

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, September 11, 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, September 11, 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, September 11, 2024, at 3:00 p.m.

AGENDA

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

Planning Commission Members - Surrender Devarapalli, Lee Frechette, Dave Huhn, Tegan Knifton, 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 August 14, 2024.

Recommendation: Adopt the minutes.

5. **CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

None.

6. **PUBLIC HEARING ITEMS**

- 6.1. **Subject:** Bloom at Sunridge Park III - Major Design Review (CEQA Exemption 15182 "Projects Pursuant to a Specific Plan") - Project No. PLND-0624-0099.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project is Exempt per CEQA Guidelines Section 15182, "Projects Pursuant to a Specific Plan;" and
2. Adopt the Resolution for Bloom at Sunridge Park III Major Design Review.

- 6.2. **Subject:** Beazer Arista Del Sol Phase 1 & 2 - Major Design Review & Special Development Permit (CEQA Exempt Per Section 15182 "Projects Pursuant to a Specific Plan") - Project No. PLND-0424-0097.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project is Exempt per CEQA Guidelines Section 15182, "Projects Pursuant to a Specific Plan" of the CEQA Guidelines; and
2. Adopt the Resolution for Beazer Arista Del Sol Phase 1 & 2 Major Design Review and Special Development Permit.

7. REGULAR CALENDAR ITEMS

7.1. **Subject:** Readoption of Meeting Minutes from Regular Planning Commission Meeting of May 8, 2024.

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

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 September 11, 2024 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on September 6, 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 September 6, 2024 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: September 11, 2024
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF AUGUST 14, 2024**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. August 14, 2024 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA

**PLANNING COMMISSION MEETING**

Wednesday, August 14, 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://cityofranhocordova.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@cityofranhocordova.org no later than 3:00 p.m. on Wednesday, August 14, 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, August 14, 2024, at 3:00 p.m.

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

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, August 14, 2024

ATTACHMENT 1

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

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

Planning Commission Members Absent: None

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

2. **SPECIAL CEREMONIES - SWEARING IN OF NEWLY APPOINTED PLANNING COMMISSIONER**

Planning Commission Clerk Whitman swore in Planning Commissioner Dave Huhn.

3. **PLANNING COMMISSION REGULAR MEETING - ROLL CALL**

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Dave Huhn, Tegan Knifton, Robert McGarvey, Leroy Triplette, and Cynthia Stauss

Planning Commission Members Absent: None

4. **PLEDGE OF ALLEGIANCE**

Commissioner McGarvey led the pledge.

5. **PUBLIC COMMENT**

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

6. **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 6.1 by McGarvey second by Frechette;
Motion passed with a 7:0 vote.

Motion to re-approve item 6.1.

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

AYES: Devarapalli, Frechette, Knifton, McGarvey, Triplette, Stauss

NOES: None

ABSENT: None

ABSTAIN: Huhn

- 6.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of May 22, 2024
Recommendation: Adopt the minutes.

7. **CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

None.

8. **PUBLIC HEARING ITEMS**

- 8.1. **Subject:** Rio Del Oro Parcel 78 - Tentative Subdivision Map (CEQA Exempt Pursuant to Section 15183. Projects Consistent with a Community Plan, General Plan or Zoning) -

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, August 14, 2024

ATTACHMENT 1

Project No. PLND-0723-0077 - Located East of Sunrise Boulevard, South of Gold Dredge Way, West of Rancho Cordova Parkway; A Portion of APN: 072-0370-107-0000.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning; and
2. Adopt the Resolution approving the Rio Del Oro Parcel 78 Tentative Subdivision Map (TSM), subject to the findings contained in the attached Resolution, Conditions of Approval, and Project Plans.

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

ACTION: Motion to approve item 8.1. by Triplette second by Frechette;
Motion passed with a 7:0 vote.

- 8.2. **SUBJECT:** A Resolution Providing a Recommendation to City Council for the Adoption of an Ordinance Amending Title 23, Zoning Code, Article 9 Specific Use Provisions of the City of Rancho Cordova Municipal Code (CEQA Exempt Pursuant to Section 15061(b)(3)).

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

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3); and
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code, Section 23.901.060 of the Rancho Cordova Municipal Code.

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

ACTION: Motion to approve item 8.2. by Knifton second by Devarapalli;
Motion passed with a 7:0 vote.

9. REGULAR CALENDAR ITEMS

- 9.1. **Subject:** Discussion Regarding the Future Development of the Waegell Property.

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

ACTION: Input was received regarding the Future Development of the Waegell Property.

10. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

11. DIRECTOR'S REPORT

Planning Manager Darcy Goulart provided her report.

12. ADJOURNMENT

Chair Stauss adjourned the meeting at 6:42 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 6.1.



DATE: September 11, 2024

TO: Planning Commission Members

FROM: Nick Sosa, Associate Planner

SUBJECT: **BLOOM AT SUNRIDGE PARK III – MAJOR DESIGN REVIEW (CEQA EXEMPTION 15182 “PROJECTS PURSUANT TO A SPECIFIC PLAN”) – PROJECT NO. PLND-0624-0099**

PROPERTY OWNER: Tri Pointe Homes Holdings, Inc 201 Creekside Ridge Court, Suite 270 Roseville, CA 95678		APPLICANT/DEVELOPER: DaJshey Chatman 201 Creekside Ridge Court, Suite 270 Roseville, CA 95678	
PROJECT:	The Applicant, Tri Pointe Homes, is requesting a Major Design Review for a total of 55 residential lots within the Sunridge Park III Subdivision located south of Canyonlands Drive, west of Timberland Drive, and north of Hetch Hetchy Drive. The project area is zoned RD-5 within the Sunridge Specific Plan with typical lot sizes of 60' x 105'. The project is proposing 3 floor plans with a total of 3 different elevations and 9 color schemes throughout.		
FILE:	PLND-0624-0099		
LOCATION:	South of Canyonlands Drive, west of Timberland Drive, and north of Hetch Hetchy Drive		
ZONING:	Residential (RD-5) within the Sunridge Specific Plan (SDSP)		
GENERAL PLAN:	Low Density Residential (LDR)		
APN:	067-0650-052-0000		
PLANNER:	Nick Sosa, Associate Planner		

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Determine the project is Exempt per CEQA Guidelines Section 15182, “Projects Pursuant to a Specific Plan;” and
2. Adopt the Resolution for Bloom at Sunridge Park III Major Design Review.

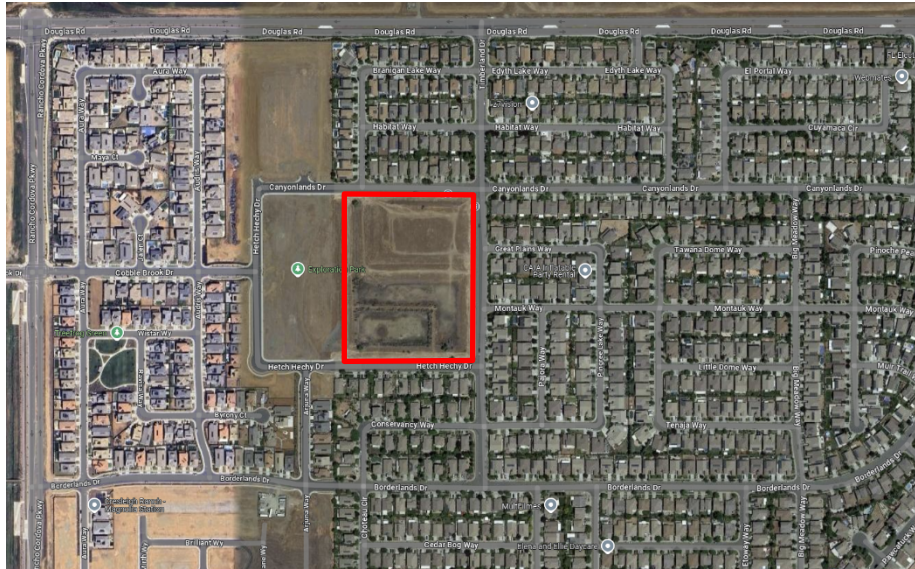
RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant’s request for a Major Design Review Permit and allow the Applicant to submit for necessary building permits for construction.

BACKGROUND / PROJECT HISTORY

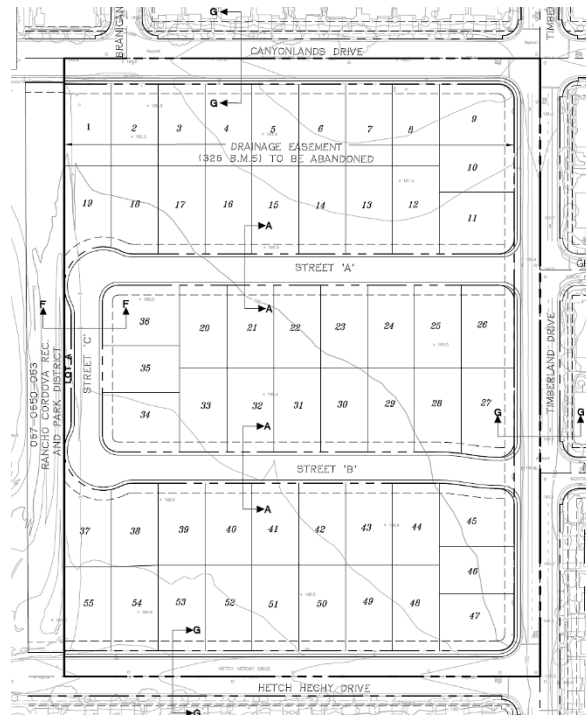
The proposed Bloom project is located south of Canyonlands Drive, west of Timberland Drive and north of Hetch Hetchy Drive within Sunridge Park III Subdivision of the Sunridge Specific Plan (SDSP). See **Figure 1** for project location.

Figure 1: Bloom at Sunridge Park III Location



The site was previously designated as a “Public/Quasi-Public” General Plan designation and was intended for a school at this location. However, the Elk Grove Unified School District indicated that there were no longer plans to develop a school at this location and the designation was changed to residential as part of a submittal for a Tentative Subdivision Map (TSM) to divide the parcel into 55 residential lots with typical lot sizes of 60’ x 105’ (PLND-0822-0050) (**See Figure 2**). This application was presented to the Planning Commission on January 10, 2024, during which the Planning Commission recommended approval to the City Council. The project was then presented to City Council on February 20, 2024, and a motion for approval was passed.

Figure 2: Approved Tentative Subdivision Map



Major Design Review:

The Applicant, Tri Pointe Homes, is requesting a Major Design Review Permit for their Bloom product for Sunridge Park III. The application proposes 3 floor plans ranging from 2,430 SF to 3,375 SF with a total of 3 elevations (Spanish, Farmhouse, and Craftsman) throughout the 55-lot subdivision. These same floor plans and elevations were part of the Blossoms at Montelena project (Wildblossom product) recently approved by Planning Commission on January 10, 2024. However, because the current project is in a different area of the City, the proposed designs were required to submit for design review to provide site specific conditions of approval and to ensure compatibility with the surrounding area.

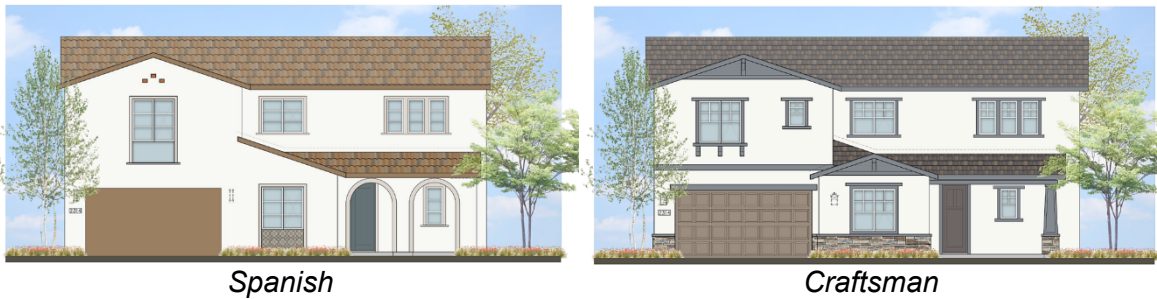
The proposed homes include a garage with two covered parking spaces as well as designs that are living space forward to shift the focus away from garages along the street frontage. Each home includes architectural details and materials that are consistent with their architectural style and maintain a continuous design concept not only within this subdivision but also with the surrounding area. The Applicant is not requesting any setback or other design standard modifications for their proposed product and will adhere to the setbacks dictated by the Sunridge Specific Plan. A typical setback exhibit (articulation exhibit) is shown in **Figure 3** below. The setback exhibit is followed by the front elevations of each floor plan with each architectural style, shown in **Figure 4** through **Figure 8**. More detailed architectural elevations showing side elevations as well as rear elevations of each home, can be found in Attachment 2.

The site plan illustrates three proposed building footprints, labeled PLAN 1, PLAN 2, and PLAN 3, situated on a rectangular lot measuring 60.00' in width and 105.00' in depth. The lot is divided into three sections by dashed lines, each corresponding to one of the building plans. PLAN 1 is located on the left, PLAN 2 in the center, and PLAN 3 on the right. Each building footprint is shown with its overall dimensions and setbacks from the lot lines. PLAN 1 has a width of 22'-0" and a depth of 44'-0". PLAN 2 has a width of 36'-0" and a depth of 44'-0". PLAN 3 has a width of 36'-0" and a depth of 44'-0". The setbacks from the lot lines are as follows: 19'-0" (TO CANAL) and 19'-0" (TO DRIVE) for PLAN 1; 19'-0" (TO CANAL) and 16'-0" (TO DRIVE) for PLAN 2; and 19'-0" (TO CANAL) and 19'-0" (TO DRIVE) for PLAN 3. A note at the bottom right states: "Note: 12.5' PUE side yard setbacks at corner lots".

Craftsman

Farmhouse

Figure 6: Plan 3 – 3,375 SF



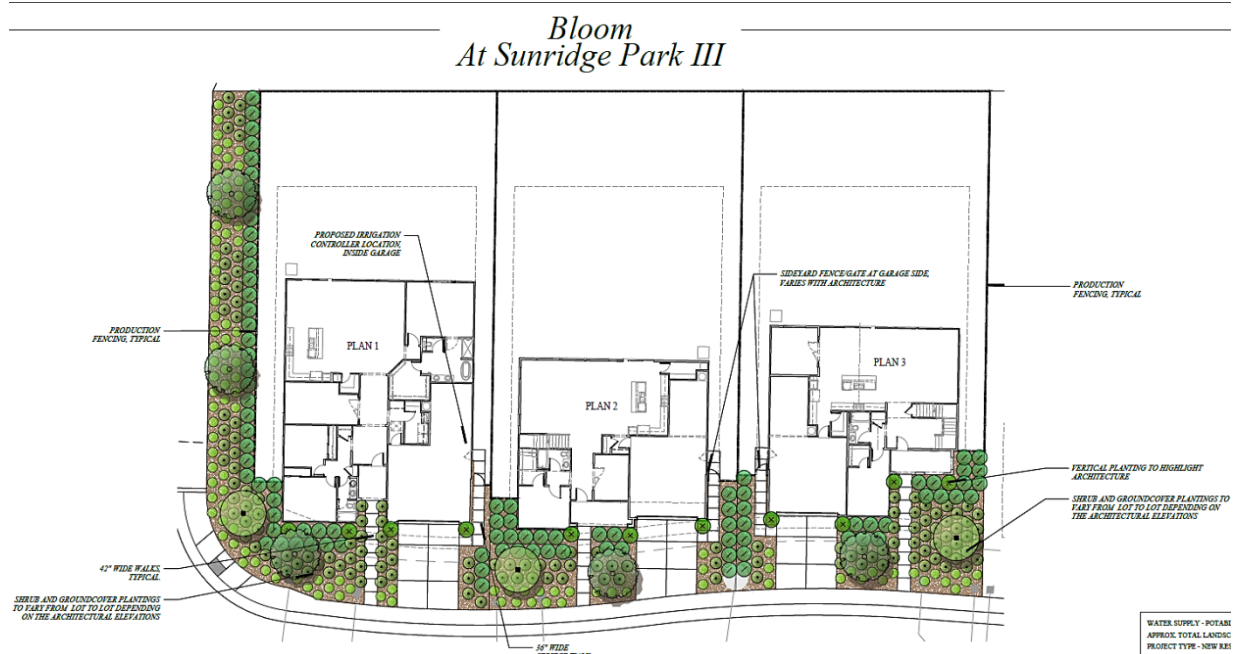
The project has also been conditioned to provide enhanced features on side elevations for corner lots as well as for lots that are directly adjacent to the park. Enhanced features can include additional shutters, siding, or other architectural elements consistent with the homes design style. Examples of the enhanced elevations can be found in [Attachment 2](#) as well as a map showing which lots would be required to provide enhanced facades.

Landscaping

As part of the requested design review, the Applicant has submitted preliminary landscape plans for the project. These landscape plans provide a typical view of what the landscape installed at each lot would be. The landscape plans include a variety of drought tolerant trees, shrubs, and ground cover front yards and side street yards. The plans were reviewed by the City's landscape consultant for compliance with all applicable sections of the Rancho Cordova Landscape Ordinance. The plans were also reviewed by the City's Arborist to ensure that the species and variety of trees proposed are appropriate for size of the yard areas and also to ensure that the trees are successful and would not create future issues at maturity. As added protection, the project has also been conditioned to included root barriers for newly planted trees to protect underground infrastructure and adjacent hardscapes, along with weed barriers both in front yards and side yards (for corner lots) to minimize weed growth.

Concrete paths have also been provided to connect the driveway to the garage side yard as well as concrete pads behind the fence line for storage of garbage cans. Landscape layouts showing these pathways can be found in **Figure 7** and a more detailed plan set showing plant species and sizes can be found in [Attachment 2](#). A final landscape plan providing typical irrigation plans for the property, will be provided at Building Permit submittal.

Figure 7: Preliminary Landscape Plans



ADDITIONAL ANALYSIS

The proposed Bloom project has been reviewed for consistency with the following documents:

City Design Guidelines

The City of Rancho Cordova utilizes Design Guidelines to provide guidance for projects in areas such as building placement and orientation, streetscape variety, garage placement, and façade design. The Applicant has reviewed these guidelines and has presented products that provide a clear architectural style and a streetscape that is consistent with the surrounding area and maintains the visual interest of the overall neighborhood in the following ways:

- The proposed product incorporates both single-story and two-story floor plans to create a visually interesting streetscape comparable with the surrounding area.
- The project utilizes 3 architectural styles to ensure variety in design throughout the 55 residential lots.
- Each home is designed with either living space forward or living space level with the garage to ensure that the garage façade is not the focal point of the home.
- The project has been conditioned so that no two of the same floor plans with the same design can be placed adjacent to each other to minimize any monotony of the area.
- Corner lots and homes along the Park are conditioned to have enhanced elevations which include additional architectural details and additional design materials to boost the appearance of side and rear elevations.
- A concrete pathway has also been required to connect the driveway to the garage for trash cans as well as storage of the cans behind the fence-line.

General Plan

The project site is designated as Low Density Residential (LDR) for Sunridge Park III which is intended for single-family detached homes. The project includes 55 residential lots consistent in size with the Low-Density designation and have already been pre-approved as part of a previous tentative subdivision map. The project does not propose any modifications to density or use for the area and is only requesting a design review for the design of the homes.

Zoning and Specific Plans

The project site is located within Sunridge Park III and is zoned Residential (RD-5) within the Sunridge Specific Plan (SDSP). The Bloom project has been reviewed for compliance with applicable sections of the City of Rancho Cordova Zoning Code as well as the Sunridge Specific Plan.

The Applicant is requesting a Major Design Review as required by the City of Rancho Cordova Zoning Code Section 23.141.020 for master home plans for single-family residential subdivisions and is navigating the proper process for Zoning Code requirements. The project has also been reviewed for consistency with all applicable landscape requirements for single-family homes and has been found to be in compliance with these requirements. The Applicant is not requesting any modifications or exceptions for setbacks or design standards and, as proposed, is consistent with the standards provided in the Sunridge Specific Plan.

FISCAL IMPACT

Approval of the Major Design Review would allow for the construction of the master home plans for Bloom at Sunridge Park III. This would benefit the City by providing direct contributions to fund needed public infrastructure as well as an increase in property tax for the project area.

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

ENVIRONMENTAL

The Applicant is requesting approval of a Major Design Review for home designs for 55 residential homes within the Sunridge Park III Subdivision. The Application would be exempt from CEQA review under CEQA State Guidelines Section 15182 "Projects Pursuant to a Specific Plan." This exemption states that a residential project in conformity with a specific plan that has an approved Environmental Impact Report (EIR) is exempt from further CEQA analysis.

The proposed project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA (State Clearinghouse # 1997022055). Approval of the requested Major Design Review would not result in any significant effects relating to traffic, noise, air quality, or water quality and the proposed project would be served by all required utilities and public services. 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, Projects Pursuant to a Specific Plan and no further environmental documents pursuant to CEQA are required.

RECOMMENDED MOTION

Staff recommends that the Planning Commission take the following actions:

- Find that the project is exempt per CEQA Section 15182, Residential Projects Pursuant to a Specific Plan; and
- Approve the Resolution for the Bloom at Sunridge Park III Major Design Review

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

RESOLUTION NO. ____-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING A MAJOR DESIGN REVIEW FOR BLOOM AT
SUNRIDGE PARK III - PROJECT NO. PLND-0624-0099**

WHEREAS, Tri-Pointe Homes (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review approval for 55 single-family residential lots at Bloom at Sunridge Park III; and

WHEREAS, the Major Design Review is for 3 floor plans with a total of 3 architectural styles (Spanish, Craftsman, and Farmhouse); and

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

WHEREAS, the project site was previously analyzed as a part of the Sunridge Specific Plan Environmental Impact Report (EIR) (SCH#1997022055) adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, and therefore is exempt under CEQA exemption 15182, "Projects Pursuant to a Specific Plan" from further CEQA analysis; and

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

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

1. Determine the CEQA exemption 15182 is an adequate exemption according to the Guidelines of the California Environmental Quality Act.
 - a) **Finding:** The project site has been analyzed and is exempt per California Environmental Quality Act exemption 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) in compliance with the California Environmental Quality Act (CEQA State Clearinghouse #1997022055). Approval of the requested Major Design Review would not result in any significant effects relating to traffic, noise, air quality, or water quality and the proposed project would be served by all required utilities and public services. 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, Projects Pursuant to a Specific Plan and no further environmental documents pursuant to CEQA are required.

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

- 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 designated as Low Density Residential (LDR) for Sunridge Park III which is intended for single-family detached homes. The project includes 55 residential lots consistent in size with the Low Density designation and has already been approved as part of a previous tentative subdivision map application. The project does not propose any modifications to density or use for the area and is only requesting a design review for the design of the homes.

The project site is located within Sunridge Park III and is zoned Residential (RD-5) within the Sunridge Specific Plan (SDSP). The Applicant is requesting a Major Design Review as required by the City of Rancho Cordova Zoning Code Section 23.141.020 for master home plans for single-family residential subdivisions and is navigating the proper process for Zoning Code requirements. The project has also been reviewed for consistency with all applicable landscape requirements for single-family homes and has been found to be in compliance with these requirements. The Applicant is not requesting any modifications or exceptions for setbacks or design standards and, as proposed, is consistent with the standards provided in the Sunridge Specific Plan.

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

Evidence: The project proposes 3 floor plans with 3 architectural styles (Spanish, Farmhouse, and Craftsman) which are suitable for a single-family home as well as compatible with other single-family homes in the surrounding neighborhood. The project also includes drought tolerant landscaping with a variety of trees, shrubs and ground cover that includes weed and root barrier and has been reviewed by the City's landscape consultant and City Arborist and have been determined to be suitable for the size of the project lots. The design of the project will be consistent with other homes in the area and will enhance the character of the overall neighborhood.

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

Evidence: The proposed architecture, color, and landscaping for the homes is consistent with other homes that have already been constructed within the larger Sunridge Park area. The project is consistent with the Sunridge Specific Plan and City Design Guidelines. A clear design concept is shown for each elevation and

each design provides consistent characteristics of each architectural style. All elevations and architectural style palettes are included in the Design Review Package.

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

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

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

Evidence: The Application is a Major Design review for home master plans. The subdivision map for this area was a previously approved at which point the on-site circulation was analyzed to ensure that the area is well integrated with the City's street network. No modifications to the public rights of way are proposed with this application.

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

Evidence: The Applicant will be a new developer to the Sunridge Park area and with the addition of their requested product, their designs will create additional variety to the area and enhance the character of the neighborhood by creating a more interesting streetscape. The proposed project will include homes directly adjacent to the park which will allow for more visibility in these areas and potentially create a safer environment.

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

Evidence: The project proposes traditional architectural styles of Spanish, Farmhouse and Craftsman which are consistent with other home designs in the surrounding area. The project utilizes materials and color schemes that are similar to the existing homes in the neighborhood to ensure that these styles are consistent and that an overall design concept is maintained throughout the subdivision.

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

Evidence: All transportation modes of circulation were reviewed as part of the previously approved Tentative Subdivision Map. No changes to the site design or pedestrian connectivity networks, are proposed as part of this application.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 11th day of September 2024 by the following vote:

AYES:

NOES:

ITEM 6.1.

ATTACHMENT 1

ABSENT:

ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

BLOOM AT SUNRIDGE PARK III

RANCHO CORDOVA, CALIFORNIA



PLAN 3A
SCHEME 3

PLAN 1C
SCHEME 7

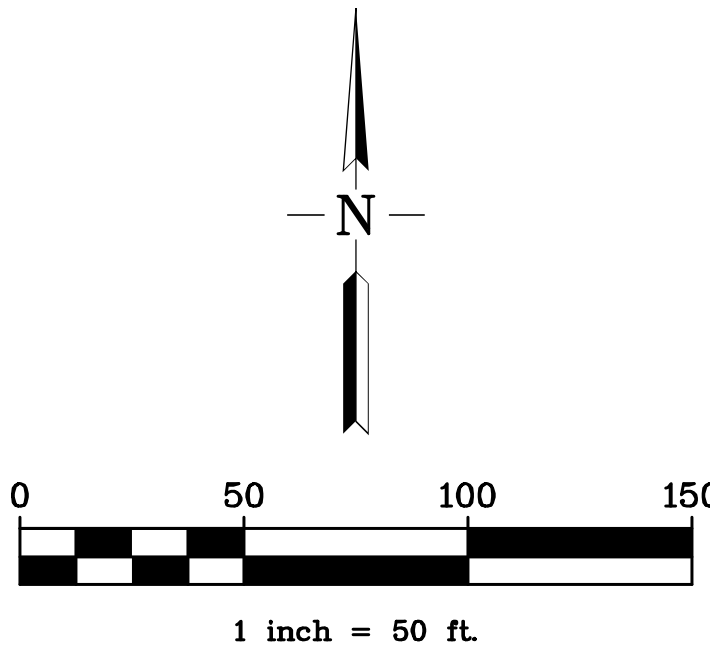
PLAN 2B
SCHEME 5



067-0650-053
RANCHO CORDOVA REC.
AND PARK DISTRICT

BLOOM MARKETING EXHIBIT

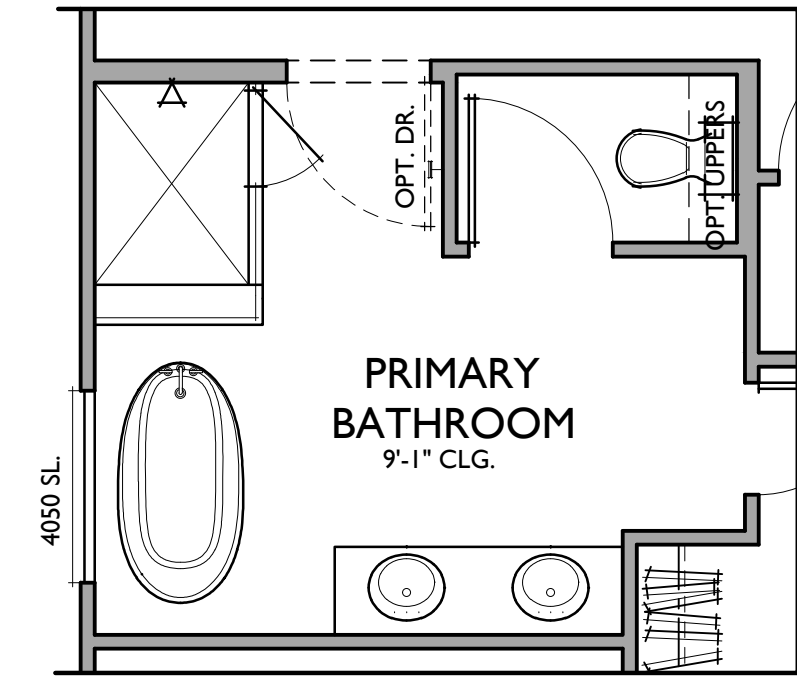
CITY OF RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA



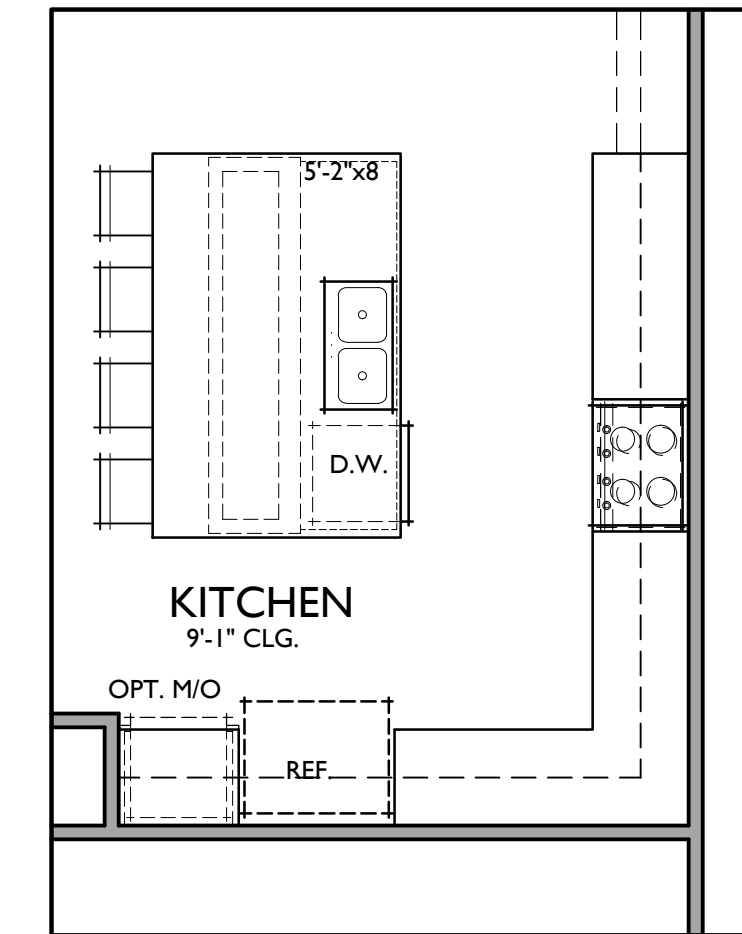
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARREN DRIVE, SUITE 100, ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909



Note: 12.5' PUE side yard setbacks at corner lots



OPT. SPA SHOWER / TUB



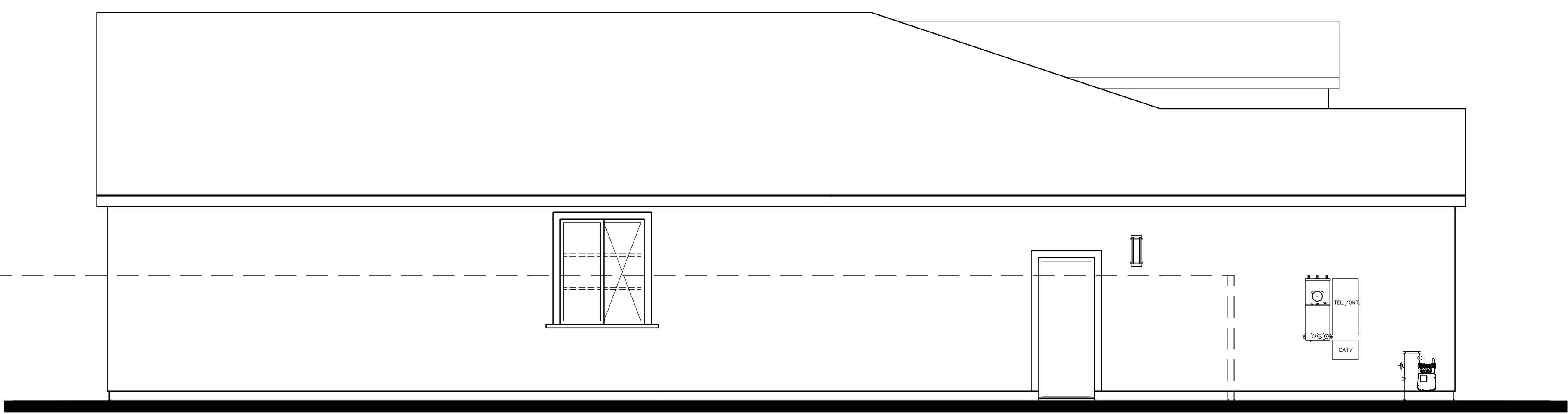
OPT. EXTENDED ISLAND
WITH 18" DEEP CABINETS

2,430 SQ. FT.

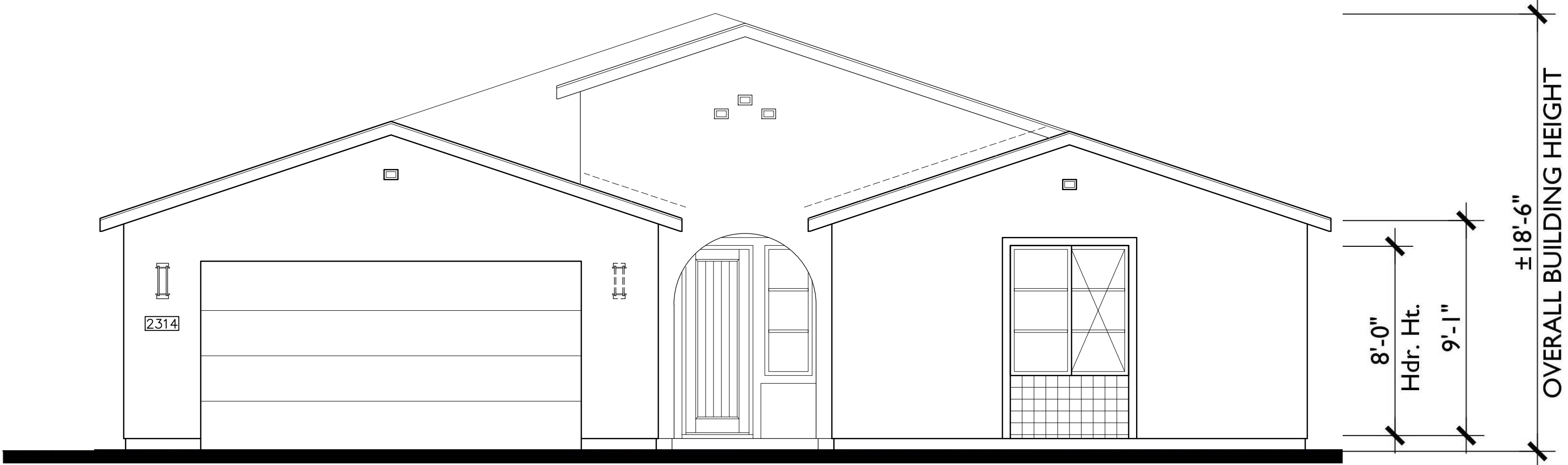
TARGET: 2,500 SQ. FT.
3 BEDROOMS / 2 BATHS + OFFICE
3 - BAY GARAGE

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

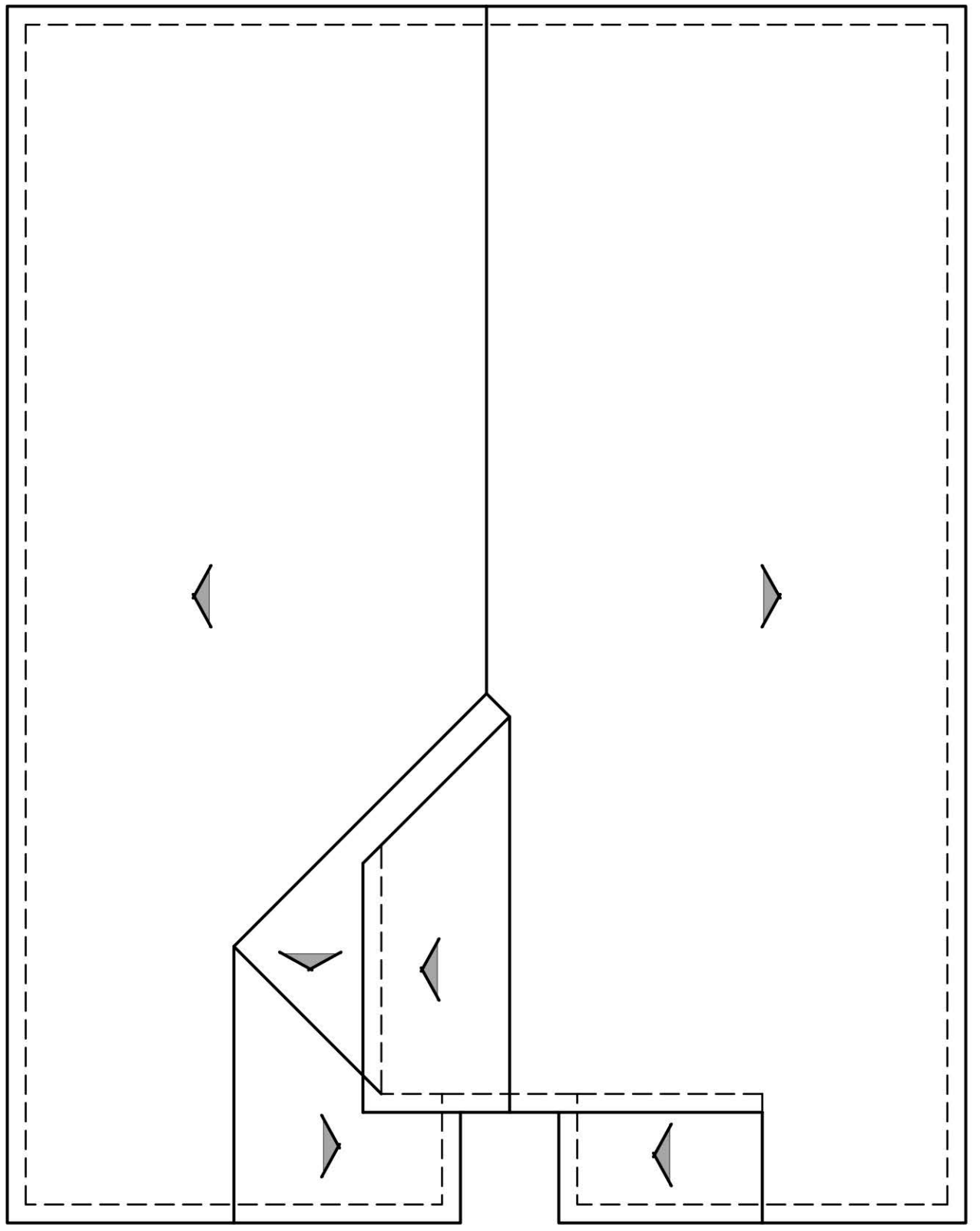
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



LEFT



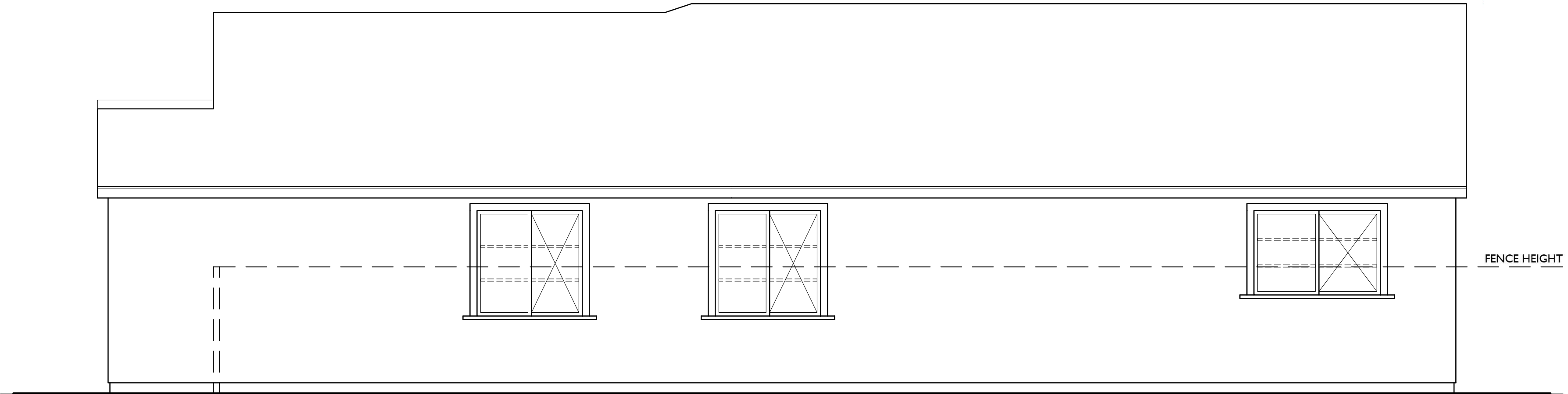
FRONT



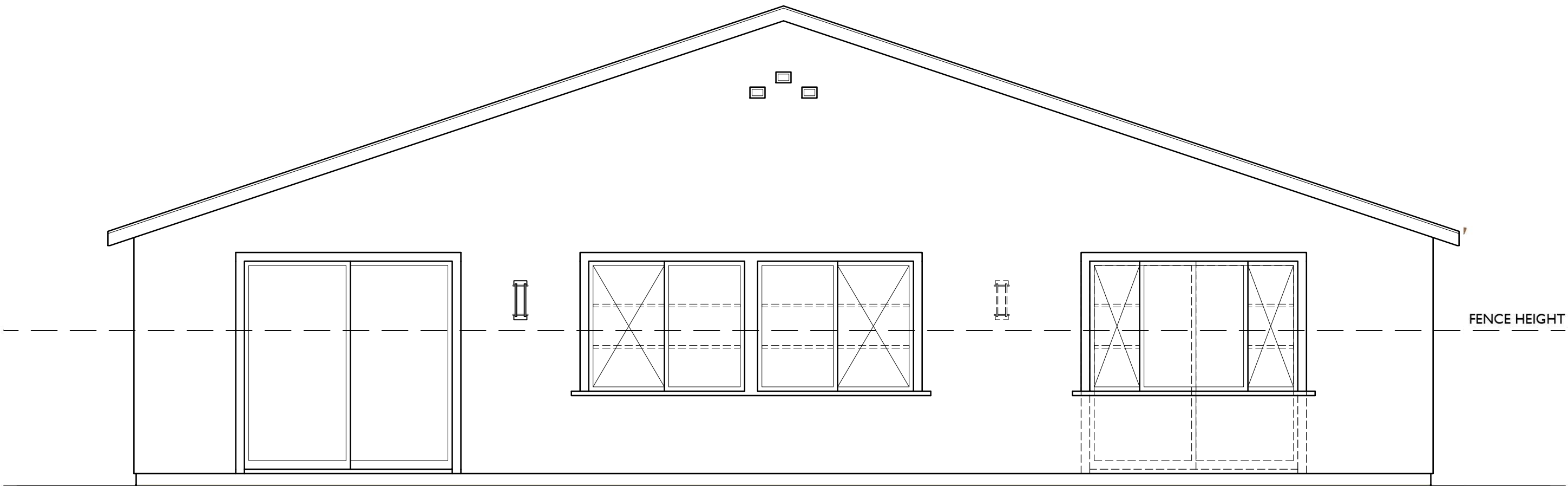
ROOF PLAN

A

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



RIGHT



REAR

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

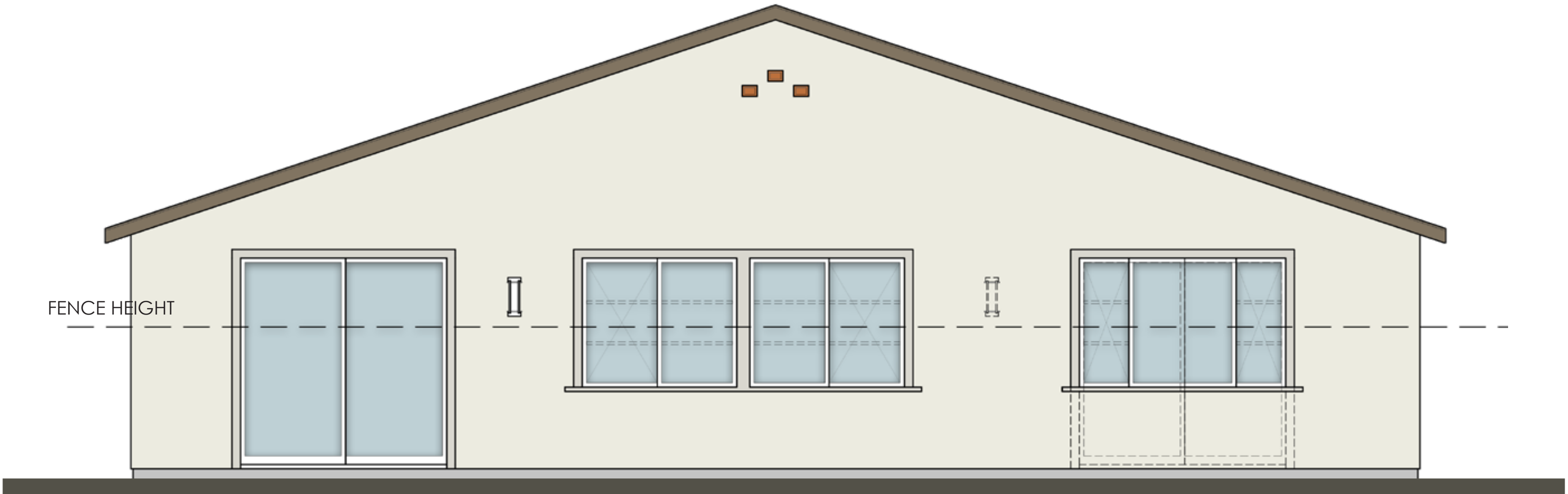
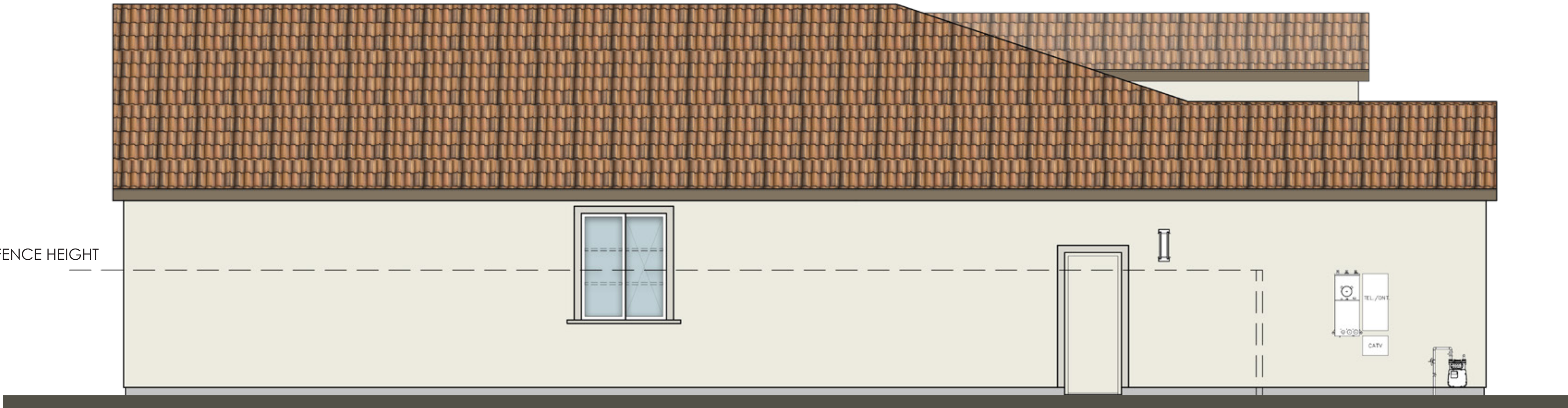
PLAN 1: A – SPANISH

SCHEME 2

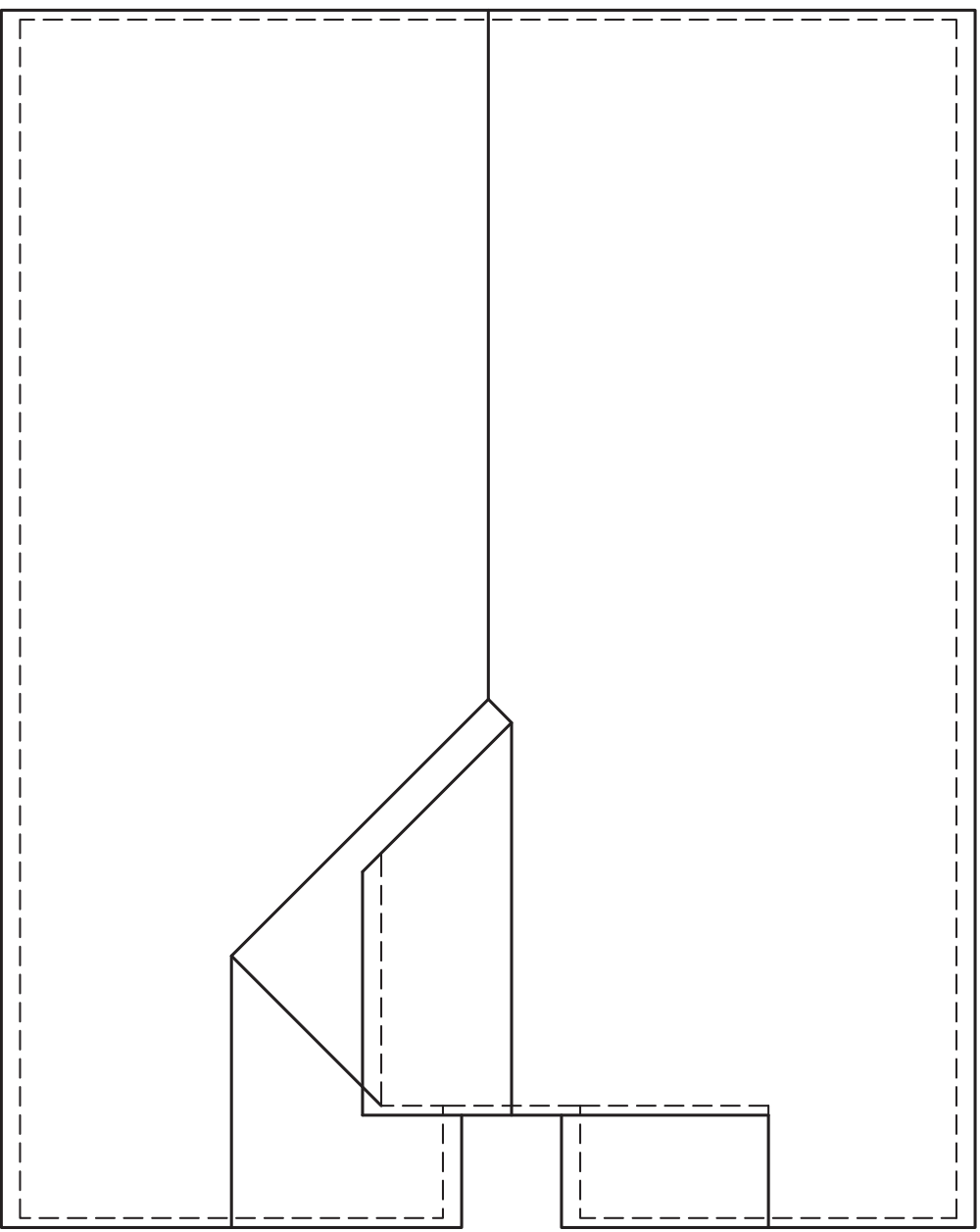


FRONT

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



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



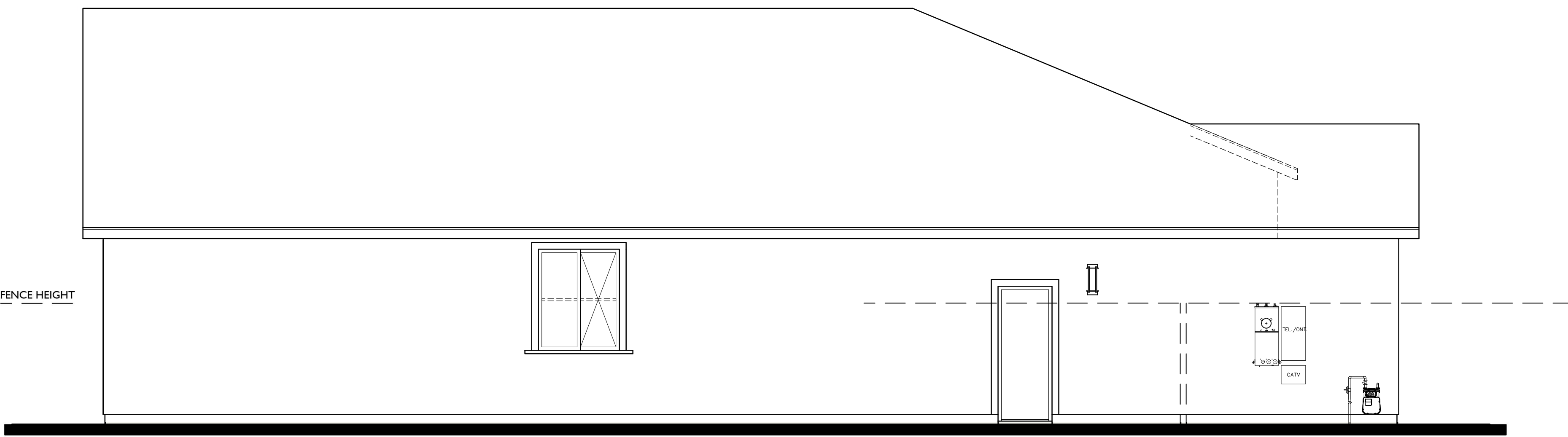
ROOF PLAN - A
PITCH 4:12
RAKE 12"
EAVE 12"
ROOF MATERIAL CONCRETE "S" TILE



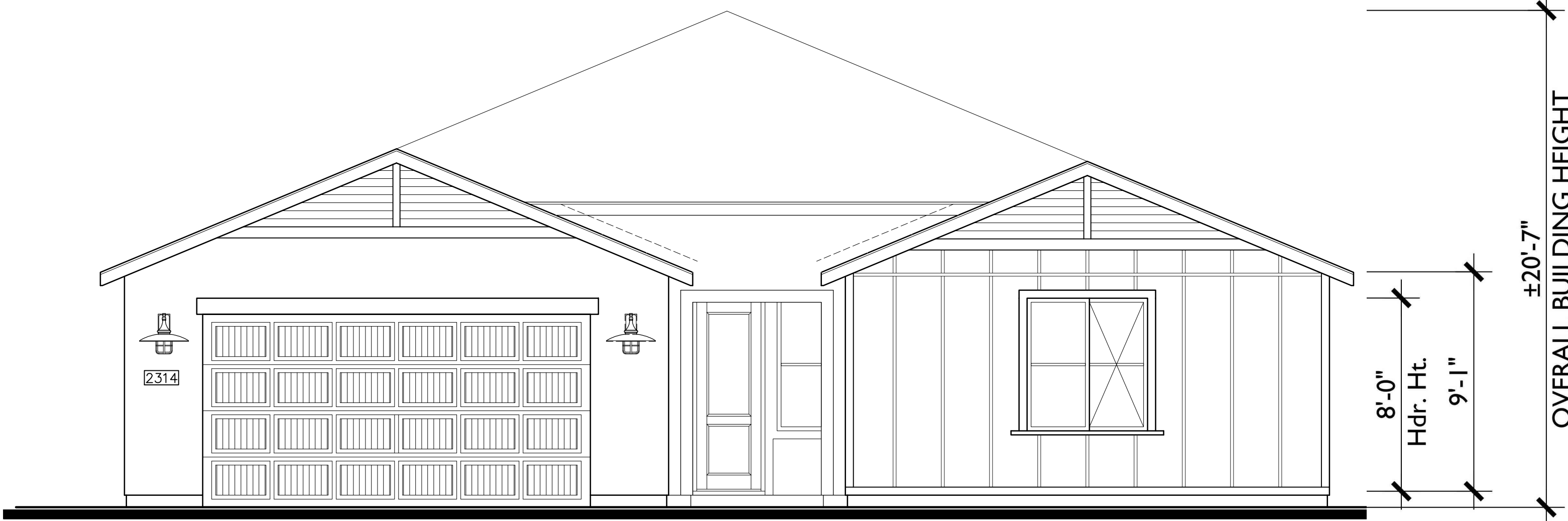
TARGET: 2,500 SQ. FT.
3 BEDROOMS / 2 BATHS + OFFICE
3 - BAY GARAGE

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

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

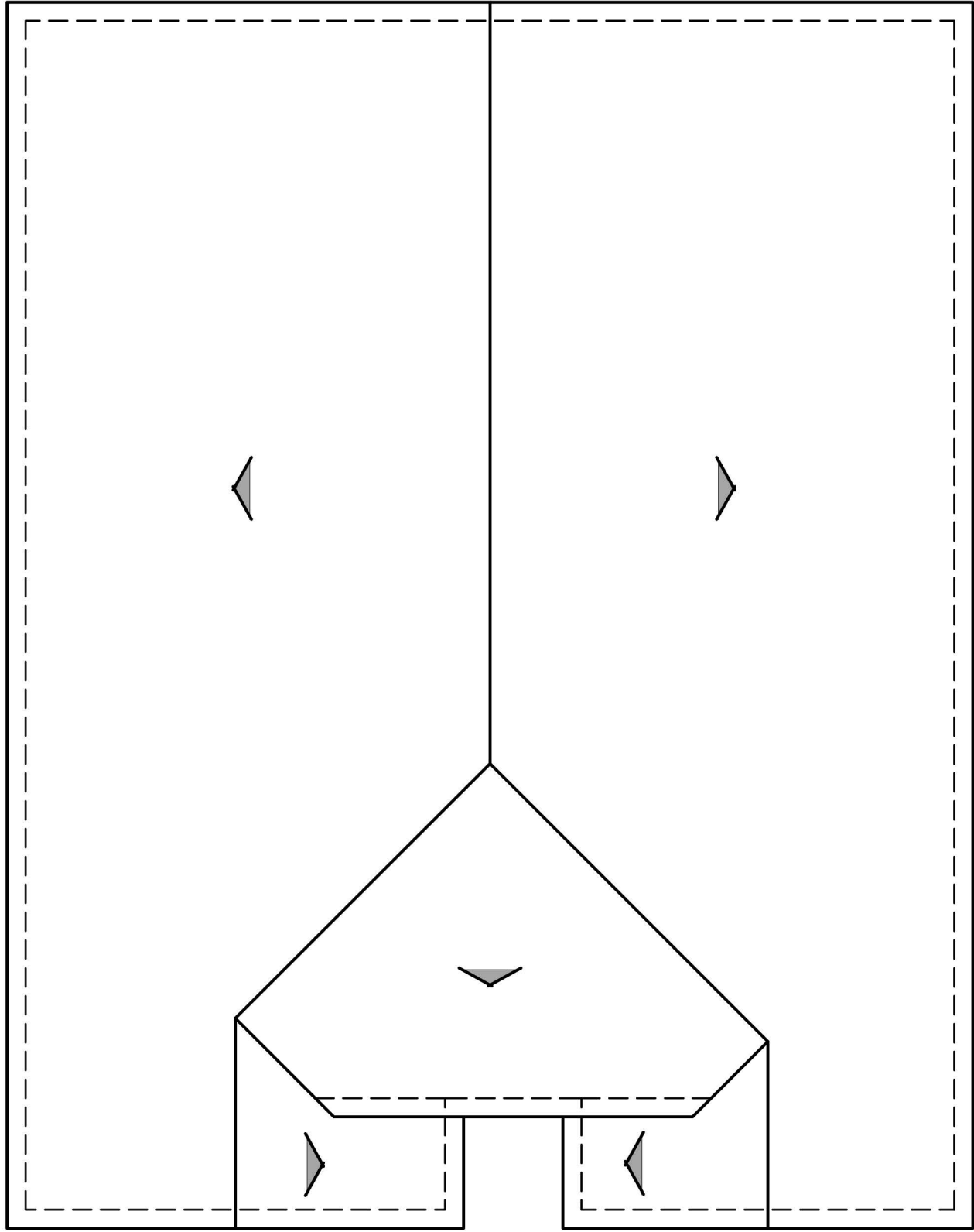


LEFT

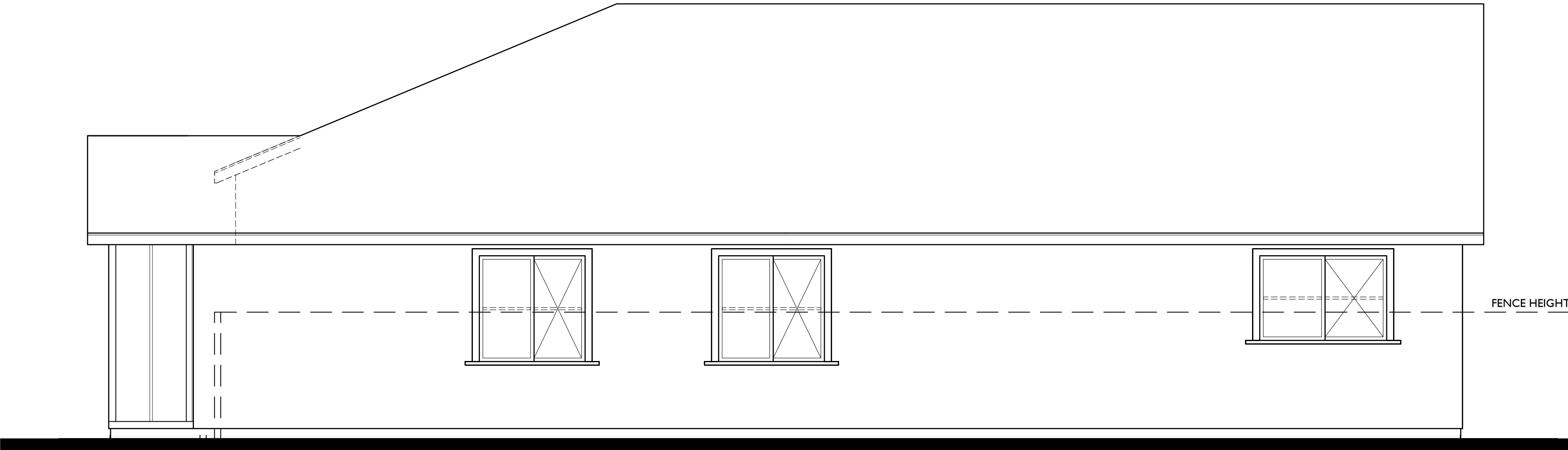


FRONT
OPTIONAL WINDOWS AT GARAGE

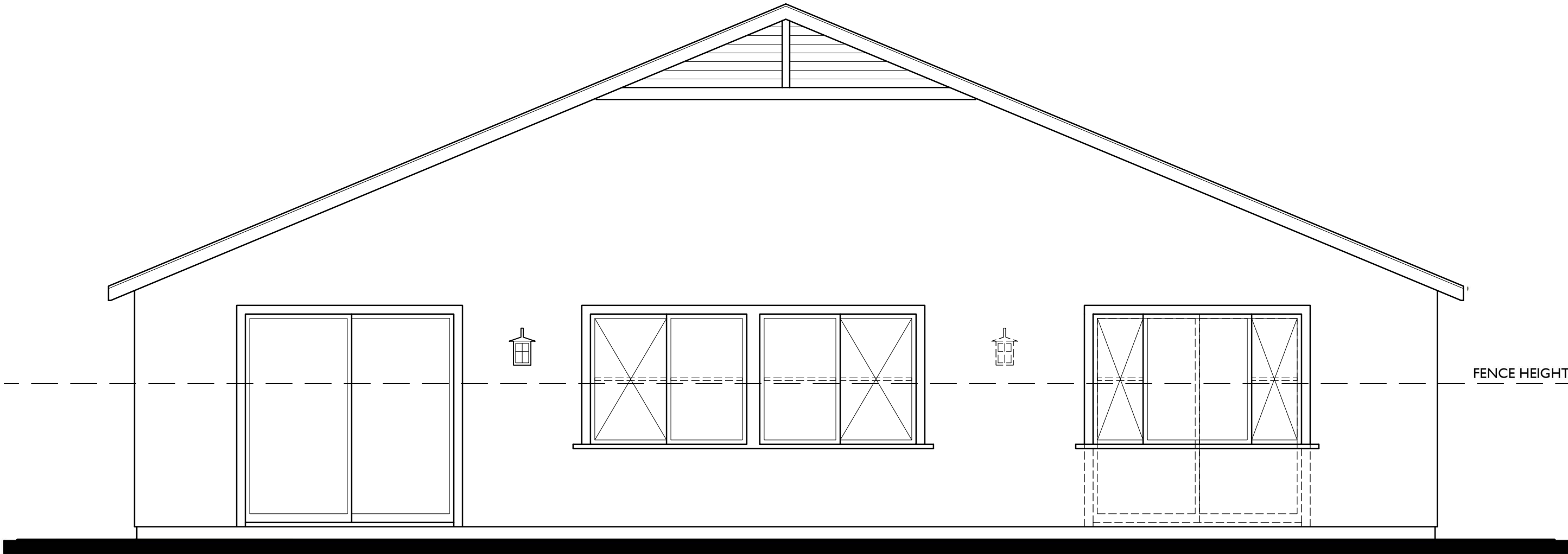
C - FARMHOUSE
1/4"=1'-0"



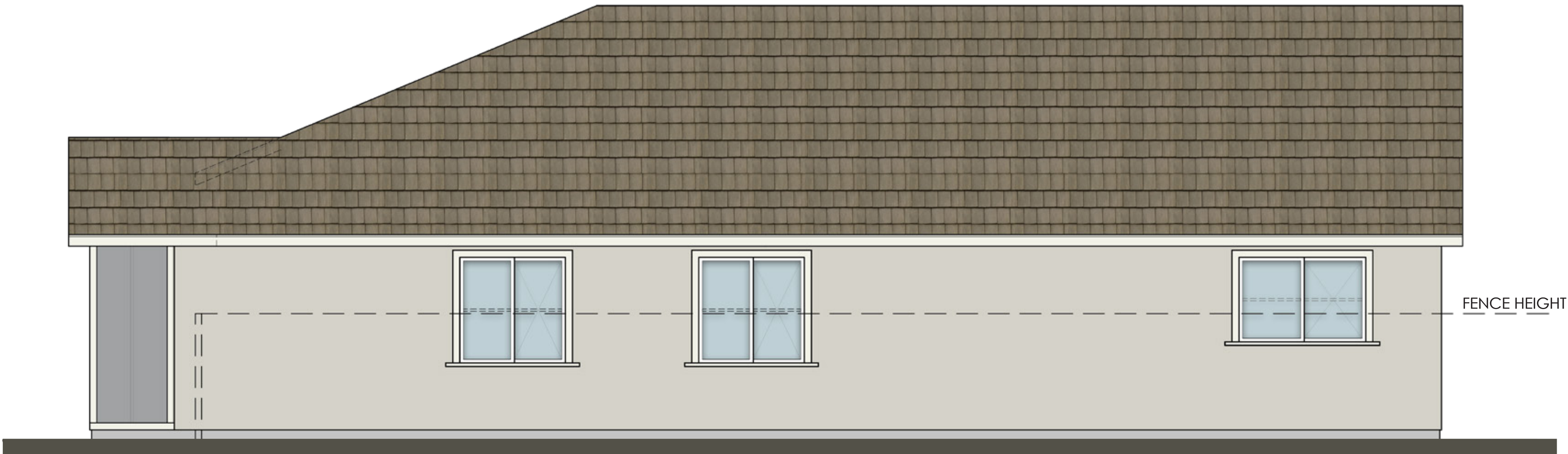
ROOF PLAN
PITCH: 5:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE
C
1/8"=1'-0"



RIGHT

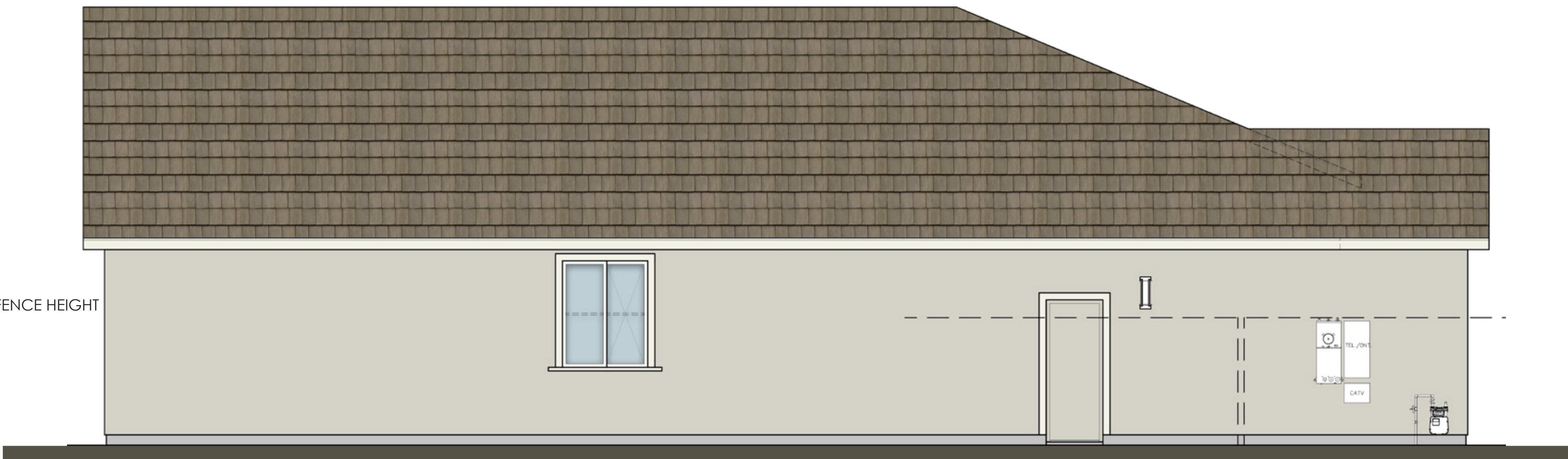


REAR
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



RIGHT

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

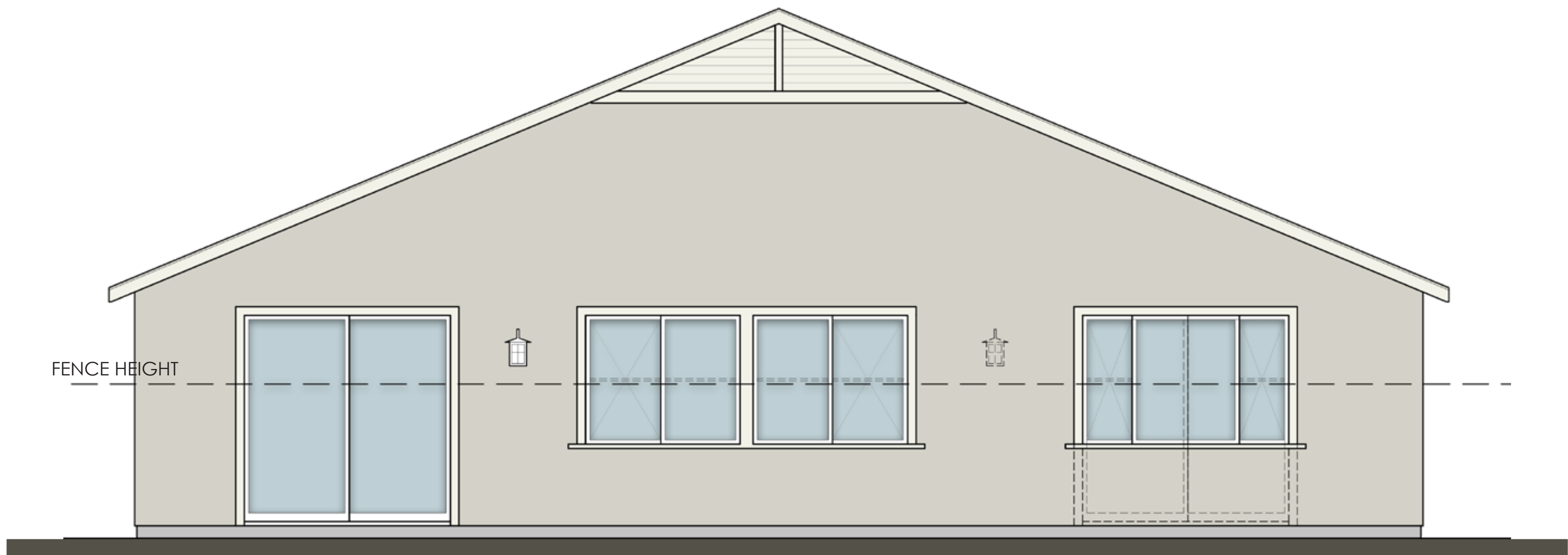


LEFT

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

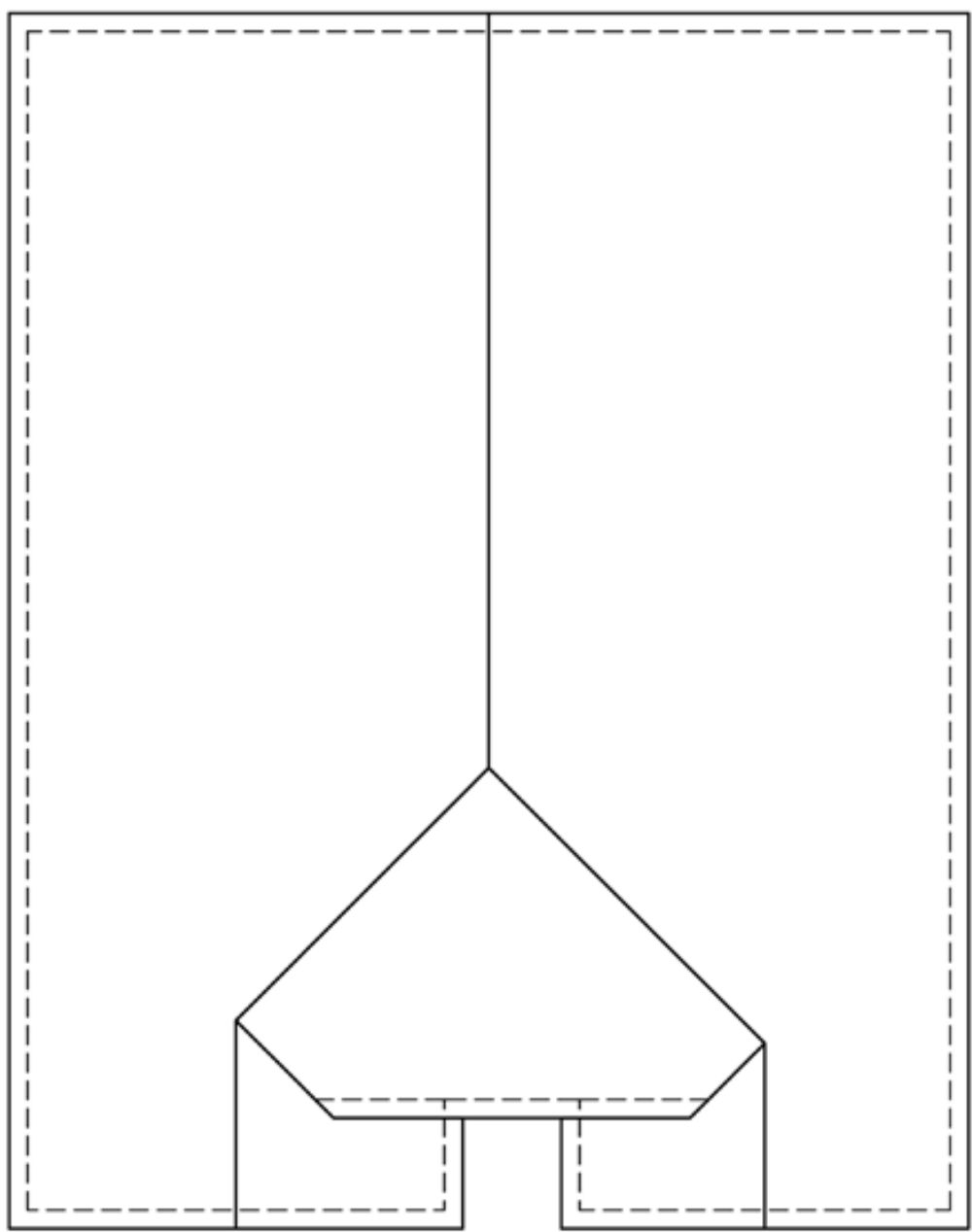


FRONT



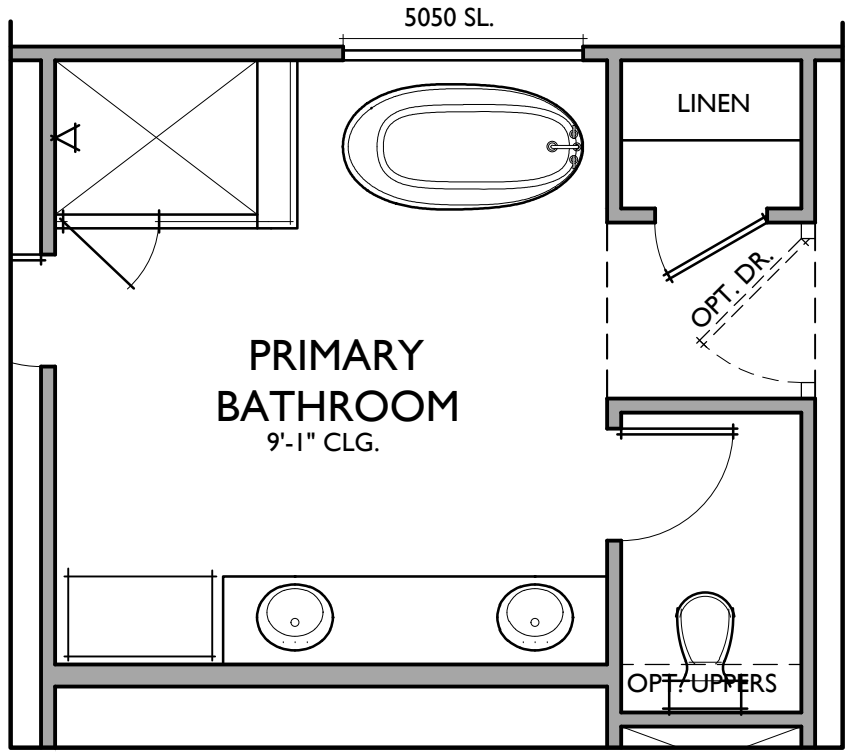
REAR

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

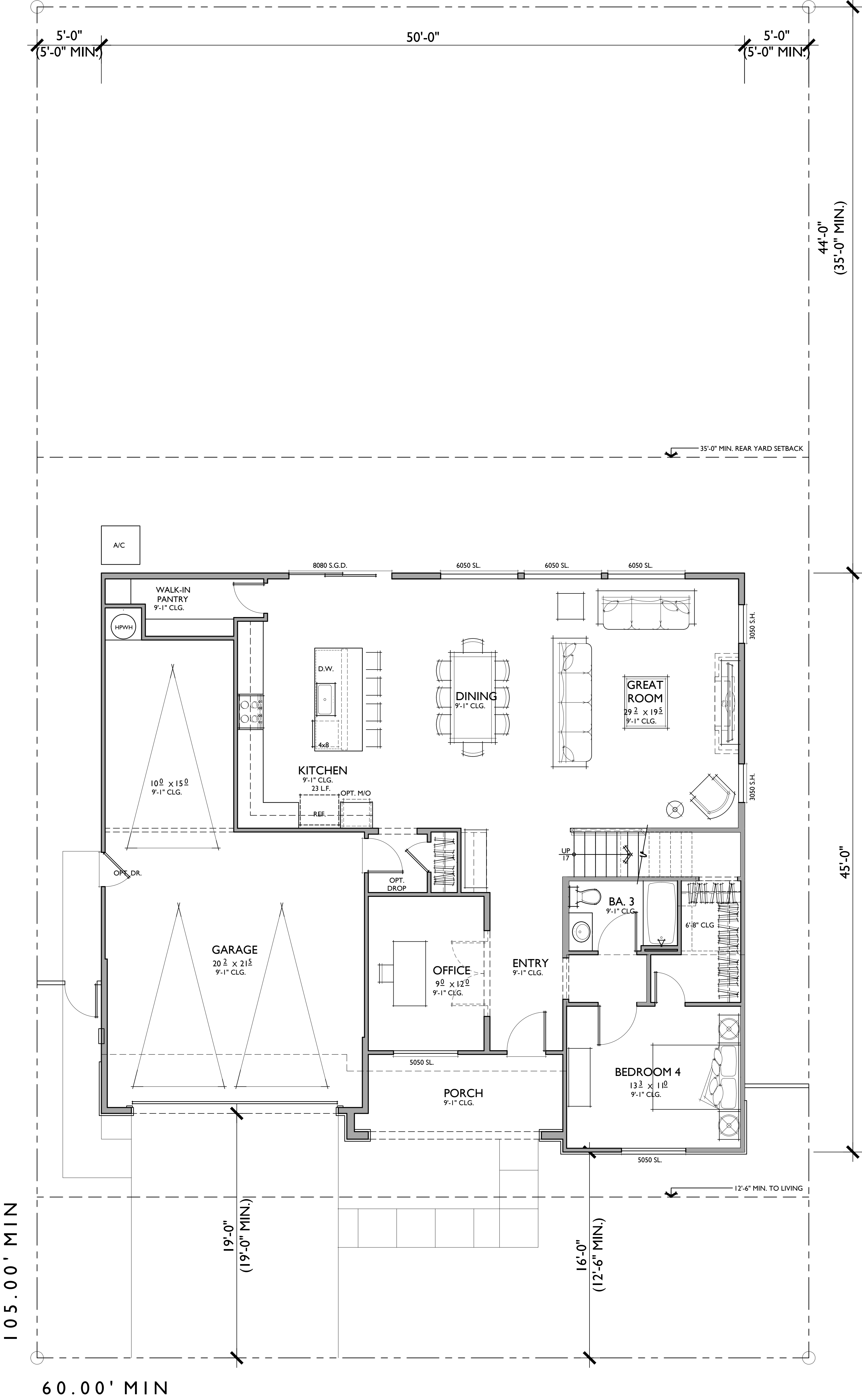
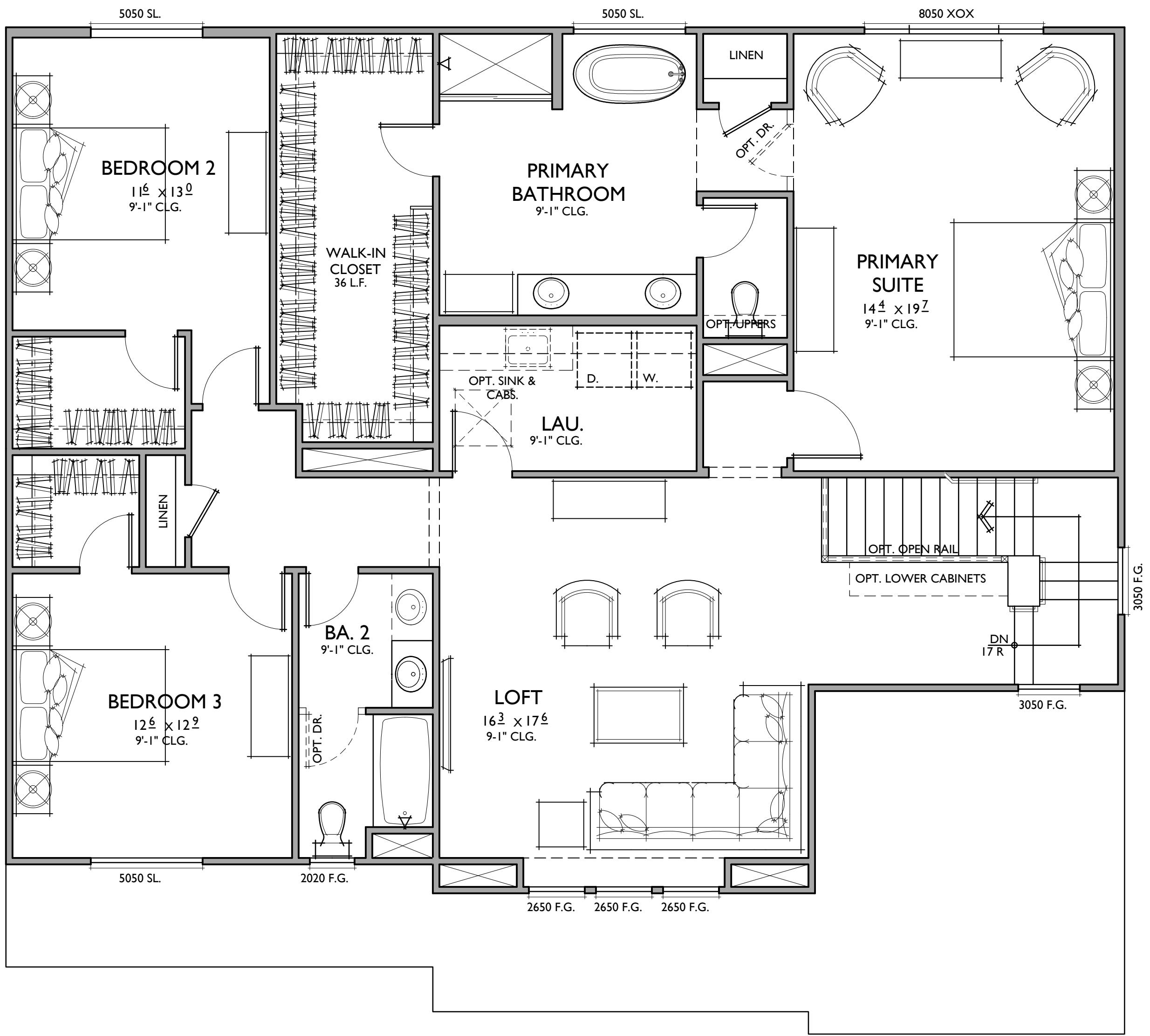


ROOF PLAN - AC

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



OPT. SPA SHOWER / TUB

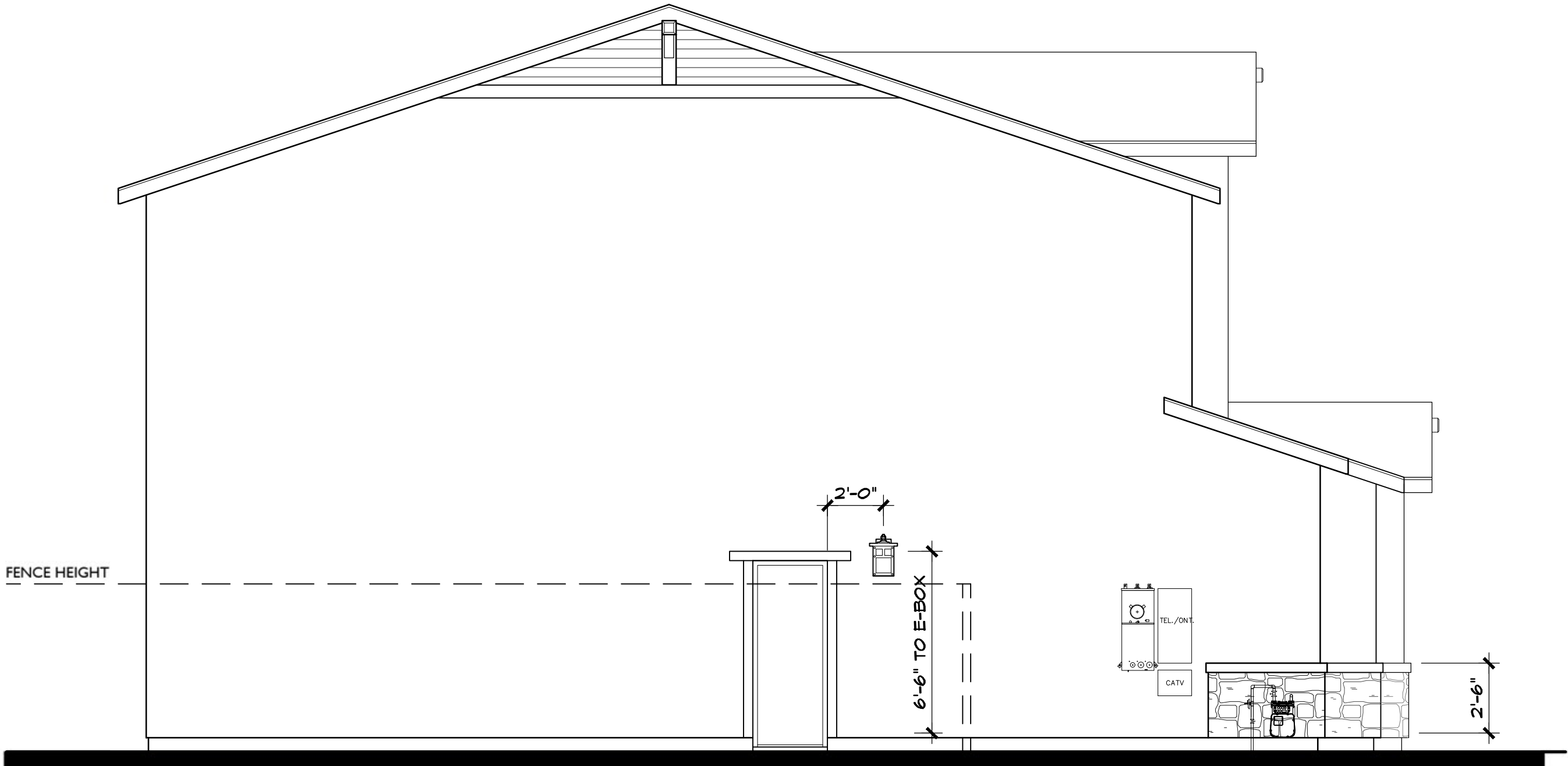


PLAN 2B
3,165 SQ. FT.
TARGET: 3,150 SQ. FT.

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

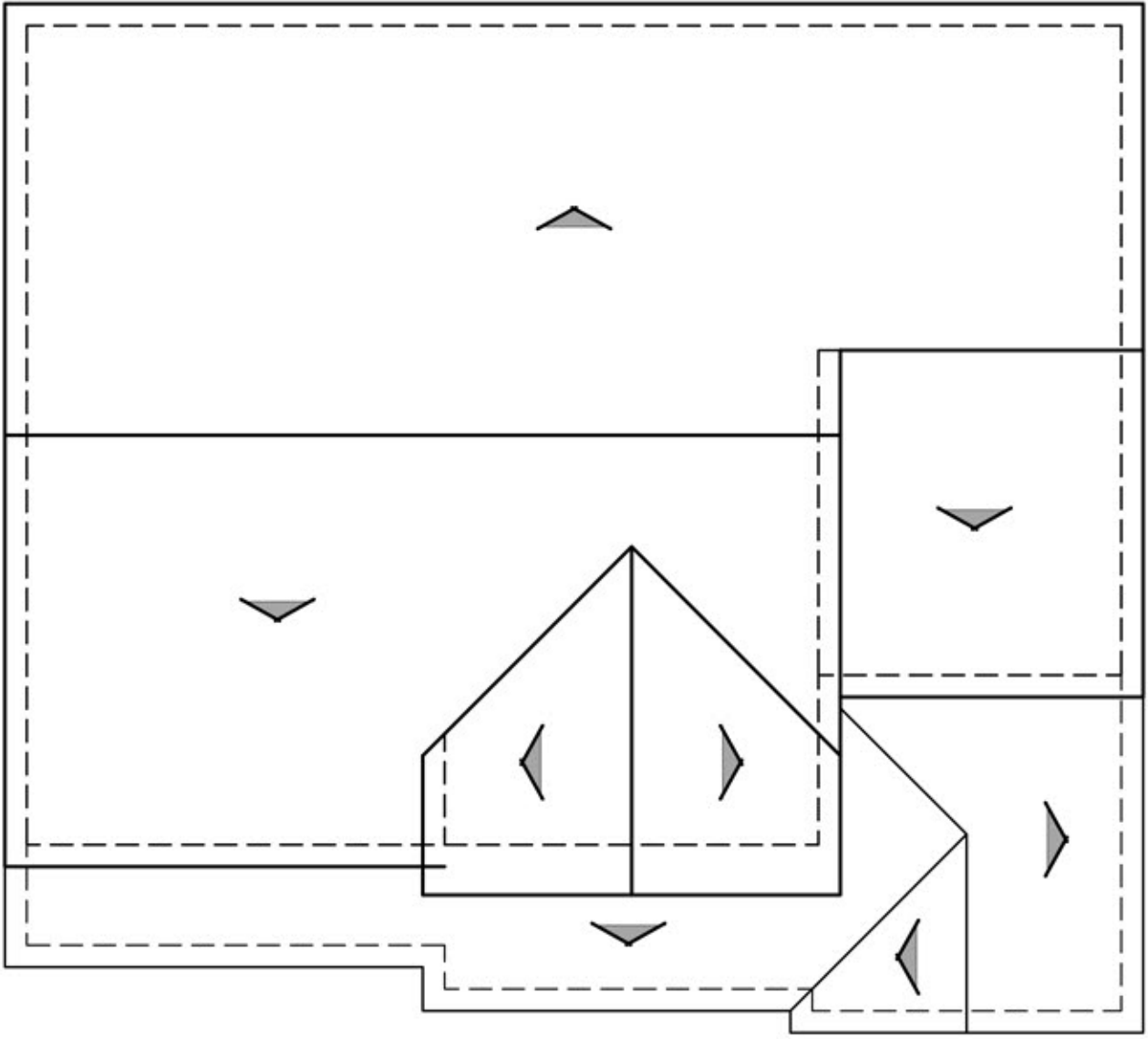
FLOOR AREA TABLE	
1ST FLOOR	1,463 SQ. FT.
2ND FLOOR	1,702 SQ. FT.
TOTAL LIVING	3,165 SQ. FT.
3 - BAY GARAGE	610 SQ. FT.
PORCH	103 SQ. FT.
LOT COVERAGE (MAX. 75%)	34.5%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



LEFT

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



ROOF PLAN

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

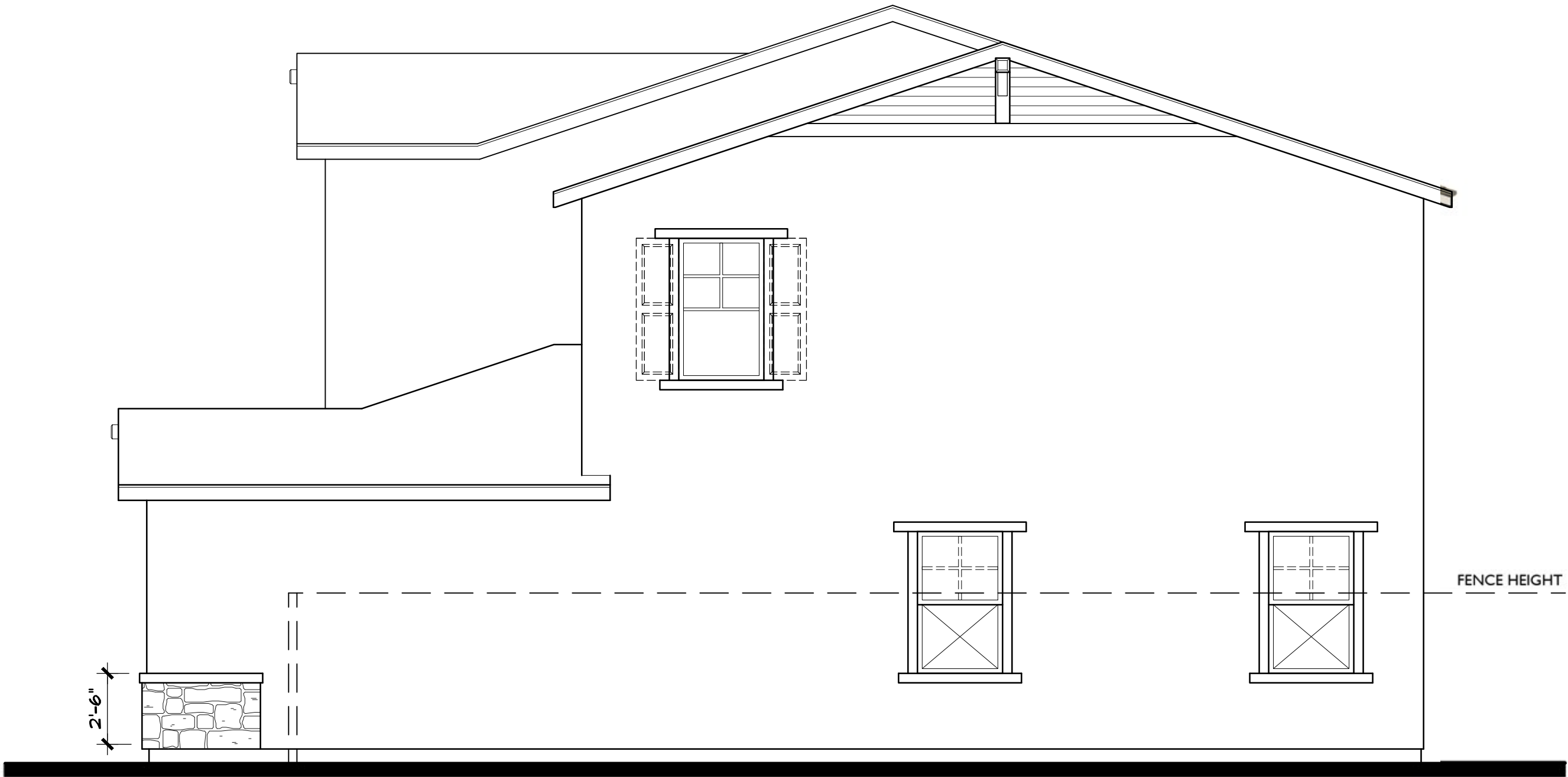
B



FRONT

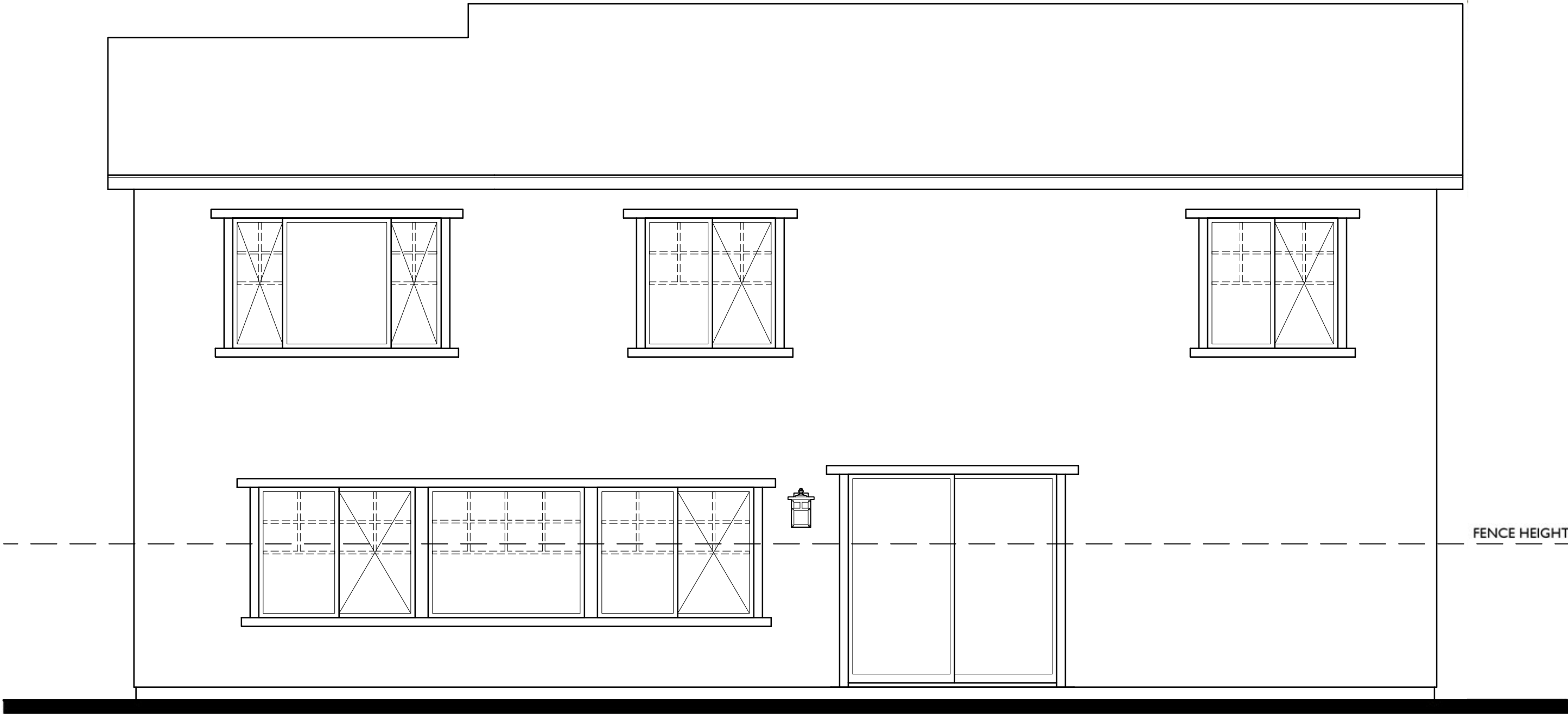
B - CRAFTSMAN

1/4"=1'-0"



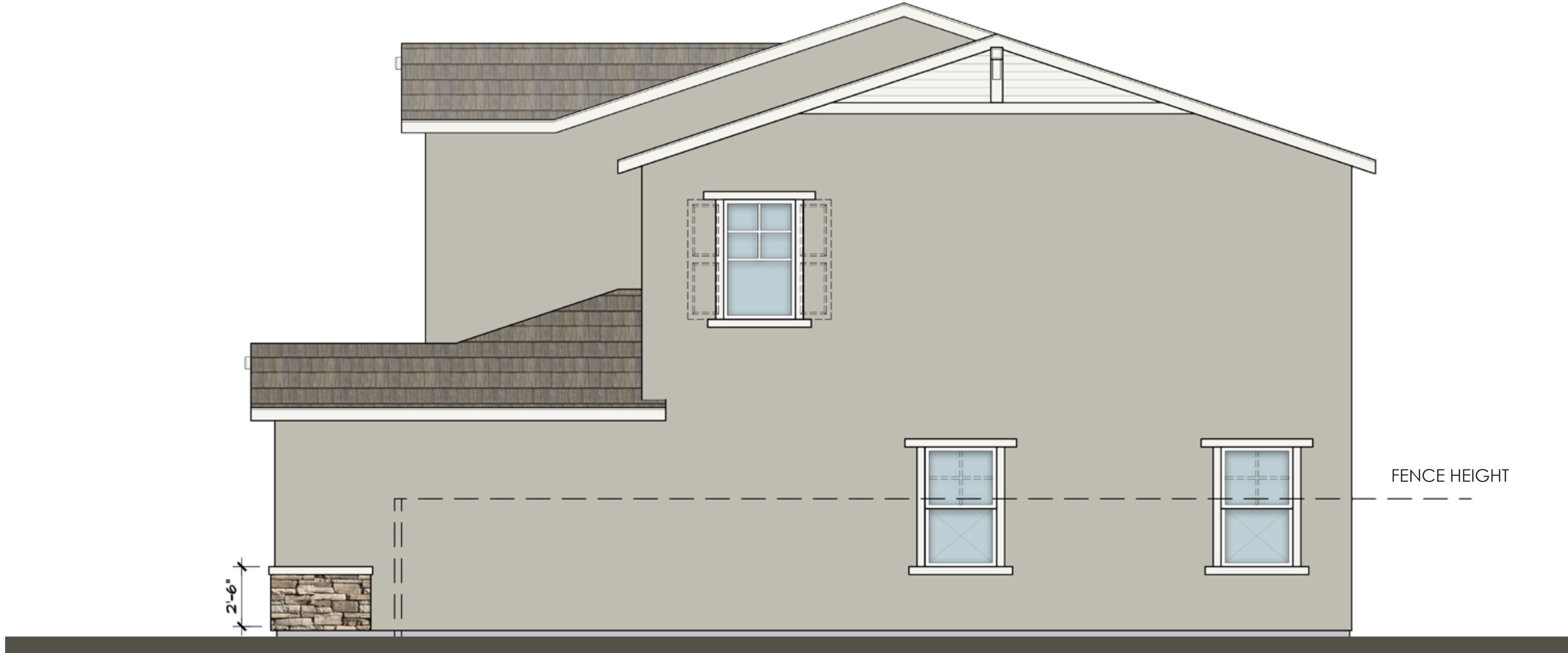
RIGHT

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



REAR

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

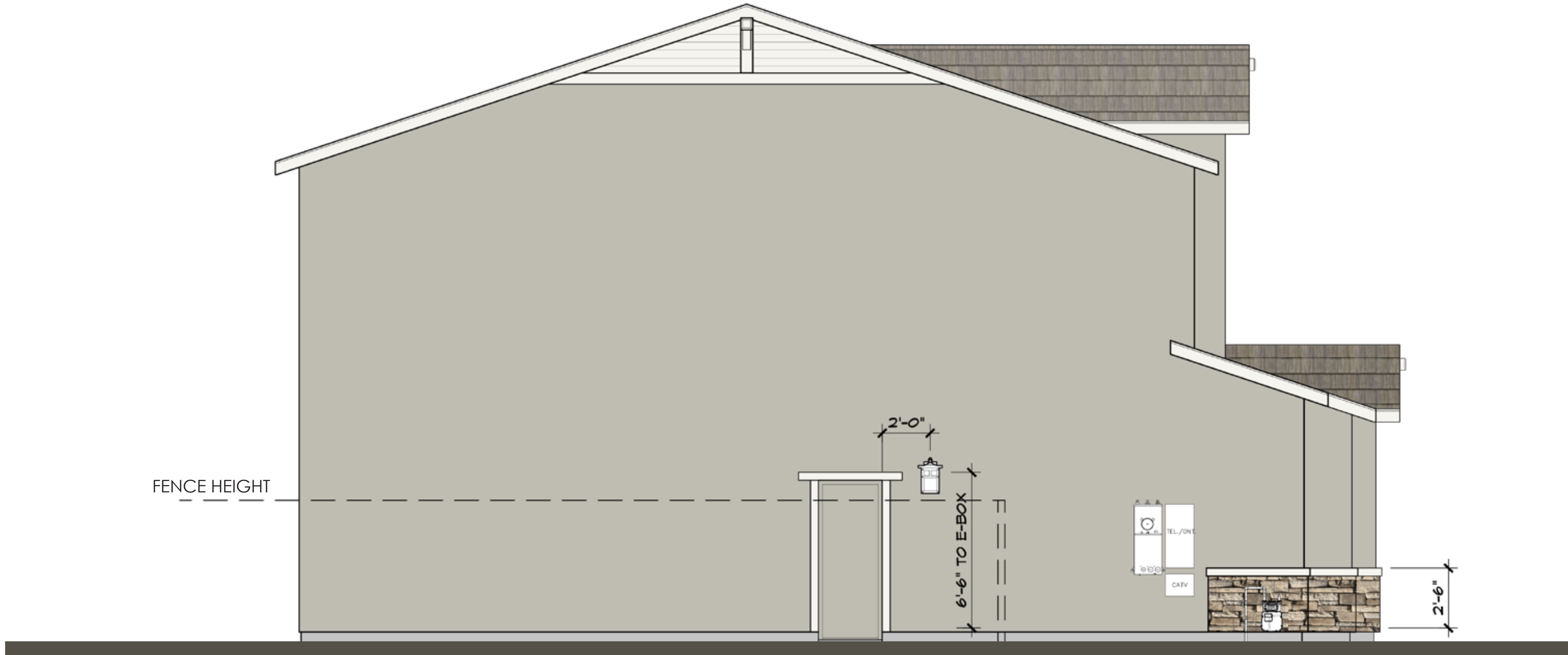


RIGHT

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



FRONT



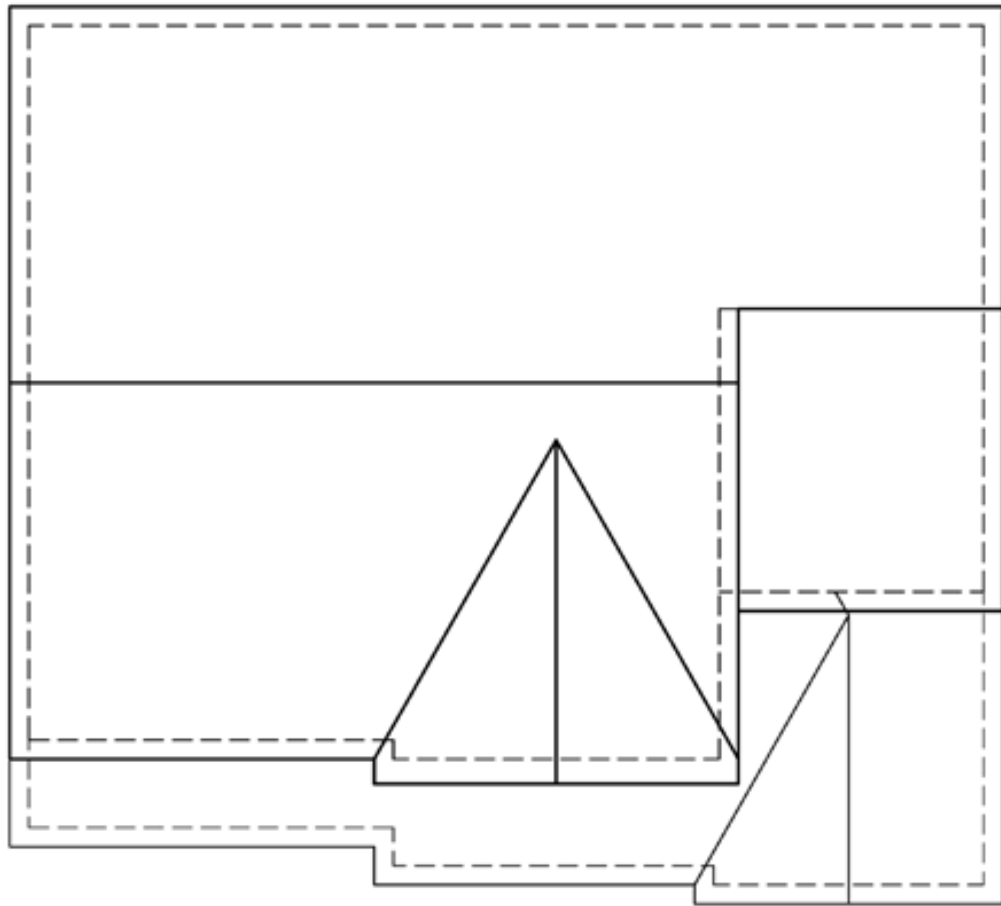
LEFT

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



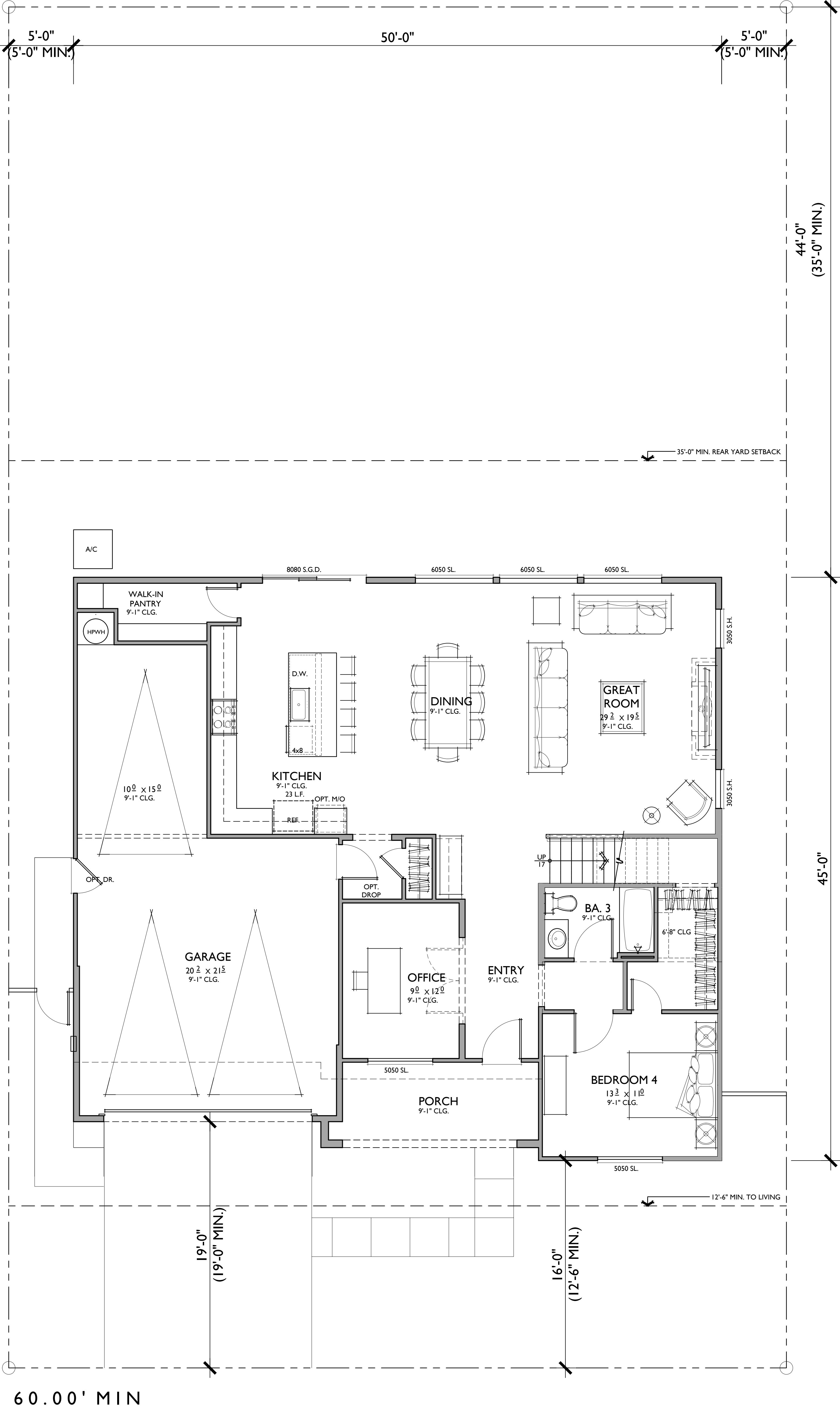
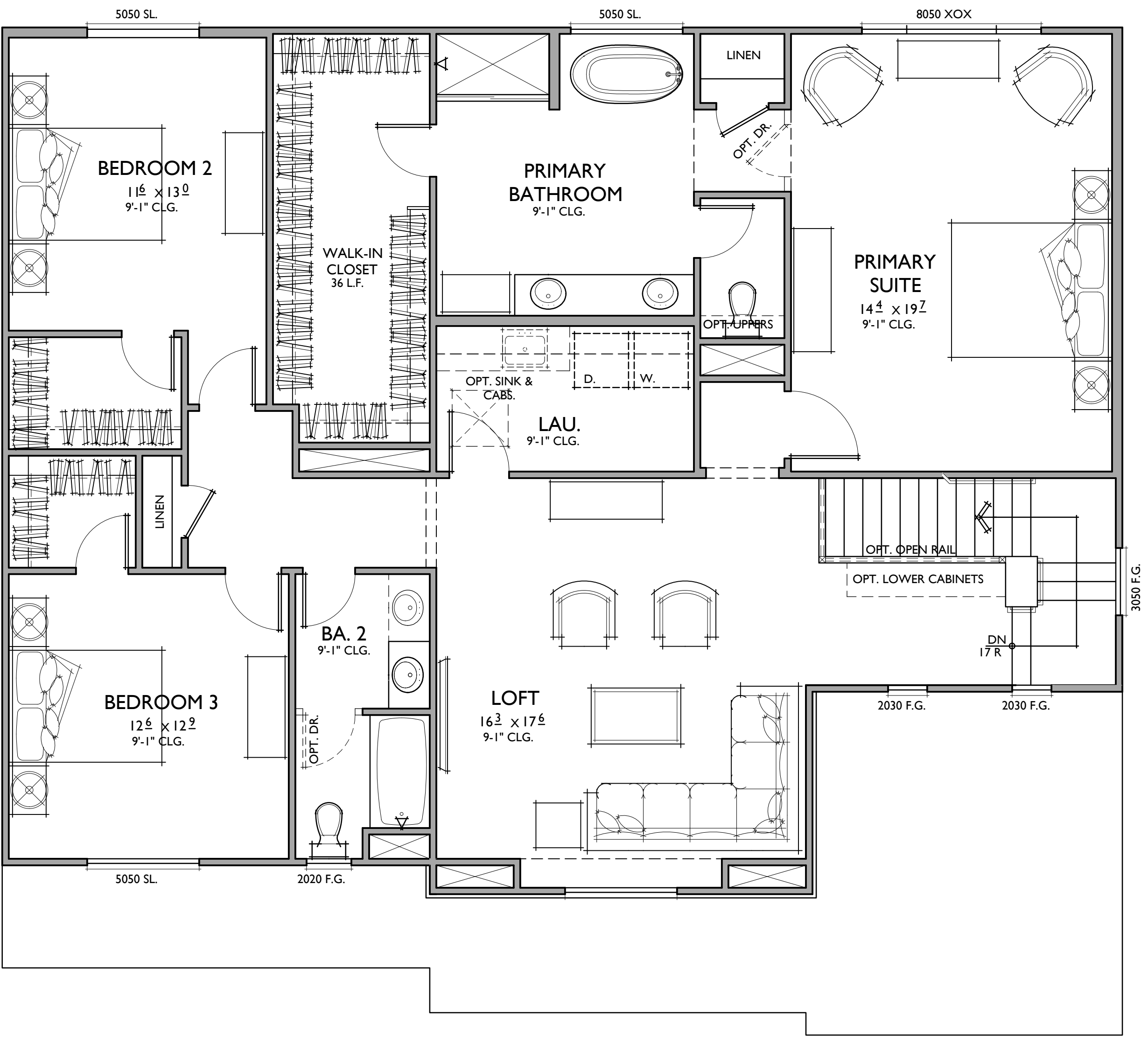
REAR

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



ROOF PLAN - B

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

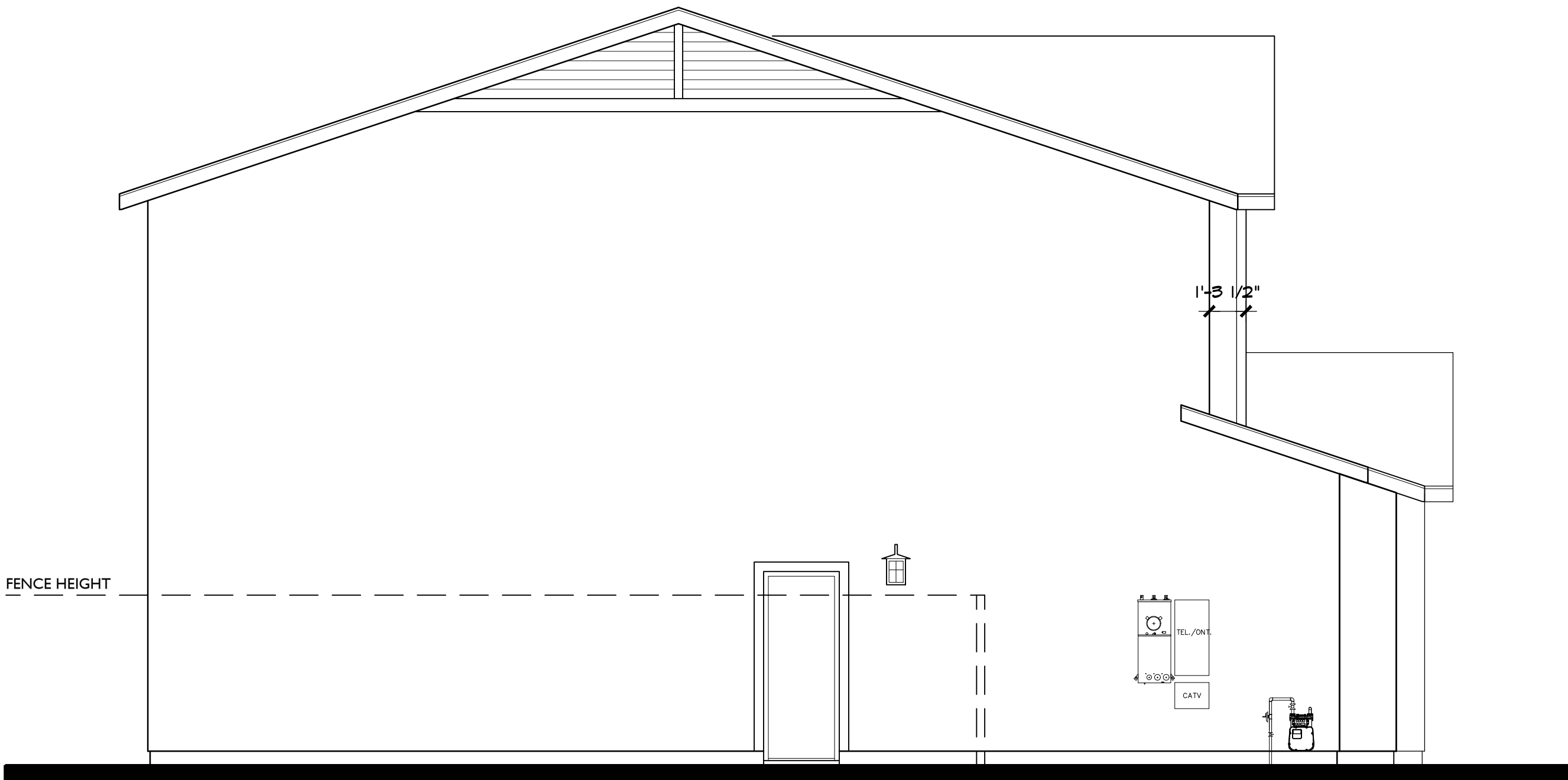


PLAN 2C
3,165 SQ. FT.
TARGET: 3,150 SQ. FT.

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

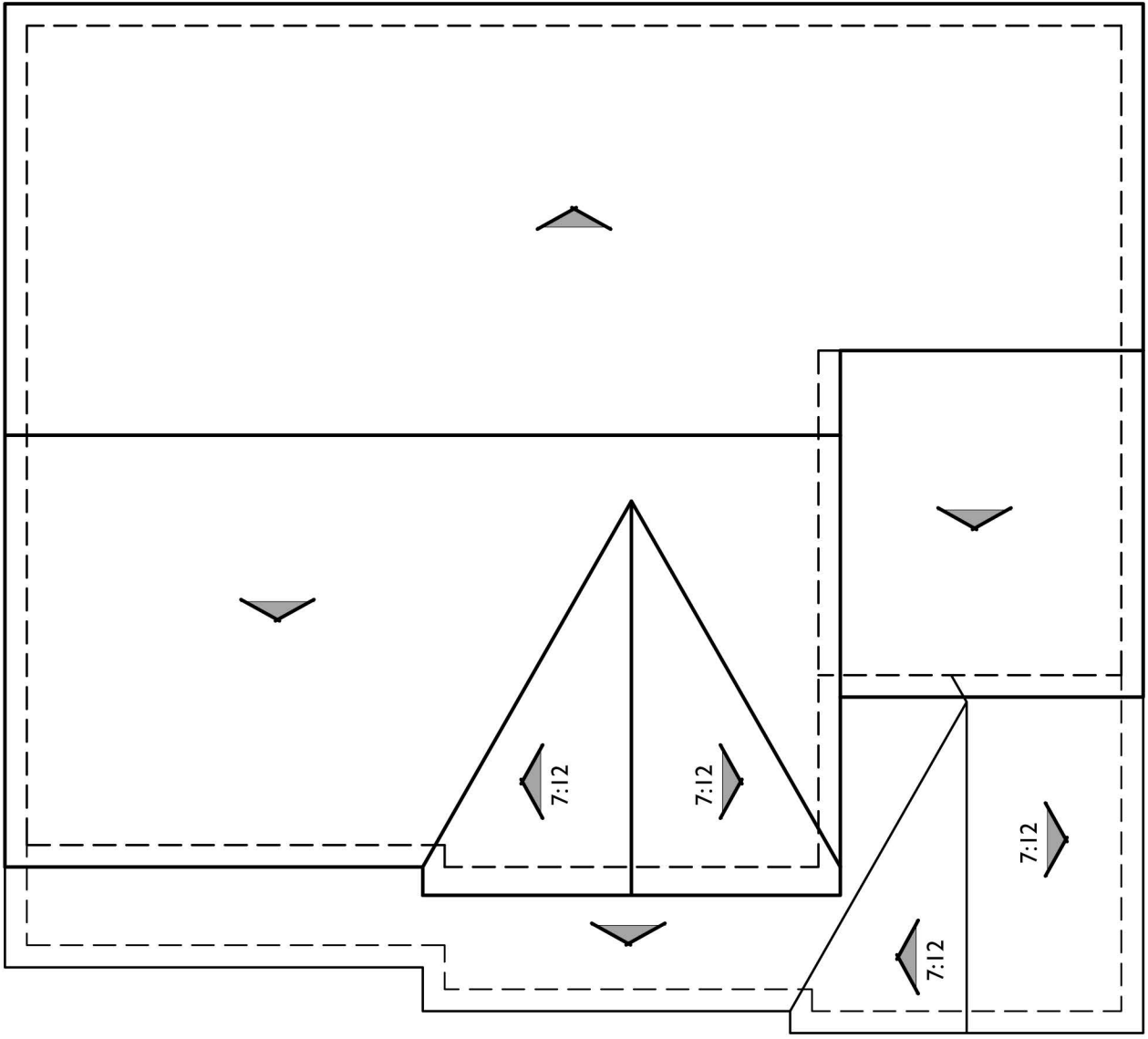
FLOOR AREA TABLE	
1ST FLOOR	1,463 SQ. FT.
2ND FLOOR	1,702 SQ. FT.
TOTAL LIVING	3,165 SQ. FT.
3 - BAY GARAGE	609 SQ. FT.
PORCH	101 SQ. FT.
LOT COVERAGE (MAX. 75%)	34.5%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



LEFT

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



ROOF PLAN

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

C



FRONT

OPTIONAL WINDOWS AT GARAGE

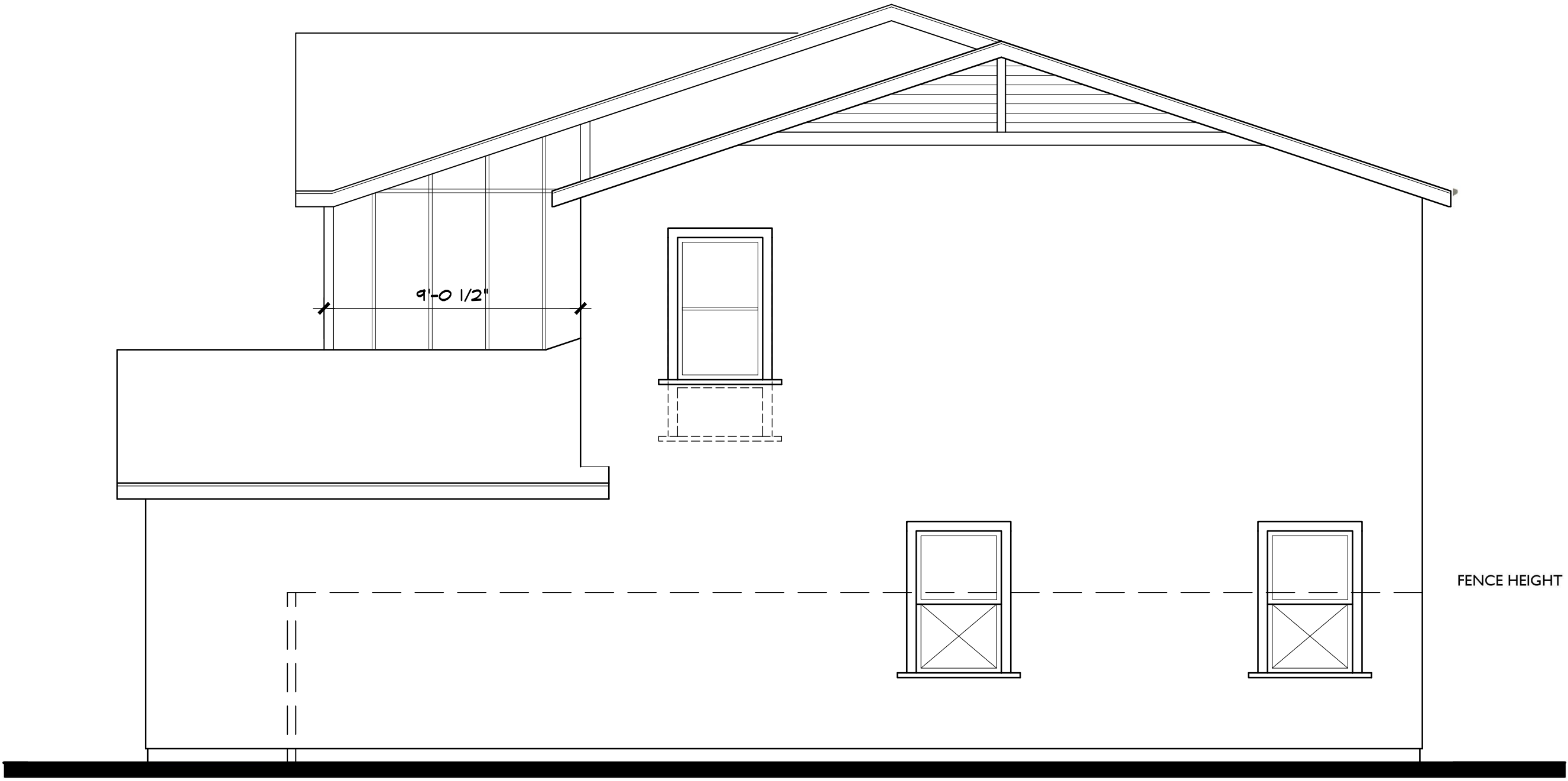
C - FARMHOUSE

1/4"=1'-0"

OVERALL BUILDING HEIGHT
±26'-9"

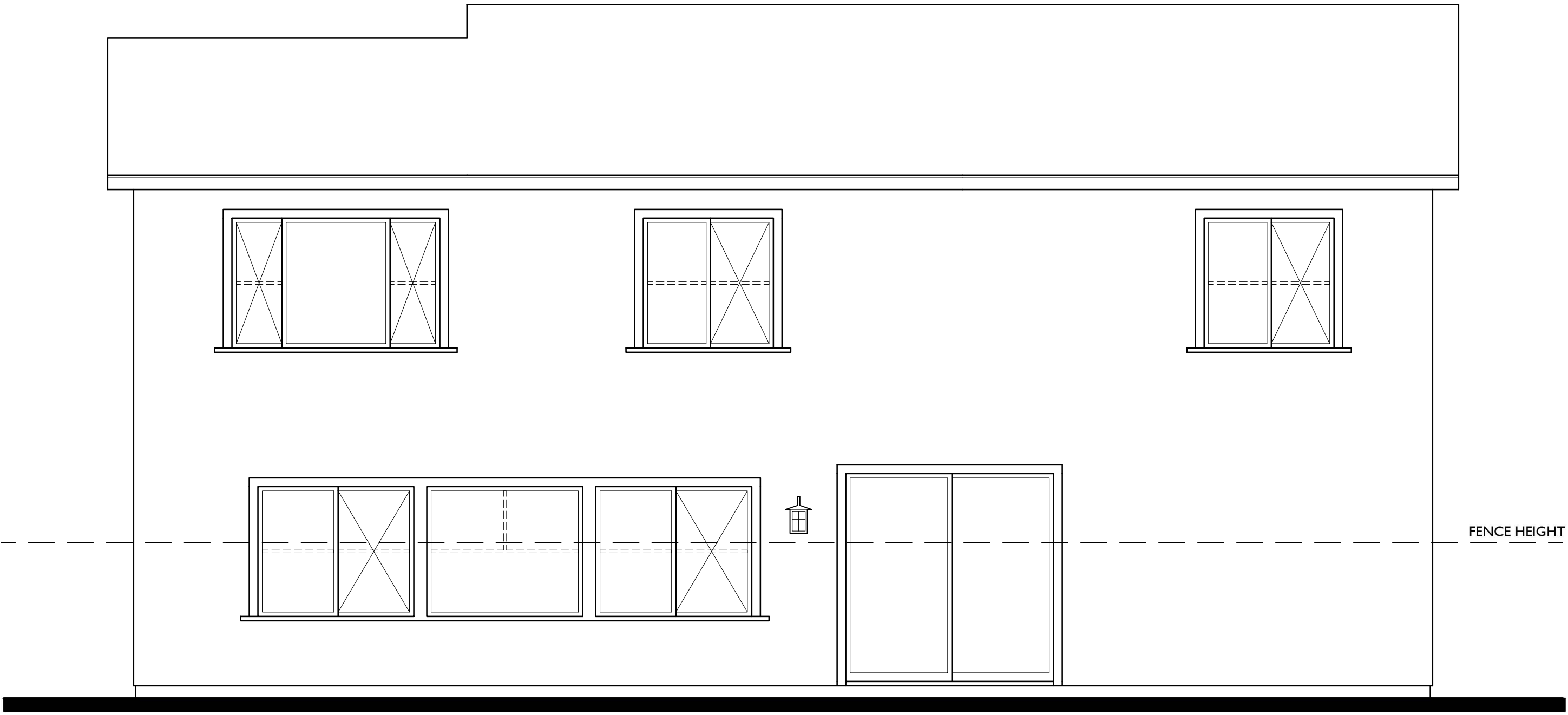
7'-6" Hdr. Ht.
9'-1"

7'-6" Hdr. Ht.
9'-1"



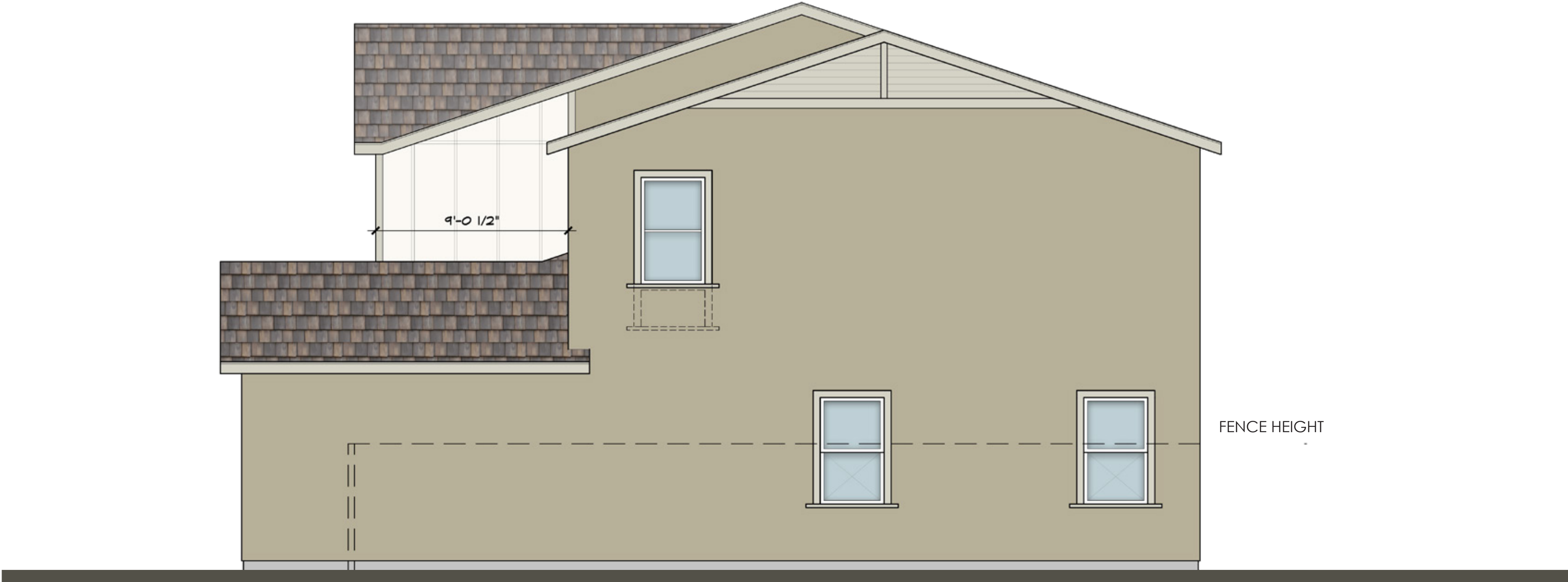
RIGHT

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



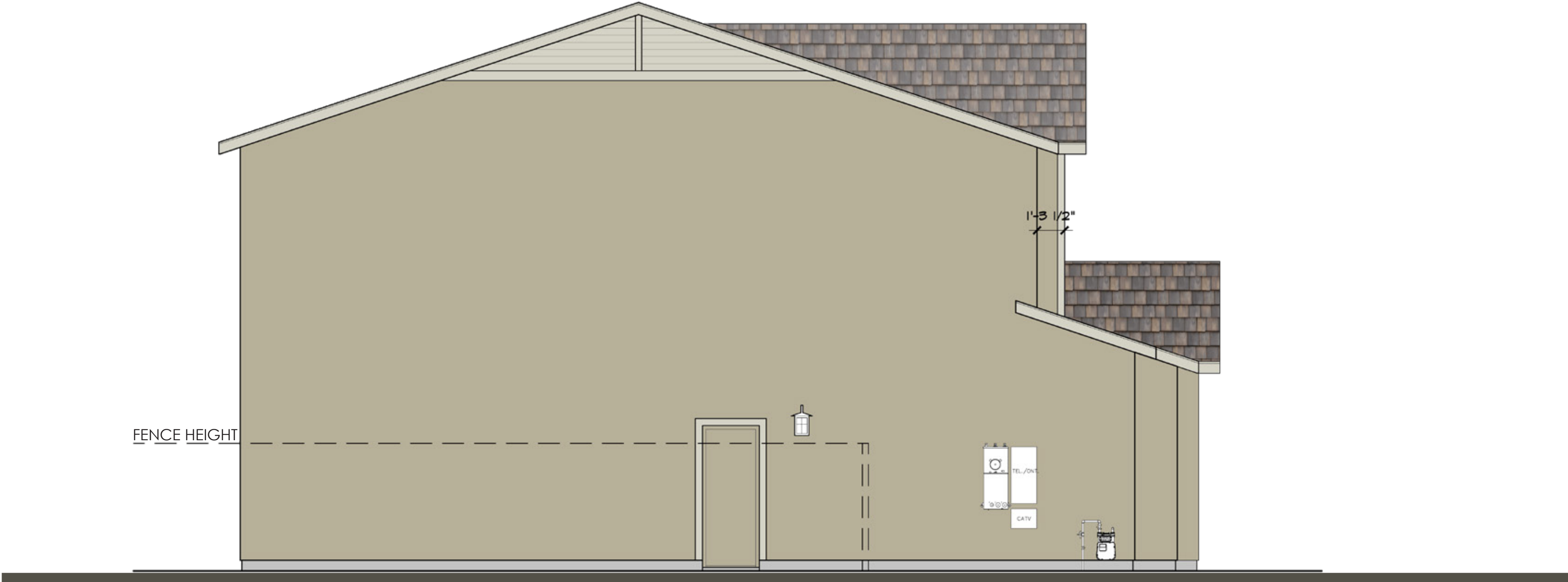
REAR

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



RIGHT

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



LEFT

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

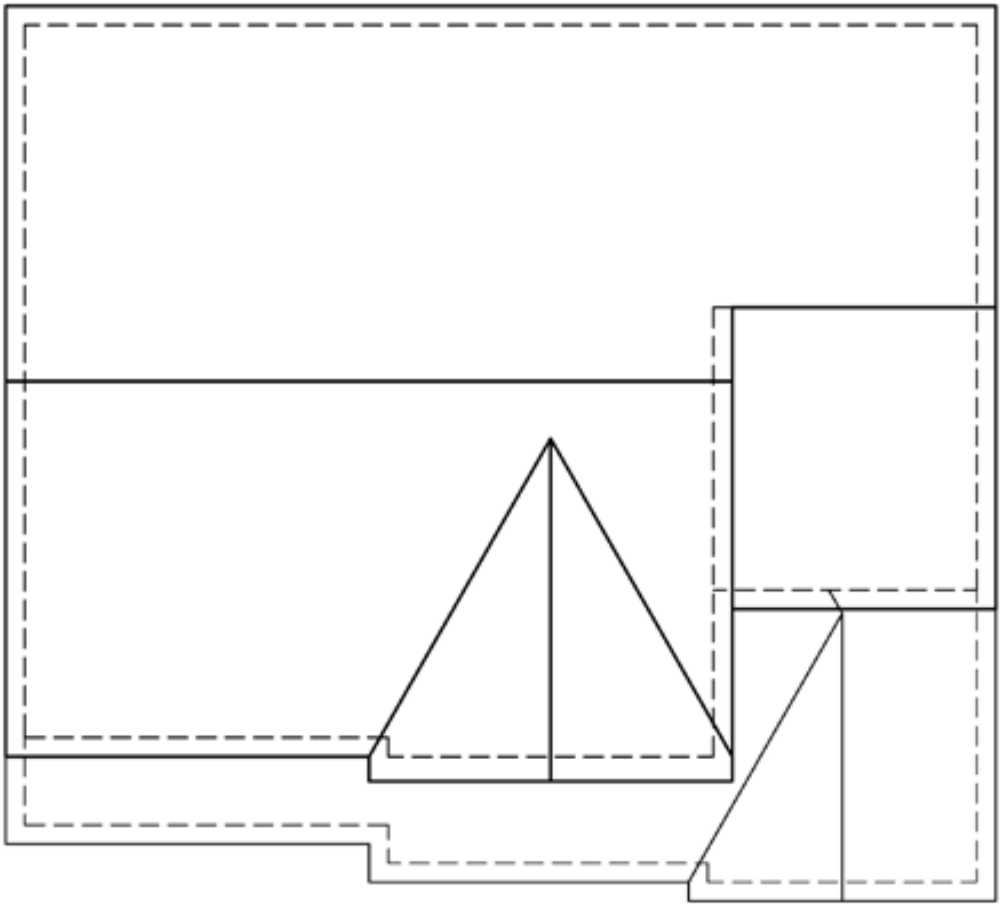


FRONT



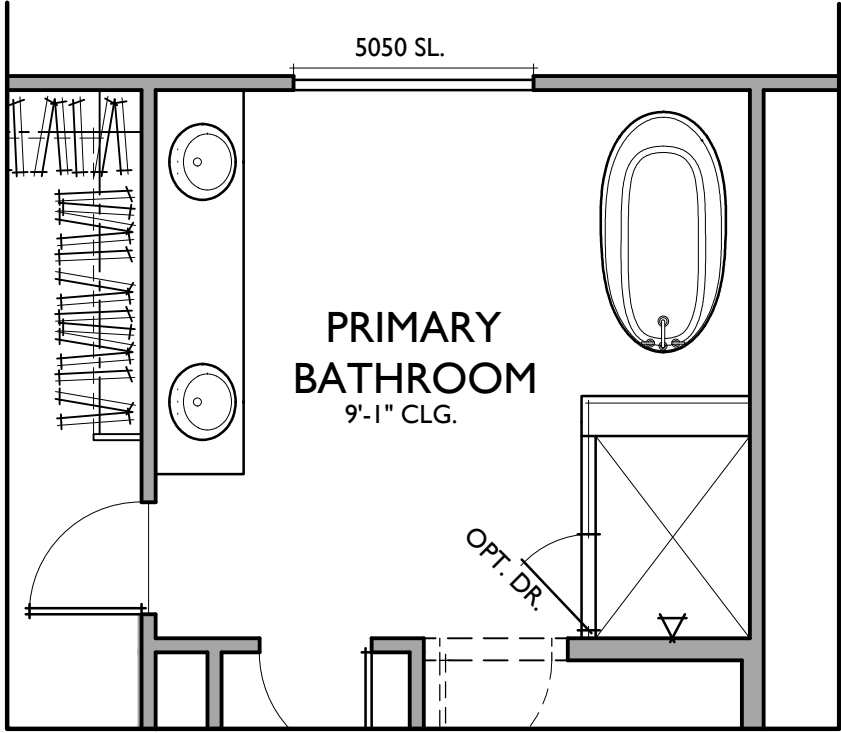
REAR

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

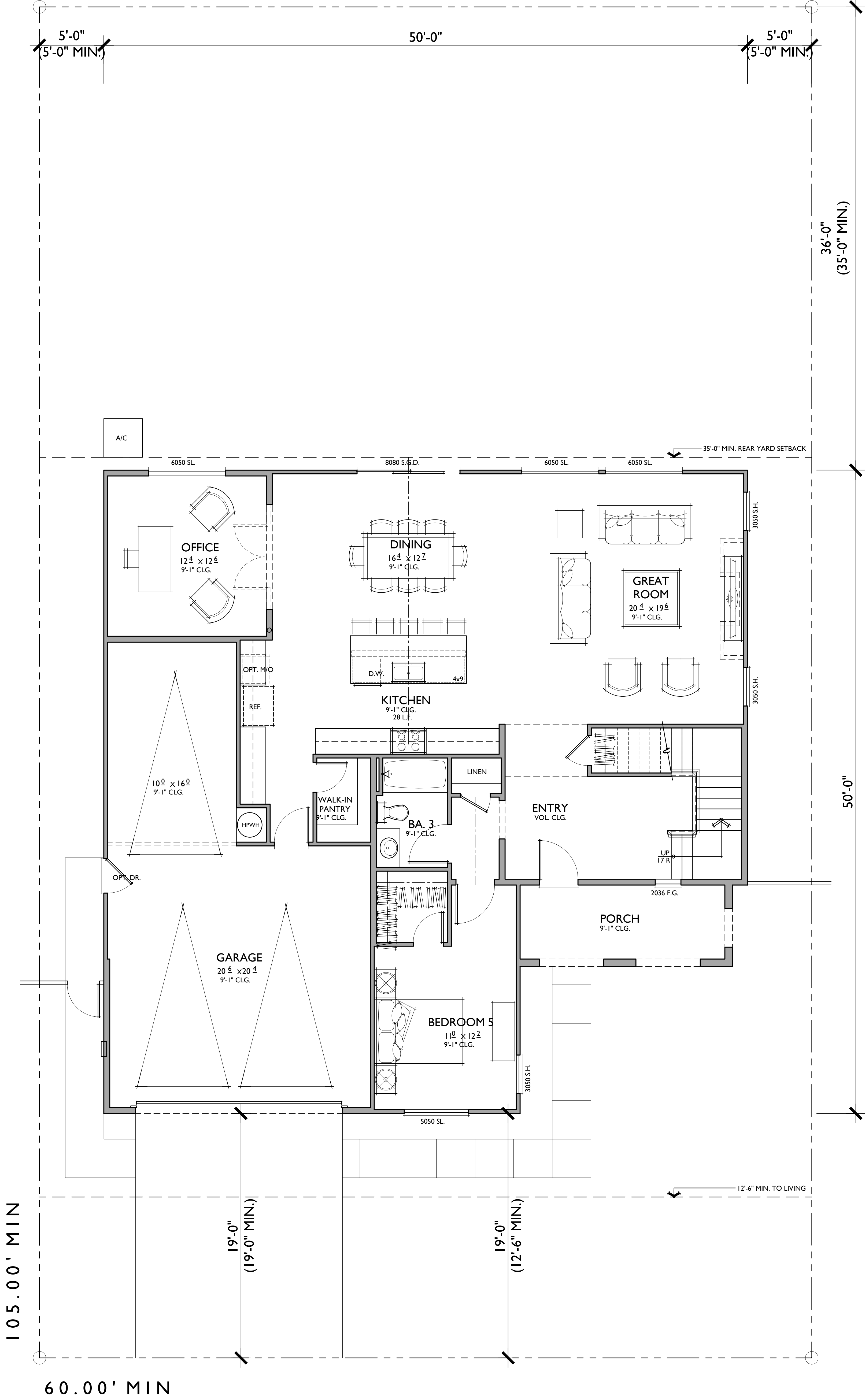
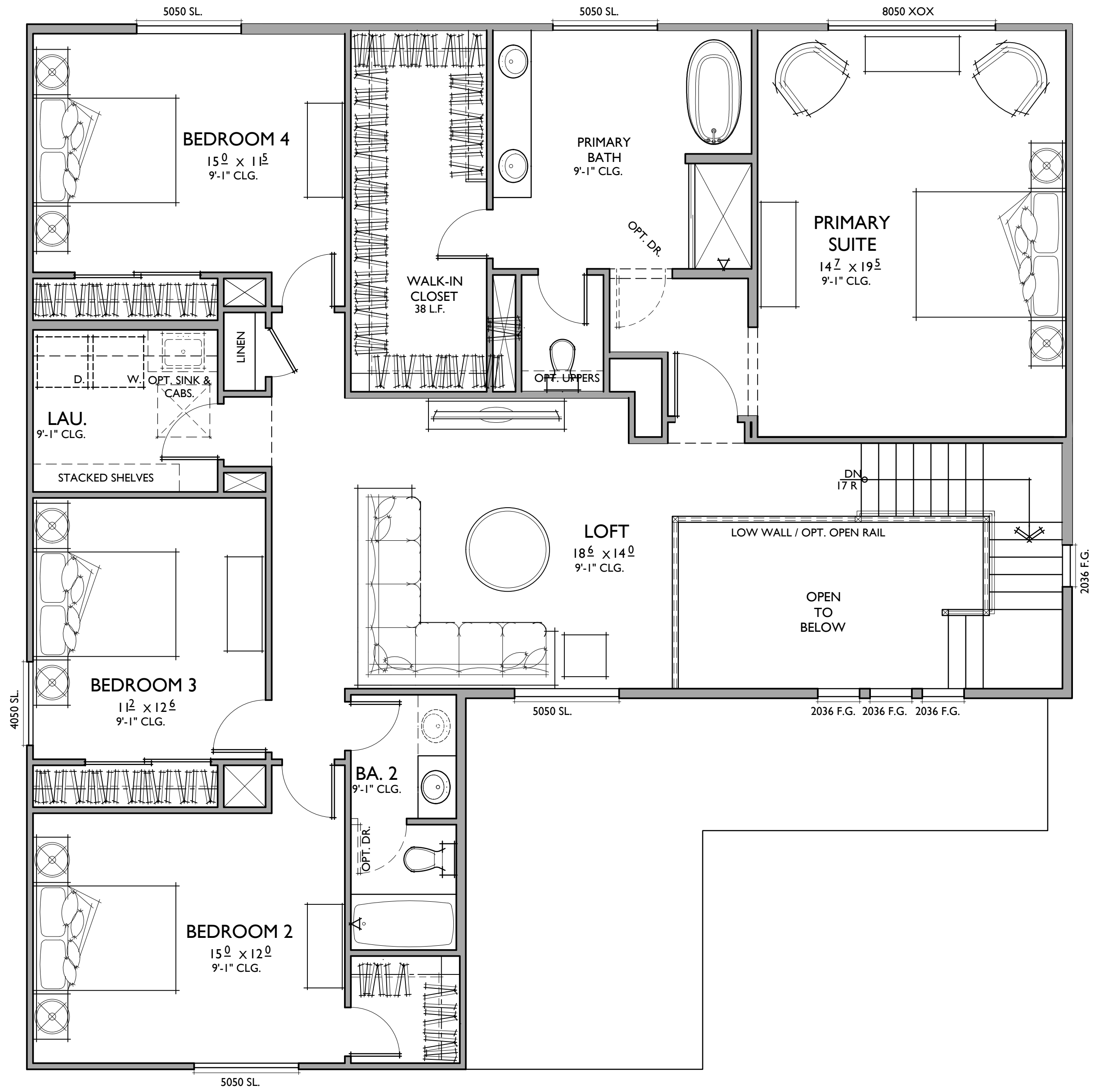


ROOF PLAN - B

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



OPT. SPA SHOWER / TUB

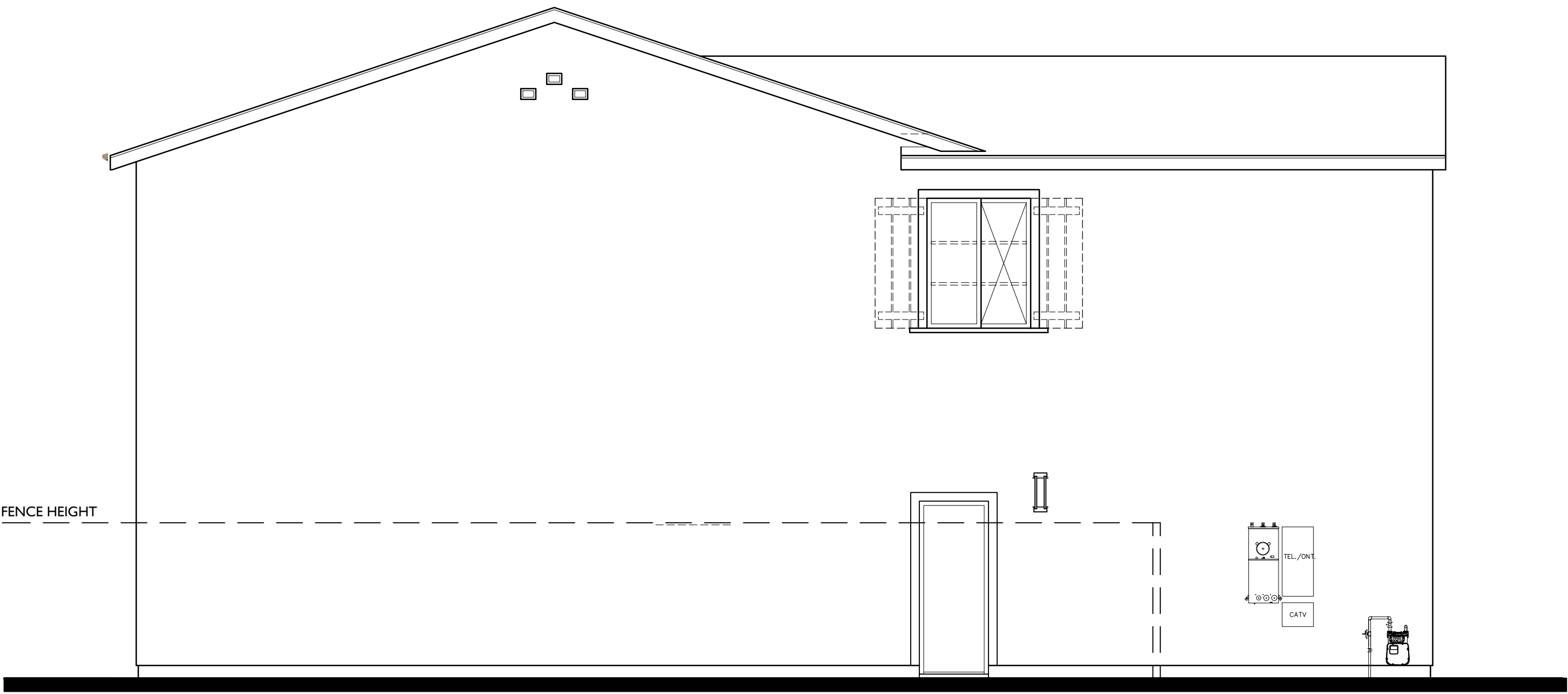


PLAN 3A
3,375 SQ. FT.
TARGET: 3,300 SQ. FT.

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

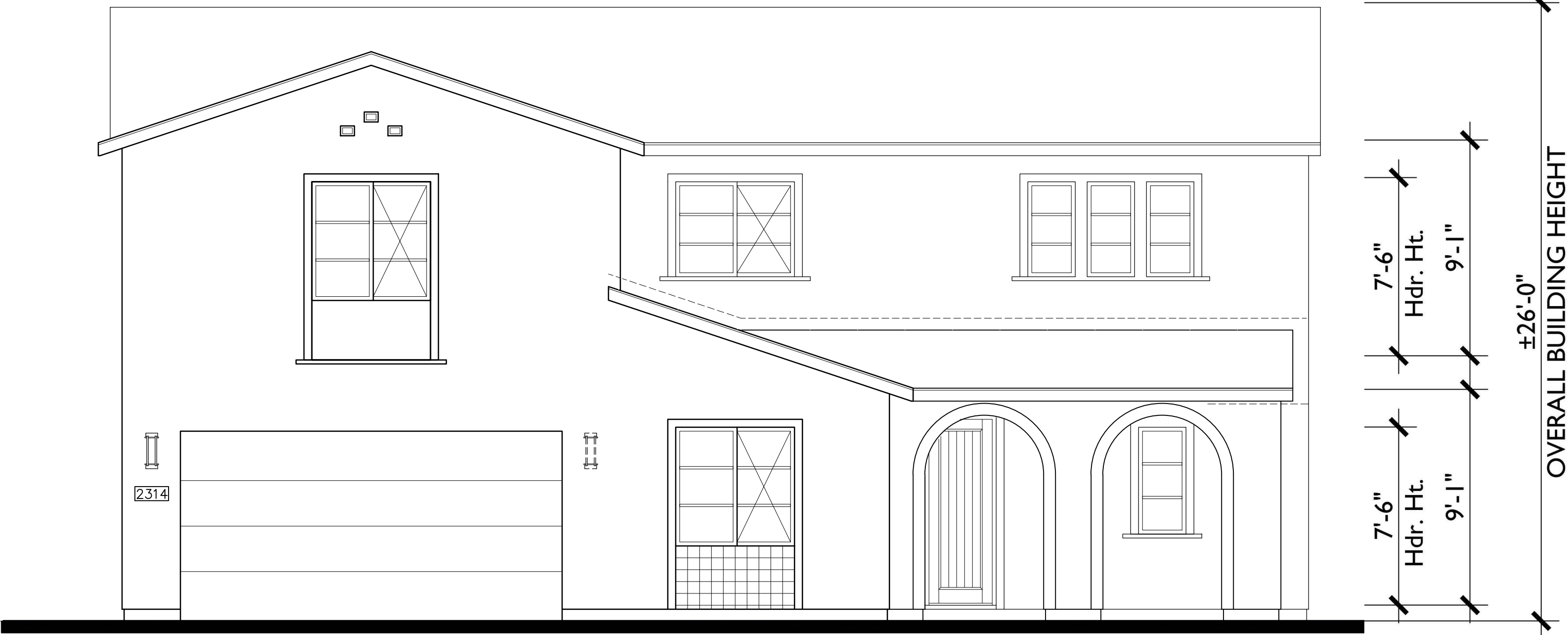
FLOOR AREA TABLE	
1ST FLOOR	1,586 SQ. FT.
2ND FLOOR	1,789 SQ. FT.
TOTAL LIVING	3,375 SQ. FT.
3 - BAY GARAGE	600 SQ. FT.
PORCH	105 SQ. FT.
LOT COVERAGE (MAX. 75%)	36.4%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



LEFT

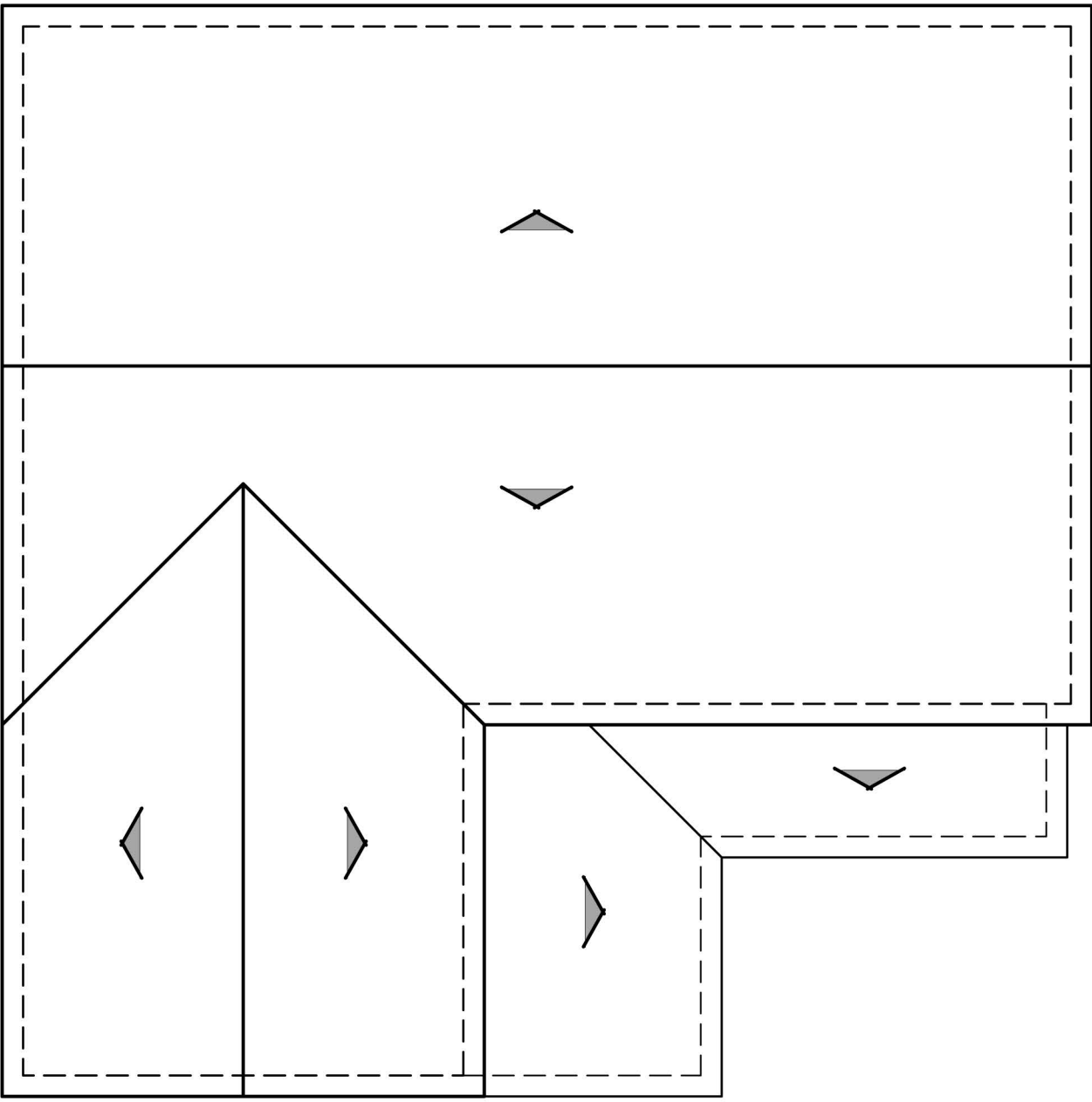
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



FRONT

A - SPANISH

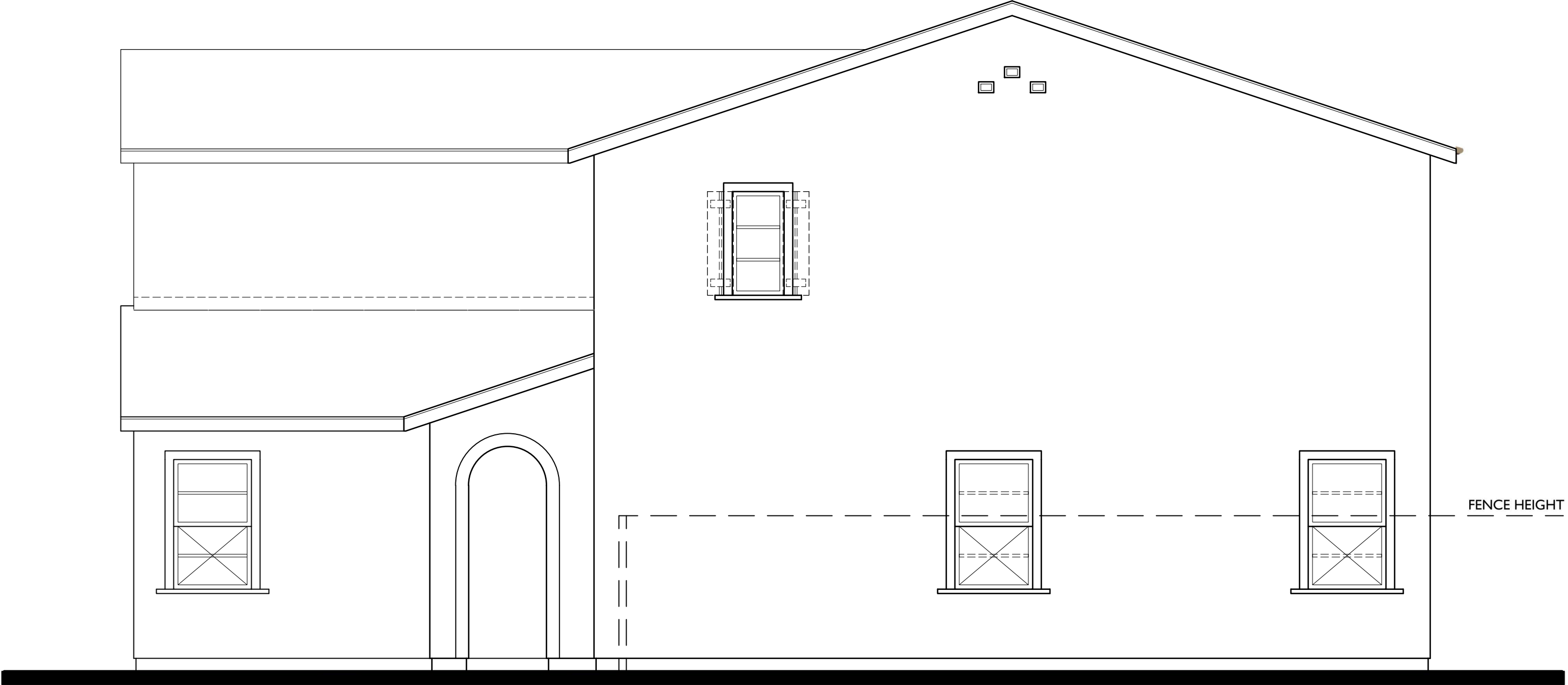
1/4"=1'-0"



ROOF PLAN

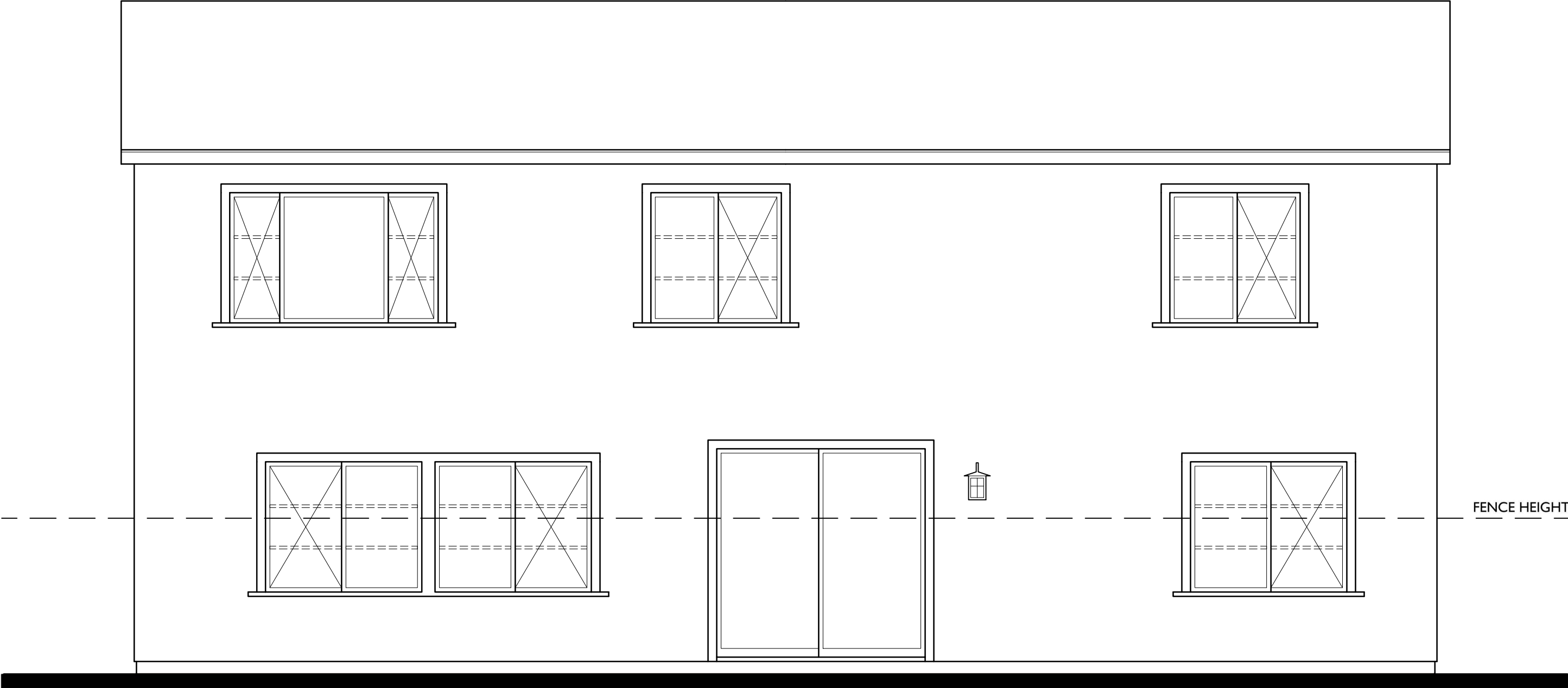
A

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



RIGHT

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



REAR

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

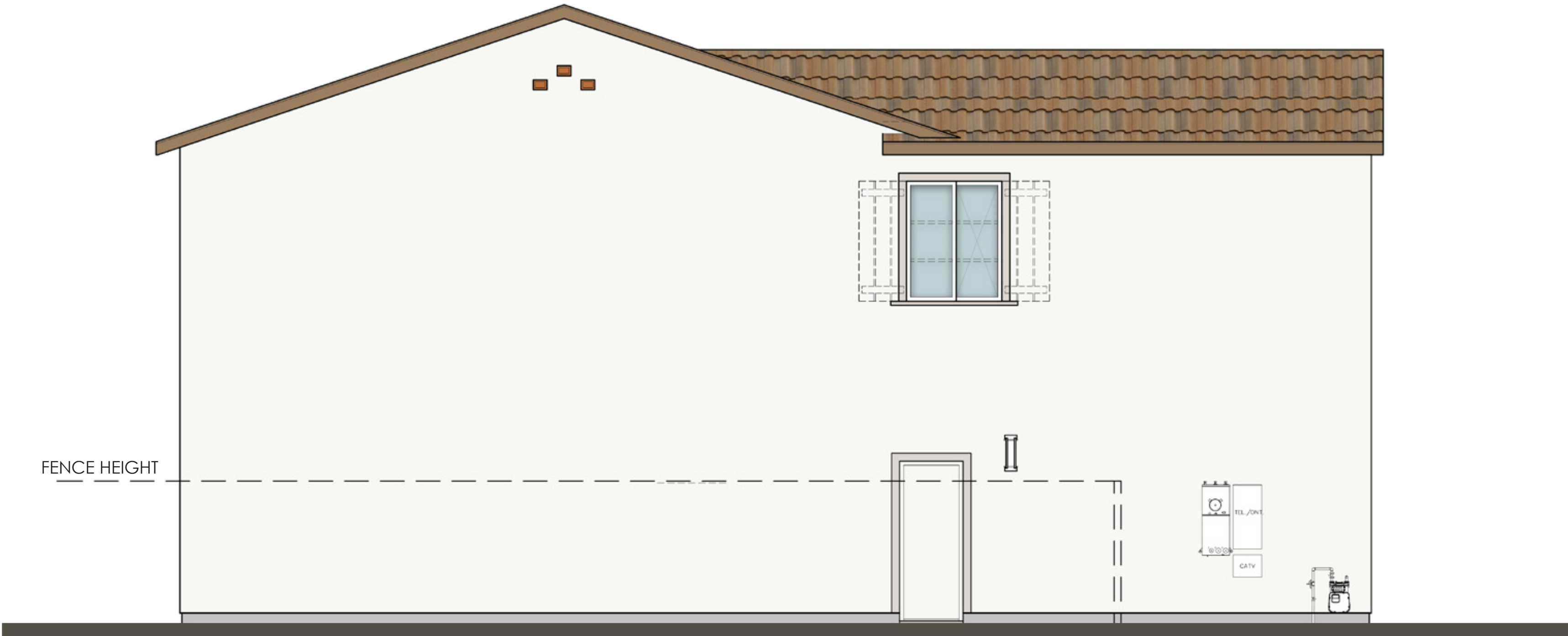
PLAN 3: A – SPANISH

SCHEME 1



RIGHT

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



LEFT

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

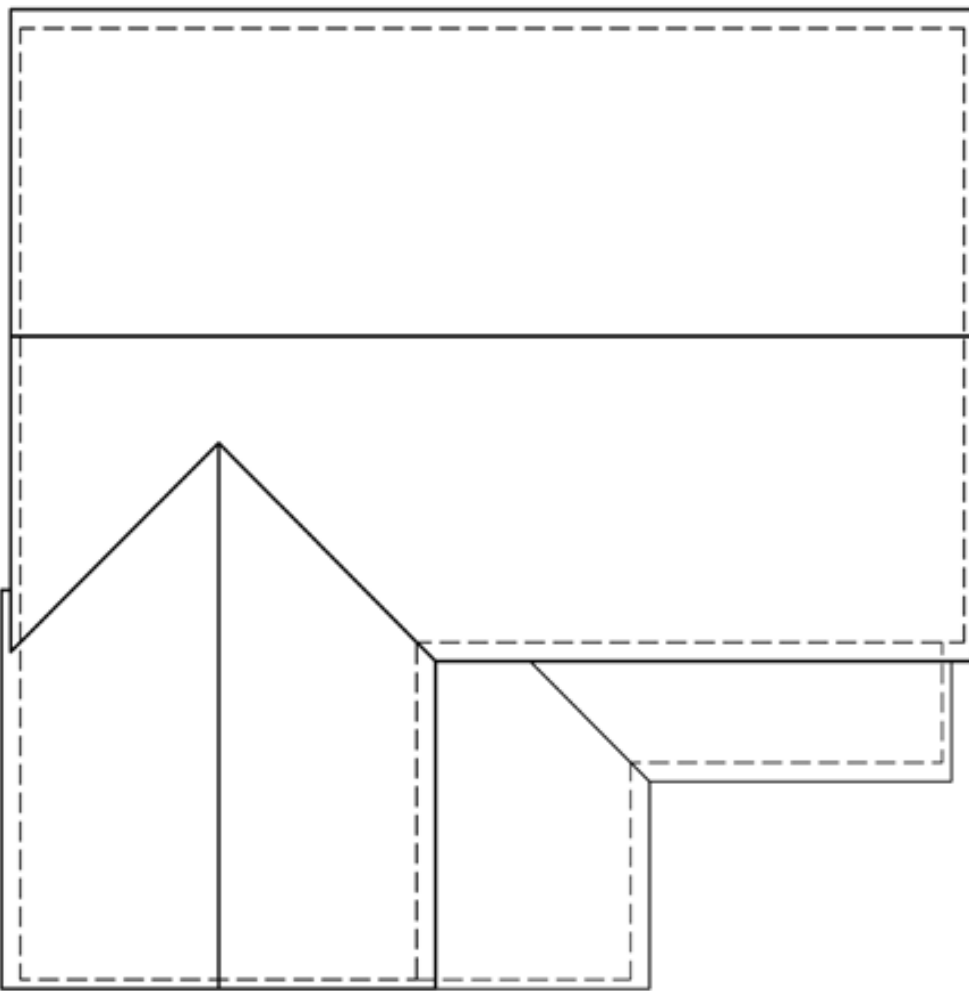


FRONT



REAR

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



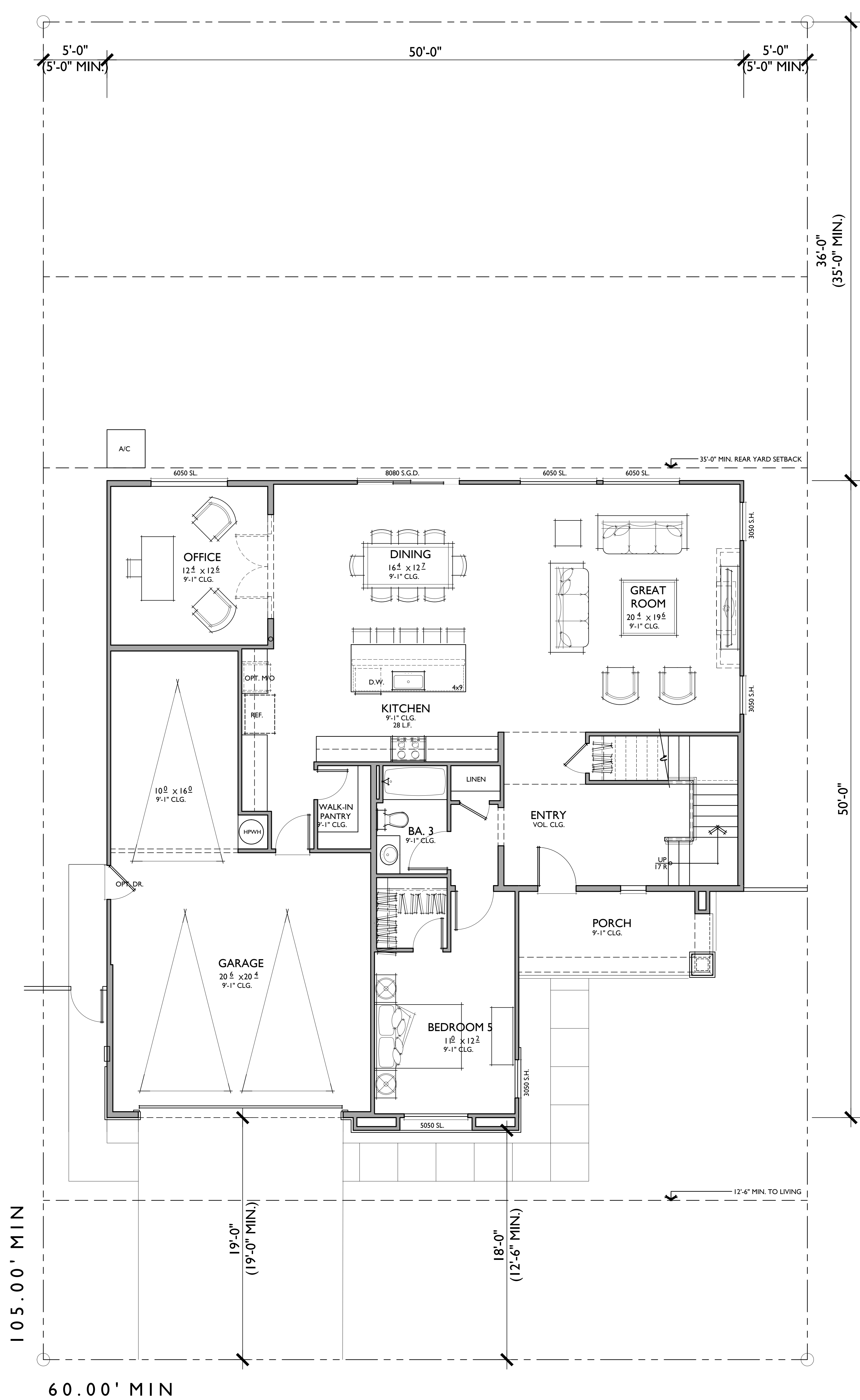
ROOF PLAN - A

PITCH 4:12

RAKE 12"

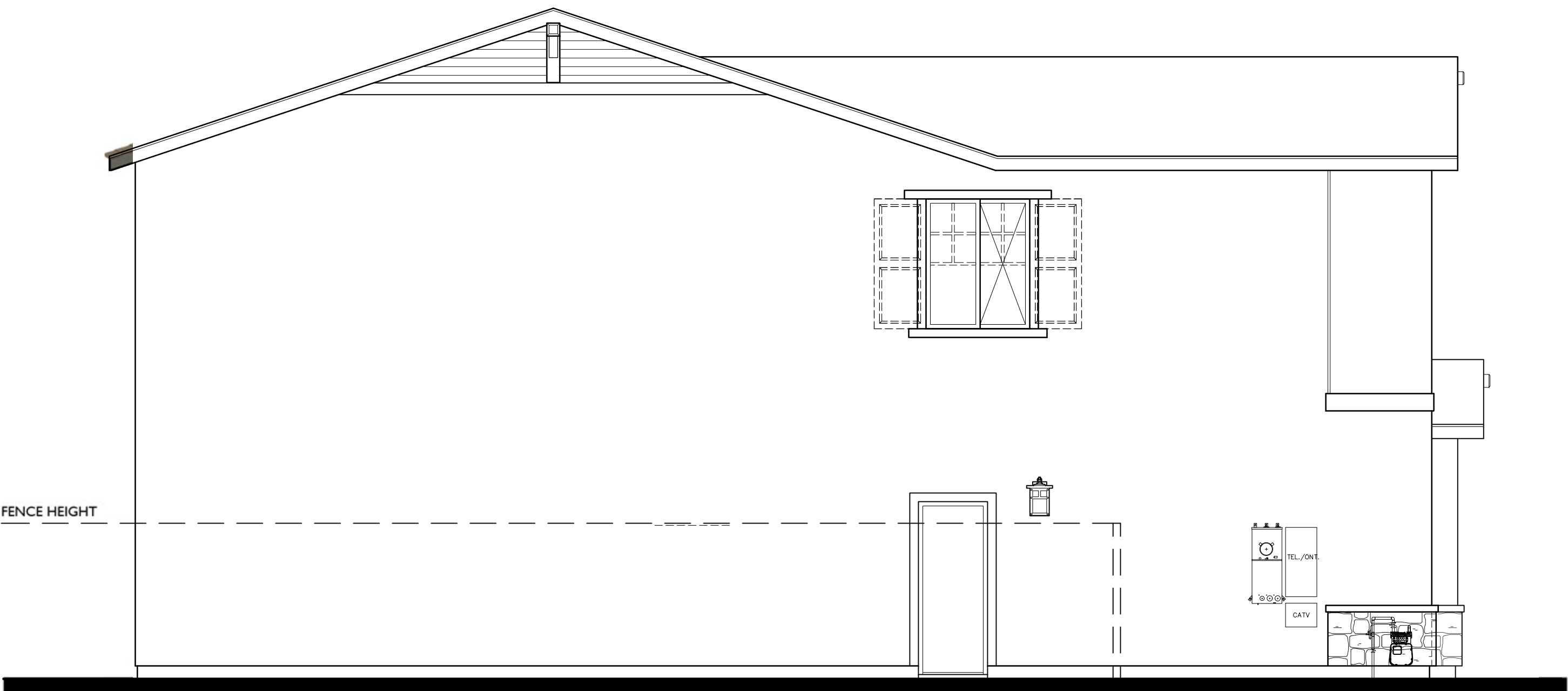
EAVE 12"

ROOF MATERIAL CONCRETE "S" TILE



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

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



LEFT

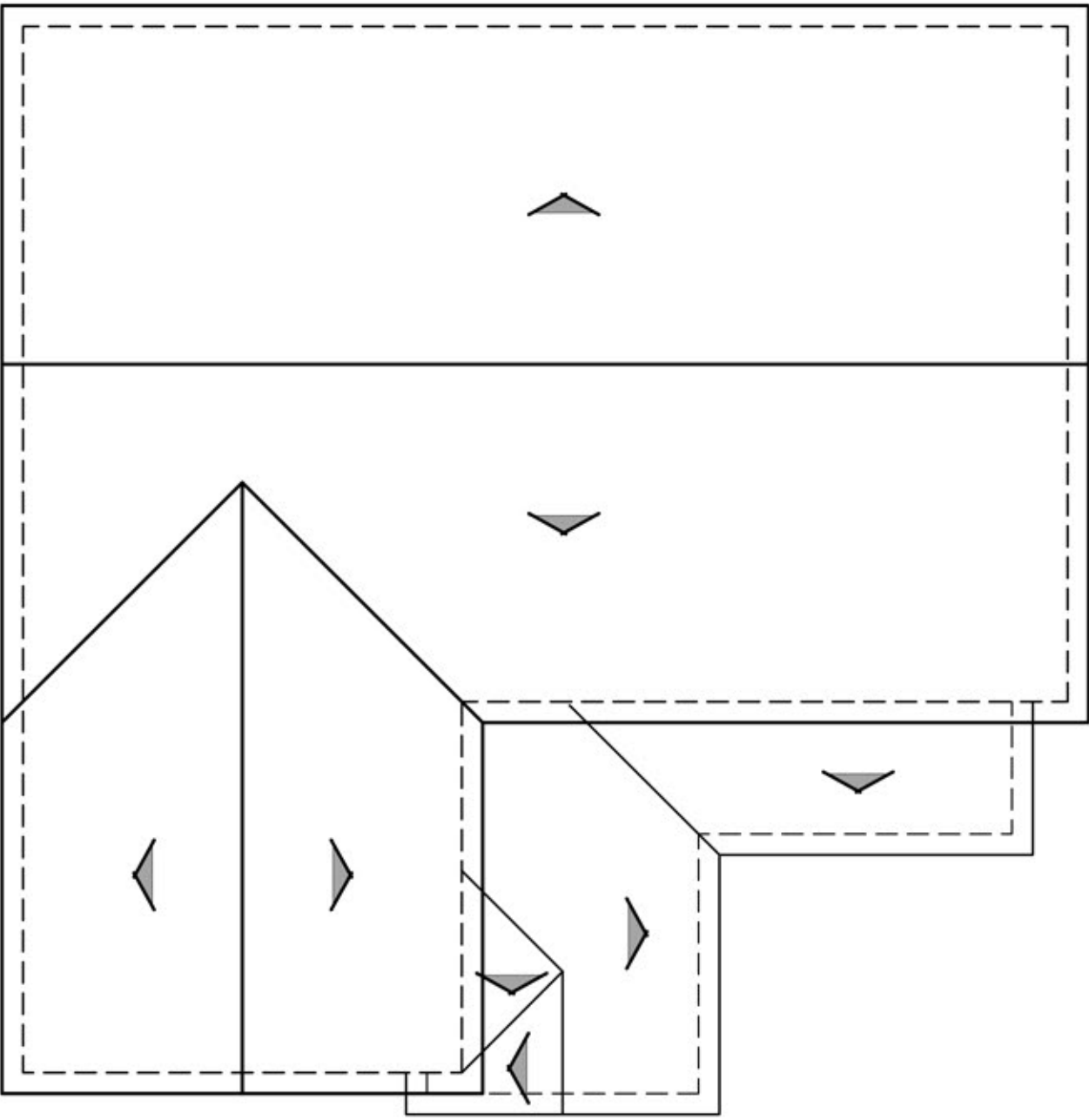
NOTE: DASHED LINE REPRESENTS ADDITIONAL
ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



FRONT

B - CRAFTSMAN

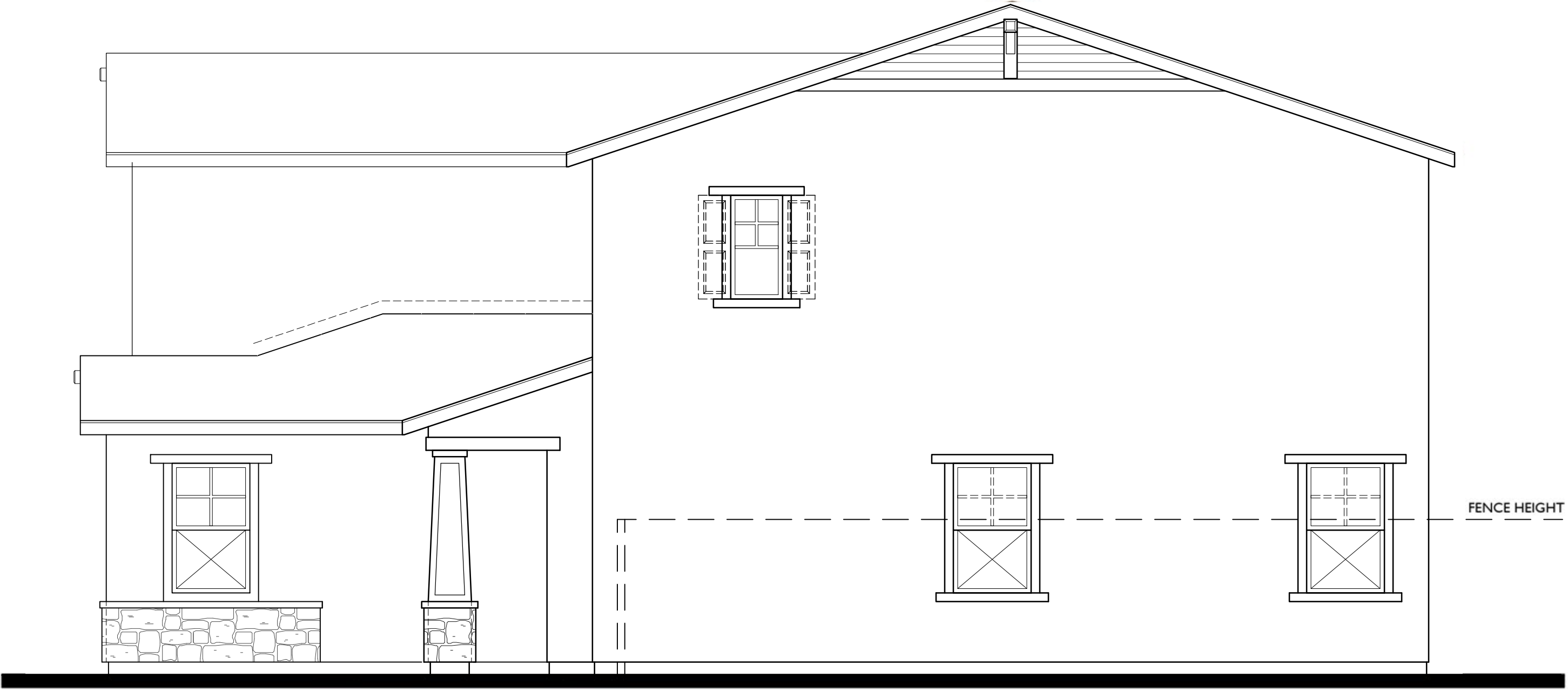
1/4"=1'-0"



ROOF PLAN

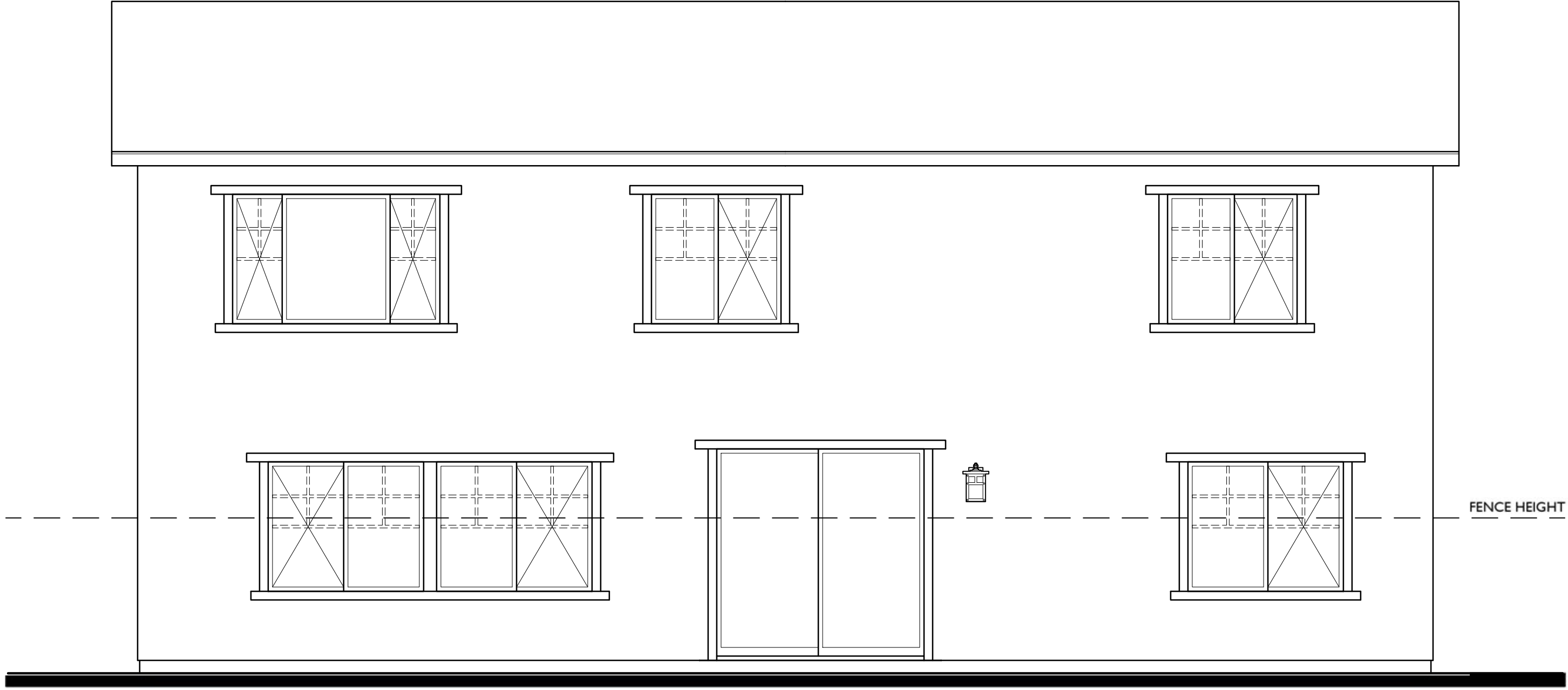
B

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



RIGHT

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



REAR

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

PLAN 3: B – CRAFTSMAN

SCHEME 4



RIGHT

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



LEFT

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

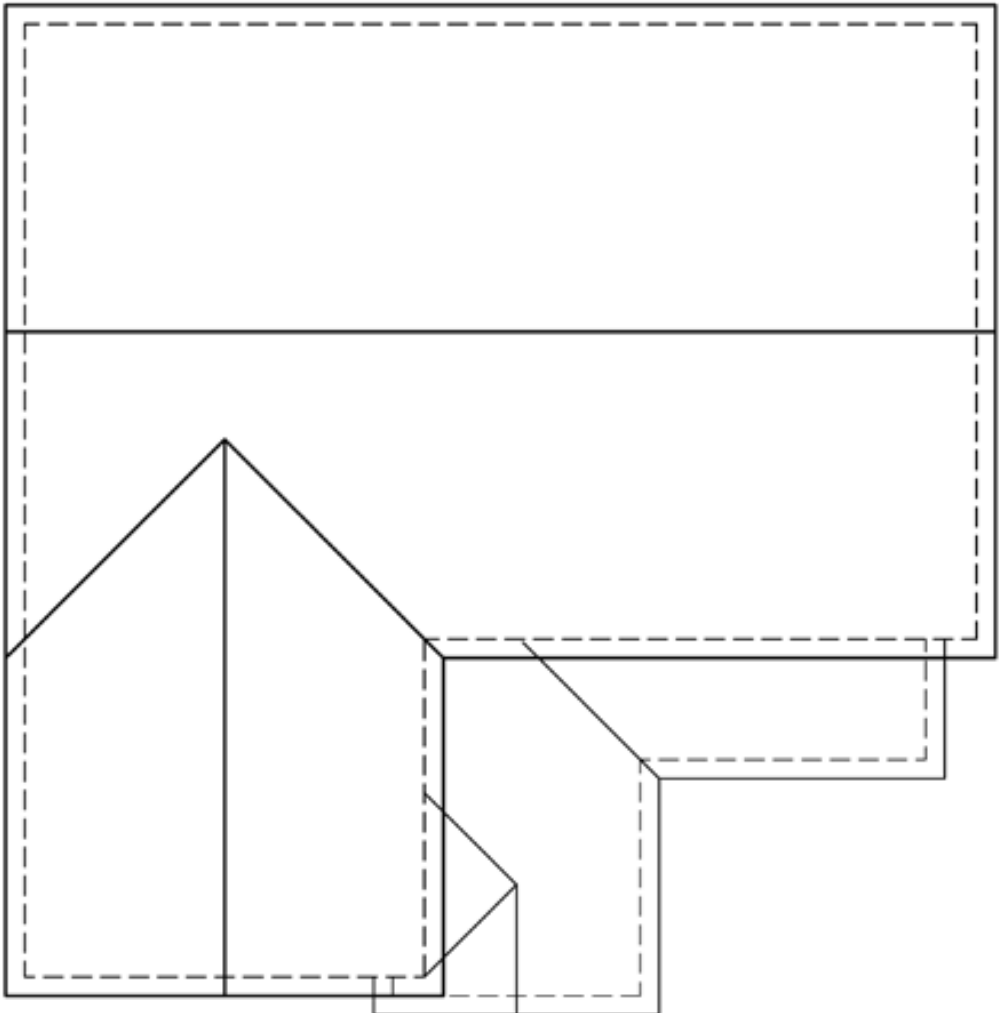


FRONT



REAR

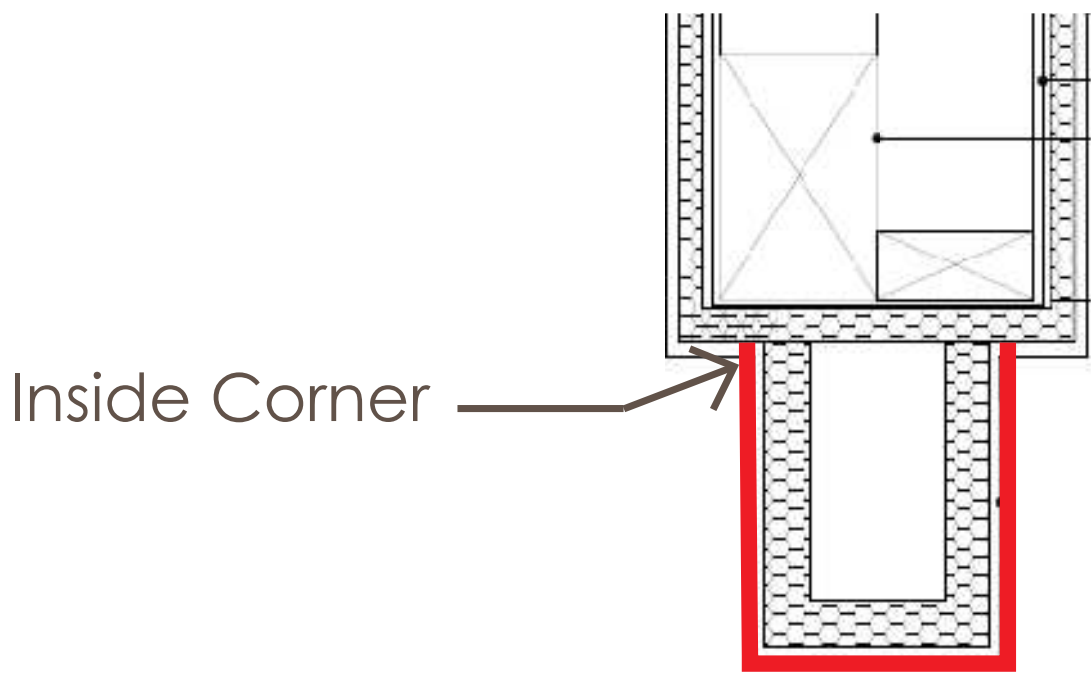
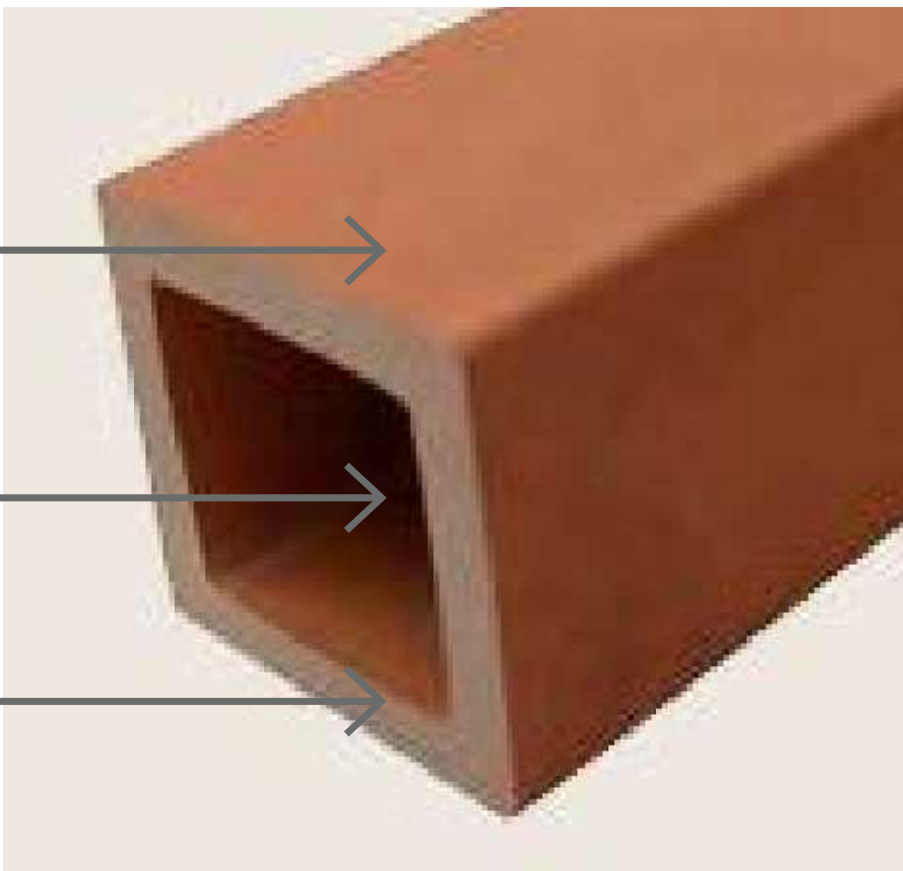
NOTE: DASHED LINE REPRESENTS ADDITIONAL ARTICULATION AT LOTS THAT ARE VISIBLE TO PUBLIC



ROOF PLAN - B

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

MISCELLANEOUS ITEMS FOR PAINTING

PAINT	All paint to be Sherwin Williams, unless otherwise stated differently.
PAINT FINISH	All paint prime coats and finish coats to be applied by Tradecontractor in strict conformance with manufacturer's specifications with no exceptions.
PAINT APPLICATION	Typical, <u>all paint colors should terminate at inside corners and undersides.</u> Fascia boards, overhangs, eaves, headers, etc. to be painted their designated colors with the color being applied on all sides of each item, including the undersides. See example below. Refer to color scheme schedule for paint specification.  Inside Corner
NON-DECORATIVE ITEMS	All non-decorative items such as meter doors, non-decorative vents, etc. to be painted the same color as the adjacent field color.
ROOFTOP METALS	All rooftop metals to be painted to match the darkest color from the roof tile blend per each building's color schedule.
FAUX CLAY PIPE	Faux vento to be painted Sherwin Williams, 0008 Cajun Red. The back wall inside the faux clay pipe cavity should be painted Sherwin Williams 7048,Urbane Bronze. All Faux Clay Pipes to be painted in Flat finish. Faux Clay Pipe, Exterior & Interior Paint Color: Sherwin Williams, 0008 Cajun Red Back Wall Paint Color: SW 7048, Urbane Bronze Faux Clay Pipe, Exterior Face Paint Color: Sherwin Williams, 0008 Cajun Red 
DIGITAL & PRINTED COLORS	Colors & textures seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.

COLOR SCHEME 1

A - SPANISH

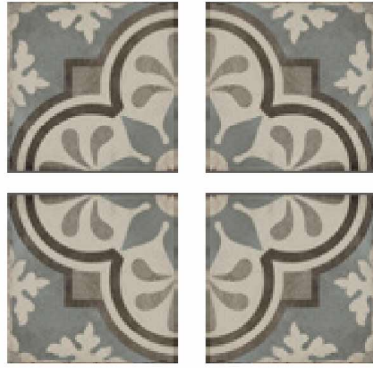
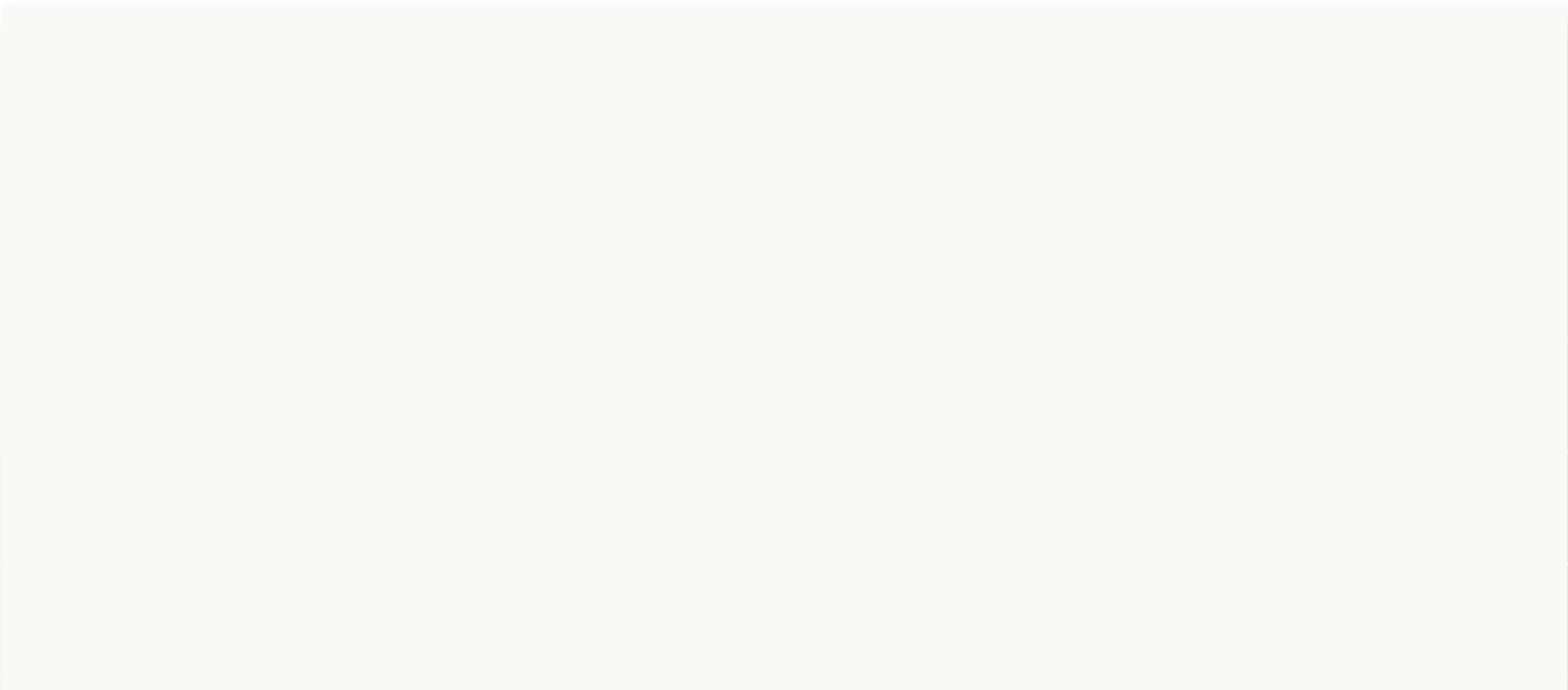
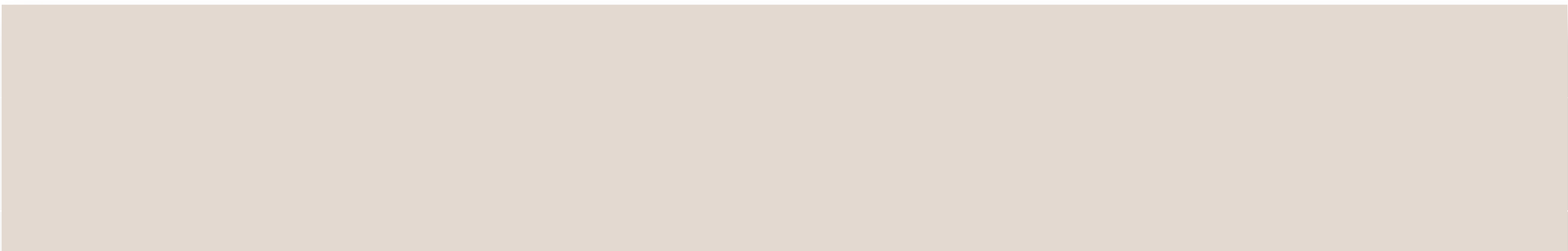
ITEM		MANUFACTURER	SPECIFICATIONS
1	Main Body	Sherwin Williams	7009 Pearly White
2	Accent Body	Sherwin Williams	7547 Sandbar
3	Trim & Garage Door	Sherwin Williams	9114 Fallen Leaves
4	Front Door	Sherwin Williams	7061 Night Owl
5	Decorative Tile	Dal Tile	Quartetto, QU20 Cool Grande Fiore Size: 8"x8" (4-Piece Tile Mosaic) 
	Decorative Tile Grout	Custom Bldg. Products	333 Alabaster
6	Roof Tile	Eagle Roofing	3817 La Salle Blend
7	Windows	Alpine Windows	White
8	Downspouts	Paint to match adjacent body color	

Photo images seen on screen and/or printed sheets may not represent actual colors & textures accurately.
Refer to actual materials from manufacturer for color & texture accuracy.

1 MAIN BODY



2 ACCENT BODY



3 TRIM & GARAGE DOOR



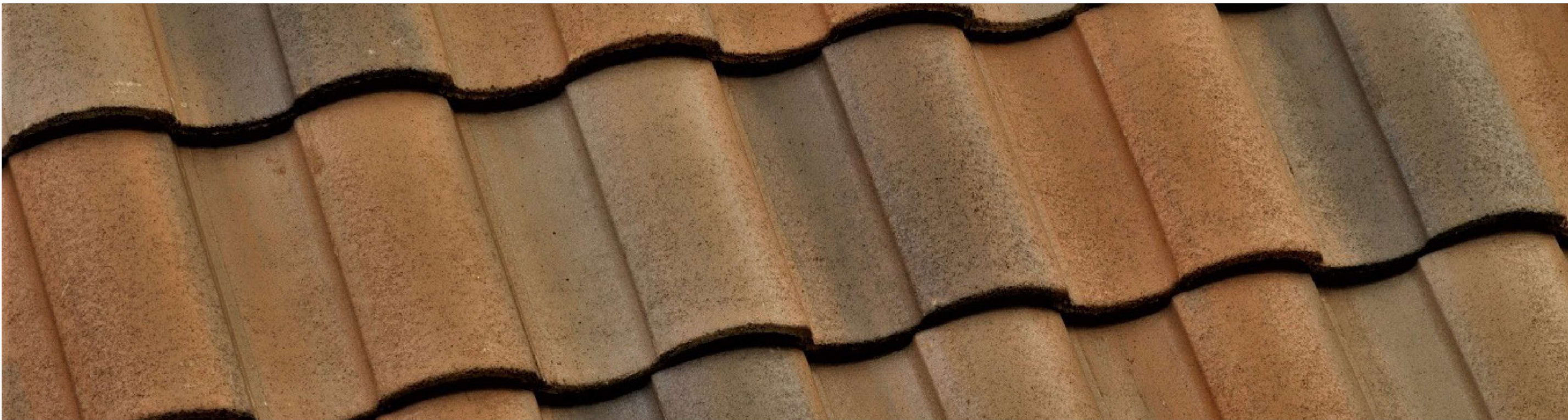
4 FRONT DOOR



5 DECORATIVE TILE



6 ROOF TILE



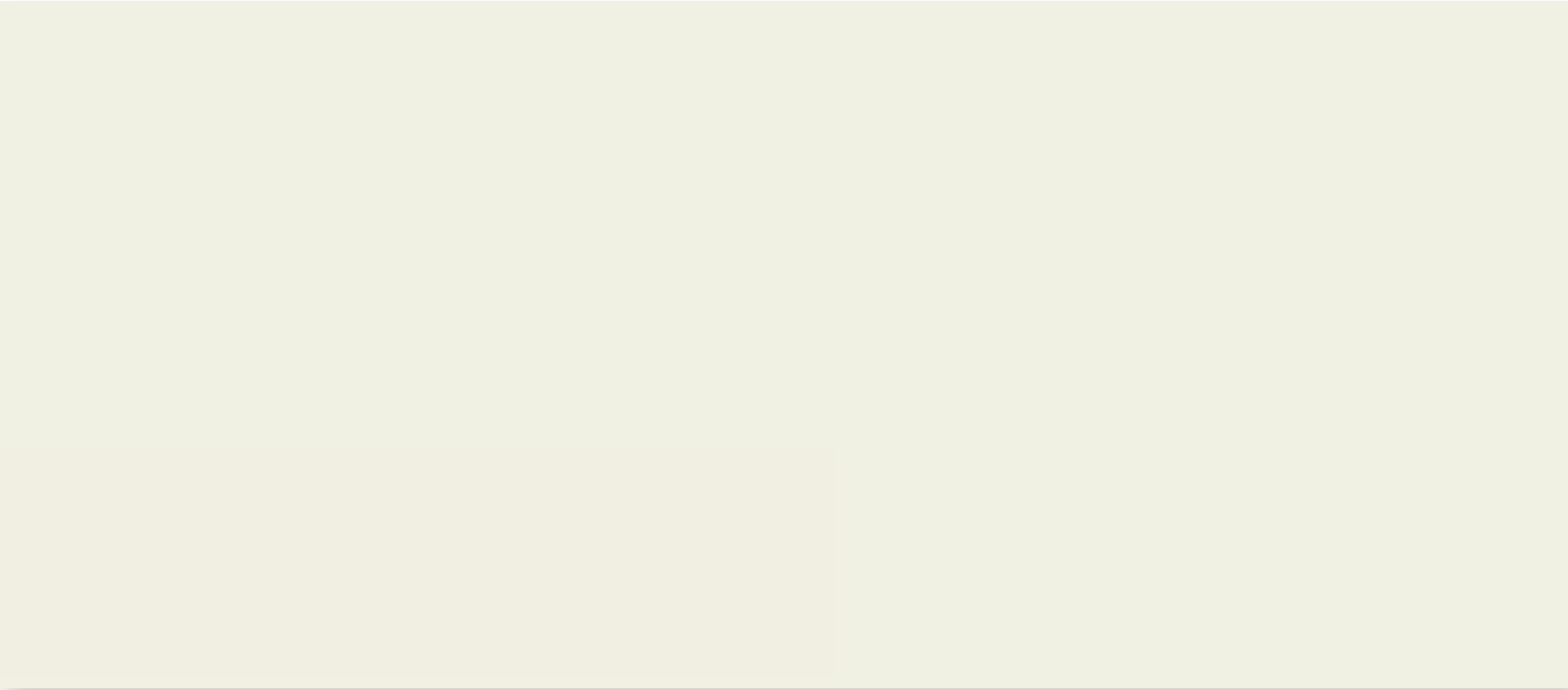
COLOR SCHEME 2

A - SPANISH

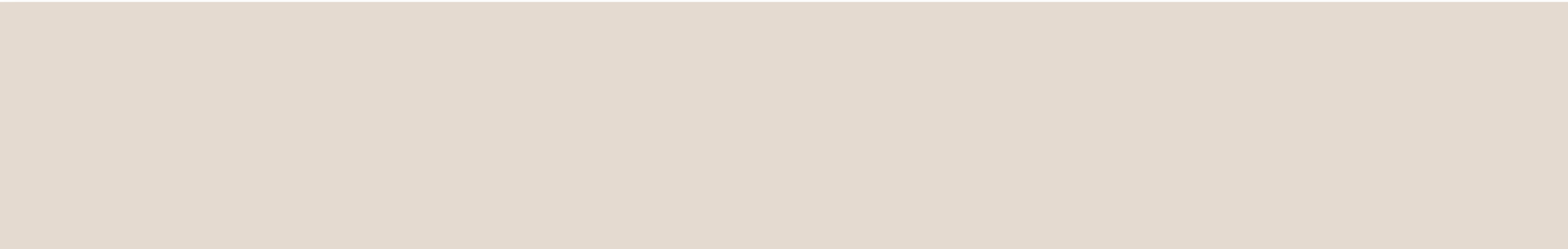
ITEM		MANUFACTURER	SPECIFICATIONS
1	Main Body	Sherwin Williams	7541 Grecian Ivory
2	Accent Body	Sherwin Williams	7638 Joggin Path
3	Trim & Garage Door	Sherwin Williams	6152 Superior Bronze
4	Front Door	Sherwin Williams	7705 Wheat Penny
5	Decorative Tile	Dal Tile	Quartetto, QU15 Warm Petalo Size: 8"x8"
	Decorative Tile Grout	Custom Bldg. Products	333 Alabaster
6	Roof Tile	Eagle Roofing	3814 San Pablo Blend
7	Windows	Alpine Windows	White
8	Downspouts	Paint to match adjacent body color	

Photo images seen on screen and/or printed sheets may not represent actual colors & textures accurately.
Refer to actual materials from manufacturer for color & texture accuracy.

1 MAIN BODY



2 ACCENT BODY



3 TRIM & GARAGE DOOR



4 FRONT DOOR



5 DECORATIVE TILE



6 ROOF TILE



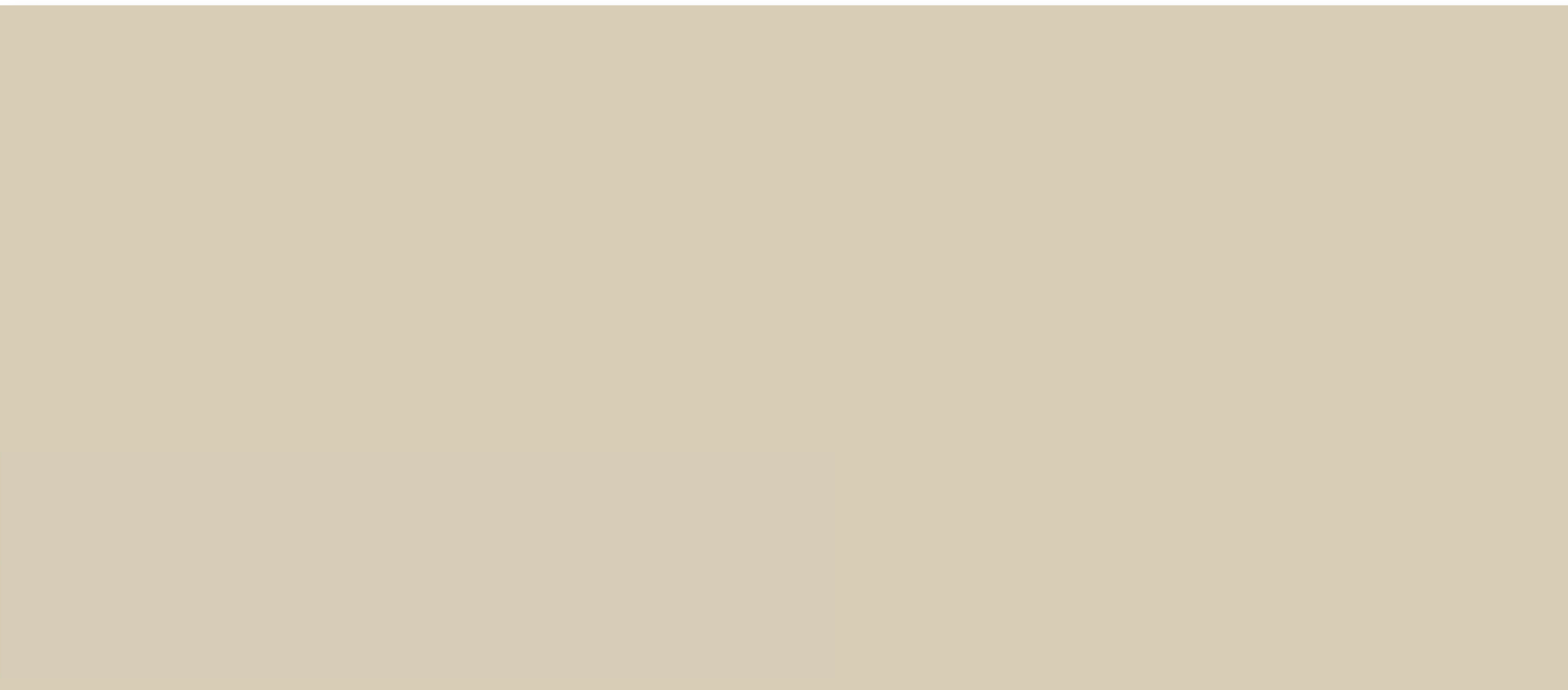
COLOR SCHEME 3

A - SPANISH

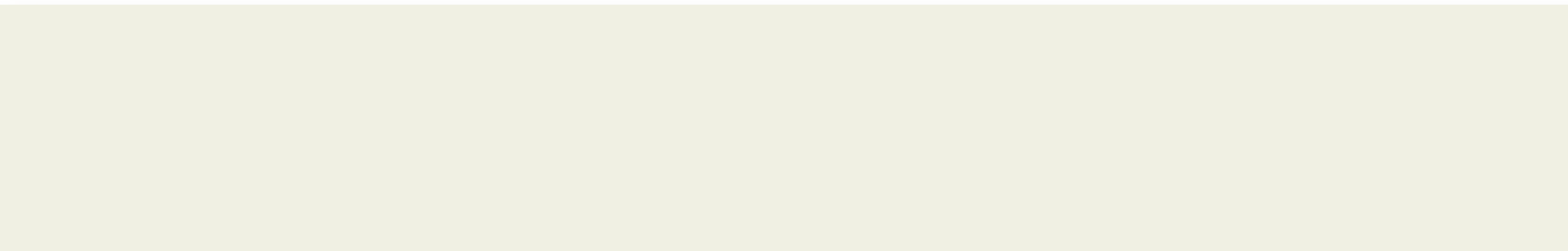
ITEM		MANUFACTURER	SPECIFICATIONS	
1	Main Body	Sherwin Williams	9111 Antler Velvet	
2	Accent Body	Sherwin Williams	7541 Grecian Ivory	
3	Trim & Garage Door	Sherwin Williams	7047 Porpoise	
4	Front Door	Sherwin Williams	2808 Rookwood Dark Brown	
5	Decorative Tile	Arizona Tile	Cementine Retro #3 Size: 8"x8"	
	Decorative Tile Grout	Custom Bldg. Products	333 Alabaster	
6	Roof Tile	Eagle Roofing	3645 Sunrise Blend	
7	Windows	Alpine Windows	White	
8	Downspouts	Paint to match adjacent body color		

Photo images seen on screen and/or printed sheets may not represent actual colors & textures accurately. Refer to actual materials from manufacturer for color & texture accuracy.

1 MAIN BODY



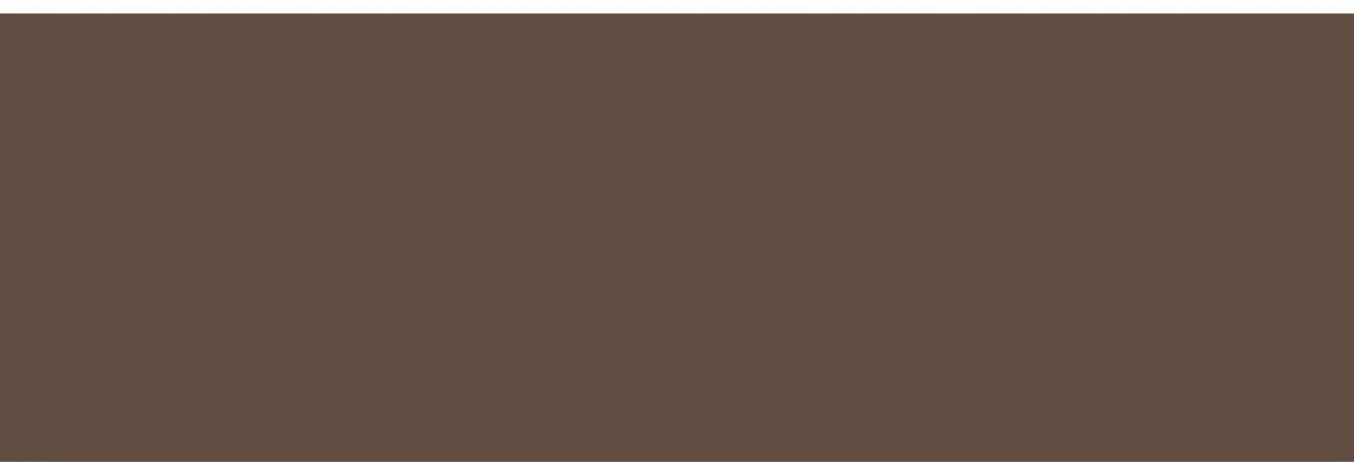
2 ACCENT BODY



3 TRIM & GARAGE DOOR



4 FRONT DOOR



5 DECORATIVE TILE



6 ROOF TILE



COLOR SCHEME 4

B - CRAFTSMAN

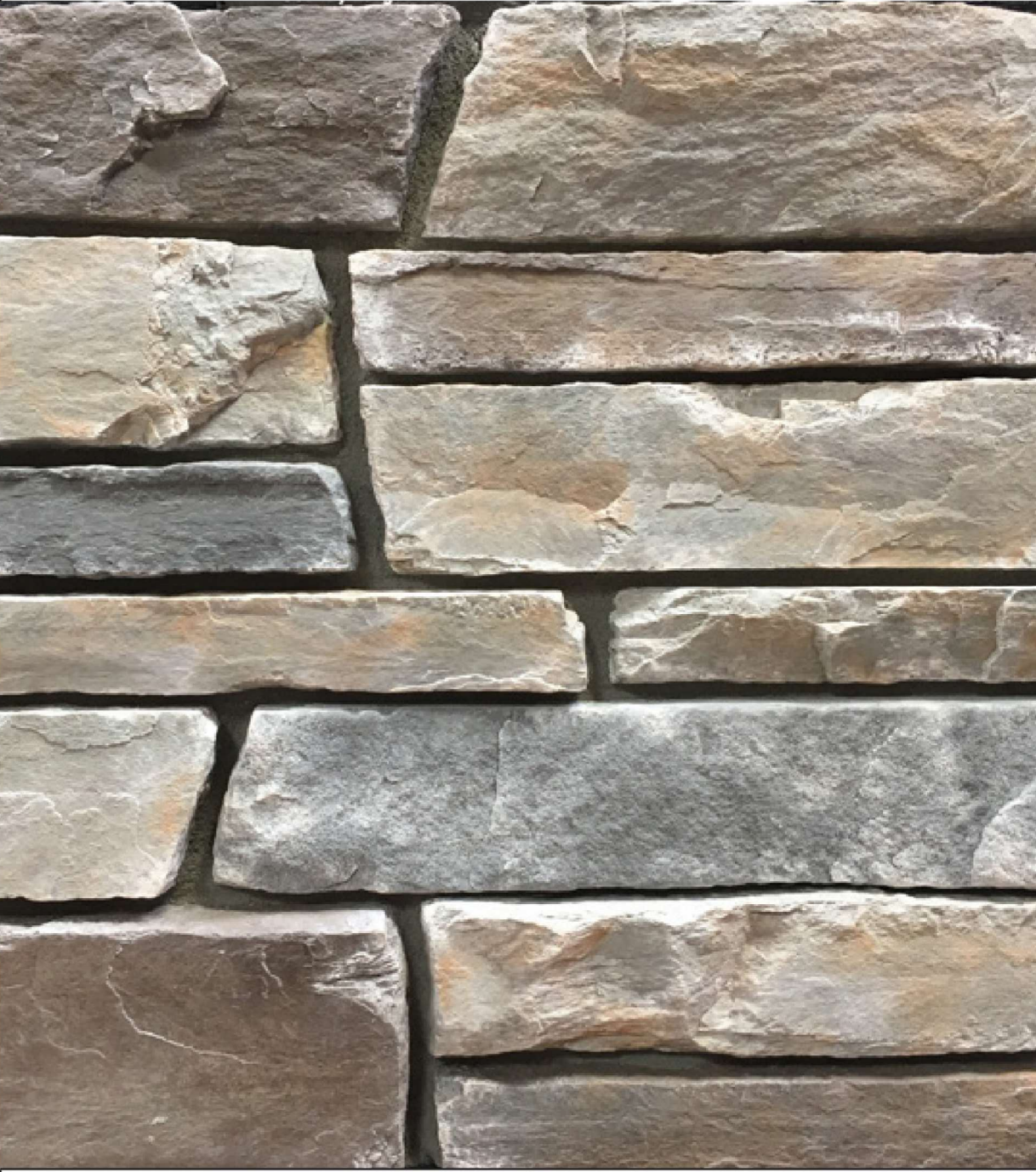
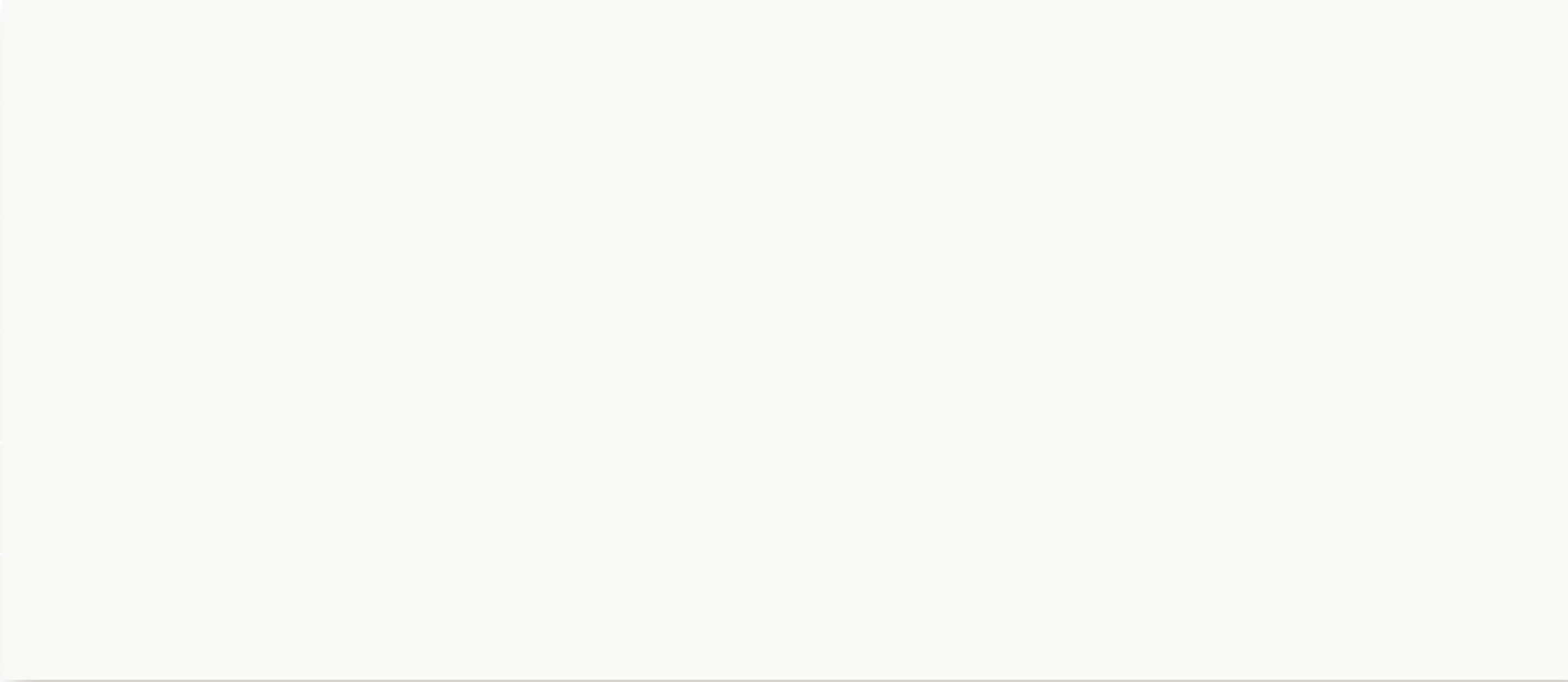
ITEM		MANUFACTURER	SPECIFICATIONS
1	Main Body	Sherwin Williams	7013 Ivory Lace
2	Siding & Trim	Sherwin Williams	7067 Cityscape
3	Garage Door	Sherwin Williams	7039 Virtual Taupe
4	Front Door	Sherwin Williams	7674 Peppercorn
5	Shutter	Sherwin Williams	7039 Virtual Taupe
6	Stone	Cultured Stone	Country LedgeStone, Echo Ridge
	Stone Mortar	ORCO Blended Products	Natural Grey
			
	Bonding Surface: All surfaces must be clean, free of any dirt, loose debris to create an even and flat surface for stone installation. Stone Lay-Up: Dry-stack stones in a tight horizontal orientation. Stone Joints: Mortar to be used for levelling and adhering purposes only. Stone Edge & Face: Stone face and face must remain clean, not mortar washed or sponged. DO NOT cover stone face and edge with mortar. <i>Sample image on left is for lay-up style reference only. For stone color refer to specifications above.</i>		
7	Roof Tile	Eagle Roofing	Ponderosa, 5602 Concord Blend
8	Windows	Alpine Windows	White
9	Downspouts	Paint to match adjacent body color	

Photo images seen on screen and/or printed sheets may not represent actual colors & textures accurately. Refer to actual materials from manufacturer for color & texture accuracy.

1 MAIN BODY



2 SIDING & TRIM



3 GARAGE DOOR



4 FRONT DOOR



5 SHUTTER



6 STONE



7 ROOF TILE



COLOR SCHEME 5

B - CRAFTSMAN

ITEM		MANUFACTURER	SPECIFICATIONS
1	Main Body	Sherwin Williams	7547 Sandbar
2	Siding & Trim	Sherwin Williams	7046 Anonymous
3	Garage Door	Sherwin Williams	7046 Anonymous
4	Front Door	Sherwin Williams	7048 Urbane Bronze
5	Shutter	Sherwin Williams	7060 Attitude Gray
6	Stone	Eldorado Stone	Cliffstone, Barley
	Stone Mortar	ORCO Blended Products	Smoke
	Bonding Surface: All surfaces must be clean, free of any dirt, loose debris to create an even and flat surface for stone installation. Stone Lay-Up: Dry-stack stones in a tight horizontal orientation. Stone Joints: Mortar to be used for levelling and adhering purposes only. Stone Edge & Face: Stone face and face must remain clean, not mortar washed or sponged. DO NOT cover stone face and edge with mortar. <i>Sample image on left is for lay-up style reference only. For stone color refer to specifications above.</i>		
7	Roof Tile	Eagle Roofing	Ponderosa, 5582 Fawn Gray Flashed
8	Windows	Alpine Windows	White
9	Downspouts	Paint to match adjacent body color	

Photo images seen on screen and/or printed sheets may not represent actual colors & textures accurately. Refer to actual materials from manufacturer for color & texture accuracy.

1 MAIN BODY



2 SIDING & TRIM



3 GARAGE DOOR



4 FRONT DOOR



5 SHUTTER



6 STONE



7 ROOF TILE



COLOR SCHEME 6

B - CRAFTSMAN

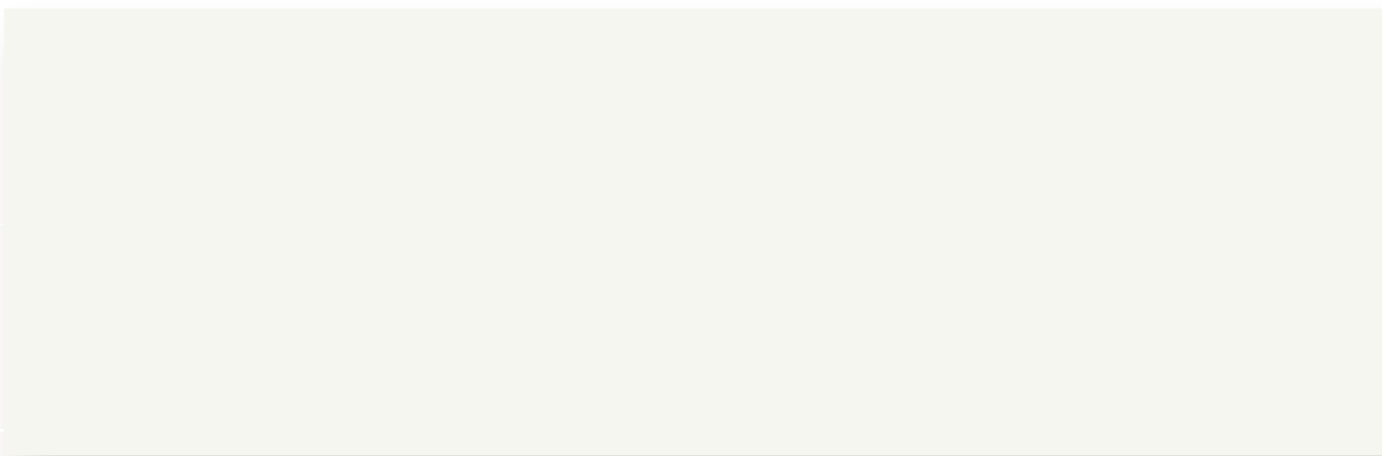
ITEM		MANUFACTURER	SPECIFICATIONS
1	Main Body	Sherwin Williams	7045 Intellectual Gray
2	Siding & Trim	Sherwin Williams	7568 Neutral Ground
3	Garage Door	Sherwin Williams	7568 Neutral Ground
4	Front Door	Sherwin Williams	6146 Umber
5	Shutter	Sherwin Williams	7033 Brainstorm Bronze
6	Stone	Eldorado Stone	Cliffstone, Boardwalk
	Stone Mortar	ORCO Blended Products	Smoke
	Stone Lay-Up  Bonding Surface: All surfaces must be clean, free of any dirt, loose debris to create an even and flat surface for stone installation. Stone Lay-Up: Dry-stack stones in a tight horizontal orientation. Stone Joints: Mortar to be used for levelling and adhering purposes only. Stone Edge & Face: Stone face and face must remain clean, not mortar washed or sponged. DO NOT cover stone face and edge with mortar. Sample image on left is for lay-up style reference only. For stone color refer to specifications above.		
7	Roof Tile	Eagle Roofing	Ponderosa, 5552 Canyon Gray
8	Windows	Alpine Windows	White
9	Downspouts	Paint to match adjacent body color	

Photo images seen on screen and/or printed sheets may not represent actual colors & textures accurately. Refer to actual materials from manufacturer for color & texture accuracy.

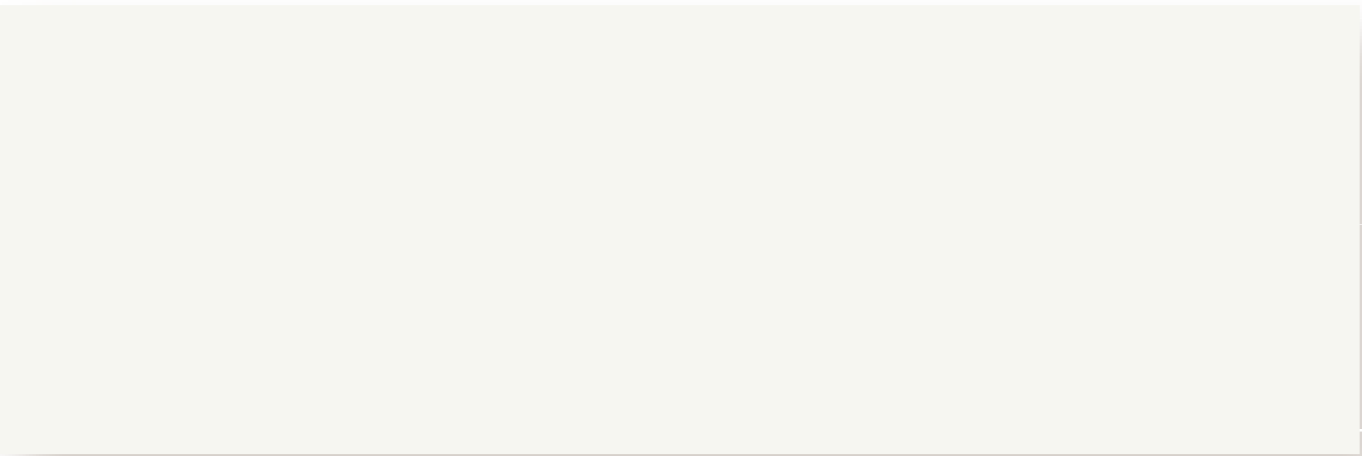
1 MAIN BODY



2 SIDING & TRIM



3 GARAGE DOOR



4 FRONT DOOR



5 SHUTTER



6 STONE



7 ROOF TILE



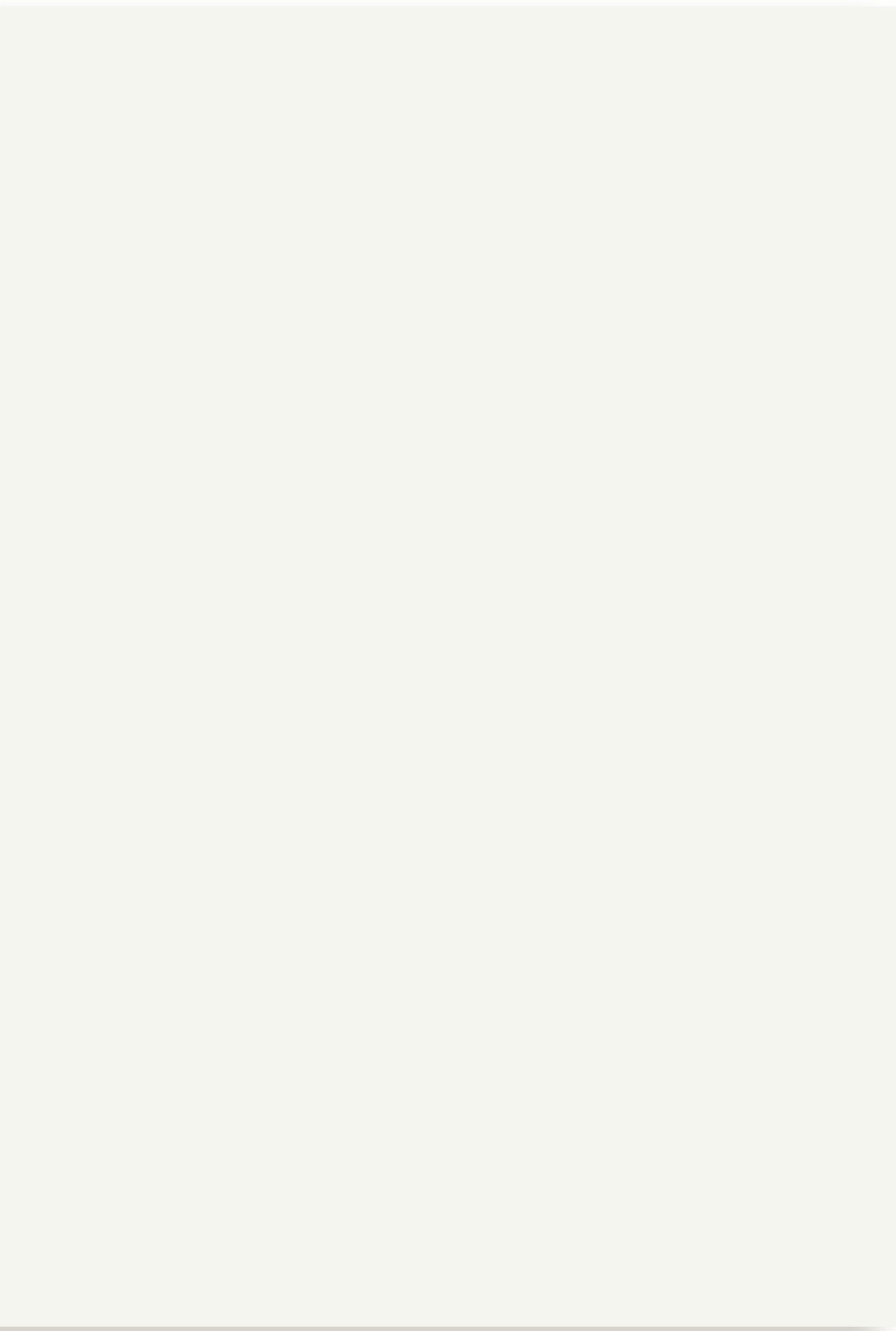
COLOR SCHEME 7

C - FARMHOUSE

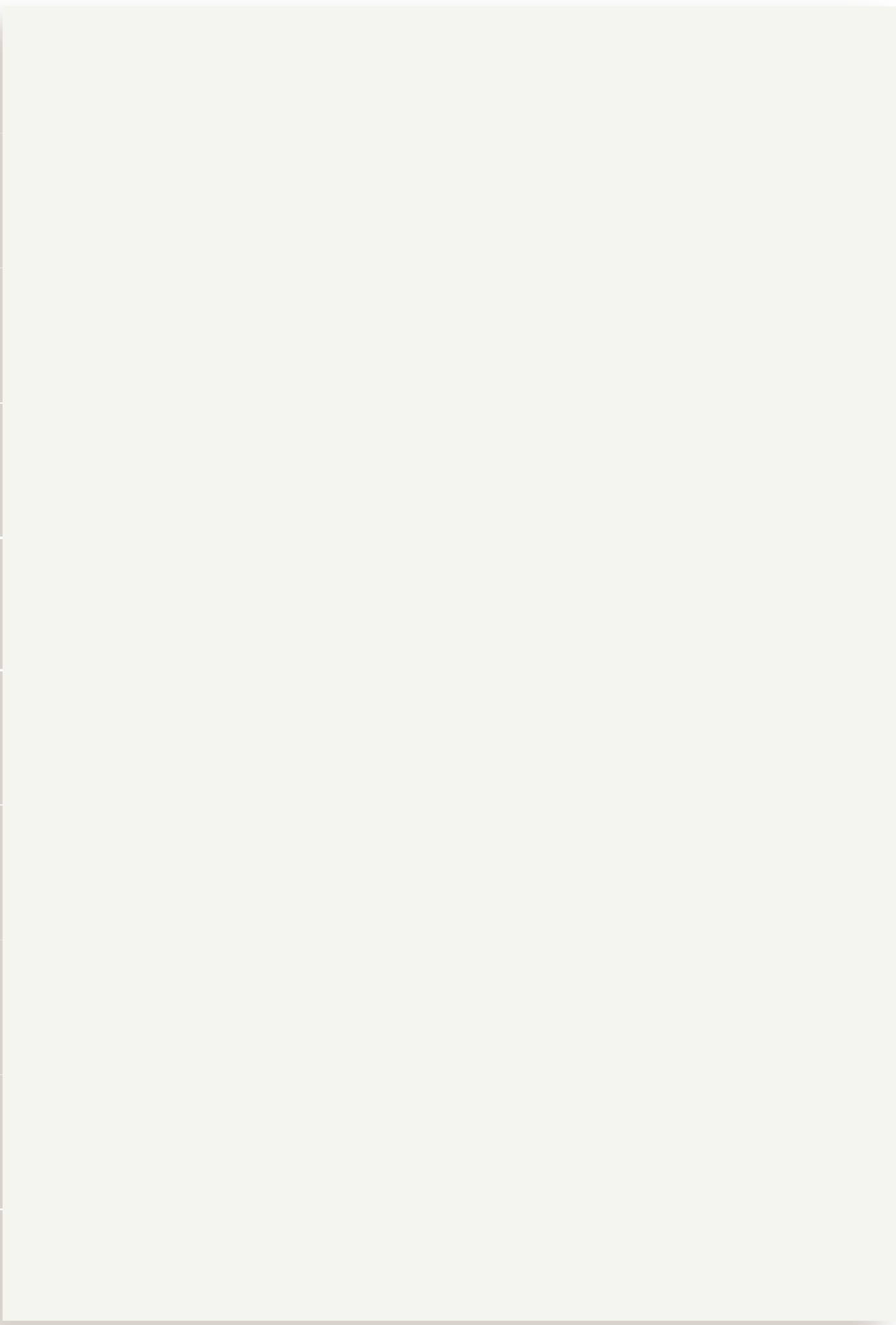
ITEM		MANUFACTURER	SPECIFICATIONS
1	Main Body	Sherwin Williams	7011 Natural Choice
2	Siding 1 (Board & Batten)	Sherwin Williams	7011 Natural Choice
3	Siding 2, Panels, & Trim	Sherwin Williams	7546 Prairie Grass
4	Garage Door	Sherwin Williams	6200 Link Gray
5	Front Door	Sherwin Williams	7645 Thunder Gray
6	Roof Tile	Eagle Roofing	Bel-Air, 4690 Pewter Bronze Blend
7	Windows	Alpine Windows	White
8	Downspouts	Paint to match adjacent body color	

Photo images seen on screen and/or printed sheets may not represent actual colors & textures accurately.
Refer to actual materials from manufacturer for color & texture accuracy.

1 MAIN BODY



2 SIDING 1 (BOARD & BATTEN)



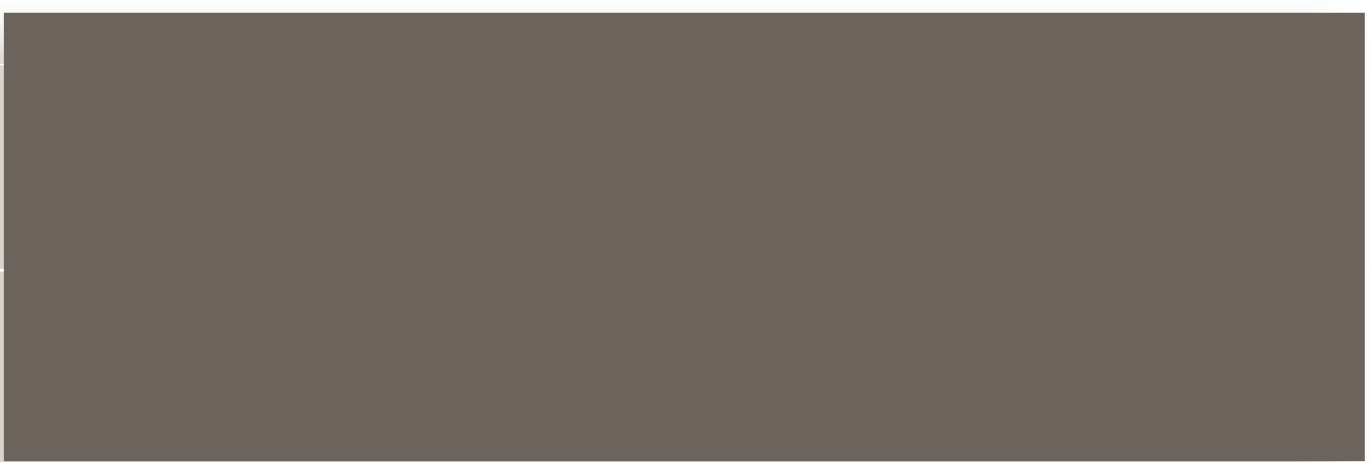
3 SIDING 2, PANELS, & TRIM



4 GARAGE DOOR



5 FRONT DOOR



7 ROOF TILE



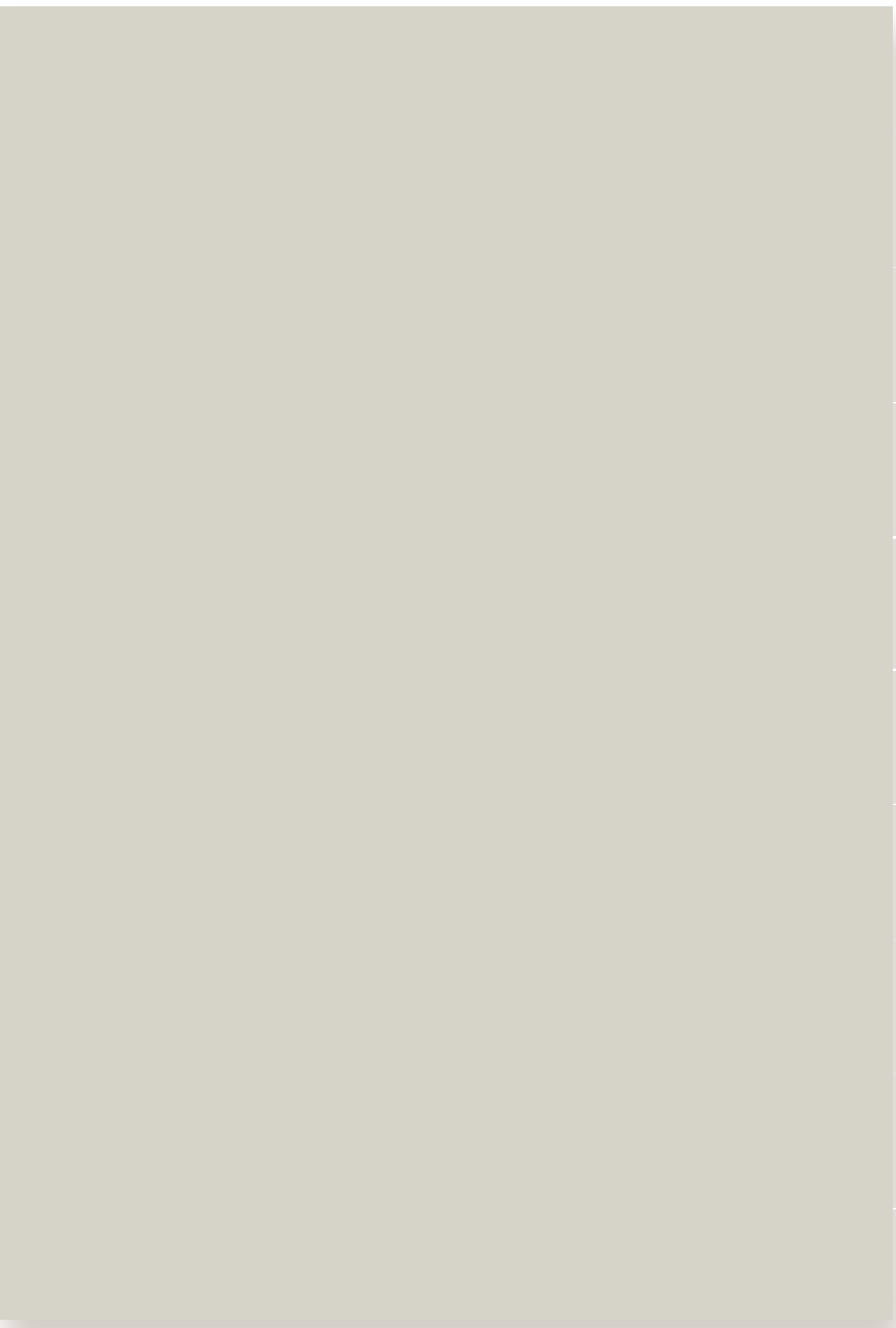
COLOR SCHEME 8

C - FARMHOUSE

ITEM		MANUFACTURER	SPECIFICATIONS
1	Main Body	Sherwin Williams	2844 Roycroft Mist Gray
2	Siding 1 (Board & Batten)	Sherwin Williams	9163 Tin Lizzie
3	Siding 2, Panels, & Trim	Sherwin Williams	6154 Nacre
4	Garage Door	Sherwin Williams	6154 Nacre
5	Front Door	Sherwin Williams	9113 Mudslide
6	Roof Tile	Eagle Roofing	Bel-Air, 4588 Garnet Brown Range
7	Windows	Alpine Windows	White
8	Downspouts	Paint to match adjacent body color	

Photo images seen on screen and/or printed sheets may not represent actual colors & textures accurately.
Refer to actual materials from manufacturer for color & texture accuracy.

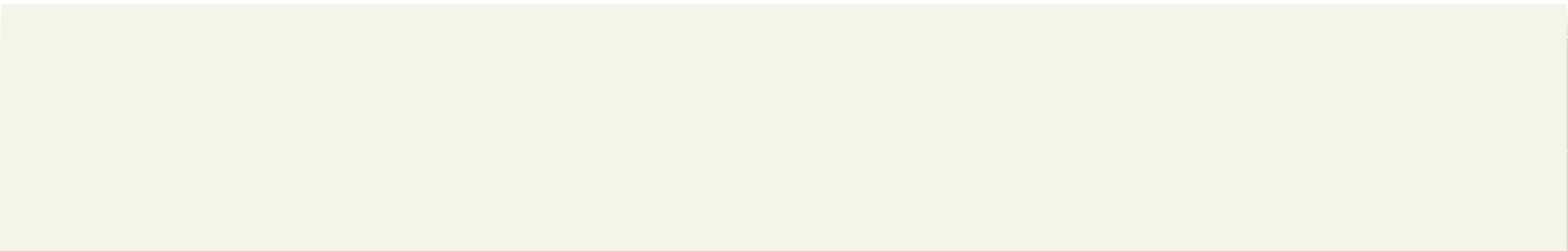
1 MAIN BODY



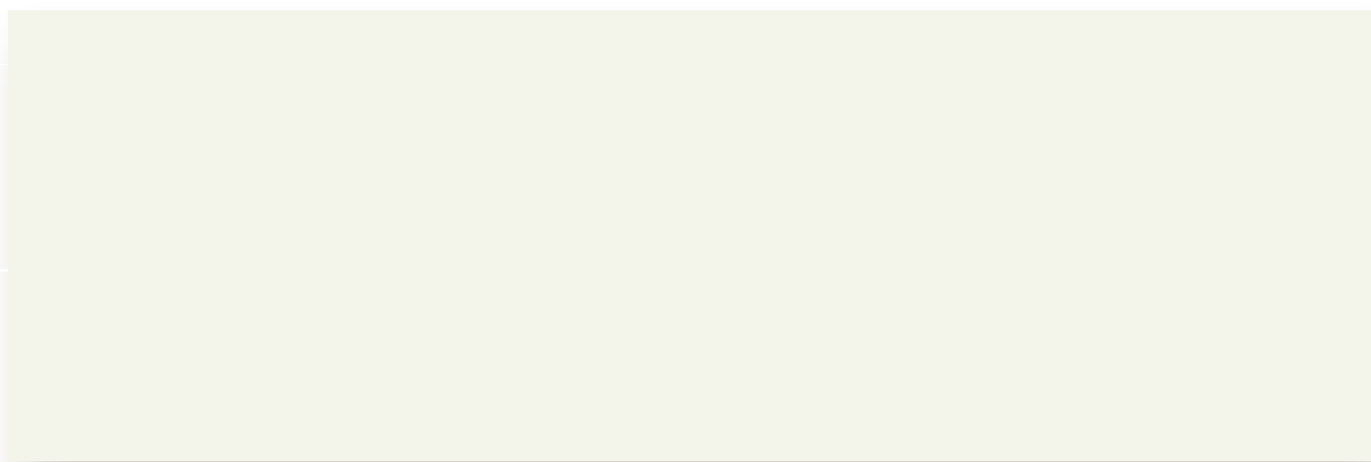
2 SIDING 1 (BOARD & BATTEN)



3 SIDING 2, PANELS, & TRIM



4 GARAGE DOOR



5 FRONT DOOR



7 ROOF TILE



COLOR SCHEME 9

C - FARMHOUSE

ITEM		MANUFACTURER	SPECIFICATIONS
1	Main Body	Sherwin Williams	9117 Urban Jungle
2	Siding 1 (Board & Batten)	Sherwin Williams	0049 Silver Gray
3	Siding 2, Panels, & Trim	Sherwin Williams	0050 Classic Light Buff
4	Garage Door	Sherwin Williams	0049 Silver Gray
5	Front Door	Sherwin Williams	7622 Homburg Gray
6	Roof Tile	Eagle Roofing	Bel-Air, 4602 Concord Blend
7	Windows	Alpine Windows	White
8	Downspouts	Paint to match adjacent body color	

Photo images seen on screen and/or printed sheets may not represent actual colors & textures accurately.
Refer to actual materials from manufacturer for color & texture accuracy.

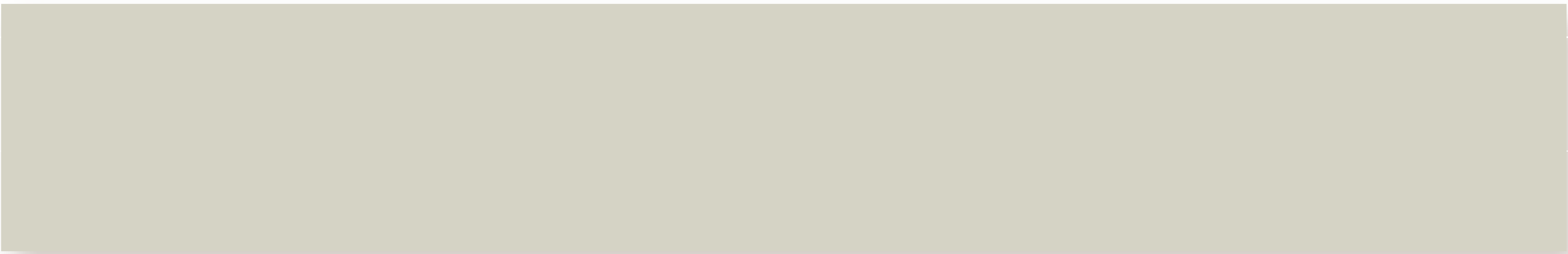
1 MAIN BODY



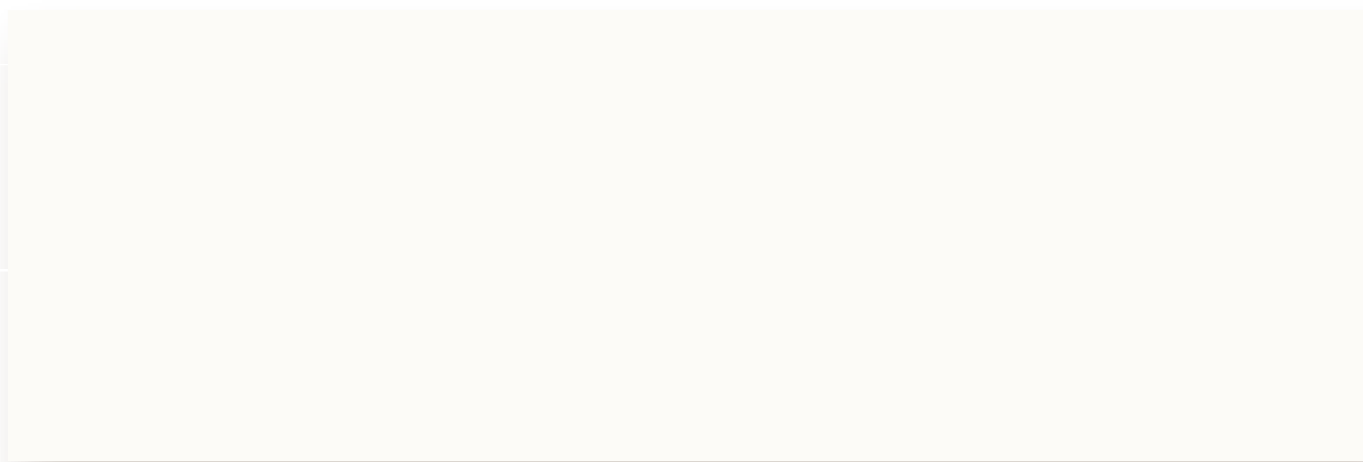
2 SIDING 1 (BOARD & BATTEN)



3 SIDING 2, PANELS, & TRIM



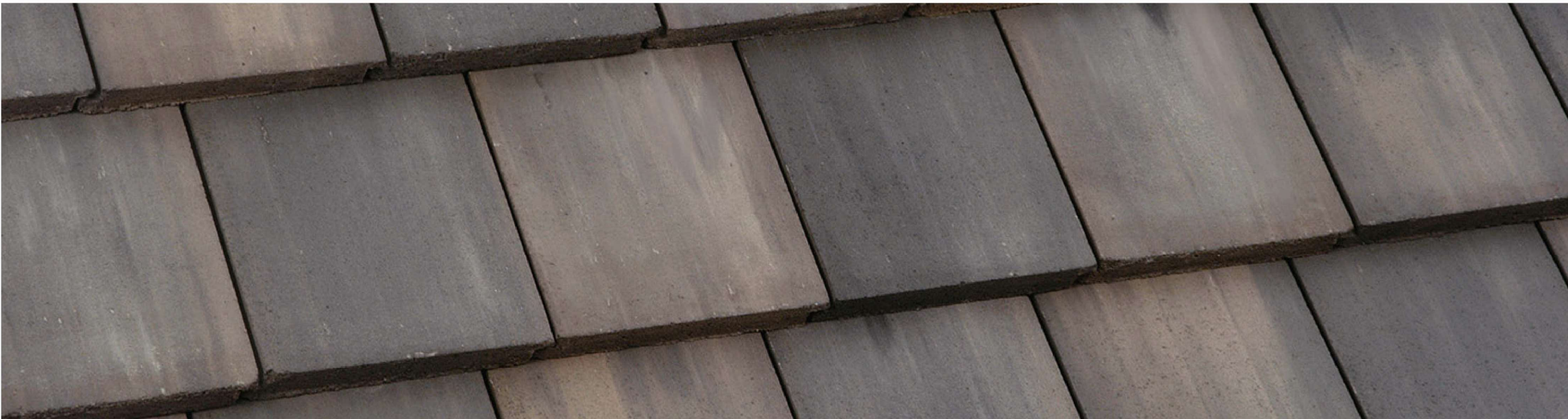
4 GARAGE DOOR



5 FRONT DOOR



7 ROOF TILE



Bloom At Sunridge Park III



- NOTES:
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES PLANTED WITHIN 10'-0" OF PAVING OR HARDSCAPE. CONTINUOUS ROOT BARRIERS ARE REQUIRED ALONG PUBLICLY MAINTAINED STREETSCAPES.
 - MINIMUM 3" DEPTH BARK MULCH REQUIRED IN ALL SHRUB PLANTERS.
 - PRE-EMERGENT IN ALL NON-SEEDED LANDSCAPE AREAS.
 - INSTALL A WEED CONTROL LAYER IN ALL BARK AREAS.

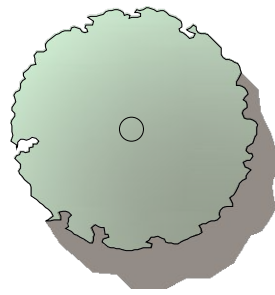
- TREE CLEARANCE REQUIREMENTS AS FOLLOW:
- LARGE CANOPY TREES SHALL HAVE 15'-0" CLEAR OF ALL LIGHT STANDARDS
 - SMALLER CANOPY TREES SHALL BE 10'-0" CLEAR OF ALL LIGHT STANDARD
 - 4' FROM UTILITY INSTALLATIONS (SEWER, GAS, WATER LINES, METER VAULTS, CATCH BASINS ETC.) 8' IS PREFERRED
 - 15' FROM FIRE HYDRANTS
 - 10' FROM FRONT OF STOP SIGNS
 - MINIMUM 5'-0" FROM EDGE OF CURBS AND WALKS

- IRRIGATION AND MAINTENANCE NOTE:
- SINGLE FAMILY HOMES IRRIGATION SHALL BE CONTROLLED USING SMART IRRIGATION CONTROLLERS WITH AUTOMATIC RAIN SHUT OFF DEVICE.
 - LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH RANCHO CORDOVA MUNICIPAL CODE AND STATE MWEO FOR WATER CONSERVATION.
 - SPRAY HEADS SHALL BE ONLY USE ON TREE BUBBLER.
 - DRIP IRRIGATION/POINT SOURCE SHALL BE USED ON ALL PLANTING AREAS.
 - LANDSCAPE MAINTENANCE ON INDIVIDUAL LOT S SHALL BE THE RESPONSIBILITY OF THE HOME OWNER.

STREET TREES FULL MATURE SIZE:
ACER RUBRUM 'BOWHALL' - 40' HIGH X 30' SPREAD
MAGNOLIA GRANDIFLORA - 60' HIGH X 20' SPREAD
QUERCUS VIRGINIANA - 40' HIGH X 60' SPREAD

FRONT YARD TREES MATURE SIZE:
CERCIS CANADENSIS - 20' HIGH X 20' SPREAD
MAGNOLIA G. LITTLE GEM - 20' HIGH X 12' SPREAD
LAGERSTROEMIA INDICA 'MUSKOGEE' - 20' HIGH X 20' SPREAD
ARBUTUS UNEDO 'MARINA' - 20' HIGH X 20' SPREAD

SHRUBS MATURE SIZE:
ARCTOSTAPHYLOS 'WOODS COMPACTA' - 8" HIGH X 6" SPREAD
CEANOTHUS G. H. 'CARMEL CREEPER' - 24" HIGH X 6" SPREAD
DIANELLA REVOLUTA 'LITTLE BECCA' - 24" HIGH X 24" SPREAD
DIETES BICOLOR - 36" HIGH X 36" SPREAD
DIETES VEGETA - 36" HIGH X 36" SPREAD
LIGUSTRUM JAPONICUM - 8" HIGH X 6" SPREAD
LIRIOPE MUSCARI - 24" HIGH X 24" SPREAD
PODOCARPUS MACROPHYLLUS 'MAKI' - 8" HIGH X 36" SPREAD
RHAPHIOLEPIS UMBELLATA - 48" HIGH X 48" SPREAD
WESTRINGIA 'BLUE GEM' - 48" HIGH X 48" SPREAD
WESTRINGIA 'WYNABBIE GEM' - 48" HIGH X 48" SPREAD



PROPOSED STREET TREE PALETTE				
Botanical Name	Common Name	Size	Plant factor	
TREES				
Acer Rubrum 'Redpointe' (Deciduous)	Red Maple	24" Box /15 Gal	M	
Magnolia Grandiflora (Evergreen)	Southern Magnolia	24" Box/15 Gal	M	
Quercus Virginiana (Evergreen)	Southern Live Oak	24" Box/15Gal	M	

- NOTE:
- 25% OF PROPOSED TREES SHALL BE 24" BOX CONTAINER SIZE.
 - 30% OF PROPOSED TREES SHALL BE EVERGREEN SPECIES.

- STREET TREE GUIDELINES:
- DISTANCE REQUIREMENT FOR STREET TREES
- 15' FROM HOUSE FOUNDATION (IF NOT MET, INSTALL ROOT BARRIER)
 - 10' FROM HARDSCAPE, (IF NOT MET, INSTALL ROOT BARRIER)
 - DISTANCE BETWEEN TREES SHALL BE AT LEAST 25'

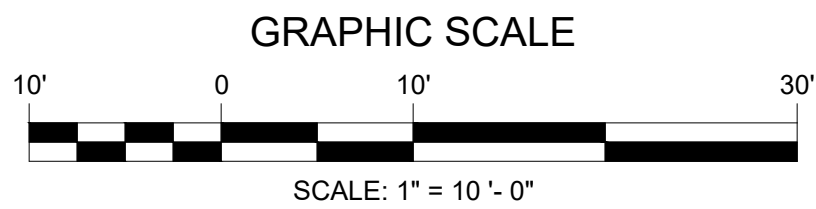
- FONT YARD TREE NOTE:
- DISTANCE REQUIREMENT FOR STREET TREES
- 15' FROM HOUSE FOUNDATION (IF NOT MET, INSTALL ROOT BARRIER)
 - 10' FROM HARDSCAPE, (IF NOT MET, INSTALL ROOT BARRIER)
 - DISTANCE BETWEEN TREES SHALL BE AT LEAST 15'

PLANT PALETTE (NORTH & EAST)

SYM	BOTANICAL NAME	COMMON NAME	SIZE	PF	SYM	BOTANICAL NAME	COMMON NAME	SIZE	PF
PALETTE A									
	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	15 GALLON	L		ARCTOSTAPHYLOS 'WOODS COMPACTA'	MANZANITA	1 GAL	M
						DIETES BICOLOR	FORTNIGHT LILY	5 GAL	L
						WESTRINGIA 'WYNABBIE GEM'	BLUE GEM COAST ROSEMARY	5 GAL	L
						LIGUSTRUM JAPONICUM	JAPANESE PRIVET-COLUMNAR	5 GAL	L
PALETTE B									
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	15 GALLON	L		CEANOTHUS G. H. 'CARMEL CREEPER'	CARMEL CREEPER CEANOTHUS	1 GAL	L
						LIRIOPE MUSCARI	LILY TURF	5 GAL	M
						RHAPHIOLEPIS UMBELLATA	INDIAN HAWTHORN	5 GAL	L
						LIGUSTRUM JAPONICUM	JAPANESE PRIVET-COLUMNAR	5 GAL	L

PLANT PALETTE (SOUTH & WEST)

SYM	BOTANICAL NAME	COMMON NAME	SIZE	PF	SYM	BOTANICAL NAME	COMMON NAME	SIZE	PF
PALETTE AA									
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	15 GALLON	M		ARCTOSTAPHYLOS 'WOODS COMPACTA'	MANZANITA	1 GAL	M
						DIETES VEGETA	FORTNIGHT LILY	5 GAL	M
						WESTRINGIA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	5 GAL	L
						PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	5 GAL	M
PALETTE BB									
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	15 GALLON	M		CEANOTHUS G. H. 'CARMEL CREEPER'	CARMEL CREEPER CEANOTHUS	1 GAL	L
						DIANELLA REVOLUTA 'LITTLE BECCA'	LITTLE BECCA FLAX LILY	5 GAL	L
						RHAPHIOLEPIS UMBELLATA	INDIAN HAWTHORN	5 GAL	L
						PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	5 GAL	M



ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
1.	The approved entitlement is for a Major Design Review permit for the Bloom products within the Sunridge Park III subdivision. The project shall be constructed consistent with the Design Booklet listed as Project Plans (<u>Exhibit A</u>) and as described in the Planning Commission staff report dated September 11, 2024, with conditions herein (<u>Exhibit B</u>), for project number PLND 0624-0099.	Project Description	On-Going	Planning
2.	The Approved Project has not requested any deviations as part of this project. Therefore, the setbacks applicable to this project would be those listed in the Sunridge Specific Plan (SDSP) which are as follows: Front Setback – <u>16' from ROW</u> Front Garage Setback – <u>19' from ROW</u> Street Side Yard Setback – <u>12.5' from ROW</u> Interior side lot setback – <u>5' one side and 4' on the other</u> <u>9' between houses minimum</u> Rear Yard Setback – <u>20% of the average depth of the lot</u> <i>*Encroachments in rear yards are allowed per the SDSP but must be shown on the plot plan.</i> Any lots with detached sidewalks shall accommodate any landscape/pedestrian easements on the property as shown in the SDSP Typical Setback Exhibit.	Project Description	On-Going	Planning
3.	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	General	On-Going	Planning

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	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.			
4.	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
5.	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
6.	The Major Design Review is valid for a period of three (3) years from the date of Planning Commission approval unless substantial construction has commenced or an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	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.	The Applicant shall comply with the Sunridge Specific Plan EIR Mitigation Monitoring Reporting Plan (MMRP).	Environmental	On-Going	Planning
9.	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

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
10.	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
11.	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
12.	Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements	Laterals	On-Going	SacSewer
13.	Water supply will be provided by the Sacramento County Water Agency.	Water	On-Going	SCWA
Prior to Approval of Improvement Plans				
14.	The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located within the right-of-way or sewer easement. These improvements must be shown on the plans.	Public Sewer Mainlines	Prior to Approval of Improvement Plans	Sac Sewer
15.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	SacSewer Standards	Prior to Approval of Improvement Plans	Sac Sewer
16.	Alignment of all main lines and structures must provide a minimum of 1-foot vertical clearance and 5-feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10-feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Vertical/Horizontal Clearances	Prior to Approval of Improvement Plans	Sac Sewer

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
17.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Onsite/Offsite sewer plans	Prior to Approval of Improvement Plans	SacSewer
18.	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 (SCWA) prior to Improvement Plan approval or Final Map approval.	Sewer Connections	Prior to Approval of Improvement Plans	SCWA
19.	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
20.	No water supply mains shall be located under structures such as box culverts and bridges. If the project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be approved by the Agency Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at applicant's expense.	Water Supply Mains	Prior to Approval of Improvement Plans	SCWA
21.	Provide a note on the plans that reads, "Fire access roadway shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying	Fire Access Roadway	Prior to Approval of Improvement Plans	Sacramento Metro Fire

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
	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.			
22.	Show the location of the required fire hydrants of this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction (including foundations). The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.	Fire Hydrants	Prior to Approval of Improvement Plans	Sacramento Metro Fire
Prior to Issuance of Building Permit				
23.	The owner must contact Permit Services Unit at Permitservices@sacsewer.com or by phone (916) 876-6100 to determine if Regional San or SacSewer impact fees are due. Fees are to be paid prior to the Issuance of building Permits.	Impact Fees	Prior to Issuance of Building Permit	Sac Sewer
24.	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.	Development Fees	Prior to Issuance of Building Permit	SCWA

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
25.	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. • No more than three two-story homes shall be placed adjacent to each other. • The Minimum 5' interior side setback shall be on the garage side/man door side to accommodate garbage can storage, when feasible.	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
26.	A final landscape plan and fence plan shall be submitted to the Planning Department at the time of masterplan building permit submittal and approved by the Planning prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule	Landscape Plans	Prior to Issuance of Building Permits	Planning
27.	Final landscape plans shall include the addition of weed barrier installed in front yards, as well as side yards for corner lots, prior to installation of ground cover and root barrier for trees for each production home.	Landscape Barrier	Prior to Issuance of Building Permit	Planning
28.	Garage man doors shall be included as standard for each floor plan and shall be shown on Master Plans submitted to the Building and Safety Department.	Garage Door	Prior to Issuance of Building Permits	Planning

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
29.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two-family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to Issuance of Building Permits	Sacramento Metro Fire
Prior to Final Inspection / Granting Final Occupancy				
30.	A concrete path will be provided from the driveway to the garage side door and an additional concrete pad area shall be installed by the developer for the storage of garbage receptacles behind the fence line.	Outdoor area	Prior to final Building Inspection	Planning
31.	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
32.	Homes on corner lots and homes adjacent to the park, shall include enhanced elevations as shown in the approved design booklet.	Enhanced Elevations	Prior to Final Building Inspection	Planning
33.	Approved numbers or address shall be placed on all new or existing building 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 Lighting	Prior to Granting Final Occupancy	Sacramento Metro Fire
34.	Residential roof covering shall consist of materials having a minimum Class C rating.	Roof Coverings	Prior to Granting Final Occupancy	Sacramento Metro Fire
Advisory				
35.	Any installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.	Security Gates	Advisory	Sacramento Metro Fire

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
36.	Subsequent applications, including time extensions, may be subject to additional SMFD Fire Conditions beyond those listed above. Fire conditions will only be added significant life safety issues require remediation.	Future Applications	Advisory	Sacramento Metro Fire
37.	SacSewer will provide additional Conditions of Approval when it is requested at a later date.	Additional Conditions	Advisory	SacSewer
38.	The project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716).	Landscape Ordinance	Advisory	SCWA

MEMORANDUM

ITEM 6.2.

DATE: September 11, 2024

TO: Planning Commission Members

FROM: Nicholas Sosa, Associate Planner

SUBJECT: **BEAZER ARISTA DEL SOL PHASE 1 & 2 – MAJOR DESIGN REVIEW & SPECIAL DEVELOPMENT PERMIT (CEQA EXEMPT PER SECTION 15182 “PROJECTS PURSUANT TO A SPECIFIC PLAN”) – PROJECT NO. PLND-0424-0097**

**PROPERTY OWNERS:**

Woodside 05N, LP
Michael LaFortune
1130 Iron Point Road, Suite 200
Folsom, CA 95630

Beazer Homes Holdings, LLC
Tina McCauslin
2990 Lava Ridge Court, Suite 110
Roseville, CA 95661

APPLICANT/DEVELOPER:

Beazer Homes Holdings, LLC
Tina McCauslin
2990 Lava Ridge Court, Suite 110
Roseville, CA 95661

PROJECT:	Beazer Arista Del Sol Phase 1 & 2 – Major Design Review & Special Development Permit
FILE:	PLND-0424-0097
LOCATION:	Located south of Douglas Road, West of Grant Line Road, and North of Chrysanthy Road
APN:	APN's: 067-1370-071 thru 86, 067-1370-096 thru 106, 067-1370-116 thru 126, 067-1370-136 thru 148, 067-1370-154 thru 161, and a portion of 067-1080-021
PLANNER:	Nick Sosa, Associate Planner

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project is Exempt per CEQA Guidelines Section 15182, “Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and
2. Adopt the Resolution for Beazer Arista Del Sol Phase 1 & 2 Major Design Review and Special Development Permit.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request for Major Design Review and Special Development Permit for the Beazer at Arista product. Approval would allow the applicant to pursue necessary building permits and public works permits for new construction.

PROJECT BACKGROUND

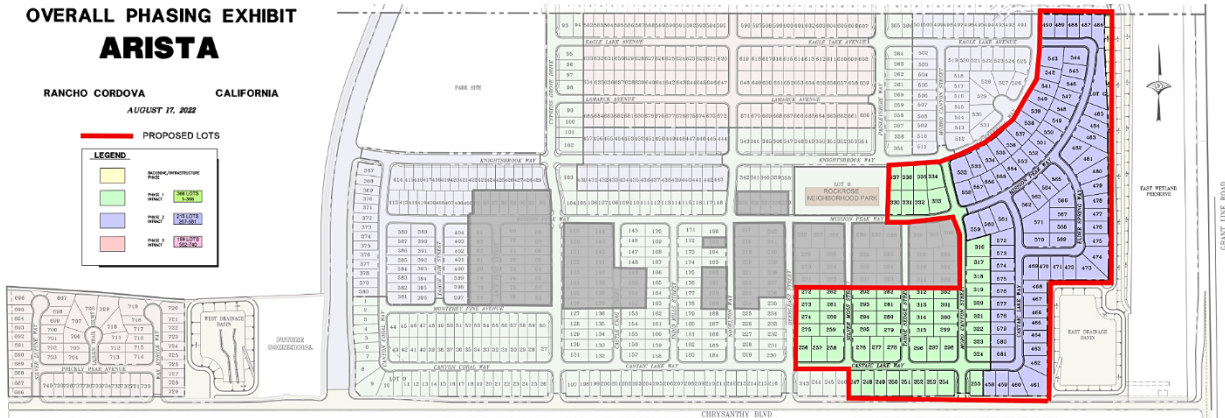
Arista Del Sol is located south of Douglas Road, west of Grant Line Road, and north of Chrysanthy Boulevard and is zoned Residential (RD-5) within the Sunridge Specific Plan (SDSP). The overall Arista Del Sol area is shown below in **Figure 1**

Figure 1: Project Location



The Applicant, Beazer Homes, is in the process of purchasing a total of 143 finished lots within the Arista Del Sol area. The current owner, Woodside Homes, completed a previous design review in 2022 (PLND-1021-0011) for the area, however, Beazer Homes is submitting for a new design review to be able to construct their own home products on the subjects lots. These lots are shown below in **Figure 2**.

Figure 2: Project Lots



SPECIAL DEVELOPMENT PERMIT

The Applicant is requesting a Special Development Permit for setback modifications as part of this Application. The project is located within the Sunridge Specific Plan (SDSP) which was originally approved in 2002, prior to City incorporation, and therefore any modifications to development standards within the SDSP, are required to request the approval of a Special development Permit per Title 1, Article 6 of the Sacramento County Code.

As previously mentioned, the Applicant, is purchasing finished lots from Woodside Homes who previously obtained approvals in 2022 for both a Major Design Review and Special Development Permit for this area. Although there were previous approvals, because the current project proposes new floor plans and revised products, a new Special Development Permit is required. Thus, the Applicant is requesting the same previously approved modifications as part of this entitlement application. These modifications are shown in **Table-1** below and have been applied to the currently proposed product in **Figure 3** shown below:

Table-1: Proposed Special Development Permit

	Required per Sunridge Specific Plan	Proposed Project Modifications
Front setback to building	16'	12.5'
Front setback to garage	19'	19'
Side yard setback	5' / 4'	5' / 4'
Street side yard setback	12.5'	12.5'
Rear yard setback	20% of the lot depth	10' Single Story 15' Two Story
Minimum Distance between buildings	9'	8'

Figure 1: Typical lot layout for 55' x 105' lots. The diagram shows five lot plans: PLAN V270 (1 STORY, 55'-0" wide), PLAN V355 (1 STORY, 55'-0" wide), PLAN V131 (2 STORY, 55'-0" wide), PLAN V132 (2 STORY, 55'-0" wide), and PLAN V578 (2 STORY, 55'-0" wide). Each lot is 105'-0" deep. The plans show the building footprint, rear yard, garage setback, front yard setback, and sidewalk. Dimensions for setbacks and yard areas are provided. Notes indicate that lot depth within the Arista Community varies and that not all lots will be able to accommodate optional covered patios.

MAJOR DESIGN REVIEW

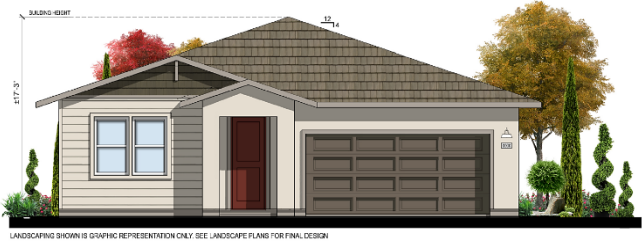
The Applicant is proposing a total of five floor plans ranging from 1,655 square feet to 2,804 square feet with 3 elevations (Spanish Colonial, Mediterranean, and Farmhouse) each with 3 color schemes for their Arista Subdivision. All homes include a two-car garage for off-street parking with living space forward along the street frontage. Each home utilizes materials and color schemes consistent with their proposed architectural designs creating a visually interesting streetscape throughout the project area. The front elevations of each floor plan with each of its architectural style, can be seen in **Figures 4** through **Figure 8** below. The project plans, (Attachment 2) include more detailed exhibits showing side elevations as well as rear elevations for each home.

Figure 4: Plan E270- 1,655 SF



Spanish Colonial

Mediterranean



Farmhouse

Figure 5: Plan V355- 2,272 SF



Spanish Colonial

Mediterranean



Farmhouse

Figure 6: Plan V131- 2,282 SF

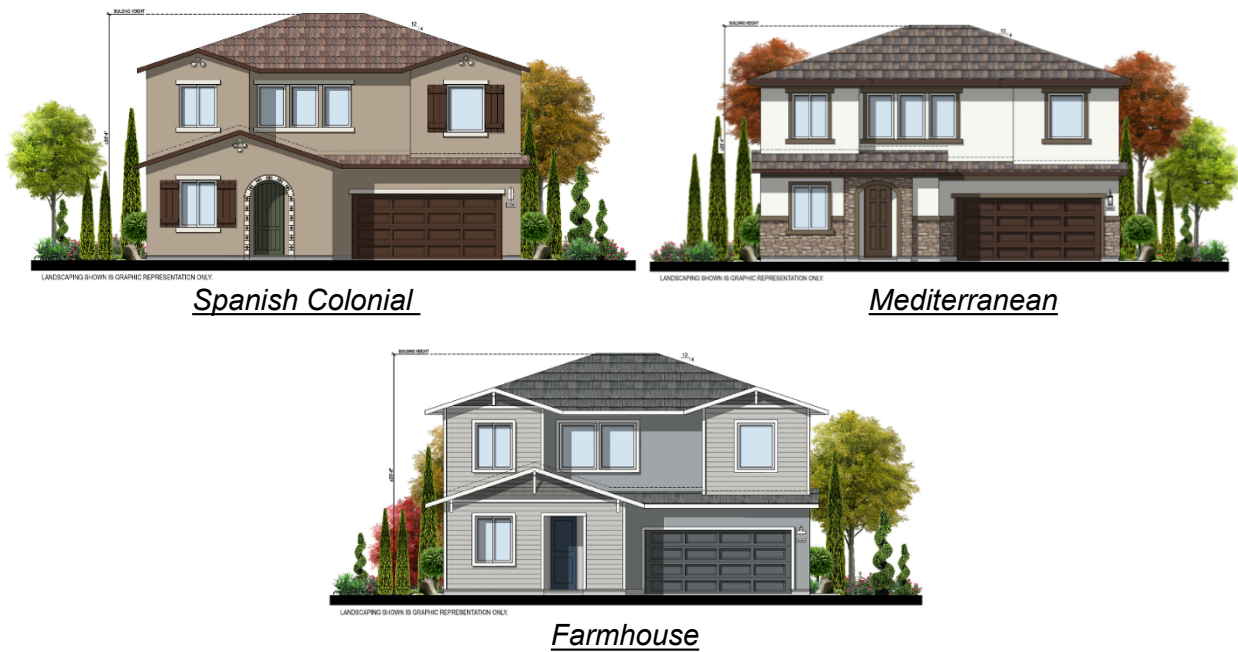


Figure 7: Plan V132- 2,527 SF

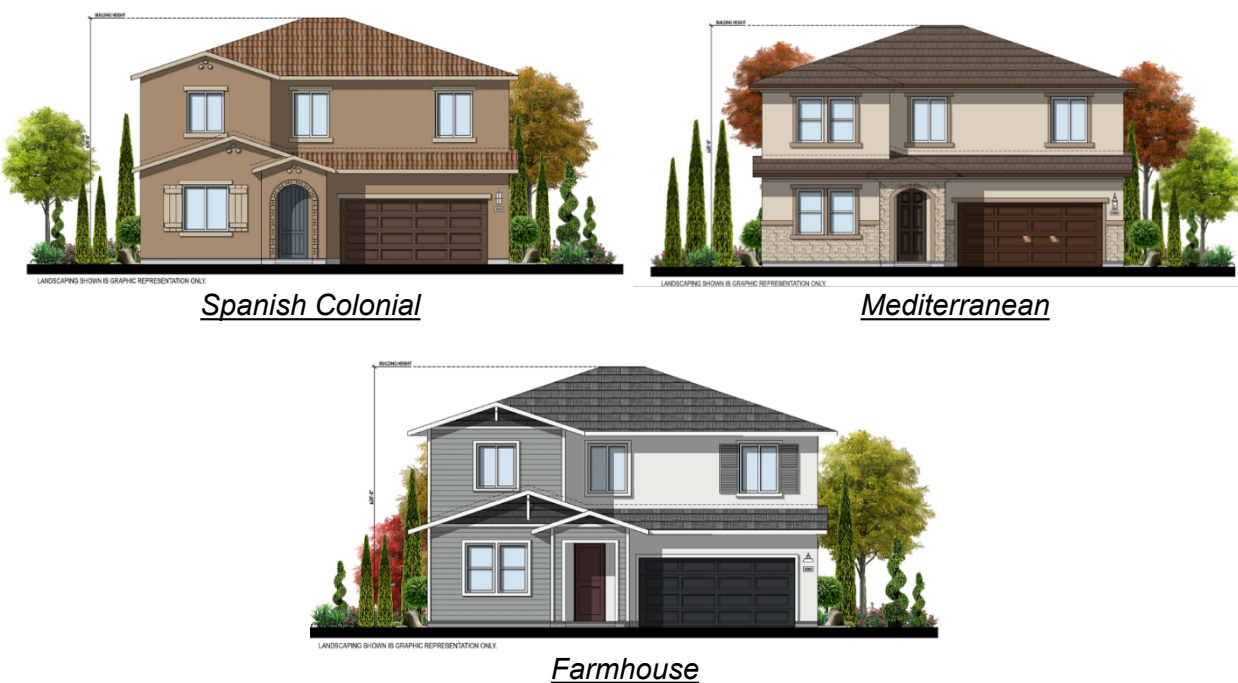
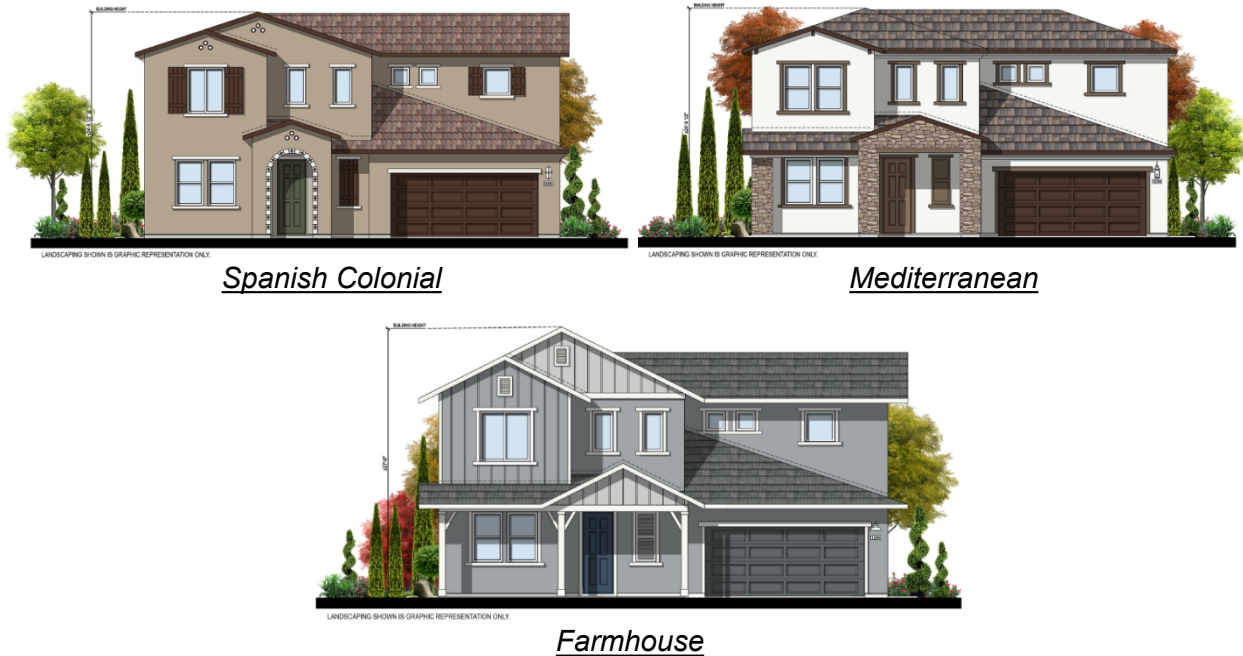


Figure 8: Plan V578- 2,804 SF



The project has also been conditioned to provide enhanced features on side elevations for all corner lots as well as for rear elevations for lots that back up to Chrysanthy Boulevard. Enhanced features can include additional shutters, siding, and other architectural elements consistent with the home's design style. These enhanced elevations can also be found in Attachment 2.

City Design Guidelines

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

- The proposed designs utilize a variety of architectural styles, color schemes and floor plans that create a visually interesting streetscape.
- The project has been conditioned so that no two of the same floor plans with the same elevations can be placed adjacent to each other to ensure that the streetscape maintains a level of variety and character.
- The homes have been designed with living areas, such as bedrooms or front porches, forward to create a focal point and minimize the appearance of garages on front facades and to create a more welcoming streetscape.
- Corner lots as well as lots backing up to Chrysanthy Boulevard, will be required to have enhanced elevations which includes additional stylistic features and additional materials.
- The facades do provide some architectural detail on all elevations by providing popout trim around all windows and doors.

- The project does provide an area on the garage side yard for refuge storage and screening to help minimize garbage cans in visible areas.

Landscaping

The Applicant has included preliminary landscape plans for the residential lots throughout the Arista Subdivision. These proposed typical landscape plans include a variety of drought tolerant trees, shrubs, and ground cover for all front yards and street yards. The plans were reviewed by the City's landscape consultant for compliance with the Rancho Cordova Landscape Ordinance. The plans were also reviewed by the City's Arborist to ensure that the species and variety of trees proposed are appropriate for the yard areas to ensure that the tree is successful and would not create future issues at maturity.

The project has also been conditioned to include root barriers for the new planted trees, as added protection to underground infrastructure and adjacent hardscapes. In addition, the project has also been conditioned to provide weed barriers both in front yards and side yards (for corner lots) to minimize weed growth throughout the neighborhood.

Concrete paths have also been provided to connect the driveway to the garage side yard as well a concrete pad behind the fence line for storage of garbage cans. Landscape layouts showing these pathways can be seen in **Figure 9** below. Additional details, including all plant species and sizes, can be found in Attachment 2. A final landscape plan showing typical irrigation plans for the property, will be provided at building permit submittal.

Figure 9: Typical Landscape Streetscape Layout

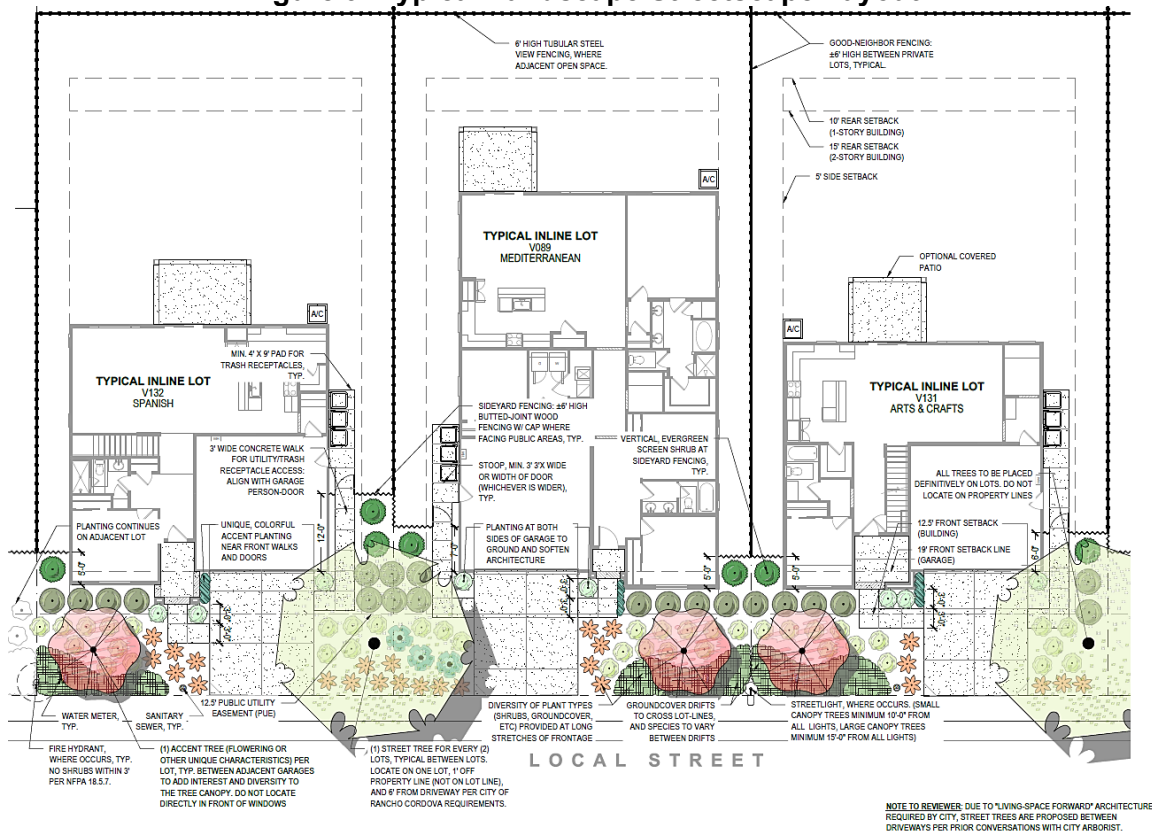
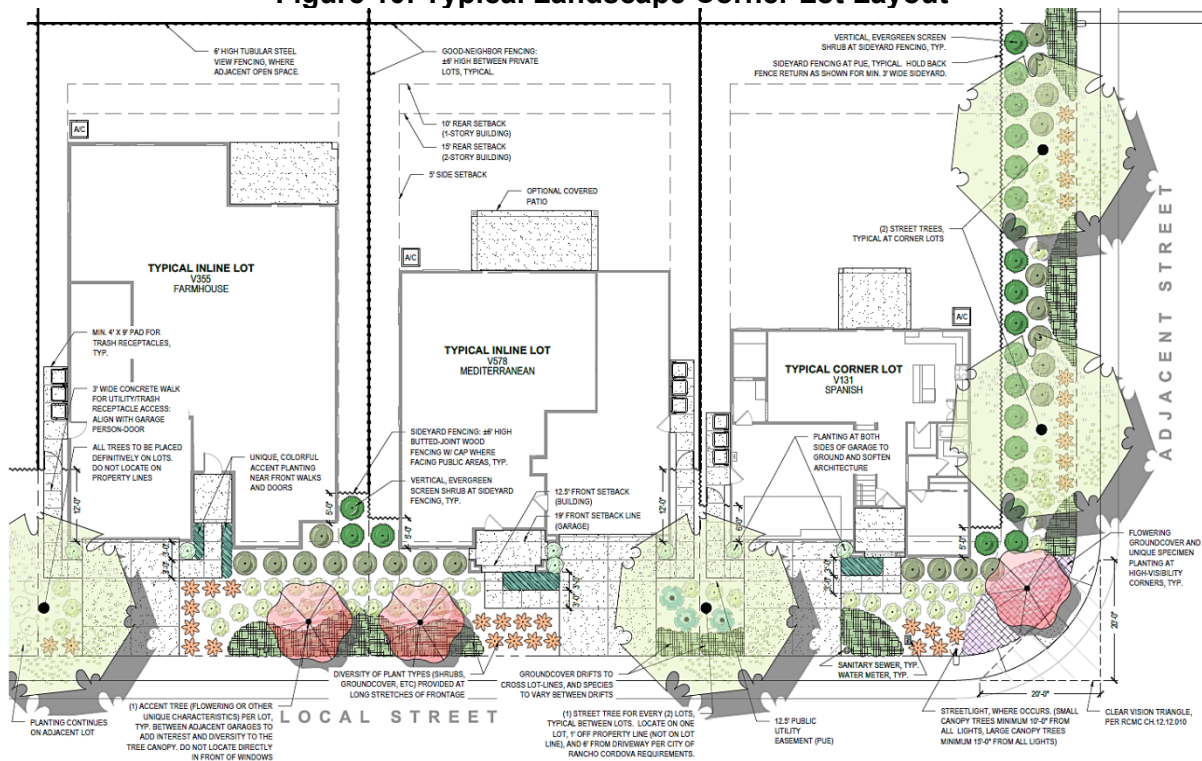


Figure 10: Typical Landscape Corner Lot Layout



ADDITIONAL ANALYSIS

The proposed Beazer Arista Del Sol Phases 1 & 2 project has also been reviewed for consistency with the following documents:

GENERAL PLAN:

The project site is designated as Medium Density Residential for Phase 1 and Low Density Residential for Phase 2, within the City's General Plan. These designations represent single-family residential neighborhoods with traditional single-family detached homes. However, the medium density designation can include smaller lots that are able to accommodate other housing types such as townhomes, condominiums, and small apartment complexes.

The proposed project is providing single-family detached homes throughout the project area and although the medium density portion does include smaller lots, the proposed homes are buildable on these lots with the requested Special Development Permit adjustments. Therefore, the proposed project is consistent with the intent of the Low and Medium Density designations by providing single-family detached homes consistent with the surrounding area.

ZONING CODE:

The project is located within the Sunridge Specific Plan (SDSP) and has been reviewed for consistency with both the SDSP's development standards and regulations as well as applicable sections of the City's Zoning Code.

The Applicant is requesting a Major Design Review as required by the City of Rancho Cordova Zoning Code Section 23.141.020 for master home plans for single-family residential subdivisions and is navigating the proper process for Zoning Code requirements. The project has also been reviewed for consistency with all applicable landscape requirements for single-family homes and has been found to be in compliance with these requirements.

The project is zoned RD-5 within the Sunridge Specific Plan and must also be in compliance with the development standards and regulations of this Specific Plan. The proposed project has not requested any modifications to the lot layout or density of the area and therefore, continues to be consistent with the allowed density of RD-5 zoning designation. Although the project is requesting a reduction to the required setbacks for the project, this request is allowable with the approval of a Special Development Permit.

FISCAL IMPACT

Approval of the Major Design Review and Special Development Permit would allow for the construction of the master home plans for Beazer Arista Del Sol Phase 1 & 2. This would benefit the City by providing direct contributions to fund needed public infrastructure as well as an increase in property tax for the project area.

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

ENVIRONMENTAL

The Applicant is requesting approval of a Major Design Review and Special Development Permit for 142 single-family homes for a subdivision proposed as Arista. The Application would be exempt from CEQA review under CEQA State Guidelines Categorical Exemption Section 15182 (Projects Pursuant to a Specific Plan). This exemption states that a residential project in conformity with a specific plan that has an approved Environmental Impact Report (EIR) are exempt from further CEQA Analysis.

The proposed project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA) (State Clearinghouse #1997022055). Mitigation measures relating to Arista Del Sol are included in the SDSP/SRSP EIR and are still applicable. Implementation of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The underground infrastructure has been installed by the previous owner and the proposed project would be served by all required utilities and public services. 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, Projects Pursuant to a Specific Plan and no further environmental documents pursuant to CEQA are required.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission:

- Find the proposed project in compliance with the California Environmental Quality Act (CEQA) as exempt pursuant to Section 15182, "Projects Pursuant to a Specific Plan".

- Adopt the Resolution approving the Major Design Review & Special Development Permit for Beazer Arista Del Sol Phase 1 & 2, PLND-0424-0097, subject to the findings, Project Plans (Exhibit A) and Conditions of Approval (Exhibit B).

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

RESOLUTION NO. ____-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING A MAJOR DESIGN REVIEW AND SPECIAL
DEVELOPMENT PERMIT FOR BEAZER ARISTA DEL SOL PHASE 1 & 2 - PROJECT NO.
PLND-0424-0097**

WHEREAS, Beazer Homes (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Major Design Review and Special Development Permit for 142 single-family residential lots for their Arista Subdivision; and

WHEREAS, the Special Development Permit is requesting setback reductions for the front yard setback and rear yard setbacks, as well as a reduction in required distances between homes; and

WHEREAS, the Major Design Review is for 5 floor plans with 3 architectural styles; and

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

WHEREAS, the proposed project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA) (SCH#1997022055); and

WHEREAS, the project was found to be consistent with this EIR and therefore exempt per California Environmental Quality Act (CEQA) exemption 15182 "Projects Pursuant to a Specific Plan" from further CEQA analysis; and

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

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

1. Determine the CEQA exemption 15182 is an adequate exemption according to the Guidelines of the California Environmental Quality Act.
 - a) **Finding:** The project site has been analyzed and is exempt per California Environmental Quality Act exemption 15182 "Projects Pursuant to a Specific Plan".

Evidence: The Applicant is requesting approval of a Major Design Review and Special Development Permit for 142 single-family homes for a subdivision proposed as Arista. The Application would be exempt from CEQA review under CEQA State Guidelines Categorical Exemption Section 15182 (Projects Pursuant to a Specific Plan). This exemption states that a residential project in conformity with a specific plan that has an approved Environmental Impact Report (EIR) are exempt from further CEQA Analysis.

The proposed project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report (EIR) in compliance with the California Environmental

Quality Act (CEQA) (SCH#1997022055). Mitigation measures relating to Arista Del Sol are included in the SDSP/SRSP EIR and are still applicable. Implementation of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The underground infrastructure has been installed by the previous owner and the proposed project would be served by all required utilities and public services. 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, Projects Pursuant to a Specific Plan and no further environmental documents pursuant to CEQA are required.

2. The Special Development Permit is requested to revise setbacks to accommodate the approved subdivision lot sizes and to maintain the desired housing product diversity. The following evidence supports the Special Development Permit request:

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

Evidence: The proposed project will provide single-family detached homes consistent with the intent of the Low and Medium Density Residential designation of the General Plan as well as the Sunridge Specific Plan. The requested Special Development Permit would allow for additional flexibility for home placement on each lot.

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

Evidence: The original approved Arista Del Sol Tentative Subdivision Map is of sufficient size and provides a variety of lots for single-family detached homes. The proposed project would not affect lot sizes or density within the project area and the requested Special Development Permit for revised setbacks would allow the Applicant to accommodate the existing smaller lot sizes with a more desirable housing product for consumers, consistent with homes in the surrounding area.

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

Evidence: The proposed project would continue to provide single-family homes consistent with the surrounding area. The architectural styles provided would be compatible with the neighboring homes and the requested setback modifications are consistent with what was previously approved for the area for Woodside Homes.

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

Evidence: The requested setback adjustments would allow for the proposed homes to be consistent with the surrounding homes that received similar setbacks adjustments as part of a previous approval. These adjustments allow more flexibility when placing the proposed homes on the lots and allow for homes to be closer to the street creating a

more welcoming streetscape and additional open space for rear yards with homes shifted forward. Only adjustments for setbacks are requested, no other exceptions are requested as part of this application.

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

Evidence: A previous Design Review was approved prior to this application at which time infrastructure was initiated and installed for construction. The Applicant would be purchasing finished lots from the previous developer and therefore all public improvements will be installed at the time of construction.

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

Evidence: Infrastructure in the project area is already under construction and homes from other developers have already been completed in the surrounding area. The Applicant is looking to start construction once Master Home Plans have been approved.

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

Evidence: The project area has utility plans and infrastructure in place to accommodate single-family homes. The project does not propose any increases in density or number of lots and therefore the infrastructure under construction will be of adequate capacity for the proposed use.

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

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

Evidence: The project site is designated as Medium Density Residential for Phase 1 and Low Density Residential for Phase 2, within the City's General Plan. These designations encourage a variety of single-family housing types, including single-family detached housing. The Applicant has proposed single-family homes consistent with this designation. The project has also been reviewed for consistency with applicable sections of the Zoning Code as well as the City's Design Guidelines and has been determined to be in compliance. Although the project is requesting modifications to setbacks required by the Sunridge Specific Plan, these modifications are allowed through approval of a Special Development Permit per Title 1, Article 6 of the Sacramento County Code.

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

Evidence: The Applicant is proposing 5 floor plans ranging from 1,655 SF to 2,804 SF with 3 architectural styles (Spanish Colonial, Mediterranean, and Farmhouse). The proposed size and style of the homes is consistent with the homes in the surrounding area and will contribute to a visually interesting streetscape and the overall character of the subdivision. Landscaping will include weed barrier to minimize maintenance as well as a variety of drought tolerant trees and shrubs that were reviewed by the City's Arborist to ensure that they are suitable in size and species for each lot as well as the area's climate.

- 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 project provides floor plans, architectural styles, and color schemes that are consistent with nearby properties and continues to provide a clear design concept throughout the subdivision. The variety of exterior elements of each individual style as well as providing both single-story and two-story homes, will enhance the character of the neighborhood.

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

Evidence: The subdivision map for the project area has already been approved and established for the site. The proposed project does not include any modifications to the layout of the area and construction of the proposed homes would not create any conflicts to any modes of circulation.

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

Evidence: The Application is a Major Design Review for home master plans. Arista Del Sol has a pre-approved tentative subdivision map in this area at which point the on-site circulation was analyzed to ensure that the area is well integrated with the City's street network. No modifications to the public rights of way are proposed with this application.

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

Evidence: With the purchase of the lots from Woodside Homes, the Applicant will be introducing their own Beazer product into the subdivision. The added product will enhance the character of the neighborhood and create a more interesting streetscape by bringing a greater variety of home designs to an area that would have otherwise been uniform with the surrounding homes.

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

Evidence: The project proposes more traditional architectural styles of Spanish Colonial, Mediterranean, and Farmhouse that are consistent with other home designs in the surrounding area. The project utilizes materials and color schemes that are similar to the existing homes in the neighborhood to ensure that these styles

are consistent and that an overall design concept is maintained throughout the subdivision.

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

Evidence: All transportation modes of circulation were reviewed as part of the previously approved Tentative Subdivision Map. No changes to the site design or pedestrian connectivity networks were proposed as part of this application.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 11th day of September 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

ARISTA

CITY OF RANCHO CORDOVA | CALIFORNIA



TABLE OF CONTENTS

OVERALL SITPLAN / PROJECT LOCATION 03

STREETSCAPE EXHIBIT..... 04

SETBACK EXHIBIT..... 05

PLAN E270

FLOOR PLAN 06

FRONT ELEVATION CONCEPT - SCHEME [2] 07

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION / SHOP OPTION .. 08,09,10

FRONT ELEVATION CONCEPT - SCHEME [5] 11

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION / SHOP OPTION .. 12,13,14

FRONT ELEVATION CONCEPT - SCHEME [8] 15

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION / SHOP OPTION .. 16,17,18

PLAN V355

FLOOR PLAN 19

FRONT ELEVATION CONCEPT - SCHEME [1] 20

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION 21,22

FRONT ELEVATION CONCEPT - SCHEME [4] 23

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION 24,25

FRONT ELEVATION CONCEPT - SCHEME [7] 26

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION 27,28

PLAN V131

FLOOR PLAN 29

FRONT ELEVATION CONCEPT - SCHEME [3] 30

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION / SHOP OPTION .. 31,32,33

FRONT ELEVATION CONCEPT - SCHEME [6] 34

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION / SHOP OPTION .. 35,36,37

FRONT ELEVATION CONCEPT - SCHEME [9] 38

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION / SHOP OPTION .. 39,40,41

PLAN V132

FLOOR PLAN 42

FRONT ELEVATION CONCEPT - SCHEME [1] 43

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION / SHOP OPTION .. 44,45,46

FRONT ELEVATION CONCEPT - SCHEME [4] 47

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION / SHOP OPTION .. 48,49,50

FRONT ELEVATION CONCEPT - SCHEME [7] 51

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION / SHOP OPTION .. 52,53,54

PLAN V578

FLOOR PLAN 55

FRONT ELEVATION CONCEPT - SCHEME [3] 56

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION 57,58

FRONT ELEVATION CONCEPT - SCHEME [6] 59

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION 60,61

FRONT ELEVATION CONCEPT - SCHEME [9] 62

SIDE ELEVATIONS & ROOF PLAN / COVERED PATIO OPTION 63,64

COLOR & MATERIALS PALETTES

- SPANISH COLONIAL [1,2,3] 66

- MEDITERRANEAN [4,5,6] 67

- FARMHOUSE [7,8,9] 68

DEVELOPER:

BEAZER HOMES

290 LAVA RIDGE COURT, STE 110

ROSEVILLE, CA 95661

BUSINESS: (916) 297-0530

WWW.BEAZER.COM

ARCHITECT:

HMA ARCHITECTURE

2330 EAST BIDWELL ST. STE. 125

FOLSOM, CA 95630

BUSINESS: (916) 597-1500

WWW.HMA-ARCH.COM

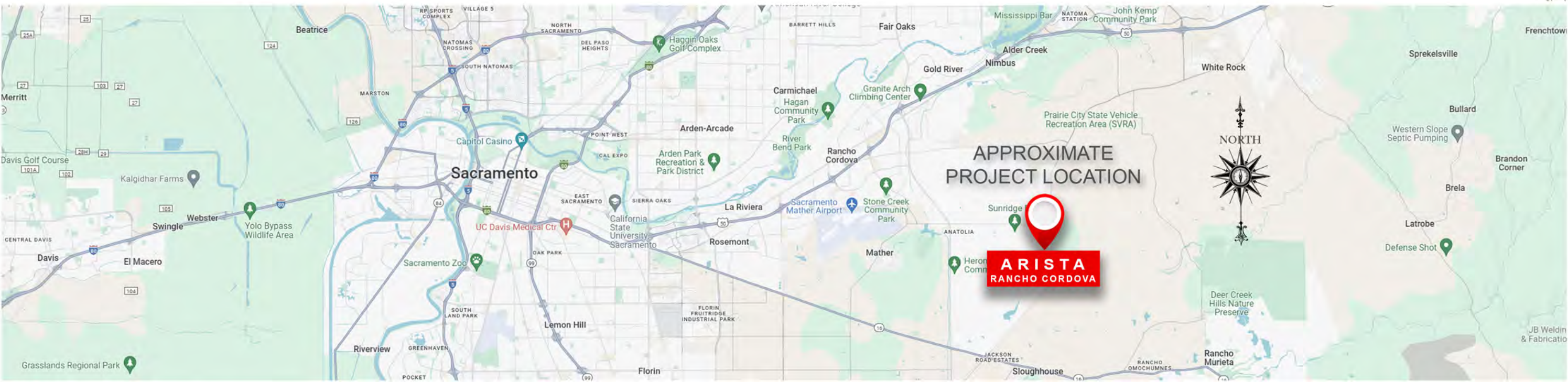
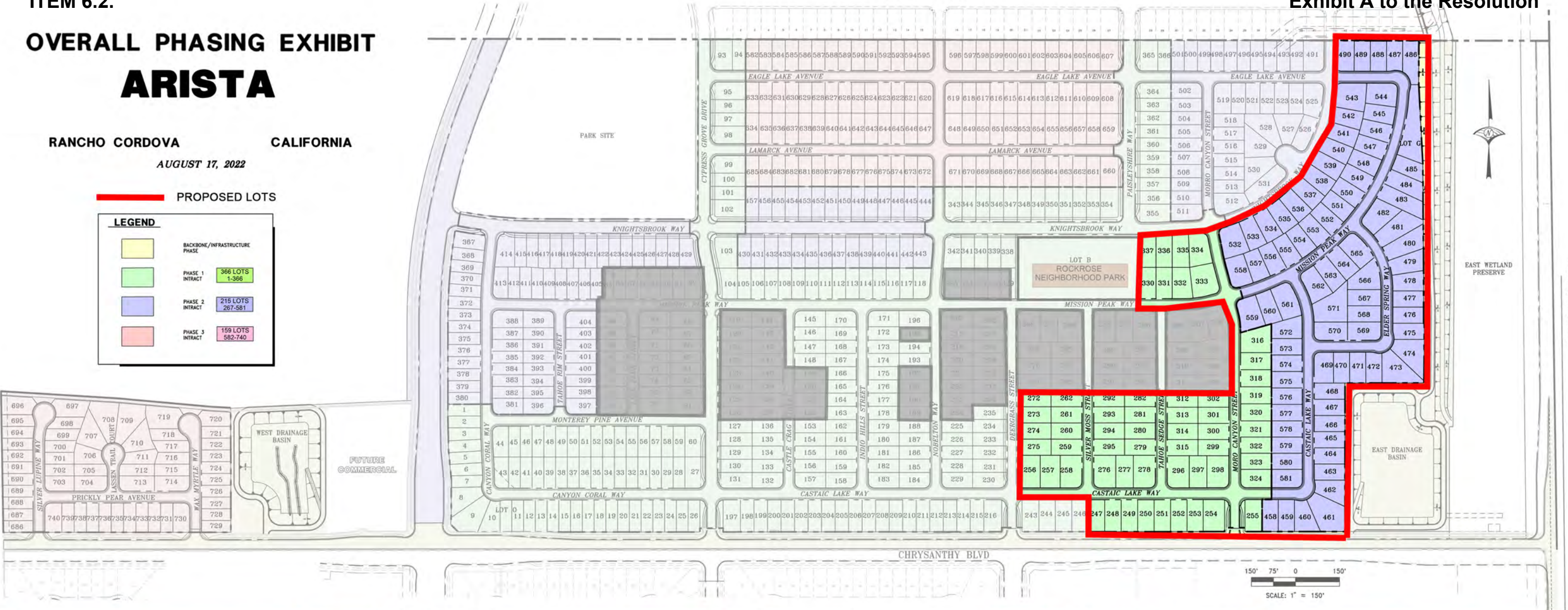
OVERALL PHASING EXHIBIT
ARISTA

RANCHO CORDOVA CALIFORNIA
AUGUST 17, 2022

PROPOSED LOTS

LEGEND

[Yellow Box]	BACKBONE/INFRASTRUCTURE PHASE
[Green Box]	PHASE 1 INTRACT 366 LOTS 1-366
[Blue Box]	PHASE 2 INTRACT 215 LOTS 267-581
[Red Box]	PHASE 3 INTRACT 159 LOTS 582-740



STREETSCAPE EXHIBIT

PLAN E270
ELEVATION
COLOR SCHEME 8
FARMHOUSE

PLAN V132
ELEVATION
COLOR SCHEME 4
MEDITERRANEAN

PLAN V355
ELEVATION
COLOR SCHEME 1
SPANISH COLONIAL

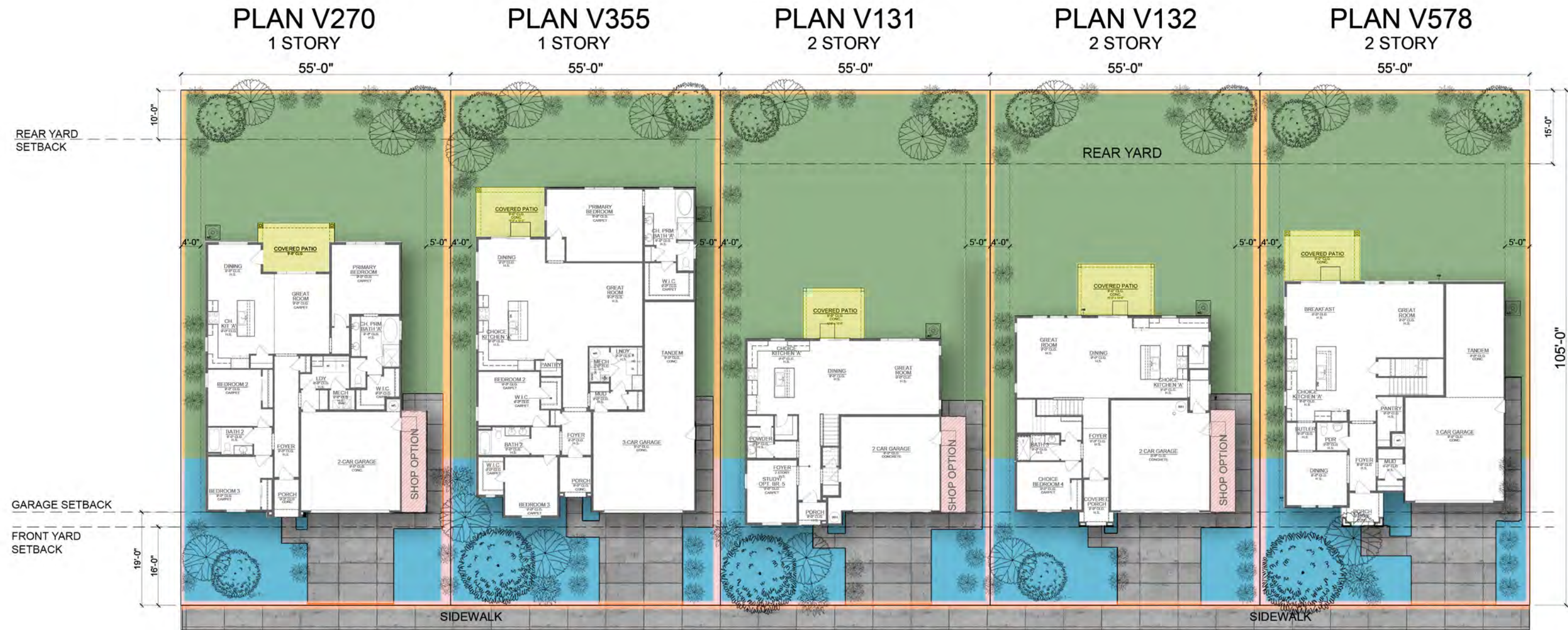
PLAN V131
ELEVATION
COLOR SCHEME 9
FARMHOUSE

PLAN V578
ELEVATION
COLOR SCHEME 2
SPANISH COLONIAL



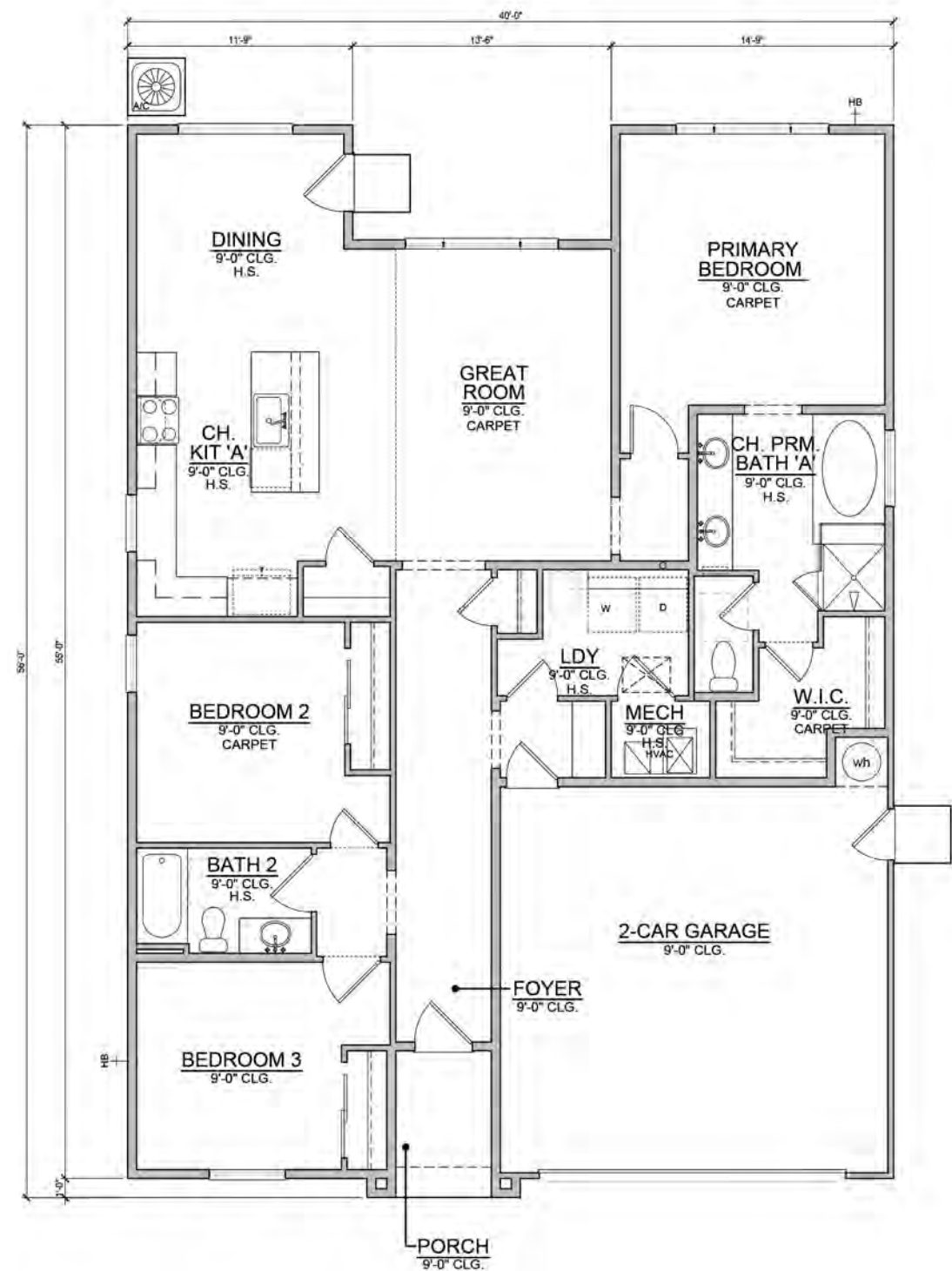
*LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY.

SETBACK EXHIBIT

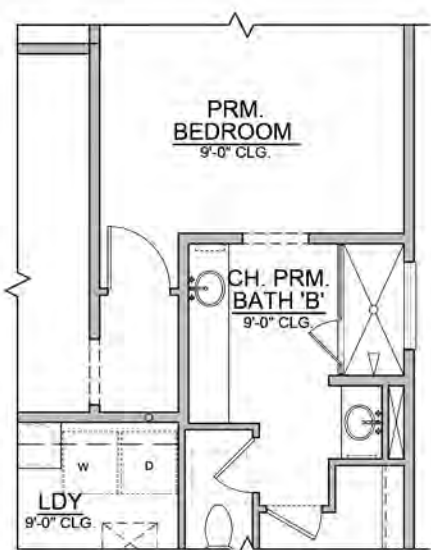


* SETBACKS ARE SHOWN ON TYPICAL INTERIOR LOT SIZE: 55'X 105'
* LOT DEPTH WITHIN THE ARISTA COMMUNITY VARIES. NOT ALL LOTS WILL BE ABLE TO ACCOMMODATE OPTIONAL COVERED PATIOS GIVEN THE REQUIRED REAR YARD SETBACKS
* ALL HOMES MUST HAVE A PATHWAY FROM THE DRIVEWAY TO THE GARAGE SIDE YARD AS WELL AS A CONCRETE PAD BEHIND THE FENCE LINE TO STORE GARBAGE CANS.

PLAN E270



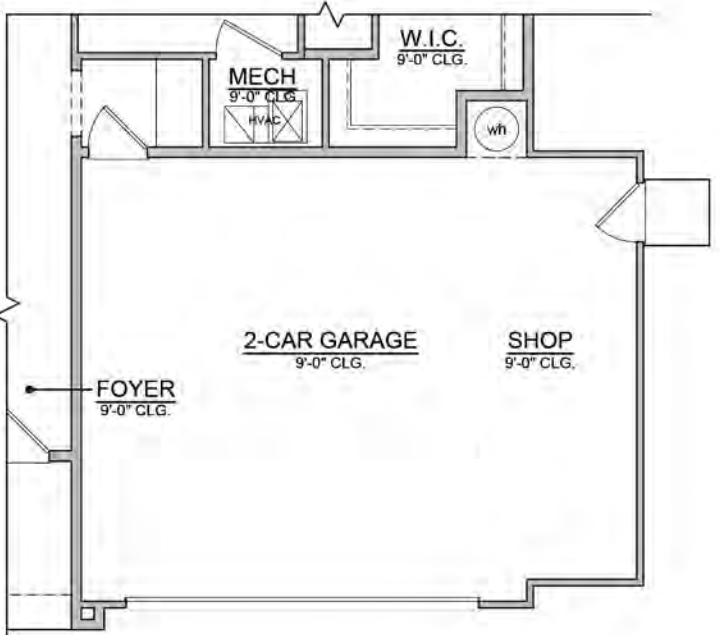
CHOICE KITCHEN B



CHOICE PRM. BATH B



OPTIONAL COVERED PATIO



OPTIONAL SHOP

SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	1,655 SQ. FT.
DWELLING	1,655 SQ. FT.
2 CAR GARAGE	431 SQ. FT.
2 CAR GARAGE W/ SHOP OPTION	531 SQ. FT.
COVERED PORCH	41 SQ. FT.
OPT. COVERED PATIO	143 SQ. FT.

FRONT ELEVATION CONCEPT | PLAN E270

SPANISH COLONIAL
ELEVATION - SCHEME [2]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

COLOR & MATERIALS PALETTE

2

Scheme

ROOF TILE

CAPISTRANO
3816 SAN RAMON RANGE

FASCIA

SW 2735
ROCKWEED

STUCCO BODY

SW 6070
HERON PLUME

TRIM / ACCENTS / SHUTTER

SW 7535
SANDY RIDGE

WINDOW FRAME

WHITE

FRONT DOOR

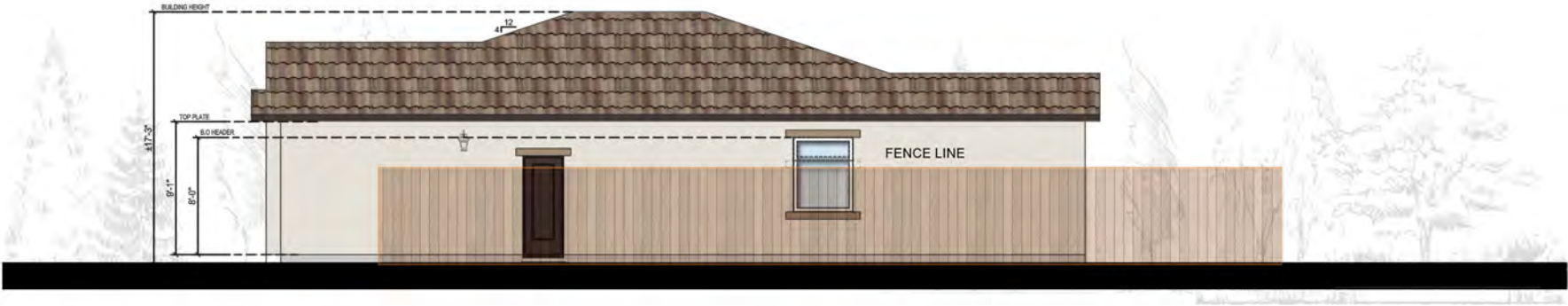
SW 2735
ROCKWEED

GARAGE DOOR

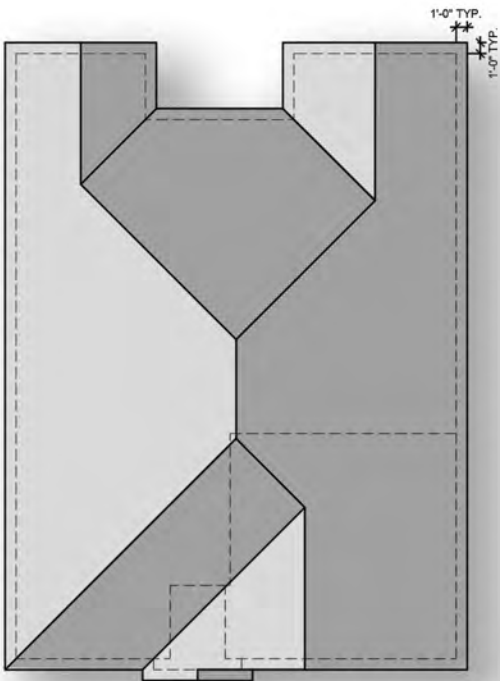
SW 6048
TERRA BURN

Decorative Tiles
Cool Sole Square Sole
Color Code: QU18

ELEVATIONS | PLAN E270
SPANISH COLONIAL



RIGHT ELEVATION



FRONT ELEVATION ▲
ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

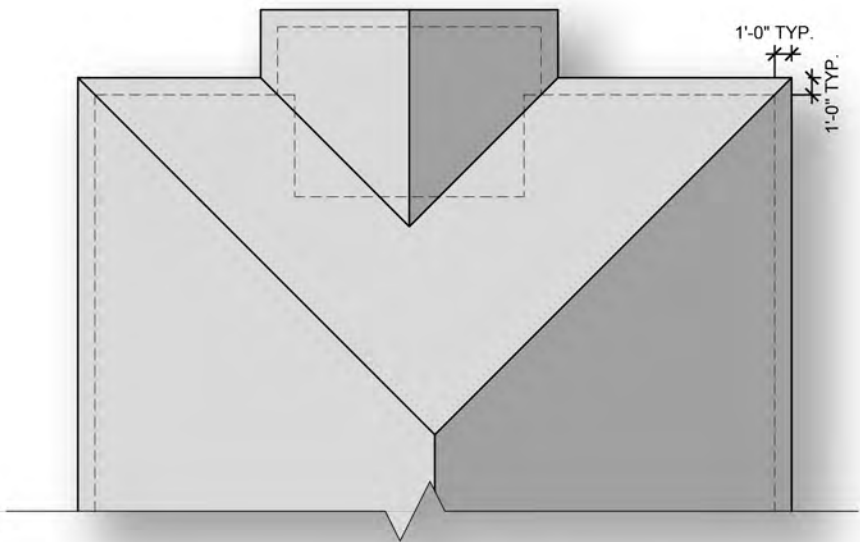
ELEVATIONS | PLAN E270

SPANISH COLONIAL

OPT. COVERED PATIO



REAR ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



RIGHT ELEVATION

LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

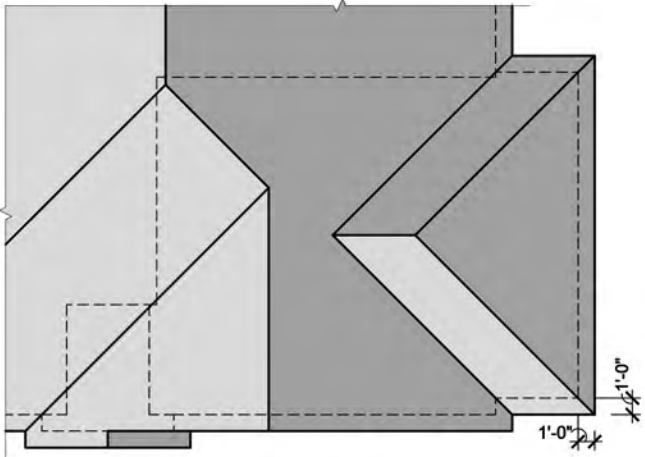
SPANISH COLONIAL

SHOP OPTION

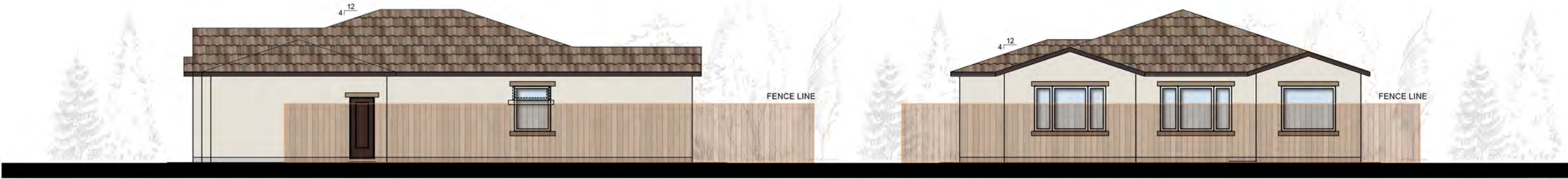
| PLAN E270



FRONT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



RIGHT ELEVATION

REAR ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

FRONT ELEVATION CONCEPT | PLAN E270

MEDITERRANEAN
ELEVATION - SCHEME [5]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

COLOR & MATERIALS PALETTE

5

Scheme

ROOF TILE

BEL AIR
600 SLATE - TAHOE BLEND

FASCIA

SW 7100
ARCADE WHITE

STUCCO BODY

SW 7516
KESTREL WHITE

TRIM

SW 7100
ARCADE WHITE

STONE VENEER

FIELD LEDGE
MESETA

WINDOW FRAME

WHITE

FRONT DOOR

SW 6083
SABLE

GARAGE DOOR / SHUTTER

SW 7509
TIKI HUT

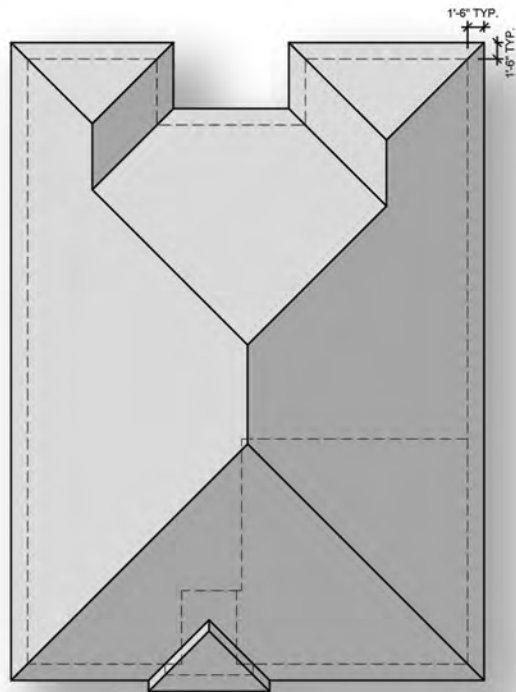
ELEVATIONS

MEDITERRANEAN

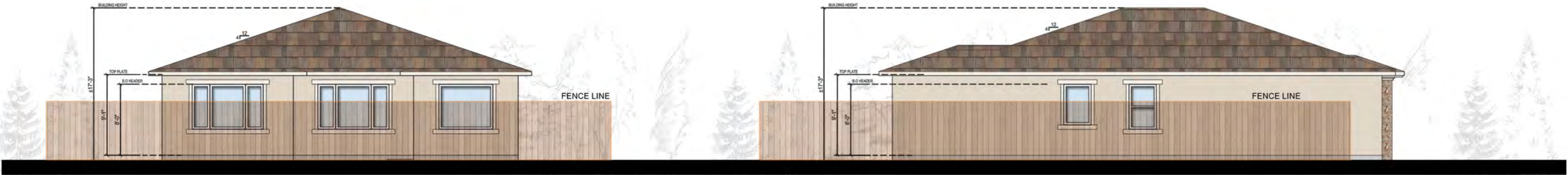
| PLAN E270



RIGHT ELEVATION



FRONT ELEVATION ▲
ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION

LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

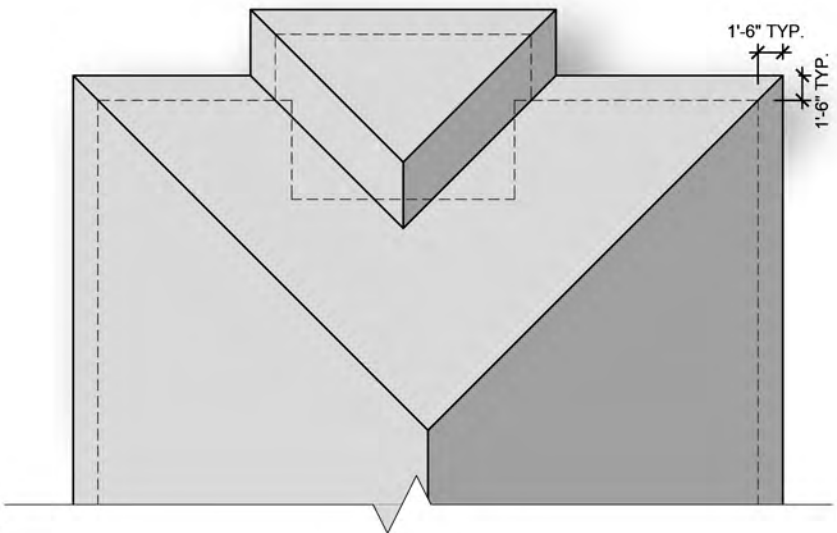
MEDITERRANEAN

OPT. COVERED PATIO

| PLAN E270



REAR ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



RIGHT ELEVATION

LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

MEDITERRANEAN

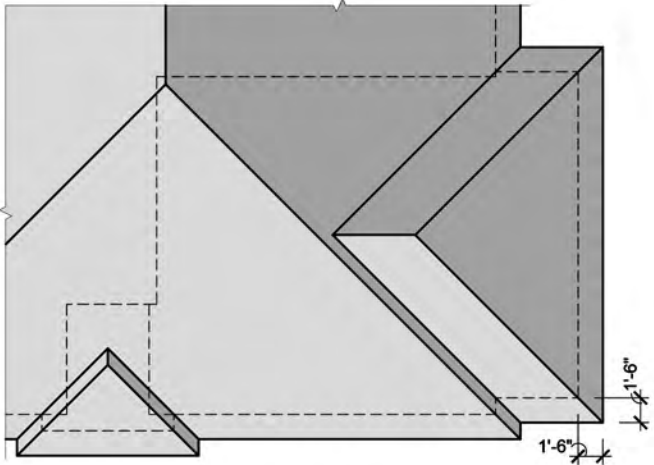
SHOP OPTION

|

PLAN E270



FRONT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



RIGHT ELEVATION

REAR ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

FRONT ELEVATION CONCEPT | PLAN E270

FARMHOUSE
ELEVATION - SCHEME [8]



COLOR & MATERIALS PALETTE

8

Scheme

ROOF TILE

BEL AIR
4588 GARNET BROWN
RANGE

FASCIA / TRIM / ACCENT

SW 7024
FUNCTIONAL GRAY

STUCCO BODY

SW 6098
PACER WHITE

SIDING

SW 6098
PACER WHITE

SHINGLE SIDING

SW 7745
MUDDLED BASIL

WINDOW FRAME

WHITE

FRONT DOOR

SW 6034
ARRESTING AUBURN

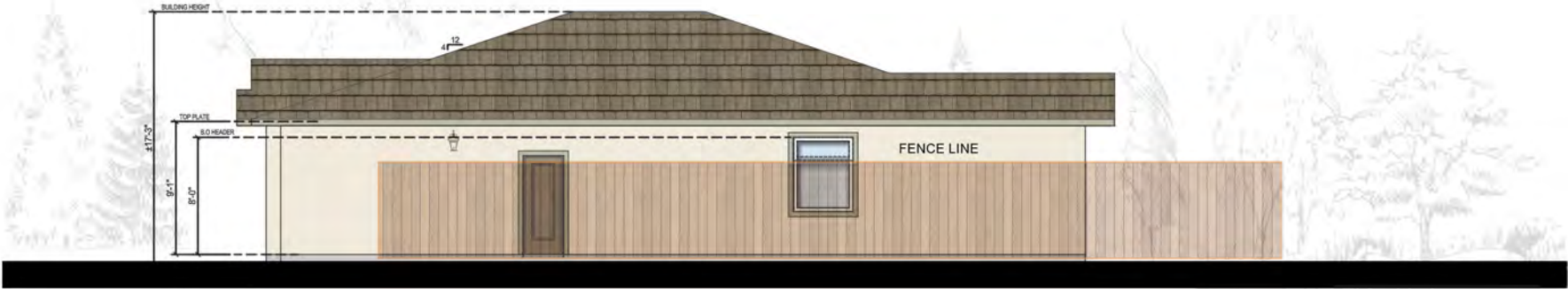
GARAGE DOOR / SHUTTER

SW 7026
GRIFFIN

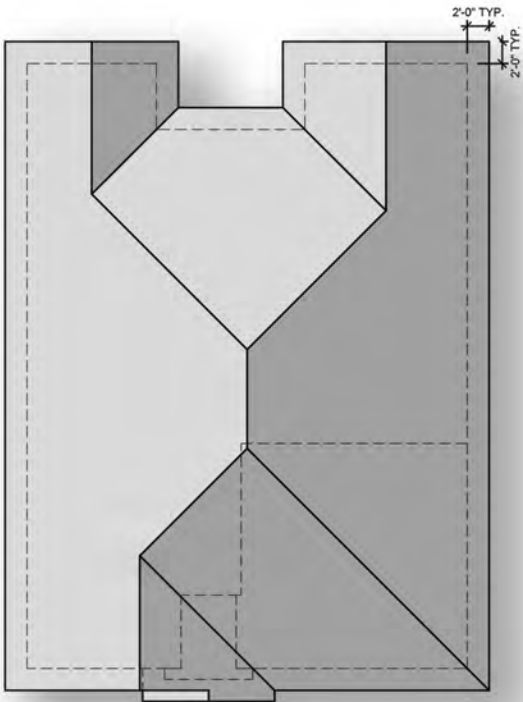
ELEVATIONS

FARMHOUSE

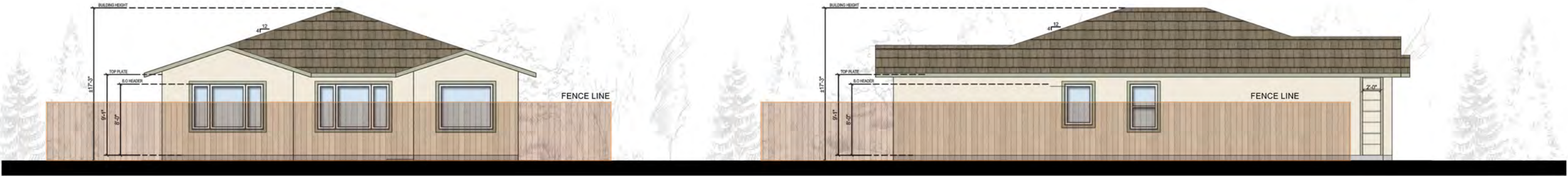
| PLAN E270



RIGHT ELEVATION



FRONT ELEVATION ▲
ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION

LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

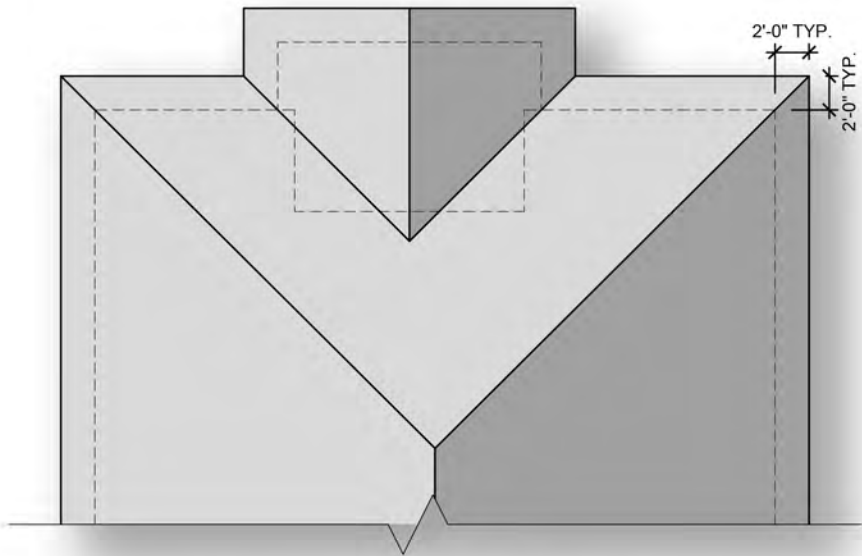
FARMHOUSE

OPT. COVERED PATIO

| PLAN E270



REAR ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



RIGHT ELEVATION

LEFT ELEVATION

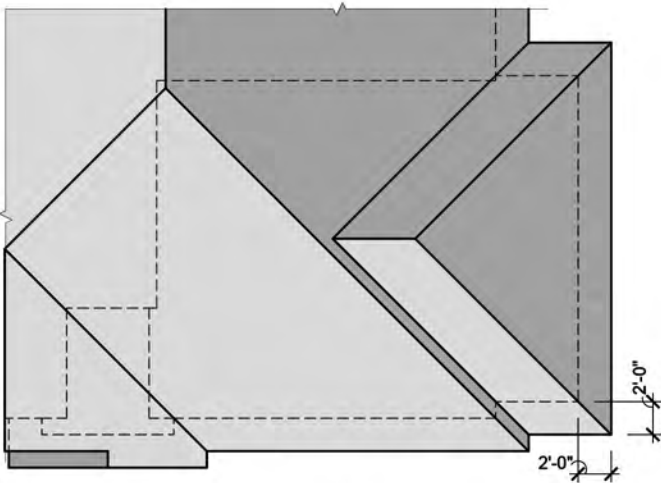
* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS
FARMHOUSE
SHOP OPTION

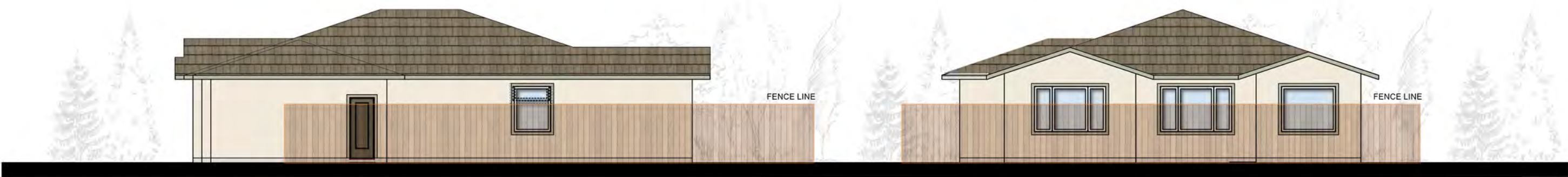
| PLAN E270



FRONT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



RIGHT ELEVATION

REAR ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

COVERED PATIO
9'-0" CLG.
CONC.
18'-0" x 10'-3"

DINING
9'-0" CLG.
H.S.

PRIMARY BEDROOM
9'-0" CLG.
CARPET

DINING
9'-0" CLG.
H.S.

CHOICE
KITCHEN "B"
9'-0" CLG.
H.S.

PANTRY

The floor plan shows a rectangular layout. On the left is the **PRIMARY BEDROOM** (9'-0" CLG CARPET). To its right is the **CH. PRM. BATH 'B'** (9'-0" CLG. H.S.), which includes a bathtub, toilet, and sink. Below the bedroom is the **GREAT ROOM** (9'-0" CLG. H.S.). To the right of the Great Room is the **W.I.C.** (9'-0" CLG CARPET, 10'-0" x 7'-6"). A central hallway connects these rooms. An **HB** (Hanging Basket) is located near the top of the hallway. An **A/C** unit is shown on the right wall of the bathroom area.

The floor plan shows the following rooms and features:

- GREAT ROOM:** 9'-0" CLG. H.S.
- BATH 3:** 9'-0" CLG. H.S.
- LNDY.:** 9'-0" CLG. H.S.
- BEDROOM 4:** 9'-0" CLG. CARPET 10'-0" x 14'-3"
- 2-CAR GARAGE:** 9'-0" CLG. CONC.

2 CAR GARAGE	676 sq. ft.
COVERED PORCH 'A'	51 sq. ft.
COVERED PATIO OPTION	182 sq. ft.
2 CAR GARAGE	442 sq. ft.

FRONT ELEVATION CONCEPT | PLAN V355

SPANISH COLONIAL
ELEVATION - SCHEME [1]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY.

COLOR & MATERIALS PALETTES

1

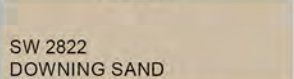
Scheme

ROOF TILE



CAPISTRANO
SCC8806 TUCSON BLEND

FASCIA



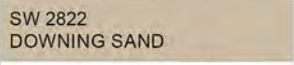
SW 2822
DOWNING SAND

STUCCO BODY



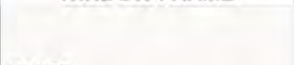
SW 9108
DOUBLE LATTE

TRIM / ACCENTS / SHUTTER



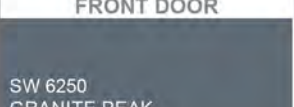
SW 2822
DOWNING SAND

WINDOW FRAME



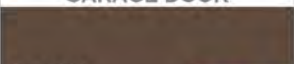
WHITE

FRONT DOOR



SW 6250
GRANITE PEAK

GARAGE DOOR

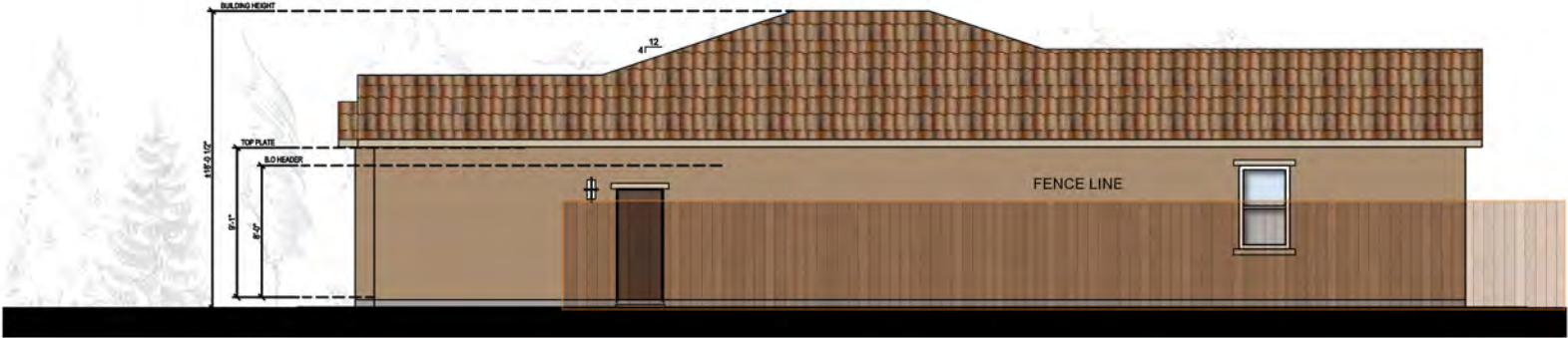


SW 6083
SABLE

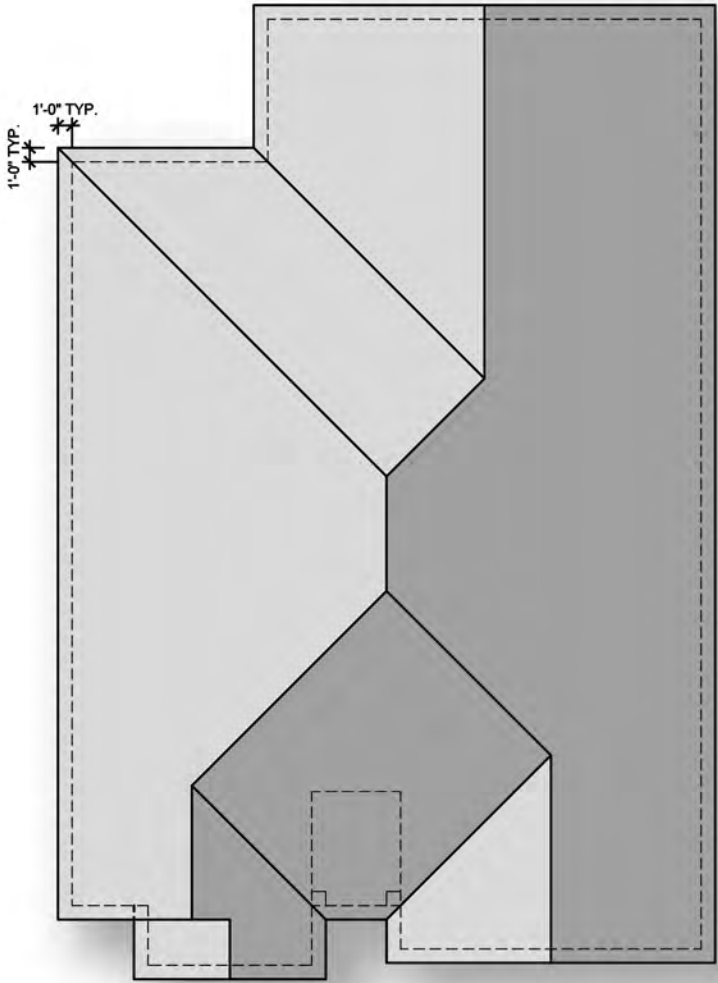


Decorative Tiles
Warm Petalo Square Petalo
Color Code: QU15

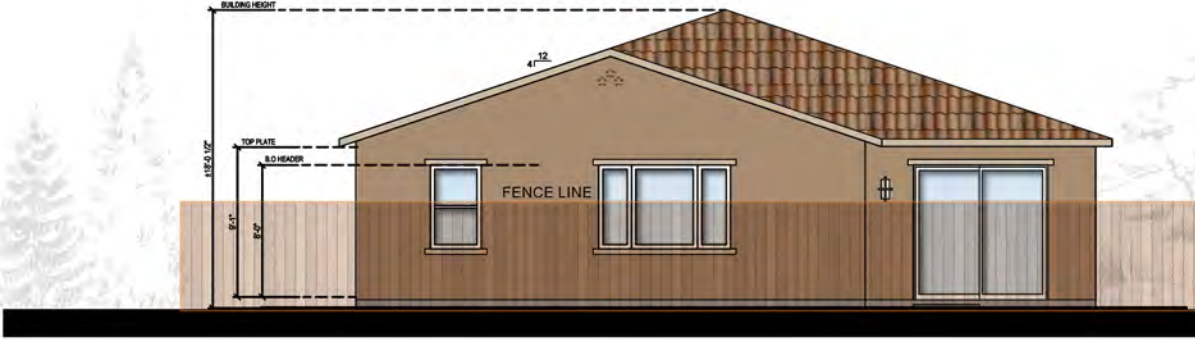
ELEVATIONS | PLAN V355
SPANISH COLONIAL



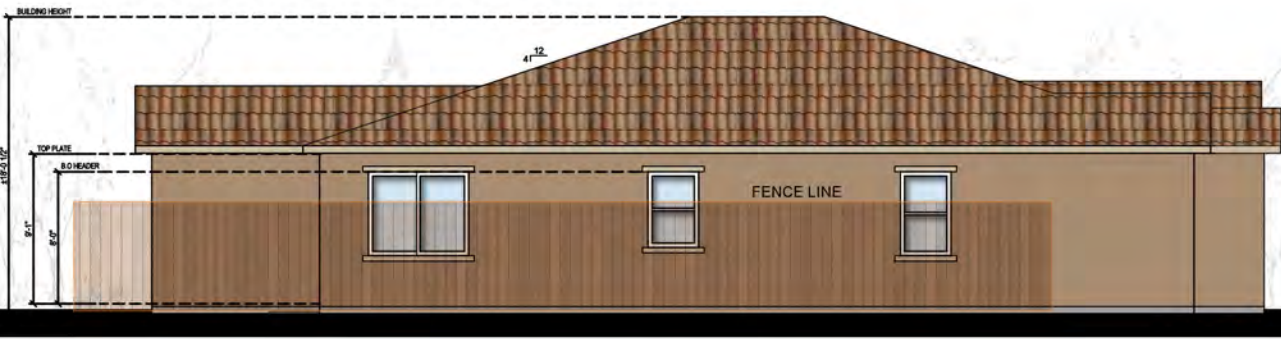
RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



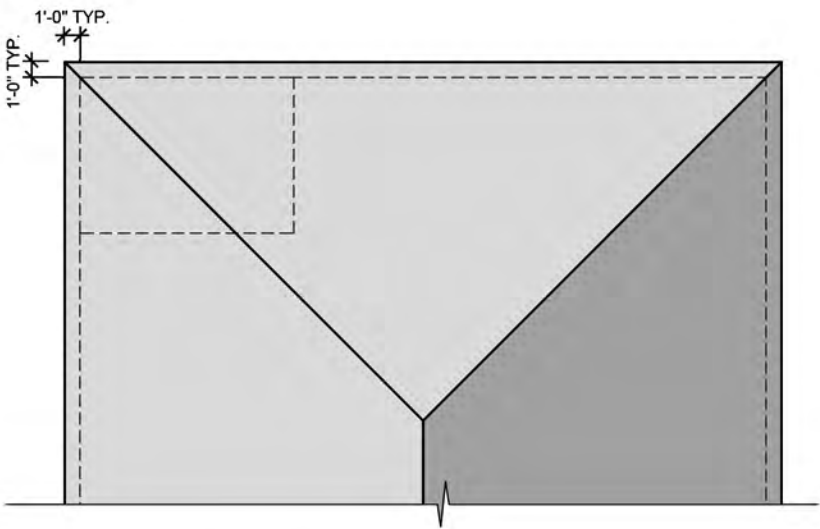
LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS | PLAN V355

SPANISH COLONIAL

COVERED PATIO OPTION



ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION

LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

FRONT ELEVATION CONCEPT | PLAN 355

MEDITERRANEAN
ELEVATION - SCHEME [4]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY.

COLOR & MATERIALS PALETTES

4

Scheme

ROOF TILE

BEL AIR
4743 COCOA RANGE

FASCIA / SHUTTER

SW 6069
FRENCH ROAST

STUCCO BODY

SW 7537
IRISH CREAMS

TRIM

SW 7519
MEXICAN SAND

STONE VENEER

ROUGH CUT
CASABLANCA

WINDOW FRAME

WHITE

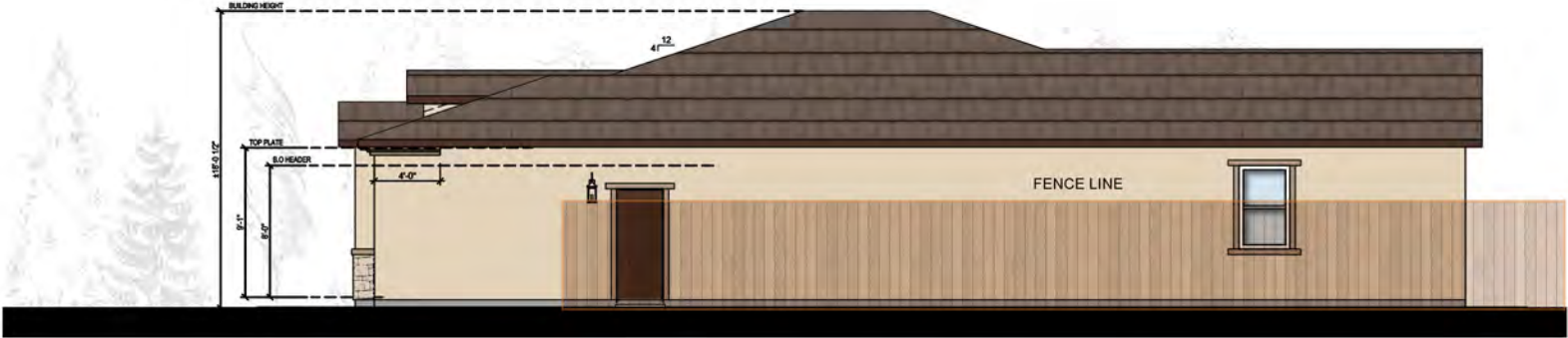
FRONT DOOR

SW 7027
HICKORY SMOKE

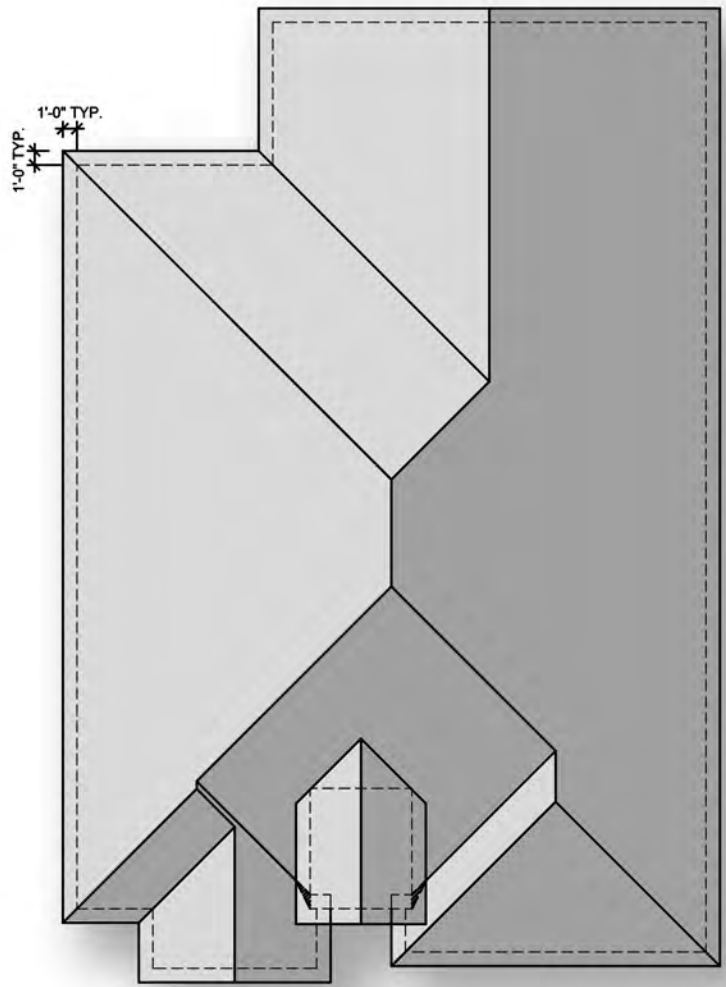
GARAGE DOOR

SW 6069
FRENCH ROAST

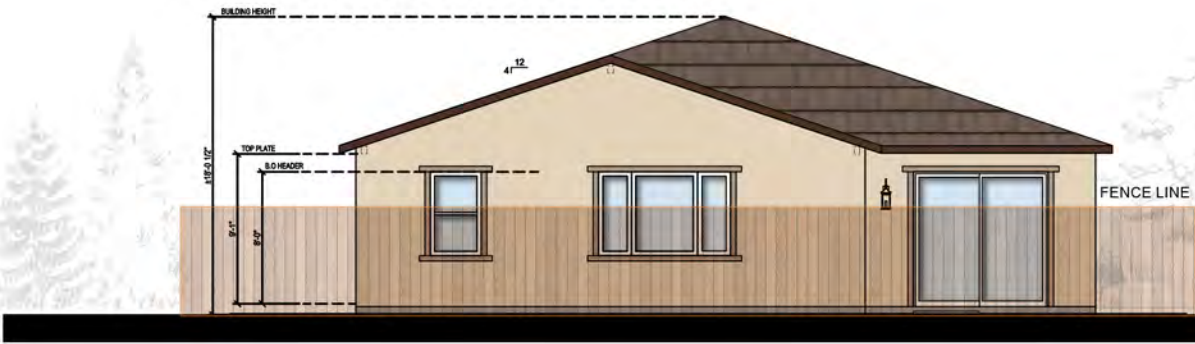
ELEVATIONS | PLAN V355
MEDITERRANEAN



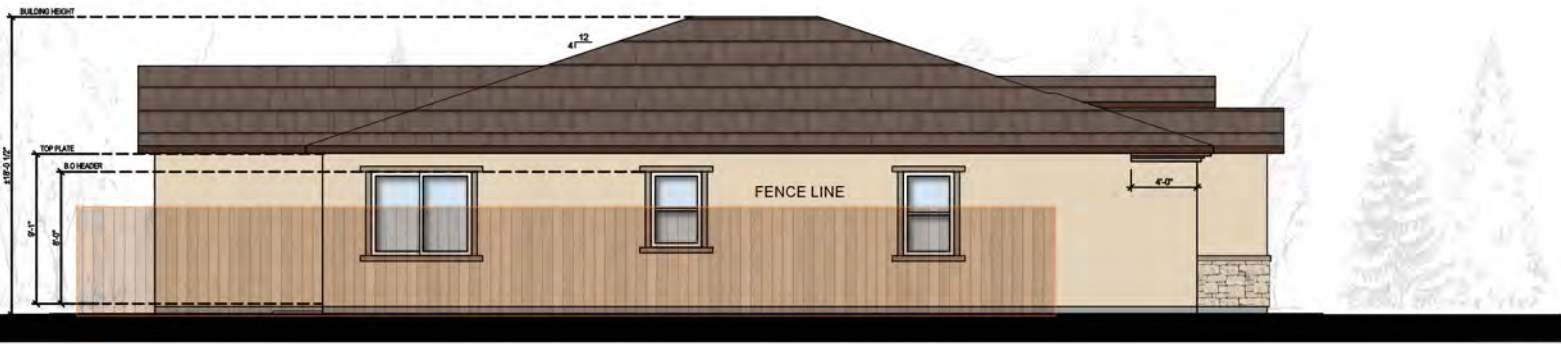
RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



LEFT ELEVATION

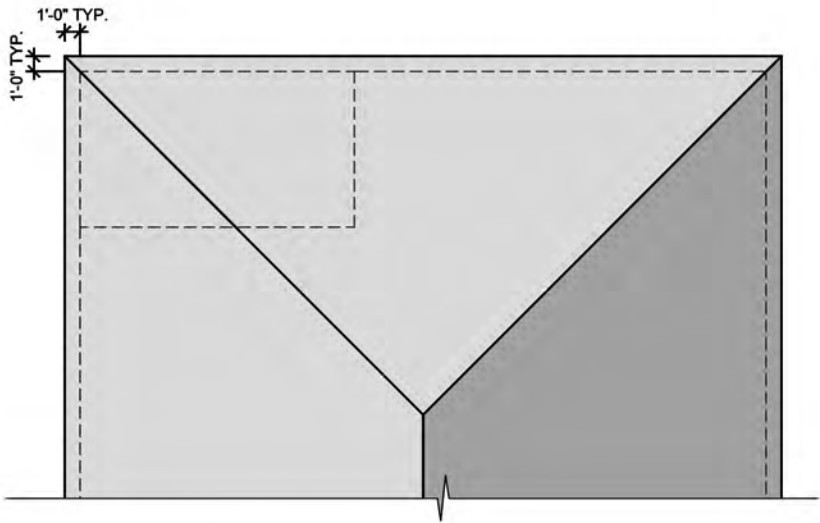
* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

MEDITERRANEAN

COVERED PATIO OPTION

| PLAN V355



ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION

LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

FRONT ELEVATION CONCEPT | PLAN V355

FARMHOUSE
ELEVATION - SCHEME [7]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY.

COLOR & MATERIALS PALETTES

7

Scheme

ROOF TILE

BEL AIR
4595 DARK CHARCOAL

FASCIA / TRIM / ACCENT

SW 7757
HIGH REFLECTIVE WHITE
STUCCO BODY

SW 7007
CEILING BRIGHT WHITE

SIDING / SHUTTER

SW 7659
GRIS

WINDOW FRAME

WHITE

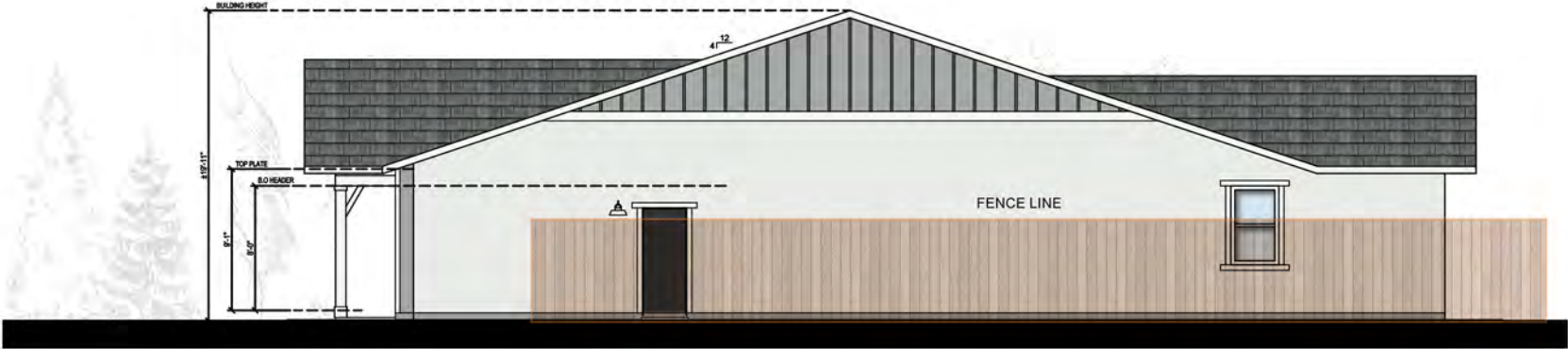
FRONT DOOR

SW 7580
CARNELIAN

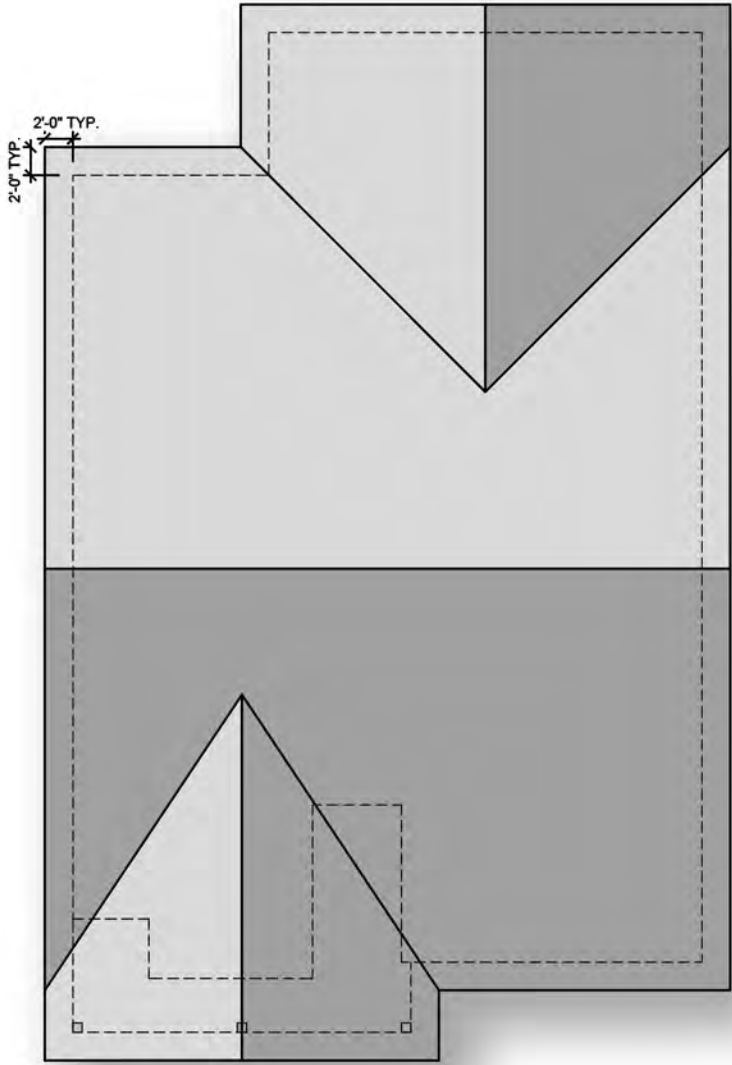
GARAGE DOOR

SW 6993
BLACK OF NIGHT

ELEVATIONS | PLAN V355
FARMHOUSE



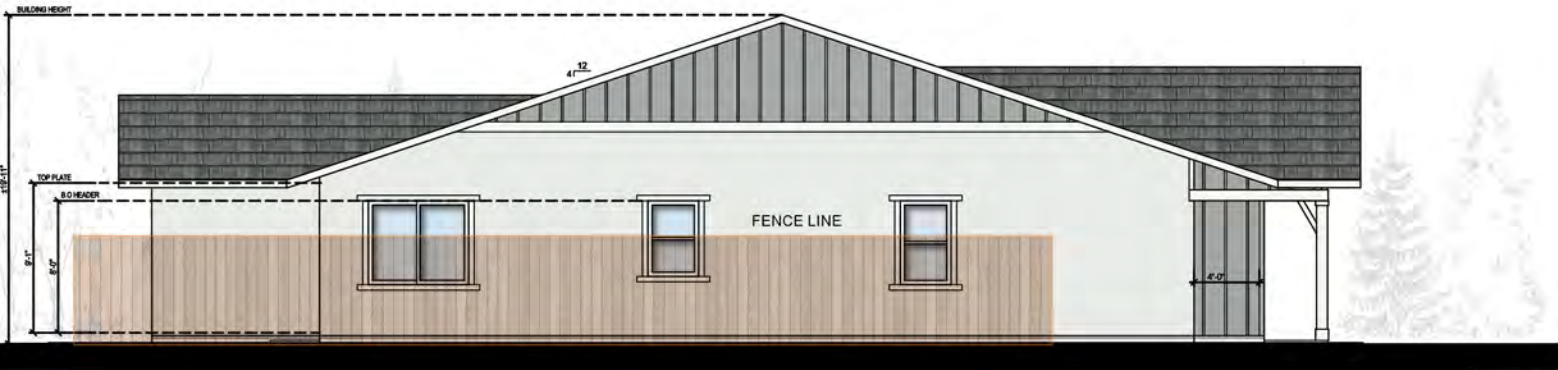
RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12 / 6:12 AT PORCH



REAR ELEVATION



LEFT ELEVATION

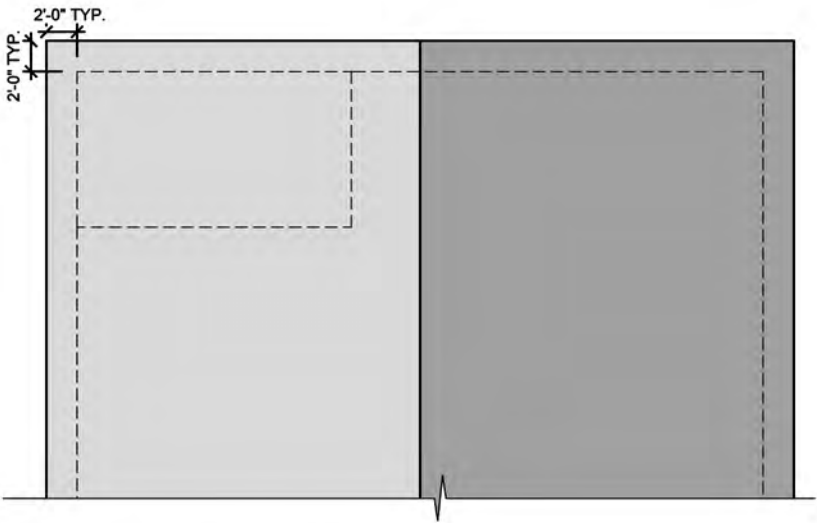
* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

FARMHOUSE

COVERED PATIO OPTION

| PLAN V355



ROOF PLAN
ROOF SLOPE 4:12

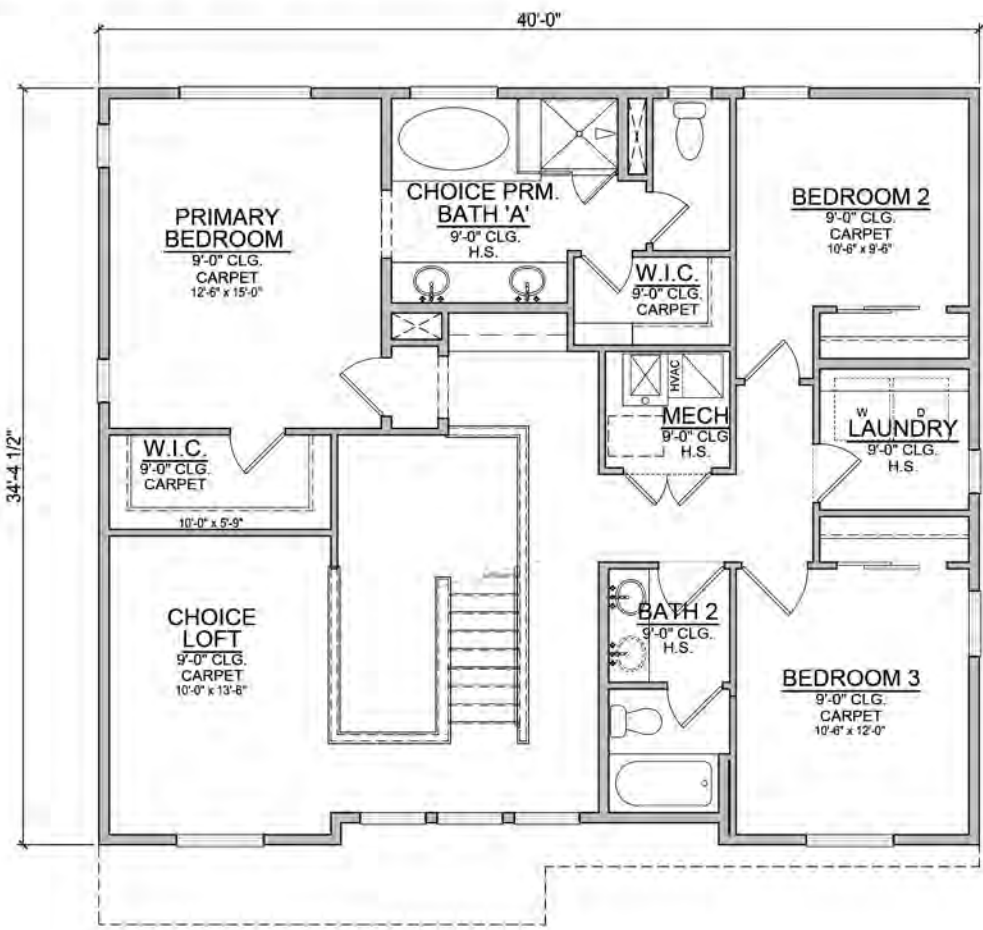


REAR ELEVATION

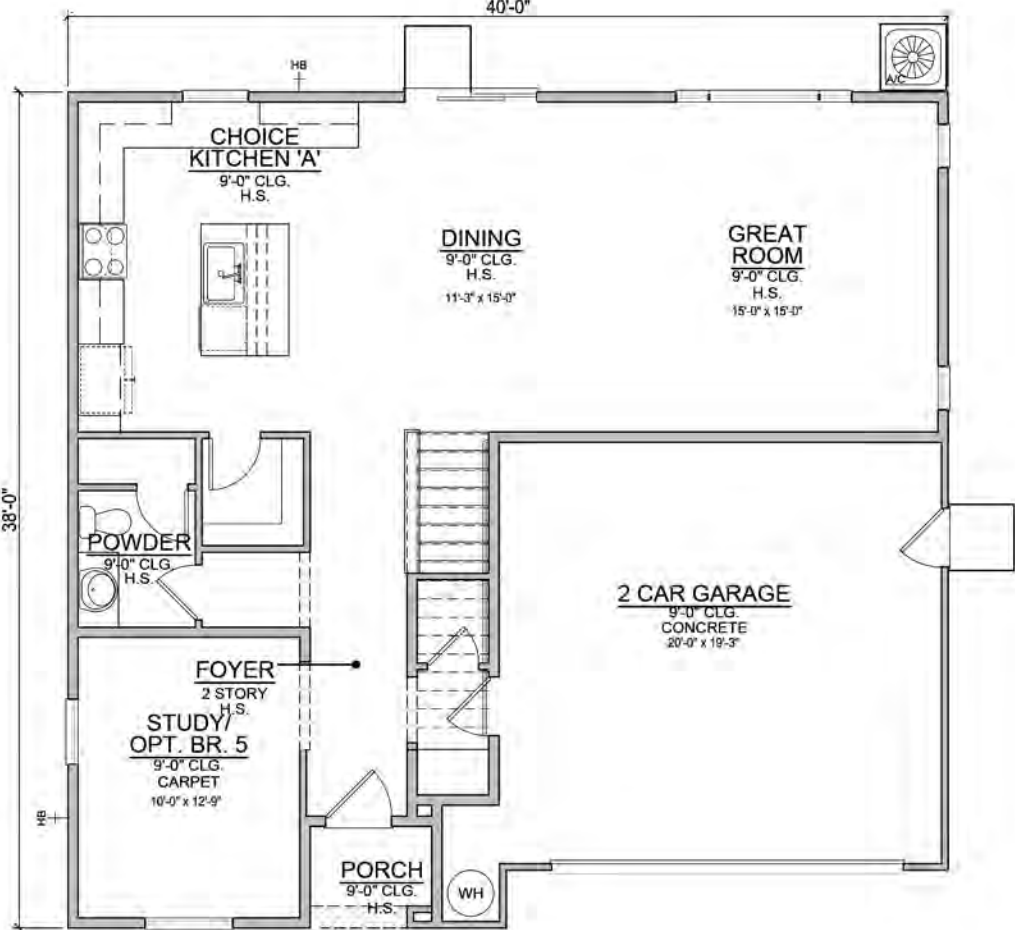
LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

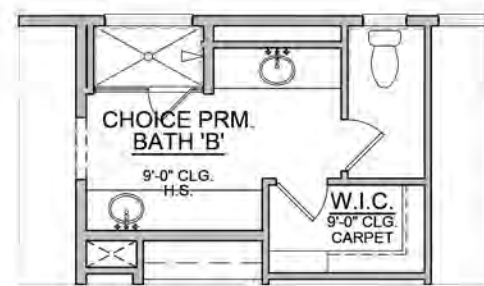
PLAN V131



UPPER FLOOR PLAN (SCL)



MAIN FLOOR PLAN (SCL)



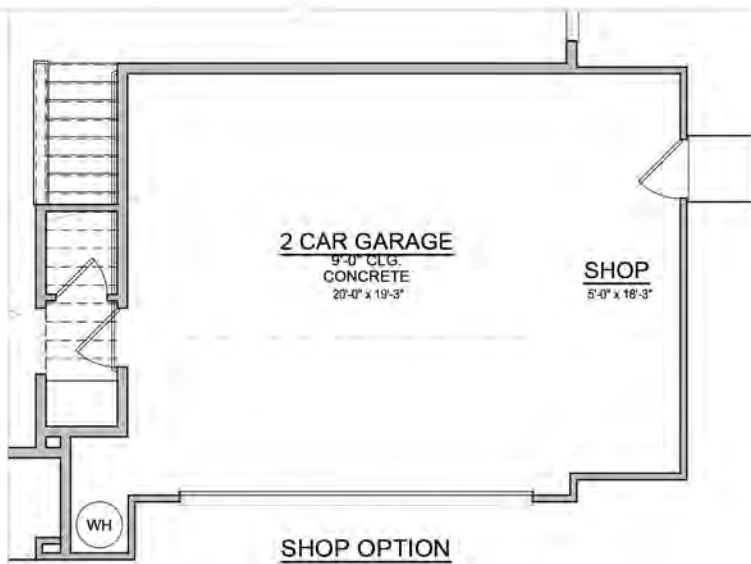
CHOICE PRIMARY BATHROOM 'B'



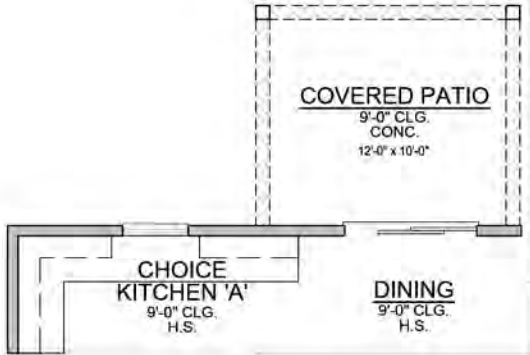
CHOICE BEDROOM 4



OPTION BEDROOM 4 / BATH 3



SHOP OPTION



OPTION COVERED PATIO



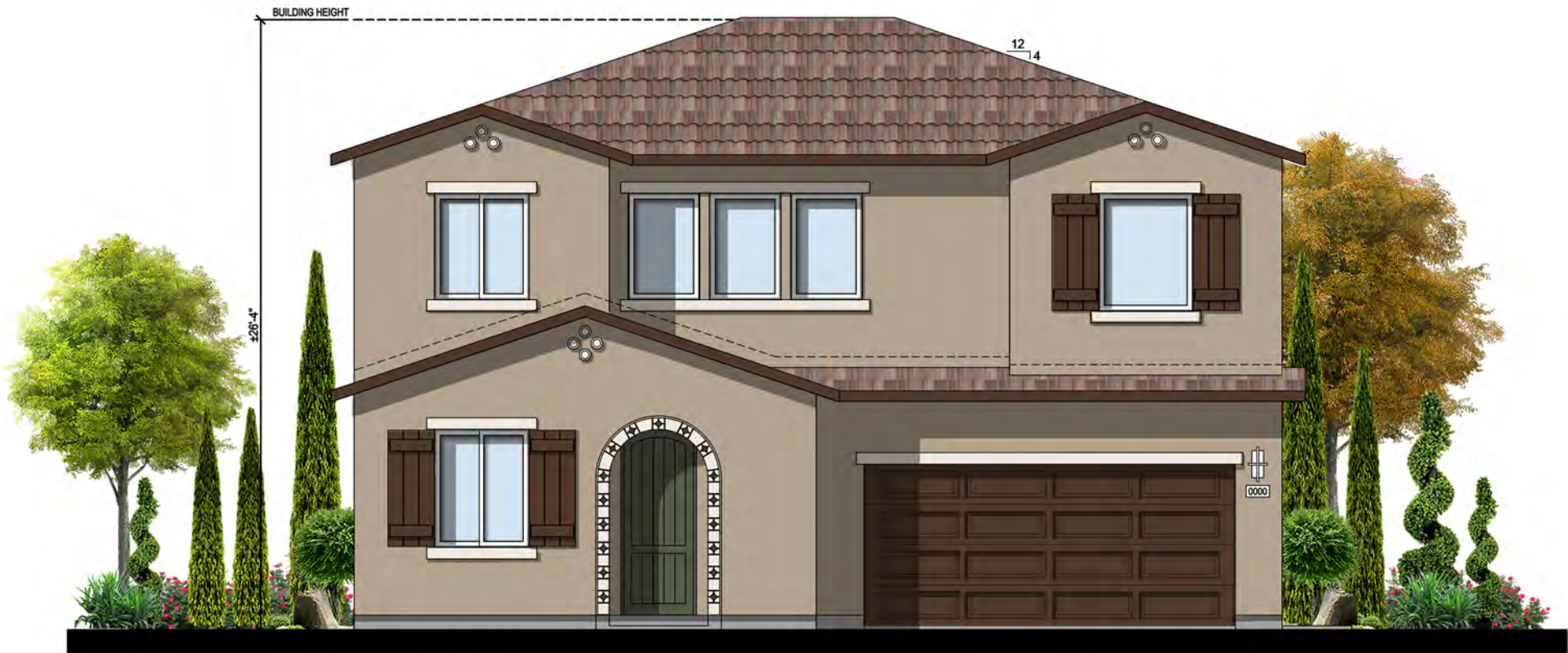
CHOICE KITCHEN 'B'

SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	1,027 SQ.FT.
UPPER LEVEL	1,255 SQ.FT.
DWELLING	2,282 SQ.FT.
2 CAR GARAGE	415 SQ.FT.
2 CAR GARAGE W/ SHOP OPTION	509 SQ.FT.
COVERED PORCH	26 SQ.FT.
COVERED PATIO OPTION	120 SQ.FT.

FRONT ELEVATION CONCEPT | PLAN V131

SPANISH COLONIAL
ELEVATION - SCHEME [3]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY.

COLOR & MATERIALS PALETTES

Scheme 3

ROOF TILE

CAPISTRANO
LMC-8402 SANTA CRUZ BLEND

FASCIA / ACCENTS

SW 6069
FRENCH ROAST

STUCCO BODY

SW 7507
STONE LION

TRIM

SW 7001
MARSHMALLOW

WINDOW FRAME

WHITE

FRONT DOOR

SW 2816
ROOKWOOD DARK GREEN

GARAGE DOOR / SHUTTER

SW 6069
FRENCH ROAST

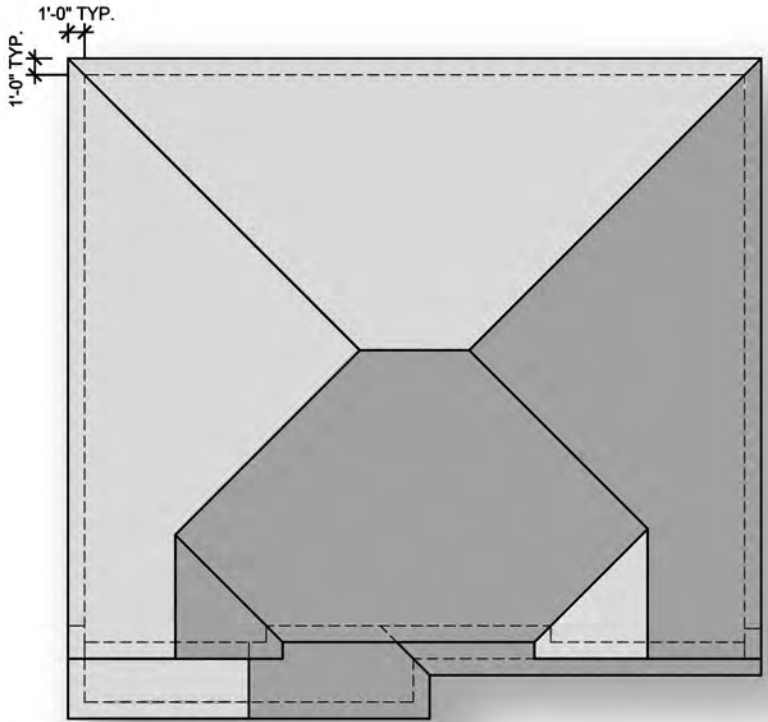
Decorative Tiles
Cool Petalo Square Petalo
Color Code: QU23

ELEVATIONS | PLAN V131
SPANISH COLONIAL

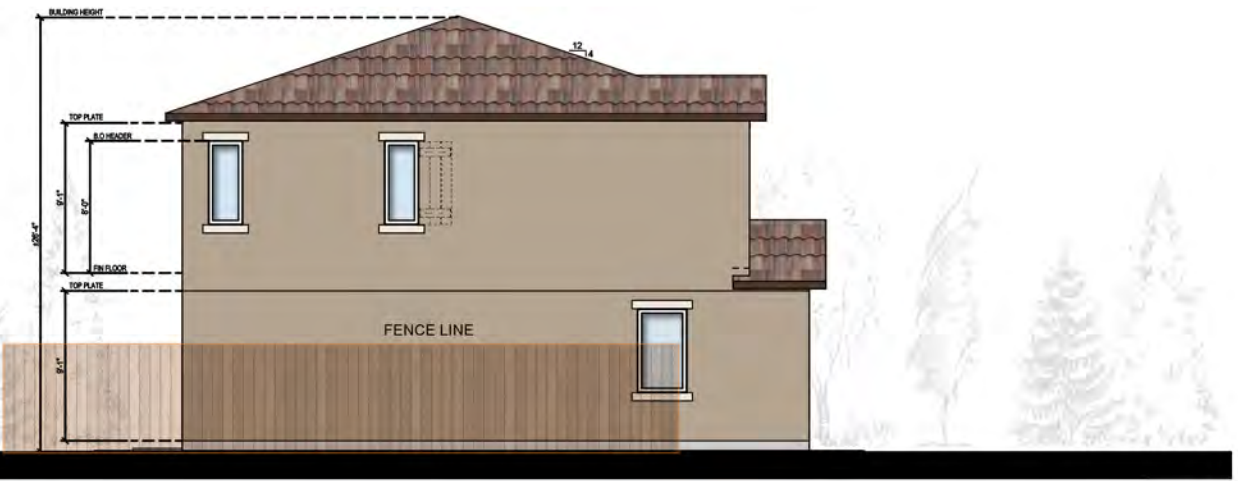


RIGHT ELEVATION

ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

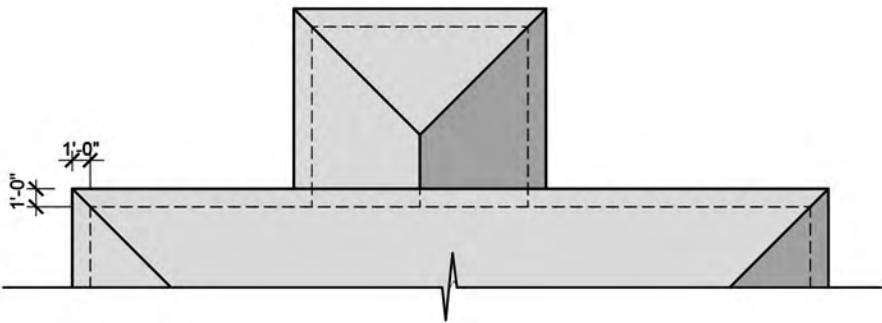
SPANISH COLONIAL

COVERED PATIO OPTION

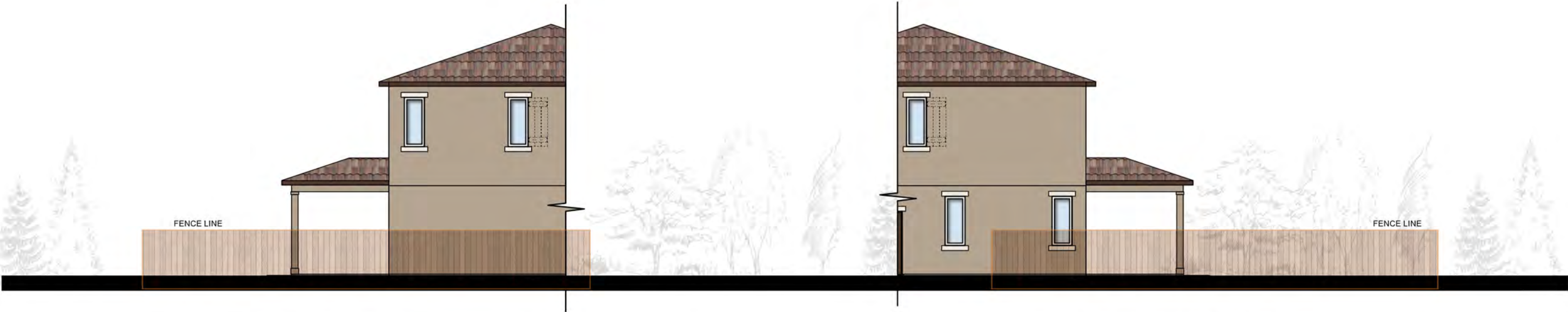
| PLAN V131



REAR ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



LEFT ELEVATION

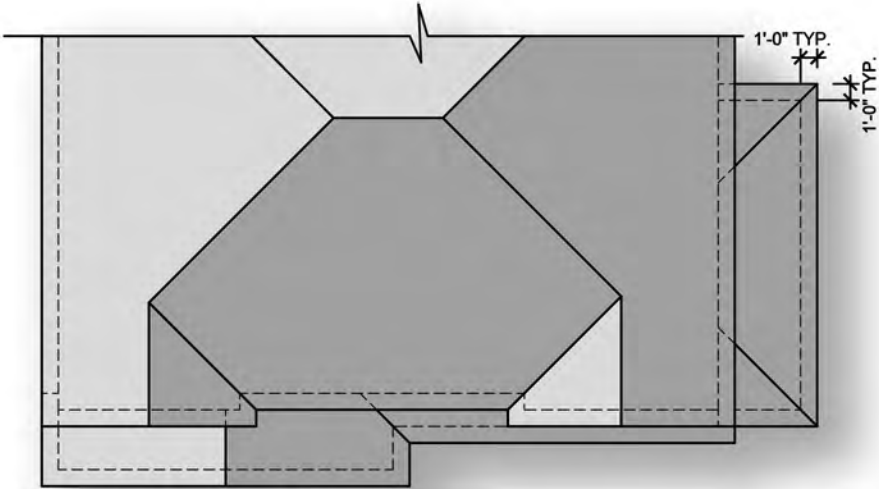
RIGHT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS | PLAN V131
SPANISH COLONIAL
SHOP OPTION



FRONT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



RIGHT ELEVATION

REAR ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

FRONT ELEVATION CONCEPT | PLAN V131

MEDITERRANEAN
ELEVATION - SCHEME [6]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY.

COLOR & MATERIALS PALETTES

6

Scheme

ROOF TILE

BEL AIR
202 BL CONCORD BLEND

FASCIA / SHUTTER

SW 6076
TURKISH COFFEE

SW 7757
HIGH REFLECTIVE WHITE
TRIM

SW 6152
SUPERIOR BRONZE
STONE VENEER

LIMESTONE
SAN MARINO

WINDOW FRAME

WHITE

FRONT DOOR

SW 6088
NUTHATCH

GARAGE DOOR

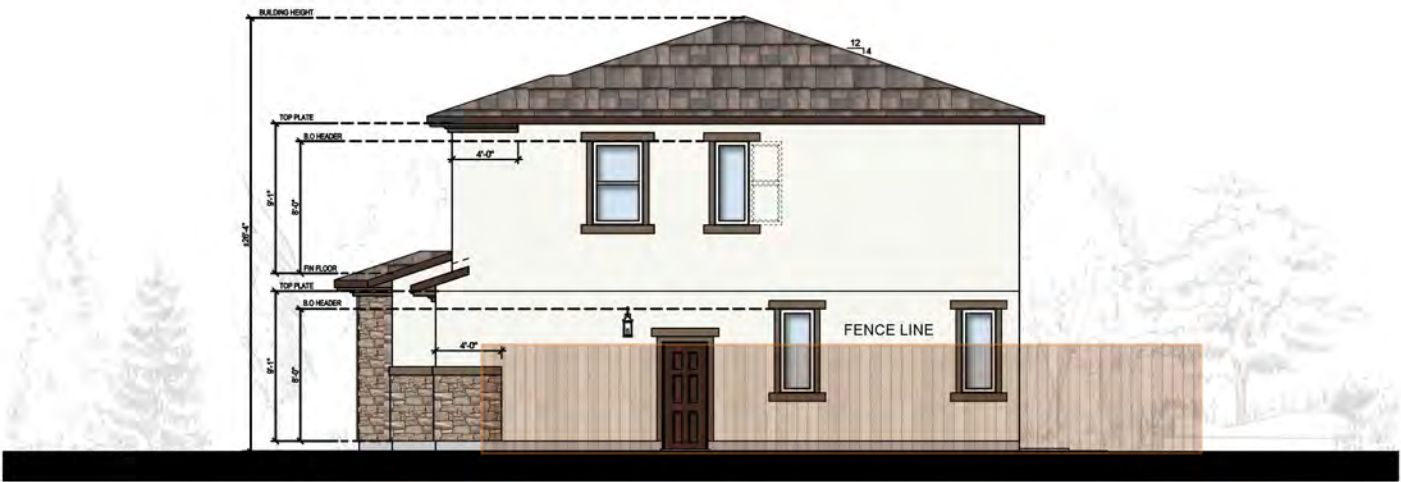
SW 6076
TURKISH COFFEE

ELEVATIONS

MEDITERRANEAN

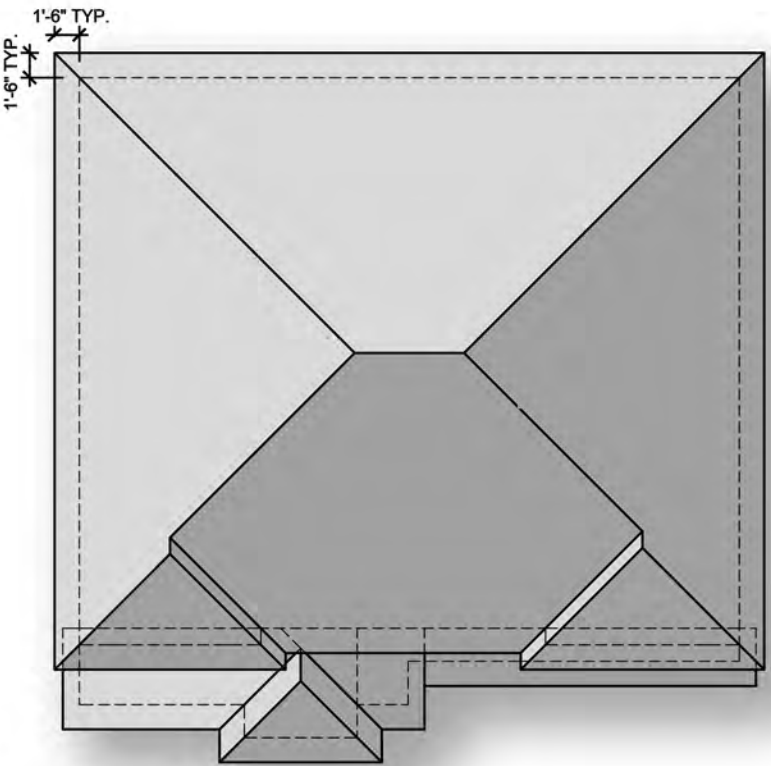
|

PLAN V131



RIGHT ELEVATION

ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

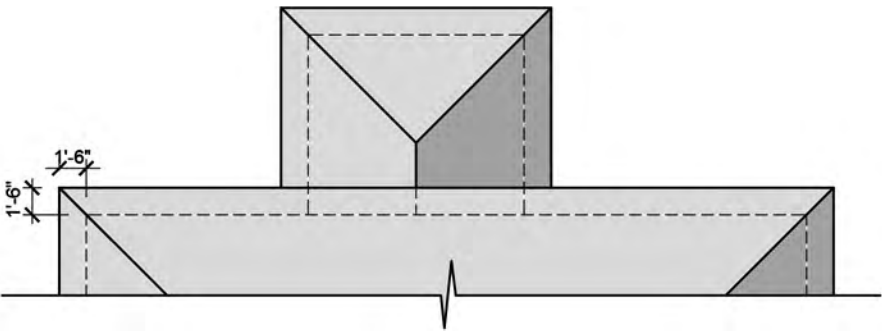
MEDITERRANEAN

COVERED PATIO OPTION

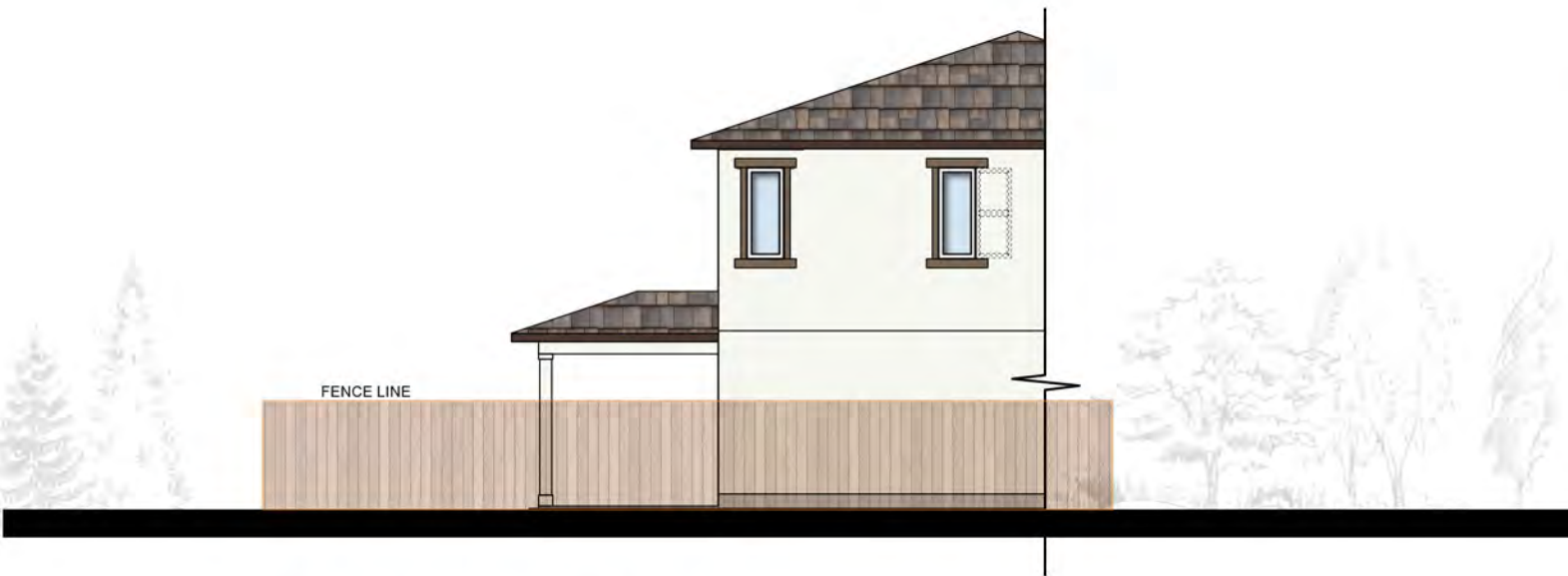
| PLAN V131



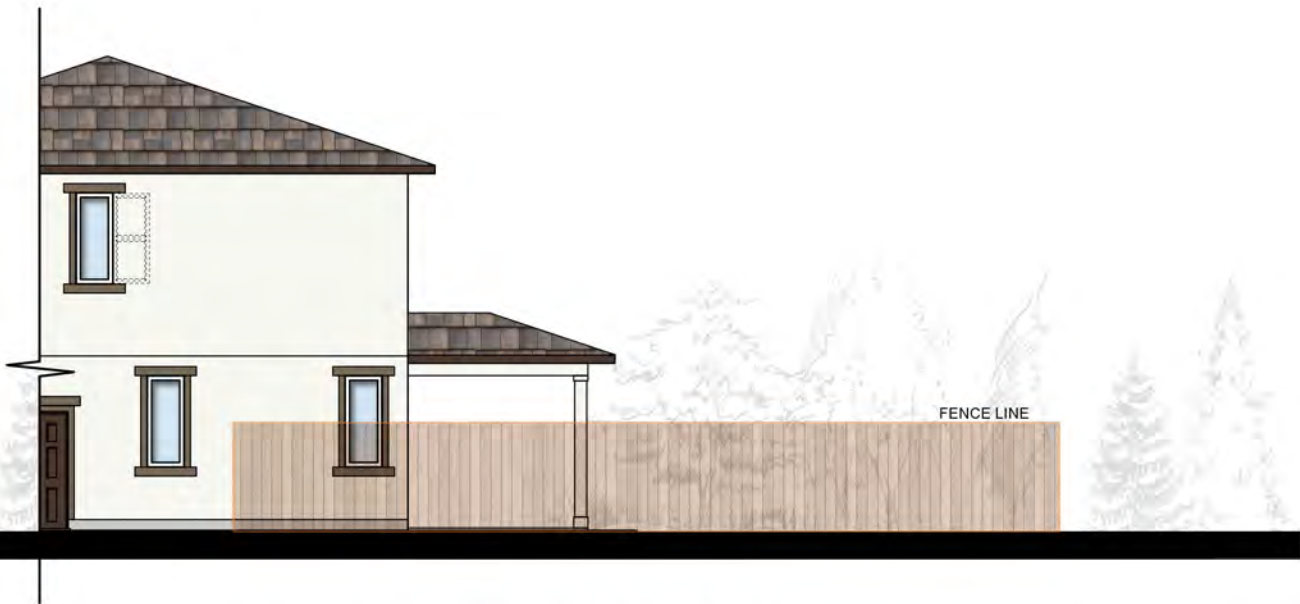
REAR ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



LEFT ELEVATION



RIGHT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

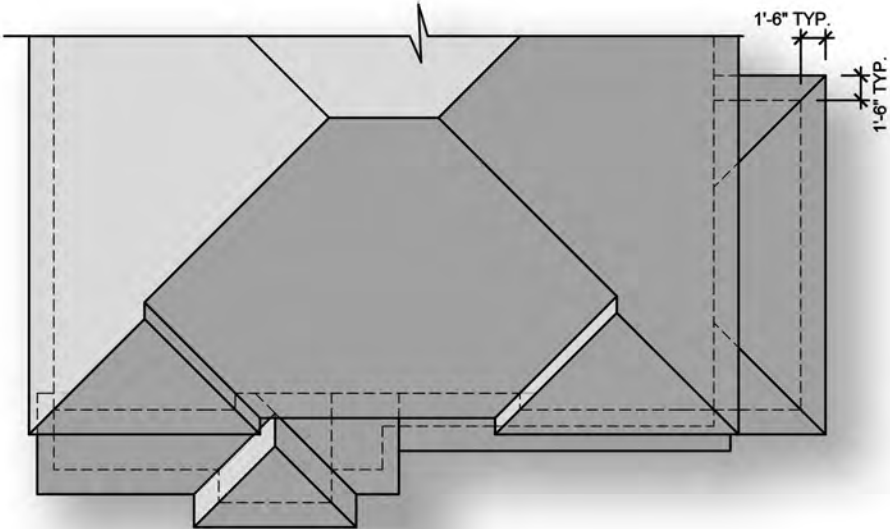
MEDITERRANEAN

SHOP OPTION

| PLAN V131



FRONT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



RIGHT ELEVATION



REAR ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

FRONT ELEVATION CONCEPT | PLAN V131

FARMHOUSE
ELEVATION | - SCHEME [9]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY.

COLOR & MATERIALS PALETTES

9

Scheme

ROOF TILE

BEL AIR
4595 DARK CHARCOAL

FASCIA / TRIM / ACCENT

SW 7757
HIGH REFLECTIVE WHITE
STUCCO BODY

SW 9161
DUSTBLU

SIDING / SHUTTER

SW 7991
REFLECTION

SHINGLE SIDING

SW 7075
WEB GRAY

WINDOW FRAME

WHITE

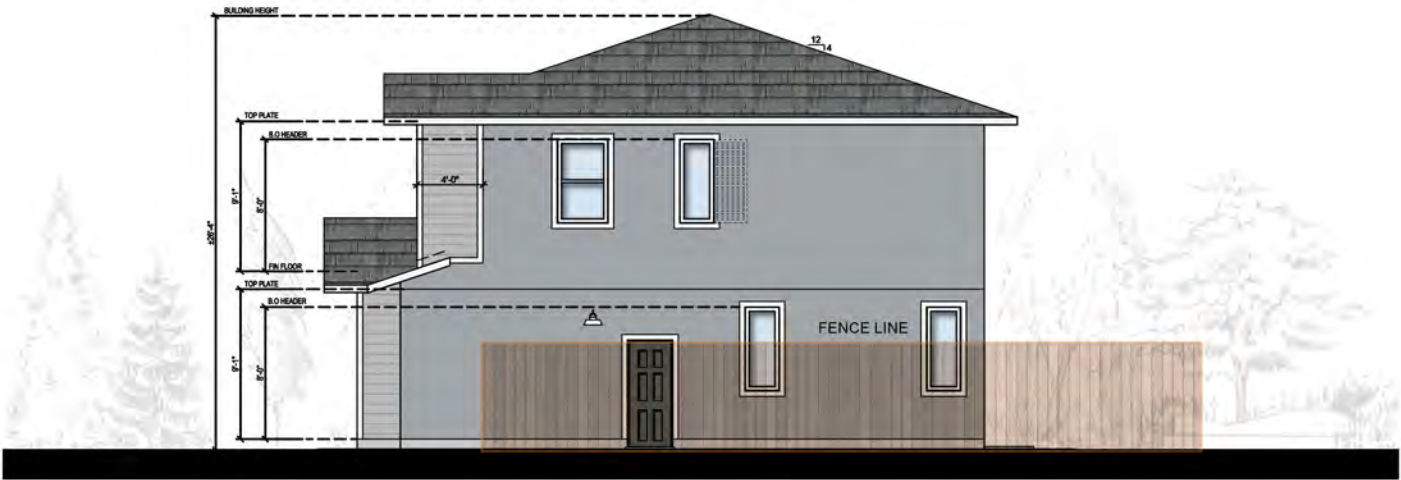
FRONT DOOR

SW 7602
INDIGO BATIK

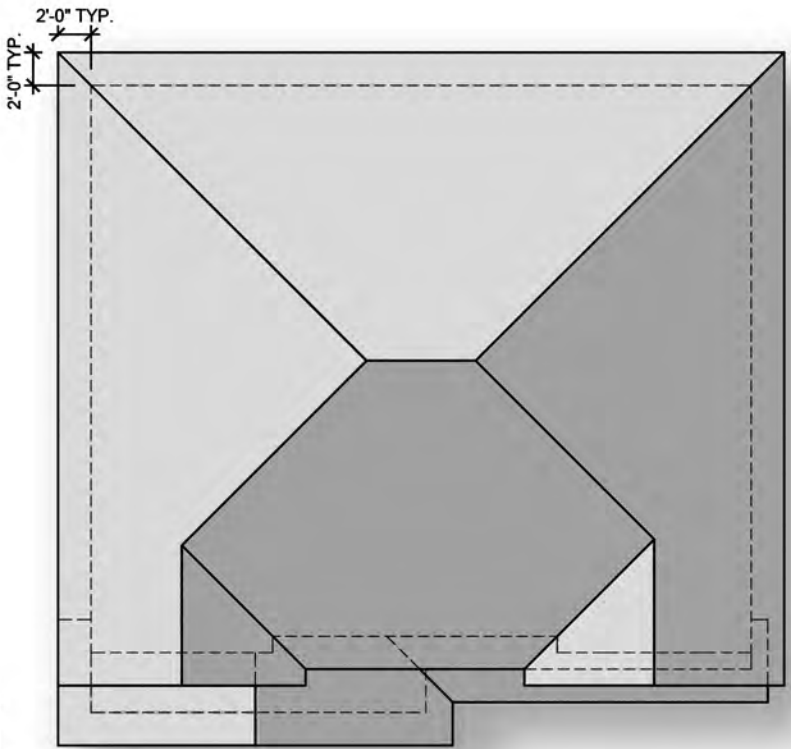
GARAGE DOOR

SW 7075
WEB GRAY

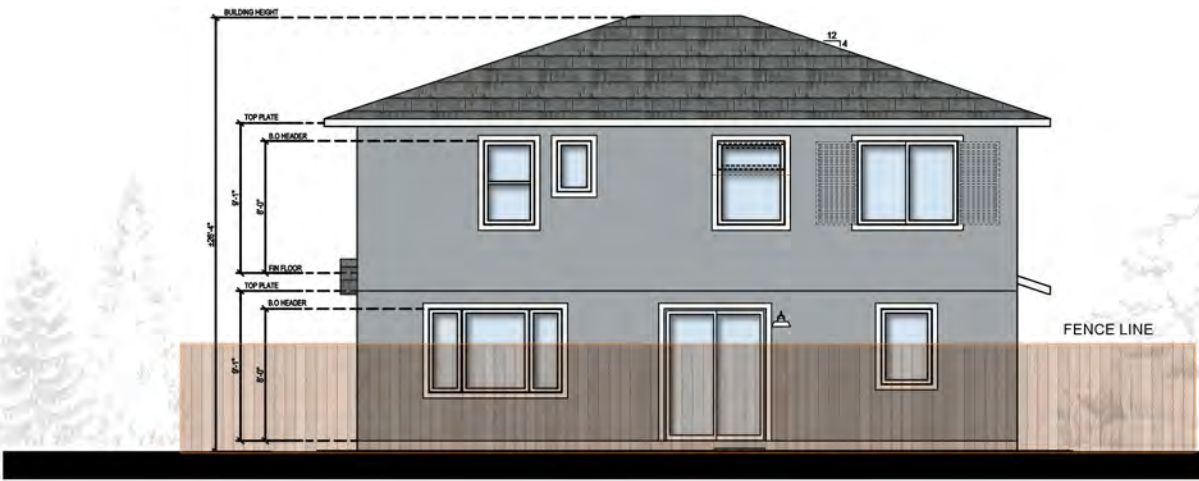
ELEVATIONS | PLAN V131
FARMHOUSE



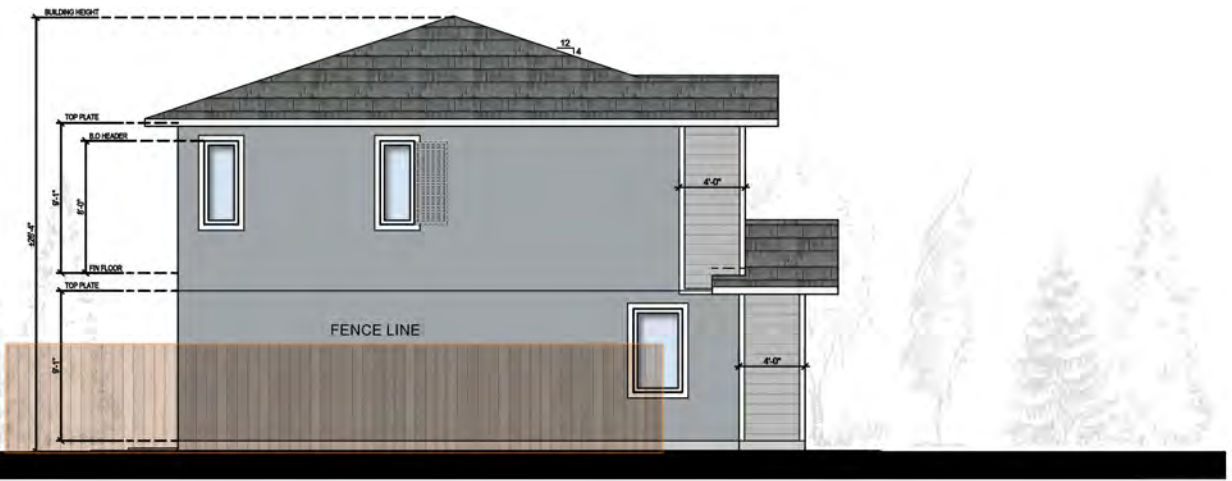
RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

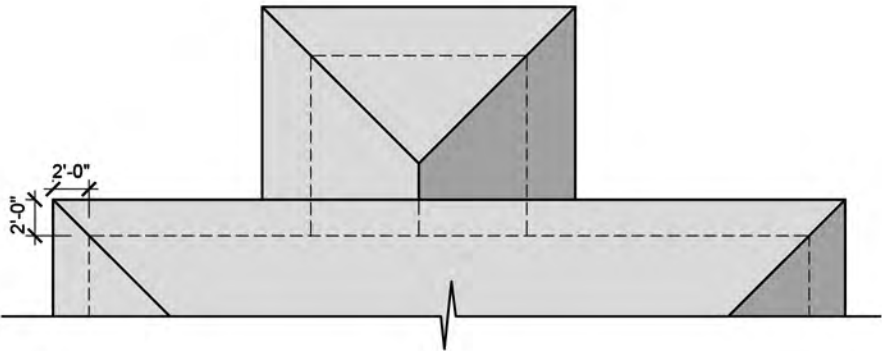
FARMHOUSE

COVERED PATIO OPTION

PLAN V131



REAR ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



LEFT ELEVATION

RIGHT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

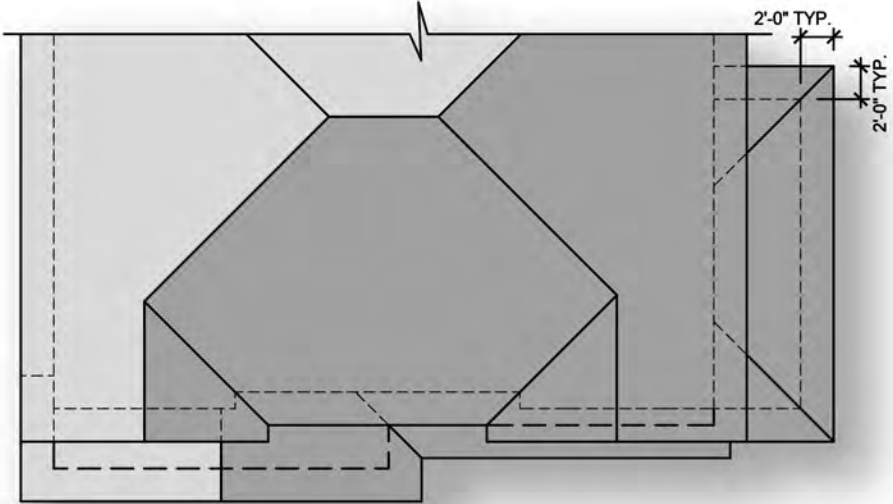
FARMHOUSE

SHOP OPTION

| PLAN V131



FRONT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12

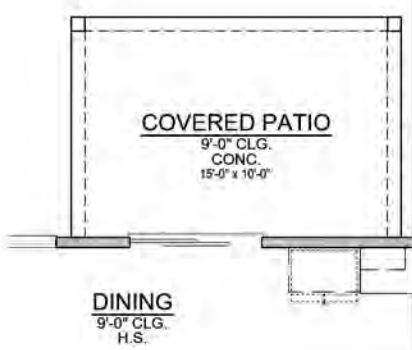
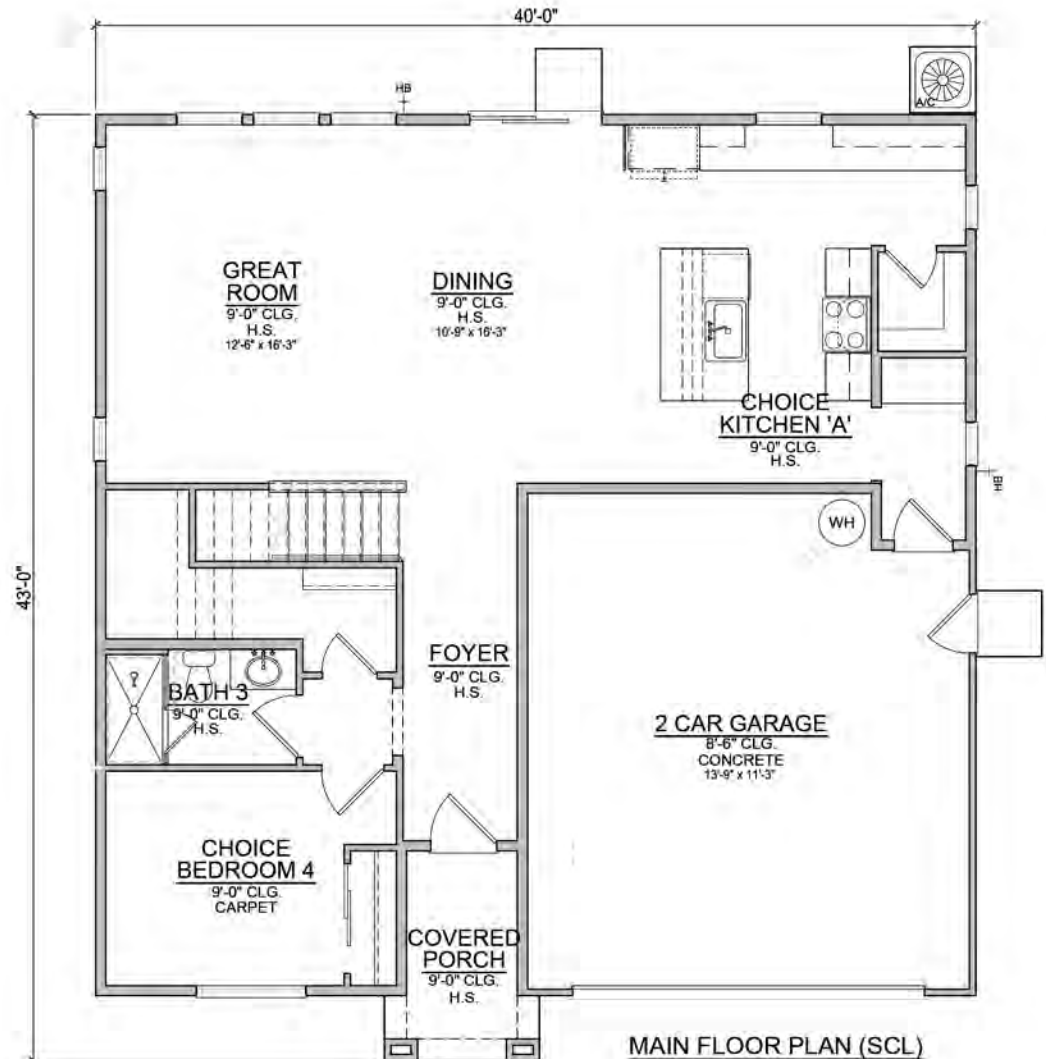
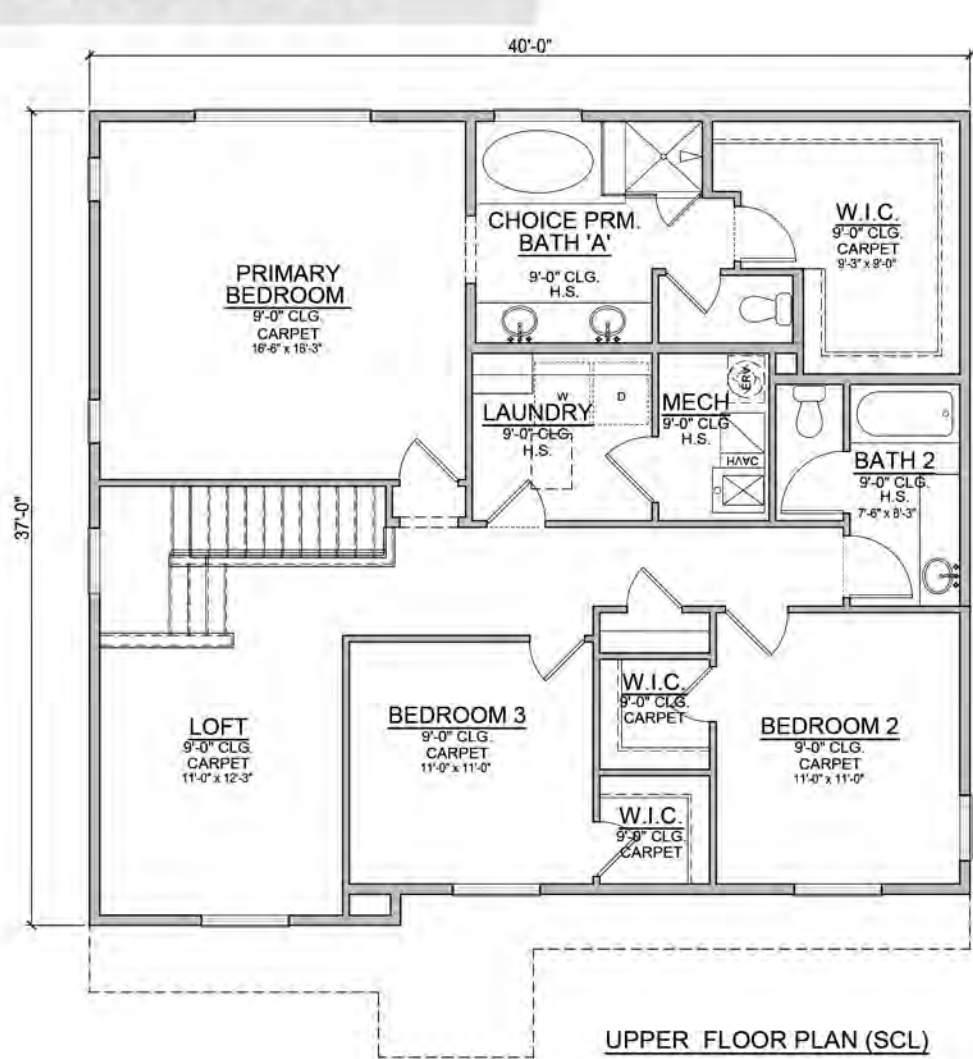


RIGHT ELEVATION

REAR ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

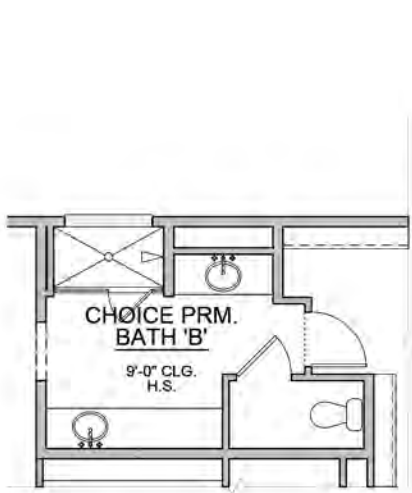
PLAN V132



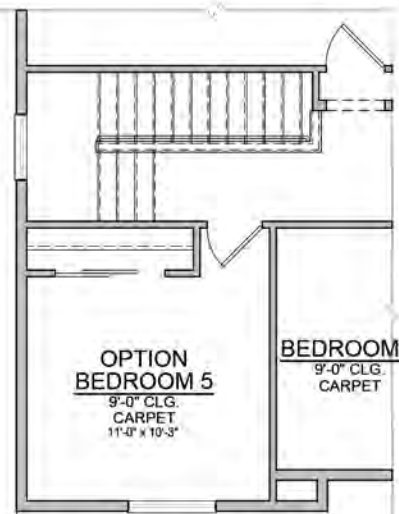
COVERED PATIO OPTION



CHOICE KITCHEN 'B'



CHOICE PRIMARY BATHROOM 'B'



OPTION BEDROOM 5



CHOICE STUDY



SHOP OPTION

SQUARE FOOTAGE ANALYSIS	
MAIN LEVEL	1,113 sq.ft.
UPPER LEVEL	1,414 sq.ft.
DWELLING	2,527 sq.ft.
2 CAR GARAGE	456 sq.ft.
2 CAR GARAGE W/ SHOP OPTION	557 sq.ft.
COVERED PORCH	54 sq.ft.
COVERED PATIO OPTION	150 sq.ft.

FRONT ELEVATION CONCEPT | PLAN V132

SPANISH COLONIAL
ELEVATION - SCHEME [1]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY.

COLOR & MATERIALS PALETTES

1

Scheme

ROOF TILE

CAPISTRANO
SCC8806 TUCSON BLEND

FASCIA

SW 2822
DOWNING SAND

STUCCO BODY

SW 9108
DOUBLE LATTE

TRIM / ACCENTS / SHUTTER

SW 2822
DOWNING SAND

WINDOW FRAME

WHITE

FRONT DOOR

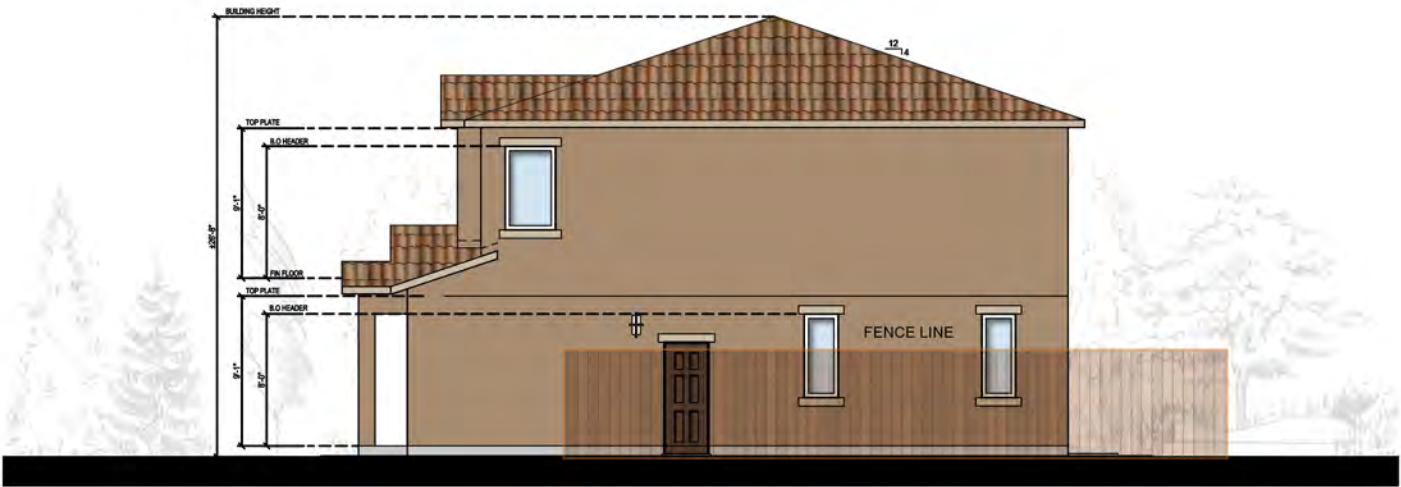
SW 6250
GRANITE PEAK

GARAGE DOOR

SW 6083
SABLE

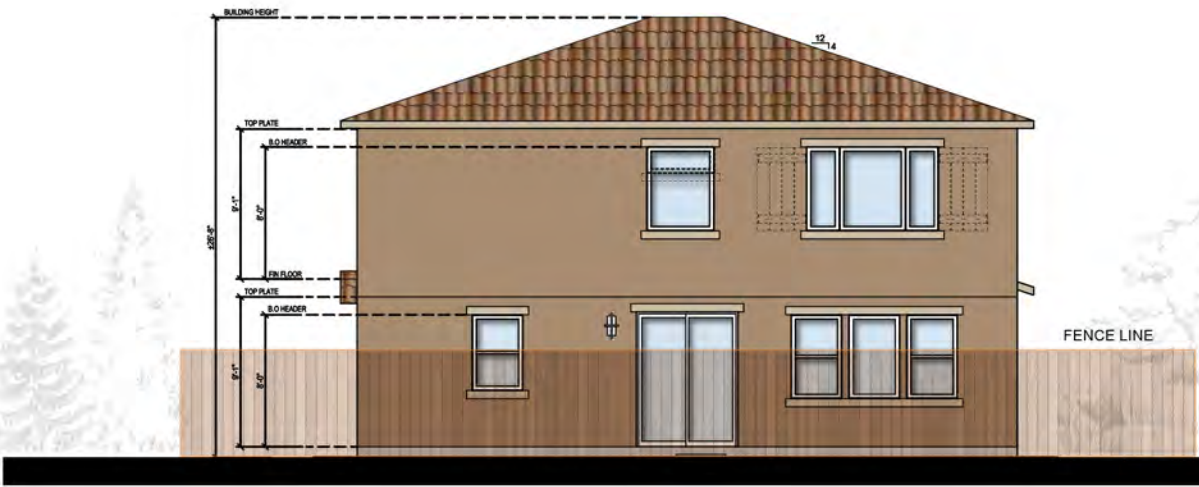
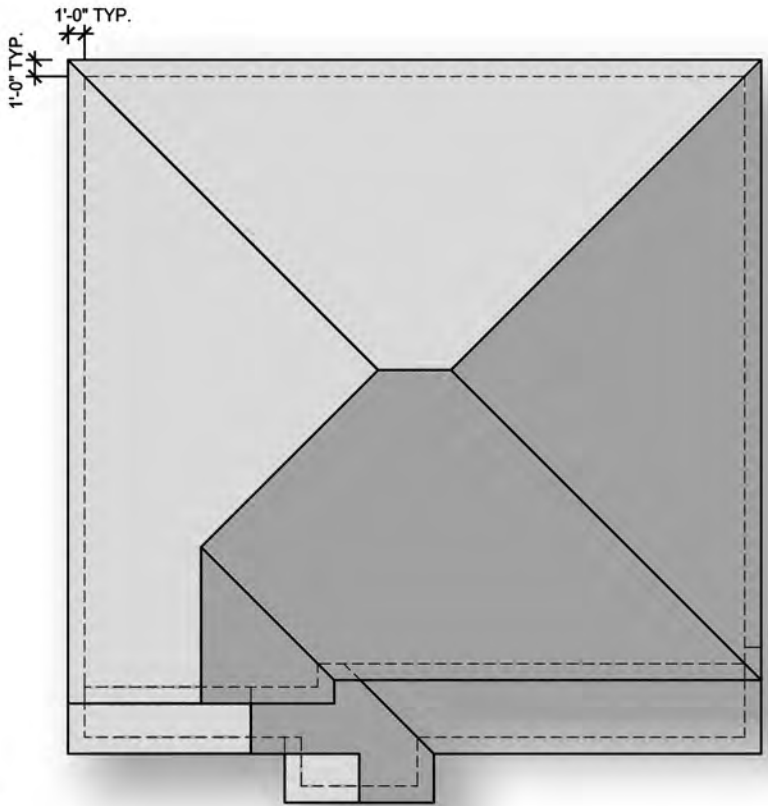
Decorative Tiles
Warm Petalo Square Petalo
Color Code: QU15

ELEVATIONS | PLAN V132
SPANISH COLONIAL

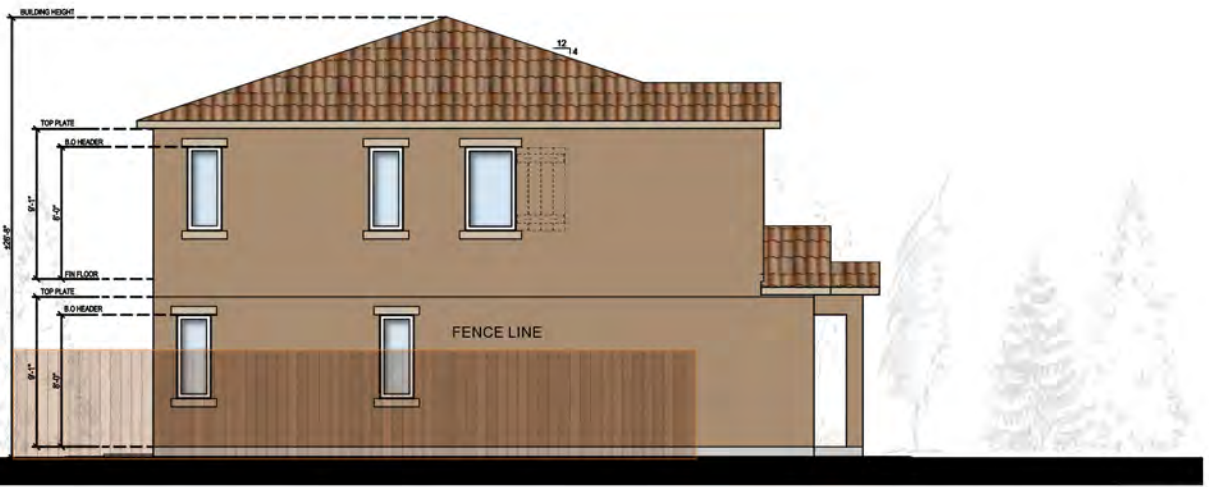


RIGHT ELEVATION

ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

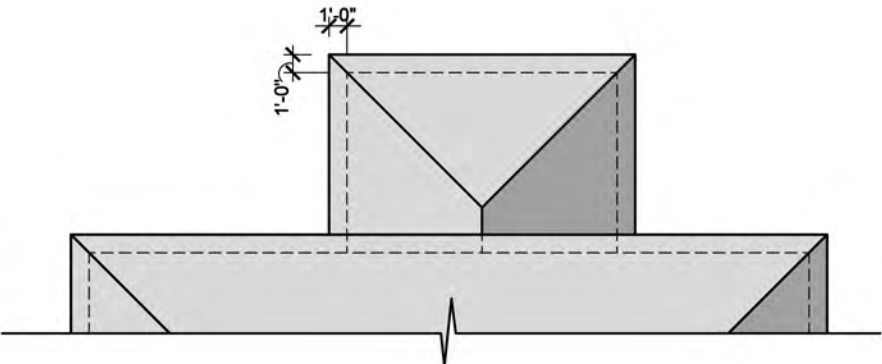
SPANISH COLONIAL

COVERED PATIO OPTION

| PLAN V132



REAR ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



LEFT ELEVATION

RIGHT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

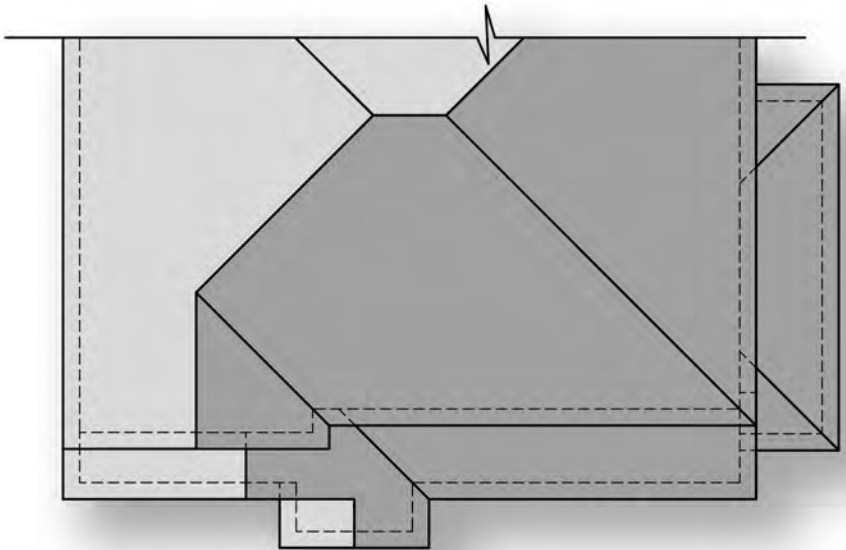
SPANISH COLONIAL

SHOP OPTION

| PLAN V132



FRONT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



RIGHT ELEVATION

REAR ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

FRONT ELEVATION CONCEPT | PLAN V132

MEDITERRANEAN
ELEVATION - SCHEME [4]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY.

COLOR & MATERIALS PALETTES

4

Scheme

ROOF TILE

BEL AIR
4743 COCOA RANGE

FASCIA

SW 6069
FRENCH ROAST

STUCCO BODY

SW 7531
CANVAS TAN

TRIM

SW 7519
MEXICAN SAND

STONE VENEER

ROUGH CUT
CASABLANCA

WINDOW FRAME

WHITE

FRONT DOOR

SW 7027
HICKORY SMOKE

GARAGE DOOR / SHUTTER

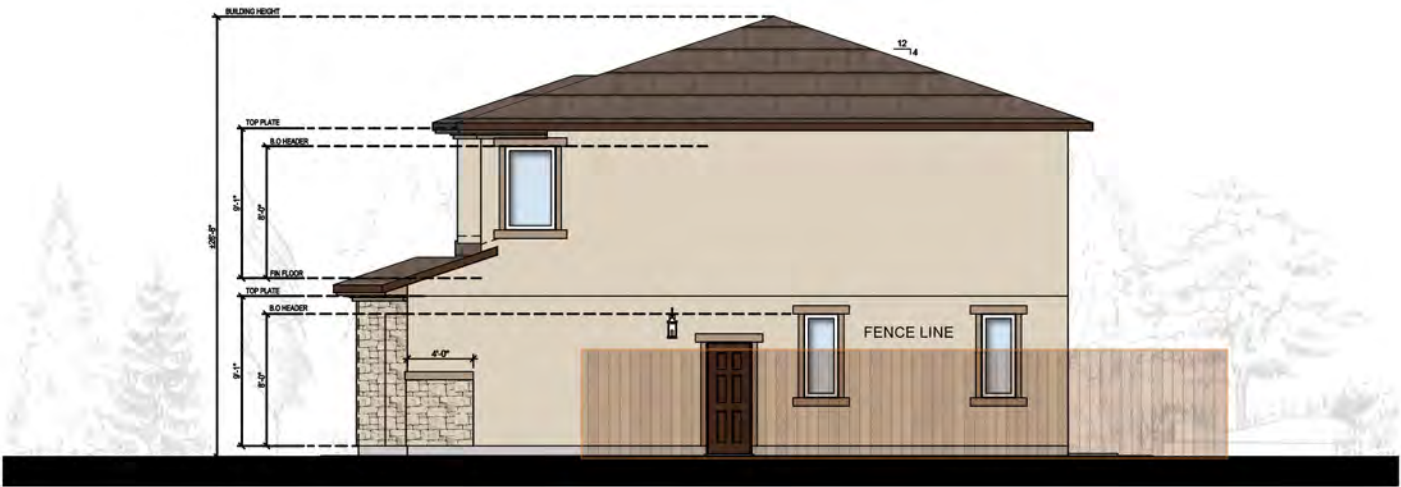
SW 6069
FRENCH ROAST

ELEVATIONS

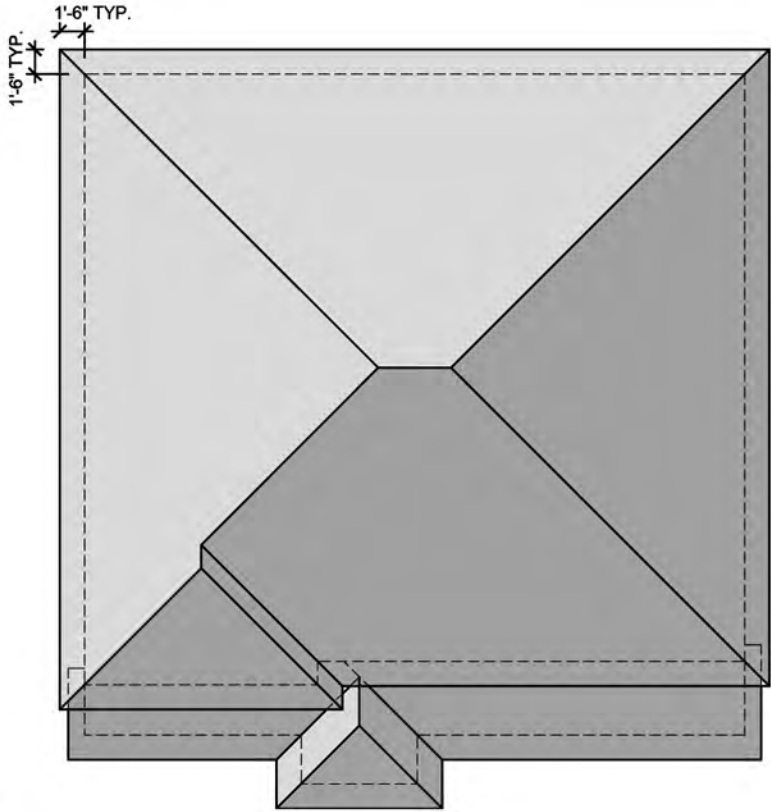
MEDITERRANEAN

|

PLAN V132



RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

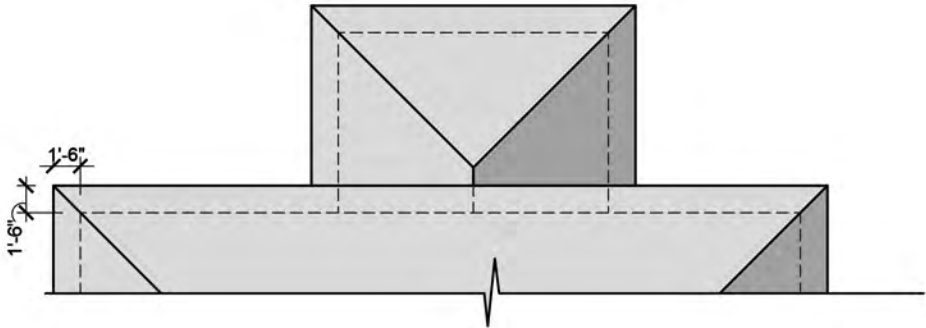
MEDITERRANEAN

COVERED PATIO OPTION

PLAN V132



REAR ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



LEFT ELEVATION

RIGHT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

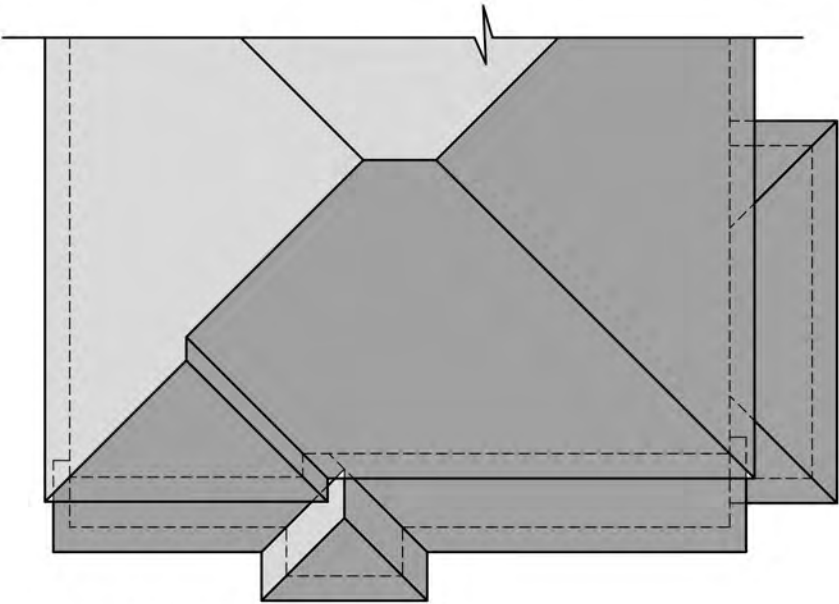
MEDITERRANEAN

SHOP OPTION

| PLAN V132



FRONT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



RIGHT ELEVATION

REAR ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

FRONT ELEVATION CONCEPT | PLAN V132

FARMHOUSE
ELEVATION - SCHEME [7]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY.

COLOR & MATERIALS PALETTES

7

Scheme

ROOF TILE

BEL AIR
4595 DARK CHARCOAL

FASCIA / TRIM / ACCENT

SW 7757
HIGH REFLECTIVE WHITE
STUCCO BODY

SW 7007
CEILING BRIGHT WHITE
SIDING / SHUTTER

SW 7659
GRIS
SHINGLE SIDING

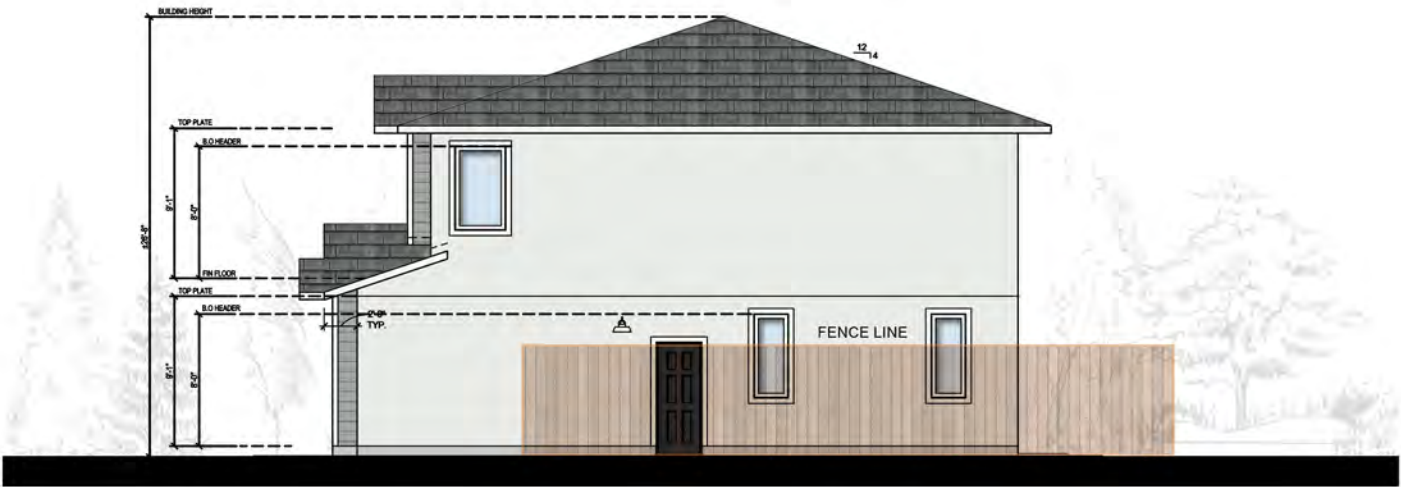
SW 7069
IRON ORE
WINDOW FRAME

WHITE
FRONT DOOR

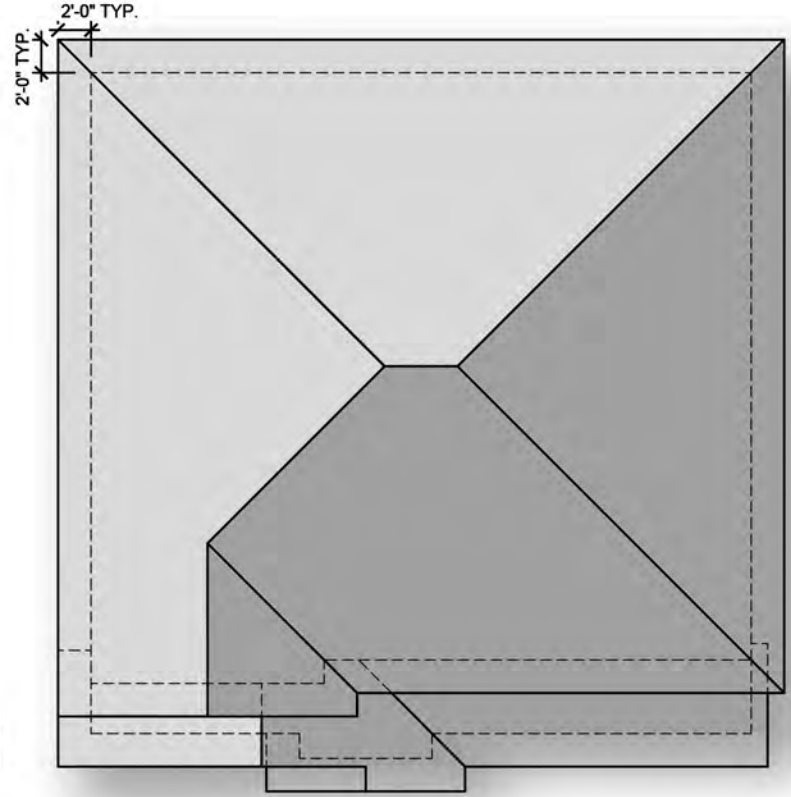
SW 7580
CARNELIAN
GARAGE DOOR

SW 6993
BLACK OF NIGHT

ELEVATIONS | PLAN V132
FARMHOUSE



RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

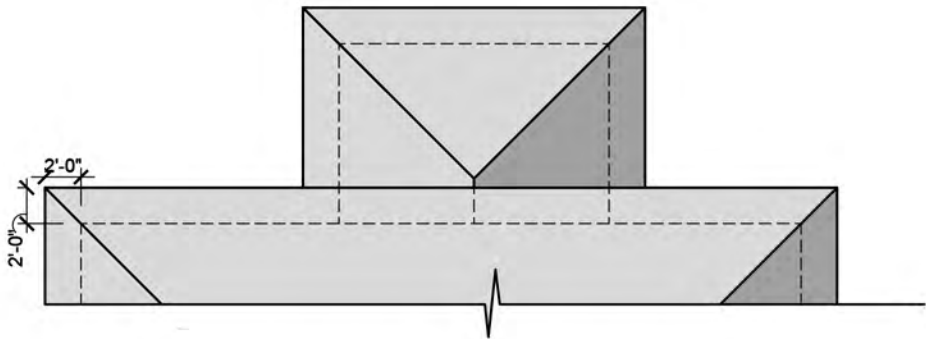
FARMHOUSE

COVERED PATIO OPTION

| PLAN V132



REAR ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



LEFT ELEVATION

RIGHT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

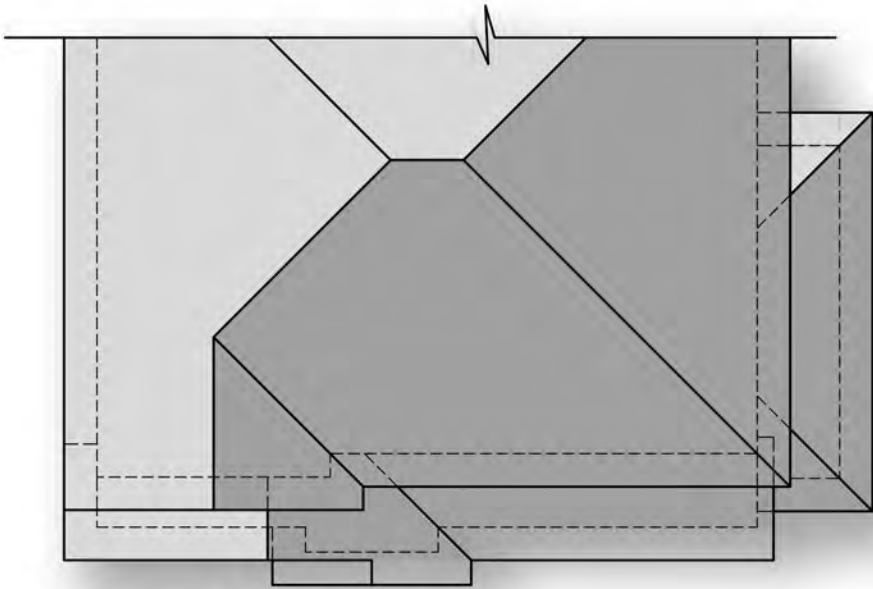
ELEVATIONS

FARMHOUSE
SHOP OPTION

| PLAN V132



FRONT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12

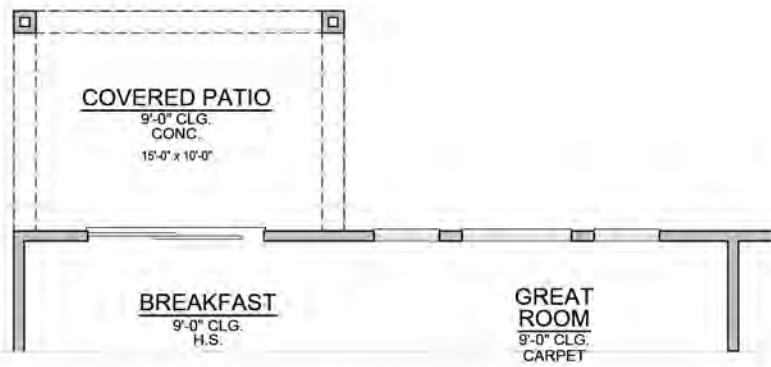
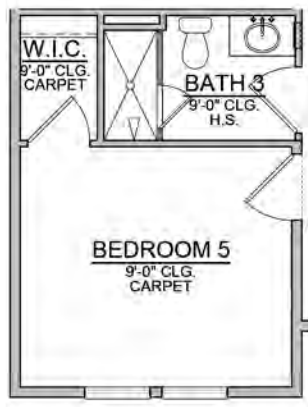
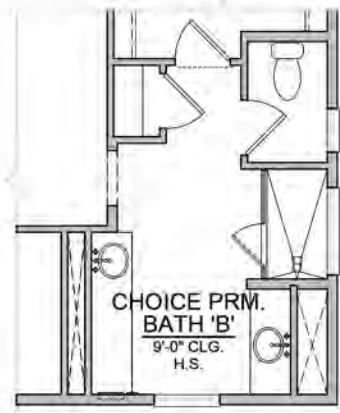
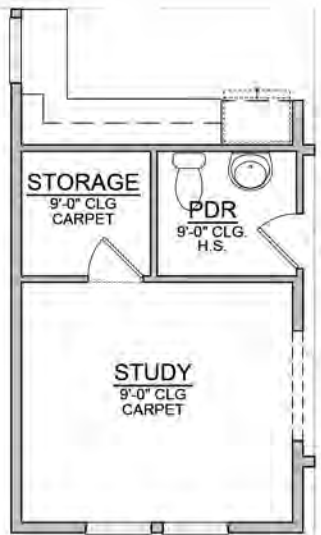
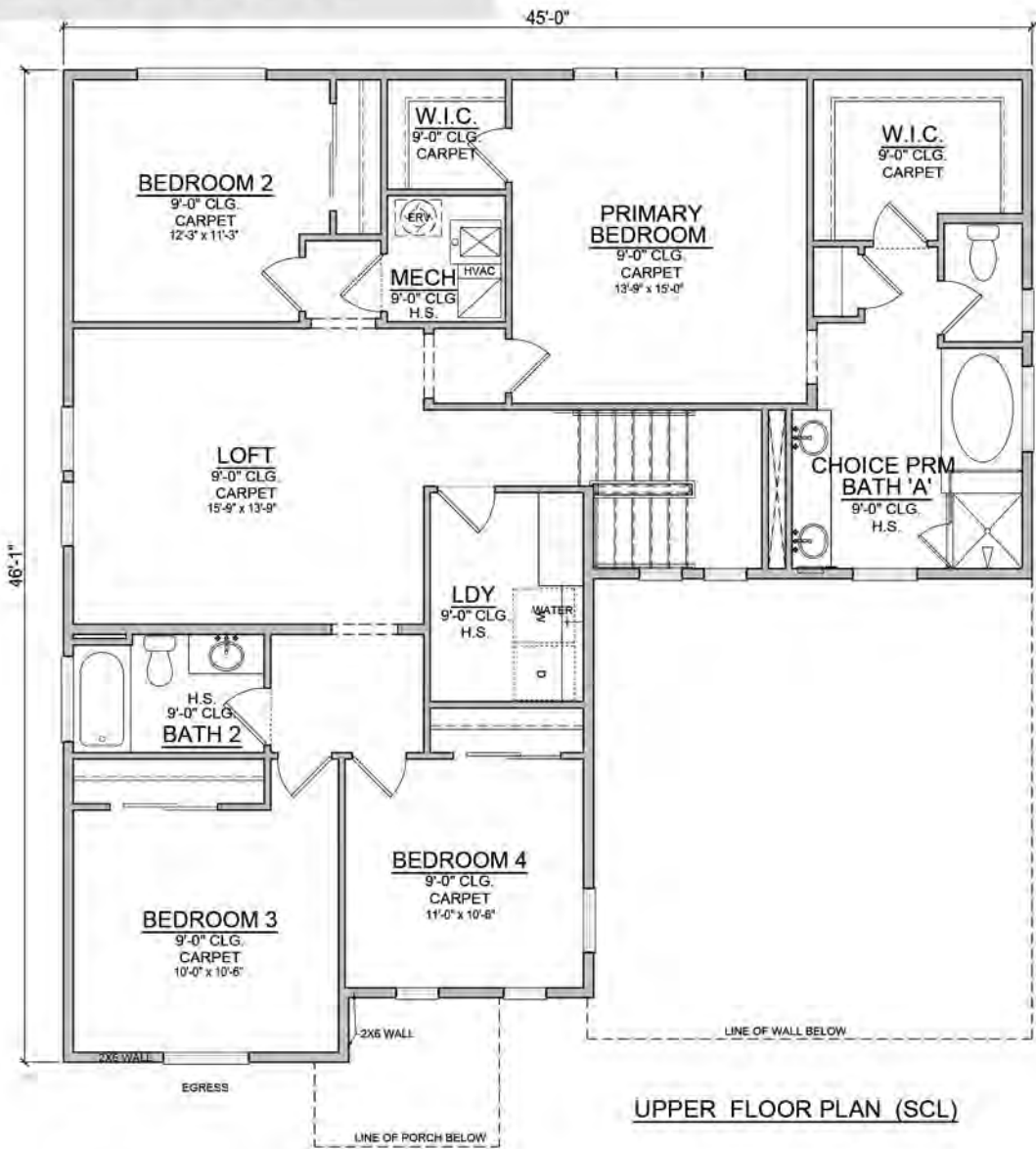


RIGHT ELEVATION

REAR ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

PLAN V578



SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	1,289 sq. ft.
SECOND LEVEL	1,515 sq. ft.
DWELLING	2,804 sq. ft.
3 CAR GARAGE	729 sq. ft.
COVERED PORCH 'A'	55 sq. ft.
COVERED PATIO OPTION	+210 sq. ft.
BEDROOM 6/BATH+OPTION	+208 sq. ft.

FRONT ELEVATION CONCEPT | PLAN V578

SPANISH COLONIAL
ELEVATION - SCHEME [3]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY.

COLOR & MATERIALS PALETTES

3

Scheme

ROOF TILE

CAPISTRANO
LMC-8402 SANTA CRUZ
BLEND

FASCIA / ACCENTS

SW 6069
FRENCH ROAST

STUCCO BODY

SW 7507
STONE LION

TRIM

SW 7001
MARSHMALLOW

WINDOW FRAME

WHITE

FRONT DOOR

SW 2816
ROOKWOOD DARK GREEN

GARAGE DOOR / SHUTTER

SW 6069
FRENCH ROAST

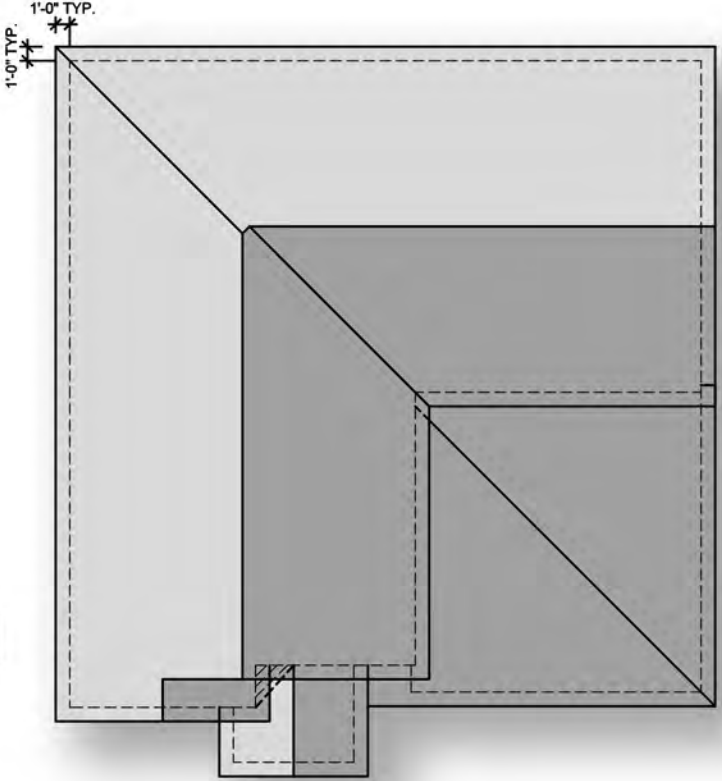
Decorative Tiles
Cool Petalo Square Petalo
Color Code: QU23

ELEVATIONS | PLAN V578
SPANISH COLONIAL

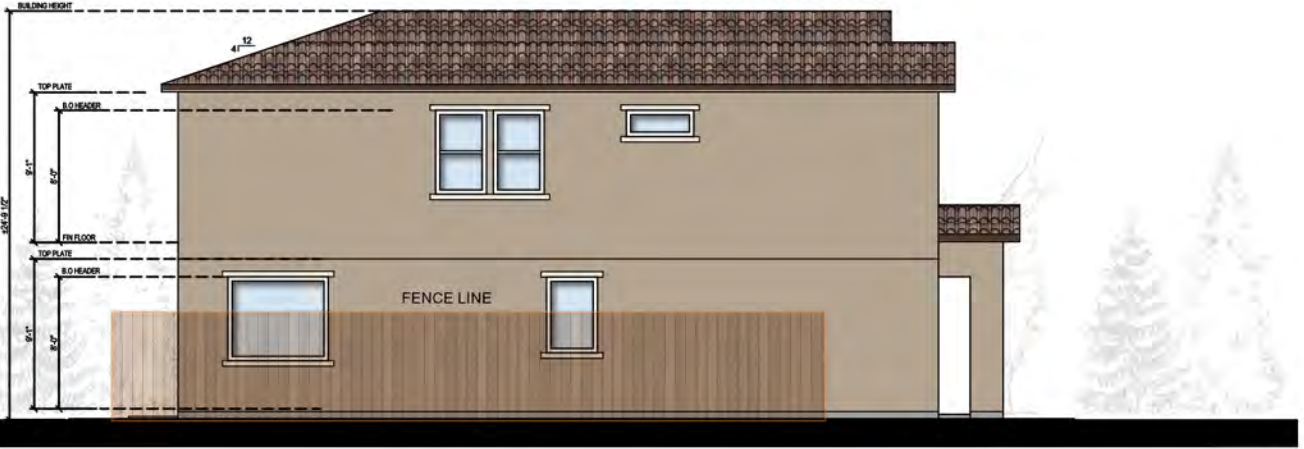


RIGHT ELEVATION

ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



LEFT ELEVATION

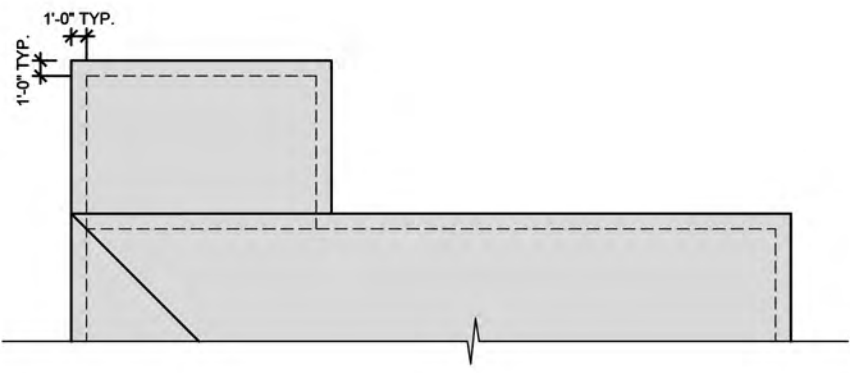
* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS | PLAN V578

COVERED PATIO OPTION



REAR ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



LEFT ELEVATION

RIGHT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

FRONT ELEVATION CONCEPT | PLAN V578

MEDITERRANEAN
ELEVATION - SCHEME [6]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY.

COLOR & MATERIALS PALETTES

6

Scheme

ROOF TILE

BEL AIR
202 BL CONCORD BLEND

FASCIA

SW 6076
TURKISH COFFEE

STUCCO BODY

SW 7757
HIGH REFLECTIVE WHITE

TRIM / SHUTTER

SW 6152
SUPERIOR BRONZE

STONE VENEER

LIMESTONE
SAN MARINO

WINDOW FRAME

WHITE

FRONT DOOR

SW 6088
NUTHATCH

GARAGE DOOR

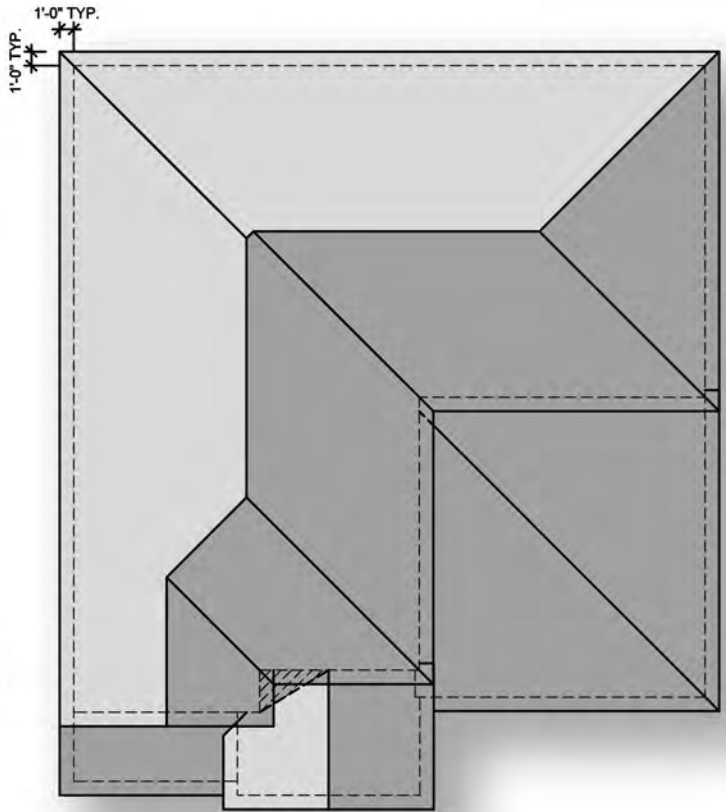
SW 6076
TURKISH COFFEE

ELEVATIONS | PLAN V578
MEDITERRANEAN

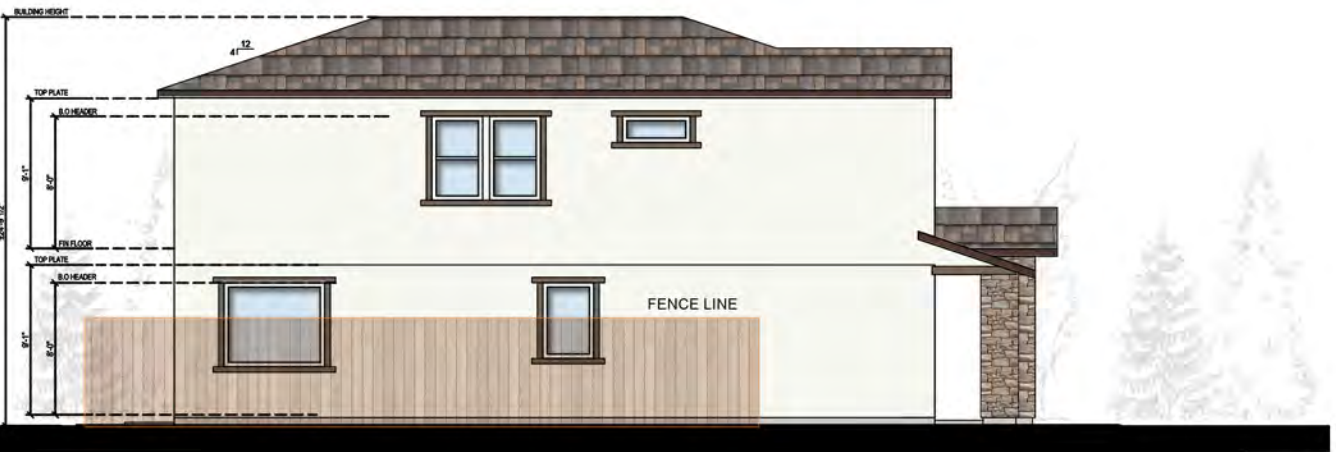


RIGHT ELEVATION

ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



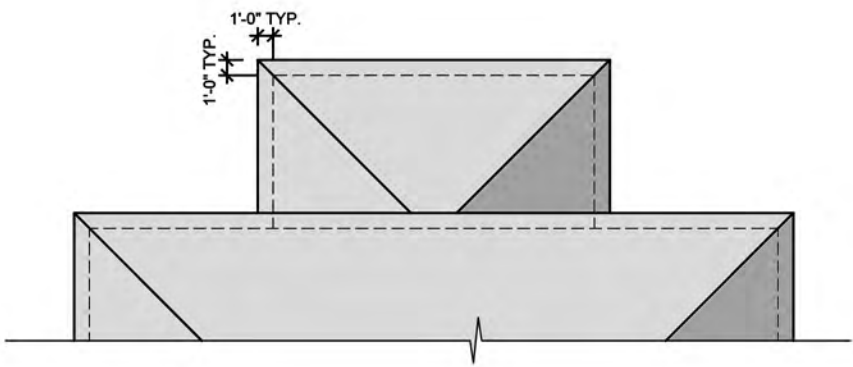
LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS | PLAN V578
MEDITERRANEAN
COVERED PATIO OPTION



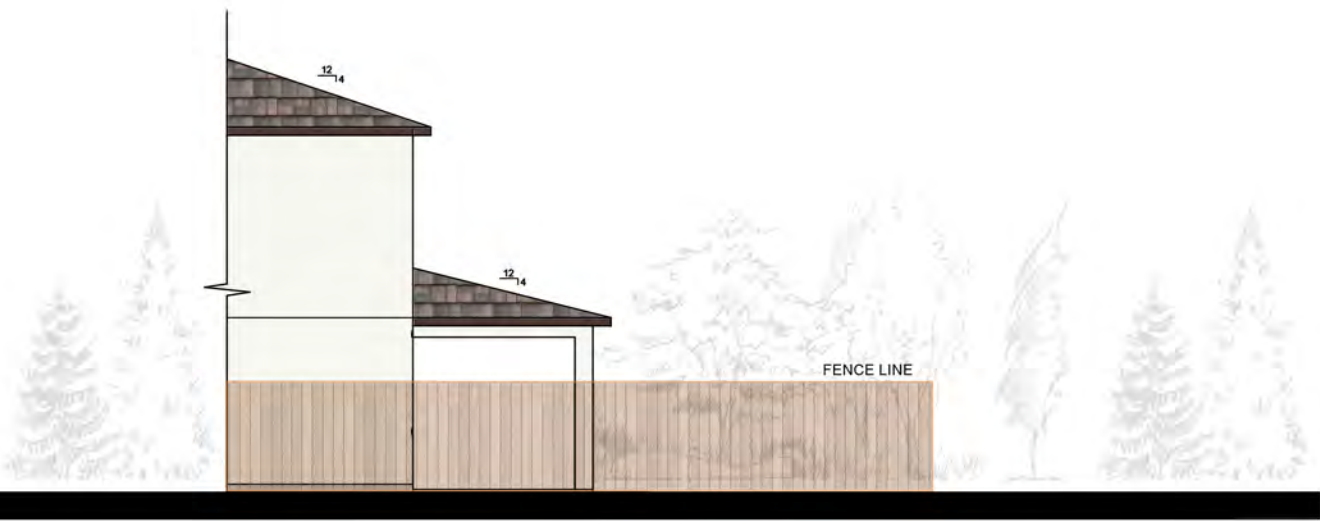
REAR ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



LEFT ELEVATION



RIGHT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

FRONT ELEVATION CONCEPT | PLAN V578

FARMHOUSE
ELEVATION - SCHEME [9]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY.

COLOR & MATERIALS PALETTES

9

Scheme

ROOF TILE

BEL AIR
4595 DARK CHARCOAL

FASCIA / TRIM / ACCENT

SW 7757
HIGH REFLECTIVE WHITE
STUCCO BODY

SW 9161
DUSTBLU

SIDING / B&B / SHUTTER

SW 7991
REFLECTION
B&B SIDING

SW 9161
DUSTBLU

WINDOW FRAME

WHITE

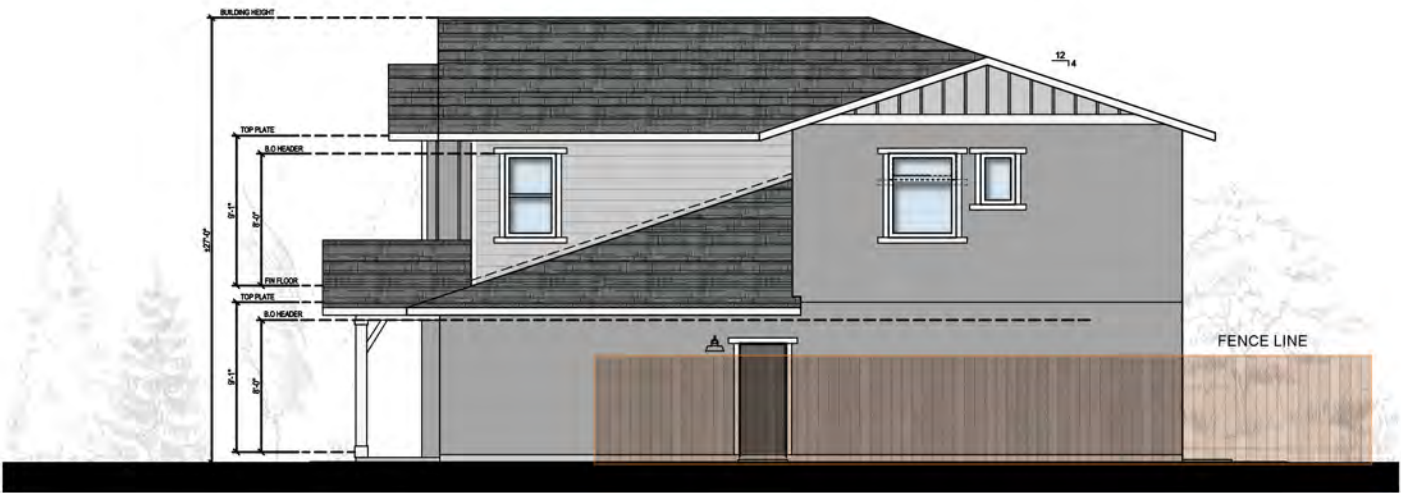
FRONT DOOR

SW 7602
INDIGO BATIK

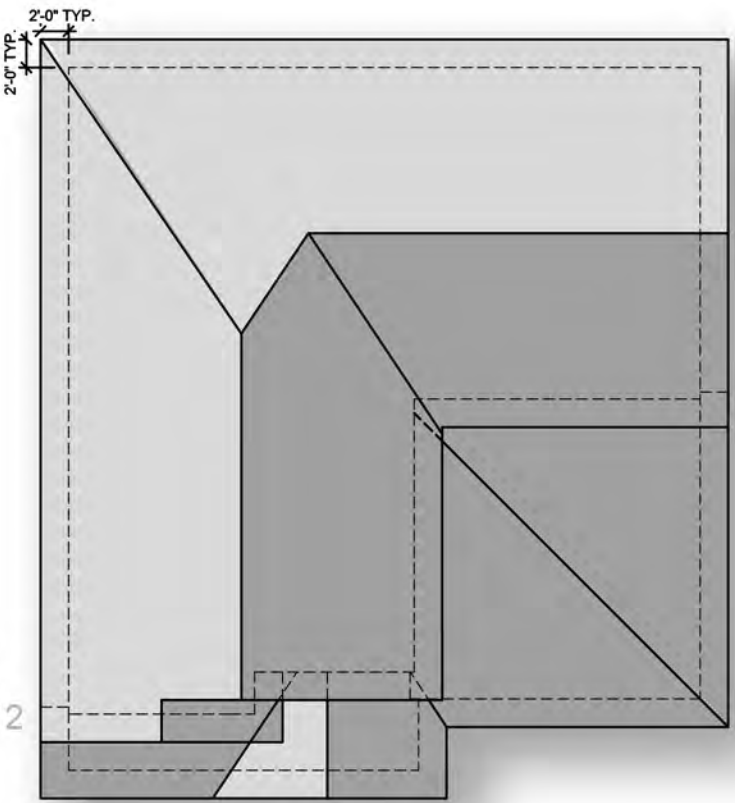
GARAGE DOOR

SW 7075
WEB GRAY

ELEVATIONS | PLAN V578
FARMHOUSE



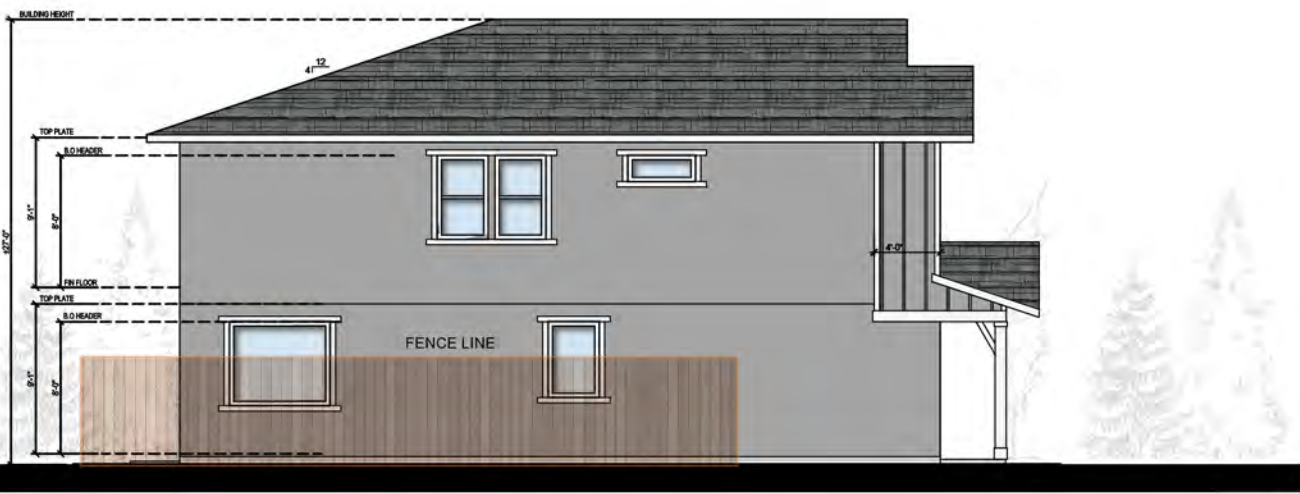
RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12 / 6:12



REAR ELEVATION



LEFT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

ELEVATIONS

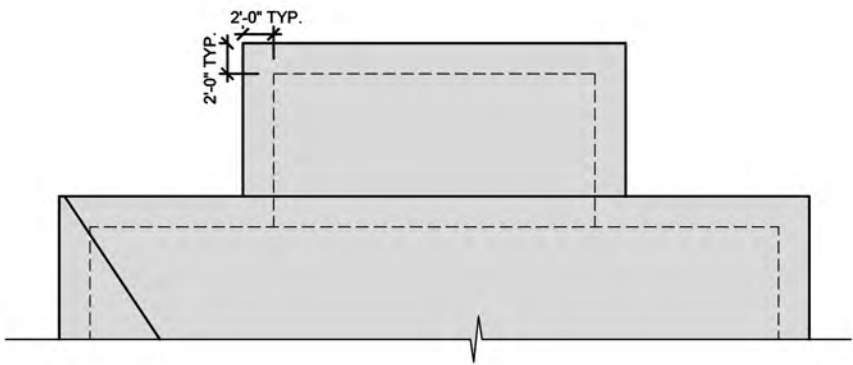
FARMHOUSE

COVERED PATIO OPTION

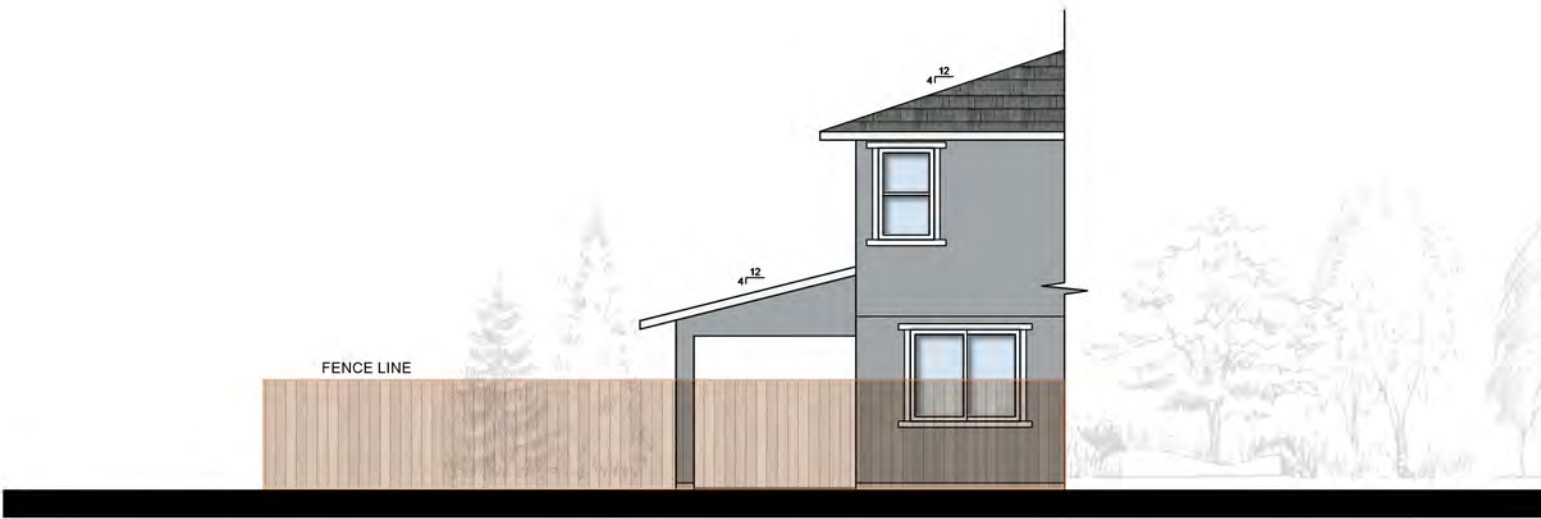
| PLAN V578



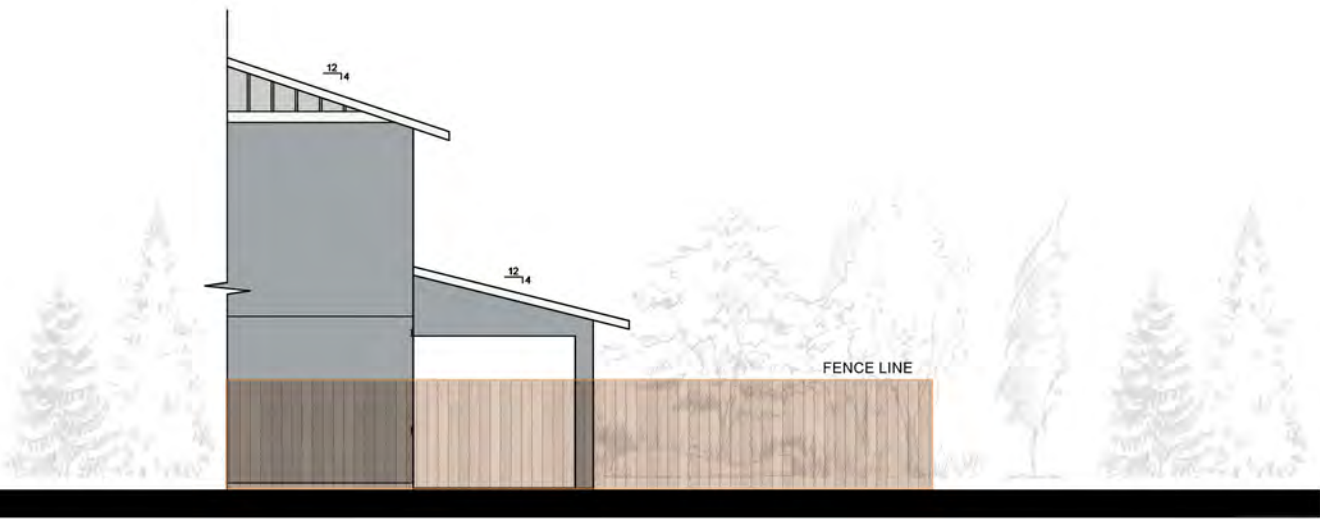
REAR ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



LEFT ELEVATION



RIGHT ELEVATION

* THE DASHED LINES (SHUTTERS) ARE ENHANCEMENT ELEMENTS ON THE CORNER LOTS OR ON THE ELEVATIONS FACING PUBLIC STREETS.

C O L O R & M A T E R I A L S P A L E T T E S

SPANISH COLONIAL
ELEVATIONS



Front Elevation
Progress Lighting
Gibbers Street Light
Black Finish
P560021-031



Side/Rear Elevations
Progress Lighting
East Haven LED
Black Finish
P6077-3130K9



Shutter Style at the
Spanish Colonial Elevations



Address Light
Progress Lighting
Entry Address Light
Black Finish
P5968-31 WB

Exterior decorative tiles at the front elevations:



Scheme 1
Warm Petalo Square Petalo
Color Code: QU15
Thickness: 3/8
Size: 8x8
Finish: Matte
Shade Variation: V2 Medium



Scheme 2
Cool Sole Square Sole
Color Code: QU18
Thickness: 3/8
Size: 8x8
Finish: Matte
Shade Variation: V2 Medium



Scheme 3
Cool Petalo Square Petalo
Color Code: QU23
Thickness: 3/8
Size: 8x8
Finish: Matte
Shade Variation: V2 Medium

COLOR & MATERIALS PALETTES

1

Scheme

ROOF TILE

CAPISTRANO
SCC8806 TUCSON BLEND

FASCIA

SW 2822
DOWNING SAND

STUCCO BODY

SW 9108
DOUBLE LATTE

TRIM / ACCENTS / SHUTTER

SW 2822
DOWNING SAND

WINDOW FRAME

WHITE

FRONT DOOR

SW 6250
GRANITE PEAK

GARAGE DOOR

SW 6083
SABLE

2

Scheme

ROOF TILE

CAPISTRANO
3816 SAN RAMON RANGE

FASCIA

SW 2735
ROCKWEED

STUCCO BODY

SW 6070
HERON PLUME

TRIM / ACCENTS / SHUTTER

SW 7535
SANDY RIDGE

WINDOW FRAME

WHITE

FRONT DOOR

SW 2735
ROCKWEED

GARAGE DOOR

SW 6048
TERRA BURN

3

Scheme

ROOF TILE

CAPISTRANO
LMC 8402 SANTA CRUZ BLEND

FASCIA / ACCENTS

SW 6069
FRENCH ROAST

STUCCO BODY

SW 7507
STONE LION

TRIM

SW 7001
MARSHMALLOW

WINDOW FRAME

WHITE

FRONT DOOR

SW 2816
ROCKWOOD DARK GREEN

GARAGE DOOR / SHUTTER

SW 6069
FRENCH ROAST

MEDITERRANEAN

ELEVATIONS



Front Elevation
Progress Lighting
Gibbers Street Light
Black Finish
P560021-031



Side/Rear Elevations
Progress Lighting
East Haven LED
Black Finish
P6077-3130K9

Shutter Style at the
Mediterranean Elevations



Address Light
Progress Lighting
Entry Address Light
Black Finish
P5968-31 WB

COLOR & MATERIALS PALETTES

4

Scheme

ROOF TILE

BEL AIR
4743 COCOA RANGE

FASCIA / SHUTTER

SW 6069
FRENCH ROAST

STUCCO BODY

SW 7537
IRISH CREAMS

TRIM

SW 7519
MEXICAN SAND

STONE VENEER

ROUGH CUT
CASABLANCA

WINDOW FRAME

WHITE

FRONT DOOR

SW 7027
HICKORY SMOKE

GARAGE DOOR

SW 6069
FRENCH ROAST

5

Scheme

ROOF TILE

BEL AIR
600 SLATE - TAHOE BLEND

FASCIA

SW 7100
ARCADE WHITE

STUCCO BODY

SW 7516
KESTREL WHITE

TRIM

SW 7100
ARCADE WHITE

STONE VENEER

FIELD LEDGE
MESETA

WINDOW FRAME

WHITE

FRONT DOOR

SW 6083
SABLE

GARAGE DOOR / SHUTTER

SW 7509
TIKI HUT

6

Scheme

ROOF TILE

BEL AIR
202 BL CONCORD BLEND

FASCIA / SHUTTER

SW 6076
TURKISH COFFEE

SW 7757
HIGH REFLECTIVE WHITE

TRIM

SW 6152
SUPERIOR BRONZE

STONE VENEER

LIMESTONE
SAN MARINO

WINDOW FRAME

WHITE

FRONT DOOR

SW 6088
NUTHATCH

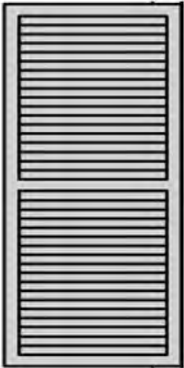
GARAGE DOOR

SW 6076
TURKISH COFFEE

FARMHOUSE

ELEVATIONS

Shutter Style at the
Farmhouse Elevations



Front Elevation
Progress Lighting
District Led
Black Finish
P5623-31



Side/Rear Elevations
Progress Lighting
East Haven LED
Black Finish
P6077-3130K9



Address Light
Progress Lighting
Entry Address Light
Black Finish
P5968-31 WB

COLOR & MATERIALS PALETTES

Scheme

ROOF TILE

BEL AIR
4595 DARK CHARCOAL

FASCIA / TRIM / ACCENT

SW 7757
HIGH REFLECTIVE WHITE
STUCCO BODY

SW 7007
CEILING BRIGHT WHITE
SIDING / SHUTTER

SW 7659
GRIS
SHINGLE SIDING

SW 7069
IRON ORE
WINDOW FRAME

WHITE
FRONT DOOR

SW 7580
CARNELIAN
GARAGE DOOR

SW 6993
BLACK OF NIGHT

Scheme

ROOF TILE

BEL AIR
4588 GARNET BROWN
RANGE

FASCIA / TRIM / ACCENT

SW 7024
FUNCTIONAL GRAY
STUCCO BODY

SW 6098
PACER WHITE
SIDING

SW 6098
PACER WHITE
SHINGLE SIDING

SW 7745
MUDDLED BASIL
WINDOW FRAME

WHITE
FRONT DOOR

SW 6034
ARRESTING AUBURN
GARAGE DOOR / SHUTTER

SW 7026
GRIFFIN

Scheme

ROOF TILE

BEL AIR
4595 DARK CHARCOAL

FASCIA / TRIM / ACCENT

SW 7757
HIGH REFLECTIVE WHITE
STUCCO BODY

SW 9161
DUSTBLU
SIDING / SHUTTER

SW 7991
REFLECTION
SHINGLE SIDING

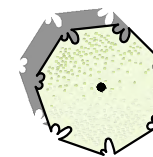
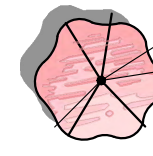
SW 7075
WEB GRAY
WINDOW FRAME

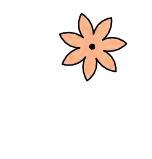
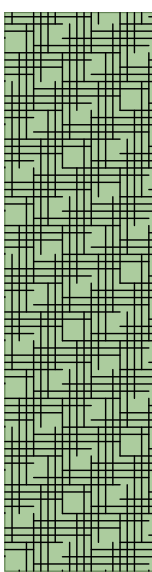
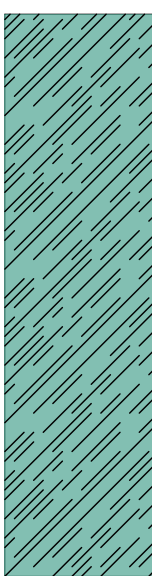
WHITE
FRONT DOOR

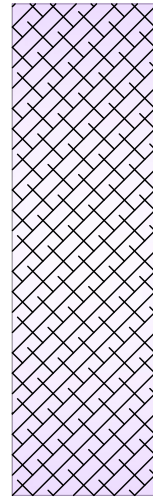
SW 7602
INDIGO BATIK
GARAGE DOOR

SW 7075
WEB GRAY

PLANT LEGEND

	STREET TREE SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, MIN. 5' FROM ALL PAVING, MIN. 6' FROM ALL UTILITIES. ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD WUCOLS (L), 20' - 30' H X 20' - 30' W AT MATURITY. 15 GAL, LAURUS NOBILIS 'SARATOGA' / SARATOGA SWEET BAY WUCOLS (L), 25'-30' H X 25'-30' W AT MATURITY 15 GAL, NYSSA SYLVATICA / SOUR GUM WUCOLS (M), 30' - 50' H X 20' - 30' W AT MATURITY. 15 GAL, PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (L), 30' - 60' H X 30' - 60' W AT MATURITY. 15 GAL, QUERCUS MYRSINIFOLIA / CHINESE EVERGREEN OAK WUCOLS (UNK), 20' - 60' H X 20' - 50' W AT MATURITY. 15 GAL, ZELKOVA SERRATA 'JFS-KW1' / CITY SPRITE® JAPANESE ZELKOVA WUCOLS (M), 20' - 30' H X 15' - 25' W AT MATURITY. 15 GAL,
	ACCENT TREE ACCENT TREES: SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS ACER PALMATUM 'ATROPURPUREUM' / RED-LEAF JAPANESE MAPLE WUCOLS (M), 'BLOODGOOD' OR AS AVAIL, N/E EXPOSURES ONLY, 5' - 20' H X 5' - 20' W AT MATURITY. 24" BOX CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD WUCOLS (M), 20' - 30' H X 20' - 30' W AT MATURITY. 24" BOX CHIONANTHUS RETUSUS / CHINESE FRINGE TREE WUCOLS (M), 10' - 30' H X 10' - 30' W AT MATURITY. 24" BOX LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE CRAPE MYRTLE WUCOLS (L), 20' - 30' H X 15' - 20' W AT MATURITY. 24" BOX MAGNOLIA GRANDIFLORA 'KAY PARRIS' / KAY PARRIS SOUTHERN MAGNOLIA WUCOLS (M), 15' - 20' H X 8' - 10' W AT MATURITY. 24" BOX
	VERTICAL SCREEN VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC. ELAEOCARPUS DECIPIENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE WUCOLS (M), 8'-10' H X 6'-8' W AT MATURITY 5 GAL, HETEROMELES ARBUTIFOLIA / TOYON WUCOLS (L), 8'-10' H X 8'-10' W AT MATURITY 5 GAL, LAURUS NOBILIS 'ANGUSTIFOLIA' / WILLOW LEAF BAY WUCOLS (L), 10'-15' H X 8'-10' W AT MATURITY 5 GAL, LAURUS X SARATOGA / SARATOGA HYBRID LAUREL WUCOLS (L), 10'-15' H X 8'-10' W AT MATURITY 5 GAL, LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET WUCOLS (M), 10' H X 6' W AT MATURITY 5 GAL, PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS WUCOLS (M), 8' -10' H X 6'-8' W AT MATURITY 5 GAL, PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL WUCOLS (L), 8'-10' H X 6'-8' W AT MATURITY 5 GAL,
	LARGE SHRUBS LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING. ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY 5 GAL, ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA WUCOLS (L), S/W EXPOSURES, 8' H X 8' W AT MATURITY 5 GAL, GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY 5 GAL, PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE WUCOLS (M), S/W EXPOSURES, 5'-10' H X 6'-10' W AT MATURITY 5 GAL, PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL WUCOLS (M), N/E EXPOSURES, 3'-4' H X 6'-8' W AT MATURITY 5 GAL, RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY 5 GAL, RHAPHIOLEPIS INDICA 'JACK EVANS' / JACK EVANS INDIAN HAWTHORN WUCOLS (M), 3'-6' H X 3'-6' W AT MATURITY 5 GAL, VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS WUCOLS (M), 4'-6' H X 4'-6' W AT MATURITY 5 GAL,
	MID-GROUND SHRUBS MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE. ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA WUCOLS (M), 2'-3' H X 3'-4' W AT MATURITY 5 GAL, CALLISTEMON VIMINALIS 'BETTER JOHN' / BETTER JOHN WEEPING BOTTLEBRUSH WUCOLS (L), 2'-3' H X 3'-4' W AT MATURITY 5 GAL, GISTUS PULVERULENTUS 'SUNSET' / ROCKROSE WUCOLS (L), 2'-3' H X 6'-8' W AT MATURITY 5 GAL, ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA WUCOLS (M), 3'-4' H X 5'-6' W AT MATURITY 5 GAL, LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER WUCOLS (L), S/W EXPOSURES, 3' H X 5' W AT MATURITY 5 GAL, LAVANDULA X INTERMEDIA 'PROVENCE' / PROVENCE LAVENDIN WUCOLS (L), S/W EXPOSURE, 2'-3' H X 2'-3' W AT MATURITY 5 GAL, LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER WUCOLS (M), 4'-5' H X 4'-5' W AT MATURITY 5 GAL, NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY 5 GAL, PITTOSPORUM TENUIFOLIUM 'COMPACTA' / COMPACT TAWHIWHI WUCOLS (M), 4'-5' H X 4'-5' W AT MATURITY 5 GAL, PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTOSPORUM WUCOLS (M), 2'-3' H X 4'-5' W AT MATURITY 5 GAL, RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN WUCOLS (M), 4'-5' H X 4'-5' W AT MATURITY 5 GAL, RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE WUCOLS (M), S/W EXPOSURE, 3'-4' H X 3'-4' W AT MATURITY 5 GAL, RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY 5 GAL, ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE WUCOLS (M), N/E EXPOSURES, 4'-5' H X 3'-4' W AT MATURITY 5 GAL, ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY WUCOLS (L), S/W EXPOSURE, 3'-4' H X 4'-5' W AT MATURITY 5 GAL, SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE WUCOLS (L), 2'-3' H X 4'-5' W AT MATURITY 5 GAL, SPIRAEA X BUMALDA 'GOLDMOUND' TM / GOLD MOUND SPIREA WUCOLS (M), 3'-4' H X 4'-5' W AT MATURITY 5 GAL, TEUCRIUM FRUTICANS 'COMPACTUM' / COMPACT BUSH GERMANDER WUCOLS (L), 3'-4' H X 3'-4' W AT MATURITY 5 GAL,

	TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER WUCOLS (L), 3'-4' H X 4'-5' W AT MATURITY 5 GAL, WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY WUCOLS (L), 2'-3' H X 4'-5' W AT MATURITY 5 GAL, WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY WUCOLS (L), S/W EXPOSURE, 2'-3' H X 3'-4' W AT MATURITY 5 GAL,
	ACCENT PLANT ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE. AGAPANTHUS AFRICANUS 'WHITE' / WHITE AFRICAN LILY WUCOLS (M), N/E EXPOSURE, 2'-5' H X 3'-4' W AT MATURITY 1 GAL, AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE WUCOLS (VL), 2'-3' H X 2'-3' W AT MATURITY 1 GAL, AGAVE X 'GREEN GLOW' / GREEN GLOW AGAVE WUCOLS (VL), 2'-3' H X 2'-3' W AT MATURITY 1 GAL, BULBINE FRUTESCENS / BULBINE WUCOLS (L), 1'-2' H X 1'-2' W AT MATURITY 1 GAL, COLEONEMA PULCHRUM 'SUNSET GOLD' / GOLDEN BREATH OF HEAVEN WUCOLS (M), 2'-3' H X 3'-4' W AT MATURITY 1 GAL, DIANELLA REVOLUTA 'LITTLE REV' / 'LITTLE REV' FLAX LILY WUCOLS (L), S/W EXPOSURE, 2'-4' H X 1'-2' W AT MATURITY 1 GAL, DIETES VEGETA / FORTNIGHT LILY WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY 1 GAL, ERIGERON KARVINSKIANUS 'PROFUSION' / PROFUSION SANTA BARBARA DAISY WUCOLS (L), 1'-2' H X 3'-5' W AT MATURITY 1 GAL, HESPERALOE X 'PERRY' / 'BRACKETLIGHTS' / RED YUCCA VAR. AS AVAILABLE WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY 1 GAL, LIRIOPE MUSCARI 'SILVER Y SUNPROOF' / SILVER Y SUNPROOF LILYTurf WUCOLS (M), 1'-2' H X 1'-2' W AT MATURITY 1 GAL, PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX WUCOLS (M), S/W EXPOSURE, 2'-3' H X 2'-3' W AT MATURITY 1 GAL,
	SPECIMEN PLANT UNIQUE SPECIMENS FOR VISUAL INTEREST. PLANT NO MORE THAN TWO VARIETIES PER LOT. AGAVE AMERICANA 'MEDIO-PICTA ALBA' / STRIPED CENTURY PLANT WUCOLS (L), S/W EXPOSURES, 3'-4' H X 4'-5' W AT MATURITY 5 GAL, AGAVE ANGUSTIFOLIA 'MARGINATA' / VARIEGATED CARIBBEAN CENTURY PLANT WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY 5 GAL, DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY, DO NOT USE ADJACENT TO WALKWAYS, HESPERALOE PARVIFLORA 'DESERT FLAMENCO' / DESERT FLAMENCO RED YUCCA WUCOLS (L), 3'-4' H X 3'-4' W AT MATURITY 5 GAL, PHORMIUM TENAX 'RUBRUM' / NEW ZEALAND FLAX WUCOLS (M), N/E EXPOSURES, 2'-3' H X 1'-2' W AT MATURITY 5 GAL, YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE WUCOLSC (L), S/W EXPOSURE, 5'-6' H X 2'-3' W AT MATURITY 5 GAL, YUCCA PARVIFLORA / RED YUCCA WUCOLS (L), 4'-5' H X 3'-6' W AT MATURITY, DO NOT PLANT SINGULARLY. GROUPINGS OF 3 OR MORE ONLY. 5 GAL, YUCCA ROSTRATA / BEAKED YUCCA WUCOLS (L), S/W EXPOSURE, 10'-15' H X 8'-10' W AT MATURITY 5 GAL,
	SMALL VERTICAL SHRUBS UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN. BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD WUCOLS (M), 3'-4' H X 2'-4' W AT MATURITY 5 GAL, ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA WUCOLS (M), 3'-4' H X 5'-6' W AT MATURITY 5 GAL, ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA WUCOLS (M), 2'-3' H X 4'-6' W AT MATURITY 5 GAL, RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY 5 GAL, ROSMARINUS OFFICINALIS 'BARBEQUE' / BARBEQUE ROSEMARY WUCOLS (L), 4'-5' H X 3'-4' W AT MATURITY 5 GAL, SPIRAEA JAPONICA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA WUCOLS (M), 3'-4' H X 4'-5' W AT MATURITY 5 GAL,
	GROUNDCOVER GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE. ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA WUCOLS (M), 1' H X 4' W AT MATURITY 1 GAL, 36" oc COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER WUCOLS (L), 1' H X 10' W AT MATURITY 1 GAL, 36" oc JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER WUCOLS (L), 6' H X 8' W AT MATURITY 1 GAL, 36" oc MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM WUCOLS (L), 1' H X 12' W AT MATURITY 1 GAL, 36" oc ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY WUCOLS (L), 1' - 2' H X 8' W AT MATURITY 1 GAL, 36" oc TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE WUCOLS (M), 2' H AT MATURITY 1 GAL, 36" oc WESTRINGIA FRUTICOSA MUNDI TM / COAST ROSEMARY WUCOLS (L), S/W EXPOSURES, 1'-2' H X 1'-3' W AT MATURITY 1 GAL, 36" oc
	ENTRY WALK GROUNDCOVER ENTRY WALK GROUNDCOVER: SMALLER-SCALE GROUNDCOVERS, TYPICALLY FLOWERING. USED TO ADD INTEREST AND COLOR AT ENTRY WALKS AJUGA REPTANS / CARPET BUGLE WUCOLS (M), 1' H X 1' W AT MATURITY 1 GAL, 30" oc HELICHRYSUM PETIOLEA / LICORICE PLANT WUCOLS (L), 1' - 2' H X 3' - 4' W AT MATURITY 1 GAL, 30" oc ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE WUCOLS (M), 1' - 1.5' H X 2.5' - 3' W AT MATURITY. 1 GAL, 30" oc TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER WUCOLS (L), 6' H X 2' - 3' W AT MATURITY 1 GAL, 30" oc TEUCRIUM COSSONII / CREEPING GERMANDER WUCOLS (L), 6' H X 1' - 2' W AT MATURITY 1 GAL, 30" oc TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE WUCOLS (M), 1' - 2' H X 10' - 12' W AT MATURITY. 1 GAL, 30" oc VINCA MINOR / COMMON PERIWINKLE WUCOLS (M), N/E EXPOSURES, 6' H X 1.5' W AT MATURITY 1 GAL, 30" oc

	COMMUNITY CORNER GROUNDCOVER LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS. LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA WUCOLS (L), 1' - 1.5' H X 3' - 5' W AT MATURITY 1 GAL, 30" oc LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA WUCOLS (L), 1' - 1.5' H X 3' - 5' W AT MATURITY 1 GAL, 30" oc ROSA X 'NOASCHNEE' / FLOWER CARPET® WHITE GROUNDCOVER ROSE WUCOLS (M), 2' - 3' H X 3' - 4' W AT MATURITY 1 GAL, 30" oc VERBENA CANADENSIS 'HOMESTEAD PINK' / HOMESTEAD PINK VERBENA WUCOLS (L), 6' H X 1.5' - 2.5' W AT MATURITY 1 GAL, 30" oc VERBENA CANADENSIS 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA WUCOLS (L), 6' H X 1.5' - 2.5' W AT MATURITY 1 GAL, 30" oc VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA WUCOLS (L), 1' H X 1.5' - 2' W AT MATURITY 1 GAL, 30" oc
---	--

DESIGN REVIEW NOTES

PER THE CITY OF RANCHO CORDOVA DESIGN GUIDELINES AND WATER EFFICIENT LANDSCAPE ORDINANCE, THE FOLLOWING SHALL APPLY:

1. A MINIMUM OF 25% OF ALL TREES SHALL BE 24" BOX CONTAINER SIZE OR LARGER.
2. A MINIMUM OF 30% OF ALL TREES SHALL BE EVERGREEN.
3. ROOT BARRIERS ARE REQUIRED FOR TREES PLANTED WITHIN 10' OF PAVING OR HARDSCAPE PER ZONING CODE SECTION 23.716.
4. PRE-EMERGENT SHALL BE APPLIED TO ALL NON-SEEDED LANDSCAPE AREAS PRIOR TO PLANTING.
5. A 3" MINIMUM OF BARK MULCH IS REQUIRED IN ALL NON-TURF PLANTERS.
6. A WEED CONTROL LAYER IS REQUIRED IN ALL BARK MULCH AREAS.

DESIGN STATEMENT

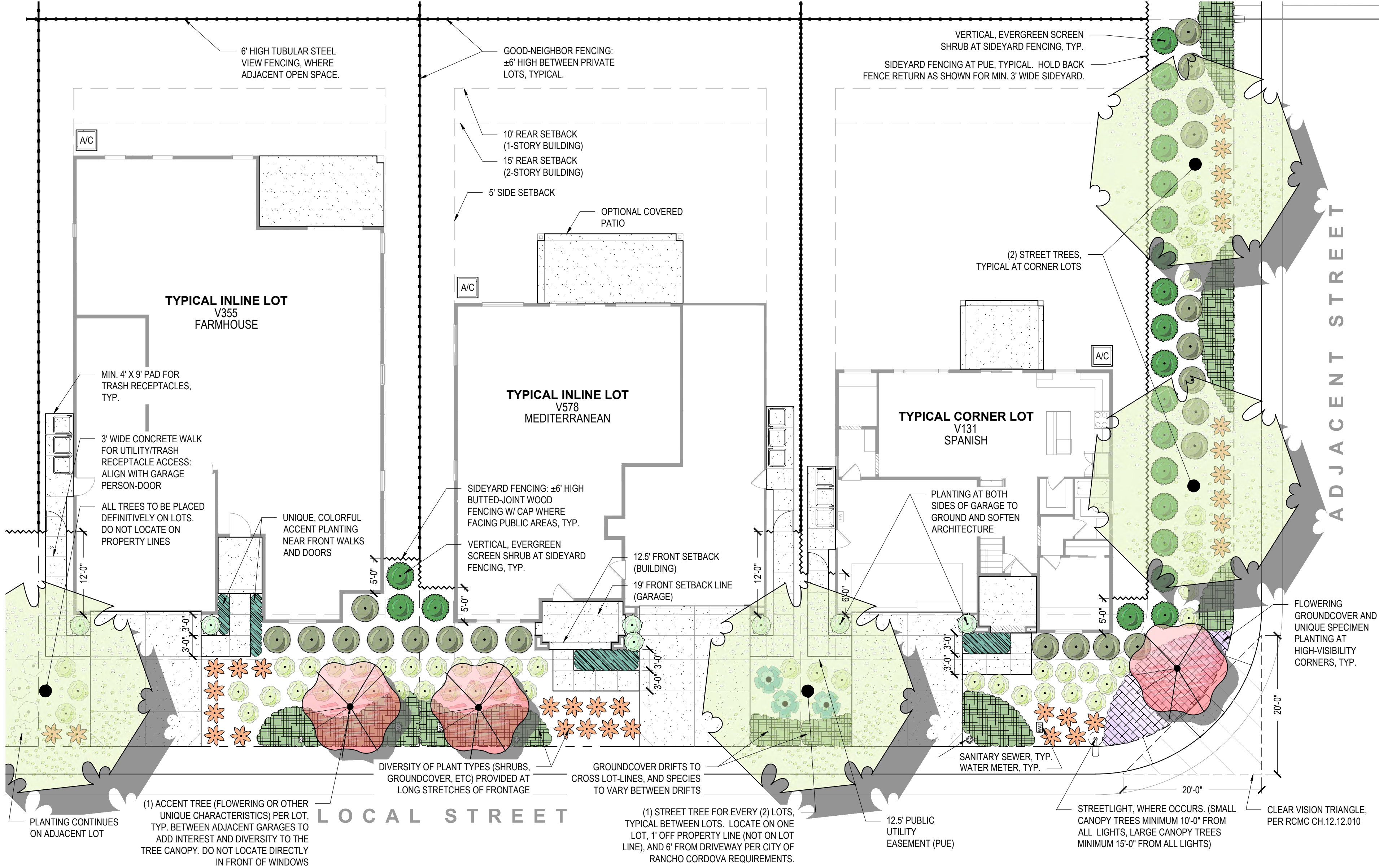
Arista Del Sol is a proposed community of single family residences. As part of an overall master-planned community, interest and variation is provided through the various differing architectural elevations. To provide continuity throughout the community, a consistent style is reflected in the landscape, eschewing arbitrary and jarring juxtapositions of varying design styles in the ground plane.

Front yard planting shown is indicative of builder-installed landscape. Planting will include a mixed palette of plants, from low foreground groundcover to larger background planting as foundation shrubs. Varying plant types emphasize a natural and native feel, with varying leaf color, structure, and texture, balancing the textures of the architecture.

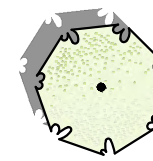
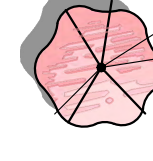
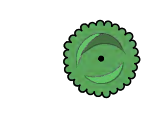
All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance (per lot). Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will be self-adjusting (smart). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of bark mulch in all non-turf planter areas.

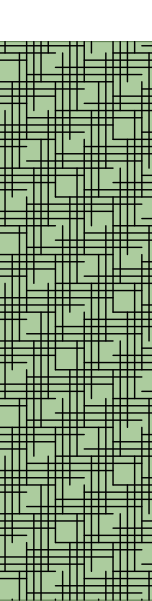


DATE SIGNED: 06/12/24

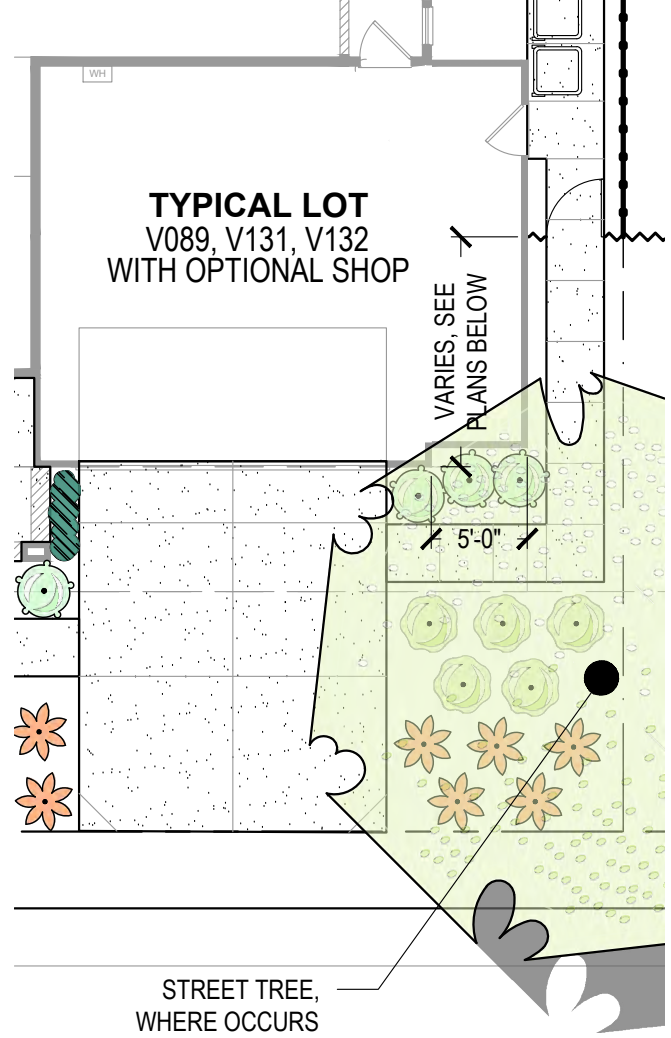


PLANT LEGEND

	STREET TREE SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, MIN. 5' FROM ALL PAVING, MIN. 6' FROM ALL UTILITIES. ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD WUCOLS (L), 20' - 30' H X 20' - 30' W AT MATURITY. 15 GAL. LAURUS NOBILIS 'SARATOGA' / SARATOGA SWEET BAY WUCOLS (L), 25'-30' H X 25'-30' W AT MATURITY. 15 GAL. NYSSA SYLVATICA / SOUR GUM WUCOLS (M), 30' - 50' H X 20' - 30' W AT MATURITY. 15 GAL. PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (L), 30' - 60' H X 30' - 60' W AT MATURITY. 15 GAL. QUERCUS MYRSINIFOLIA / CHINESE EVERGREEN OAK WUCOLS (UNK), 20' - 60' H X 20' - 50' W AT MATURITY. 15 GAL. ZELKOVA SERRATA 'JFS-KW1' / CITY SPRITE® JAPANESE ZELKOVA WUCOLS (M), 20' - 30' H X 15' - 25' W AT MATURITY. 15 GAL.
	ACCENT TREE ACCENT TREES: SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS ACER PALMATUM 'ATROPURPUREUM' / RED-LEAF JAPANESE MAPLE WUCOLS (M), 'BLOODGOOD' OR AS AVAIL, N/E EXPOSURES ONLY, 5' - 20' H X 5' - 20' W AT MATURITY. 24" BOX CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD WUCOLS (M), 20' - 30' H X 20' - 30' W AT MATURITY. 24" BOX CHIONANTHUS RETUSUS / CHINESE FRINGE TREE WUCOLS (M), 10' - 30' H X 10' - 30' W AT MATURITY. 24" BOX LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE CRAPE MYRTLE WUCOLS (L), 20' - 30' H X 15' - 20' W AT MATURITY. 24" BOX MAGNOLIA GRANDIFLORA 'KAY PARRIS' / KAY PARRIS SOUTHERN MAGNOLIA WUCOLS (M), 15' - 20' H X 8' - 10' W AT MATURITY. 24" BOX
	VERTICAL SCREEN VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC. ELAEOCARPUS DECIPIENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE WUCOLS (M), 8'-10' H X 6'-8' W AT MATURITY. 5 GAL. HETEROMELES ARBUTIFOLIA / TOYON WUCOLS (L), 8'-10' H X 8'-10' W AT MATURITY. 5 GAL. LAURUS NOBILIS 'ANGUSTIFOLIA' / WILLOW LEAF BAY WUCOLS (L), 10'-15' H X 8'-10' W AT MATURITY. 5 GAL. LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL WUCOLS (L), 10'-15' H X 8'-10' W AT MATURITY. 5 GAL. LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET WUCOLS (M), 10' H X 6' W AT MATURITY. 5 GAL. PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS WUCOLS (M), 8' -10' H X 6'-8' W AT MATURITY. 5 GAL. PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL WUCOLS (L), 8'-10' H X 6'-8' W AT MATURITY. 5 GAL.
	LARGE SHRUBS LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING. ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY. 5 GAL. ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA WUCOLS (L), S/W EXPOSURES, 8' H X 8' W AT MATURITY. 5 GAL. GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY. 5 GAL. PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE WUCOLS (M), S/W EXPOSURES, 5'-10' H X 6'-10' W AT MATURITY. 5 GAL. PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL WUCOLS (M), N/E EXPOSURES, 3'-4' H X 6'-8' W AT MATURITY. 5 GAL. RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY. 5 GAL. RHAPHIOLEPIS INDICA 'JACK EVANS' / JACK EVANS INDIAN HAWTHORN WUCOLS (M), 3'-6' H X 3'-6' W AT MATURITY. 5 GAL. VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS WUCOLS (M), 4'-6' H X 4'-6' W AT MATURITY. 5 GAL.
	MID-GROUND SHRUBS MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE. ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA WUCOLS (M), 2'-3' H X 3'-4' W AT MATURITY. 5 GAL. CALLISTEMON VIMINALIS 'BETTER JOHN' / BETTER JOHN WEEPING BOTTLEBRUSH WUCOLS (L), 2'-3' H X 3'-4' W AT MATURITY. 5 GAL. GISTUS PULVERULENTUS 'SUNSET' / ROCKROSE WUCOLS (L), 2'-3' H X 6'-8' W AT MATURITY. 5 GAL. ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA WUCOLS (M), 3'-4' H X 5'-6' W AT MATURITY. 5 GAL. LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER WUCOLS (L), S/W EXPOSURES, 3' H X 5' W AT MATURITY. 5 GAL. LAVANDULA X INTERMEDIA 'PROVENCE' / PROVENCE LAVENDIN WUCOLS (L), S/W EXPOSURE, 2'-3' H X 2'-3' W AT MATURITY. 5 GAL. LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER WUCOLS (M), 4'-5' H X 4'-5' W AT MATURITY. 5 GAL. NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY. 5 GAL. PITTOSPORUM TENUIFOLIUM 'COMPACTA' / COMPACT TAWHIWHI WUCOLS (M), 4'-5' H X 4'-5' W AT MATURITY. 5 GAL. PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTOSPORUM WUCOLS (M), 2'-3' H X 4'-5' W AT MATURITY. 5 GAL. RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN WUCOLS (M), 4'-5' H X 4'-5' W AT MATURITY. 5 GAL. RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE WUCOLS (M), S/W EXPOSURE, 3'-4' H X 3'-4' W AT MATURITY. 5 GAL. RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY. 5 GAL. ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE WUCOLS (M), N/E EXPOSURES, 4'-5' H X 3'-4' W AT MATURITY. 5 GAL. ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY WUCOLS (L), S/W EXPOSURE, 3'-4' H X 4'-5' W AT MATURITY. 5 GAL. SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE WUCOLS (L), 2'-3' H X 4'-5' W AT MATURITY. 5 GAL. SPIRAEA X BUMALDA 'GOLDMOUND' TM / GOLD MOUND SPIREA WUCOLS (M), 3'-4' H X 4'-5' W AT MATURITY. 5 GAL. TEUCRIUM FRUTICANS 'COMPACTUM' / COMPACT BUSH GERMANDER WUCOLS (L), 3'-4' H X 3'-4' W AT MATURITY. 5 GAL.

	TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER WUCOLS (L), 3'-4' H X 4'-5' W AT MATURITY. 5 GAL. WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY WUCOLS (L), 2'-3' H X 4'-5' W AT MATURITY. 5 GAL. WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY WUCOLS (L), S/W EXPOSURE, 2'-3' H X 3'-4' W AT MATURITY. 5 GAL.
	ACCENT PLANT ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE. AGAPANTHUS AFRICANUS 'WHITE' / WHITE AFRICAN LILY WUCOLS (M), N/E EXPOSURE, 2'-5' H X 3'-4' W AT MATURITY. 1 GAL. AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE WUCOLS (VL), 2'-3' H X 2'-3' W AT MATURITY. 1 GAL. AGAVE X 'GREEN GLOW' / GREEN GLOW AGAVE WUCOLS (VL), 2'-3' H X 2'-3' W AT MATURITY. 1 GAL. BULBINE FRUTESCENS / BULBINE WUCOLS (L), 1'-2' H X 1'-2' W AT MATURITY. 1 GAL. COLEONEMA PULCHRUM 'SUNSET GOLD' / GOLDEN BREATH OF HEAVEN WUCOLS (M), 2'-3' H X 3'-4' W AT MATURITY. 1 GAL. DIANELLA REVOLUTA 'LITTLE REV' / 'LITTLE REV' FLAX LILY WUCOLS (L), S/W EXPOSURE, 2'-4' H X 1'-2' W AT MATURITY. 1 GAL. DIETES VEGETA / FORTNIGHT LILY WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY. 1 GAL. ERIGERON KARVINSKIANUS 'PROFUSION' / PROFUSION SANTA BARBARA DAISY WUCOLS (L), 1'-2' H X 3'-5' W AT MATURITY. 1 GAL. HESPERALOE X 'PERRU' / 'BRACKETLIGHTS' / RED YUCCA VAR. AS AVAILABLE WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY. 1 GAL. LIRIOPE MUSCARI 'SILVER Y SUNPROOF' / SILVER Y SUNPROOF LILYTURF WUCOLS (M), 1'-2' H X 1'-2' W AT MATURITY. 1 GAL. PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX WUCOLS (M), S/W EXPOSURE, 2'-3' H X 2'-3' W AT MATURITY. 1 GAL.
	SPECIMEN PLANT UNIQUE SPECIMENS FOR VISUAL INTEREST. PLANT NO MORE THAN TWO VARIETIES PER LOT. AGAVE AMERICANA 'MEDIO-PICTA ALBA' / STRIPED CENTURY PLANT WUCOLS (L), S/W EXPOSURES, 3'-4' H X 4'-5' W AT MATURITY. 5 GAL. AGAVE ANGUSTIFOLIA 'MARGINATA' / VARIEGATED CARIBBEAN CENTURY PLANT WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY. 5 GAL. DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY, DO NOT USE ADJACENT TO WALKWAYS. 5 GAL. HESPERALOE PARVIFLORA 'DESERT FLAMENCO' / DESERT FLAMENCO RED YUCCA WUCOLS (L), 3'-4' H X 3'-4' W AT MATURITY. 5 GAL. PHORMIUM TENAX 'RUBRUM' / NEW ZEALAND FLAX WUCOLS (M), N/E EXPOSURES, 2'-3' H X 1'-2' W AT MATURITY. 5 GAL. YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE WUCOLSC (L), S/W EXPOSURE, 5'-6' H X 2'-3' W AT MATURITY. 5 GAL. YUCCA PARVIFLORA / RED YUCCA WUCOLS (L), 4'-5' H X 5'-6' W AT MATURITY, DO NOT PLANT SINGULARLY. GROUPINGS OF 3 OR MORE ONLY. 5 GAL. YUCCA ROSTRATA / BEAKED YUCCA WUCOLS (L), S/W EXPOSURE, 10'-15' H X 8'-10' W AT MATURITY. 5 GAL.
	SMALL VERTICAL SHRUBS UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN. BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD WUCOLS (M), 3'-4' H X 2'-4' W AT MATURITY. 5 GAL. ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA WUCOLS (M), 3'-4' H X 5'-6' W AT MATURITY. 5 GAL. ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA WUCOLS (M), 2'-3' H X 4'-6' W AT MATURITY. 5 GAL. RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY. 5 GAL. ROSMARINUS OFFICINALIS 'BARBEQUE' / BARBEQUE ROSEMARY WUCOLS (L), 4'-5' H X 3'-4' W AT MATURITY. 5 GAL. SPIRAEA JAPONICA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA WUCOLS (M), 3'-4' H X 4'-5' W AT MATURITY. 5 GAL.
	GROUNDCOVER GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE. ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA WUCOLS (M), 1' H X 4' W AT MATURITY. 1 GAL. 36" oc COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER WUCOLS (L), 1' H X 10' W AT MATURITY. 1 GAL. 36" oc JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER WUCOLS (L), 6' H X 8' W AT MATURITY. 1 GAL. 36" oc MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM WUCOLS (L), 1' H X 12' W AT MATURITY. 1 GAL. 36" oc ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY WUCOLS (L), 1' - 2' H X 8' W AT MATURITY. 1 GAL. 36" oc TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE WUCOLS (M), 2' H AT MATURITY. 1 GAL. 36" oc WESTRINGIA FRUTICOSA MUNDI TM / COAST ROSEMARY WUCOLS (L), S/W EXPOSURES, 1'-2' H X 1'-3' W AT MATURITY. 1 GAL. 36" oc
	ENTRY WALK GROUNDCOVER ENTRY WALK GROUNDCOVER: SMALLER-SCALE GROUNDCOVERS, TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS AJUGA REPTANS / CARPET BUGLE WUCOLS (M), 1' H X 1' W AT MATURITY. 1 GAL. 30" oc HELICHRYSUM PETIOLARE / LICORICE PLANT WUCOLS (L), 1' - 2' H X 3' - 4' W AT MATURITY. 1 GAL. 30" oc ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE WUCOLS (M), 1' - 1.5' H X 2.5' - 3' W AT MATURITY. 1 GAL. 30" oc TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER WUCOLS (L), 6' H X 2' - 3' W AT MATURITY. 1 GAL. 30" oc TEUCRIUM COSSOWII / CREEPING GERMANDER WUCOLS (L), 6' H X 1' - 2' W AT MATURITY. 1 GAL. 30" oc TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE WUCOLS (M), 1' - 2' H X 10' - 12' W AT MATURITY. 1 GAL. 30" oc VINCA MINOR / COMMON PERIWINKLE WUCOLS (M), N/E EXPOSURES, 6' H X 1.5' W AT MATURITY. 1 GAL. 30" oc

OPTIONAL SHOP



DESIGN REVIEW NOTES

PER THE CITY OF RANCHO CORDOVA DESIGN GUIDELINES AND WATER EFFICIENT LANDSCAPE ORDINANCE, THE FOLLOWING SHALL APPLY:

1. A MINIMUM OF 25% OF ALL TREES SHALL BE 24" BOX CONTAINER SIZE OR LARGER.
2. A MINIMUM OF 30% OF ALL TREES SHALL BE EVERGREEN.
3. ROOT BARRIERS ARE REQUIRED FOR TREES PLANTED WITHIN 10' OF PAVING OR HARDSCAPE PER ZONING CODE SECTION 23.716.
4. PRE-EMERGENT SHALL BE APPLIED TO ALL NON-SEEDED LANDSCAPE AREAS PRIOR TO PLANTING.
5. A 3" MINIMUM OF BARK MULCH IS REQUIRED IN ALL NON-TURF PLANTERS.
6. A WEED CONTROL LAYER IS REQUIRED IN ALL BARK MULCH AREAS.

DESIGN STATEMENT

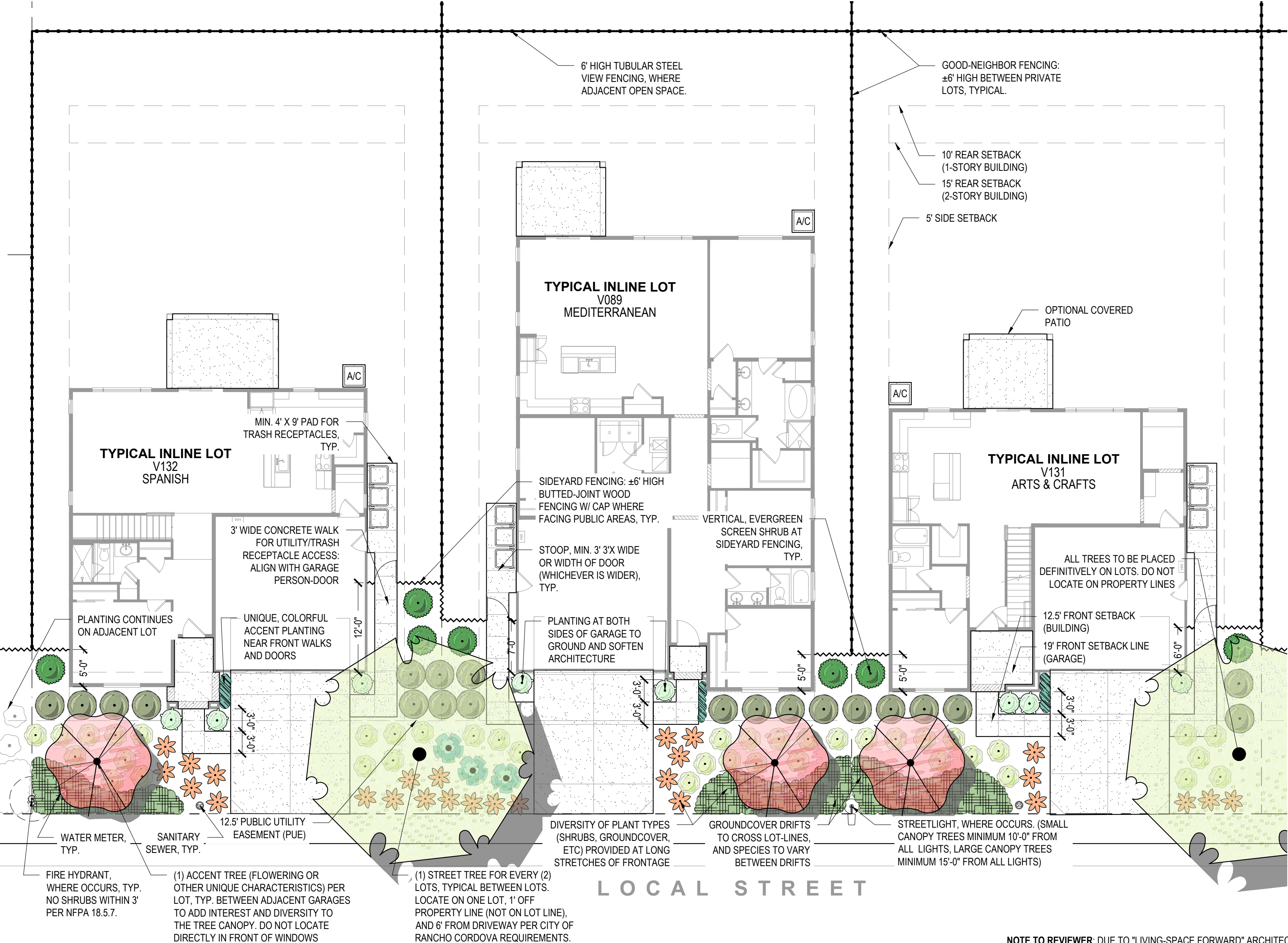
Arista Del Sol is a proposed community of single family residences. As part of an overall master-planned community, interest and variation is provided through the various differing architectural elevations. To provide continuity throughout the community, a consistent style is reflected in the landscape, eschewing arbitrary and jarring juxtapositions of varying design styles in the ground plane.

Front yard planting shown is indicative of builder-installed landscape. Planting will include a mixed palette of plants, from low foreground groundcover to larger background planting as foundation shrubs. Varying plant types emphasize a natural and native feel, with varying leaf color, structure, and texture, balancing the textures of the architecture.

All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance (per lot). Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will be self-adjusting (smart). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of bark mulch in all non-turf planter areas.



DATE SIGNED: 06/12/24



ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
1.	The approved entitlement is for a Special Development Permit and Major Design Review Permit for Beazer Homes for Arista Del So Phases 1 & 2. The project shall be constructed consistent with the Design Booklet listed as Project Plans (<u>Exhibit A</u>) as described in the Planning Commission Staff Report dated September 11, 2024, and Conditions herein (<u>Exhibit B</u>), for project number PLND-0424-0097.	Project Description	On-Going	Planning
2.	The Special Development Permit setbacks shall include the following setbacks for Arista Del Sol Phases 1 & 2. Front Setback (Living Area) 12.5 Feet Front Setback (Garage) 19 Feet Side Setback 5 Feet / 4 Feet Side Setback Corner Lot 12.5 Feet Rear Setback 10 Feet for Single Story 15 Feet for Two-Story Minimum Distance Between Homes 8 Feet	Project Setbacks	On-Going	Planning
3.	The Minimum 5 Foot side yard setback shall be placed on the garage side / man door side.	Setback Placement	On-Going	Planning
4.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is 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

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
5.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning
6.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranhocordova.org for the status of your account with the City.	General	On-Going	Planning
7.	The Major Design Review and Special Development Permit Approval is valid for a period of three (3) years from the date of Planning Commission approval unless substantial construction has commenced or an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
8.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
9.	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
10.	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
11.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
12.	The Applicant shall submit Master Plans for review to the Building and Safety Department for review and approval by the Planning Department. Master Plans shall be consistent with the approved project entitlements.	Master Plans	On-Going	Building & Safety / Planning
13.	Water supply will be provide by the Sacramento County Water Agency	Water	On-Going	SCWA
14.	Kiefer Landfill, a County owned and operated landfill, is located approximately 1 mile from this project. Due to the nature of operations that occur at the landfill, projects within a one-mile radius or 2000' buffer zoned shall be accompanied by Disclosures recorded on deeds to the following effect: acknowledging the pre-existence and proximity of Kiefer Landfill and the waste disposal activities that occur there. Master Disclosures disclosing the proximity to Kiefer Landfill is also acceptable. Sample disclosures can be provide by DWMR upon request.	Kiefer Landfill	On-Going	DWMR
Prior to Approval of Improvement Plans				
15.	SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans. This condition has been met for Phase 1 of the project. Phase 2 will still need to meet this condition.	Sewer Connections	Prior to Approval of Improvement Plans for Phase 2.	Sac Sewer
16.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval. This condition has been met for Phase 1 of the project. Phase 2 will still need to meet this condition.	Sewer Plans	Prior to Approval of Improvement Plans for Phase 2	Sac Sewer
17.	SacSewer will provide additional Conditions of Approval when it is requested at a later date.	Sac Sewer COA	Prior to Approval of Improvement Plans for Phase 2	Sac Sewer

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
Prior to Issuance of Building Permit				
18.	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. • Any two-story home on a corner shall provide an enhanced side elevation on the side of the home facing the roadway, which shall include window trims, casings, shutters, and other details found on the front elevation as shown in the Design Review Package. • Two-story homes adjacent to Chrysanthy Boulevard shall include enhanced rear elevations including shutters, enhanced materials, or other architectural details as shown in the approved design booklet.	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
19.	Final Landscape Plans shall be submitted to the Planning Department for confirmation and consistency with Design Review and will be documented for final Planning Inspections.	Landscape Plans	Prior to Issuance of Building Permits	Planning
20.	Final landscape plan shall include the addition of weed and root barrier installed in front yard prior to installation of ground cover and trees for each production home.	Landscape Barrier	Prior to Issuance of Building Permit	Planning
21.	Garage man doors shall be included as standard for each floor plan and shall be shown on Master Plans submitted to the Building and Safety Department.	Garage Door	Prior to Issuance of Building Permits	Planning
22.	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.	Zone 40 Development Fees	Prior to Issuance of Building Permits	SCWA

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
23.	Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716).	Landscaping Ordinance	Prior to Issuance of Building Permits	SCWA
24.	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. . This condition has been met for Phase 1 of the project. Phase 2 will still need to meet this condition.	Sewer Fees	Prior to Issuance of Building Permits	Sac Sewer
25.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to Issuance of Building Permits	Sacramento Metro Fire
Prior to Final Inspection				
26.	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
27.	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
28.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Addresses	Prior to Final Building Inspection	Sacramento Metro Fire
29.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Residential Roof Coverings	Prior to Final Building Inspection	Sacramento Metro Fire

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
Advisory				
30.	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	Advisory	SCWA
31.	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.	Wells	Advisory	SCWA
32.	The lots East of Americanos Boulevard are in the NSA upper pressure zone and are required to connect to the existing Sacramento County Water Agency NSA upper pressure zone system at a minimum of two locations. Please coordinate with the Agency and adjacent projects to accomplish this.	NSA Upper Pressure Zone	Advisory	SCWA
33.	Any installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.	Security Gates	Advisory	Sacramento Metro Fire
34.	Subsequent applications, including time extensions, may be subject to additional SMFD Fire Conditions beyond those listed above. Fire conditions will only be added when significant life safety issues require remediation	Additional Requirements	Advisory	Sacramento Metro Fire
35.	This project includes planned improvements within the S132 pump station shed area. Due to development in this shed, improvements to S132 station are required. Lennar Homes of California, LLC is taking the lead in the S132 Pump Station upgrades. Your project may be responsible for the upgrades if Lennar does not complete the upgrades.	Pump Station	Advisory	Sac Sewer

MEMORANDUM



ITEM 7.1.

DATE: September 11, 2024
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **READoption OF MEETING MINUTES FROM THE REGULAR
PLANNING COMMISSION MEETING OF MAY 8, 2024**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. May 8, 2024 Planning Commission Draft Meeting Minutes

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://cityofranhocordova.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@cityofranhocordova.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.

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

ITEM 7.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, May 8, 2024

ATTACHMENT 1

Chambers at 5:31 p.m.

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

Planning Commission Members Absent: None

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

2. PLEDGE OF ALLEGIANCE

Commissioner Frechette 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 Tripette second by Frechette;
Motion passed with a 5:0 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

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 5:0 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

ITEM 7.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, May 8, 2024

ATTACHMENT 1

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.

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 Devarapalli;
Motion passed with a 5:0 vote.

7. REGULAR CALENDAR ITEMS

- 7.1. **Subject:** Propose to Cancel the Regular Planning Commission Meeting on June 12, 2024.

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

ACTION: Motion to Cancel the Regular Planning Commission Meeting on June 12, 2024 by Tripette second by Frechette;
Motion passed with a 5:0 vote.

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

9. DIRECTOR'S REPORT

Planning Manager Darcy Goulart provided her report.

10. ADJOURNMENT

Chair Stauss adjourned the meeting at 5:55 p.m.

Kelly Whitman
Planning Commission Clerk