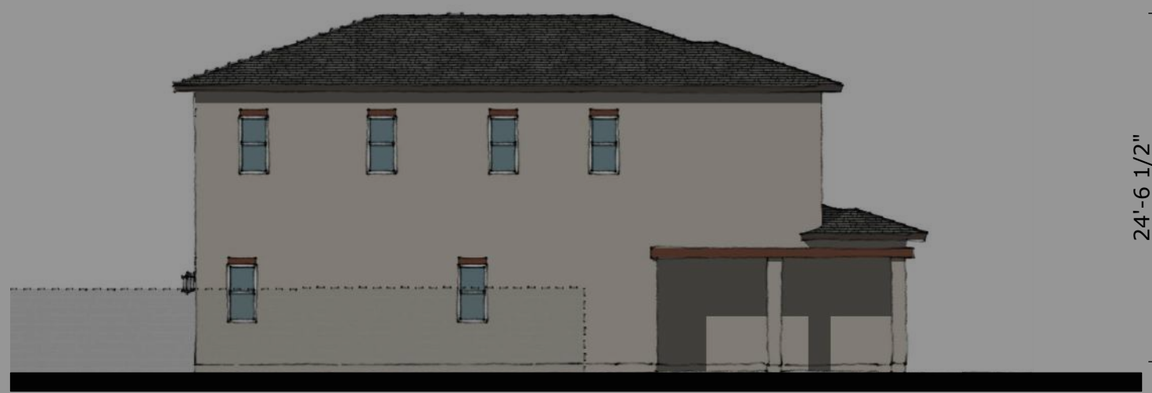
ROOF PLAN
SCALE: N.T.S.



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



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



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

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

STYLE LEGEND:

1 PROMINENT HIPS
2 CONCRETE 'FLAT' TILES
3 12" EAVES
4 DECORATIVE SHIP LAP SIDING
5 DECORATIVE STONE VENEER
6 PLATE HEIGHT - 9'-1" A.F.F.
7 WINDOW HEADER - 7'-0" A.F.F.
8 PLATE HEIGHT - 9'-1" A.S.F.F.
9 WINDOW HEADER - 7'-0" A.S.F.F.
10 REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
08.13.2021

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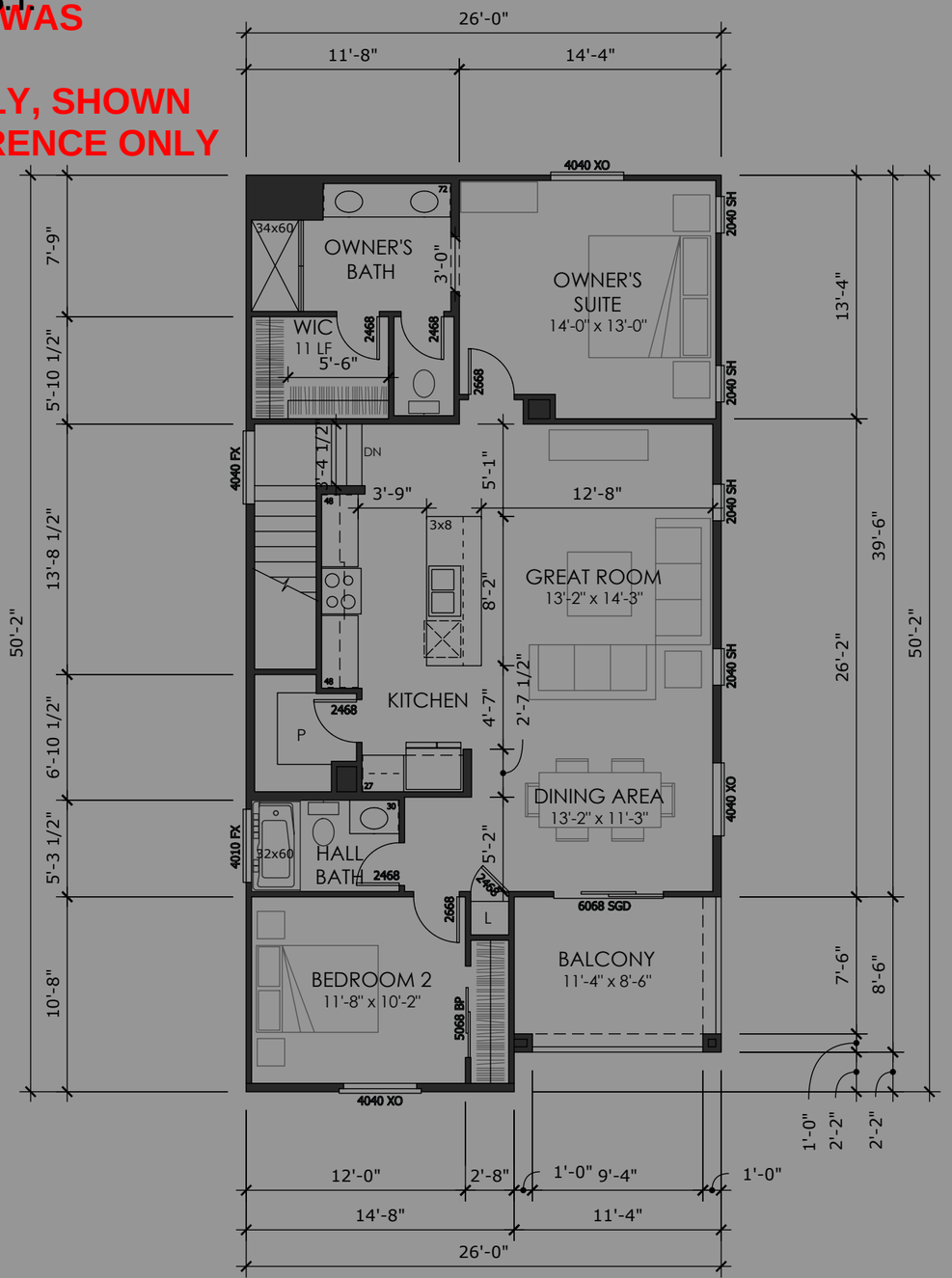
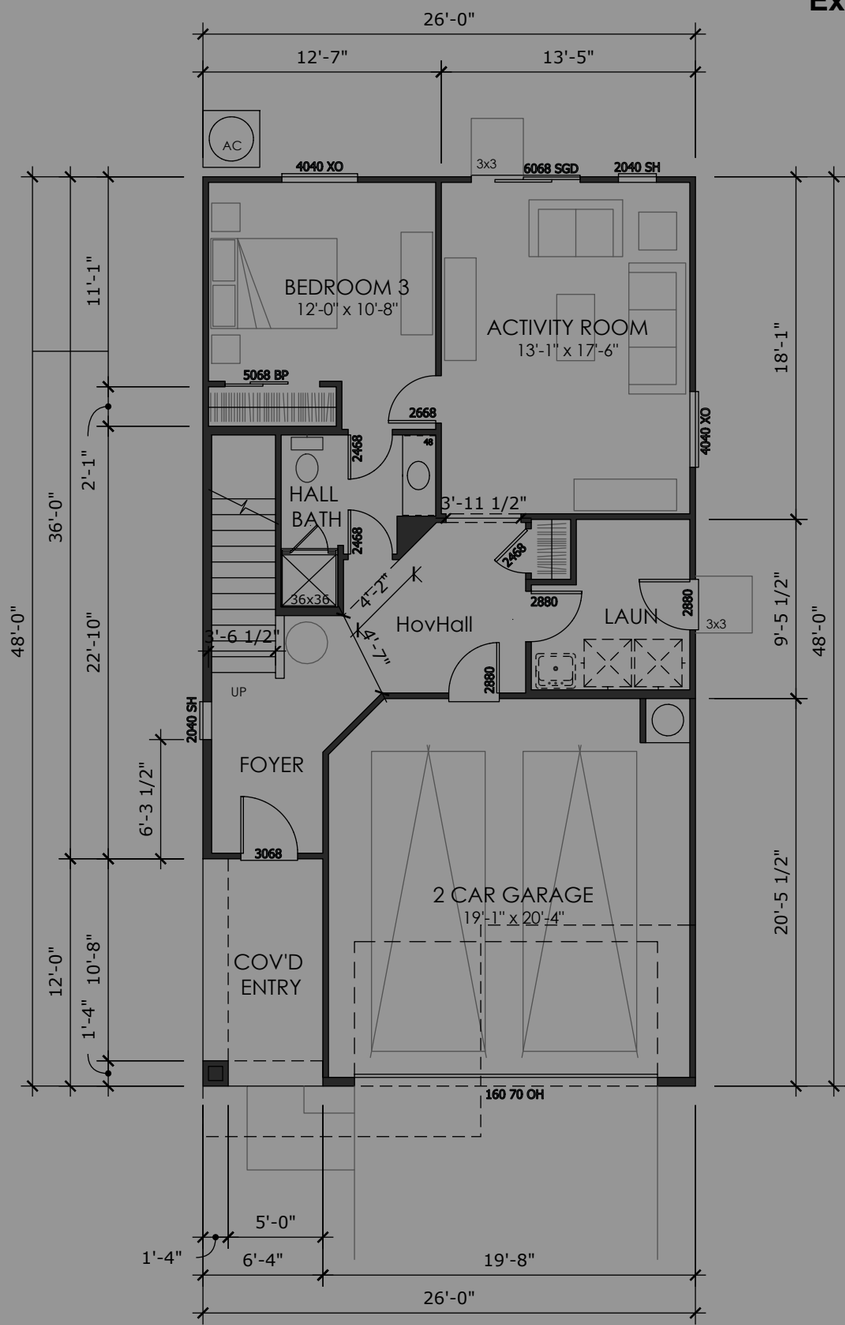


2ND FLOOR



1ST FLOOR

SERIES WIDTH
26'

LIV. SF:	**1,960**
PLAN WIDTH:	**26'**
PLAN #:	2621
SCALE:	1/8" = 1'-0"
NAME:	PLAN 2

VITAL STATS

BEDROOM	3
BATH	2.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	7' | 7'

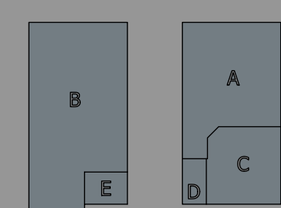
STATUS | LEGACY PRODUCT

AREA S.F. BREAKDOWN

LIVABLE	
(A) FIRST FLOOR:	776
(B) SECOND FLOOR:	1,184
TOTAL LIVABLE:	**1,960**
(C) GARAGE:	396
COV'D ENTRY / PORCH	
(D) *ELEVATION UB:*	76
ELEVATION YB:	76
ELEVATION ZB:	76
(E) BALCONY:	96
MAX FOOTPRINT:	**1,248**

TYP LOT SIZE | 35'X78' (2,730 SF)

LOT COVERAGE | 1,248 / 2,730 = **45.7%**



FORM UB - SPANISH

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02.26.2024

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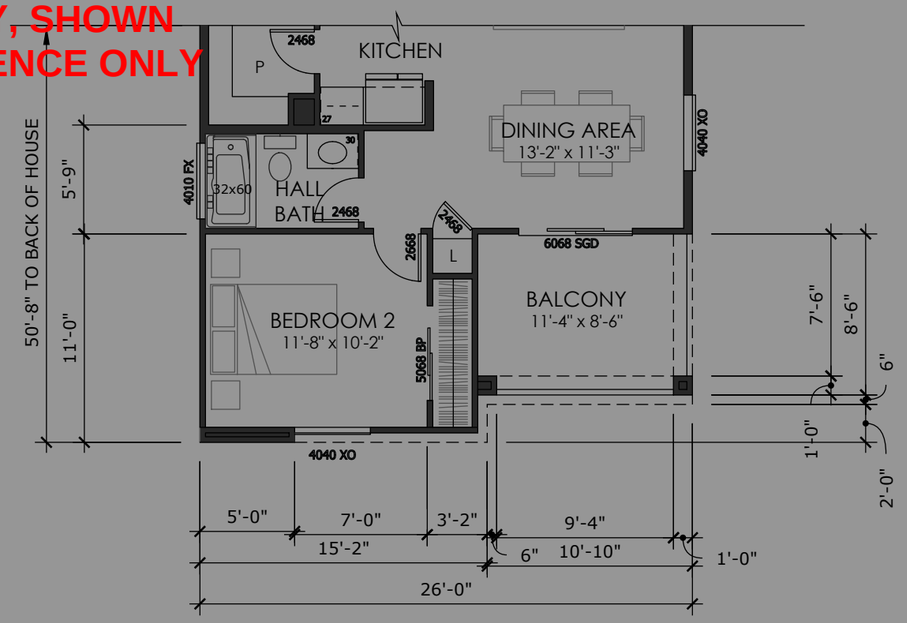
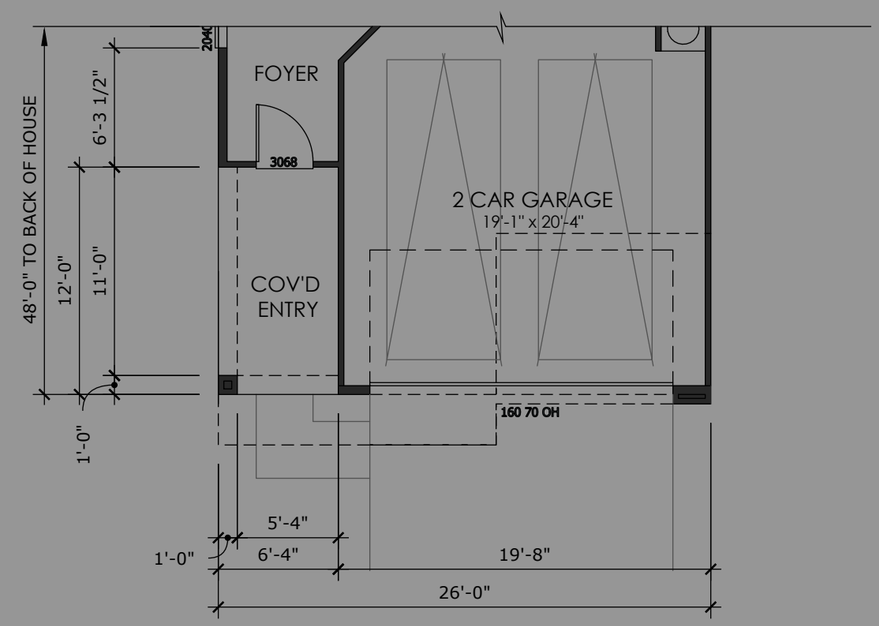
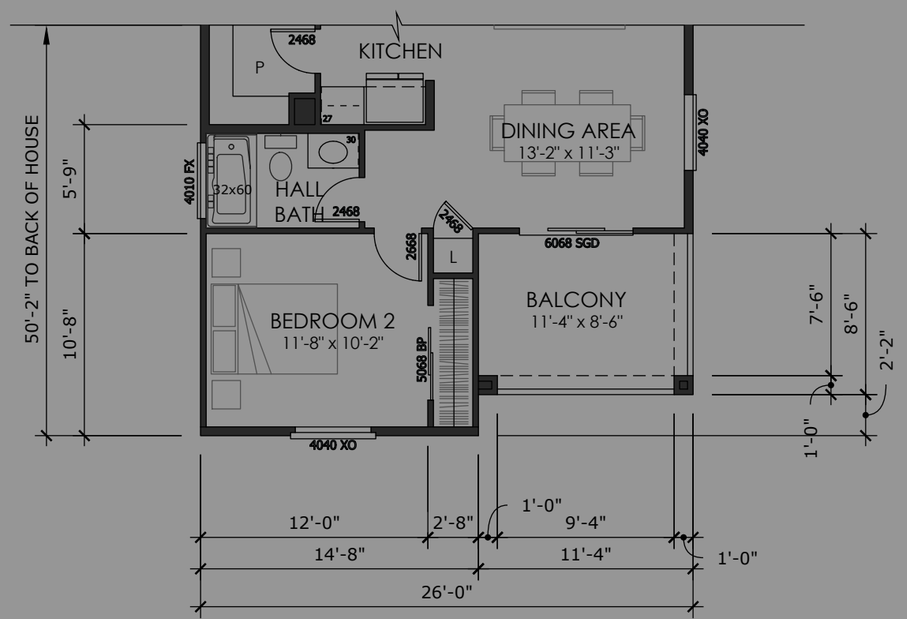


2ND FLOOR

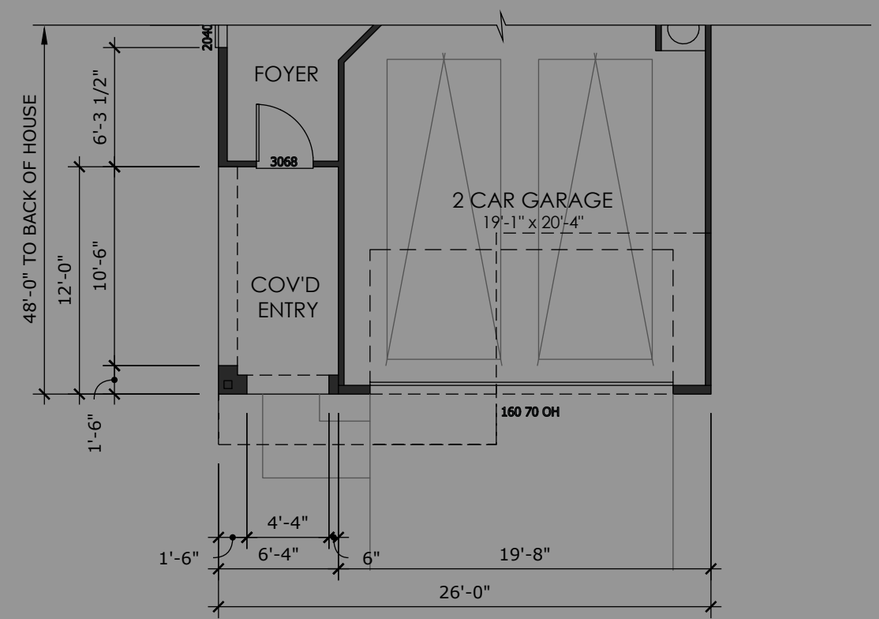


1ST FLOOR

FORM ZB - CONTEMPORARY



2ND FLOOR



1ST FLOOR

FORM YB - TUSCAN

SERIES WIDTH
26'

LIV. SF:	**1,960**
PLAN WIDTH:	**26'**
PLAN #:	2621
SCALE:	1/8" = 1'-0"
NAME:	PLAN 2

VITAL STATS

BEDROOM	3
BATH	2.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	7' | 7'

STATUS | LEGACY PRODUCT

AREA S.F. BREAKDOWN

LIVABLE	
(A) FIRST FLOOR:	776
(B) SECOND FLOOR:	1,184
TOTAL LIVABLE:	**1,960**
(C) GARAGE:	396
COV'D ENTRY / PORCH	
(D) *ELEVATION UB:*	76
ELEVATION YB:	76
ELEVATION ZB:	76
(E) BALCONY:	96
MAX FOOTPRINT:	**1,248**

TYP LOT SIZE | 35'X78' (2,730 SF)

LOT COVERAGE | 1,248 / 2,730 = **45.7%**

KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
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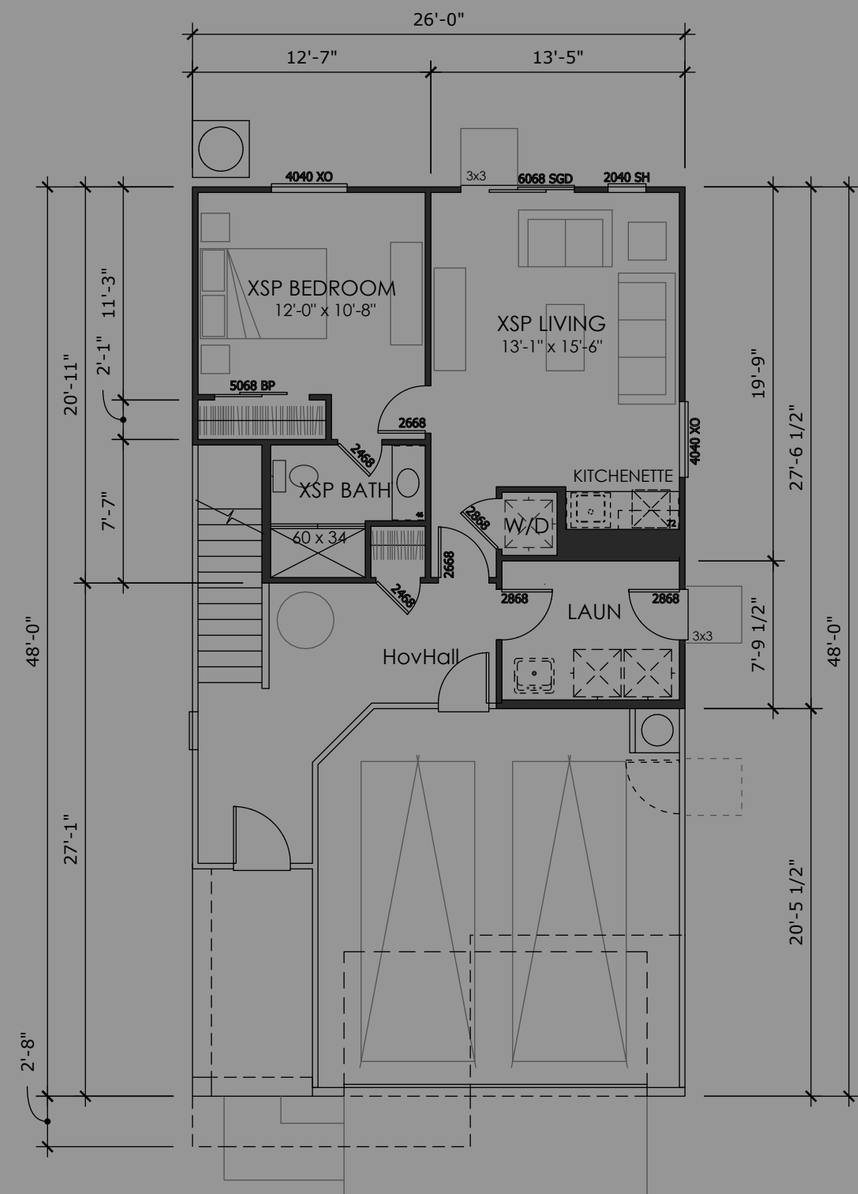

SERIES WIDTH
26'

LIV. SF:	**1,960**
PLAN WIDTH:	**26'**
PLAN #:	2621
SCALE:	1/8" = 1'-0"
NAME:	PLAN 2

VITAL STATS

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BATH	2.5
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CEILING	9' | 9'
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STATUS | LEGACY PRODUCT

AREA S.F. BREAKDOWN

LIVABLE	
(A) FIRST FLOOR:	776
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TOTAL LIVABLE:	**1,960**
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COV'D ENTRY / PORCH	
(D) *ELEVATION UB:*	76
ELEVATION YB:	76
ELEVATION ZB:	76
(E) BALCONY:	96
MAX FOOTPRINT:	**1,248**

TYP LOT SIZE | 35'X78' (2,730 SF)

LOT COVERAGE | 1,248 / 2,730 = **45.7%**

1ST FLOOR - OPTIONS

FORM UB - SPANISH

KHovnanian Homes

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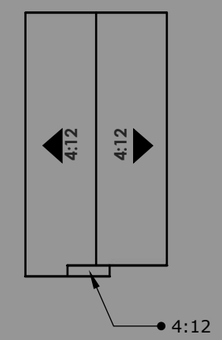
SERIES WIDTH
26'

FORM UB - SPANISH
FRONT VIEW: N.T.S.

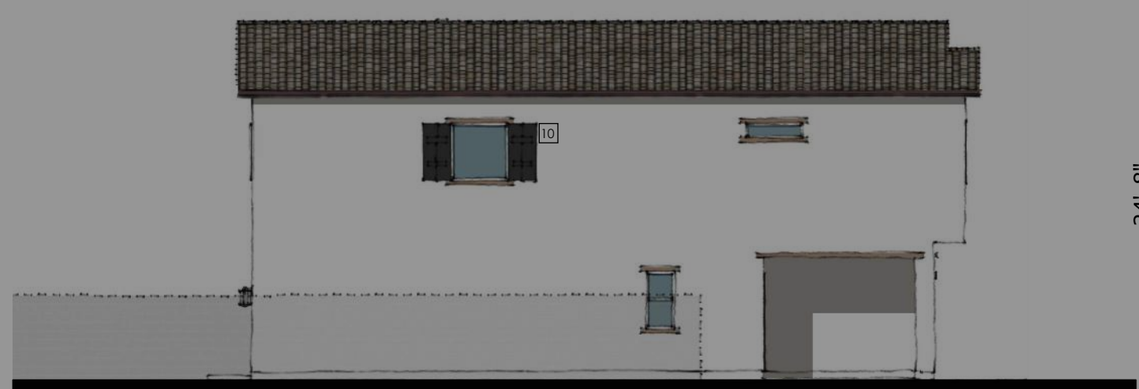
LIV. SF:	**1,960**
PLAN WIDTH:	**26'**
PLAN #:	2621
FORM UB - SPANISH	



ROOF PLAN
SCALE: N.T.S.

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

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



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

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

STYLE LEGEND:

1 PROMINENT GABLES
2 CONCRETE 'S' TILES
3 12" RAKES AND 12" EAVES
4 DECORATIVE GABLE DETAILS
5 DECORATIVE CORBELS
6 PLATE HEIGHT - 9'-1" A.F.F.
7 WINDOW HEADER - 7'-0" A.F.F.
8 PLATE HEIGHT - 9'-1" A.S.F.F.
9 WINDOW HEADER - 7'-0" A.S.F.F.
10 REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

KHovnanian Homes

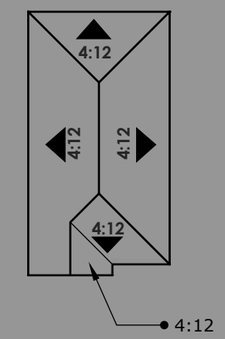
THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
08.13.2021

THIS PLAN WAS APPROVED PREVIOUSLY, SHOWN FOR REFERENCE ONLY

FORM YB - TUSCAN
FRONT VIEW: N.T.S.

SERIES WIDTH
26'

LIV. SF:	**1,960**
PLAN WIDTH:	**26'**
PLAN #:	2621
FORM YB - TUSCAN	



ROOF PLAN
SCALE: N.T.S.

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

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

STYLE LEGEND:

1 PROMINENT HIPS
2 CONCRETE "S" TILES
3 12" EAVES
4 ARCHED SOFFITS
5 DECORATIVE STONE VENEER
6 PLATE HEIGHT - 9'-1" A.F.F.
7 WINDOW HEADER - 7'-0" A.F.F.
8 PLATE HEIGHT - 9'-1" A.S.F.F.
9 WINDOW HEADER - 7'-0" A.S.F.F.
10 REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

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

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

KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
08.13.2021

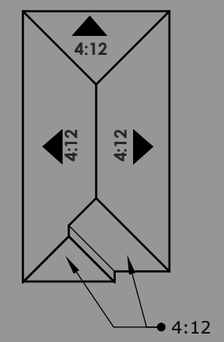
THIS PLAN WAS APPROVED PREVIOUSLY, SHOWN FOR REFERENCE ONLY

SERIES WIDTH
26'

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

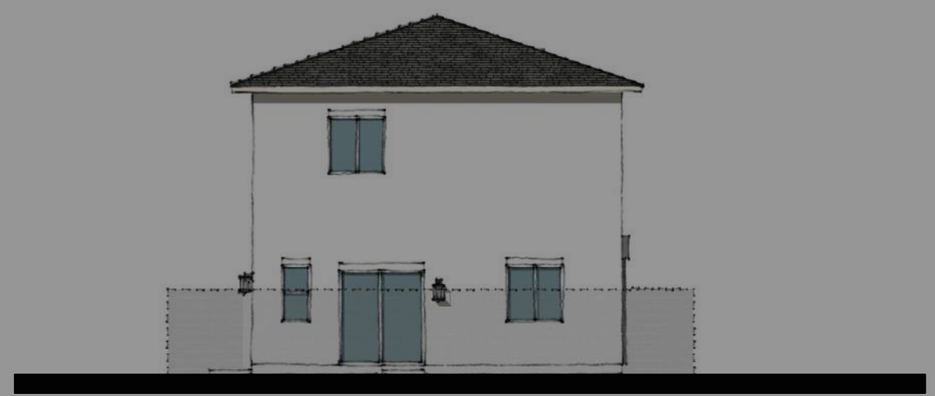
LIV. SF:	**1,960**
PLAN WIDTH:	**26'**
PLAN #:	2621

FORM ZB - CONTEMPORARY

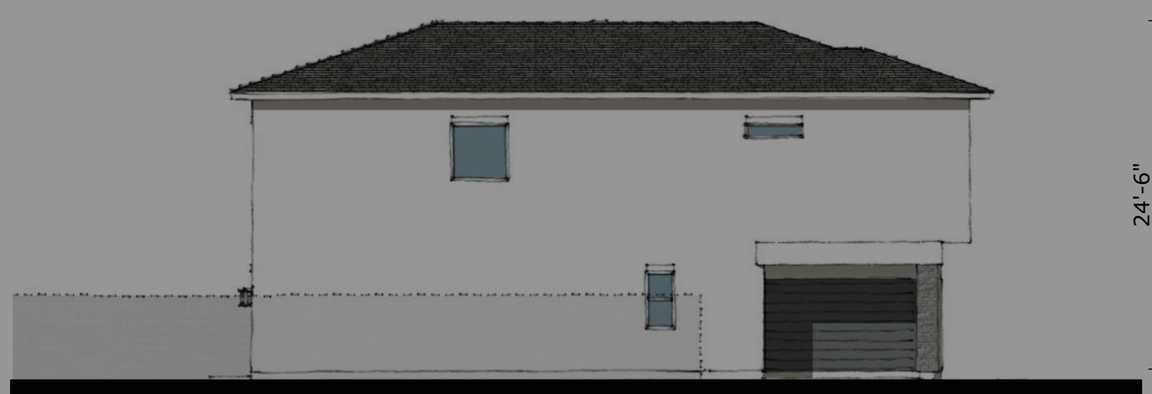


ROOF PLAN
SCALE: N.T.S.

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



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



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

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

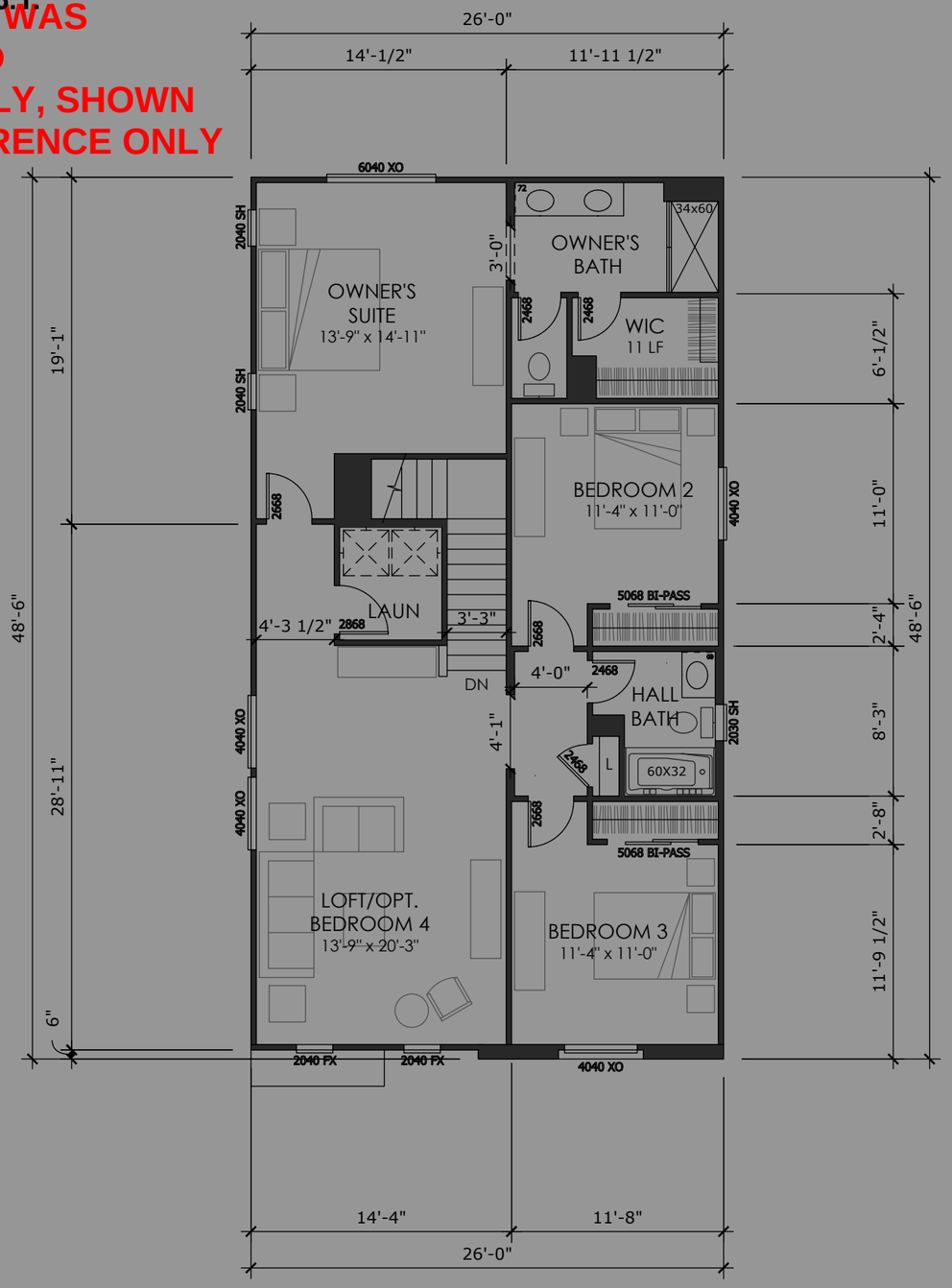
STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'FLAT' TILES
3. 12" EAVES
4. DECORATIVE SHIP LAP SIDING
5. DECORATIVE STONE VENEER
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 7'-0" A.F.F.
8. PLATE HEIGHT - 9'-1" A.S.F.F.
9. WINDOW HEADER - 7'-0" A.S.F.F.
10. REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

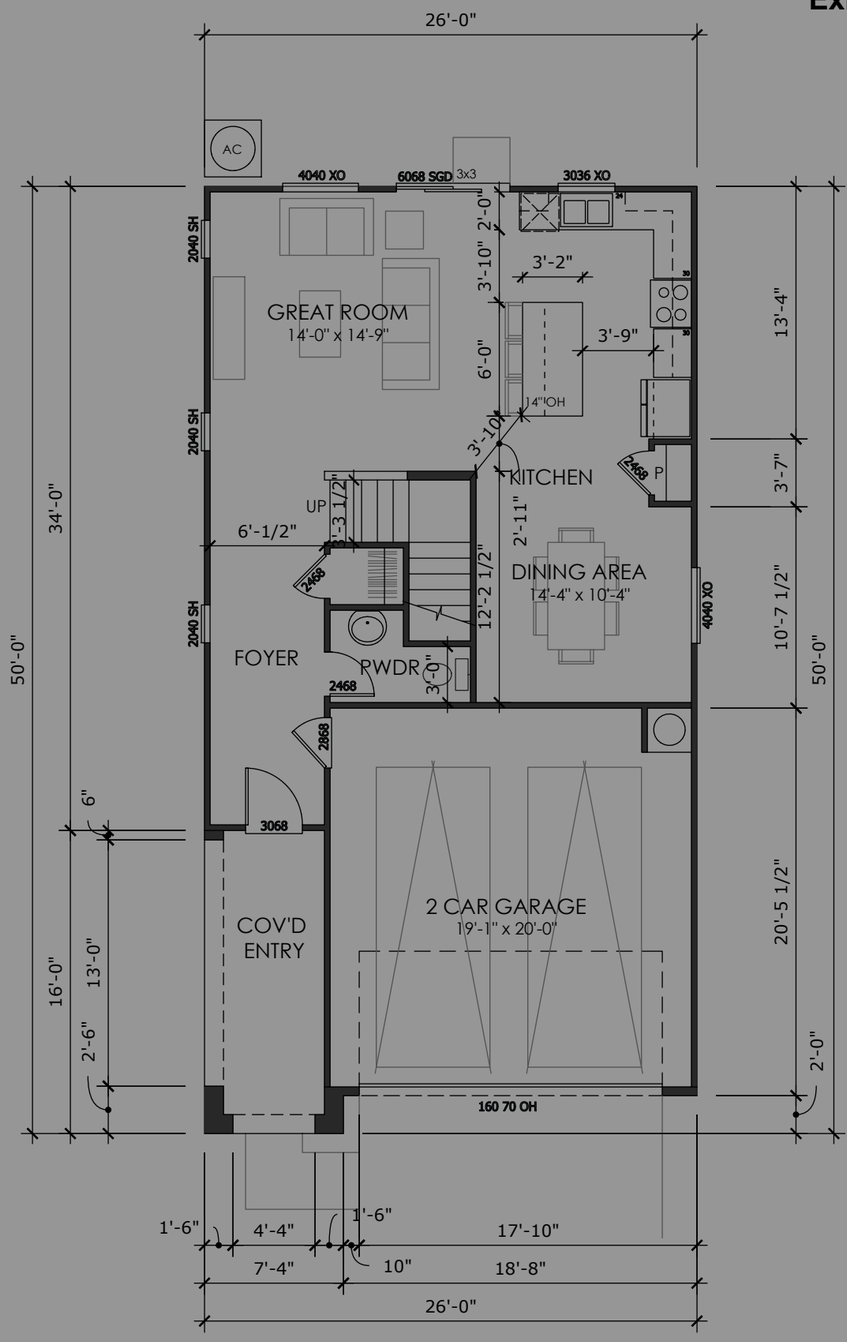
KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
08.13.2021

THIS PLAN WAS APPROVED PREVIOUSLY, SHOWN FOR REFERENCE ONLY



2ND FLOOR



1ST FLOOR

SERIES WIDTH
26'

LIV. SF:	**2,007**
PLAN WIDTH:	**26'**
PLAN #:	2622
SCALE:	1/8" = 1'-0"
NAME:	PLAN 3

VITAL STATS

BEDROOM	3 (OPT. 4)
BATH	2.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	7' | 7'

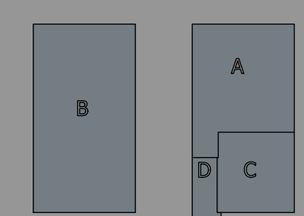
STATUS | LEGACY PRODUCT

AREA S.F. BREAKDOWN

LIVABLE	
(A) FIRST FLOOR:	759
(B) SECOND FLOOR:	1,248
TOTAL LIVABLE:	**2,007**
(C) GARAGE:	401
COV'D ENTRY / PORCH	
(D) *ELEVATION UB:*	103
ELEVATION YB:	103
ELEVATION ZB:	103
(E) OPT. COVERED PATIO:	N/A
MAX FOOTPRINT:	**1,263**

TYP LOT SIZE | 35'X78' (2,730 SF)

LOT COVERAGE | 1,222 / 2,730 = **46.2%**



FORM UB - SPANISH

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02.26.2024

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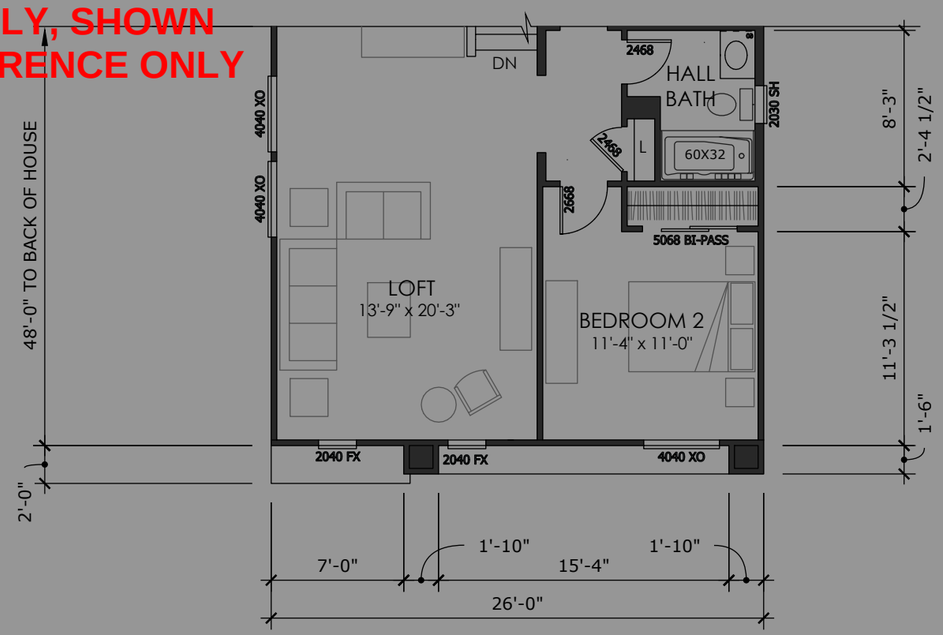
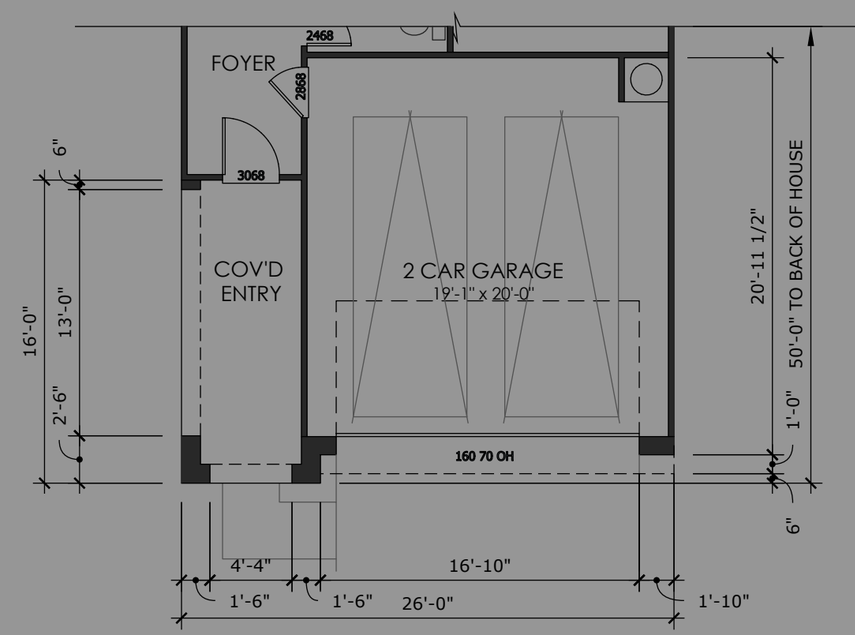
SERIES WIDTH
26'

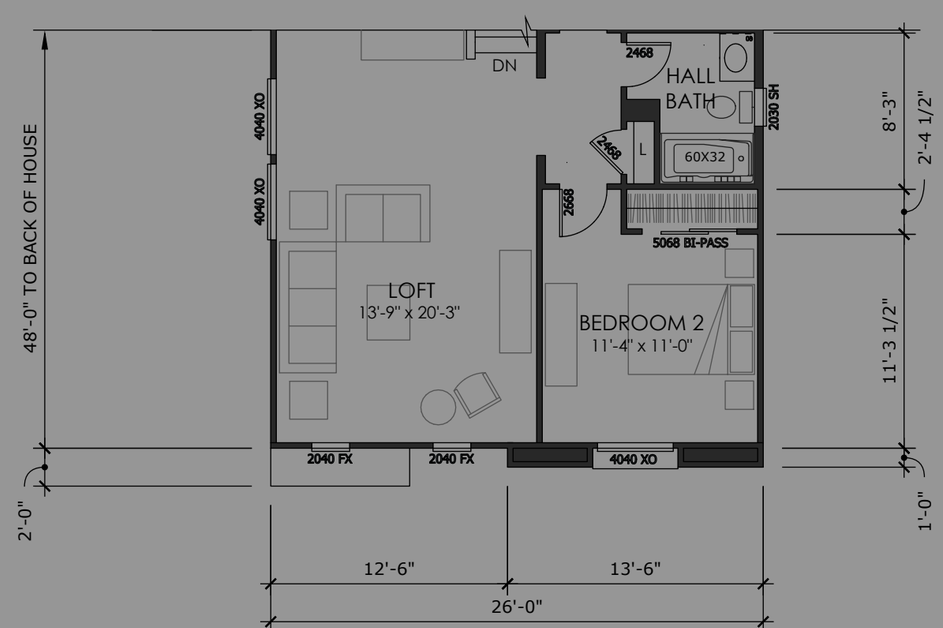


2ND FLOOR

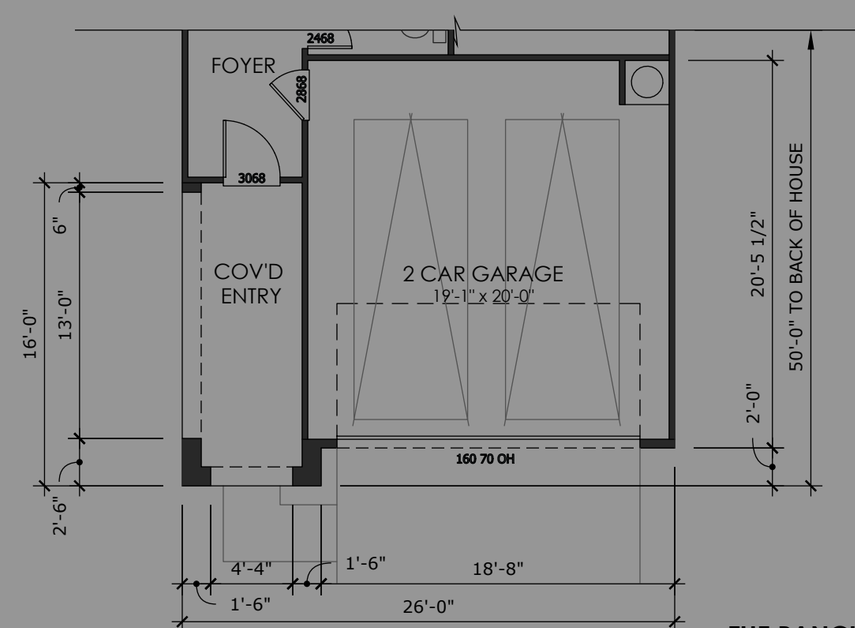


1ST FLOOR

FORM ZB - CONTEMPORARY



2ND FLOOR



1ST FLOOR

FORM YB - TUSCAN

LIV. SF:	**2,007**
PLAN WIDTH:	**26'**
PLAN #:	2622
SCALE:	1/8" = 1'-0"
NAME:	PLAN 3

VITAL STATS

BEDROOM	3 (OPT. 4)
BATH	2.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	7' | 7'

STATUS | LEGACY PRODUCT

AREA S.F. BREAKDOWN

LIVABLE	
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(B) SECOND FLOOR:	1,248
TOTAL LIVABLE:	**2,007**
(C) GARAGE:	401
COV'D ENTRY / PORCH	
(D) *ELEVATION UB:*	103
ELEVATION YB:	103
ELEVATION ZB:	103
(E) OPT. COVERED PATIO:	N/A
MAX FOOTPRINT:	**1,263**

TYP LOT SIZE | 35'X78' (2,730 SF)

LOT COVERAGE | 1,222 / 2,730 = **46.2%**

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NCD - RANCHO CORDOVA, CA
02.26.2024

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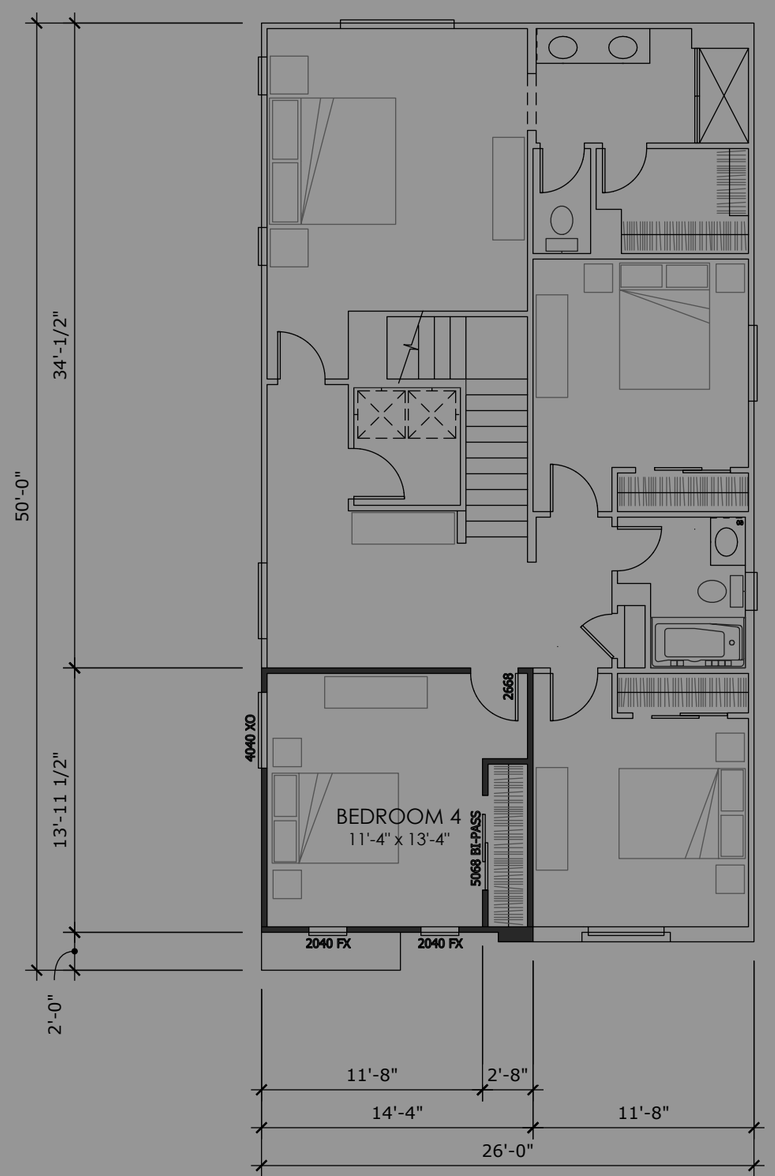

2ND FLOOR - OPTIONS

FORM UB - SPANISH

SERIES WIDTH
26'

LIV. SF:	**2,007**
PLAN WIDTH:	**26'**
PLAN #:	2622
SCALE:	1/8" = 1'-0"
NAME:	PLAN 3

VITAL STATS

BEDROOM	3 (OPT. 4)
BATH	2.5
CAR	2
CEILING	9' | 9'
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STATUS | LEGACY PRODUCT

AREA S.F. BREAKDOWN

LIVABLE	
(A) FIRST FLOOR:	759
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TOTAL LIVABLE:	**2,007**
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(D) *ELEVATION UB:*	103
ELEVATION YB:	103
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(E) OPT. COVERED PATIO:	N/A
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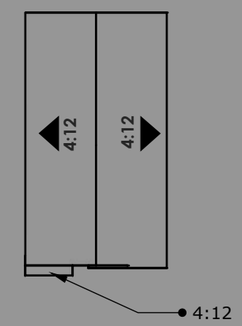
SERIES WIDTH
26'

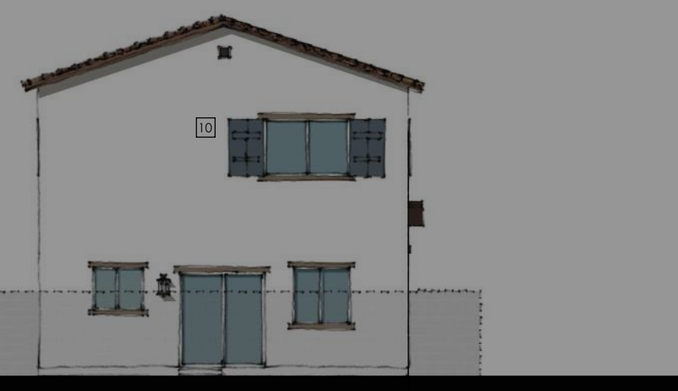
FORM UB - SPANISH
FRONT VIEW: N.T.S.

LIV. SF:	**2,007**
PLAN WIDTH:	**26'**
PLAN #:	2622
FORM UB - SPANISH	



ROOF PLAN
SCALE: N.T.S.

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



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

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

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

STYLE LEGEND:

1 PROMINENT GABLES
2 CONCRETE 'S' TILES
3 12" RAKES AND 12" EAVES
4 DECORATIVE GABLE DETAILS
5 DECORATIVE CORBELS
6 PLATE HEIGHT - 9'-1" A.F.F.
7 WINDOW HEADER - 7'-0" A.F.F.
8 PLATE HEIGHT - 9'-1" A.S.F.F.
9 WINDOW HEADER - 7'-0" A.S.F.F.
10 REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
08.13.2021

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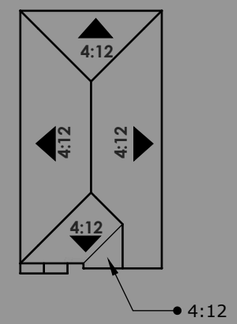
FORM YB - TUSCAN
FRONT VIEW: N.T.S.

SERIES WIDTH
26'

LIV. SF:	**2,007**
PLAN WIDTH:	**26'**
PLAN #:	2622
FORM YB - TUSCAN	



ROOF PLAN
SCALE: N.T.S.

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

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

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE "S" TILES
3. 12" EAVES
4. ARCHED SOFFITS
5. DECORATIVE STONE VENEER
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 7'-0" A.F.F.
8. PLATE HEIGHT - 9'-1" A.S.F.F.
9. WINDOW HEADER - 7'-0" A.S.F.F.
10. REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

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

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

KHovnanian® Homes

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08.13.2021

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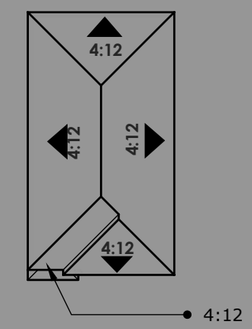
FORM ZB - CONTEMPORARY
FRONT VIEW: N.T.S.

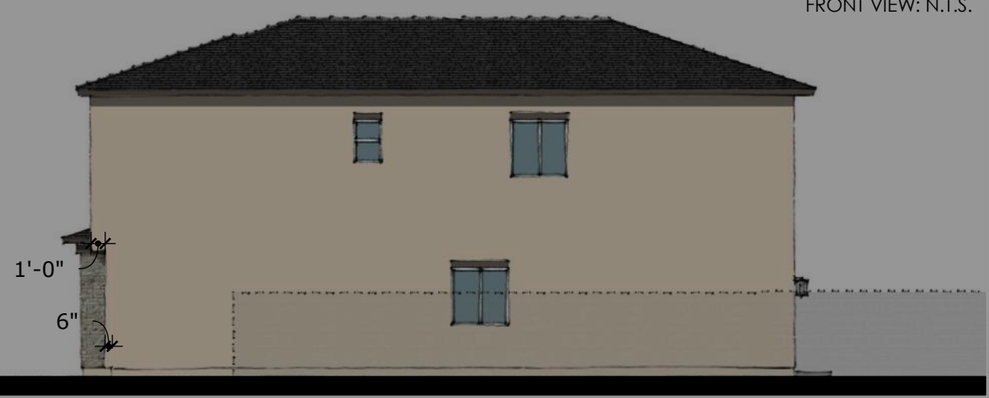
SERIES WIDTH
26'

LIV. SF:	**2,007**
PLAN WIDTH:	**26'**
PLAN #:	2622

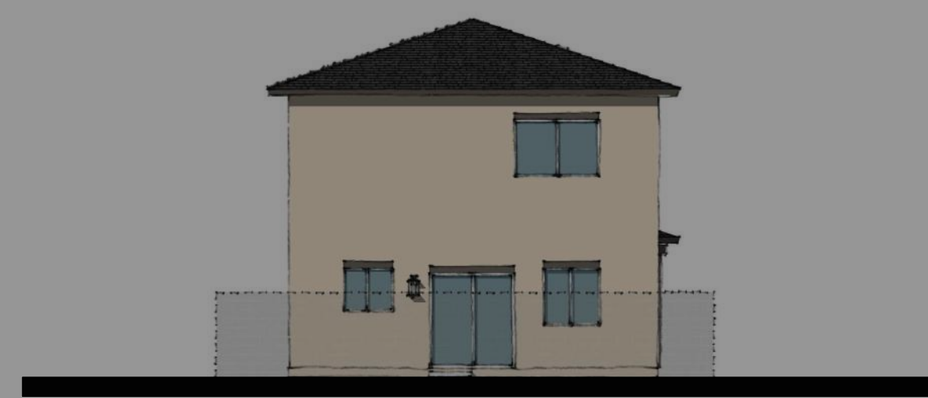
FORM ZB - CONTEMPORARY



ROOF PLAN
SCALE: N.T.S.



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



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

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

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

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'FLAT' TILES
3. 12" EAVES
4. DECORATIVE SHIP LAP SIDING
5. DECORATIVE STONE VENEER
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 7'-0" A.F.F.
8. PLATE HEIGHT - 9'-1" A.S.F.F.
9. WINDOW HEADER - 7'-0" A.S.F.F.
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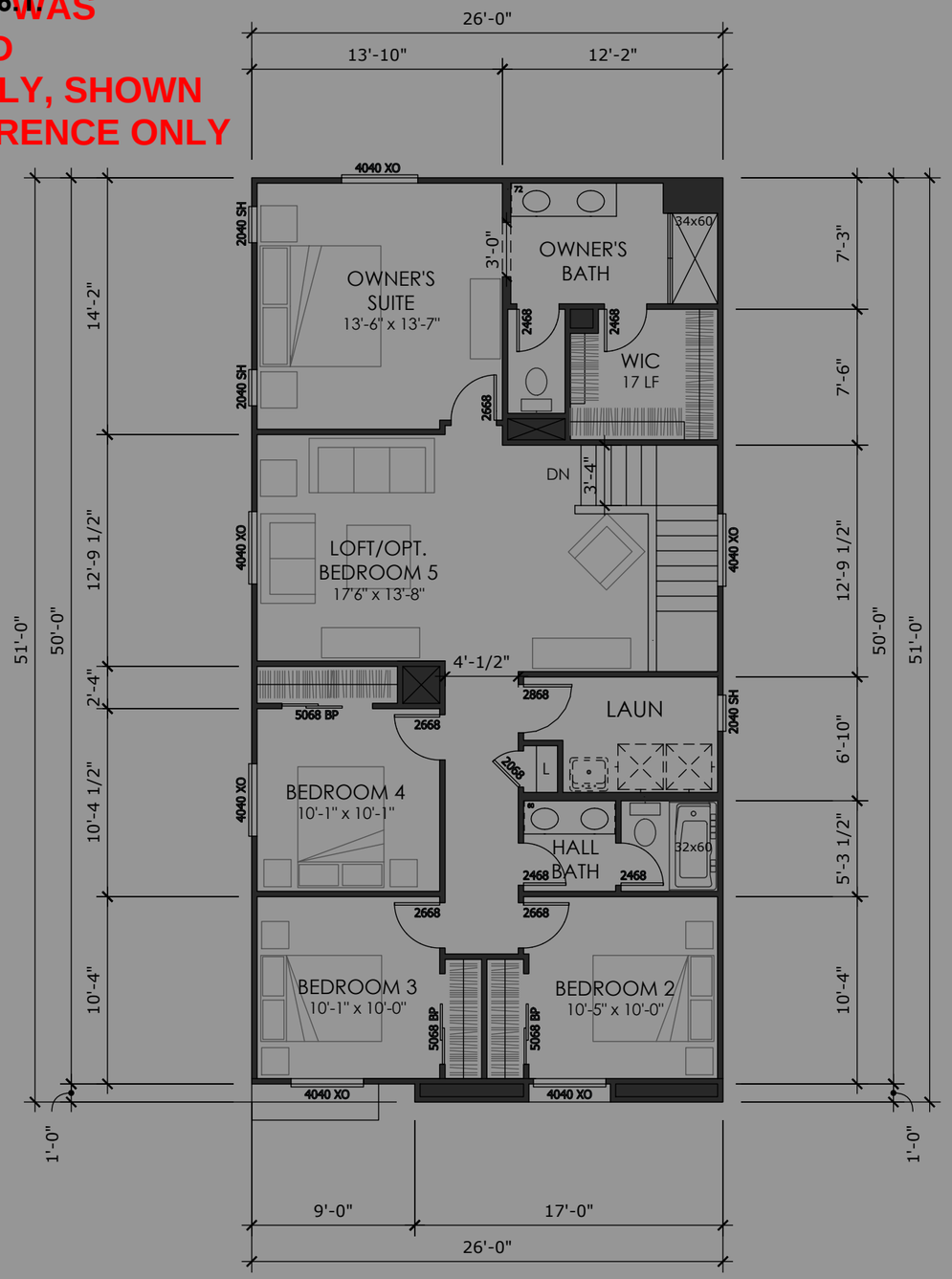
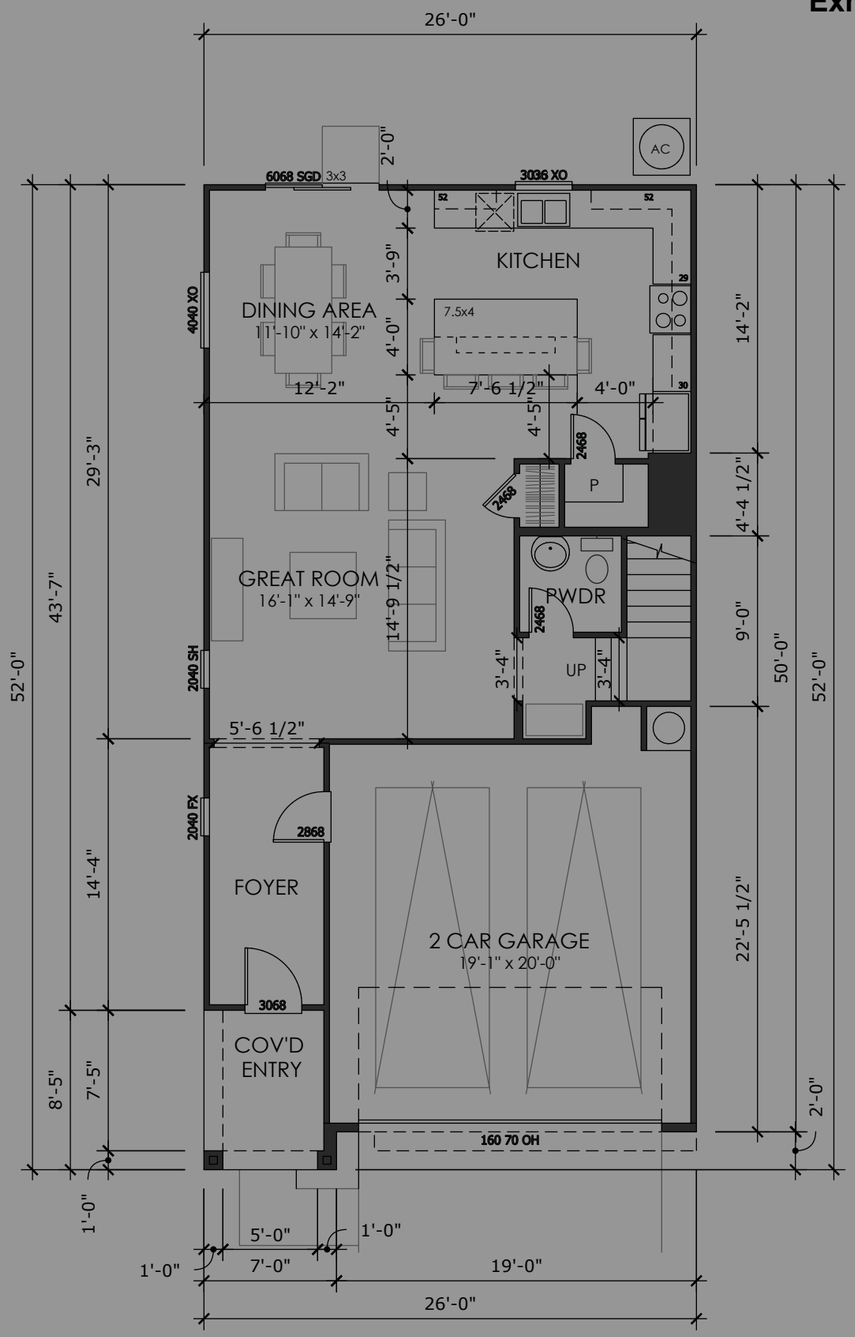


2ND FLOOR



1ST FLOOR

SERIES WIDTH
26'

LIV. SF:	**2,150**
PLAN WIDTH:	**26'**
PLAN #:	2624
SCALE:	1/8" = 1'-0"
NAME:	PLAN 4

VITAL STATS

BEDROOM	4 (OPT.5)
BATH	2.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	7' | 7'

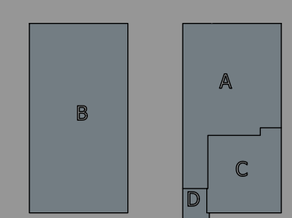
STATUS | LEGACY PRODUCT

AREA S.F. BREAKDOWN

LIVABLE	
(A) FIRST FLOOR:	850
(B) SECOND FLOOR:	1,300
TOTAL LIVABLE:	**2,150**
(C) GARAGE:	409
COV'D ENTRY / PORCH	
(D) *ELEVATION UB:*	55
ELEVATION YB:	55
ELEVATION ZB:	55
(E) OPT. COVERED PATIO:	N/A
MAX FOOTPRINT:	**1,314**

TYP LOT SIZE | 35'X78' (2,730 SF)

LOT COVERAGE | 1,314 / 2,730 = **48.1%**



FORM UB - SPANISH

THE RANCH
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02.26.2024

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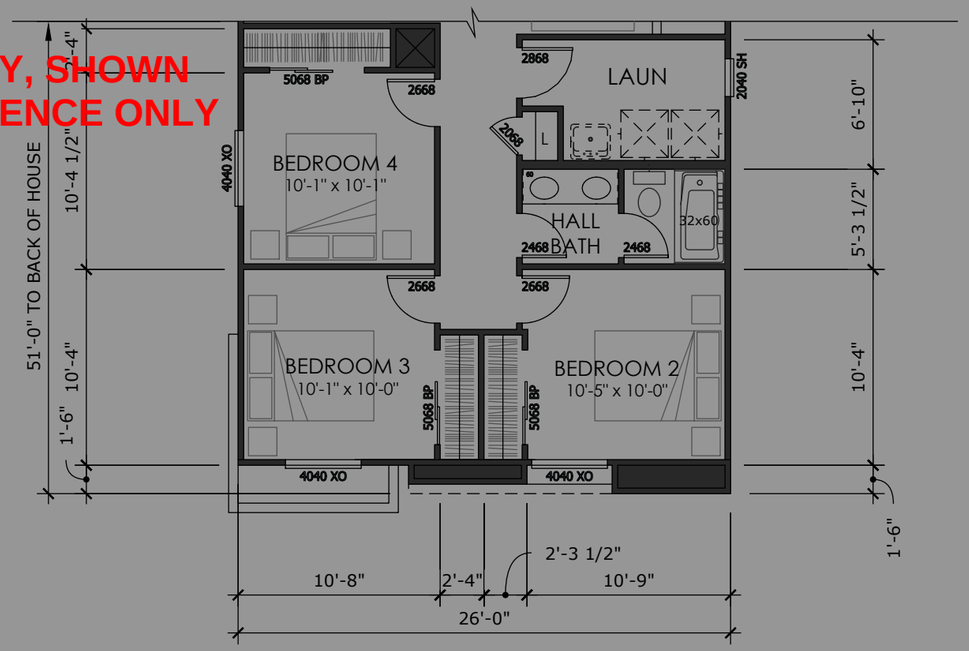
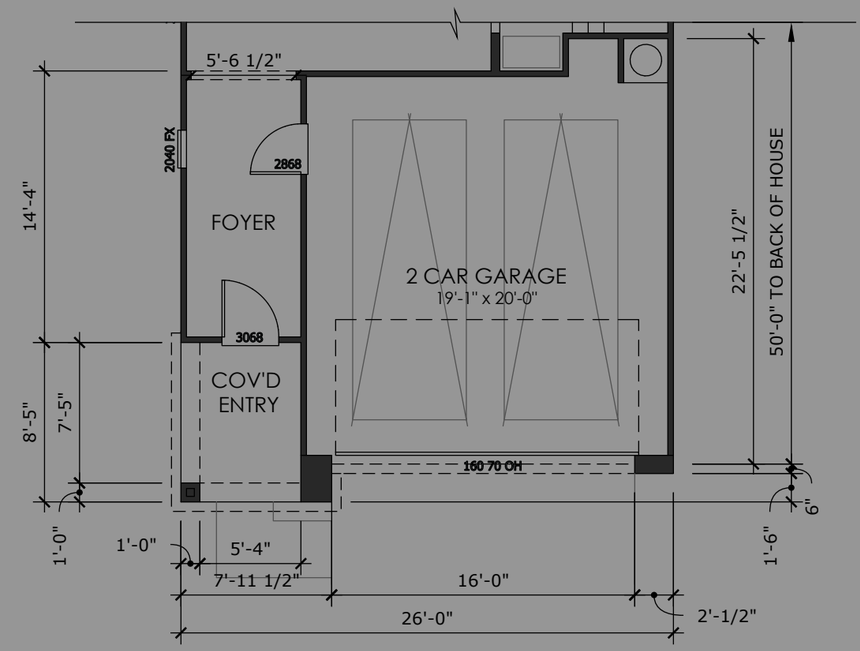
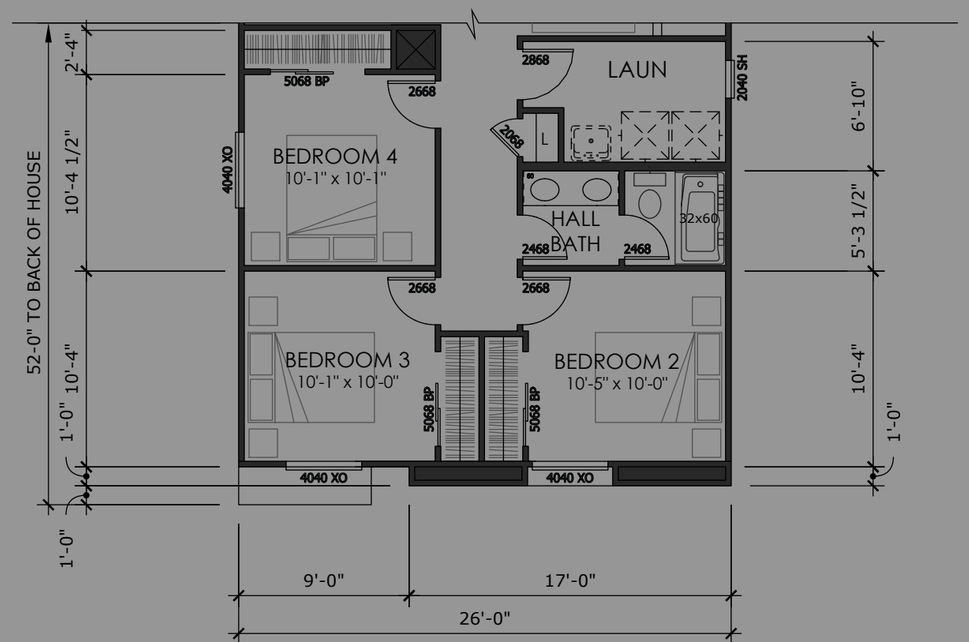


2ND FLOOR

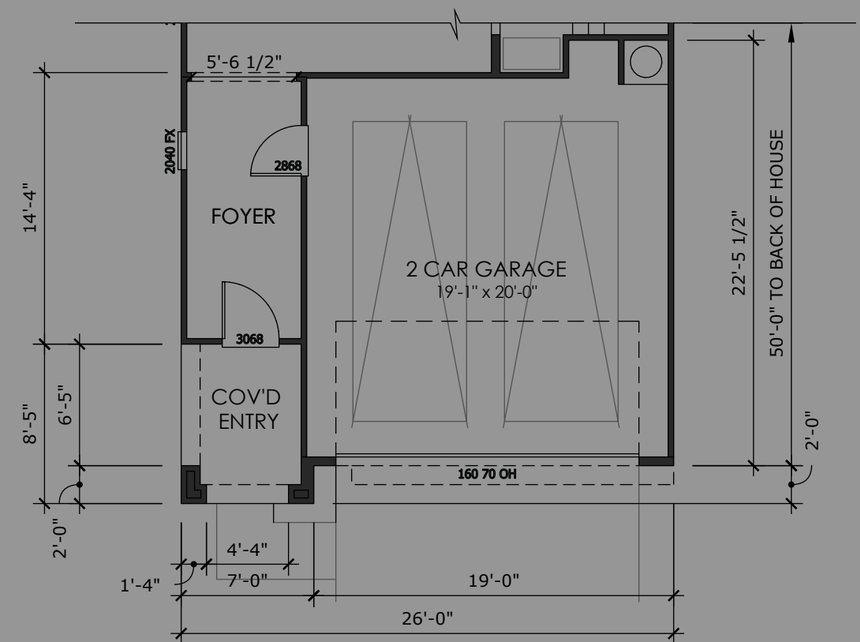


1ST FLOOR

FORM ZB - CONTEMPORARY



2ND FLOOR



1ST FLOOR

FORM YB - TUSCAN

SERIES WIDTH
26'

LIV. SF:	**2,150**
PLAN WIDTH:	**26'**
PLAN #:	2624
SCALE:	1/8" = 1'-0"
NAME:	PLAN 4

VITAL STATS

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STATUS | LEGACY PRODUCT

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(C) GARAGE:	409
COV'D ENTRY / PORCH	
(D) *ELEVATION UB:*	55
ELEVATION YB:	55
ELEVATION ZB:	55
(E) OPT. COVERED PATIO:	N/A
MAX FOOTPRINT:	**1,314**

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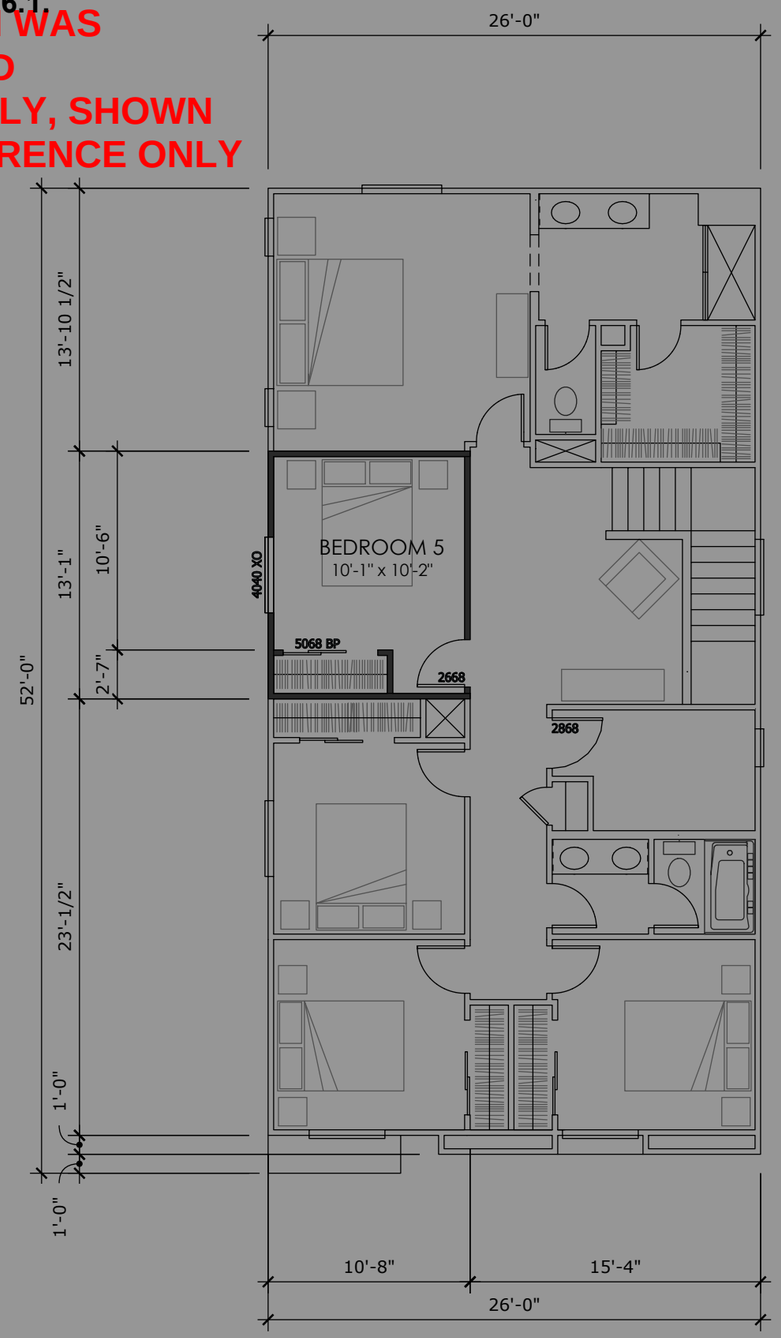

2ND FLOOR - OPTIONS

SERIES WIDTH
26'

LIV. SF:	**2,150**
PLAN WIDTH:	**26'**
PLAN #:	2624
SCALE:	1/8" = 1'-0"
NAME:	PLAN 4

VITAL STATS

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KHovnanian Homes

FORM UB - SPANISH

THE RANCH
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NCD - RANCHO CORDOVA, CA
02.26.2024

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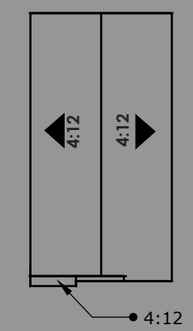
FORM UB - SPANISH
FRONT VIEW: N.T.S.

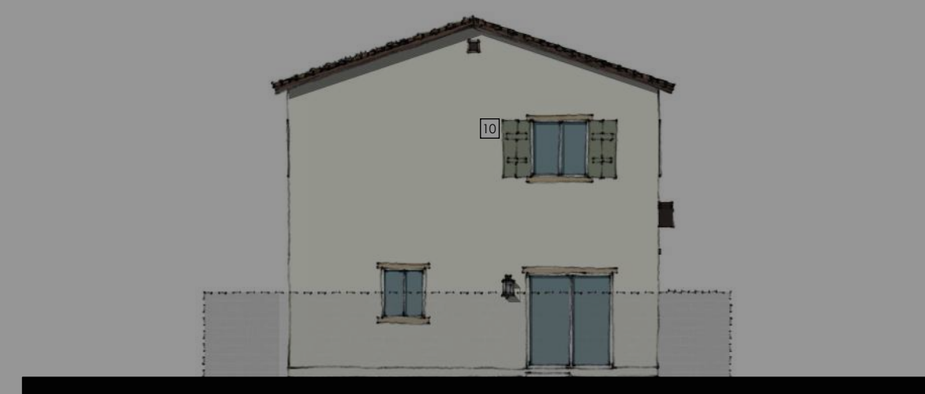
SERIES WIDTH
26'

LIV. SF:	**2,150**
PLAN WIDTH:	**26'**
PLAN #:	2624
FORM UB - SPANISH	



ROOF PLAN
SCALE: N.T.S.

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



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

STYLE LEGEND:

1 PROMINENT GABLES
2 CONCRETE 'S' TILES
3 12" RAKES AND 12" EAVES
4 DECORATIVE GABLE DETAILS
5 DECORATIVE SHUTTERS
6 PLATE HEIGHT - 9'-1" A.F.F.
7 WINDOW HEADER - 7'-0" A.F.F.
8 PLATE HEIGHT - 9'-1" A.S.F.F.
9 WINDOW HEADER - 7'-0" A.S.F.F.
10 REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

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

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

KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
08.13.2021

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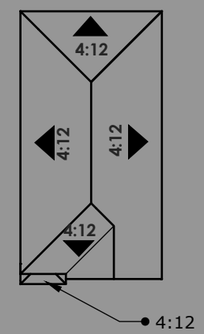
SERIES WIDTH
26'

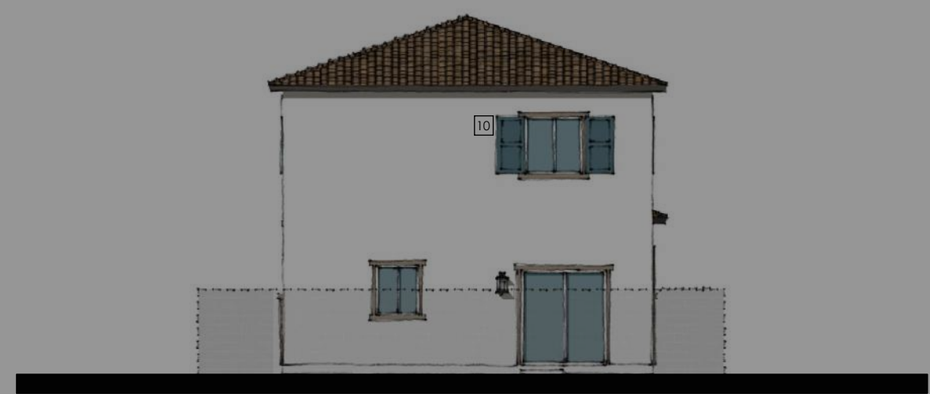
LIV. SF:	**2,150**
PLAN WIDTH:	**26'**
PLAN #:	2624
FORM YB - TUSCAN	

FORM YB - TUSCAN
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

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



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

STYLE LEGEND:

1 PROMINENT HIPS
2 CONCRETE "S" TILES
3 12" EAVES
4 ARCHED SOFFITS
5 DECORATIVE STONE VENEER
6 PLATE HEIGHT - 9'-1" A.F.F.
7 WINDOW HEADER - 7'-0" A.F.F.
8 PLATE HEIGHT - 9'-1" A.S.F.F.
9 WINDOW HEADER - 7'-0" A.S.F.F.
10 REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

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

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

KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
08.13.2021

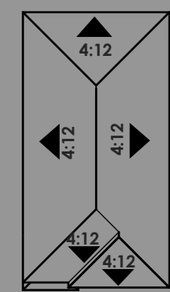
THIS PLAN WAS APPROVED PREVIOUSLY, SHOWN FOR REFERENCE ONLY

SERIES WIDTH
26'

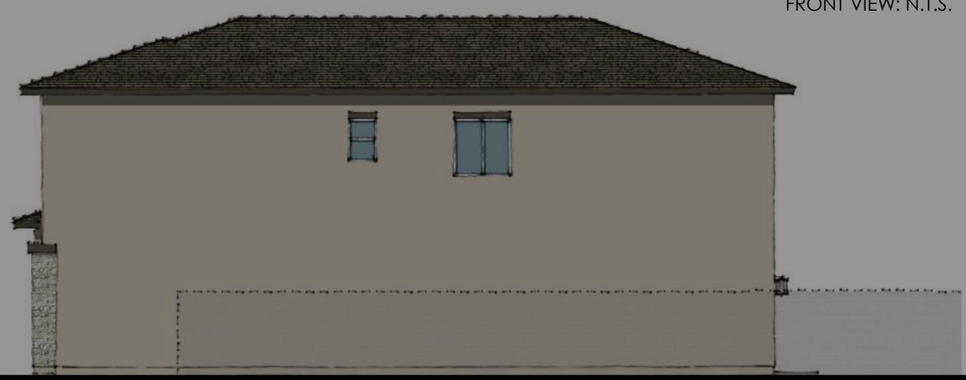
FORM ZB - CONTEMPORARY
FRONT VIEW: N.T.S.

LIV. SF:	**2,150**
PLAN WIDTH:	**26'**
PLAN #:	2624

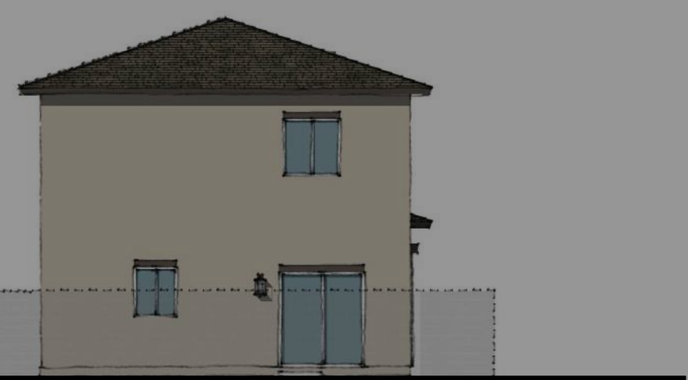
FORM ZB - CONTEMPORARY



ROOF PLAN
SCALE: N.T.S.



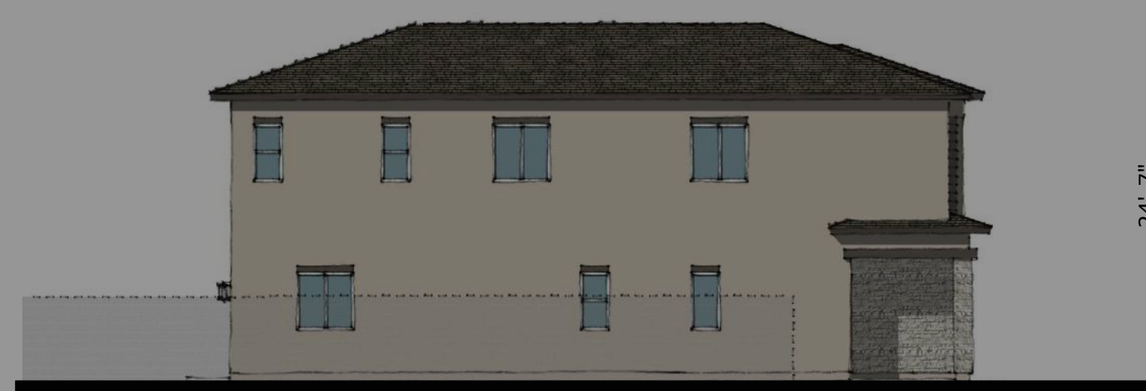
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



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

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'FLAT' TILES
3. 12" EAVES
4. DECORATIVE SHIP LAP SIDING
5. DECORATIVE STONE VENEER
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 7'-0" A.F.F.
8. PLATE HEIGHT - 9'-1" A.S.F.F.
9. WINDOW HEADER - 7'-0" A.S.F.F.
10. REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET



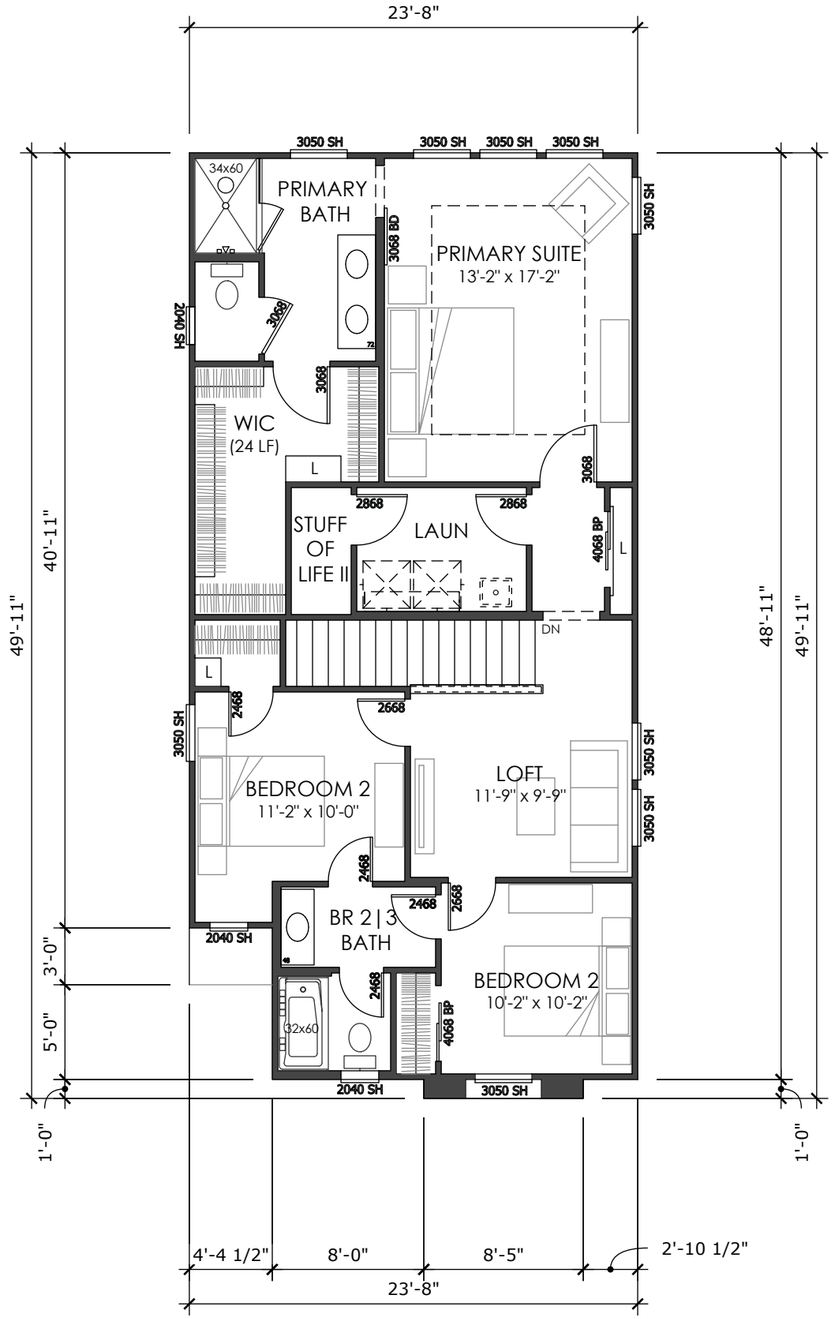
LEFT ELEVATION
SCALE: 3/32" = 1'-0"

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

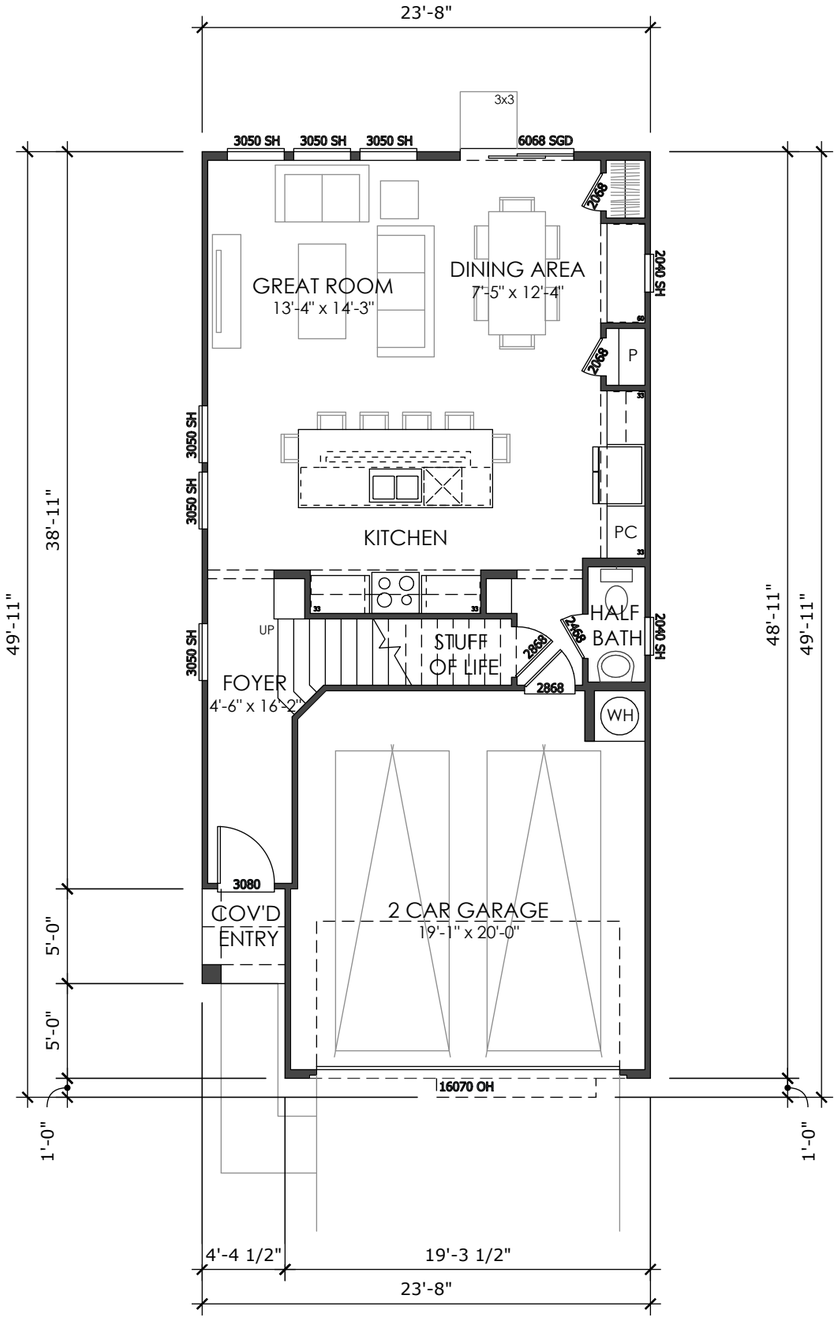
KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
08.13.2021

SERIES WIDTH
26'



2ND FLOOR



1ST FLOOR

LIV. SF:	**1,850**
PLAN WIDTH:	**23'-8"**
PLAN #:	7521
SCALE:	1/8" = 1'-0"
NAME:	DEL MAR

VITAL STATS

BEDROOM	3 (OPT. 4)
BATH	2.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	7' | 7'

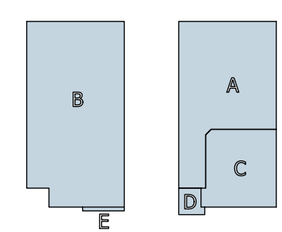
STATUS | LEGACY PRODUCT

AREA S.F. BREAKDOWN

LIVABLE	
(A) FIRST FLOOR:	727
(B) SECOND FLOOR:	1,123
TOTAL LIVABLE:	**1,850**
(C) GARAGE:	387
COV'D ENTRY / PORCH	
(D) *ELEVATION UB:*	22
ELEVATION YB:	22
ELEVATION ZB:	22
(E) OPT. COVERED PATIO:	N/A
MAX FOOTPRINT:	**1,202**

TYP LOT SIZE | 35'X78' (2,730 SF)

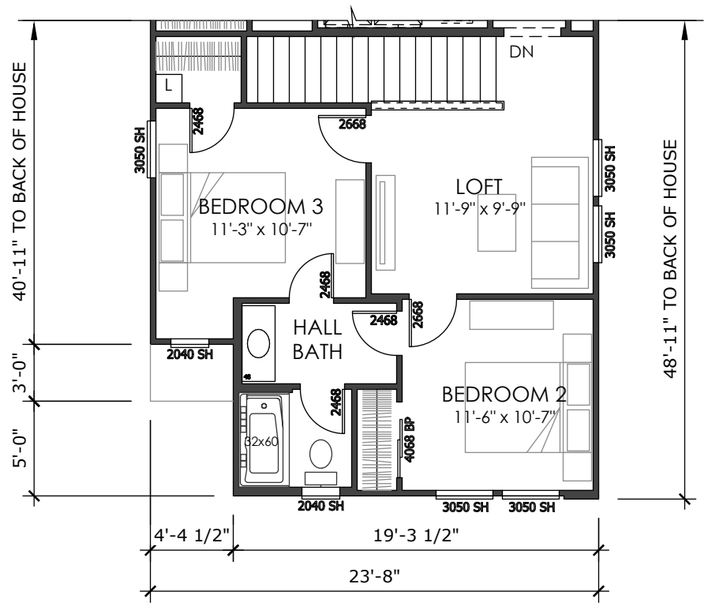
LOT COVERAGE | 1,222 / 2,730 = **46.2%**



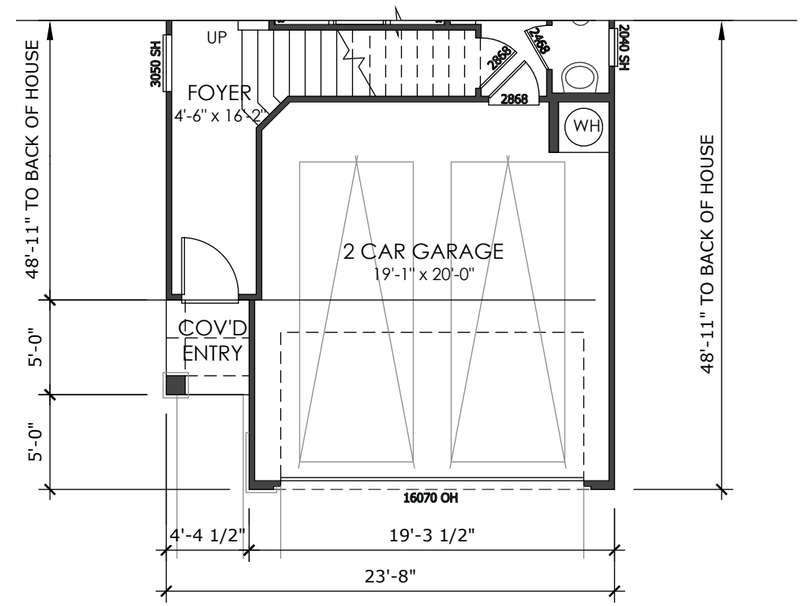
FORM UB - SPANISH

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
02.26.2024

SERIES WIDTH
26'



2ND FLOOR



1ST FLOOR

FORM ZB - CONTEMPORARY

LIV. SF:	**1,850**
PLAN WIDTH:	**23'-8"**
PLAN #:	7521
SCALE:	1/8" = 1'-0"
NAME:	DEL MAR

VITAL STATS

BEDROOM	3 (OPT. 4)
BATH	2.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	7' | 7'

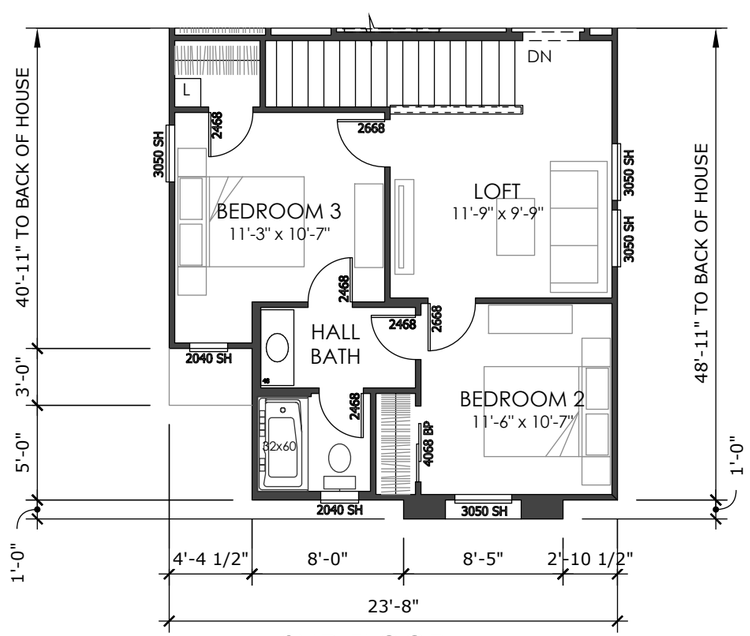
STATUS | LEGACY PRODUCT

AREA S.F. BREAKDOWN

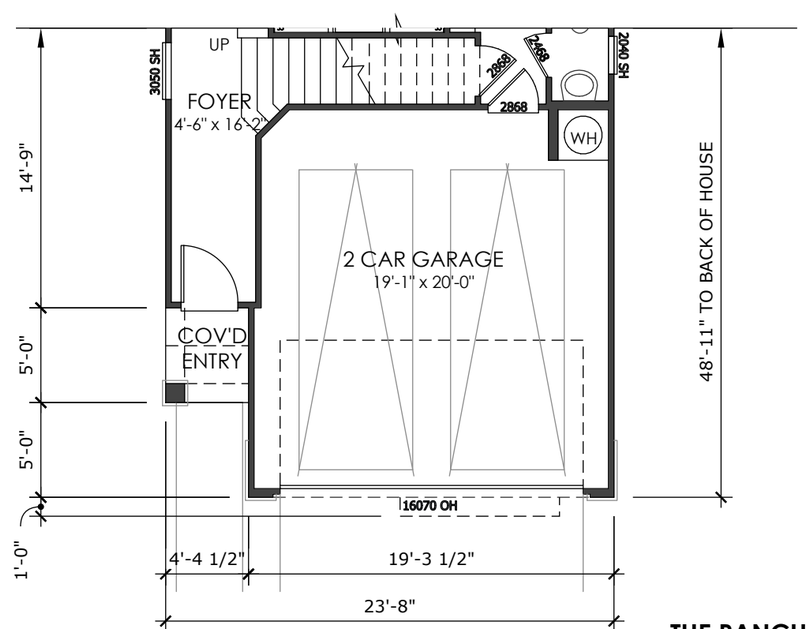
LIVABLE	
(A) FIRST FLOOR:	727
(B) SECOND FLOOR:	1,123
TOTAL LIVABLE:	**1,850**
(C) GARAGE:	387
COV'D ENTRY / PORCH	
(D) *ELEVATION UB:*	22
ELEVATION YB:	22
ELEVATION ZB:	22
(E) OPT. COVERED PATIO:	N/A
MAX FOOTPRINT:	**1,202**

TYP LOT SIZE | 35'X78' (2,730 SF)

LOT COVERAGE | 1,222 / 2,730 = **46.2%**



2ND FLOOR



1ST FLOOR

FORM YB - TUSCAN

KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
02.26.2024

FORM UB - SPANISH
FRONT VIEW: N.T.S.

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

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

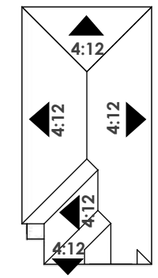
LEFT ELEVATION
SCALE: 3/32" = 1'-0"

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

SERIES WIDTH
26'

LIV. SF:	**1,850**
PLAN WIDTH:	**24'**
PLAN #:	7521

FORM UB - SPANISH



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

1 PROMINENT GABLES
2 CONCRETE 'S' TILES
3 12" RAKES AND 12" EAVES
4 DECORATIVE GABLE RECESS DETAIL
5 DECORATIVE SHUTTERS
6 PLATE HEIGHT - 9'-1" A.F.F.
7 WINDOW HEADER - 8'-0" A.F.F.
8 PLATE HEIGHT - 9'-1" A.S.F.F.
9 WINDOW HEADER - 8'-0" A.S.F.F.
10 REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

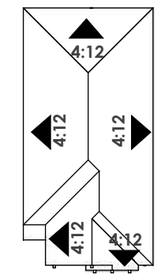
KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
02.27.2024

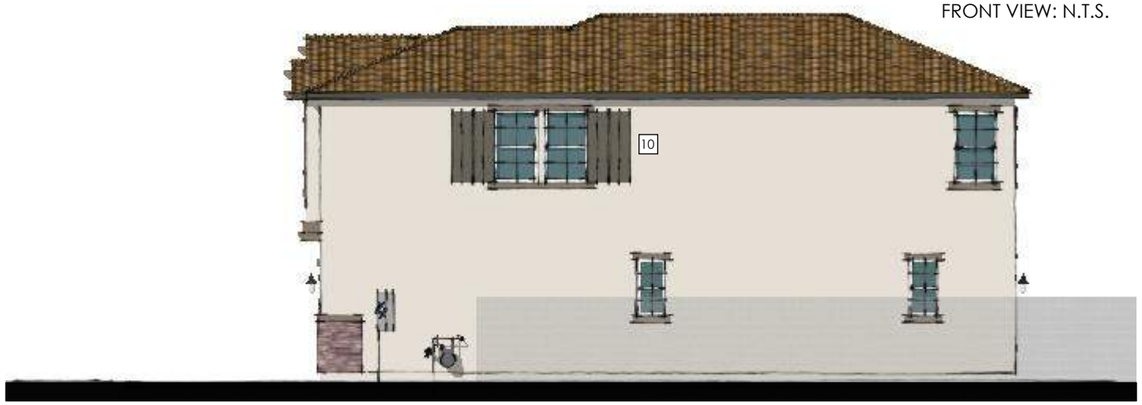
SERIES WIDTH
26'

LIV. SF:	**1,850**
PLAN WIDTH:	**24'**
PLAN #:	7521
FORM YB - TUSCAN	

FORM YB - TUSCAN
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

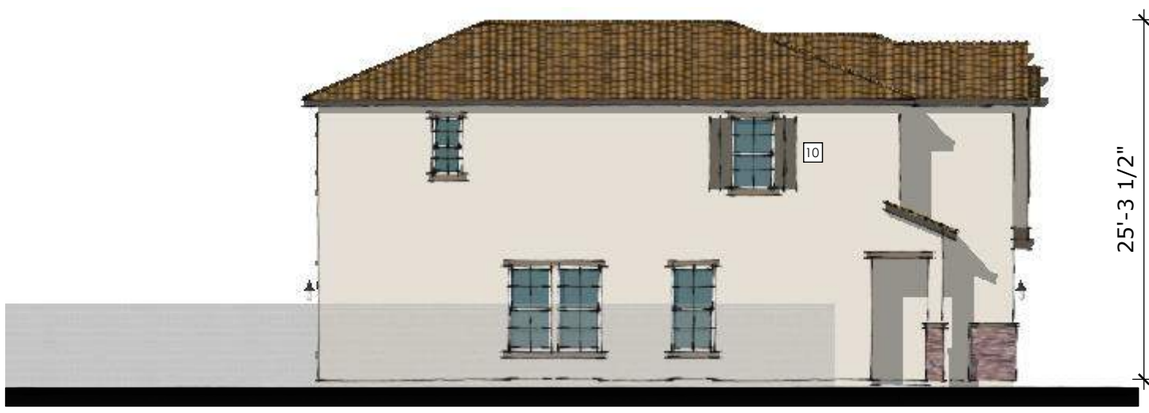


RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

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

STYLE LEGEND:

1 PROMINENT HIPS
2 CONCRETE "S" TILES
3 12" EAVES
4 ARCHED SOFFITS
5 DECORATIVE STONE VENEER
6 PLATE HEIGHT - 9'-1" A.F.F.
7 WINDOW HEADER - 8'-0" A.F.F.
8 PLATE HEIGHT - 9'-1" A.S.F.F.
9 WINDOW HEADER - 8'-0" A.S.F.F.
10 REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET



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

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

KHovnanian Homes

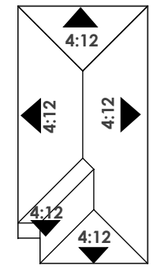
THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
02.27.2024

SERIES WIDTH
26'

LIV. SF:	**1,850**
PLAN WIDTH:	**24'**
PLAN #:	7521

FORM ZB - CONTEMPORARY

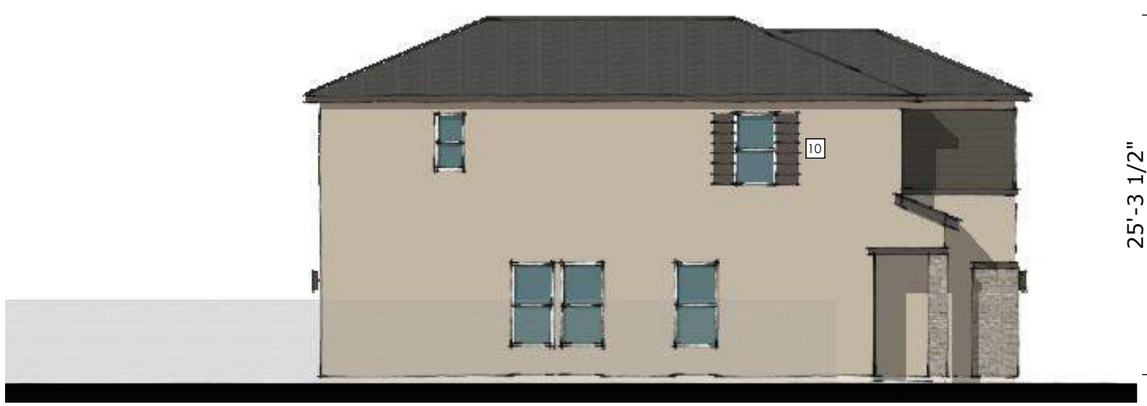
FORM ZB - CONTEMPORARY
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

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

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



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

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

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'FLAT' TILES
3. 12" EAVES
4. DECORATIVE SHIP LAP SIDING
5. DECORATIVE STONE VENEER
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. PLATE HEIGHT - 9'-1" A.S.F.F.
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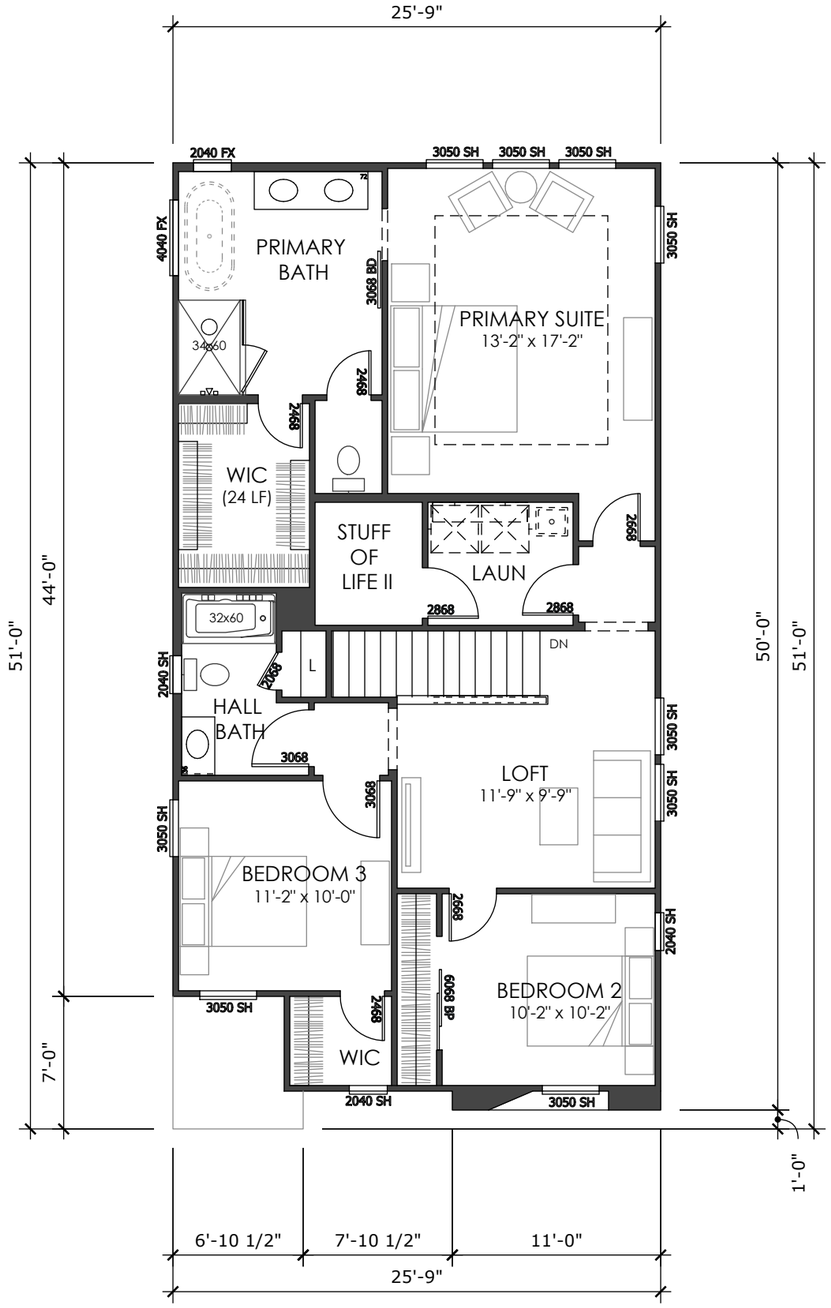
10. REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

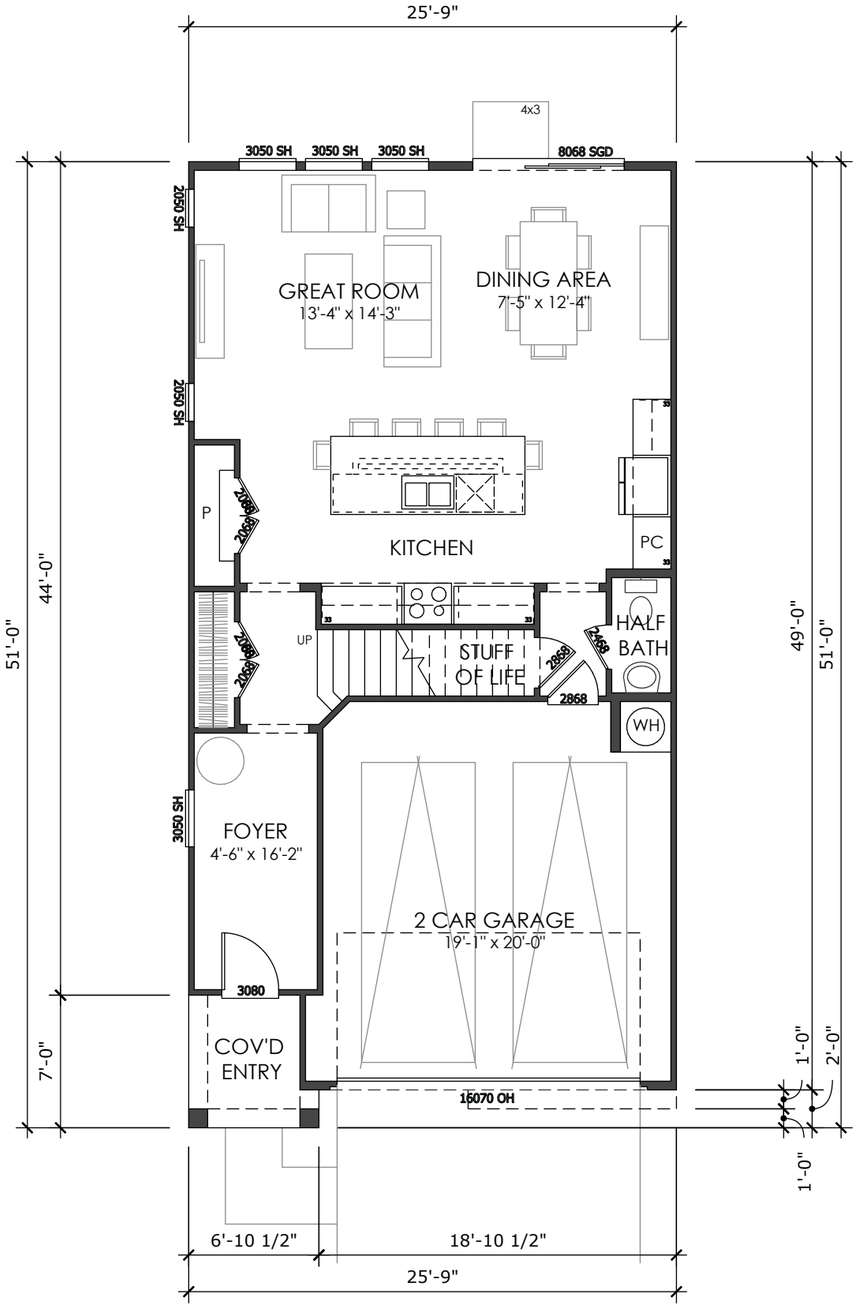
KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
02.27.2024

SERIES WIDTH
26'



2ND FLOOR



1ST FLOOR

LIV. SF:	**2,077**
PLAN WIDTH:	**25'-9"**
PLAN #:	7572
SCALE:	1/8" = 1'-0"
NAME:	MADALENA

VITAL STATS

BEDROOM	3 (OPT. 4)
BATH	2.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	7' | 7'

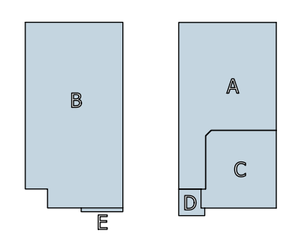
STATUS | LEGACY PRODUCT

AREA S.F. BREAKDOWN

LIVABLE	
(A) FIRST FLOOR:	844
(B) SECOND FLOOR:	1,233
TOTAL LIVABLE:	**2,076**
(C) GARAGE:	388
COV'D ENTRY / PORCH	
(D) *ELEVATION UB:*	43
ELEVATION YB:	43
ELEVATION ZB:	44
(E) OPT. COVERED PATIO:	N/A
MAX FOOTPRINT:	**1,276**

TYP LOT SIZE | 35'X78' (2,730 SF)

LOT COVERAGE | 1,276 / 2,730 = **46.7%**

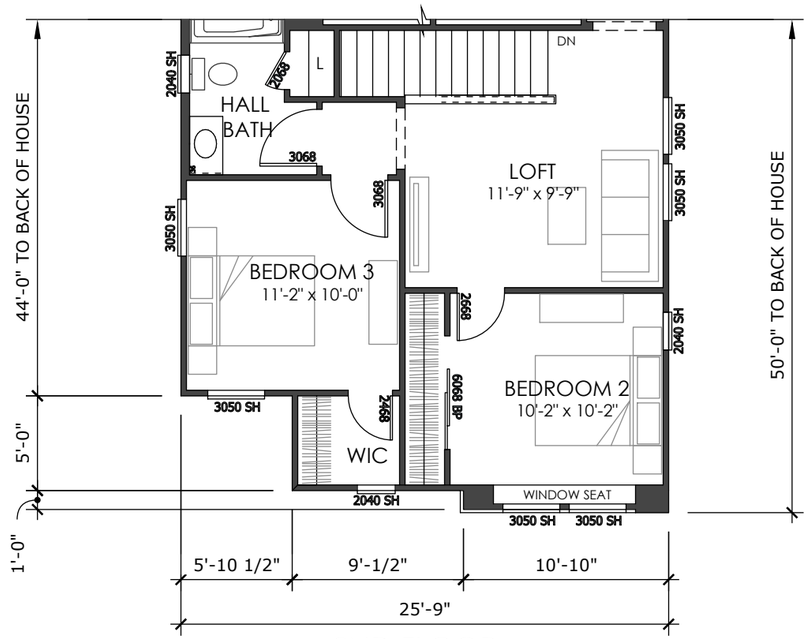


FORM UB - SPANISH

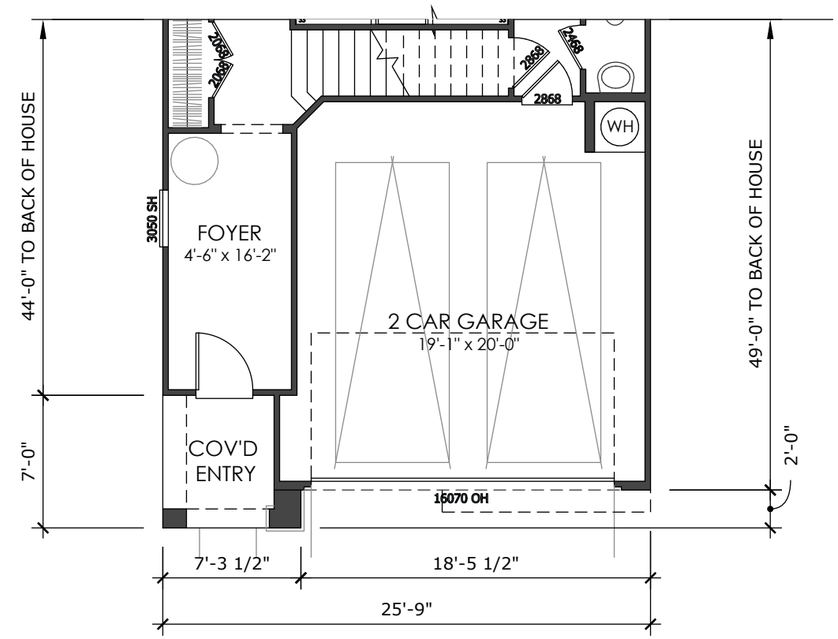
THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
02.26.2024

ATTACHMENT 2
Exhibit A to the Resolution

SERIES WIDTH
26'

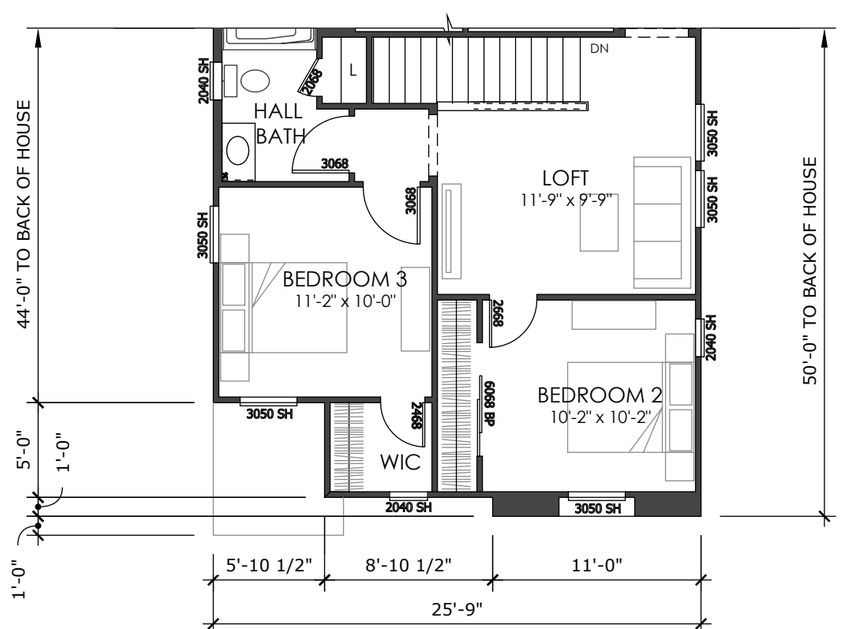


2ND FLOOR

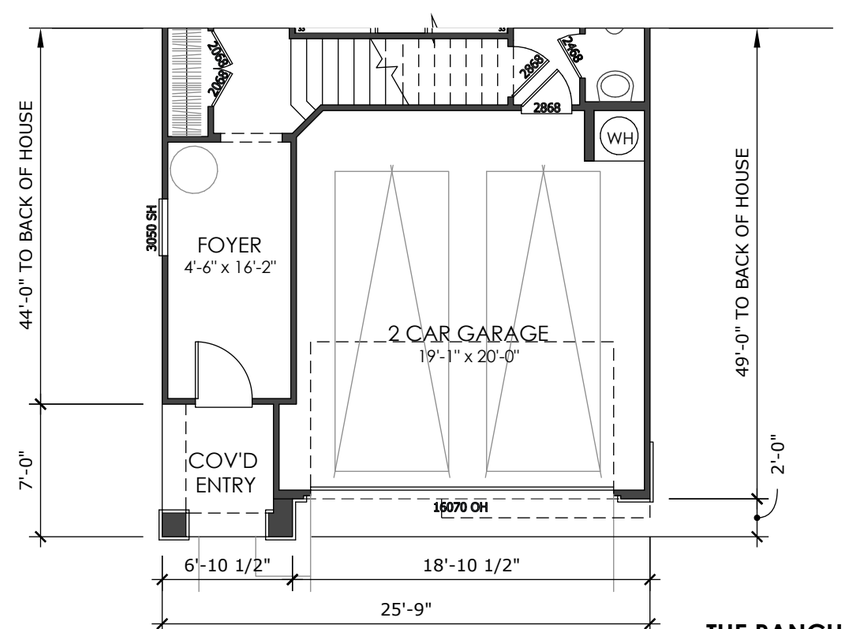


1ST FLOOR

FORM ZB - CONTEMPORARY



2ND FLOOR



1ST FLOOR

FORM YB - TUSCAN

LIV. SF:	**2,077**
PLAN WIDTH:	**25'-9"**
PLAN #:	7572
SCALE:	1/8" = 1'-0"
NAME:	MADALENA

VITAL STATS

BEDROOM	3 (OPT. 4)
BATH	2.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	7' | 7'

STATUS | LEGACY PRODUCT

AREA S.F. BREAKDOWN

LIVABLE	
(A) FIRST FLOOR:	844
(B) SECOND FLOOR:	1,233
TOTAL LIVABLE:	**2,076**
(C) GARAGE:	388
COV'D ENTRY / PORCH	
(D) *ELEVATION UB:*	43
ELEVATION YB:	43
ELEVATION ZB:	44
(E) OPT. COVERED PATIO:	N/A
MAX FOOTPRINT:	**1,276**

TYP LOT SIZE | 35'X78' (2,730 SF)

LOT COVERAGE | 1,276 / 2,730 = **46.7%**

KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
02.26.2024

FORM UB - SPANISH
FRONT VIEW: N.T.S.

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

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

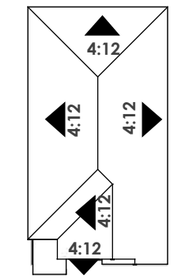
LEFT ELEVATION
SCALE: 3/32" = 1'-0"

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

SERIES WIDTH
26'

LIV. SF:	**2,077**
PLAN WIDTH:	**26'**
PLAN #:	7572

FORM UB - SPANISH



ROOF PLAN
SCALE: N.T.S.

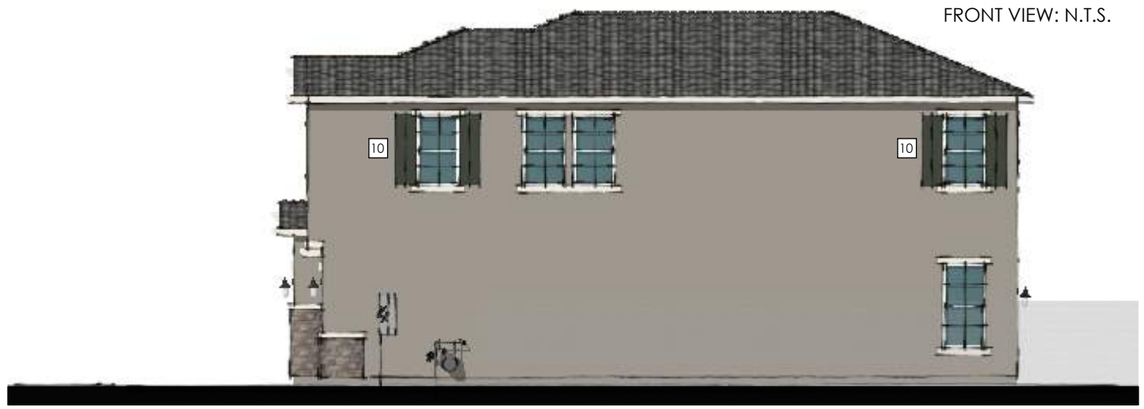
STYLE LEGEND:

1 PROMINENT GABLES
2 CONCRETE 'S' TILES
3 12" RAKES AND 12" EAVES
4 DECORATIVE GABLE DETAILS
5 DECORATIVE SHUTTERS
6 PLATE HEIGHT - 9'-1" A.F.F.
7 WINDOW HEADER - 8'-0" A.F.F.
8 PLATE HEIGHT - 9'-1" A.S.F.F.
9 WINDOW HEADER - 8'-0" A.S.F.F.
10 REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
02.27.2024

FORM YB - TUSCAN
FRONT VIEW: N.T.S.



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

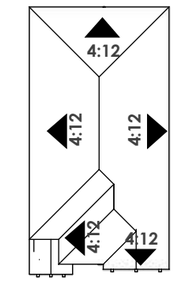
REAR ELEVATION
SCALE: 3/32" = 1'-0"

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

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

SERIES WIDTH
26'

LIV. SF:	**2,077**
PLAN WIDTH:	**26'**
PLAN #:	7572
FORM YB - TUSCAN	



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

1 PROMINENT HIPS
2 CONCRETE "S" TILES
3 12" EAVES
4 ARCHED SOFFITS
5 DECORATIVE STONE VENEER
6 PLATE HEIGHT - 9'-1" A.F.F.
7 WINDOW HEADER - 8'-0" A.F.F.
8 PLATE HEIGHT - 9'-1" A.S.F.F.
9 WINDOW HEADER - 8'-0" A.S.F.F.
10 REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

KHovnanian Homes

THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
02.27.2024

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

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

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

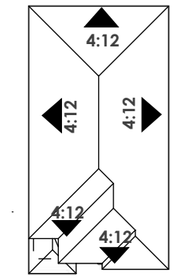
LEFT ELEVATION
SCALE: 3/32" = 1'-0"

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

SERIES WIDTH
26'

LIV. SF:	**2,077**
PLAN WIDTH:	**26'**
PLAN #:	7572

FORM ZB - CONTEMPORARY



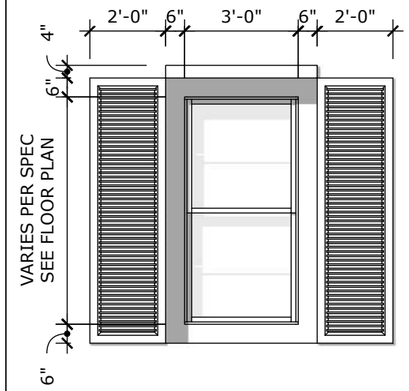
ROOF PLAN
SCALE: N.T.S.

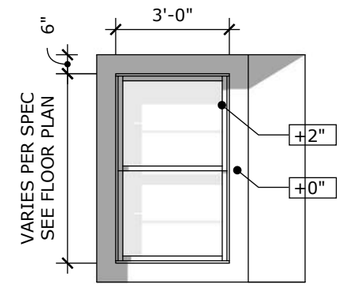
STYLE LEGEND:

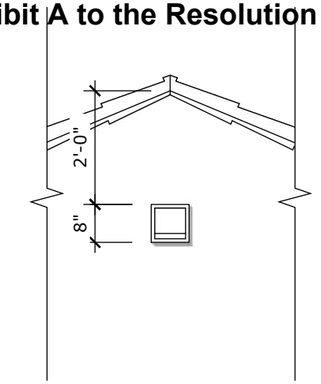
1 PROMINENT HIPS
2 CONCRETE 'FLAT' TILES
3 12" EAVES
4 DECORATIVE SHIP LAP SIDING
5 DECORATIVE STONE VENEER
6 PLATE HEIGHT - 9'-1" A.F.F.
7 WINDOW HEADER - 8'-0" A.F.F.
8 PLATE HEIGHT - 9'-1" A.S.F.F.
9 WINDOW HEADER - 8'-0" A.S.F.F.
10 REAR AND SIDE SHUTTERS ONLY WHEN FACING THE STREET

KHovnanian Homes

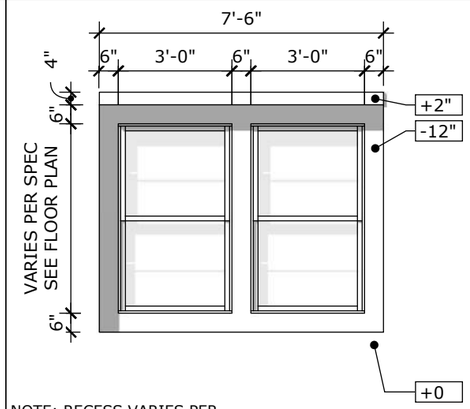
THE RANCH
26' ASPIRE - 35' x 78' LOTS
NCD - RANCHO CORDOVA, CA
02.27.2024



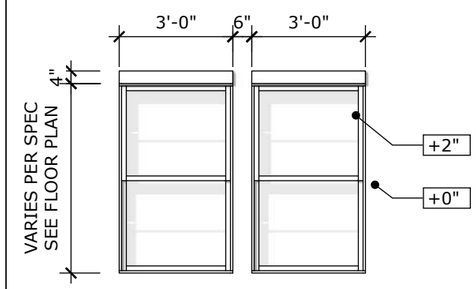




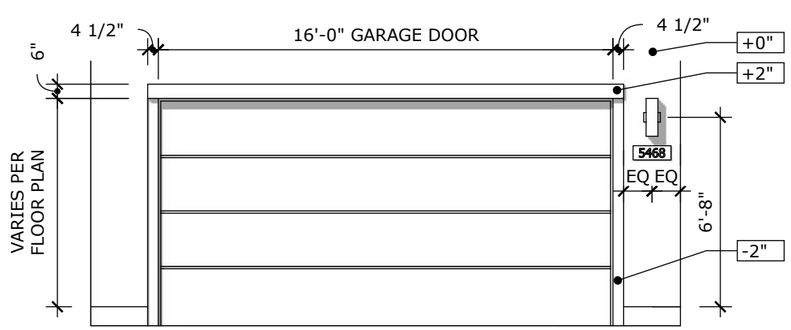
	U14	ENTRY DOOR	U10	RECESSED WINDOW W/SHUTTERS	U7	STUCCO TRIM @ (1)WINDOW	U4	GABLE DETAIL 1-TILE	U1

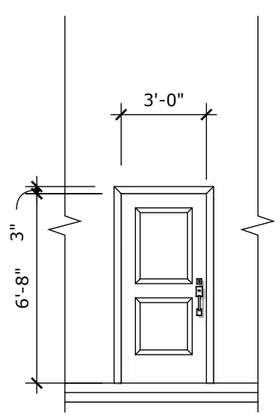


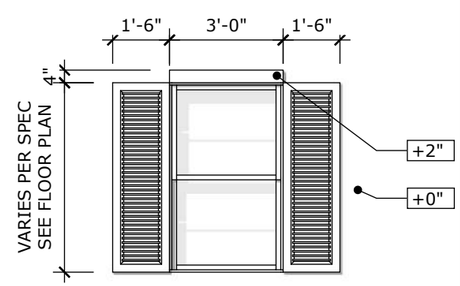
NOTE: RECESS VARIES PER PLAN (3" OR GREATER)

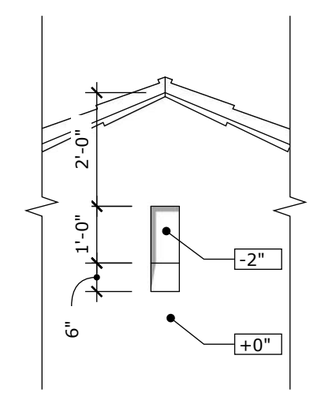


	U14	ENTRY DOOR W/TRANSOM	U11	RECESSED (2)WINDOW	U8	STUCCO TRIM @ (2)WINDOW	U5	GABLE DETAIL 2-TILE	U2





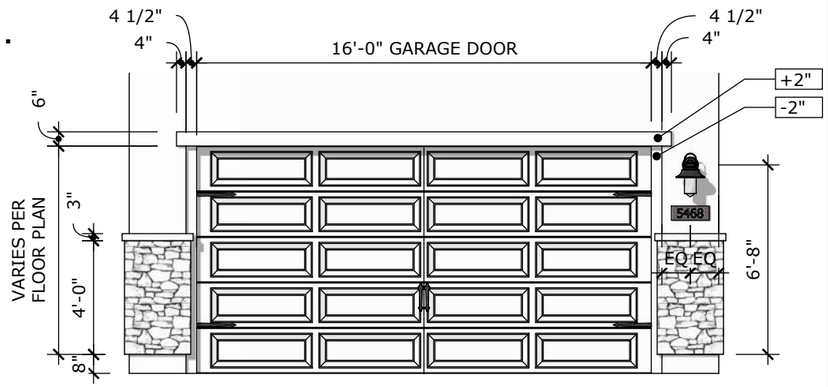




RECESSED GARAGE DOOR	U12	ENTRY DOOR	U9	STUCCO TRIM @ (1)WINDOW W/SUTTERS	U6	TAPER RECESSED GABLE DETAIL	U3		

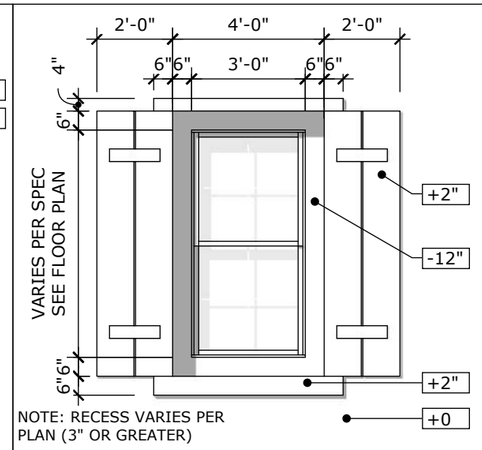
SPANISH MODERN EXTERIOR DETAILS
SCALE: NTS

ITEM 6.1.



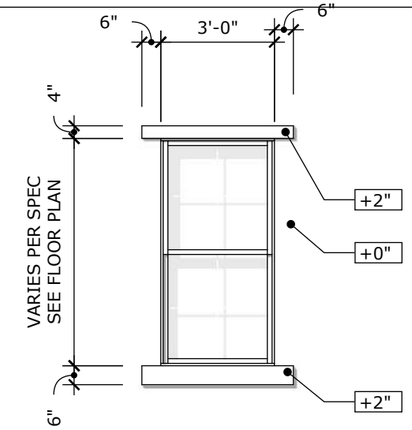
NOTE: DOOR HARDWARE PER SPECS

RECESSED GARAGE DOOR W/STONE | Y10

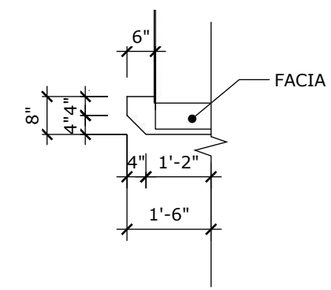


NOTE: RECESS VARIES PER PLAN (3" OR GREATER)

RECESSED WINDOW W/SHUTTERS | Y7



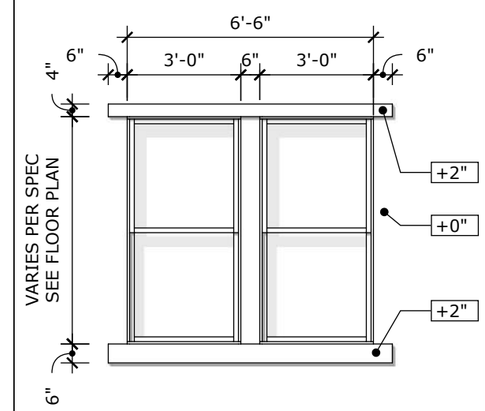
STUCCO TRIM @ (1)WINDOW | Y4



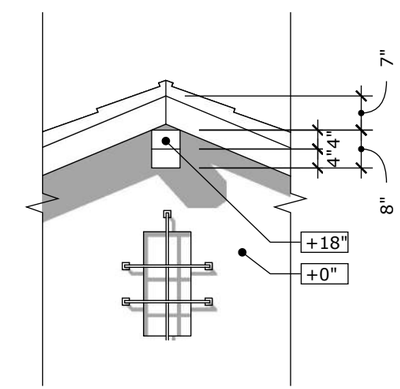
CORBEL DETAIL | Y1

Y14

ENTRY DOOR | Y11



STUCCO TRIM @ (2)WINDOW | Y5

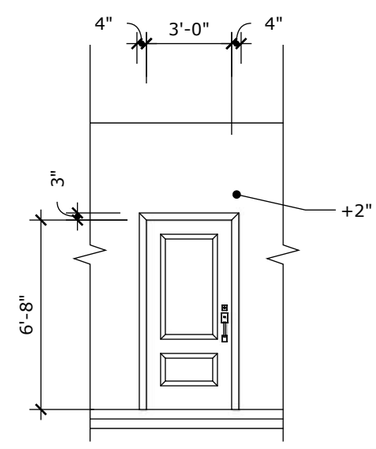


CORBEL DETAIL @ GABLE | Y2

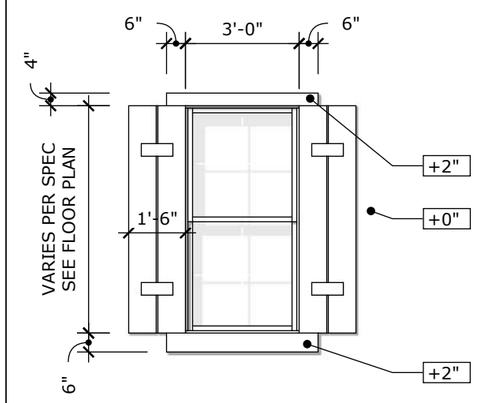
RECESSED WINDOW W/STONE | Y8

Y15

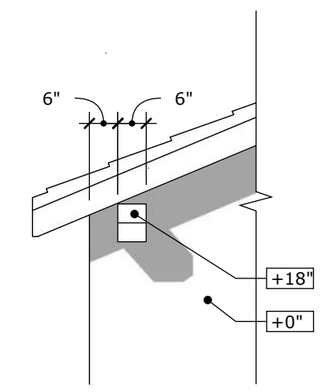
ENTRY DOOR W/TRANSOM | Y12



ENTRY DOOR | Y9



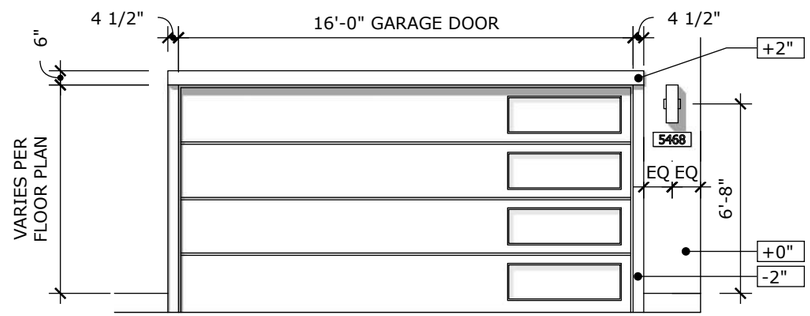
STUCCO TRIM @ (1)WINDOW W/SUTTERS | Y6



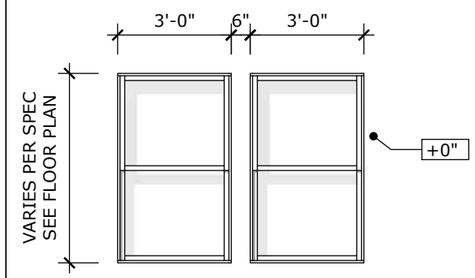
CORBEL DETAIL @ GABLE END | Y3

TUSCAN EXTERIOR DETAILS
SCALE: NTS

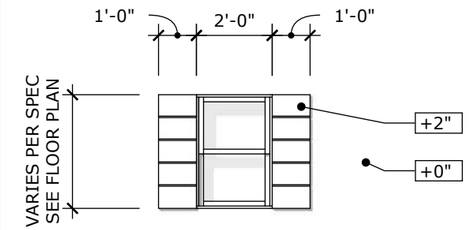
KHovnanian Homes



RECESSED GARAGE DOOR | U10

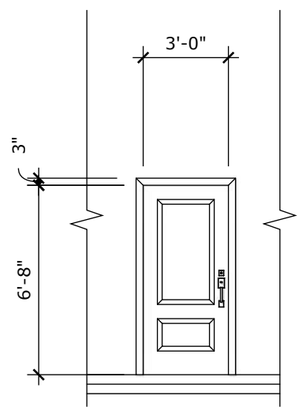


STUCCO TRIM @ (2)WINDOW | U7



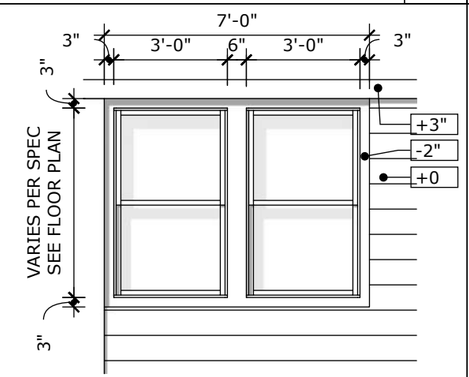
(2030 SH) WINDOW W/SUTTERS | U4

U1



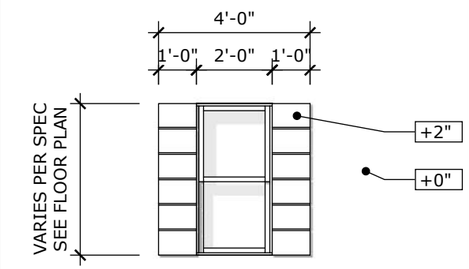
ENTRY DOOR W/TRANSOM | U14

ENTRY DOOR | U11



NOTE: RECESS VARIES PER PLAN
(2" DEEP RECESS CONDITION)

RECESSED WINDOW | U8

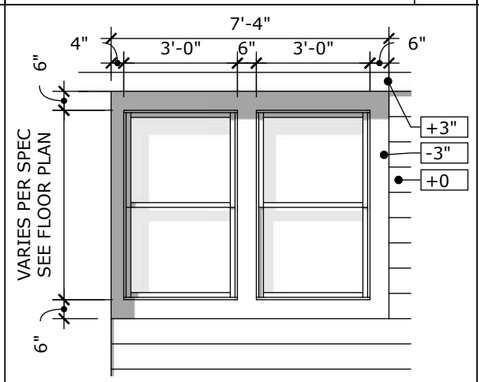


(2040 SH) WINDOW W/SUTTERS | U5

U2

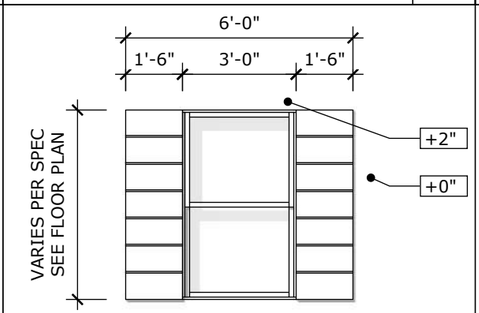
U15

ENTRY DOOR | U12

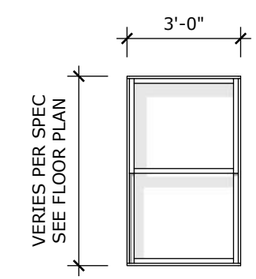


NOTE: RECESS VARIES PER
PLAN (3" DEEP OR GREATER)

TAPERED RECESSED WINDOW | U9



(2050 SH) WINDOW W/SUTTERS | U6



STUCCO TRIM @ (1)WINDOW | U3

CONTEMPORARY EXTERIOR DETAILS
SCALE: NTS

KHovnanian Homes

THE RANCH : SILVERBROOK
RANCHO CORDOVA, CA

Rev 1: 6/4/2021
Rev 2: 7/7/2021

Elevation Style	Color Scheme #	Body (A)		Siding / B&B (S)		Trim (B)	Fascia (C)	Garage Door (D)	Entry (E)	Shutters (H)	Prefab Pipe Vents (if occur)	Gutters (if occur)	Concrete Roof Tile		Veneer*
	MFG:	Sherwin Williams		Sherwin Williams		Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	NA	Eagle Roof Tile		El Dorado
	NOTE:		LRV		LRV								Barrel-Tile	Flat	
UB - SPANISH	1000F	7551 Greek Villa	84	NA		6152 Superior Bronze	7520 Dark Brown	7520 Dark Brown	7615 Sea Serpent	7615 Sea Serpent	7705 Wheat Penny	Musket	3636 Piedmont Blend	NA	NA
	1010	7641 Colonnade Gray	53	NA		7048 Urbane Bronze	7048 Urbane Bronze	6990 Caviar	6990 Caviar	6990 Caviar	7705 Wheat Penny	Musket	3697 Slate Range	NA	NA
	1100	7015 Repose Gray	58	NA		2827 Colonial Revival Stone	7510 Chateau Brown	7510 Chateau Brown	6186 Dried Thyme	6186 Dried Thyme	7705 Wheat Penny	Musket	3581 Arcadia Canyon Brown	NA	NA
	1200	7000 Ibis White	84	NA		6081 Down Home	9091 Half- Caff	7508 Tavern Taupe	6990 Caviar	6990 Caviar	7705 Wheat Penny	Musket	3687 Brown Gray Range	NA	NA
YB - TUSCAN	2021	6147 Panda White	77	NA		7032 Warm Stone	7048 Urbane Bronze	7048 Urbane Bronze	6229 Tempe Star	6229 Tempe Star	NA	Musket	3646 Sunset Blend	NA	Country Rubble Cognac
	2022	7507 Stone Lion	38	NA		9183 Dark Clove	2735 Rockweed	2736 Rockweed	2838 Polished Mahogany	2838 Polished Mahogany	NA	Musket	3581 Arcadia Canyon Brown	NA	Country Rubble Bella
	2023	7634 Pediment	61	NA		7046 Anonymous	7645 Thunder Gray	7045 Intellectual Gray	6013 Bitter Chocolate	6013 Bitter Chocolate	NA	Musket	3645 Sunrise Blend	NA	Country Rubble Polermo
	2024	7642 Pavestone	32	NA		7551 Greek Villa	7551 Greek Villa	7020 Black Fox	7749 Laurel Woods	7749 Laurel Woods	NA	Musket	3697 Slate Range	NA	Fieldedge Andate
ZB -CONTEMPORARY	9032	7506 Loggia	48	7645 Thunder Gray	9	7645 Thunder Gray	7645 Thunder Gray	6201 Thunderous	7645 Thunder Gray	NA	NA	Musket	NA	4591 Dark Gray Range	Ledgecur 33 Birch
	9200	7042 Shoji White	74	2848 Roycroft Pewter	13	6990 Caviar	7042 Shoji White	6990 Caviar	6990 Caviar	NA	NA	Musket	NA	4687 Slate Range	Ledgecut 33 Sage
	9300	7017 Dorian Gray	39	6062 Vintage Leather	7	7675 Sealskin	7675 Sealskin	7675 Sealskin	7675 Sealskin	NA	NA	Musket	NA	4591 Dark Gray Range	Ledgecur 33 Sage
	9400	7045 Intellectual Gray	36	6173 Cocoon	15	7020 Black Fox	7047 Porpoise	7020 Black Fox	6054 Canyon Clay	NA	NA	Musket	NA	4687 Brown Gray Range	Ledgecur 33 Ocean Floor

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

THESE COLOR SCHEMES WERE APPROVED PREVIOUSLY, SHOWN FOR REFERENCE ONLY

COLOR SCHEME #1000F

UB - SPANISH

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7551 Greek Villa (LRV:84)

(B) Trim: SW 6152 Superior Bronze

(C) Fascia: SW 7520 Dark Brown

(D) Garage Door: SW 7520 Dark Brown

(E) Entry: SW 7615 Sea Serpent

(H) Shutters: SW 7615 Sea Serpent

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 3636 Piedmont Blend

Exhibit A to the Resolution

COLOR SCHEME #1010

UB - SPANISH

(A)

Color Legend

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

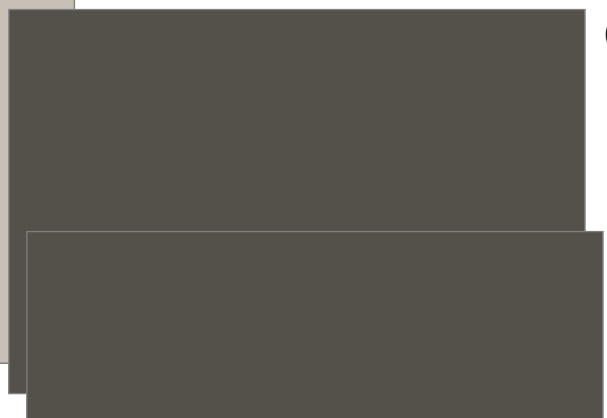
(B) Trim: SW 7048 Urbane Bronze

(C) Fascia: SW 7048 Urbane Bronze

(D) Garage Door: SW 6990 Caviar

(E) Entry: SW 6990 Caviar

(S) Shutters: SW 6990 Caviar



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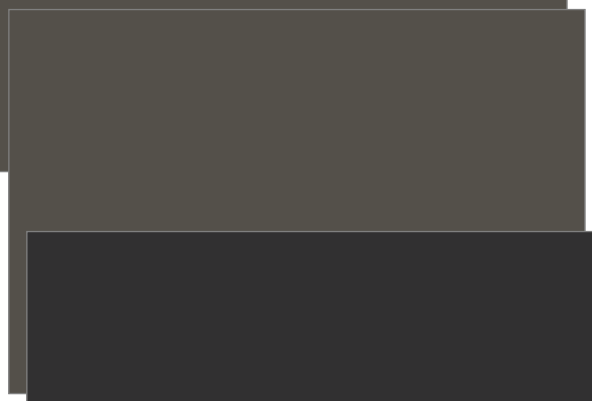
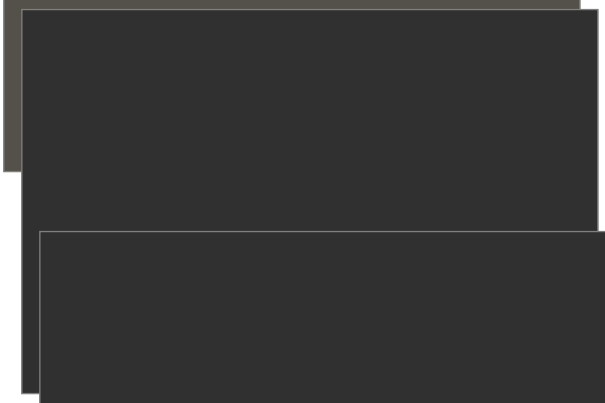


(C)



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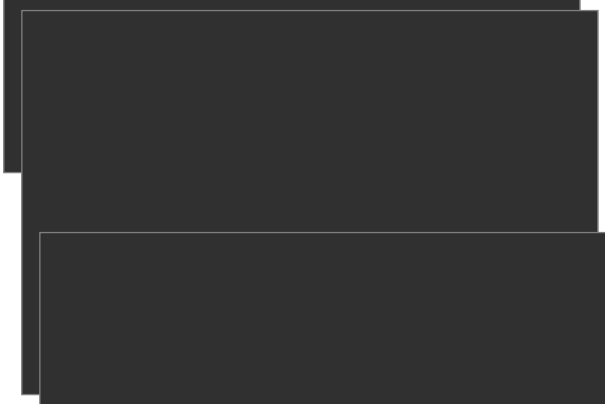
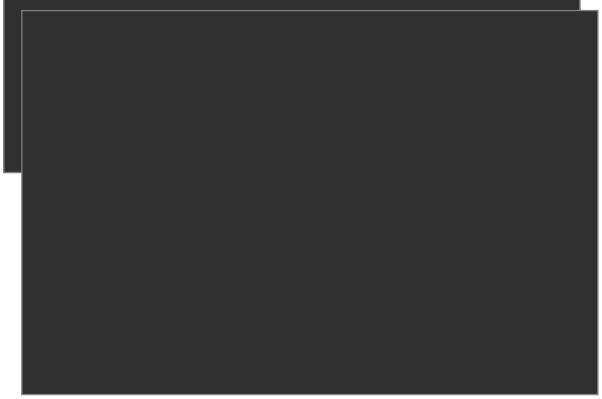


(E)



(H)

Roof: Eagle - 3697 Slate Range

COLOR SCHEME #1100

UB - SPANISH

(A)

Color Legend

(A) Body: SW 7015 Repose Gray (LRV:58)

(B) Trim: SW 2827 Colonial Revival Stone

(C) Fascia: SW 7510 Chateau Brown

(D) Garage Door: SW 7510 Chateau Brown

(E) Entry: SW 6186 Dried Thyme

(S) Shutters SW 6186 Dried Thyme

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 3581 Arcadia Canyon Brown

COLOR SCHEME #1200

UB - SPANISH

(A)

Color Legend

(A) Body: SW 7000 Ibis White (LRV:84)

(B) Trim: SW 6081 Down Home

(C) Fascia: SW 9091 Half-Caff

(D) Garage Door: SW 7508 Tavern Taupe

(E) Entry: SW 6990 Caviar

(S) Shutters: SW 6990 Caviar

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 3687 Brown Gray Range

COLOR SCHEME #2021

YB - TUSCAN

(A)

Color Legend

(A) Body: SW 6147 Panda White (LRV:77)

(B) Trim: SW 7032 Warm Stone

(C) Fascia: SW 7048 Urbane Bronze

(D) Garage Door: SW 7048 Urbane Bronze

(E) Entry: SW 6229 Tempe Star

(H) Shutters: SW 6229 Tempe Star

(B)

(C)

(D)

(E)

(H)

Veneer: El Dorado Stone - Country Rubble - Cognac

Roof: Eagle -3646 Sunset Blend

COLOR SCHEME #2022

YB - TUSCAN

(A)

Color Legend

(A) Body: SW 7507 Stone Lion (LRV:38)

(B) Trim: SW 9183 Dark Clove

(C) Fascia: SW 2735 Rockweed

(D) Garage Door: SW 2735 Rockweed

(E) Entry: SW 2838 Polished Mahogany

(H) Shutters: SW 2838 Polished Mahogany

(B)

(C)

(D)

(E)

(H)

Veneer: El Dorado Stone - Country Rubble - Bella

Roof: Eagle - 3581 Arcadia Canyon Brown

COLOR SCHEME #2023

YB - TUSCAN

(A)

Color Legend

(A) Body: SW 7634 Pediment (LRV:61)

(B) Trim: SW 7046 Anonymous

(C) Fascia: SW 7645 Thunder Gray

(D) Garage Door: SW 7045 Intellectual Gray

(E) Entry: SW 6013 Bitter Chocolate

(H) Shutters: SW 6013 Bitter Chocolate

(B)

(C)

(D)

(E)

(H)

Veneer: El Dorado Stone - Country Rubble - Polermo

Roof: Eagle - 3645 Sunrise Blend

COLOR SCHEME #2024

YB - TUSCAN

(A)

Color Legend

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

(B) Trim: SW 7551 Greek Villa

(C) Fascia: SW 7551 Greek Villa

(D) Garage Door: SW 7020 Black Fox

(E) Entry: SW 7749 Laurel Woods

(H) Shutters: SW 7749 Laurel Woods

(B)

(C)

(D)

(E)

(H)

Veneer: El Dorado Stone - Fieldledge - Andante

Roof: Eagle - 3697 Slate Range

COLOR SCHEME #9100

ZB - CONTEMPORARY

(A)

(S)

Color Legend

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

(S) Siding: SW 7645 Thunder Gray

(B) Trim: SW 7645 Thunder Gray

(C) Fascia: SW 7645 Thunder Gray

(D) Garage Door: SW 6201 Thunderous

(E) Entry: 7645 Thunder Gray

(S) Shutters: N/A

(B)

(C)

(D)

(E)

Veneer: El Dorado Stone - LedgeCut33 - Birch

Roof: Eagle - 4591 Dark Gray Range

COLOR SCHEME #9200

ZB - CONTEMPORARY

(A)

(S)

Color Legend

(A) Body: SW 7042 Shoji White (LRV:74)

(S) Siding: SW 2848 Roycroft Pewter

(B) Trim: SW 6990 Caviar

(C) Fascia: SW 7042 Shoji White

(D) Garage Door: SW 6990 Caviar

(E) Entry: SW 6990 Caviar

(S) Shutters: N/A

(B)

(C)

(D)

(E)

Veneer: El Dorado Stone - LedgeCut33 - Sage

Roof: Eagle - 4697 Slate Range

COLOR SCHEME #9300

ZB - CONTEMPORARY

(A)

(S)

Color Legend

(A) Body: SW 7017 Dorian Gray (LRV:39)

(S) Siding: SW 6062 Vintage Leather

(B) Trim: SW 7675 Sealskin

(C) Fascia: SW 7675 Sealskin

(D) Garage Door: SW 7675 Sealskin

(E) Entry: SW 7675 Sealskin

(S) Shutters: N/A

(B)

(C)

(D)

(E)

Veneer: El Dorado Stone - LedgeCut33 - Sage

Roof: Eagle - 4591 Dark Gray Range

COLOR SCHEME #9400

ZB - CONTEMPORARY

(A)

(S)

Color Legend

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

(S) Siding: SW 6176 Cocoon

(B) Trim: SW 7020 Black Fox

(C) Fascia: SW 7047 Porpoise

(D) Garage Door: SW 7020 Black Fox

(E) Entry: SW 6054 Canyon Clay

(S) Shutters: N/A

(B)

(C)

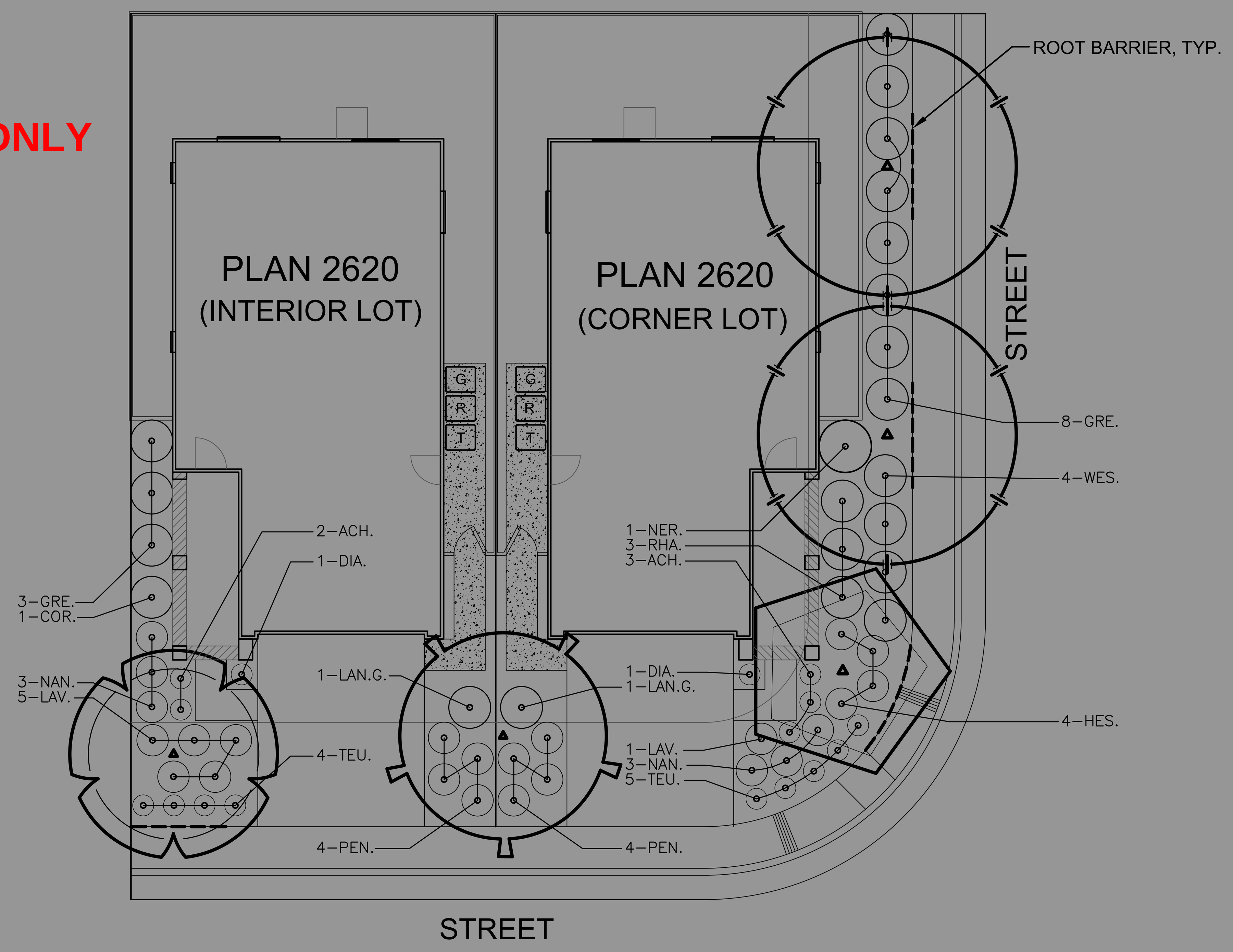
(D)

(E)

Veneer: El Dorado Stone - LedgeCut33 - Ocean Floor

Roof: Eagle - 4687 Brown Gray Range

THIS PLAN WAS APPROVED PREVIOUSLY, SHOWN FOR REFERENCE ONLY



MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	15 G.C.	ACA.	30'X20'	FULL SUN	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
MEDIUM	15 G.C.	ACE.B	25'X20'	FULL SUN	ACER BUERGERIANUM ... TRIDENT MAPLE
LOW	15 G.C.	ARB.	25'X25'	FULL SUN	ARBUTUS 'MARINA' ... MARINA MADRONE (STD)
MEDIUM	15 G.C.	CER.C.	25'X25'	FULL SUN	CERCIS CANADENSIS 'OKLAHOMA' ... OKLAHOMA EASTERN REDBUD
MEDIUM	15 G.C.	CRA.	25'X25'	FULL SUN	CRATAEGUS PHAENOPYRUM ... WASHINGTON HAWTHORN
MEDIUM	15 G.C.	ELA.	25'X20'	FULL SUN	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY TREE
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					ACCENT TREE:
LOW	15 G.C.	CER.O.	20'X20'	FULL SUN	CERCIS OCCIDENTALIS ... WESTERN REDBUD
LOW	24" BOX	LAG.M.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
LOW	24" BOX	LAG.N.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'NATCHEZ' ... NATCHEZ CRAPE MYRTLE
MEDIUM	24" BOX	PRU.	20'X20'	FULL SUN	PRUNUS SERRULATA ... JAPANESE FLOWERING CHERRY
					SHRUBS:
LOW	5 G.C.	CAL.	3'X4'	FULL SUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... LITTLE JOHN DWARF BOTTLE BRUSH
LOW	1 G.C.	DIA.	2'X2'	FULL SUN	DIANELLA REVOLUTA 'COOLVISTA' ... COOLVISTA DIANELLA
LOW	5 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
LOW	5 G.C.	GRE.	4'X4'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
LOW	5 G.C.	JUN.S.	12'X2'	FULL SUN	JUNIPERUS SCOPULORUM 'BLUE ARROW' ... BLUE ARROW JUNIPER
LOW	5 G.C.	LAN.G.	2'X4'	FULL SUN	LANTANA 'GOLD MOUND' ... GOLD MOUND LANTANA
LOW	5 G.C.	LAV.	2'X3'	FULL SUN	LAVANDULA X INTERMEDIA 'PROVENCE' ... PROVENCE FRENCH LAVENDER
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA RIGENS ... DEER GRASS
LOW	5 G.C.	NAN.	3'X3'	FULL SUN	NANDINA DOMESTICA 'GULF STREAM' ... GULF STREAM HEAVENLY BAMBOO
LOW	5 G.C.	NER.	5'X5'	FULL SUN	NERIUM OLEANDER 'PETITE SALMON' ... PETITE SALMON OLEANDER
LOW	5 G.C.	PHO.R.	6'X6'	FULL SUN	PHORMIUM TENAX 'RUBRUM' ... RUBRUM NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	FULL SUN	PHORMIUM TENAX 'VARIEGATUM' ... NEW ZEALAND FLAX
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LOW	5 G.C.	SAL.	3'X3'	FULL SUN	SALVIA MICROPHYLLA 'HOT LIPS' ... HOT LIPS SAGE
LOW	1 G.C.	TEU.	2'X2'	FULL SUN	TEUCRIUM CHAMAEDRYS ... GERMANDER
					GROUNDCOVER:
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LOW	5 G.C.	LAN.M.	1'X4'	FULL SUN	LANTANA MONTEVIDENSIS WHITE ... WHITE TRAILING LANTANA
LOW	5 G.C.	MYO.	2'X6'	FULL SUN	MYOPORUM PARVIFOLIUM ... MYOPORUM
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA

FOR NORTH OR EAST FACING HOMES:

SWAP GRE. FOR AUC.
SWAP COR. FOR AZA..
SWAP SAL. FOR LIR.

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

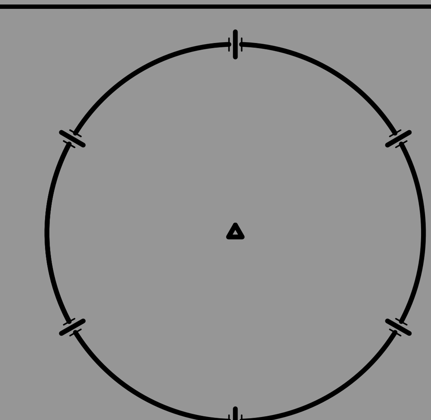
LANDSCAPE PLANTING NOTES

1. ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK–ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
   8 FEET CLEARANCE FROM SEWER OR WATER LINES.
   5 FEET CLEARANCE FROM STORM DRAIN AND JOINT TRENCH
   15 FEET FROM STREET LIGHTS AND FIRE HYDRANTS
   25 FEET FROM STOP SIGNS/STOP LIGHTS.
   10 FEET FROM DRIVEWAYS
3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
5. CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
   A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
   B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS–BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
   C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
   D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
   E. IRRIGATION AUDIT REPORT.
   F. SOILS ANALYSIS REPORT.
6. THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
7. IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE–UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
8. LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.
9. EACH LOT TO BE DESIGNED AS A SEPARATE IRRIGATION SYSTEM. IRRIGATION MAINTENANCE TO BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.
10. APPLICATION OF PRE–EMERGENT TO BE USED IN ALL NON–SEEDED LANDSCAPE PLANTERS. INSTALL A WEED CONTROL LAYER IN ALL BARK MULCH AND ROCK AREAS.

SOIL TESTING NOTES

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

CONTACT 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

KEY	LANDSCAPE LEGEND
	TREES - NOT ALL SYMBOLS SHOWN SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.

KEY	LANDSCAPE LEGEND
(shrub symbols)	SHRUBS INSTALL WEED FABRIC IN SHRUB BEDS.
5–AAA.	PLANT QUANTITY
	PLANT KEY
– – – – – – – –	ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS

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

LANDSCAPE ARCHITECT — 03/01/24 DATE

10' 5' 0 10' 20'
SCALE: 1"= 10'–0"

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K STREET, SUITE 201
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT — PETER D. LARIMER — 5284 — 6/30/18 — STATE OF CALIFORNIA
FOR REVIEW ONLY, NOT FOR CONSTRUCTION

Peter D. Larimer C-5284

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

REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

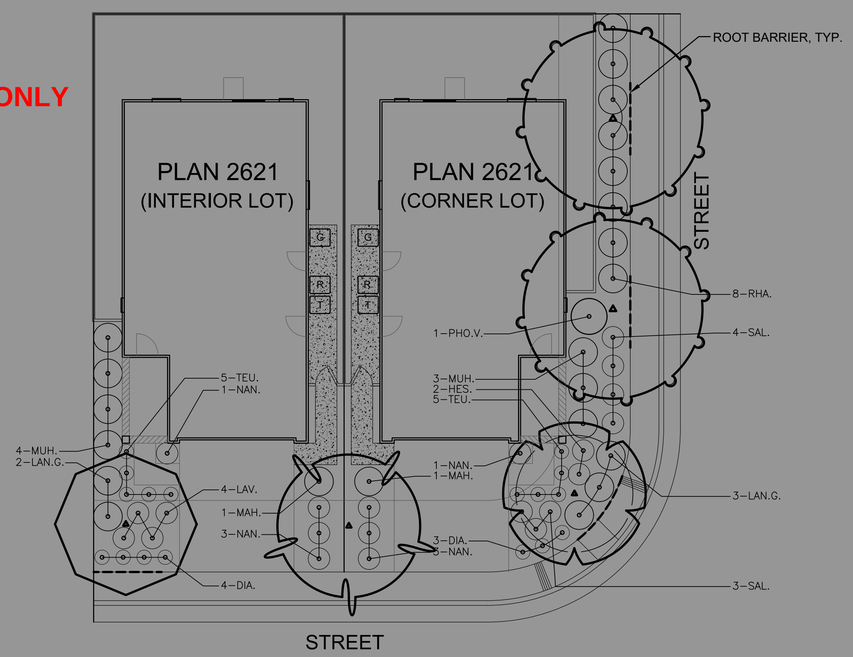
THE RANCH, SILVERBOOK PRODUCTION HOMES
RANCHO CORDOVA, CA

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

DATE 03/04/24
JOB NO. 24-20
SHEET TITLE
PLAN 2620 TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L1.1
SHEET 1 OF 9

THIS PLAN WAS APPROVED PREVIOUSLY, SHOWN FOR REFERENCE ONLY



MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
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LOW	5 G.C.	GRE.	4'X4'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
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7. IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE–UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
8. LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.
9. EACH LOT TO BE DESIGNED AS A SEPARATE IRRIGATION SYSTEM. IRRIGATION MAINTENANCE TO BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.
10. APPLICATION OF PRE–EMERGENT TO BE USED IN ALL NON–SEEDED LANDSCAPE PLANTERS. INSTALL A WEED CONTROL LAYER IN ALL BARK MULCH AND ROCK AREAS.

SOIL TESTING NOTES

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2. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
3. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO–POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2–0–0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
4. SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

KEY	LANDSCAPE LEGEND	KEY	LANDSCAPE LEGEND
	TREES - NOT ALL SYMBOLS SHOWN SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.		SHRUBS INSTALL WEED FABRIC IN SHRUB BEDS.
		5–AAA.	PLANT QUANTITY PLANT KEY
			ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS

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

LANDSCAPE ARCHITECT — DATE 03/01/24

10' 5' 0 10' 20'
SCALE: 1"= 10'–0"

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K STREET, SUITE 201
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT PETER D. LARIMER C-5284 STATE OF CALIFORNIA
FOR REVIEW ONLY, NOT FOR CONSTRUCTION
03/04/24

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH, SILVERBOOK PRODUCTION HOMES
RANCHO CORDOVA, CA

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

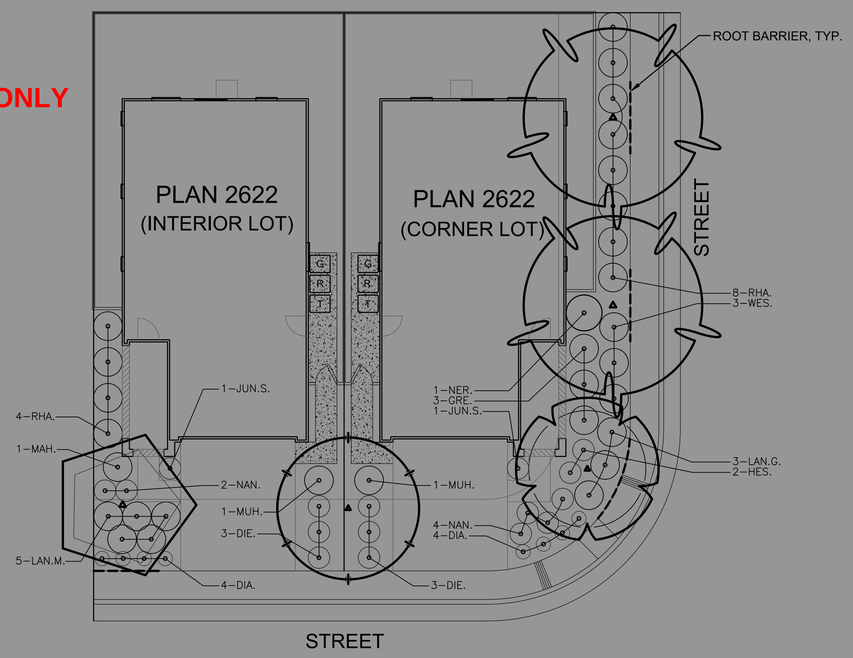
DATE 03/04/24
JOB NO. 24-20
SHEET TITLE

PLAN 2621 TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L2.1

SHEET 2 OF 9

THIS PLAN WAS APPROVED PREVIOUSLY, SHOWN FOR REFERENCE ONLY



MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	15 G.C.	ACA.	30'X20'	FULL SUN	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
MEDIUM	15 G.C.	ACE.B	25'X20'	FULL SUN	ACER BUERGERIANUM ... TRIDENT MAPLE
LOW	15 G.C.	ARB.	25'X25'	FULL SUN	ARBUTUS 'MARINA' ... MARINA MADRONE (STD)
MEDIUM	15 G.C.	CER.C.	25'X25'	FULL SUN	CERCIS CANADENSIS 'OKLAHOMA' ... OKLAHOMA EASTERN REDBUD
MEDIUM	15 G.C.	CRA.	25'X25'	FULL SUN	CRATAEGUS PHAENOPYRUM ... WASHINGTON HAWTHORN
MEDIUM	15 G.C.	ELA.	25'X20'	FULL SUN	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY TREE
MEDIUM	15 G.C.	ZEL.	25'X20'	FULL SUN	ZELKOVA SERRATA 'JFS–KWI' ... CITY SPRITE ZELKOVA
					ACCENT TREE:
LOW	15 G.C.	CER.O.	20'X20'	FULL SUN	CERCIS OCCIDENTALIS ... WESTERN REDBUD
LOW	24" BOX	LAG.M.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
LOW	24" BOX	LAG.N.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'NATCHEZ' ... NATCHEZ CRAPE MYRTLE
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					SHRUBS:
LOW	5 G.C.	CAL.	3'X4'	FULL SUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... LITTLE JOHN DWARF BOTTLE BRUSH
LOW	1 G.C.	DIA.	2'X2'	FULL SUN	DIANELLA REVOLUTA 'COOLVISTA' ... COOLVISTA DIANELLA
LOW	5 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
LOW	5 G.C.	GRE.	4'X4'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
LOW	5 G.C.	JUN.S.	12'X2'	FULL SUN	JUNIPERUS SCOPULORUM 'BLUE ARROW' ... BLUE ARROW JUNIPER
LOW	5 G.C.	LAN.G.	2'X4'	FULL SUN	LANTANA 'GOLD MOUND' ... GOLD MOUND LANTANA
LOW	5 G.C.	LAV.	2'X3'	FULL SUN	LAVANDULA X INTERMEDIA 'PROVENCE' ... PROVENCE FRENCH LAVENDER
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA RIGENS ... DEER GRASS
LOW	5 G.C.	NAN.	3'X3'	FULL SUN	NANDINA DOMESTICA 'GULF STREAM' ... GULF STREAM HEAVENLY BAMBOO
LOW	5 G.C.	NER.	5'X5'	FULL SUN	NERIUM OLEANDER 'PETITE SALMON' ... PETITE SALMON OLEANDER
LOW	5 G.C.	PHO.R.	6'X6'	FULL SUN	PHORMIUM TENAX 'RUBRUM' ... RUBRUM NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	FULL SUN	PHORMIUM TENAX 'VARIEGATUM' ... NEW ZEALAND FLAX
LOW	5 G.C.	RHA.	4'X3'	FULL SUN	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
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LOW	1 G.C.	TEU.	2'X2'	FULL SUN	TEUCRIUM CHAMAEDRYS ... GERMANDER
					GROUNDCOVER:
LOW	5 G.C.	CIS.	2'X6'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	5 G.C.	LAN.M.	1'X4'	FULL SUN	LANTANA MONTEVIDENSIS WHITE ... WHITE TRAILING LANTANA
LOW	5 G.C.	MYO.	2'X6'	FULL SUN	MYOPORUM PARVIFOLIUM ... MYOPORUM
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA

FOR NORTH OR EAST FACING HOMES:

SWAP GRE. FOR AUC.
SWAP COR. FOR AZA..
SWAP SAL. FOR LIR.

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

LANDSCAPE PLANTING NOTES

1. ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK–ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
   8 FEET CLEARANCE FROM SEWER OR WATER LINES.
   5 FEET CLEARANCE FROM STORM DRAIN AND JOINT TRENCH
   15 FEET FROM STREET LIGHTS AND FIRE HYDRANTS
   25 FEET FROM STOP SIGNS/STOP LIGHTS.
   10 FEET FROM DRIVEWAYS
3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
5. CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
   A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
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LANDSCAPE ARCHITECT — DATE 03/01/24

10' 5' 0 10' 20'
SCALE: 1"= 10'–0"

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K STREET, SUITE 201
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT PETER D. LARIMER 5284 STATE OF CALIFORNIA
FOR REVIEW ONLY, NOT FOR CONSTRUCTION
6/5/18

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH, SILVERBOOK PRODUCTION HOMES
RANCHO CORDOVA, CA

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

DATE	03/04/24
JOB NO.	24-20

SHEET TITLE

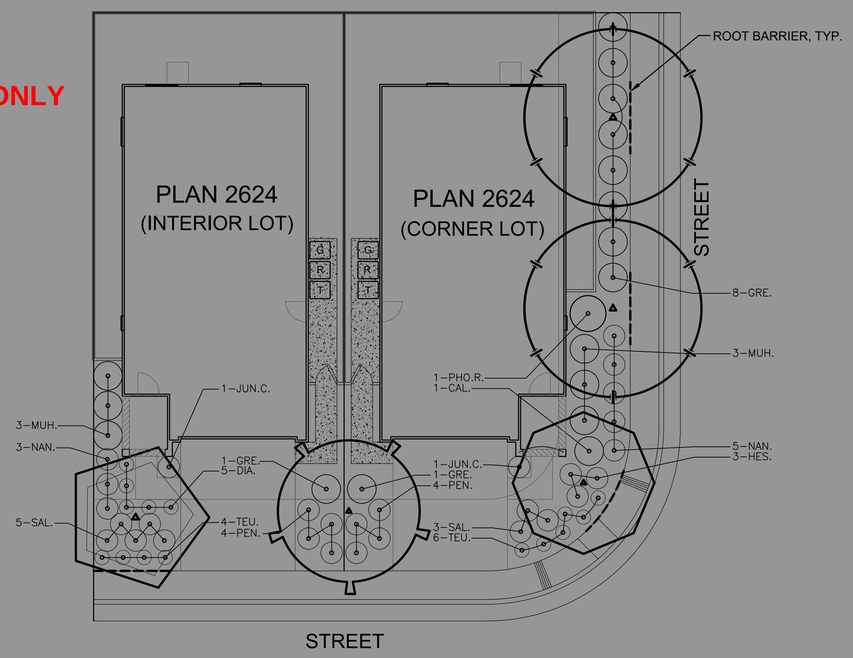
PLAN 2622 TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.

L3.1

SHEET 3 OF 9

THIS PLAN WAS APPROVED PREVIOUSLY, SHOWN FOR REFERENCE ONLY



MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
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MEDIUM	15 G.C.	ZEL.	25'X20'	FULL SUN	ZELKOVA SERRATA 'JFS–KWI' ... CITY SPRITE ZELKOVA
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LOW	5 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
LOW	5 G.C.	GRE.	4'X4'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
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LOW	5 G.C.	PHO.V.	6'X6'	FULL SUN	PHORMIUM TENAX 'VARIEGATUM' ... NEW ZEALAND FLAX
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LOW	5 G.C.	LAN.M.	1'X4'	FULL SUN	LANTANA MONTEVIDENSIS WHITE ... WHITE TRAILING LANTANA
LOW	5 G.C.	MYO.	2'X6'	FULL SUN	MYOPORUM PARVIFOLIUM ... MYOPORUM
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LANDSCAPE PLANTING NOTES

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   15 FEET FROM STREET LIGHTS AND FIRE HYDRANTS
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9. EACH LOT TO BE DESIGNED AS A SEPARATE IRRIGATION SYSTEM. IRRIGATION MAINTENANCE TO BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.
10. APPLICATION OF PRE–EMERGENT TO BE USED IN ALL NON–SEEDED LANDSCAPE PLANTERS. INSTALL A WEED CONTROL LAYER IN ALL BARK MULCH AND ROCK AREAS.

SOIL TESTING NOTES

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

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

FOR NORTH OR EAST FACING HOMES:

SWAP GRE. FOR AUC.
SWAP COR. FOR AZA..
SWAP SAL. FOR LIR.

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

KEY	LANDSCAPE LEGEND	KEY	LANDSCAPE LEGEND
	TREES - NOT ALL SYMBOLS SHOWN SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.		SHRUBS INSTALL WEED FABRIC IN SHRUB BEDS.
		5–AAA.	PLANT QUANTITY PLANT KEY
			ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS

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

LANDSCAPE ARCHITECT — DATE 03/01/24

10' 5' 0 10' 20'
SCALE: 1"= 10'–0"

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K STREET, SUITE 201
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT PETER D. LARIMER 5284 03/01/24 STATE OF CALIFORNIA
FOR REVIEW ONLY, NOT FOR CONSTRUCTION

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH, SILVERBOOK PRODUCTION HOMES
RANCHO CORDOVA, CA

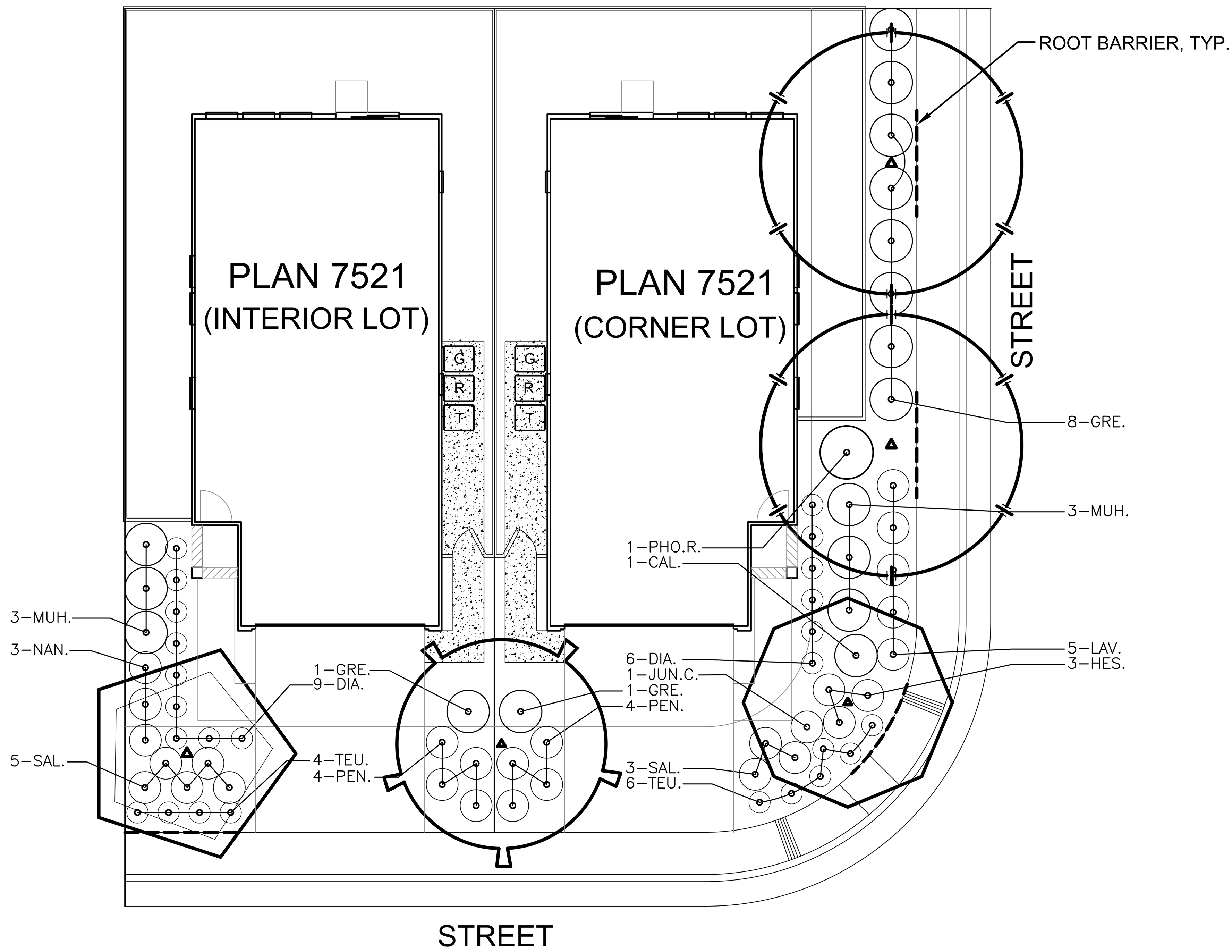
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 03/04/24
JOB NO. 24-20
SHEET TITLE

PLAN 2624 TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L4.1

SHEET 4 OF 9



MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	15 G.C.	ACA.	30'X20'	FULL SUN	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
MEDIUM	15 G.C.	ACE.B	25'X20'	FULL SUN	ACER BUERGERIANUM ... TRIDENT MAPLE
LOW	15 G.C.	ARB.	25'X25'	FULL SUN	ARBUTUS 'MARINA' ... MARINA MADRONE (STD)
MEDIUM	15 G.C.	CER.C.	25'X25'	FULL SUN	CERCIS CANADENSIS 'OKLAHOMA' ... OKLAHOMA EASTERN REDBUD
MEDIUM	15 G.C.	CRA.	25'X25'	FULL SUN	CRATAEGUS PHAENOPYRUM ... WASHINGTON HAWTHORN
MEDIUM	15 G.C.	ELA.	25'X20'	FULL SUN	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY TREE
MEDIUM	15 G.C.	ZEL.	25'X20'	FULL SUN	ZELKOVA SERRATA 'JFS-KWI' ... CITY SPRITE ZELKOVA
					ACCENT TREE:
LOW	15 G.C.	CER.O.	20'X20'	FULL SUN	CERCIS OCCIDENTALIS ... WESTERN REDBUD
LOW	24" BOX	LAG.M.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
LOW	24" BOX	LAG.N.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'NATCHEZ' ... NATCHEZ CRAPE MYRTLE
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LOW	5 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
LOW	5 G.C.	GRE.	4'X4'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
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LOW	5 G.C.	LAN.G.	2'X4'	FULL SUN	LANTANA 'GOLD MOUND' ... GOLD MOUND LANTANA
LOW	5 G.C.	LAV.	2'X3'	FULL SUN	LAVANDULA X INTERMEDIA 'PROVENCE' ... PROVENCE FRENCH LAVENDER
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA RIGENS ... DEER GRASS
LOW	5 G.C.	NAN.	3'X3'	FULL SUN	NANDINA DOMESTICA 'GULF STREAM' ... GULF STREAM HEAVENLY BAMBOO
LOW	5 G.C.	NER.	5'X5'	FULL SUN	NERIUM OLEANDER 'PETITE SALMON' ... PETITE SALMON OLEANDER
LOW	5 G.C.	PHO.R.	6'X6'	FULL SUN	PHORMIUM TENAX 'RUBRUM' ... RUBRUM NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	FULL SUN	PHORMIUM TENAX 'VARIEGATUM' ... NEW ZEALAND FLAX
LOW	5 G.C.	RHA.	4'X3'	FULL SUN	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
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LOW	5 G.C.	CIS.	2'X6'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
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LOW	5 G.C.	MYO.	2'X6'	FULL SUN	MYOPORUM PARVIFOLIUM ... MYOPORUM
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA

FOR NORTH OR EAST FACING HOMES:

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1. ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK–ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
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   D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
   E. IRRIGATION AUDIT REPORT.
   F. SOILS ANALYSIS REPORT.
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CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

KEY	LANDSCAPE LEGEND
(tree symbol)	TREES - NOT ALL SYMBOLS SHOWN SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.

KEY	LANDSCAPE LEGEND
(shrub symbols)	SHRUBS INSTALL WEED FABRIC IN SHRUB BEDS.
5–AAA.	PLANT QUANTITY PLANT KEY
– – – – – – – – –	ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS

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

LANDSCAPE ARCHITECT

03/01/24
DATE

10' 5' 0 10' 20'
SCALE: 1"= 10'–0"

MTW *group*
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K STREET, SUITE 201
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT — PETER D. LARIMER — 5284 — SIGNATURE — DATE 6/30/18 — RENEWAL DATE — STATE OF CALIFORNIA
FOR REVIEW ONLY, NOT FOR CONSTRUCTION

Peter D. Larimer *C-5284*

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

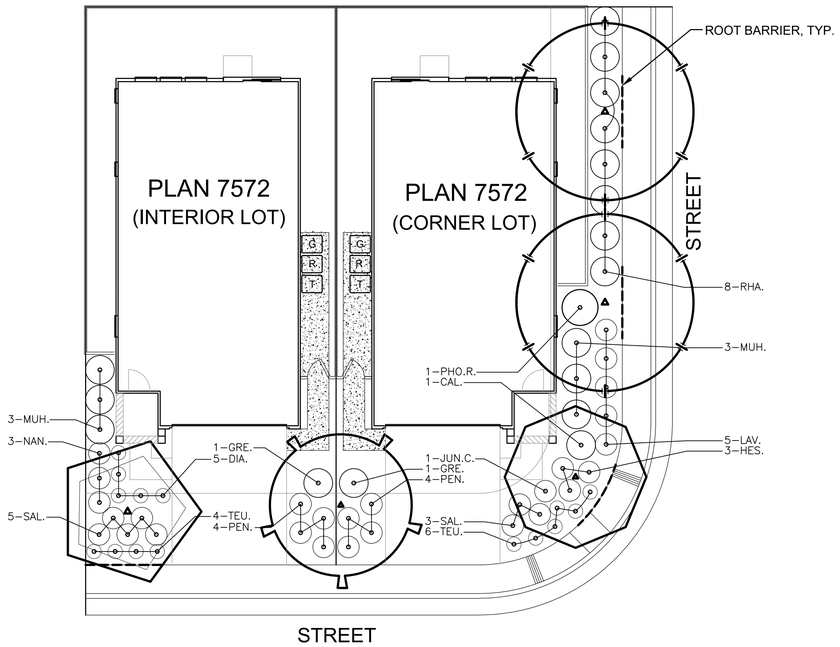
NO.	DWG BY	DATE	REVIEWED

THE RANCH, SILVERBOOK PRODUCTION HOMES
RANCHO CORDOVA, CA

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

DATE 03/04/24
JOB NO. 24-20
SHEET TITLE
PLAN 7521 TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L5.1
SHEET 5 OF 9



MASTER PLANT MATERIAL LIST

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			HXW		SHADE TREE:
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MEDIUM	15 G.C.	ELA.	25'X20'	FULL SUN	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY TREE
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LOW	5 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
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   E. IRRIGATION AUDIT REPORT.
   F. SOILS ANALYSIS REPORT.
6. THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
7. IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE–UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
8. LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.
9. EACH LOT TO BE DESIGNED AS A SEPARATE IRRIGATION SYSTEM. IRRIGATION MAINTENANCE TO BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.
10. APPLICATION OF PRE–EMERGENT TO BE USED IN ALL NON–SEEDED LANDSCAPE PLANTERS. INSTALL A WEED CONTROL LAYER IN ALL BARK MULCH AND ROCK AREAS.

SOIL TESTING NOTES

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

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KEY	LANDSCAPE LEGEND	KEY	LANDSCAPE LEGEND
	TREES - NOT ALL SYMBOLS SHOWN SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.		SHRUBS INSTALL WEED FABRIC IN SHRUB BEDS.
		5–AAA.	PLANT QUANTITY PLANT KEY
			ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS

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

LANDSCAPE ARCHITECT — DATE 03/01/24

10' 5' 0 10' 20'
SCALE: 1"= 10'–0"

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K STREET, SUITE 201
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT PETER D. LARIMER 5284 6/5/18 STATE OF CALIFORNIA
FOR REVIEW ONLY NOT FOR CONSTRUCTION

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH, SILVERBOOK PRODUCTION HOMES
RANCHO CORDOVA, CA

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

DATE	03/04/24
JOB NO.	24-20

SHEET TITLE

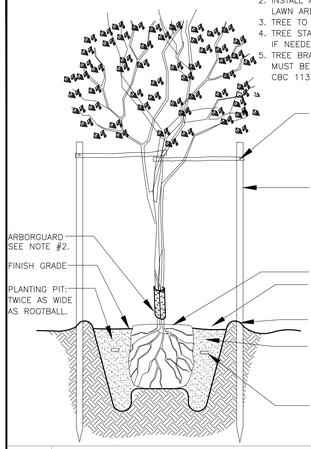
PLAN 7572 TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.

L6.1

SHEET 6 OF 9

NOTES:
1. VITAMIN B-1: SUPERTHRIVE, LIQUINOX START OR EQUAL. APPLY AS PER MANUFACTURER'S INSTRUCTIONS WITH THE SECOND WATERING OF THE BASIN.
2. INSTALL ARBORGUARD TREE PROTECTION WHEN TREES ARE IN LAWN AREAS.
3. TREE TO HAVE DOMINANT MAIN LEADER.
4. TREE STAKES ARE INTENDED TO HOLD THE TREE UPRIGHT, IF NEEDED, TALLER TREE STAKES ARE TO BE USED.
5. TREE BRANCHES EXTENDING MORE THAN 4" OVER A WALKWAY MUST BE PRUNED UP TO AN 80" CLEARANCE PER CBC 1133B.8.6.1



1 TREE PLANTING AND STAKING DETAIL

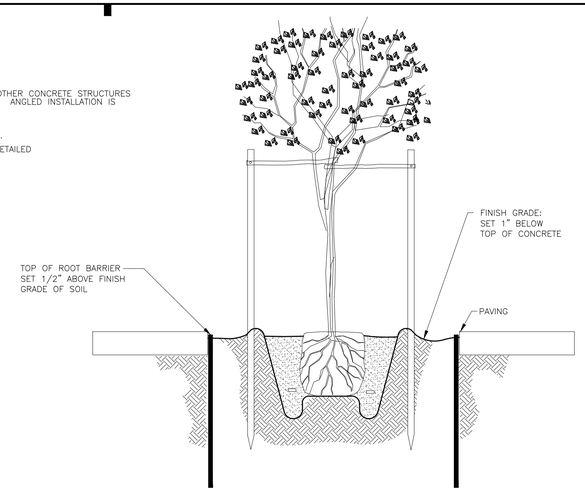
NOTE:
1. SEE TREE PLANTING DETAIL FOR ADDITIONAL INFORMATION.

TREE ROOT BARRIER PROTECTION

1. CONTRACTOR TO REMOVE ALL CONCRETE SPOILS FROM FLATWORK, CURBS OR OTHER CONCRETE STRUCTURES TO ENSURE THE ROOT BARRIER IS ADJACENT TO THE CONCRETE AND VERTICAL. ANGLED INSTALLATION IS NOT ACCEPTABLE.
2. TREE SHALL BE LOCATED IN CENTER OR MIDPOINT OF PLANTER.
3. TREE ROOT BARRIER IS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS.
4. TREE ROOT BARRIER SHALL BE INSTALLED ADJACENT TO EDGE OF PAVING AS DETAILED
5. PLACE ROOT BARRIER SO THAT VERTICAL RIBS FACE TOWARD THE TREE.

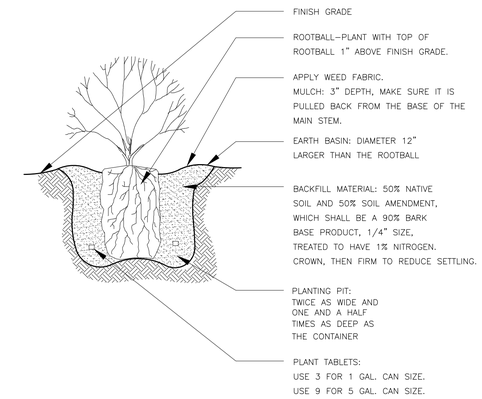
ROOT BARRIER
BY: DEEP ROOT PARTNERS OR NDS INC. OR APPROVED EQ.

15 GAL SIZE TREE OR LARGER:
24" MODULAR ROOT BARRIER PANEL



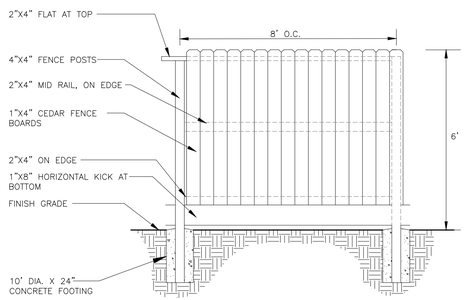
2 ROOT BARRIER CONTROL DETAIL

NOTE: VITAMIN B-1 SUPERTHRIVE LIQUINOX OR EQUAL. APPLY AS PER MANUFACTURE'S INSTRUCTIONS WITH SECOND WATERING OF THE BASIN.

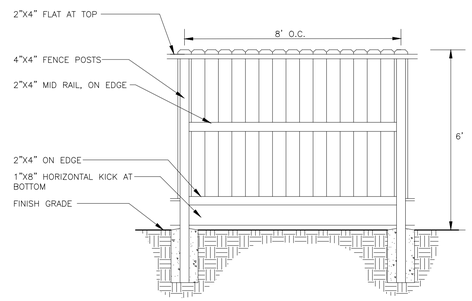


3 SHRUB PLANTING DETAIL

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



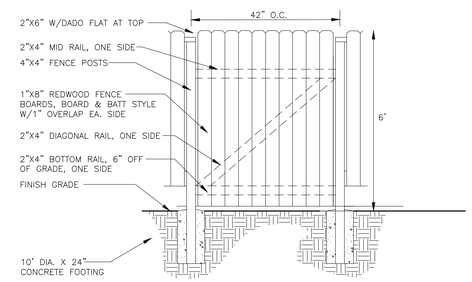
FRONT VIEW



BACK VIEW

4 WOOD FENCE DETAIL

NOTES:
1. VERTICAL BOARD WOOD FENCE 6' TALL WITH CAP AND FACIA BOARD.
2. 4"X6" PRESSURE TREATED DOUGLAS FIR WOOD POSTS AT A MAXIMUM OF 8' ON CENTER.



5 WOOD FENCE GATE DETAIL

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K STREET, SUITE 201
Sacramento, CA 95816
916 369-3990

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LICENSED LANDSCAPE ARCHITECT PETER D. LARIMER C-5284 6/5/18 REGISTRATION EXPIRES 12/31/19 STATE OF CALIFORNIA

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH, SILVERBOOK PRODUCTION HOMES
RANCHO CORDOVA, CA

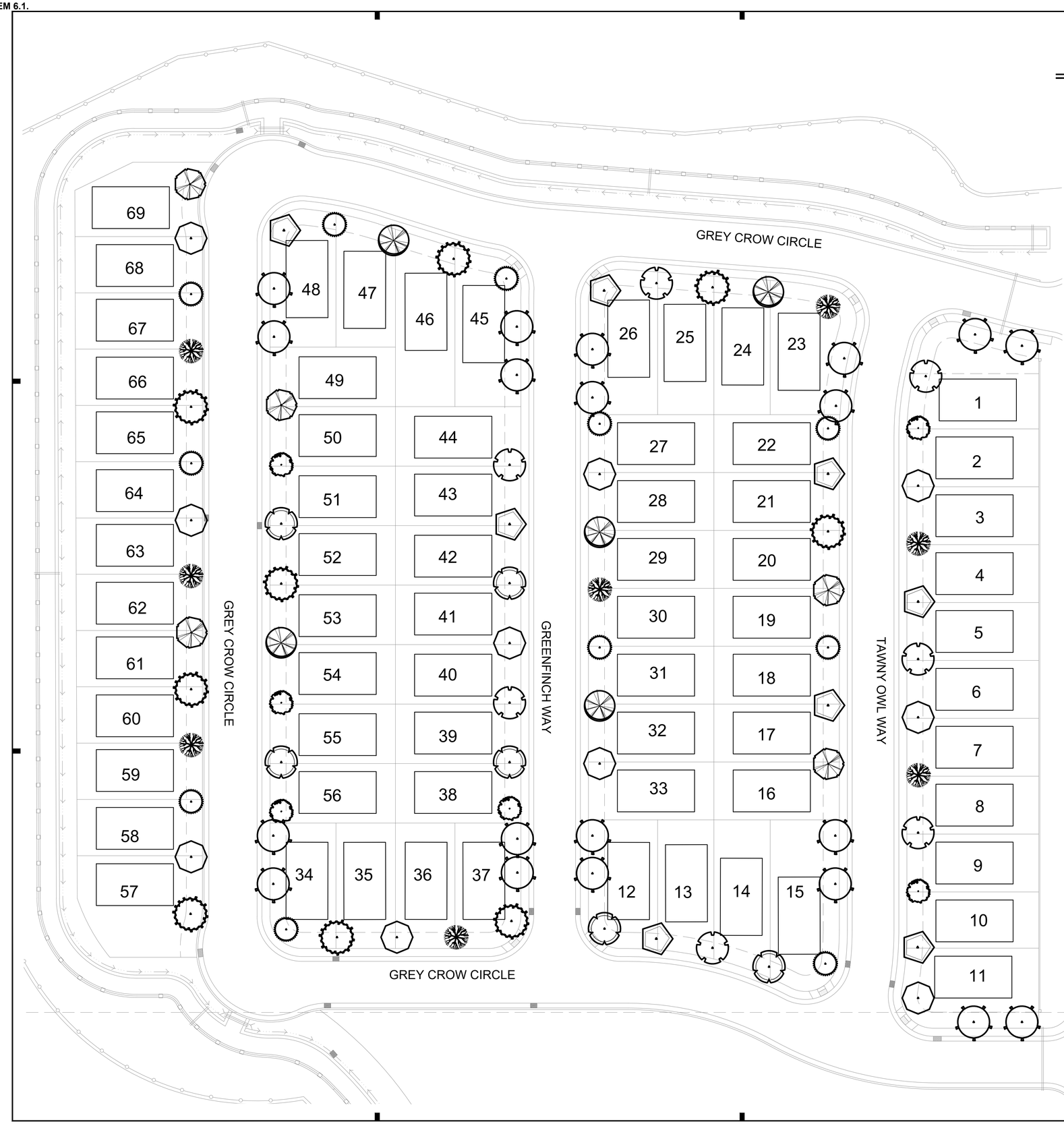
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE	03/04/24
JOB NO.	24-20

SHEET TITLE
LANDSCAPE PLANTING AND CONSTRUCTION DETAILS

SHEET NO.
LD.1

SHEET 7 OF 9



KEY	LANDSCAPE LEGEND
	ACACIA STENOPHYLLA ... SHOESTRING ACACIA
	ACER BUERGERIANUM ... TRIDENT MAPLE
	ARBUTUS 'MARINA' ... MARINA MADRONE (STD)
	CERCIS CANADENSIS 'OKLAHOMA' ... OKLAHOMA EASTERN REDBUD
	CERCIS OCCIDENTALIS ... WESTERN REDBUD (STD)
	CRATAEGUS PHAENOPYRUM ... WASHINGTON HAWTHORN
	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY TREE
	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
	LAGERSTROEMIA INDICA 'NATCHEZ' ... NATCHEZ CRAPE MYRTLE
	PRUNUS SERRULATA ... JAPANESE FLOWERING CHERRY
	ZELKOVA SERRATA 'JFS-KWI' ... CITY SPRITE ZELKOVA

30' 15' 0 30' 60'
SCALE: 1"= 30'-0"

MTW group
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Sacramento, CA 95816
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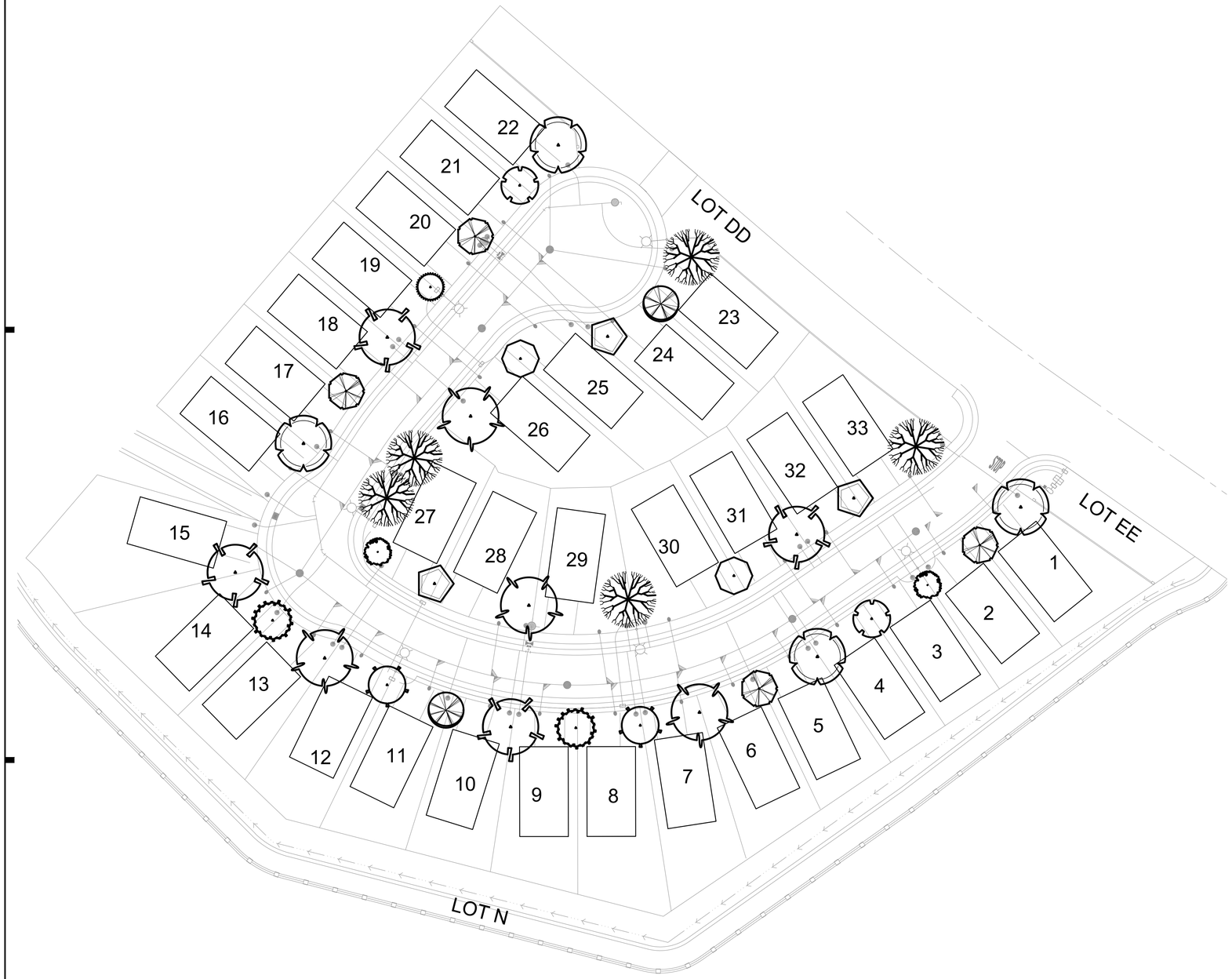
ROSEVILLE, CA 95661
(916) 945-5347

DATE 03/04/24
JOB NO. 24-20
SHEET TITLE

VILLAGE 10
OVERALL TREE
PLANTING PLAN

SHEET NO.
LD.2

SHEET 8 OF 9



KEY	LANDSCAPE LEGEND
	ACACIA STENOPHYLLA ... SHOESTRING ACACIA
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30' 15' 0 30' 60'
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MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K STREET, SUITE 201
Sacramento, CA 95816
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PETER D. LARIMER
No. 5284
03/04/24
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RANCHO CORDOVA, CA

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

DATE 03/04/24
JOB NO. 24-20
SHEET TITLE

VILLAGE 11
OVERALL TREE
PLANTING PLAN

SHEET NO.
LD.3

SHEET 9 OF 9

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

Peter D. Larimer C-5284

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THE RANCH, SILVERBROOK FENCING PLAN - VILLAGE 10

RANCHO CORDOVA, CA

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

DATE	3/6/24
JOB NO.	24-20.F

SHEET TITLE

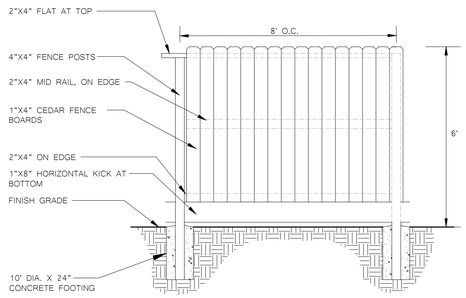
FENCING PLAN

SHEET NO.

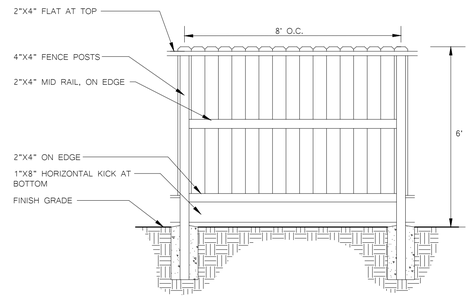
L1.1

SHEET 1 OF 2

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



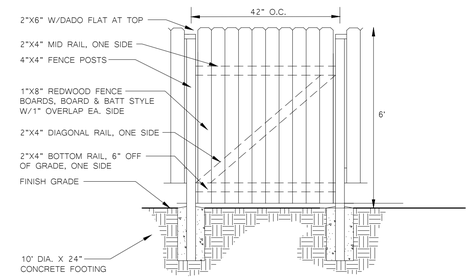
FRONT VIEW



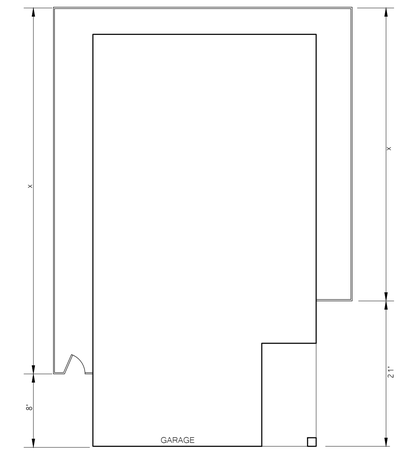
BACK VIEW

1 WOOD FENCE DETAIL

NOTES:
1. VERTICAL BOARD WOOD FENCE 6' TALL WITH CAP AND FACIA BOARD.
2. 4"X6" PRESSURE TREATED DOUGLAS FIR WOOD POSTS AT A MAXIMUM OF 8' ON CENTER.



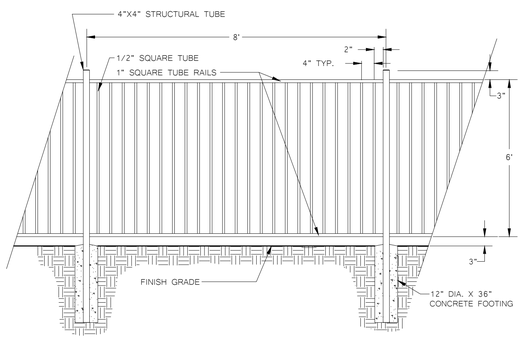
2 WOOD FENCE GATE DETAIL



NOTE: X=REQUIRED LENGTH FOR EACH HOME PLAN.

3 TYPICAL LOT FENCE LAYOUT

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



4 6' TALL ORNAMENTAL METAL FENCE

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

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
5284
4/21/23
6/30/24
RENEWAL DATE
STATE OF CALIFORNIA

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

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THE RANCH, SILVERBROOK
FENCING PLAN - VILLAGE 10
RANCHO CORDOVA, CA

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

DATE	3/6/24
JOB NO.	24-20.F

SHEET TITLE

FENCING DETAILS

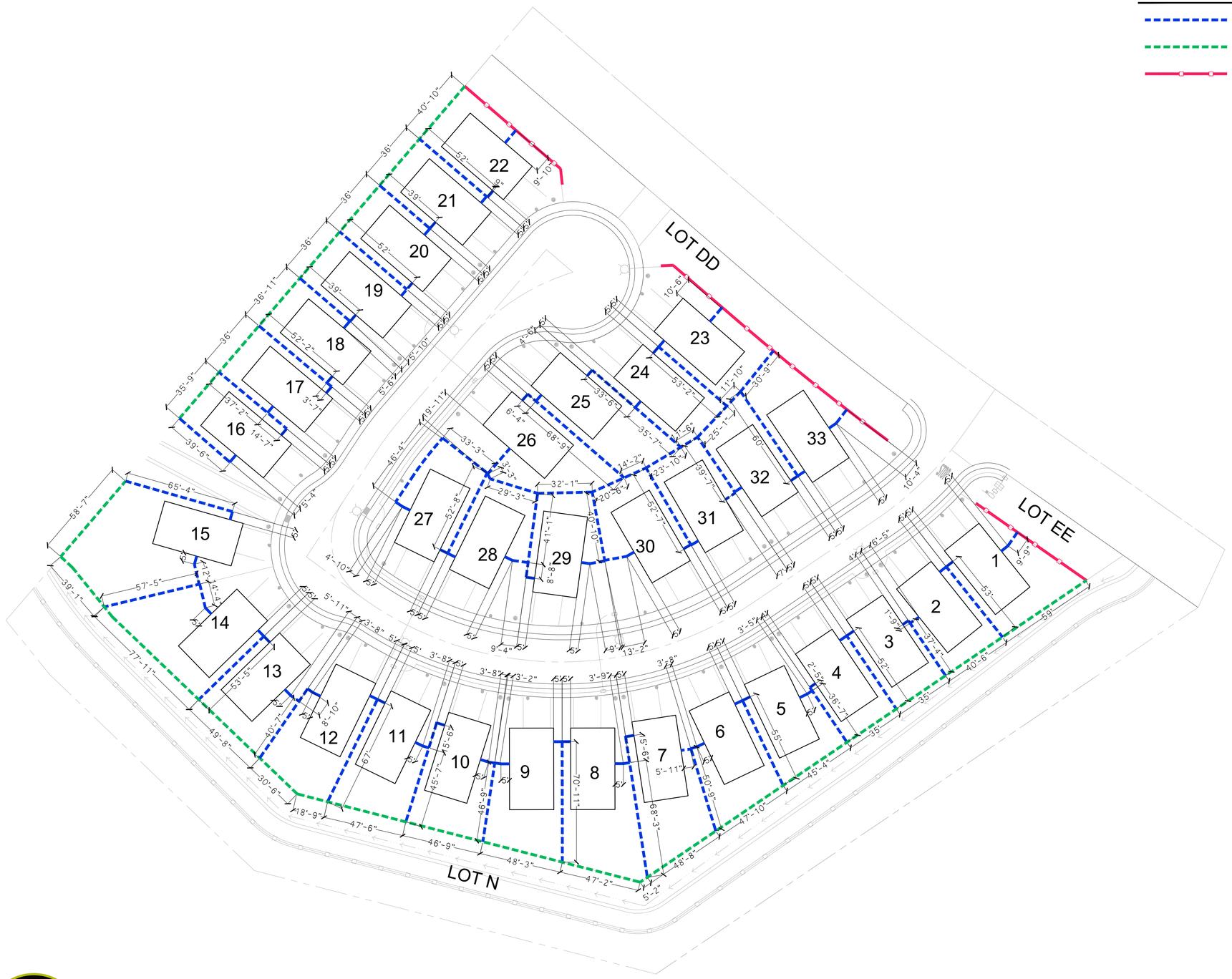
SHEET NO.

L2.1

SHEET 2 OF 2

ATTACHMENT 2
Exhibit A to the Resolution

KEY	SITE LEGEND
	NEW 6' TALL GOOD NEIGHBOR WOOD FENCE
	NEW 6' ORNAMENTAL METAL FENCE
	NEW 6' TALL MASONRY SOUNDWALL (BY OTHERS)



CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

30' 15' 0 30' 60'
SCALE: 1"= 30'-0"

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

LANDSCAPE ARCHITECT PETER D. LARIMER 5284 STATE OF CALIFORNIA
4/21/23
6/30/24
RENEWAL DATE

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REVISIONS

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THE RANCH, SILVERBROOK
FENCING PLAN - VILLAGE 11
RANCHO CORDOVA, CA

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

DATE	3/6/24
JOB NO.	24-20.F

SHEET TITLE

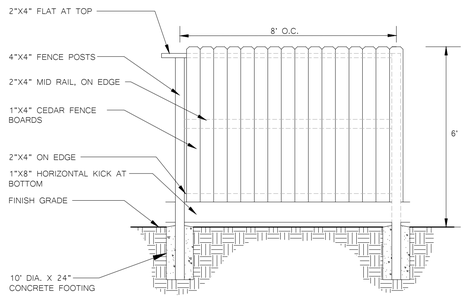
FENCING PLAN

SHEET NO.

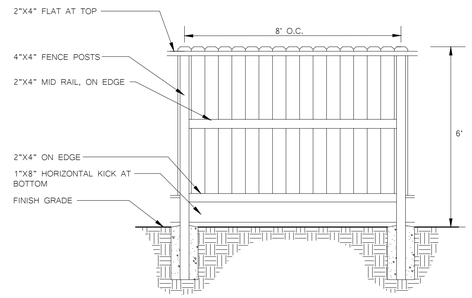
L1.1

SHEET 1 OF 2

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



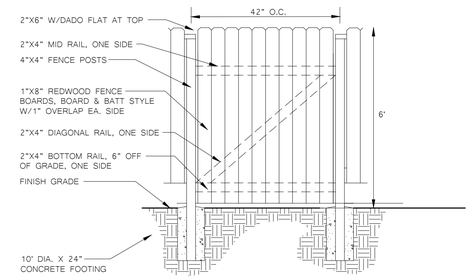
FRONT VIEW



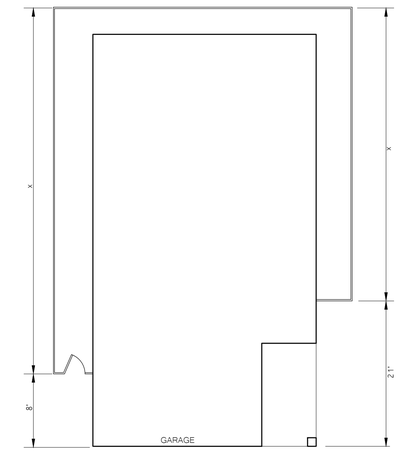
BACK VIEW

1 WOOD FENCE DETAIL

NOTES:
1. VERTICAL BOARD WOOD FENCE 6' TALL WITH CAP AND FACIA BOARD.
2. 4"X6" PRESSURE TREATED DOUGLAS FIR WOOD POSTS AT A MAXIMUM OF 8' ON CENTER.



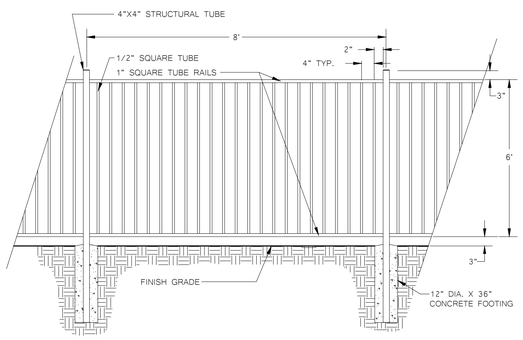
2 WOOD FENCE GATE DETAIL



NOTE: X=REQUIRED LENGTH FOR EACH HOME PLAN.

3 TYPICAL LOT FENCE LAYOUT

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



4 6' TALL ORNAMENTAL METAL FENCE

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

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
5284
4/21/23
6/30/24
RENEWAL DATE
STATE OF CALIFORNIA

Peter D. Larimer C-5284

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

REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH, SILVERBROOK
FENCING PLAN - VILLAGE 11
RANCHO CORDOVA, CA

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

DATE 3/6/24
JOB NO. 24-20.F
SHEET TITLE

FENCING DETAILS

SHEET NO.

L2.1

SHEET 2 OF 2

ITEM 6.1.

THE RANCH VILLAGE 10 Exhibit A to the Resolution

FIT LIST

K. HOVNANIAN

(February 29, 2024)

Lot #	Dwy	Sq. Ft.	Plan 2620	Plan 2621	Plan 2622	Plan 2624	Plan 7521	Plan 7572
	L/R		PLANS PREVIOUSLY APPROVED, SHOWN FOR REFERENCE ONLY					
1	R	4,752	X	X	X	X	X	X
2	L	2,952	X	X	X	X	X	X
3	R	2,952	X	X	X	X	X	X
4	L	2,952	X	X	X	X	X	X
5	R	2,952	X	X	X	X	X	X
6	L	2,952	X	X	X	X	X	X
7	R	2,952	X	X	X	X	X	X
8	L	2,952	X	X	X	X	X	X
9	R	2,952	X	X	X	X	X	X
10	L	2,868	X	X	X	X	X	X
11	L	4,120	X	X	X	X	X	X
12	R	3,359	X	X	X	X	X	X
13	L	2,910	X	X	X	X	X	X
14	R	3,217	X	X	X	X	X	X
15	L	4,400	X	X	X	X	X	X
16	L	2,808	X	X	X	X	X	X
17	R	2,808	X	X	X	X	X	X
18	L	2,808	X	X	X	X	X	X
19	R	2,808	X	X	X	X	X	X
20	L	2,808	X	X	X	X	X	X
21	R	2,808	X	X	X	X	X	X
22	L	2,810	X	X	X	X	X	X
23	R	3,896	X	X	X	X	X	X
24	R	2,969	X	X	X	X	X	X
25	L	3,060	X	X	X	X	X	X
26	L	3,782	X	X	X	X	X	X
27	R	2,808	X	X	X	X	X	X
28	L	2,808	X	X	X	X	X	X
29	R	2,808	X	X	X	X	X	X
30	L	2,808	X	X	X	X	X	X
31	R	2,808	X	X	X	X	X	X
32	L	2,808	X	X	X	X	X	X
33	L	2,808	X	X	X	X	X	X
34	R	3,112	X	X	X	X	X	X
35	L	2,886	X	X	X	X	X	X
36	R	2,886	X	X	X	X	X	X
37	L	3,112	X	X	X	X	X	X
38	R	2,886	X	X	X	X	X	X
39	R	2,886	X	X	X	X	X	X
40	L	2,866	X	X	X	X	X	X
41	R	2,886	X	X	X	X	X	X
42	L	2,886	X	X	X	X	X	X

Lot #	Dwy	Sq. Ft.	Plan 2620	Plan 2621	Plan 2622	Plan 2624	Plan 7570	Plan 7572
43	R	2,886	X	X	X	X	X	X
44	L	2,886	X	X	X	X	X	X
45	R	3,804	X	X	X	X	X	X
46	L	3,870	X	X	X	X	X	X
47	R	2,911	X	X	X	X	X	X
48	L	3,413	X	X	X	X	X	X
49	R	2,886	X	X	X	X	X	X
50	L	2,886	X	X	X	X	X	X
51	R	2,886	X	X	X	X	X	X
52	L	2,886	X	X	X	X	X	X
53	R	2,886	X	X	X	X	X	X
54	L	2,886	X	X	X	X	X	X
55	R	2,886	X	X	X	X	X	X
56	L	2,886	X	X	X	X	X	X
57	R	4,532	X	X	X	X	X	X
58	R	2,729	X	X	X	X	X	X
59	L	2,733	X	X	X	X	X	X
60	R	2,737	X	X	X	X	X	X
61	L	2,741	X	X	X	X	X	X
62	R	2,745	X	X	X	X	X	X
63	L	2,750	X	X	X	X	X	X
64	R	2,754	X	X	X	X	X	X
65	L	2,758	X	X	X	X	X	X
66	R	2,762	X	X	X	X	X	X
67	L	2,766	X	X	X	X	X	X
68	R	2,770	X	X	X	X	X	X
69	L	3,328	X	X	X	X	X	X

NOTES:

1 **Setbacks based on The Ranch Special Planning Area Handbook Dated January 2020**

Development Standards

Lot Setbacks (M*inimum*):

Front:

Living Space/Porch: 12.5' (PUE)
Garage 18'

Side (Internal Lot):

Living Space Interior: 4'
Living Space Garage Side: 5'

Side (Corner Lot):

Living Space: 10'

Rear:

Living Space: 5'

Max Coverage:

75%

KEY:

X Fit. Home Meets Minimum Setback Requirements
NF No Fit. Home Does Not Meet Minimum Setback Requirements

ITEM 6.1.

Exhibit A to the Resolution

THE RANCH VILLAGE 11
FIT LIST
K. HOVNANIAN
(February 29, 2024)

Lot #	Dwy	Sq. Ft.	Plan 2620	Plan 2621	Plan 2622	Plan 2624	Plan 7521	Plan 7572
	L/R		PLANS PREVIOUSLY APPROVED, SHOWN FOR REFERENCE ONLY					
1	R	3,776	X	X	X	X	X	X
2	L	2,916	X	X	X	X	X	X
3	R	2,730	X	X	X	X	X	X
4	L	2,730	X	X	X	X	X	X
5	R	3,107	X	X	X	X	X	X
6	L	3,444	X	X	X	X	X	X
7	L	3,826	X	X	X	X	X	X
8	R	4,326	X	X	X	X	X	X
9	L	3,721	X	X	X	X	X	X
10	R	3,491	X	X	X	X	X	X
11	R	3,600	X	X	X	X	X	X
12	L	3,828	X	X	X	X	X	X
13	R	3,422	X	X	X	X	X	X
14	R	4,384	X	X	X	X	X	X
15	L	5,730	X	X	X	X	X	X
16	R	2,886	X	X	X	X	X	X
17	R	2,878	X	X	X	X	X	X
18	L	2,846	X	X	X	X	X	X
19	R	2,808	X	X	X	X	X	X
20	L	2,808	X	X	X	X	X	X
21	R	2,808	X	X	X	X	X	X
22	L	3,276	X	X	X	X	X	X
23	R	3,444	X	X	X	X	X	X
24	L	3,004	X	X	X	X	X	X
25	R	3,651	X	X	X	X	X	X
26	L	4,128	X	X	X	X	X	X
27	R	3,636	X	X	X	X	X	X
28	L	3,538	X	X	X	X	X	X
29	L	3,659	X	X	X	X	X	X
30	R	3,655	X	X	X	X	X	X
31	L	2,996	X	X	X	X	X	X
32	R	2,951	X	X	X	X	X	X
33	L	3,990	X	X	X	X	X	X

NOTES:

1 **Setbacks based on The Ranch Special Planning Area Handbook Dated January 2020**

Development Standards
Lot Setbacks (M*inimum*):

Front:
Living Space/Porch: 12.5' (PUE)
Garage 18'

Side (Internal Lot):
Living Space Interior: 4'
Living Space Garage Side: 5'

Side (Corner Lot):
Living Space: 10'

Rear:
Living Space: 5'

Max Coverage:
75%

KEY:
X Fit. Home Meets Minimum Setback Requirements
NF No Fit. Home Does Not Meet Minimum Setback Requirements

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
Ongoing				
1.	The approved entitlement is for a Design Review Amendment for The Ranch Villages 10 and 11 – "Silverbrook." The project shall be consistent with the Design Review Booklet (Exhibit A). (Project PLND-0324-0094).	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	General	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please e-mail the Finance Dept at billings@cityofranchocordova.org for the status of your account with the City.			
5.	The Design Review Amendment is valid for a period of three (3) years from the date of Planning Commission approval unless an extension is granted by the Community Development Director.	Time/Expiration	On-Going	Planning
6.	The Applicant shall comply with the Ranch Special Planning Area EIR Mitigation Monitoring Reporting Plan.	EIR	On-Going	Planning
7.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
8.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement/ Building &Safety
9.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. Future Property Owners shall adhere to all landscape care, maintenance, and tree pruning as set forth in RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
10.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
Prior to Issuance of Building Permits				
11.	Submit Master Plans that include final landscaping and fence plans for review and approval by the	Landscape	Prior to Issuance of Building Permits	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	Planning Department.			
12.	Final landscape plan shall include the addition of weed barrier installed in front yard prior to installation of ground cover for each production home.	Weed Barrier	Prior to Issuance of Building Permits	Planning
13.	The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other, unless they have different elevations.	Plan Layout and Architecture	Prior to Issuance of Building Permits	Planning
14.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	SacSewer	Prior to Issuance of Building Permits	SacSewer
15.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay appropriate development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Water	Prior to Issuance of Building Permits	Sacramento County Water Agency
16.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to Issuance of Building Permits	Fire
17.	A final landscape plan shall be submitted to the Planning Department in conjunction with improvement plan and/or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall	Landscaping	Prior to Issuance of Building Permits	Planning/Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	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			
Prior to Final Inspection/Granting Final Occupancy				
18.	Property Owner/Developer shall record Covenants, Conditions and Restrictions (CC&Rs) in a form approved by the City that names the City as a third-party beneficiary with rights and without obligation to, enforce the CC&Rs. The CC&Rs shall contain, at a minimum, certain provisions and references to the City's Property Maintenance Code and prohibit the parking of trailers, boats or recreational vehicles in the driveway or on the public street.	CC&Rs	Prior to 1st final Building Permit	Community Development
19.	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
20.	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
21.	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	Landscaping	Prior to Final Building Inspection	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	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.			
22.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to Final Building Inspection	Fire
23.	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.	Fire	Prior to Granting Final Occupancy	Sac Metro Fire

MEMORANDUM

ITEM 7.1.

DATE: May 8, 2024

TO: Planning Commission Members

FROM: Darcy Goulart, Planning Manager

SUBJECT: **PROPOSE TO CANCEL THE REGULAR PLANNING COMMISSION MEETING ON JUNE 12, 2024**

RECOMMENDATION

Staff is recommending that the Planning Commission pass a motion to cancel the June 12, 2024 regular meeting.

RESULT OF RECOMMENDED ACTION

As a result of the recommended action, the June 12, 2024 regular meeting would be canceled.

BACKGROUND

The City of Rancho Cordova will be hosting the National Leagues of Cities (NLC) Summer Board and Leadership meeting the week of June 10th. The regularly scheduled Planning Commission meeting on Wednesday, June 12, 2024, will directly conflict with NLC events and therefore staff is requesting that the Planning Commission cancel the meeting.

ATTACHMENT(S)

None