

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, March 12, 2025

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

How to Observe or Listen to the Meeting:

- Online via Zoom: <https://cityofranchocordova.zoom.us/j/87563639433>
Webinar ID: 875 6363 9433
- By phone: +1 669 900 6833 or +1 253 215 8782
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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, March 12, 2025. 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.

AGENDA

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

Planning Commission Members - Surender Devarapalli, Dave Huhn, Tegan Knifton, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

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 February 12, 2025 and the Regular Planning Commission Meeting of February 26, 2025.

Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Anatolia Gathering Area - Design Review Amendment (CEQA Exempt Pursuant to Section 15332 Infill Development Projects) - Project No. PLND-0924-0109 - Located South of Douglas Road, East of Sunrise Boulevard, within the Anatolia Marketplace Shopping Center.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project exempt per California Environmental Quality Act (CEQA) Section 15332 "Infill Development Projects"; and
2. Adopt the Resolution approving the Design Review Amendment for the Anatolia Gathering Space.

- 6.2. **Subject:** Seasons at Cypress - Design Review and Special Development Permit (CEQA Exempt Pursuant to Section 15182, C, Residential Projects Implementing Specific Plans) - Project No. PLND-1224-0115 - Located South of Douglas Road, North of Chrysanthy Boulevard and West of Grant Line Road.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project exempt per California Environmental Quality Act (CEQA) Section 15182 c, "Residential Projects Implementing Specific Plans"; and
2. Adopt the Resolution approving the Seasons at Cypress Major Design Review and Special Development Permit subject to the findings contained in the Resolution and Conditions of Approval.

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

UPCOMING MEETINGS

March 26, 2025	5:30 PM Regular Meeting
April 9, 2025	5:30 PM Regular Meeting
May 14, 2025	5:30 PM Regular Meeting
June 11, 2025	5:30 PM Regular Meeting
July 9, 2025	5:30 PM Regular Meeting
August 13, 2025	5:30 PM Regular Meeting
September 10, 2025	5:30 PM Regular Meeting
October 8, 2025	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 March 12, 2025 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on March 7, 2025 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.cityofranhocordova.org.

Signed March 7, 2025 at Rancho Cordova, California.



Kelly Whitman,
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: March 12, 2025
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 12, 2025 AND THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 26, 2025**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. February 12, 2025 Planning Commission Draft Meeting Minutes
2. February 26, 2025 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA

**PLANNING COMMISSION MEETING****Wednesday, February 12, 2025****5:30 PM – Regular Meeting****David B. Roberts Council Chambers****City Hall****2729 Prospect Park Drive, Rancho Cordova****Havasu 95 Speedway - Safety Committee Office****7260 Dub Campbell Parkway, Lake Havasu City, Arizona, 86406****How to Observe or Listen to the Meeting:**

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

Planning Commission Members - Surender Devarapalli, Lee Frechette, Dave Huhn, Tegan Knifton, and Chair Cynthia Stauss

Chair Stauss called the Regular meeting to order in the David B. Roberts Council Chambers at 5:35 PM

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Tegan Knifton, Rehana Rehman and Chair Cynthia Stauss

Planning Commission Members Absent: Dave Huhn

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

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

Planning Commission Clerk Whitman swore in Planning Commissioner Rehana Rehman.

3. PLANNING COMMISSION REGULAR MEETING - ROLL CALL

None.

4. PLEDGE OF ALLEGIANCE

Chance Finley-Ross led the pledge.

5. PUBLIC COMMENT

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

1. Jim Stovall

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 Devarapalli second by Knifton;
Motion passed with a 5:0 vote.

AYES: Devarapalli, Frechette, Knifton, Rehman, Stauss

NOES: None

ABSENT: Huhn

ABSTAIN: None

- 6.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of December 11, 2024.

Recommendation: Adopt the minutes.

7. 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 7.1 by Frechette second by Devarapalli;
Motion passed with a 5:0 vote.

AYES: Devarapalli, Frechette, Knifton, Rehman, Stauss

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, February 12, 2025

ATTACHMENT 1

NOES: None
ABSENT: Huhn
ABSTAIN: None

- 7.1. **Subject:** 3501 Recycle Road Tentative Parcel Map (CEQA Exemption 15315 "Minor Land Division") - Project No. PLND-1224-0114 - Located at the Southeast corner of Fitzgerald Road and Recycle Road.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project Exempt per Categorical Exemption 15315 "Minor Land Divisions" of the California Environmental Quality Act (CEQA); and
2. Adopt the Resolution for the Tentative Parcel Map at 3501 Recycle Road

8. PUBLIC HEARING ITEMS

- 8.1. **Subject:** Sunridge Plaza AutoZone Major Design Review (CEQA Exempt Per Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act Guidelines (CEQA)) - Project No. PLND-0824-0105 - Located at 4004 Sunrise Boulevard.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act Guidelines (CEQA); and
2. Adopt the Resolution approving the Major Design Review for the Sunridge Plaza AutoZone.

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 Rehman second by Knifton;
Motion passed with a 5:0 vote.

AYES: Devarapalli, Frechette, Knifton, Rehman, Stauss

NOES: None

ABSENT: Huhn

ABSTAIN: None

9. REGULAR CALENDAR ITEMS

- 9.1. **Subject:** Selection of 2025 Chair and Vice Chair.

Recommendation: Nominate and make a motion to appoint one member of the Planning Commission to serve as the Planning Commission Chair and one member to serve as the Vice Chair for the 2025 calendar year.

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

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

Commissioner Knifton accepted the nomination for Vice Chair.

Vice Chair Frechette accepted the nomination for Chair.

ACTION: Motion to appoint Vice Chair Frechette as the 2025 Chair and Commissioner Knifton as the 2025 Vice Chair by Stauss second by Devarapalli;

ITEM 4.1.

ATTACHMENT 1

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, February 12, 2025

Motion passed with a 5:0 vote.

AYES: Devarapalli, Frechette, Knifton, Rehman, Stauss
NOES: None
ABSENT: Huhn
ABSTAIN: None

10. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

11. DIRECTOR'S REPORT

Community Development Director Darcy Goulart provided her report.

12. ADJOURNMENT

Chair Stauss adjourned the meeting at 6:03 PM.

Kelly Whitman
Planning Commission Clerk

CITY OF RANCHO CORDOVA

**PLANNING COMMISSION MEETING**
Wednesday, February 26, 2025**5:30 PM – Regular Meeting**
David B. Roberts Council Chambers**City Hall**
2729 Prospect Park Drive, Rancho Cordova**How to Observe or Listen to the Meeting:**

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

Vice Chair Knifton called the Regular meeting to order in the David B. Roberts Council Chambers at 5:30 PM.

Planning Commission Members Present: Surender Devarapalli (Arrived at 5:32 PM), Dave Huhn, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Vice Chair Tegan

ITEM 4.1.

Rancho Cordova Planning Commission – DRAFT MINUTES
Meeting of Wednesday, February 26, 2025

ATTACHMENT 2

Knifton

Planning Commission Members Absent: Chair Lee Frechette

Staff Members Present: Darcy Goulart, Arlene Granadosin-Jones, Stefan Heisler, Palmer Hilton, and Krystina Rahbari

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

Deputy Planning Commission Clerk Rahbari swore in Planning Commissioner Elliott Stevenson.

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

Planning Commission Members Present: Surender Devarapalli, Dave Huhn, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Vice Chair Tegan Knifton

Planning Commission Members Absent: Chair Lee Frechette

4. **PLEDGE OF ALLEGIANCE**

Commissioner Huhn led the pledge.

5. **PUBLIC COMMENT**

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

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

None.

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

None.

8. **PUBLIC HEARING ITEMS**

None.

9. **REGULAR CALENDAR ITEMS**

9.1. **Subject:** Planning Commission Training - Introduction to Planning.

Recommendation: No formal action will be taken. Staff will present information related to various training topics and address any questions that may arise.

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

ACTION: Input was received regarding Planning Commission Training - Introduction to Planning.

9.2. **Subject:** Housing Law Discussion.

Recommendation: Receive presentation.

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

ACTION: Input was received regarding Housing Law Discussion.

10. **COMMISSION COMMENTS/IDEAS/QUESTIONS**

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

ITEM 4.1.

Rancho Cordova Planning Commission – DRAFT MINUTES
Meeting of Wednesday, February 26, 2025

ATTACHMENT 2

11. DIRECTOR'S REPORT

Community Development Director Darcy Goulart provided her report.

12. ADJOURNMENT

Vice Chair Knifton adjourned the meeting at 6:40 PM.

Krystina Rahbari
Deputy Planning Commission Clerk

MEMORANDUM

ITEM 6.1.



DATE: March 12, 2025

TO: Planning Commission Members

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: ANATOLIA GATHERING AREA – DESIGN REVIEW AMENDMENT (CEQA EXEMPT PURSUANT TO SECTION 15332 INFILL DEVELOPMENT PROJECTS) – PROJECT NO. PLND-0924-0109 – LOCATED SOUTH OF DOUGLAS ROAD, EAST OF SUNRISE BOULEVARD, WITHIN THE ANATOLIA MARKETPLACE SHOPPING CENTER

PROPERTY OWNER: Mark Enes 7919 Folsom Boulevard, Suite 120 Sacramento, CA 95826	APPLICANT/DEVELOPER: Fuhrman Leamy Land Group Amanda Morris 2140 Professional Drive, Suite 115 Roseville, CA 95661
PROJECT:	The Applicant is applying for a Design Review Amendment to make modifications to one of the public gathering areas that was previously approved as part of the overall design review for the Anatolia Marketplace shopping center. The revised design includes covered seating areas, picnic tables, concrete plaza, turf area, small putting green, bike racks, and enhanced landscaping.
FILE:	PLND-0924-0109
LOCATION:	South of Douglas Road, East of Sunrise Boulevard, within the Anatolia Marketplace Shopping Center
APN:	067-2370-003-0000
ZONING:	General Commercial (GC)
PLANNER:	Arlene Granadosin-Jones, AICP, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project exempt per California Environmental Quality Act (CEQA) Section 15332 "Infill Development Projects"; and
2. Adopt the Resolution approving the Design Review Amendment for the Anatolia Gathering Space.

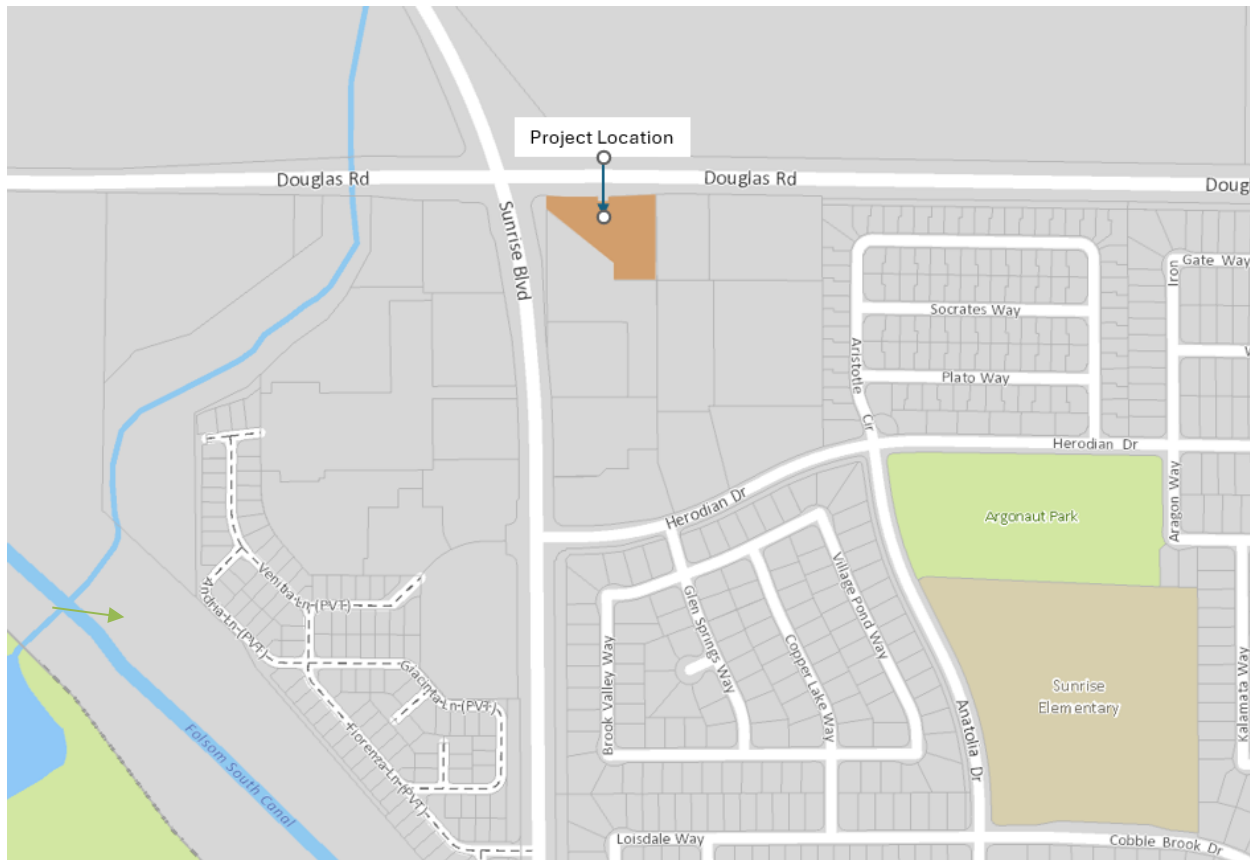
Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request for a Design Review Amendment to make modifications to one of the public gathering areas that was previously approved as part of the overall design for the Anatolia Marketplace shopping center. Approval would allow the applicant to pursue the necessary building permits for construction of the outdoor space.

The Anatolia Marketplace shopping center is located south of Douglas Road and east of Sunrise Boulevard as shown in **Figure 1**. The shopping center design was initially approved in December 2016 and included public gathering areas in its overall site plan.

[illegible]

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Figure 2: Anatolia Marketplace Gathering Area Location



ANALYSIS

GENERAL PLAN CONSISTENCY:

The project site is located within the General Plan's Commercial Mixed-Use (CMU) land use designation. The CMU designation encourages the integration of retail and service commercial uses with office and/or residential uses. The overall Anatolia Marketplace shopping center, where the gathering space will be located, is a commercial use surrounded by other commercial uses and residential neighborhoods.

ZONING ORDINANCE:

The subject property is zoned General Commercial (GC) in the City's Zoning Code. This zoning designation is consistent with the General Plan commercial mixed-use designation by providing locations for a wide variety of commercial uses and some higher density residential uses. The Anatolia Marketplace shopping center, where the gathering space will be located, is a permitted use in the GC zone.

DESIGN REVIEW AMENDMENT

The previously approved Anatolia Marketplace shopping center featured fully landscaped gathering areas at the intersections of Douglas Road/Sunrise Boulevard and Herodian

Drive/Sunrise Boulevard. The approved gathering areas included outdoor seating, bicycle parking, and outdoor dining areas. The proposed amendment is for the outdoor gathering area at the corner of Douglas Road/Sunrise Boulevard within a vacant parcel between the existing buildings. **Figure 3** illustrates the previously approved design for this space.

Figure 3: Previously Approved Design for Anatolia Marketplace Gathering Area



The revised design includes covered seating areas, outdoor dining tables, concrete plaza, turf area, small putting green, bicycle racks, and enhanced landscaping as shown in the project plans as shown in **Figure 4**. The existing bike and pedestrian paths will not be impacted or changed because of this project as the site is currently surrounded by existing 5-foot sidewalks. Internal sidewalks adjacent to the commercial pads are 10-15 feet wide and the parking area includes enhanced paving to clearly designate the pedestrian crosswalks onsite. The proposed landscaping plan incorporates shade trees, shrubs, and groundcover complimented by shaded seating areas and activity zones, including a concrete plaza for seasonal events and a 7-hole putting green. Adjustments have been made to the location of on-site trees due to restriction of trees under existing overhead utility infrastructure. The outdoor space is visible from the adjacent buildings and provides an enhanced public realm that people can enjoy. Attachment 2 provides detailed project design and illustrative images of the look and feel of the outdoor space.

Figure 4: Proposed Design for Anatolia Marketplace Gathering Area



ENVIRONMENTAL

The proposed project consists of the installation of a pedestrian gathering area within the Anatolia Marketplace shopping center. The project site is designated Commercial Mixed-Use (CMU) in the General Plan and is consistent with the intent of this land use designation, as well as with all applicable zoning standards in the General Commercial (GC) zone. The project site is within the Rancho Cordova city limits and is not greater than five acres in size. The project site is located within an existing shopping center at the intersection of two of the City's major arterials, Sunrise Boulevard and Douglas Road. The surrounding land is largely planned for General Commercial, Regional Town Center, and Parks and Open Space to support existing and planned residential development.

The gathering space will be constructed in an existing shopping center and does not contain habitat for endangered, rare, or threatened species. Approval of the project would not result in any significant effects related to traffic, noise, or air quality. Construction activity would be minor and temporary, and all activity will comply with Sacramento Metropolitan Air Quality Management District rules and regulations as well as the City's noise ordinance. The proposed project would also be adequately served by existing public services. Consequently, the proposed project meets the requirements of a Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332 for "In-Fill Development Projects".

FISCAL IMPACT ANALYSIS

Approval of the Design Review Amendment will have a positive fiscal impact due to the increase in jobs for the construction of the outdoor gathering area. While the overall Anatolia Marketplace shopping center generates additional demands for municipal services, the shopping center is subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

RECOMMENDED MOTION

Staff recommends that the Planning Commission find the project to be exempt from the California Environmental Quality Act (CEQA) per Section 15332, "In-Fill Development Projects," and adopt the Resolution approving the Design Review Amendment for the Anatolia Gathering Area (Project No. PLND-0924-0109) subject to the findings, Project Plans (Attachment 2), and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE ANATOLIA GATHERING AREA DESIGN REVIEW AMENDMENT– PROJECT NO. PLND-0924-0109

WHEREAS, the representative, Fuhrman Leamy Land Group, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Design Review Amendment to make modifications to one of the public gathering areas that was previously approved as part of the overall design review for the Anatolia Marketplace shopping center located at the intersection of Douglas Road and Sunrise Boulevard; and

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

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

WHEREAS, on March 12, 2025, the Planning Commission of the City of Rancho Cordova held a properly noticed public hearing at which it received a report from city staff regarding the Design Review Amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the 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 Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15332.
 - a) **Finding:** The project site has been analyzed and is exempt per California Environmental Quality Act Section 15332, Class 32, “In-Fill Development Projects”.

Evidence The proposed project consists of the installation of a pedestrian gathering area within the Anatolia Marketplace shopping center. The project site is designated Commercial Mixed-Use (CMU) in the General Plan and is consistent with the intent of this land use designation, as well as with all applicable zoning standards in the General Commercial (GC) zone. The project site is within the Rancho Cordova city limits and is not greater than five acres in size. The project site is located within an existing shopping center at the intersection of two of the City’s major arterials, Sunrise Boulevard and Douglas Road. The surrounding land is largely planned for General Commercial, Regional Town Center, and Parks and Open Space to support existing and planned residential development.

The gathering space will be constructed in an existing shopping center and does not contain habitat for endangered, rare, or threatened species. Approval of the project would not result in any significant effects related to traffic, noise, or air quality. Construction activity would be minor and temporary, and all activity will comply with Sacramento Metropolitan Air Quality Management District rules and regulations as well

ITEM 6.1.

ATTACHMENT 1

as the City's noise ordinance. The proposed project would also be adequately served by existing public services. Consequently, the proposed project meets the requirements of a Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332 for "In-Fill Development Projects".

2. Approve the Design Review Amendments, subject to the Project Plans (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 located within the General Plan's Commercial Mixed-Use (CMU) land use designation. The CMU designation encourages the integration of retail and service commercial uses with office and/or residential uses. The subject property is zoned GC (General Commercial) in the City's Zoning Code. This zoning designation is consistent with the General Plan commercial mixed-use designation by providing locations for a wide variety of commercial uses and some higher density residential uses.

The overall Anatolia Marketplace shopping center, where the gathering space will be located, is a commercial use surrounded by other commercial uses and residential neighborhoods. The overall design of the gathering area is consistent with the Citywide Design Guidelines providing outdoor seating, a small public plaza, putting green, and enhanced landscaping to create an inviting public realm.

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

Evidence: The proposed project is designed to align with the existing character of the Anatolia Marketplace shopping center. The revised design includes covered seating areas, outdoor dining tables, concrete plaza, turf area, small putting green, bicycle racks, and enhanced landscaping. The proposed landscaping plan integrates shade trees, shrubs, and groundcover throughout the site to enhance aesthetics and provide necessary shading. The outdoor gathering space provides a comfortable place where people can socialize and gather at a major commercial center enriching the quality of life in the community.

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

Evidence: The proposed outdoor gathering area supports a more active space featuring a putting green, multiple seating areas, and gathering space for potential outdoor events and programs. The outdoor dining spaces will complement surrounding fast casual restaurant uses and high-quality materials and thoughtful detailing ensure visual harmony with nearby properties. Lighting is designed for safety while minimizing glare and other features such as seating, trash receptacles, and bicycle parking are of modern and durable design.

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

Evidence: The existing bike and pedestrian paths will not be impacted or changed because of this project as the site is currently surrounded by existing 5-foot sidewalks. Internal sidewalks adjacent to the commercial pads are 10-15 feet wide and the parking area includes enhanced paving to clearly designate the pedestrian crosswalks onsite. The project will integrate with existing traffic patterns and will not create conflicts with vehicular, bicycle, or pedestrian movement.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 12th day of March 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lee Frechette, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	EXISTING MONUMENT SIGN TO REMAIN
2	PROPOSED MIN. 48" HGT. MIN. HORIZONTAL BOARD AND STEEL FENCE @ ROUNDTABLE PATIO.
3	EXISTING TREE WELLS TO REMAIN OR BE REMOVED PER FUTUTRE APPLICATION FROM ROUNDTABLE
4	PEDESTRIAN ACCESS GATE AT PATIO
5	EXISTING PARKING LOT AND FLATWORK TO REMAIN
6	LANDSCAPE EXISTS NORTH & WEST OF DASHED LINE -SEE EXISTING LEGEND FOR PLANT MATERIAL TYPES. NO TREES UNDER EXISTING OVERHEAD POWER LINES.
7	PROPOSED 6,300 SF ARTIFICIAL TURF AREA FOR CONCERTS AND GAMES (SNOOK BALL, CROQUET, BADMINTON, ETC).
8	PROPOSED AREA LIGHT FIXTURES TO MATCH EXISITNG ON 18' POLE HEIGHT. (3) TOTAL
9	PROPOSED PUTTING GREEN AREA WITH 7 GOLF HOLES.
10	PROPOSED CONCRETE PLAZA FOR SEATING, GAMES, AND SMALL PROGRAMMED SEASONAL EVENTS
11	PROPOSED BENCH SEATING
12	PROPOSED PICNIC TABLES WITH UMBRELLAS
13	PROPOSED BIKE RACK (12) BIKES & (2) BIKE LOCKERS
14	PROPOSED TRASH RECEPCTACLE
15	PROPOSED SHOTRTENED BIOSWALE
16	PROPOSED LOW HEDGE - SEE PLANTING LEGEND
17	PROPOSED SCREEN HEDGE - SEE PLANTING LEGEND
18	PROPOSED PORTABLE MAX DUAL UMBRELLAS FOR SEASONAL SHADE

PLANT SCHEDULE GATHERING PLAZA

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY
EVERGREEN TREES				
	OLEA EUROPAEA 'WILSONII' WILSON OLIVE	36" BOX	LOW	11
SHRUBS				
	AGAPANTHUS X 'MOOD INDIGO' MOOD INDIGO AFRICAN LILY	5 GAL.	MEDIUM	34
	CORNUS STOLONIFERA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL.	MEDIUM	29
	DIETES BICOLOR FORTNIGHT LILY	5 GAL.	LOW	13
	LIGUSTRUM SINENSE 'SUNSHINE' SUNSHINE CHINESE PRIVET	15 GAL.	MEDIUM	35
	PRUNUS CAROLINIANA 'MONUS' BRIGHT 'N TIGHT CAROLINA CHERRY LAUREL	15 GAL.	LOW	16

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	QTY
SHRUB AREAS					
	CHONDROPETALUM ELEPHANTINUM	5 GAL.	MEDIUM	36" o.c.	19
	COPROSMA KIRKII	1 GAL.	LOW	48" o.c.	137
	DIETES BICOLOR FORTNIGHT LILY	1 GAL.	LOW	36" o.c.	73
GROUND COVERS					
	ROSA X 'NOARE' FLOWER CARPET® RED GROUNDCOVER ROSE	2 GAL.	MEDIUM	30" o.c.	375
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL.	LOW	36" o.c.	195

PLANT SCHEDULE EXISTING PLANTING

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	QTY
EVERGREEN TREES					
	OLEA EUROPAEA 'WILSONII' WILSON OLIVE	36" BOX	LOW		2
SHRUB AREAS					
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEeping BOTTLEBRUSH	5 GAL.	LOW	48" o.c.	154
	COPROSMA KIRKII	1 GAL.	LOW	48" o.c.	143
	DIETES BICOLOR FORTNIGHT LILY	1 GAL.	LOW	36" o.c.	209
GROUND COVERS					
	TEUCRIUM X LUCIDRYS PROSTRATUM GERMANDER	1 GAL.	LOW	24" o.c.	294

ANATOLIA RETAIL - NORTH PLAZA
Rancho Cordova, CA

PRELIMINARY SITE PLAN

SHEET



DATE:
PROJECT:

02.28.2025
ADV.24052

PL1



LF-MINGLE TABLE - STORMCLOUD



LF-MINGLE UMBRELLA - BUTTERCUP LF-CHARLIE TABLE - BUTTERCUP



LF-EMERSON BIKE RACK - TITANIUM
LF-POE TRASH RECEPTACLE - BUTTERCUP



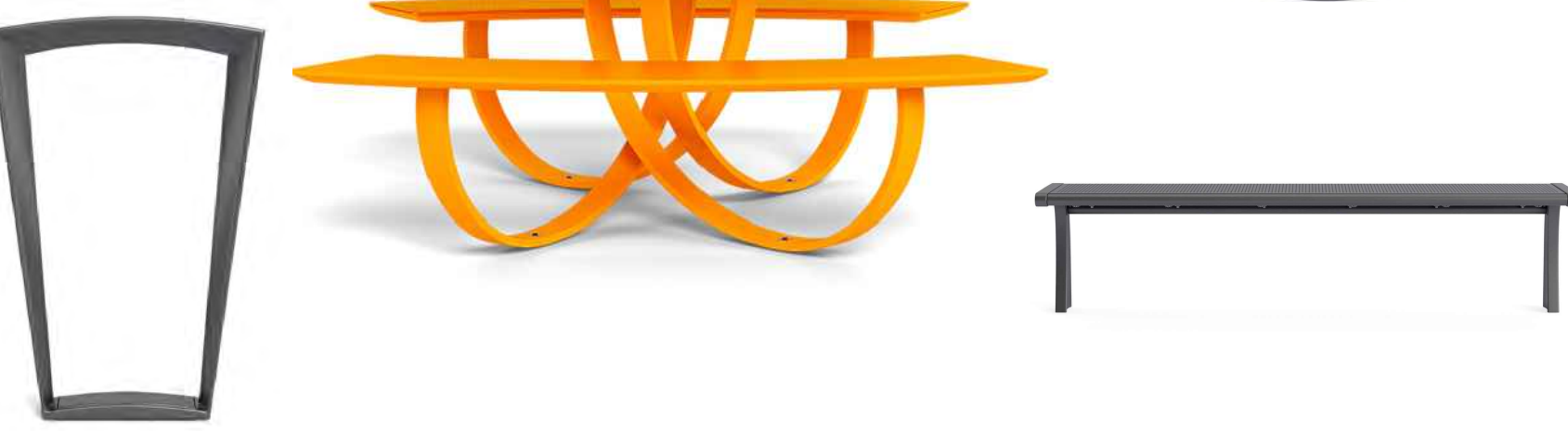
HUNTO BIKE LOCKER - GRAPHITE



LF-STAY BENCH - TITANIUM



LF-STAY BACKLESS BENCH - TITANIUM



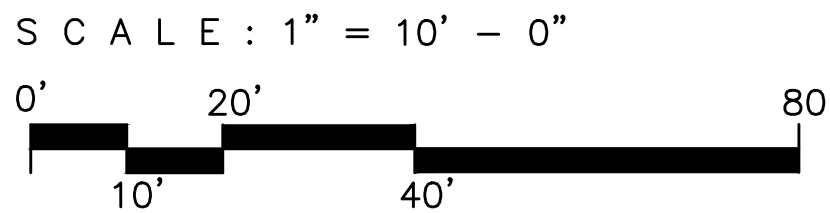
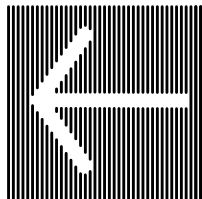
PLAZA GAMES



PORTABLE LARGE UMBRELLA - OPEN SPACE AREA



LUMINAIRE

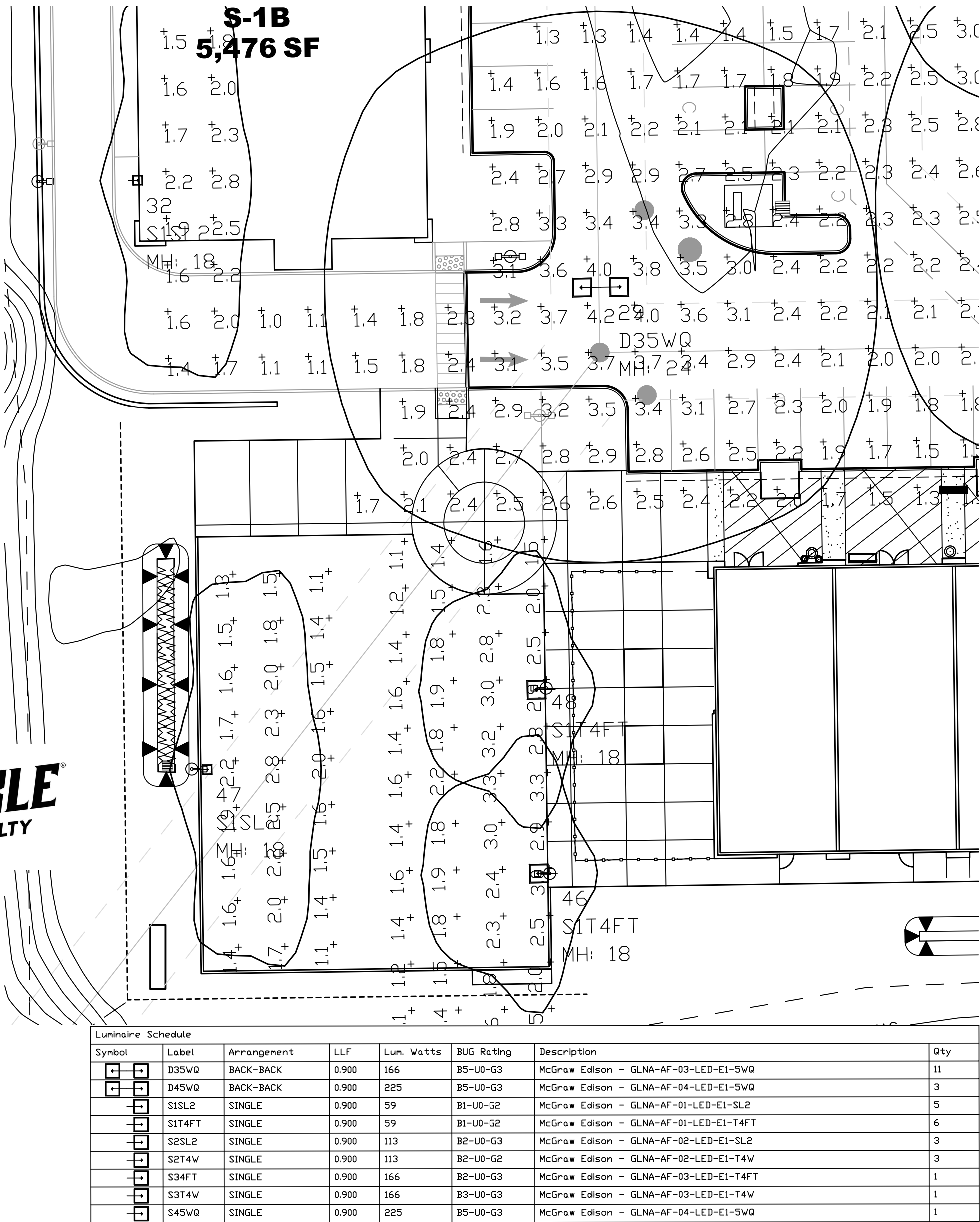
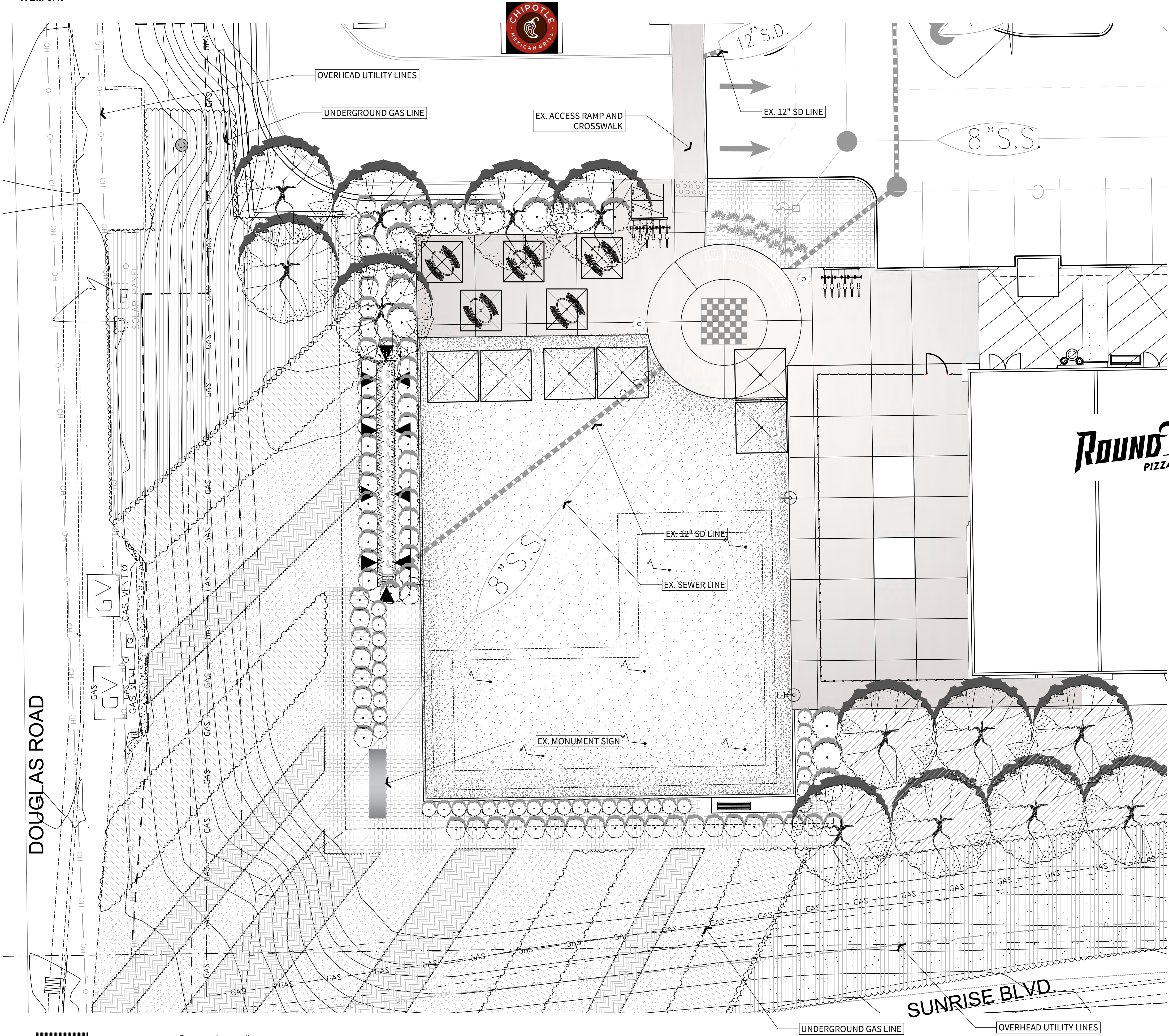


ANATOLIA RETAIL - NORTH PLAZA
Rancho Cordova, CA

PRELIMINARY SITE PLAN

SHEET

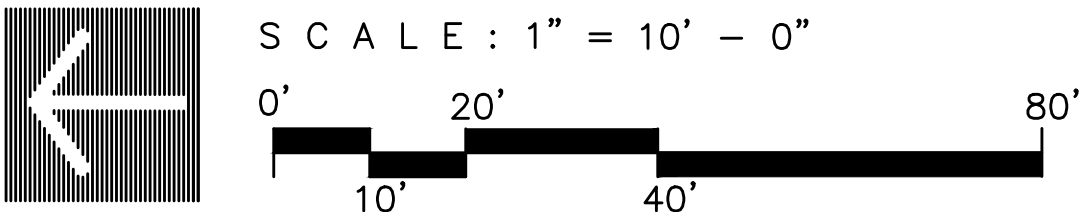
PL2



A PLAZA AREA PHOTMETRIC
1"=20'0"

PRELIMINARY LANDSCAPE DESIGN NOTES

1. ALL PROPOSED LANDSCAPE IS DESIGNED TO ESTIMATE PLANT WATER USE CALCULATIONS FOR EACH PLANTING AREA SHALL BE SUBMITTED WITH THE PLANTING PLAN PER CITY RCMC CODE SEC. Chapter 22.180 - WATER USE AND CONSERVATION.
2. ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL MEET CURRENT CITY OF RANCHO CORDOVA WATER USE CRITERIA. ALL LANDSCAPES SHALL COMPLY WITH THE FOLLOWING WATER USE CRITERIA:
 - 2.1. THE MAXIMUM AMOUNT OF WATER THAT CAN BE APPLIED PER YEAR TO ANY LANDSCAPE SHALL AVERAGE NO GREATER THAN 30 INCHES OF SUPPLEMENTAL WATER.
 - 2.2. THE PLANTED AREA SHALL BALANCE THE WATER DEMANDS OF DIFFERENT PLANT SPECIES TO CREATE AN OVERALL LANDSCAPE WHICH REQUIRES A MODERATE AMOUNT OF WATER. FOR DESIGN PURPOSES, PLANTING AREA SHALL BE DEFINED AS LOW-USE, MEDIUM-USE, OR HIGH-USE AREAS. (REFER TO RCMC 22.180.120 FOR A LIST OF LOW-, MEDIUM- AND HIGH-USE PLANTS.) ALL LANDSCAPED AREAS SHALL BE IRRIGATED USING AN AUTOMATIC IRRIGATION SYSTEM.
3. FENCING DESIGN SHALL MEET INTENT OF THE BUILDING ARCHITECTURE STYLE, FORM, AND COLORS IN THE AREAS AND OR AS DEPICTED IN THIS LANDSCAPE DESIGN SUBMITTAL.
7. ROOT CHANNELS, STRUCTURAL SOIL, CONNECTED TREE WELLS, LINEAR PLANTERS, SUSPENDED PAVEMENT, PERMEABLE PAVING, AND/OR OTHER APPROVED DESIGN INTENDED TO FACILITATE THE INFILTRATION OF WATER AND AIR MAY BE USED TO ACHIEVE/EXPAND THE AVAILABLE ROOT SPACE FOR TREES.
8. TREE PLANTING LOCATIONS, INCLUDING WELLS, ISLANDS, PARKWAYS, MEDIANS, ETC. SHALL PROVIDE ADEQUATE UNCOMPACTED SOIL AREA AMENABLE TO ROOT GROWTH. THE DEPTH OF SUITABLE SOIL SHALL BE A MINIMUM OF 24 INCHES AND A MAXIMUM OF 36 INCHES UNLESS OTHERWISE APPROVED.
9. ROOT BARRIERS SHALL BE PROVIDED FOR TREES IN LANDSCAPE PLANTERS LESS THAN TEN FEET IN WIDTH OR LOCATED TEN FEET OR CLOSER TO A PERMANENT STRUCTURE. ROOT BARRIER(S) SHALL NOT INTERFERE WITH MINIMUM PLANTING SITE REQUIREMENTS.
10. PROVIDE 3" DEPTH ORGANIC TOP DRESSING TO ALL PLANTED AREAS
11. PROVIDE PRE-EMERGENT HERBICIDE PER MANUF SPECS. TO ALL PLANTED AREAS. ADD WEED FABRIC TO ANY ROCKED AREA.
12. MAINTAIN FOLLOWING CLEARANCES FROM THE FOLLOWING UTILITIES:
 - 12.1. LARGE CANOPY TREES SHALL BE 15'-0" CLEAR OF ALL LIGHT STANDARDS,
 - 12.2. SMALLER CANOPY TREES SHALL BE 10'-0" CLEAR OF ALL LIGHT STANDARDS,
 - 12.3. 4' FROM UTILITY INSTALLATIONS (SEWERS, GAS, WATER, METERS, VAULTS, CATCH BASINS, ETC., BUT 8' IS PREFERRED
 - 12.4. 15' FROM FIRE HYDRANTS,
 - 12.5. 10' FROM FRONT OF STOP SIGNS.
13. TOTAL SITE LANDSCAPED AREA = 13,592 SF.



ANATOLIA RETAIL - NORTH PLAZA
Rancho Cordova, CA

PRELIMINARY SITE PLAN

SHEET



DATE:
PROJECT:

02.28.2025
ADV.24052

PL3

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>
1.	The approved entitlement is for Major Design Review Amendment for the Anatolia Retail Center, specifically the outdoor gathering space located at the corner of Douglas Road and Sunrise Boulevard. The project shall be constructed consistent with the project plans (<u>Exhibit A</u>). Project PLND-0924-0109.	Project Description	On-Going	Planning
2.	Conditions of Approval for Anatolia Retail Center Design Review (DD9600) dated December 5, 2016 remain in effect and are incorporated herein by reference.	Conditions of Approval	On-Going	Various Departments and Agencies
3.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning
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@cityoffranchocordova.org for the status of your	General	On-Going	Planning

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	account with the City.			
6.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
7.	Signage is not approved with this permit. Any future signage shall comply with the City of Rancho Cordova Zoning Code and any applicable Unified Sign Program.	Signage	On-Going	Planning
8.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
9.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
10.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
11.	Any future access for utility connections in the right-of-way will require a City encroachment permit. The applicant will contact the Public Works Department at 916-851-8710 and apply for a permit in the City web portal, when necessary.	Utility Connections	On-Going	Public Works
12.	Applicant shall be responsible for adherence to the existing agreement with Roundtable Pizza regarding the installation of the proposed patio fencing immediately adjacent to Roundtable Pizza. Roundtable Pizza shall contact the Building and Safety Division at the City of Rancho Cordova to determine the	Patio Fencing and Shade Structure	On-Going	Planning/Building and Safety

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>
	necessary permits needed for the fence, if any.			
13.	Applicant shall be responsible for adherence to the existing agreement with Round Table Pizza regarding the management of golf clubs and golf balls available for check-out to patrons.	Golf Equipment	On-Going	Planning
Prior to Issuance of Building Permit				
14.	A final landscape plan shall be submitted to the Planning Department in conjunction with improvement plan and/or building permit submittal and approved 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 all items per RCMC 22.180.060.	Landscaping	Prior to issuance of Building Permits	Planning/Public Works
Prior to Final Inspection				
15.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with the approved plans.	Landscaping	Prior to Final Building Inspection	Planning

MEMORANDUM

ITEM 6.2.



DATE: March 12, 2025

TO: Planning Commission Members

FROM: Lindsay Morrow, Senior Environmental Planner

SUBJECT: SEASONS AT CYPRESS – DESIGN REVIEW AND SPECIAL DEVELOPMENT PERMIT (CEQA EXEMPT PURSUANT TO SECTION 15182(C), RESIDENTIAL PROJECTS IMPLEMENTING SPECIFIC PLANS) – PROJECT NO. PLND-1224-0115 – LOCATED SOUTH OF DOUGLAS ROAD, NORTH OF CHRYSANTHY BOULEVARD AND WEST OF GRANT LINE ROAD

PROPERTY OWNER: Richmond American Homes of Maryland Inc. 3200 Douglas Boulevard, Suite 110 Roseville, CA 95661	APPLICANT/DEVELOPER: Danielle Montoya 3200 Douglas Boulevard, Suite 110 Roseville, CA 95661
PROJECT:	The Applicant, Richmond American Homes, is requesting a Major Design Review and Special Development Permit for 157 single-family residential lots within the Arista del Sol community. There are five (5) floor plans with three (3) architectural styles for each plan. The proposed square footage (SF) of the floor plans range from 1,725 SF to 2,916 SF. The proposed plans include both one-story and two-story elevations. The project submittal also contains preliminary landscape plans.
FILE:	PLND-1224-0115
LOCATION:	Located south of Douglas Road, north of Chrysanthy Boulevard & west of Grant Line Road
APNs:	067-1330-051 through -063, and 067-1340-047 through -087.
ZONING:	Residential, Seven Dwelling Units per Acre Maximum, (RD-7); Sunridge Specific Plan, (SDSP)
PLANNER:	Lindsay Morrow, Senior Environmental Planner

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project exempt per California Environmental Quality Act (CEQA) Section 15182(c), "Residential Projects Implementing Specific Plans"; and
2. Adopt the Resolution approving the Seasons at Cypress Major Design Review and Special Development Permit subject to the findings contained in the Resolution and Conditions of Approval.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Seasons at Cypress Major Design Review and Special Development Permit for 157 lots in the Arista del Sol community. Approval would allow the Applicant to pursue necessary building permits for new construction.

PROJECT DESCRIPTION

The Applicant, Richmond American Homes, is requesting a Major Design Review and Special Development Permit for the Seasons at Cypress development. Seasons at Cypress is located within the overall Arista del Sol community for which a Tentative Subdivision Map (TSM) was approved on June 19, 2014. The project site is located within the Sunridge Specific Plan Area, north of Chrysanthy Boulevard and west of Grant Line Road. The Sunridge Specific Plan was approved in July 2002 by Sacramento County. It was then amended in 2004 to increase the wetland preserve, reduce the total number of residential lots, and to allow for higher density zoning. See **Figure 1: Seasons at Cypress Site Location** below for reference.

Figure 1: Seasons at Cypress Project Location



MAJOR DESIGN REVIEW

The Seasons at Cypress development includes five (5) floor plans with three architectural styles. The designs include multiple color schemes and architectural details to create visual interest and variation within the subdivision. Color schemes include colors for stucco, siding, fascia, garage doors, trim, entry door, and shutters, as well as various roofing materials. Each plan proposes a two-car garage. All elevations (front, side, and rear) for each floor plan and architectural style, are shown in the attached project plans ([Attachment 2](#)).

- **Peridot** – The Peridot floor plan is for one-story homes and are designed to accommodate three (3) distinct home plans that include Farmhouse, Craftsman, and Wine Country. This plan provides 3 bedroom, 2 bathroom homes that are 1,725 SF.
- **Lapis** – The Lapis floor plan contains 2,175 SF, two-story homes, with three (3) bedrooms and 3.5 bathrooms. The Lapis architectural styles include Farmhouse, Craftsman, and California Prairie.
- **Pearl** – The Pearl floor plan contains 2,360 SF, two-story homes, with four (4) bedrooms and three (3) bathrooms. The Pearl floor plan architectural styles include Farmhouse, Wine Country, and California Prairie.
- **Moonstone** – The Moonstone floor plan contains 2,639 SF, two-story homes, with five (5) bedrooms, three (3) bathrooms and a loft. The Moonstone architectural styles include Farmhouse, Craftsman, and California Prairie.
- **Cassia** – The Cassia floor plan contains 2,916 SF, two-story homes, with five (5) bedrooms, three (3) bathrooms, and a loft. The Cassia architectural styles include Farmhouse, Craftsman, and Wine Country.

A streetscape example and front elevations of all floor plans are shown below in **Figures 2 and 3.**

Figure 2: Streetscape View



Figure 3: Front Elevations

Peridot - 1,725 SF	
Farmhouse	
Craftsman	
Wine Country	
Lapis - 2,175 SF	
Farmhouse	

Craftsman	
California Prairie	
Pearl, 2,360 SF	
Farmhouse	
Wine Country	

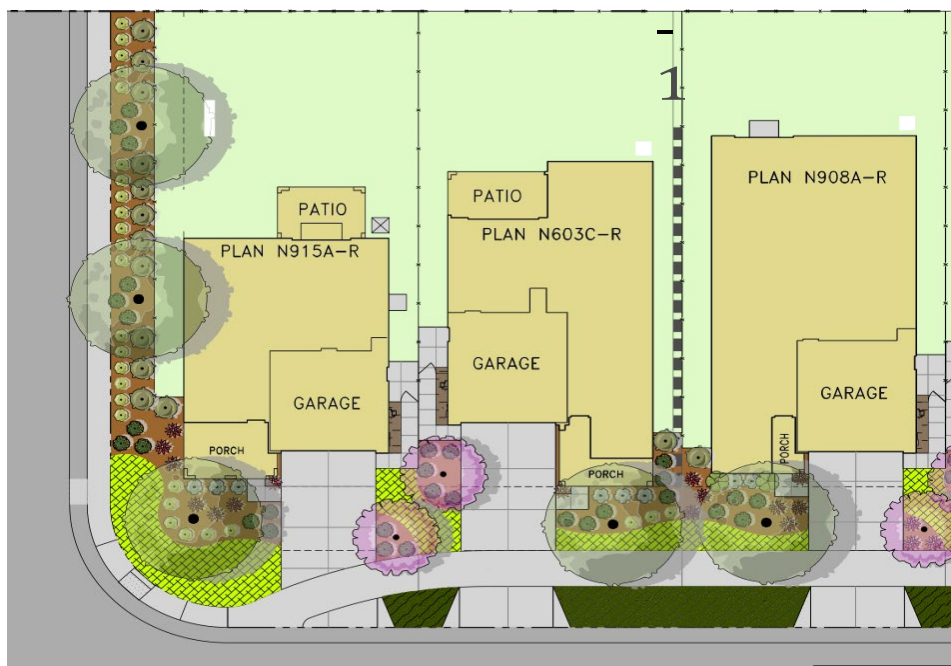
California Prairie	
Moonstone - 2,639 SF	
Farmhouse	
Craftsman	
California Prairie	

Cassia - 2,916 SF	
Farmhouse	
Craftsman	
Wine Country	

LANDSCAPE DESIGN

The Applicant has included preliminary landscape plans and a street tree master plan that provides the landscaping elements for a variation of drought-resistant trees, shrubs, and ground cover along the front streetscape, as well as corner lot side yards. As part of the landscaping installation, the project has been conditioned to include weed barrier under installed ground cover to minimize maintenance. A concrete walkway and pad area behind each fence line has also been conditioned on the project as a designated space for refuse storage. See **Figure 3** below for the preliminary landscape plan. Landscape plans are provided in their entirety in Attachment 2 – Project Plans.

Figure 3: Preliminary Landscape Plan



SPECIAL DEVELOPMENT PERMIT

The Applicant is also requesting a Special Development Permit to allow deviations from standard setbacks held within the Sunridge Specific Plan. This Special Development Permit would comply with the previously approved setbacks that were permitted through the Arista del Sol Special Development Permit as follows:

	Required per Sunridge Specific Plan	Previously Approved Arista Del Sol	Proposed Seasons at Cypress
Front setback to building	16'	<u>12.5'</u>	<u>12.5'</u>
Front setback to garage	19'	19'	19'
Side yard setback	5' / 4'	5' / 4'	5' / 4'
Street side yard setback	12.5'	12.5'	12.5'
Rear yard setback	20% of the lot depth	<u>10' Single Story</u> <u>15' Two Story</u>	<u>10' Single Story</u> <u>15' Two Story</u>
Minimum Distance between buildings	9'	<u>8'</u>	<u>8'</u>

ANALYSIS

GENERAL PLAN

The Design Review and Special Development Permit is part of an approved residential subdivision proposing single-family detached homes. The project site General Plan designation is Medium Density Residential (MDR). The MDR designation is generally characterized by small lot single-family detached, single-family attached, and small apartment complexes. The project is located within an approved TSM. It proposes single-family detached homes with a density of RD-7, with lots that are generally 45'x105', 47'x105', and 49'x105'. The MDR designation includes the RD-7 zone. The approved subdivision lot density for this area is consistent with the MDR designation of the General Plan. This application does not include any proposed changes to the density or the use of the subject property.

ZONING CODE

The Seasons at Cypress project site is zoned RD-7 in the City's Zoning Code. This zoning designation allows for single-family and multi-family housing with a density consistent with the MDR designation of the General Plan. The proposed project is within the density range of the RD-7 zone and is consistent with the applicable requirements and standards of the Zoning Code. Although the Applicant is requesting setback deviations consistent with the homes previously approved for Arista Del Sol, deviations are permitted with the approval of a Special Development Permit as requested. Therefore, the applicant is navigating the proper channels for approval and therefore is consistent with the requirements of the Zoning Code.

FISCAL IMPACT

Approval of the requested Design Review and Special Development Permit for Arista del Sol will benefit the City and the community by providing direct contributions to funds needed for public infrastructure for this project and the broader community. While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

ENVIRONMENTAL

The proposed project has been analyzed as part of the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR (State Clearinghouse Number 1997022055) and the Sunridge East Projects MND. The land use plan analyzed in the Sunridge East Project MND included less commercial and residential development and more open space than was originally analyzed in the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR. The proposed project is consistent with the land use plan and density that was analyzed in the MND. In addition, a traffic study prepared for the MND concluded that traffic operations would improve compared to the analysis in the EIR. Overall, the proposed project would have reduced impacts with respect to traffic and traffic-related impacts (such as air quality and noise) compared to what was analyzed in the EIR. Since the proposed project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is therefore exempt under CEQA Exemption 15182(c), "Residential Projects Implementing Specific Plans".

RECOMMENDED MOTIONS

Staff recommends the Planning Commission:

- Find the project Exempt per CEQA Guidelines Section 15182(c), “Residential Projects Implementing Specific Plans”; and
- Adopt the Resolution approving the Seasons at Cypress Major Design Review and Special Development Permit subject to the findings contained in the Resolution and Conditions of Approval.

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2025

**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 THE SEASONS AT CYPRESS PROJECT NO. PLND-1224-
0115**

WHEREAS, Richmond American Homes (hereinafter referred to as the Applicant) filed an application with the City of Rancho Cordova for a Major Design Review and Special Development Permit for 157 single-family residential lots within the Arista del Sol subdivision; and

WHEREAS, the Special Development Permit is requesting setback reductions consistent with the previously approved Arista del Sol development; and

WHEREAS, the Major Design Review is for five floor plans with three architectural styles for each plan; and

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

WHEREAS, the project site was previously analyzed as a part of the Sunrise Douglas Community Plan/Sunridge Specific Plan Environmental Impact Report (EIR) and further analyzed within the Mitigated Negative Declaration (MND) for the Sunridge East Projects adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act (Resolution 16-2006); and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR and the Sunridge East Project MND, and therefore is exempt under CEQA Guidelines section 15182(c), Residential Projects Implementing Specific Plans; 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 65091 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 project to be in compliance with the California Environmental Quality Act (CEQA) consistent with the approved Sunrise Douglas Community Plan/Sunridge Specific Plan EIR.
 - a) **Finding:** The project site has been analyzed and is exempt per CEQA Guidelines section 15182(c) Residential Projects Implementing Specific Plans.

Evidence: The proposed project has been analyzed as part of the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR (State Clearinghouse Number 1997022055) and the Sunridge East Projects MND. The land use plan analyzed in

the Sunridge East Project MND included less commercial and residential development and more open space than was originally analyzed in the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR. The proposed project is consistent with the land use plan and density that was analyzed in the MND. In addition, a traffic study prepared for the MND concluded that traffic operations would improve compared to the analysis in the EIR. Overall, the proposed project would have reduced impacts with respect to traffic and traffic-related impacts (such as air quality and noise) compared to what was analyzed in the EIR. Since the proposed project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is therefore exempt under CEQA Guidelines section 15182(c), "Residential Projects Implementing Specific Plans".

2. To approve the Special Development Permit as requested and as originally approved under project number PLND-0824-0107 in order to maintain the revised 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 Specific Plan.

Evidence: The proposed project will provide single-family detached homes consistent with the intent of the low and medium density residential land use designations identified in the General Plan and Sunridge Specific Plan. The site is also zoned for low and medium density residential. Because the proposed development is consistent with the land use designations and zoning of the project site, the proposed development will carry out the intent of the General Plan and the Sunridge Specific Plan.

- 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 Tentative Subdivision Map (TSM), approved on June 19, 2014, is of sufficient size and meets the minimum density requirements (RD-7) that are planned for the project site. The setbacks requested as part of the Special Development Permit, are consistent with the TSM, allow the applicant to provide a more desirable housing product while accommodating the existing smaller lot sizes within the Arista del Sol subdivision.

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

Evidence: The proposed project would provide single-family homes consistent with other approved developments in the surrounding Arista del Sol community. 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 Cypress at Arista del Sol subdivision.

- 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 the case of 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 use and density requirements of the proposed project are consistent with the land use and density requirements set forth in the General Plan and Sunridge Specific Plan. Only adjustments for setbacks are requested, no other exceptions are requested as part of this application. The requested setback adjustments are consistent with the setback adjustments for the overall Arista del Sol community. These adjustments 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.

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

Evidence: Public improvements are currently being installed for the Arista del Sol community and are anticipated to be complete by early 2026, which ensures that all public improvements will be made in advance of construction.

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

Evidence: Arista del Sol includes an active Development Agreement that is currently in place. In addition, public improvements including utilities are currently being installed and are anticipated to be complete by early 2026.

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

Evidence: The project area has utility and infrastructure plans 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. The utility and infrastructure improvements for Arista Del Sol are currently being installed and are anticipated to be complete by early 2026.

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

- a) **Finding:** The proposed project is consistent with the objectives of the General Plan and Community Plan, complies with applicable Zoning regulations, Specific Plan provisions, and Special Planning Area provisions, and is consistent with the applicable "Guiding Principles" and "Design Concepts" in section 110-84.

Evidence: The General Plan designations and the Sunridge Specific Plan designations for the project site are Medium Density Residential. This designation is intended for a variety of single-family housing types, including single-family detached housing. The project site is zoned for RD-7, which is considered Medium Density Residential. The Applicant has proposed single-family homes consistent with the

General Plan, Specific Plan, and the Zoning Code. The project has been reviewed for consistency with the applicable sections of the Zoning Code as well as the Rancho Cordova Design Guidelines. The project does not conflict with the City's Design Guidelines, including height restrictions and architectural detail requirements. The project complies with all zoning and land use regulations with the request of the Special Development Permit for the revised setbacks.

- 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 plans include five floor plans, ranging from 1,725 SF to 2,916 SF, with three different architectural models for each floor plan. Each model contains variations in exterior colors and materials along with living spaces and porches forward of the garage that create a vibrant and welcoming streetscape that will provide a diverse house product. The landscape plans are in compliance with the City's Zoning Code and Design Guidelines. The proposed landscaping will visually enhance the community with a variety of drought-tolerant plantings and will include weed barrier to minimize maintenance. Furthermore, Conditions of Approval have been developed to alternate between sizes and architectural styles throughout the neighborhood to emphasize street variation.

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

Evidence: The proposed project provides floor plans, architectural styles, and color schemes that are consistent with the surrounding properties within Arista del Sol. The models vary in style and include Farmhouse, Craftsman, California Prairie, and Wine Country. The variety of exterior elements of each individual style will enhance the character of the neighborhood. In addition, the Applicant is providing both single-story and two-story homes, which provides variation in scale and massing, consistent with the City of Rancho Cordova Design Guidelines.

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

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

- e) **Finding:** Home designs incorporate authentic architectural styles. Particular attention shall be paid to the design of all front and side elevations facing the street or open space areas. All other elevations interior to the lot shall include, at minimum, the articulation of all windows and doors (e.g., three-dimensional trim);

Evidence: The plans include five floor plans, with three different architectural models for each floor plan. Architectural styles include Farmhouse, Craftsman, California Prairie, and Wine Country. The City's Design Guidelines and the Sunridge Specific

Plan specify design standards to ensure that architectural styles are consistently applied. Exterior finishes wrap 4-feet on side elevations, and high quality, articulated windows and doors are provided on each model. Enhanced elevations are included on all corner lots facing the public right-of-way. Each model contains variations in exterior colors and materials, as well as functional front porches, that create a vibrant and welcoming streetscape that will provide a diverse house product.

- f) **Finding:** The proposed project provides a diversity of homes within the subdivision by size and mass, elevation, garage orientation, and setbacks to avoid repetition of floor plans and elevations to adjacent homes within each subdivision and/or unit within a master planned area. The intent is to create sufficient variation among home plans to ensure visual interest along residential streets throughout each neighborhood.

Evidence: The plans include five floor plans, ranging from 1,725 SF to 2,916 SF, with three different architectural models for each floor plan. The plans include both one-story and two-story designs, which will provide variation and visual interest. As shown in the development plan, the home placement will be varied in terms of architectural style, color, and size. Furthermore, Conditions of Approval have been developed to alternate between sizes and architectural styles throughout the neighborhood to emphasize street variation.

- g) **Finding:** The proposed project provides variety in mass and scale of homes that is visually appealing from the street.

Evidence: The plans include five floor plans, ranging from 1,725 SF to 2,916 SF, with three different architectural models for each floor plan. The plans include both one-story and two-story designs, which will provide variation and visual interest. Furthermore, Conditions of Approval have been developed to alternate between sizes and architectural styles throughout the neighborhood to emphasize street variation.

- h) **Finding:** The proposed project provides landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.

Evidence: The landscape plans are in compliance with the City's Zoning Code and Design Guidelines. The proposed landscaping will visually enhance the community with a variety of drought-tolerant plantings that soften the appearance of the street. In addition, accent trees and street trees are provided at each lot, which will contribute to an eventual tree canopy throughout the subdivision.

- i) **Finding:** The proposed project encourages home designs with a wide range of pricing levels to accommodate all income levels within the City.

Evidence: The home designs range in size from 1,725 SF, three bedroom/two bath homes to 2,916 SF, five bedroom/three bath homes. The variety of sizes within this subdivision as well as throughout the Arista Del Sol community, will ensure there is a variety of pricing levels to accommodate various income levels within the City.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 12th day of March 2025 by the following vote:

ITEM 6.2.

ATTACHMENT 1

AYES:

NOES:

ABSENT:

ABSTAIN:

Lee Frechette, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk



PERIDOT N908
B | CRAFTSMAN

LAPIS N915
D | CALIFORNIA PRAIRIE



PEARL N913
C | WINE COUNTRY

CASSIA N967
B | CRAFTSMAN

MOONSTONE N914
A | FARMHOUSE

SEASONS AT CYPRESS

RANCHO CORDOVA, CA

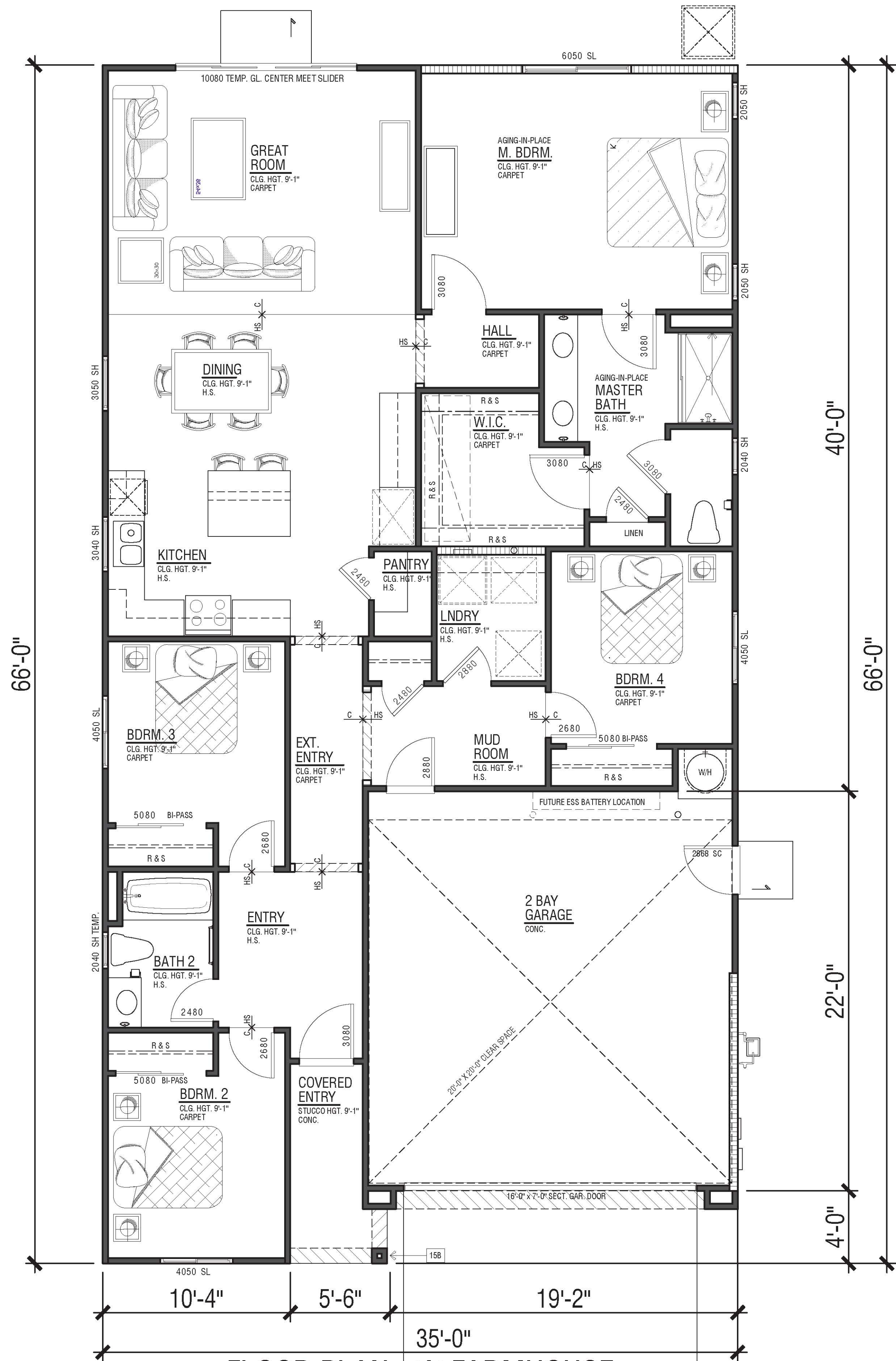


Note: Artist's conception; colors, materials and application may vary.

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DESIGN SUBMITTAL SET





PERIDOT N908

1,725 SF
3 Bdrm | 2 Bath
2 - Bay Garage
9' Plate



FLOOR PLAN - 'A' FARMHOUSE
SEASONS AT CYPRESS

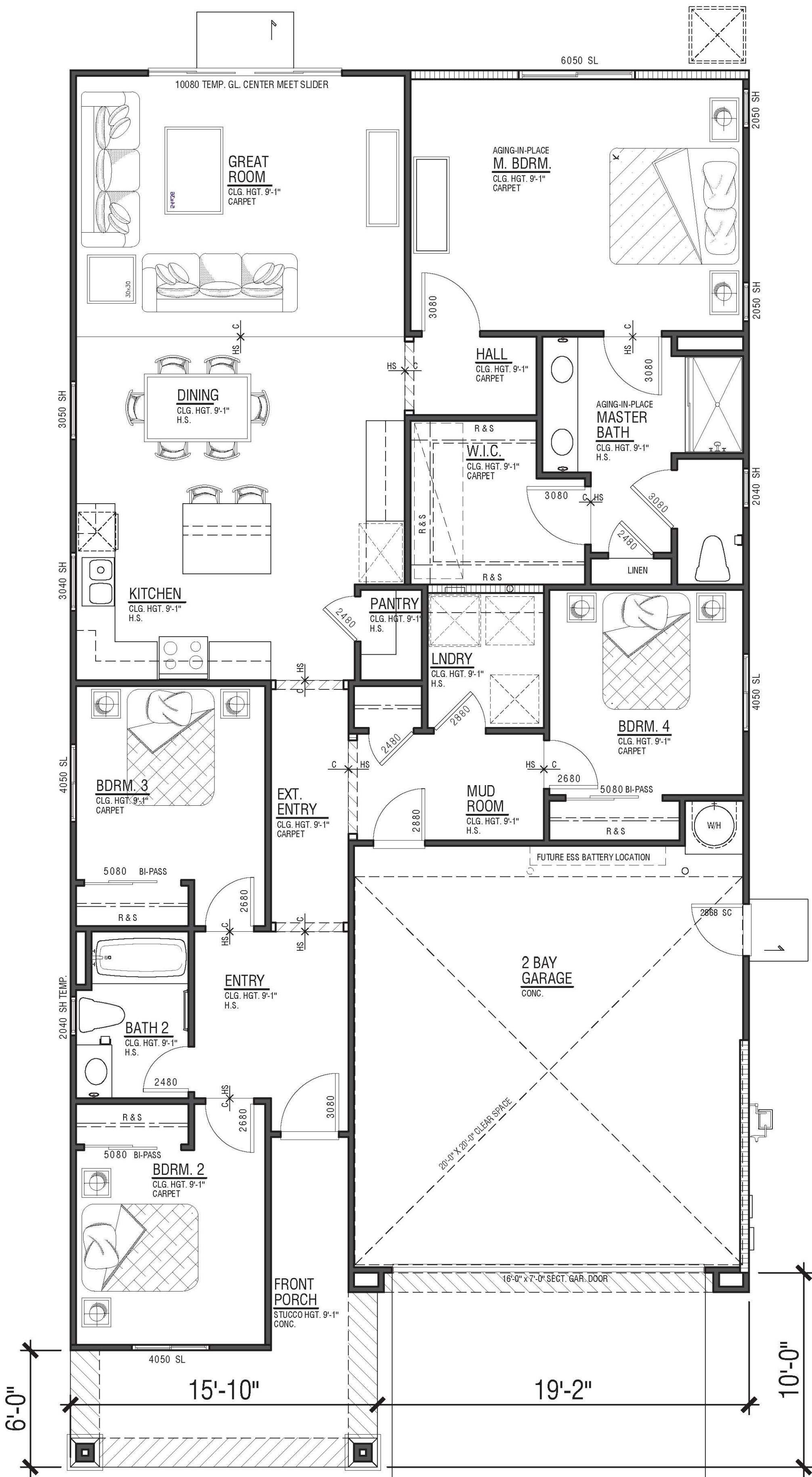
RANCHO CORDOVA, CA

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Scale: 1/4"=1'-0" 0 2 4 8

DESIGN SUBMITTAL SET

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PERIDOT N908

1,725 SF
3 Bdrm | 2 Bath
2 - Bay Garage
9' Plate

FLOOR PLAN - 'B' CRAFTSMAN
SEASONS AT CYPRESS

RANCHO CORDOVA, CA

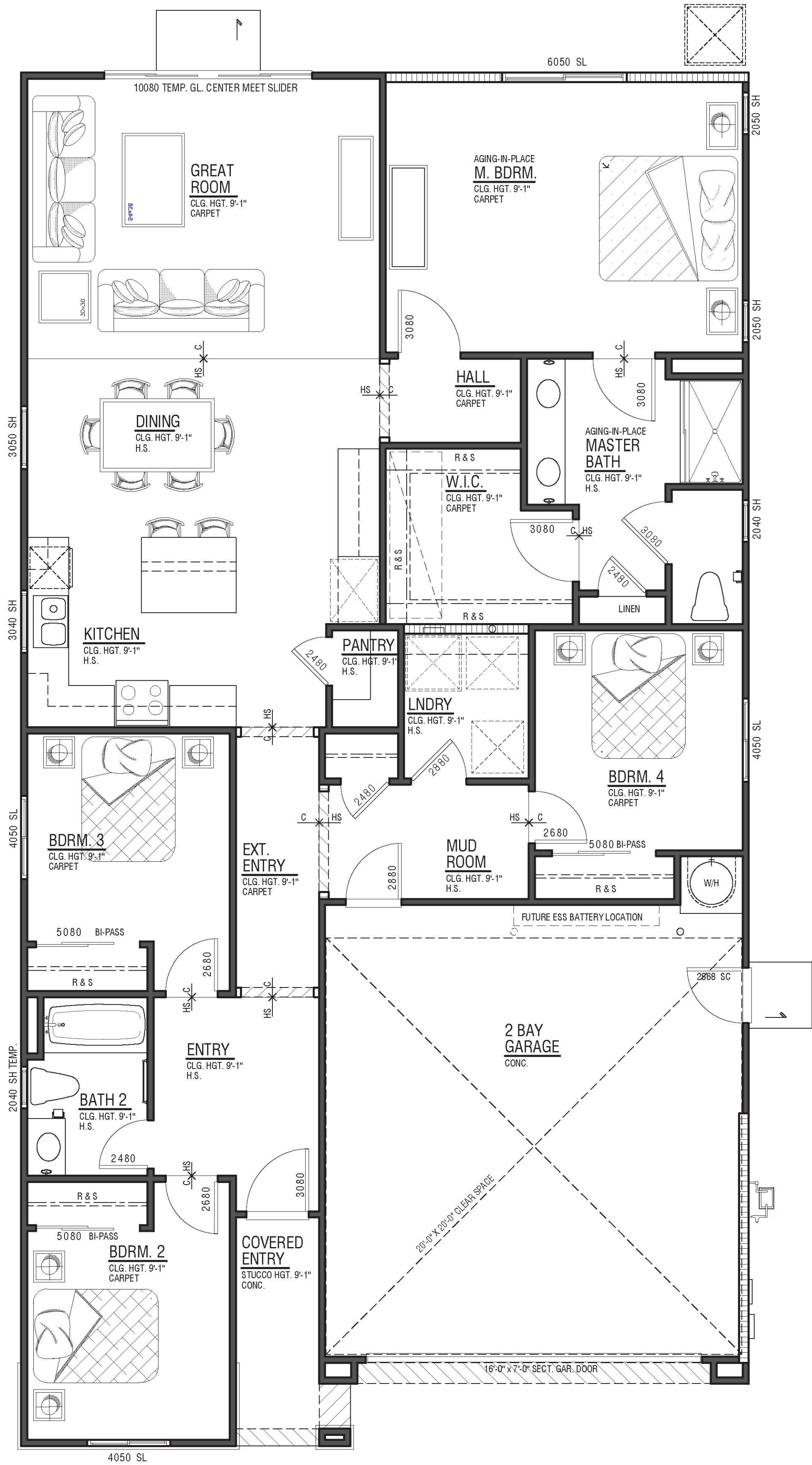


Scale: 1/4"=1'-0" 0 2 4 8

DESIGN SUBMITTAL SET

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PERIDOT N908

1,725 SF
3 Bdrm | 2 Bath
2 - Bay Garage
9' Plate



FLOOR PLAN - 'C' WINE COUNTRY
SEASONS AT CYPRESS

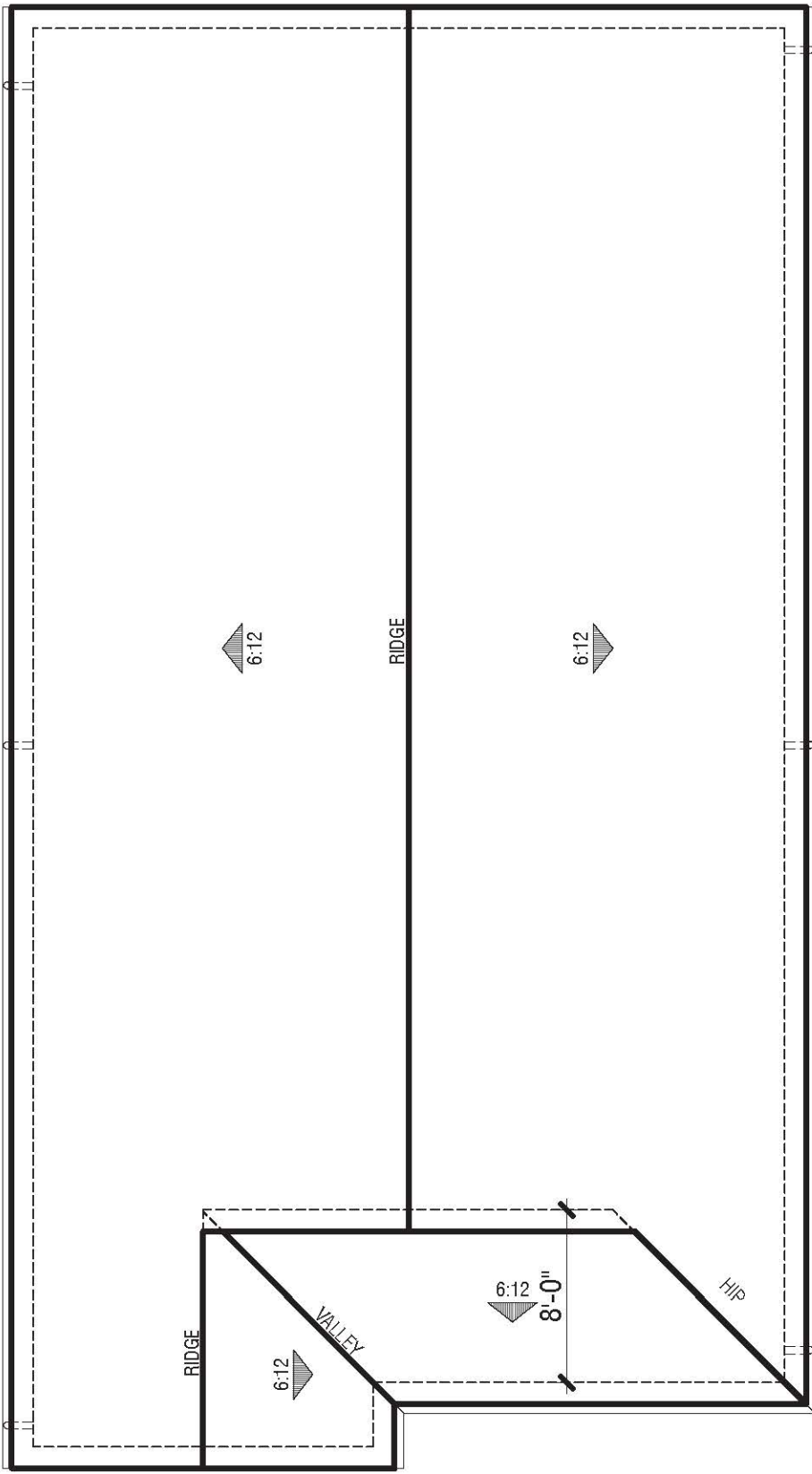
RANCHO CORDOVA, CA

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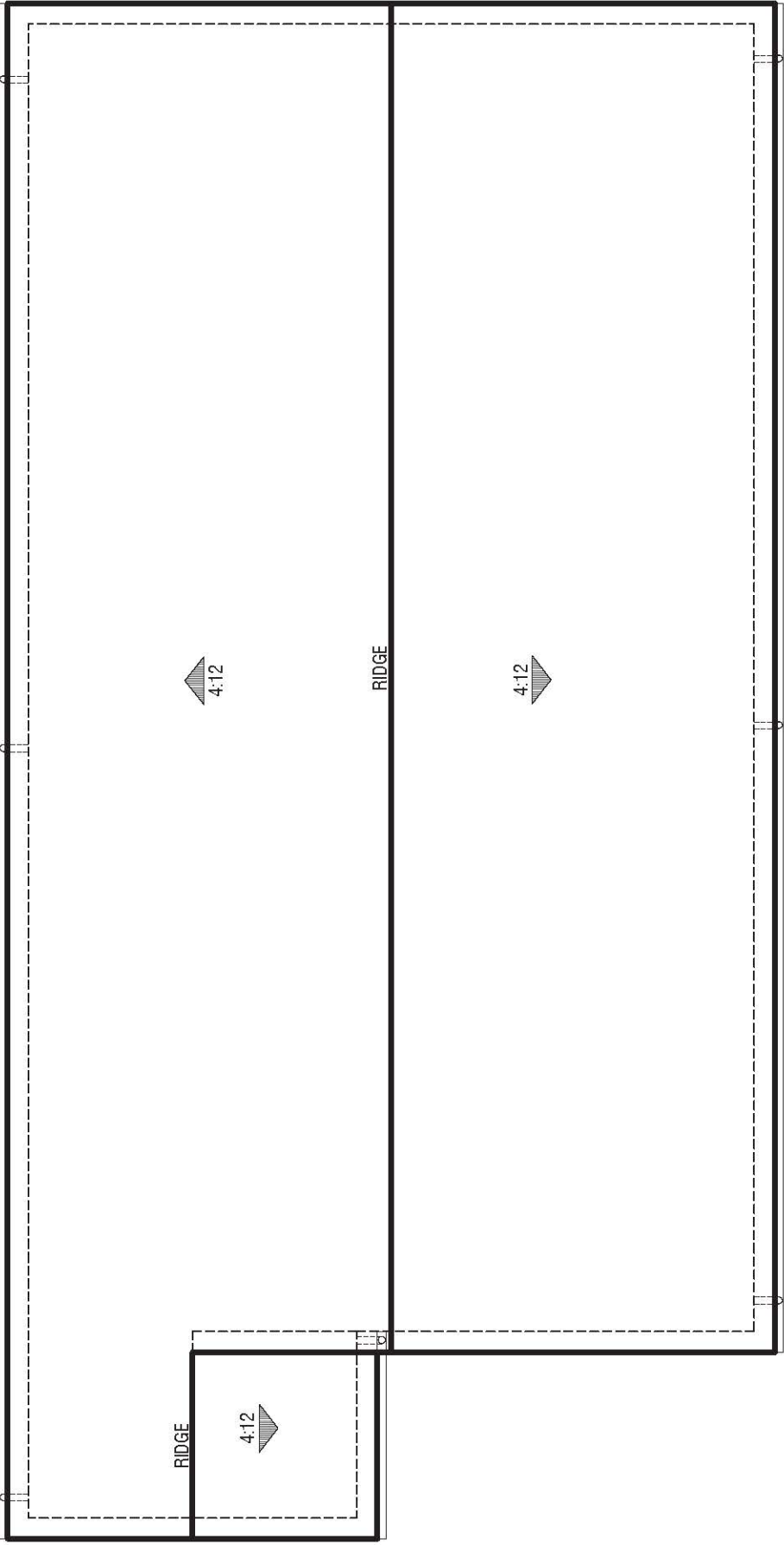
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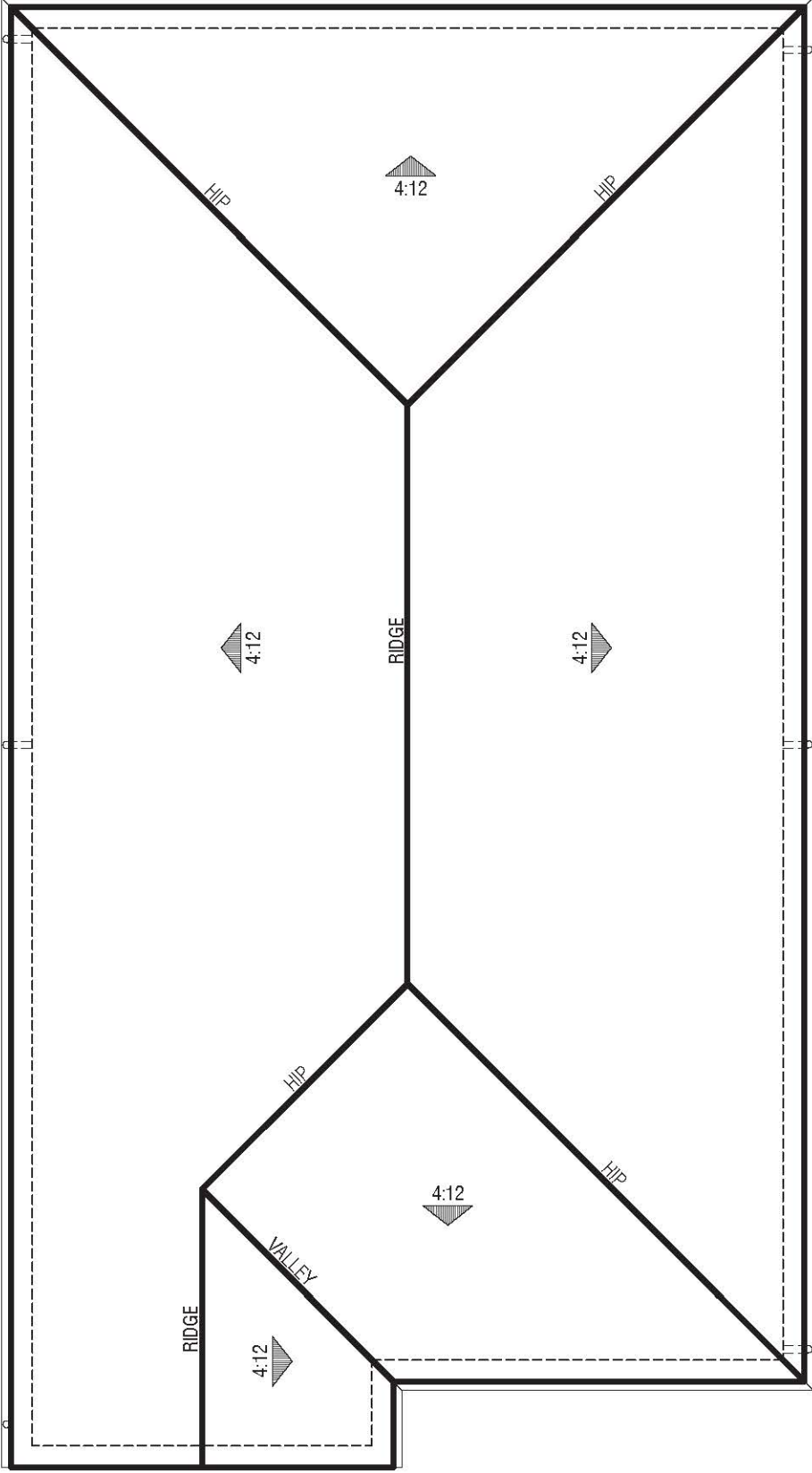




A | Farmhouse
Eave 12" / Rake 12"
Concrete "FLAT" Tile



B | Craftsman
Eave 12" / Rake 12"
Concrete "FLAT" Tile



C | Wine Country
Eave 12" / Rake 12"
Concrete "FLAT" Tile

PERIDOT N908
Roof Plans

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



A1.2.0

Scale: 1/8"=1'-0" 0 4 8 16

DESIGN SUBMITTAL SET

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ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA



A | Farmhouse



B | Craftsman



C | Wine Country

PERIDOT N908
Front Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A1.3.0
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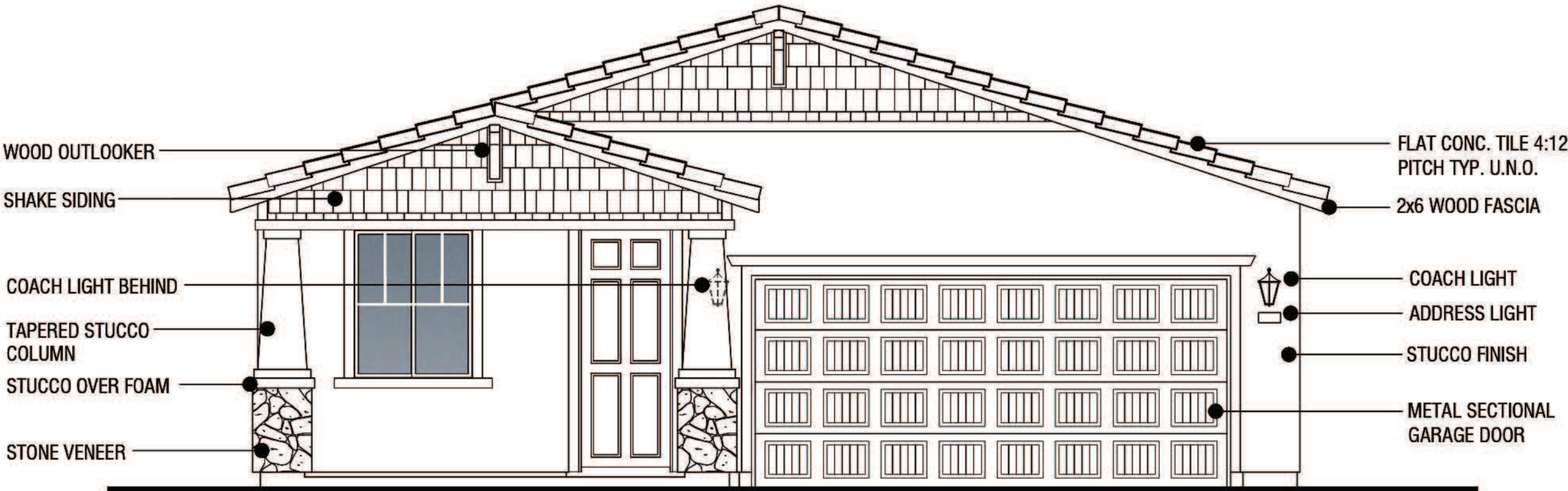
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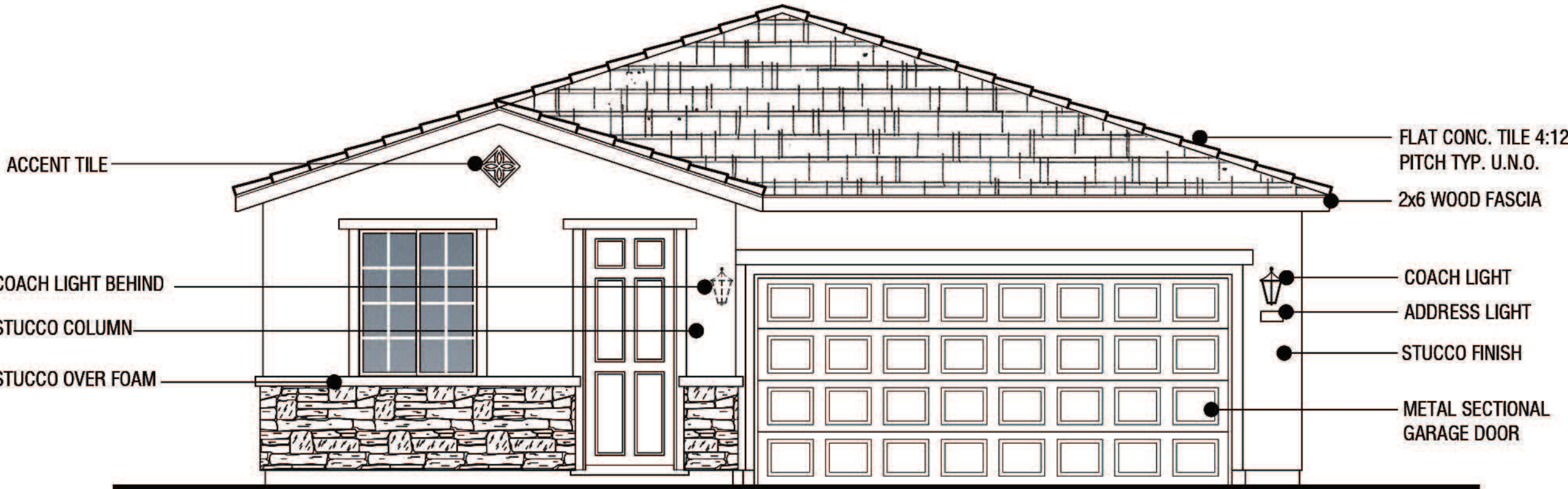




A | Farmhouse



B | Craftsman



C | Wine Country

PERIDOT N908
Front Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA

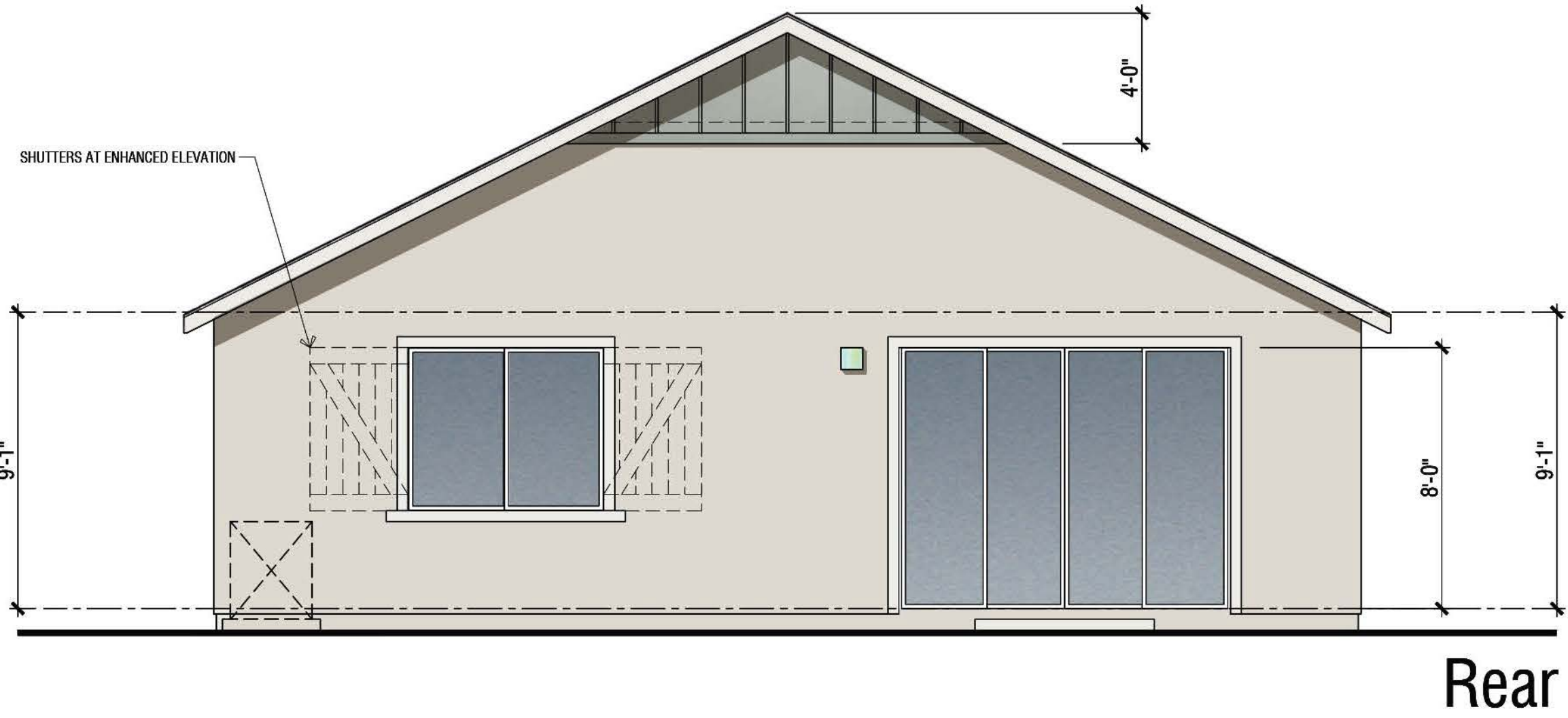
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PERIDOT N908 | A - Farmhouse
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A1.4.0
Scale: 1/4"=1'-0" 0 2 4 8

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PERIDOT N908 | A - Farmhouse
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



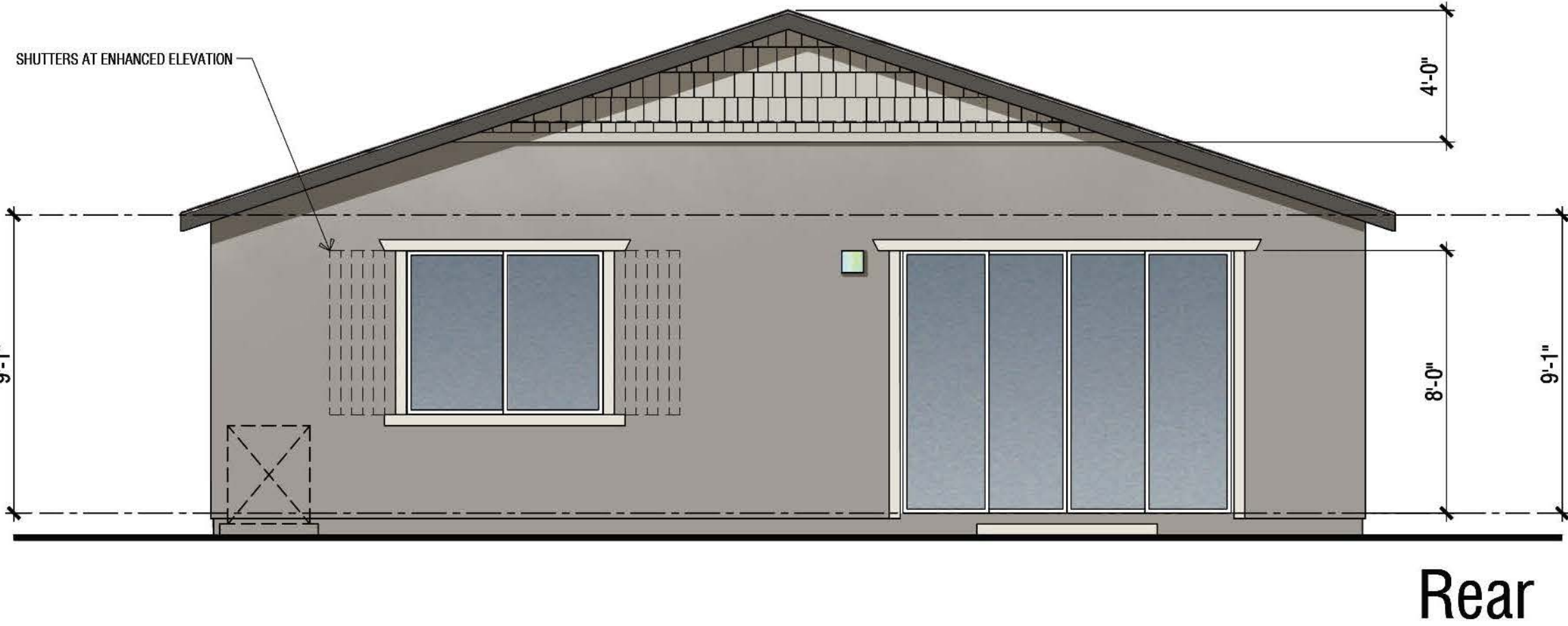
Note: Artist's conception; colors, materials and application may vary.

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PERIDOT N908 | B - Craftsman
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

Scale: 1/4"=1'-0" 0 2 4 8

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PERIDOT N908 | B - Craftsman
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A1.7.0
Scale: 1/4"=1'-0" 0 2 4 8

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Front



Rear

PERIDOT N908 | C - Wine Country
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

Scale: 1/4"=1'-0" 0 2 4 8

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PERIDOT N908 | C - Wine Country
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



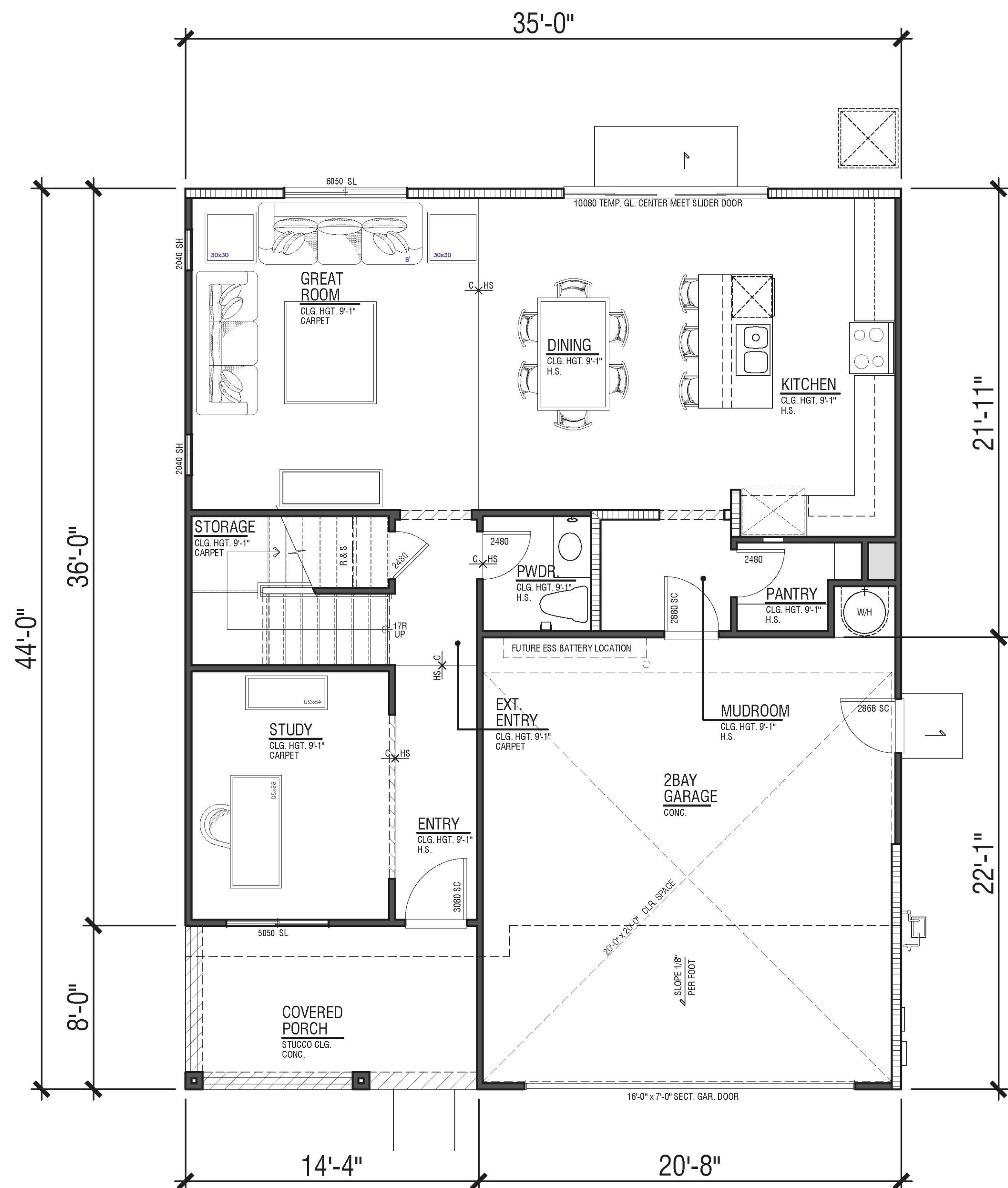
Note: Artist's conception; colors, materials and application may vary.

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DESIGN SUBMITTAL SET

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2,175 SF
3 Bdrm | 3.5 Bath
Loft | Study
2 - Bay Garage
9'9" Plates

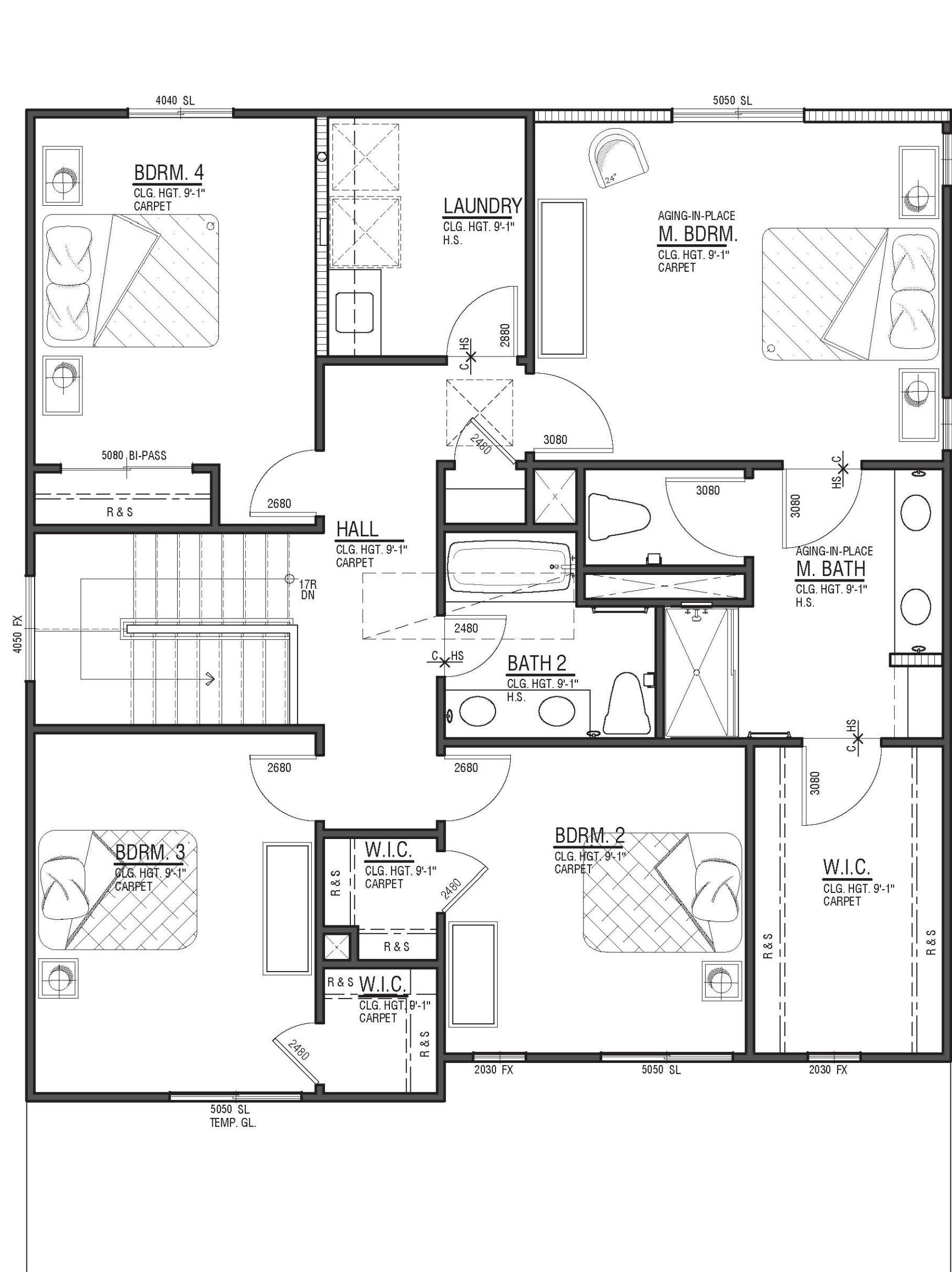
FIRST FLOOR - 'A' FARMHOUSE

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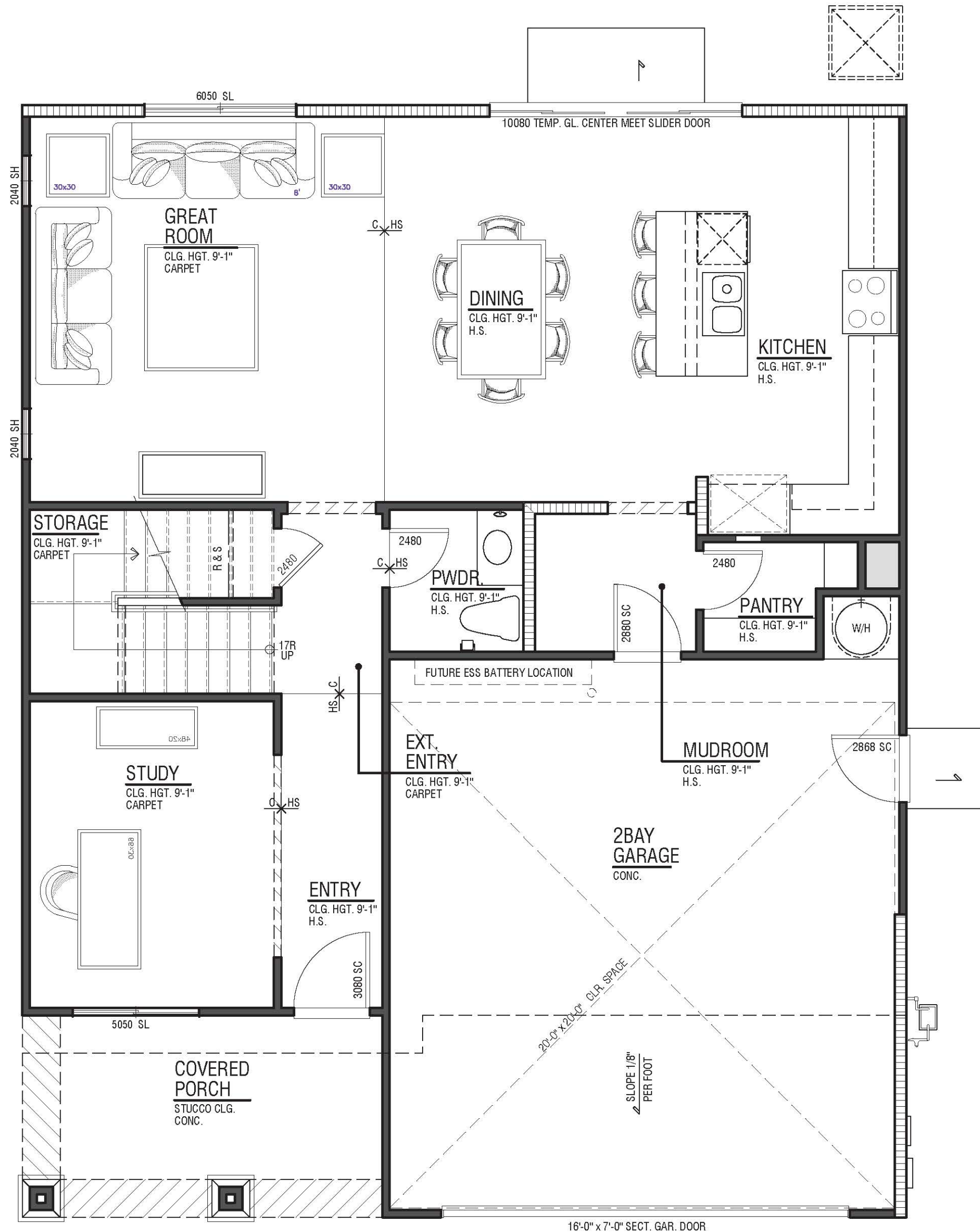
DESIGN SUBMITTAL SET

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ORANGE COUNTY . LOS ANGELES . BAY AREA



SECOND FLOOR - 'B' CRAFTSMAN



FIRST FLOOR - 'B' CRAFTSMAN

LAPIS N915
2,175 SF
3 Bdrm | 3.5 Bath
Loft | Study
2 - Bay Garage
9'9" Plates



Note: Artist's conception; colors, materials and application may vary.

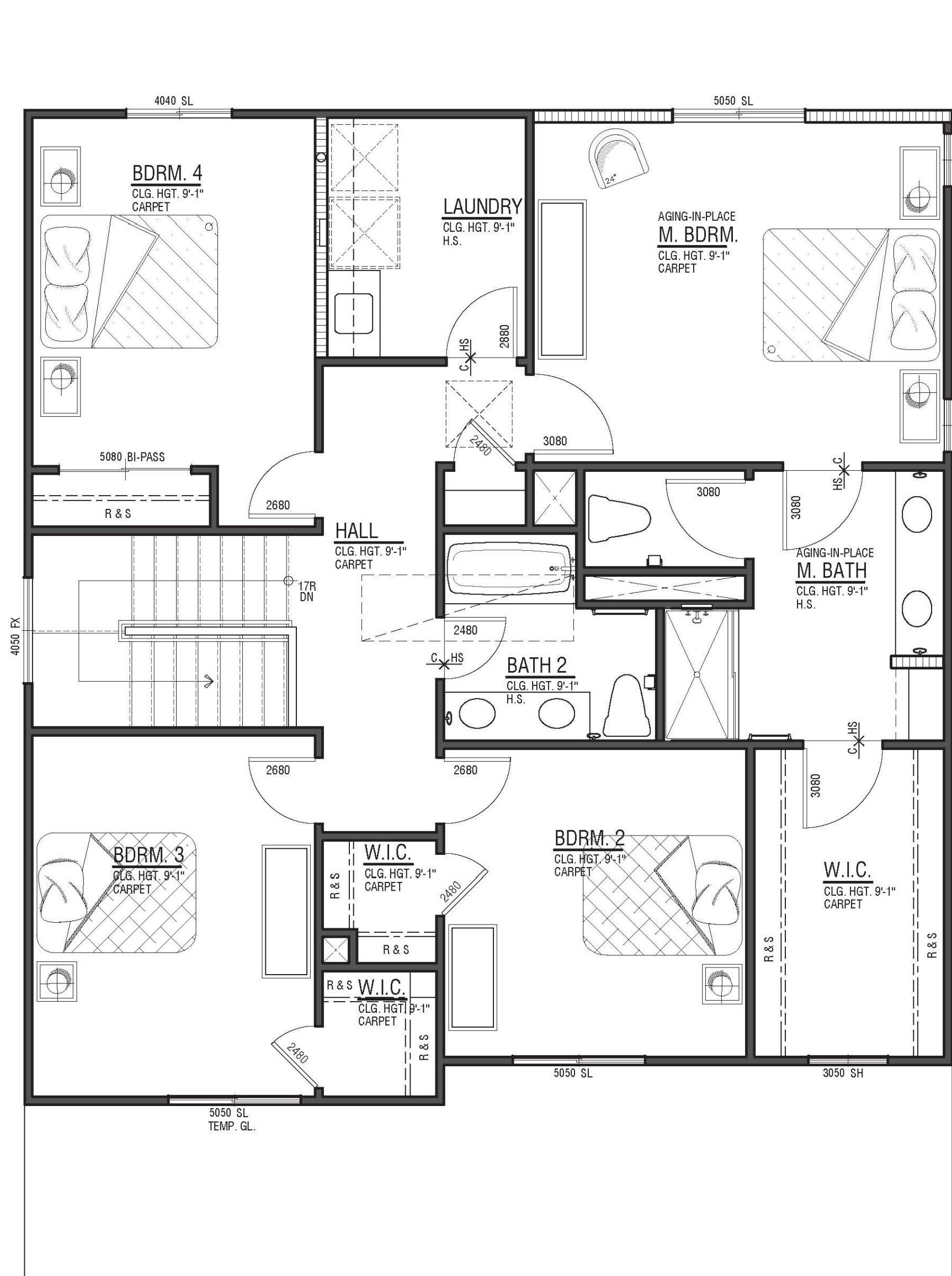
SEASONS AT CYPRESS

RANCHO CORDOVA, CA

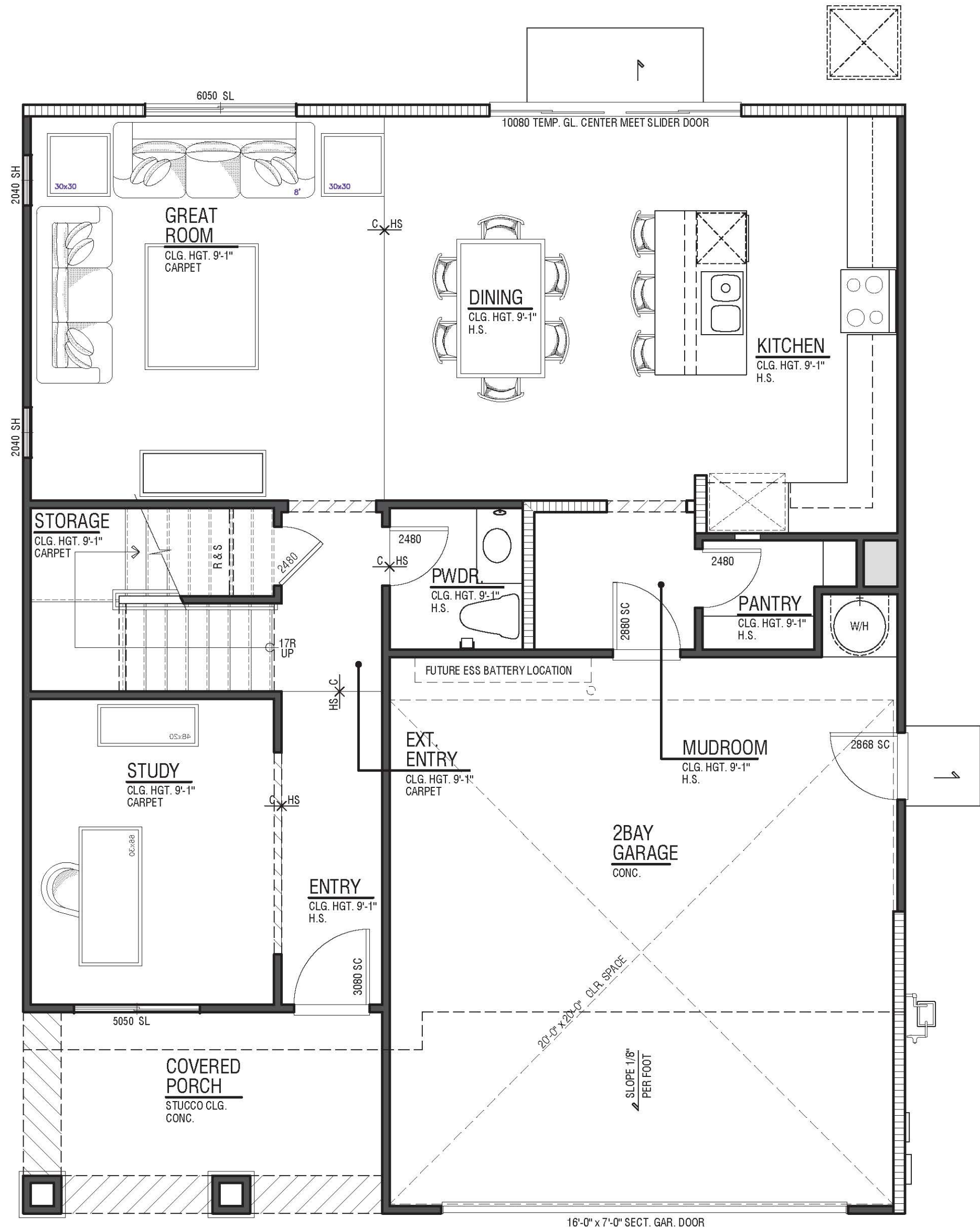
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DESIGN SUBMITTAL SET





SECOND FLOOR - 'D' CALIFORNIA PRAIRIE



FIRST FLOOR - 'D' CALIFORNIA PRAIRIE

LAPIS N915
2,175 SF
3 Bdrm | 3.5 Bath
Loft | Study
2 - Bay Garage
9'9" Plates



Note: Artist's conception; colors, materials and application may vary.

SEASONS AT CYPRESS

RANCHO CORDOVA, CA

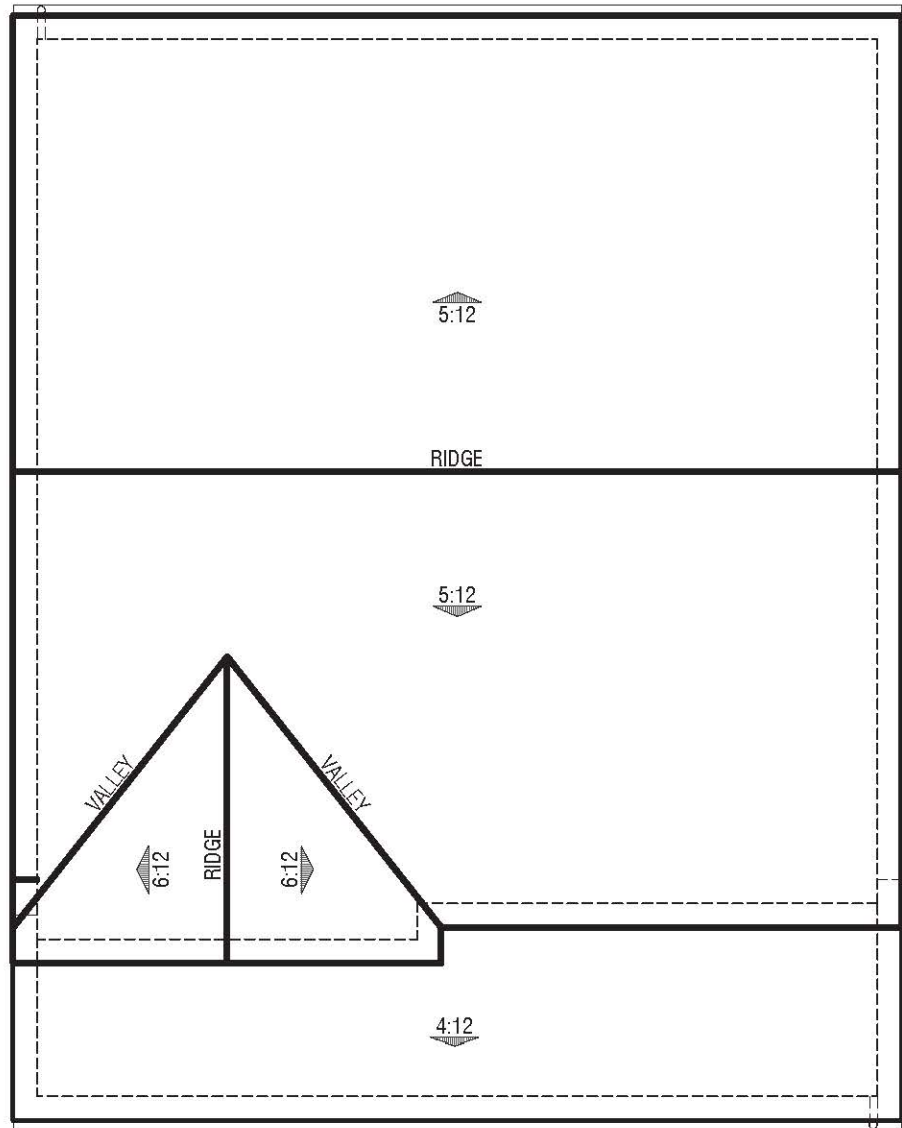
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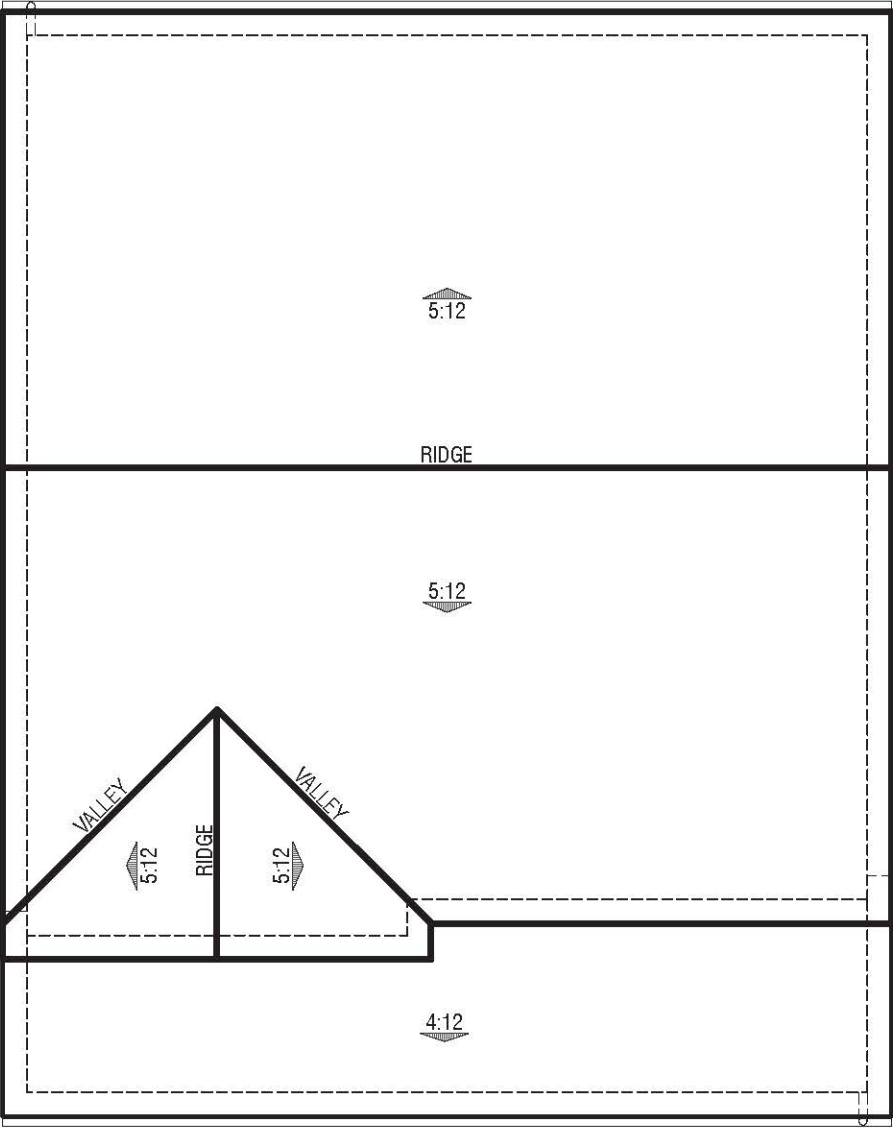
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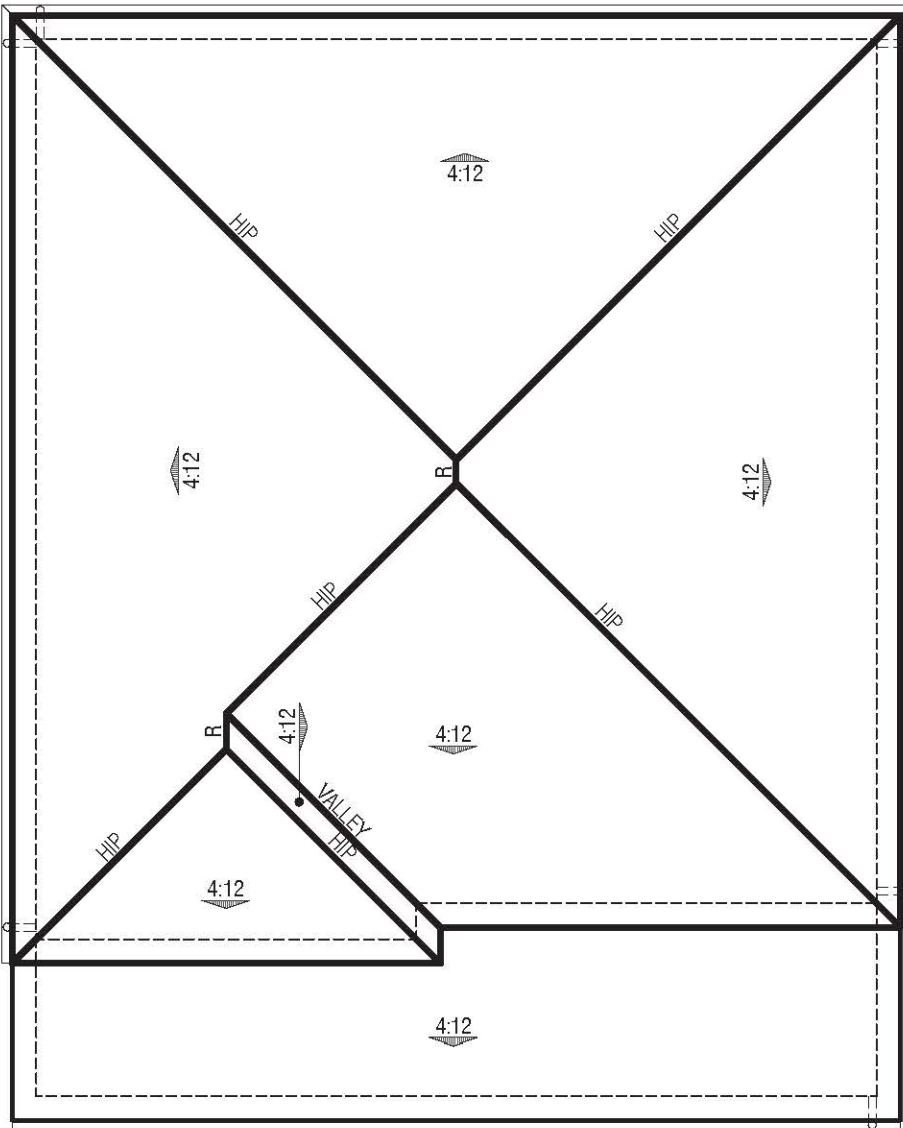




A | Farmhouse
Eave 12" / Rake 12"
Concrete "FLAT" Tile



B | Craftsman
Eave 12" / Rake 12"
Concrete "FLAT" Tile



D | California Prairie
Eave 12" / Rake 12"
Concrete "FLAT" Tile

LAPIS N915
Roof Plans

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

Scale: 1/8"=1'-0" 0 4 8 16

A2.2.0

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A | Farmhouse



B | Craftsman



D | California Prairie

LAPIS N915
Front Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A2.3.0
Scale: 1/4"=1'-0" 0 2 4 8

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A | Farmhouse



B | Craftsman



D | California Prairie

LAPIS N915
Front Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA

A2.3.0

Scale: 1/4"=1'-0" 0 2 4 8

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LAPIS N915 | A - Farmhouse
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



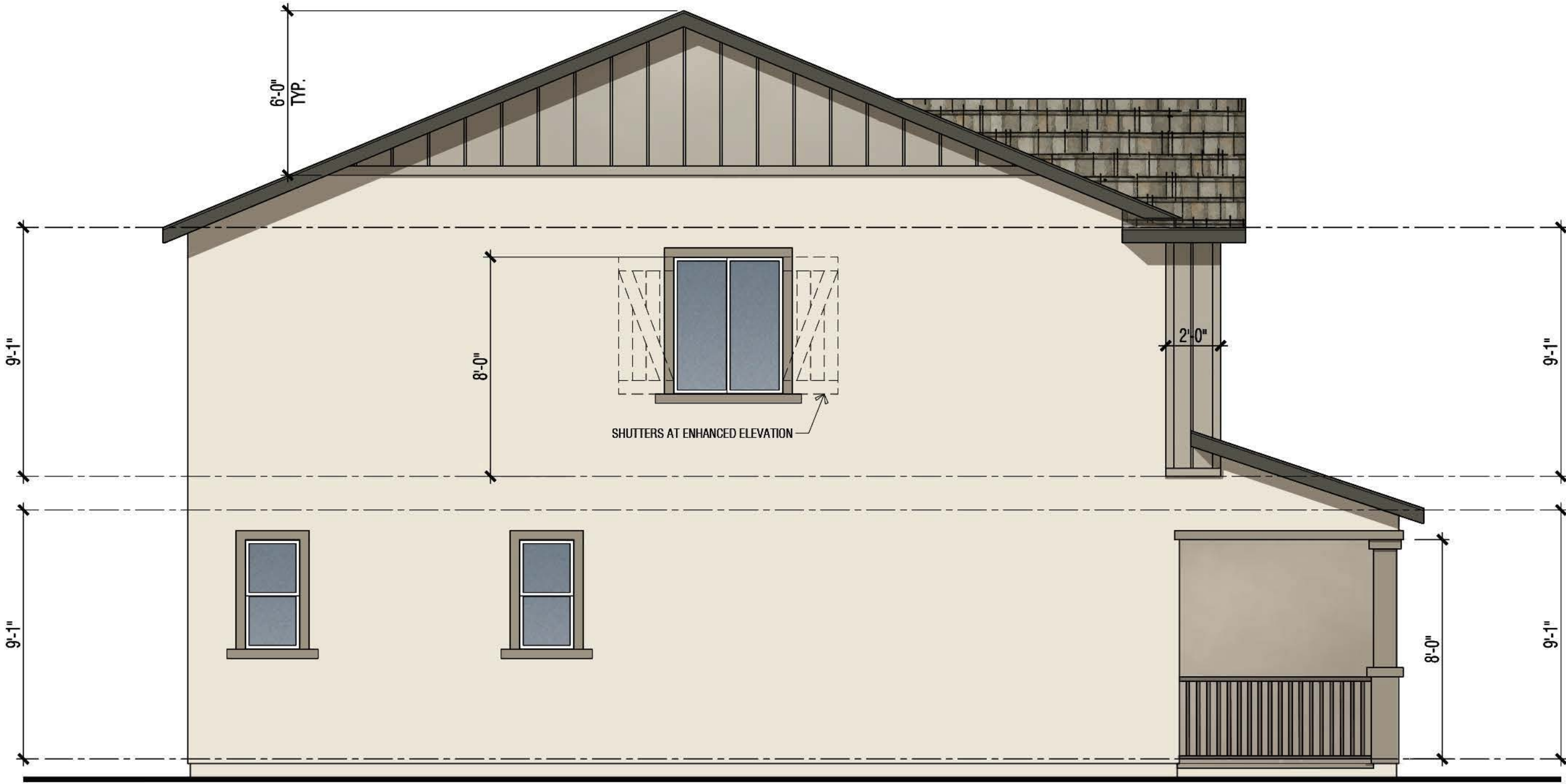
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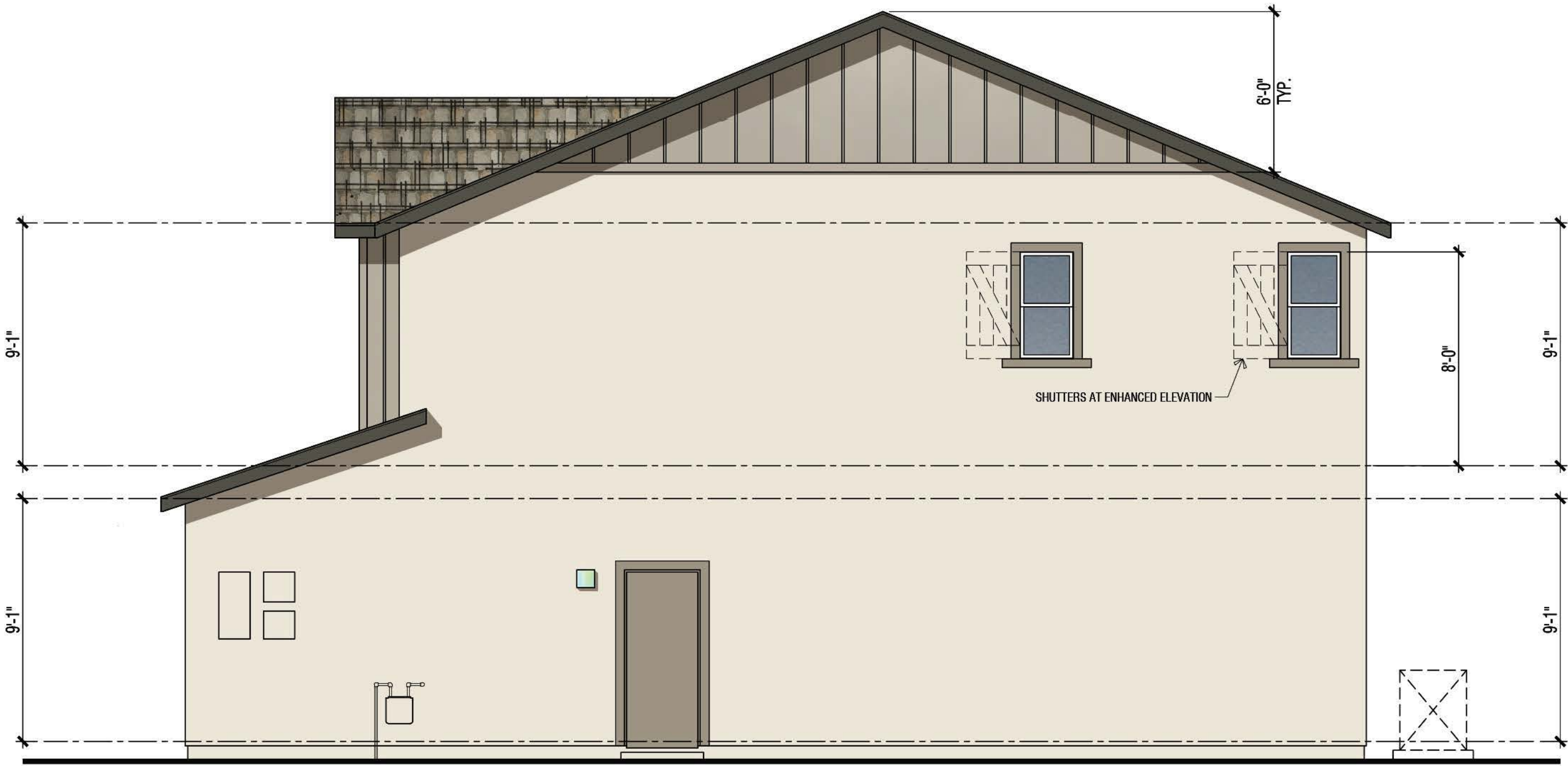
DESIGN SUBMITTAL SET

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Left



Right

LAPIS N915 | A - Farmhouse
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A2.5.0
Scale: 1/4"=1'-0" 0 2 4 8

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Front



Rear

LAPIS N915 | B - Craftsman
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



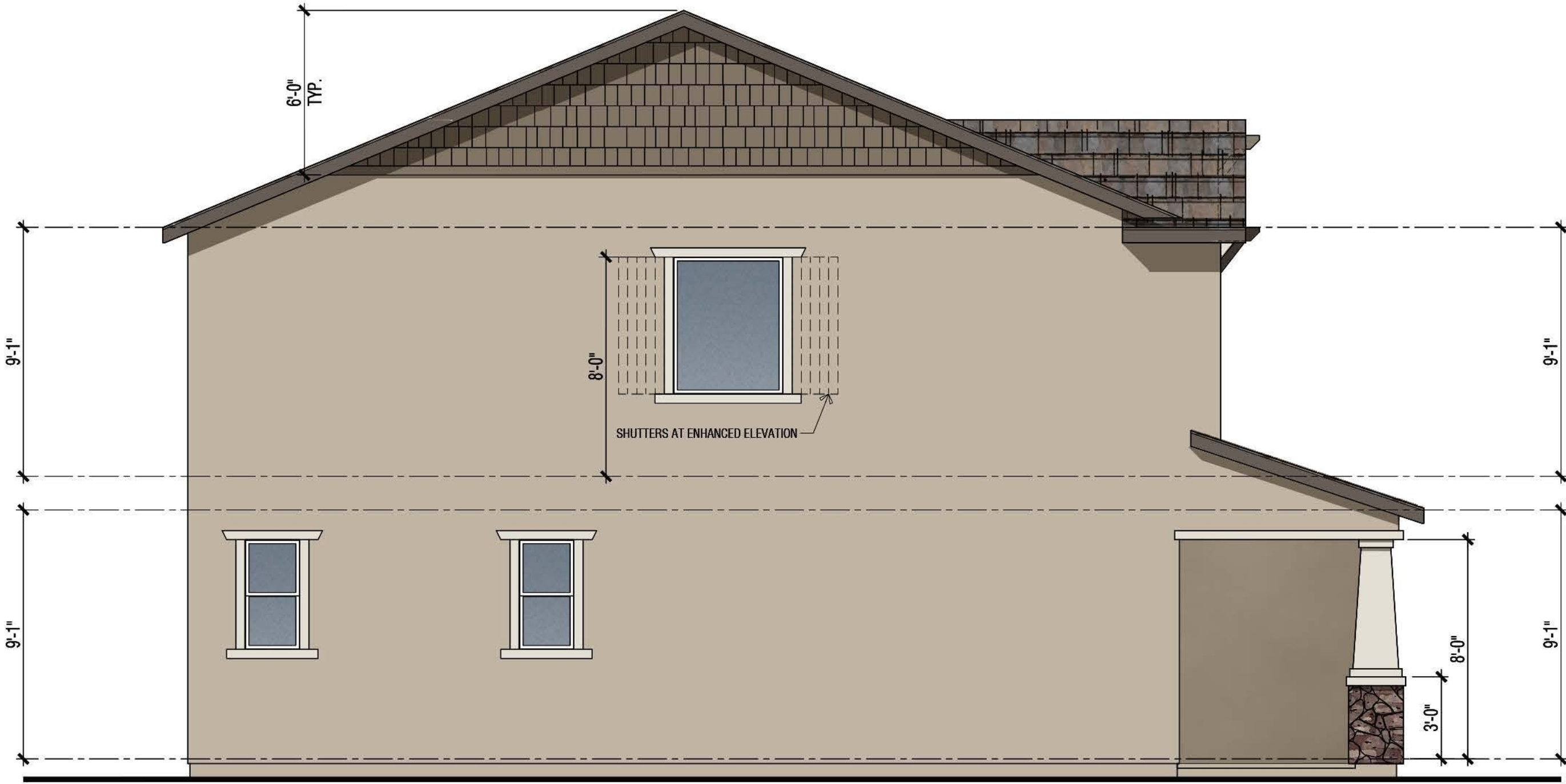
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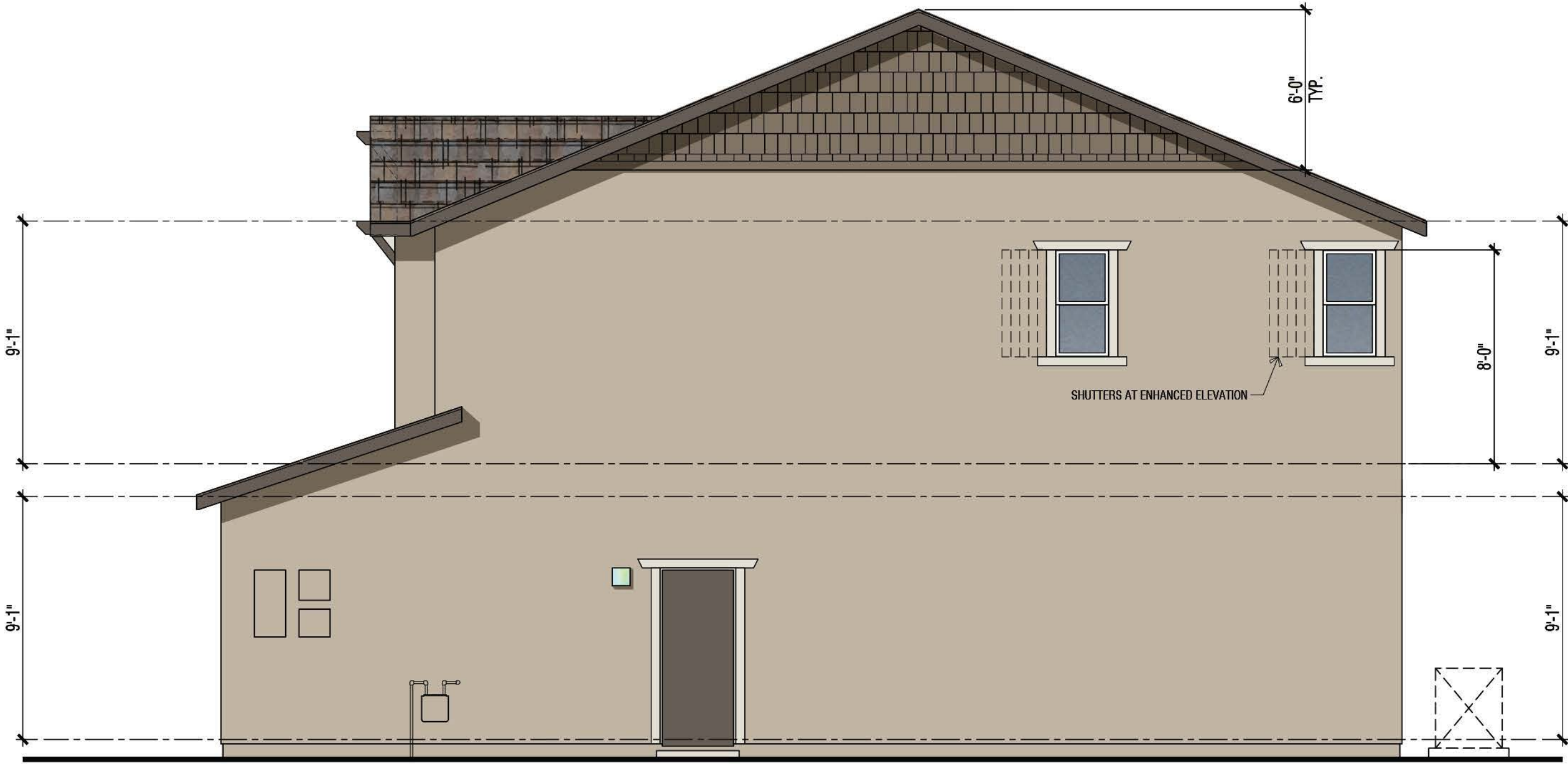
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Left



Right

LAPIS N915 | B - Craftsman
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



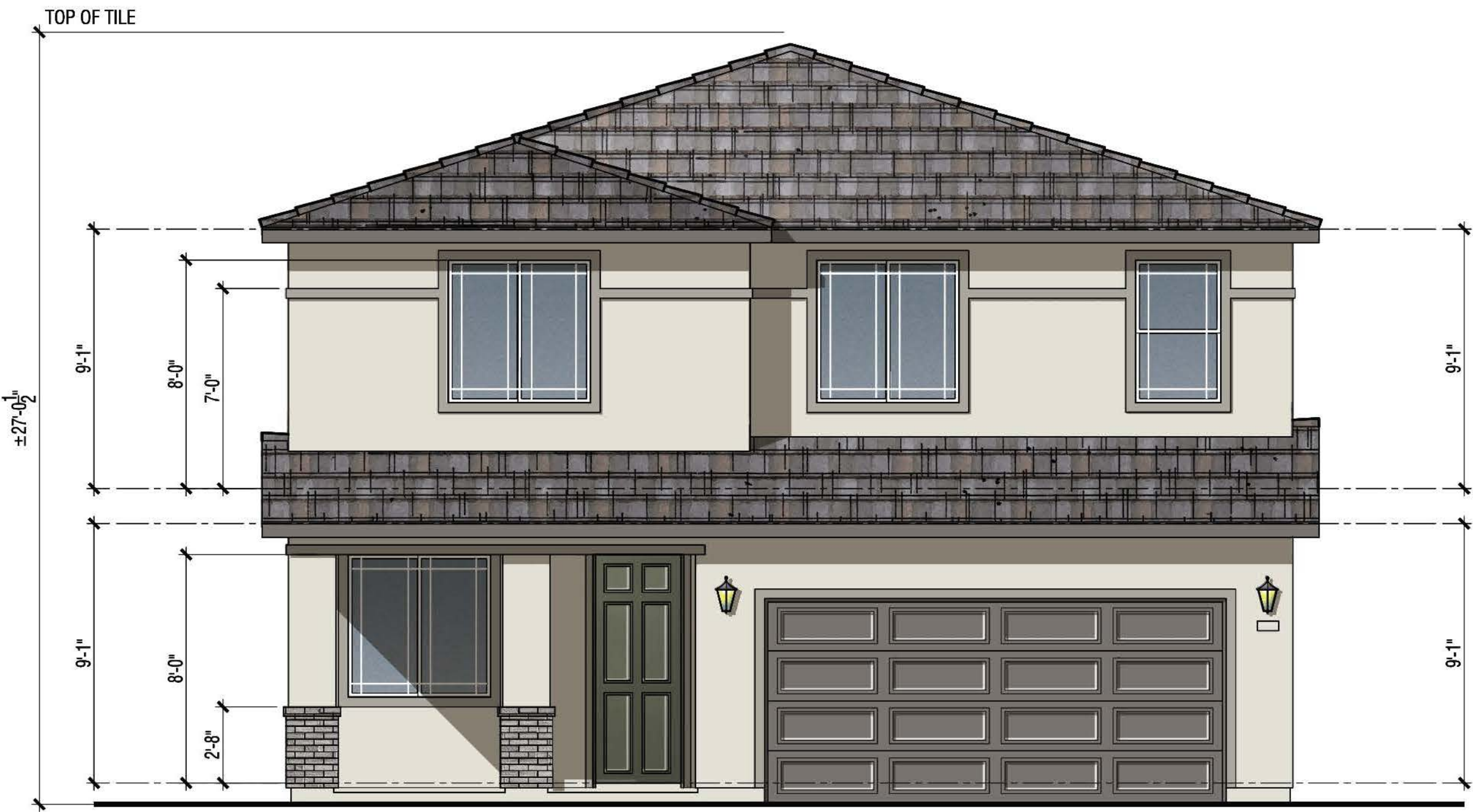
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Scale: 1/4"=1'-0" 0 2 4 8

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Front



Rear

LAPIS N915 | D - California Prairie
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



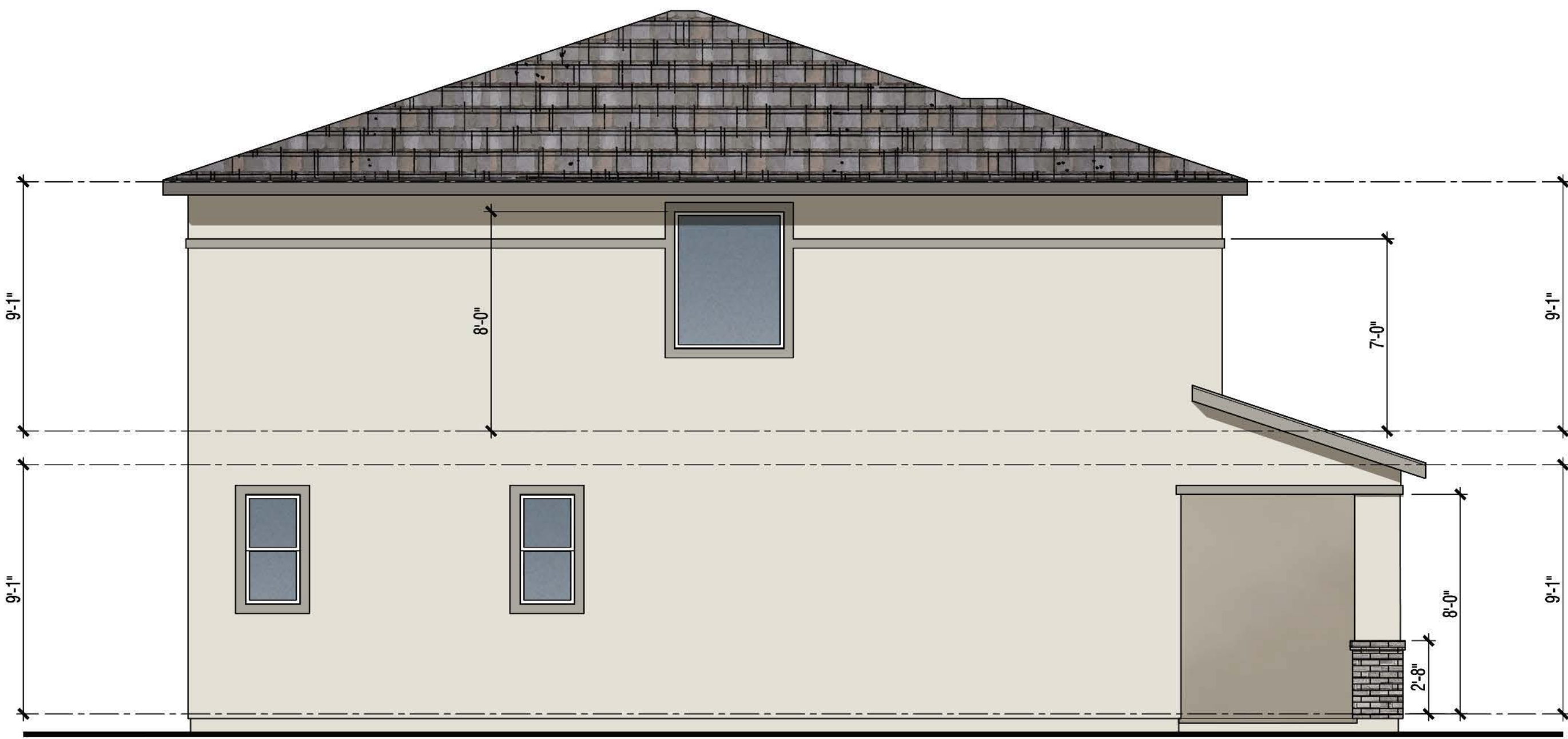
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A2.8.0
Scale: 1/4"=1'-0" 0 2 4 8

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Left



Right

LAPIS N915 | D - California Prairie
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



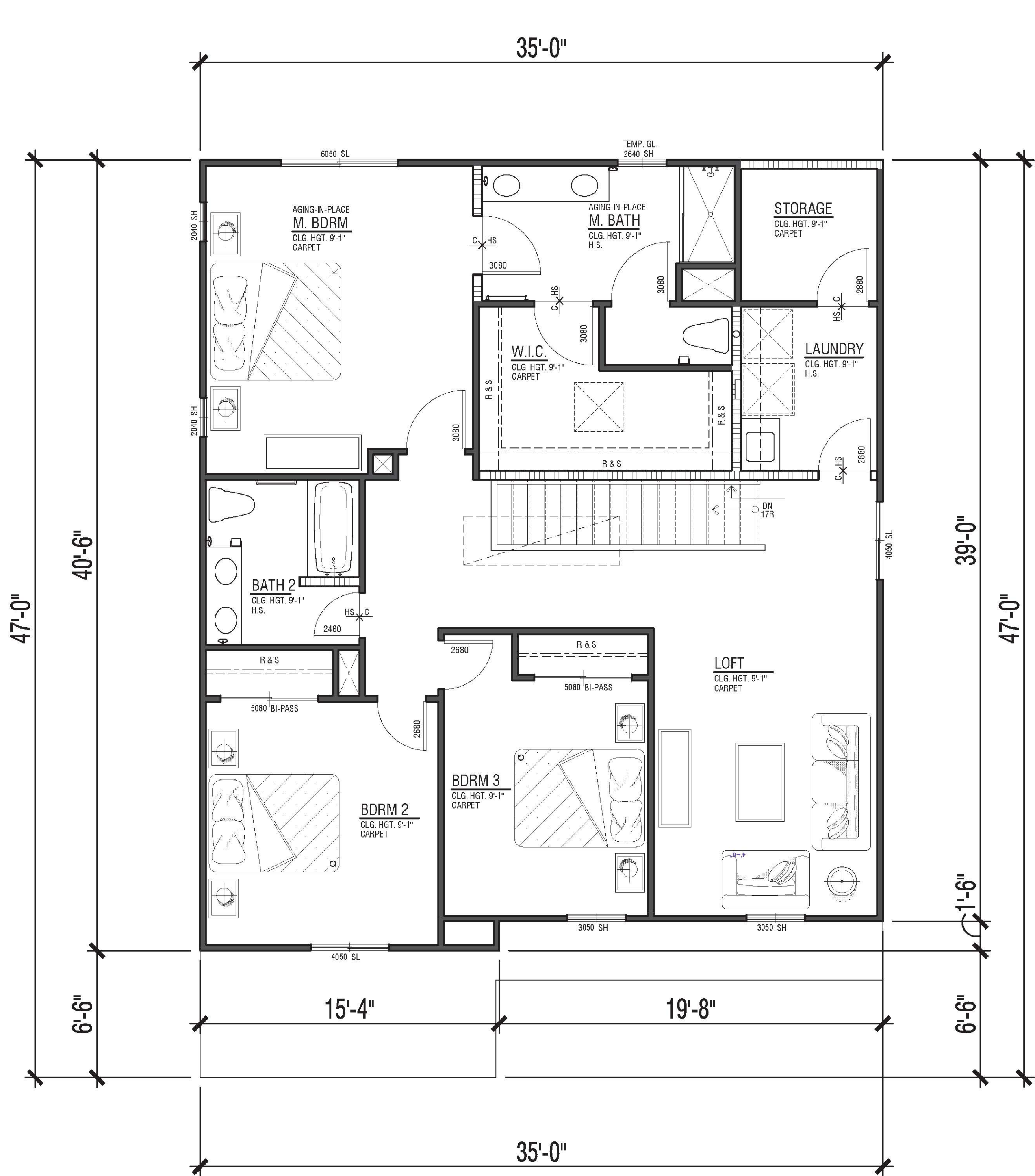
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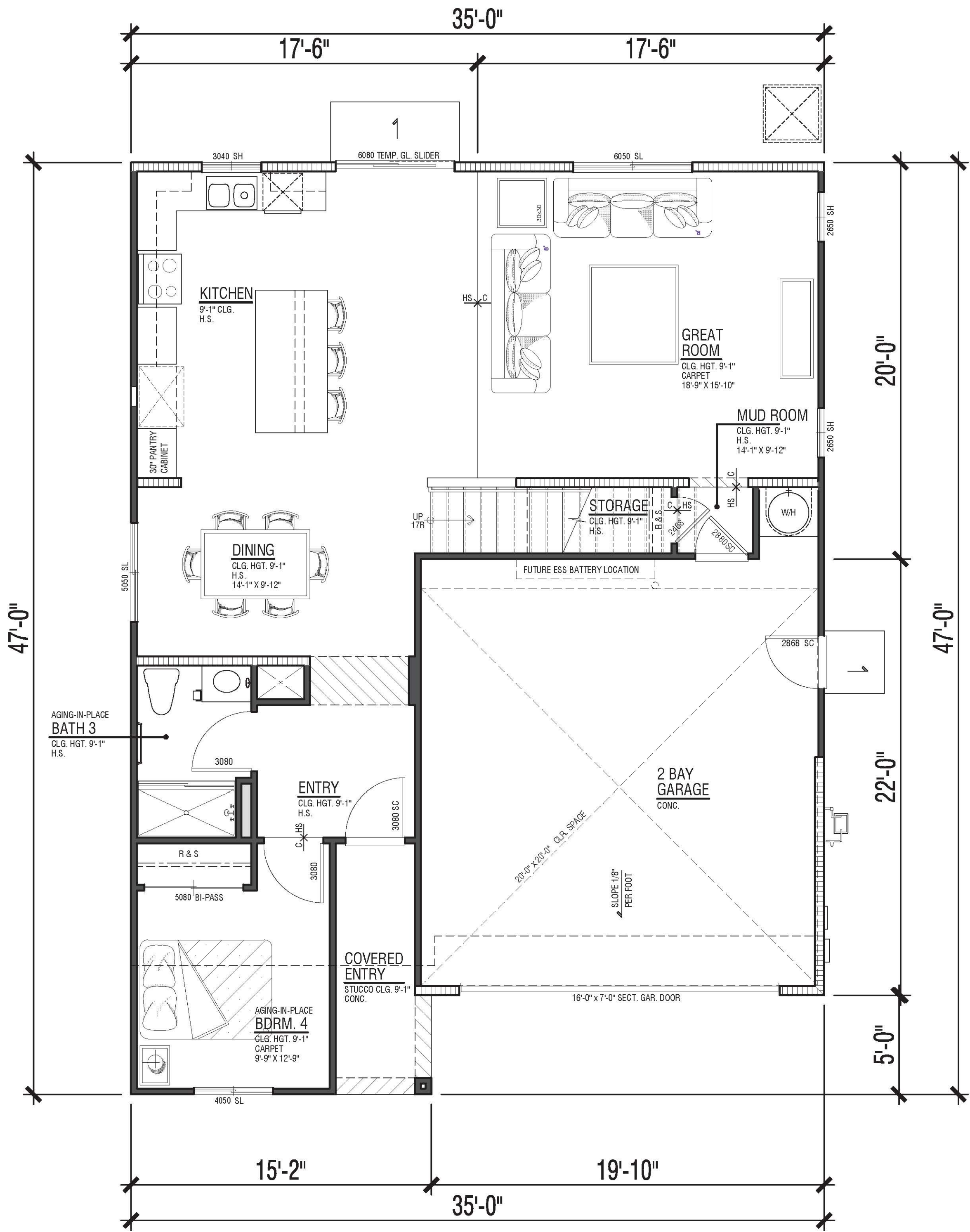
DESIGN SUBMITTAL SET

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SECOND FLOOR - 'A' FARMHOUSE



FIRST FLOOR - 'A' FARMHOUSE

PEARL N913
2,360 SF
4 Bdrm | 3 Bath
Loft
2 - Bay Garage
9'9" Plates

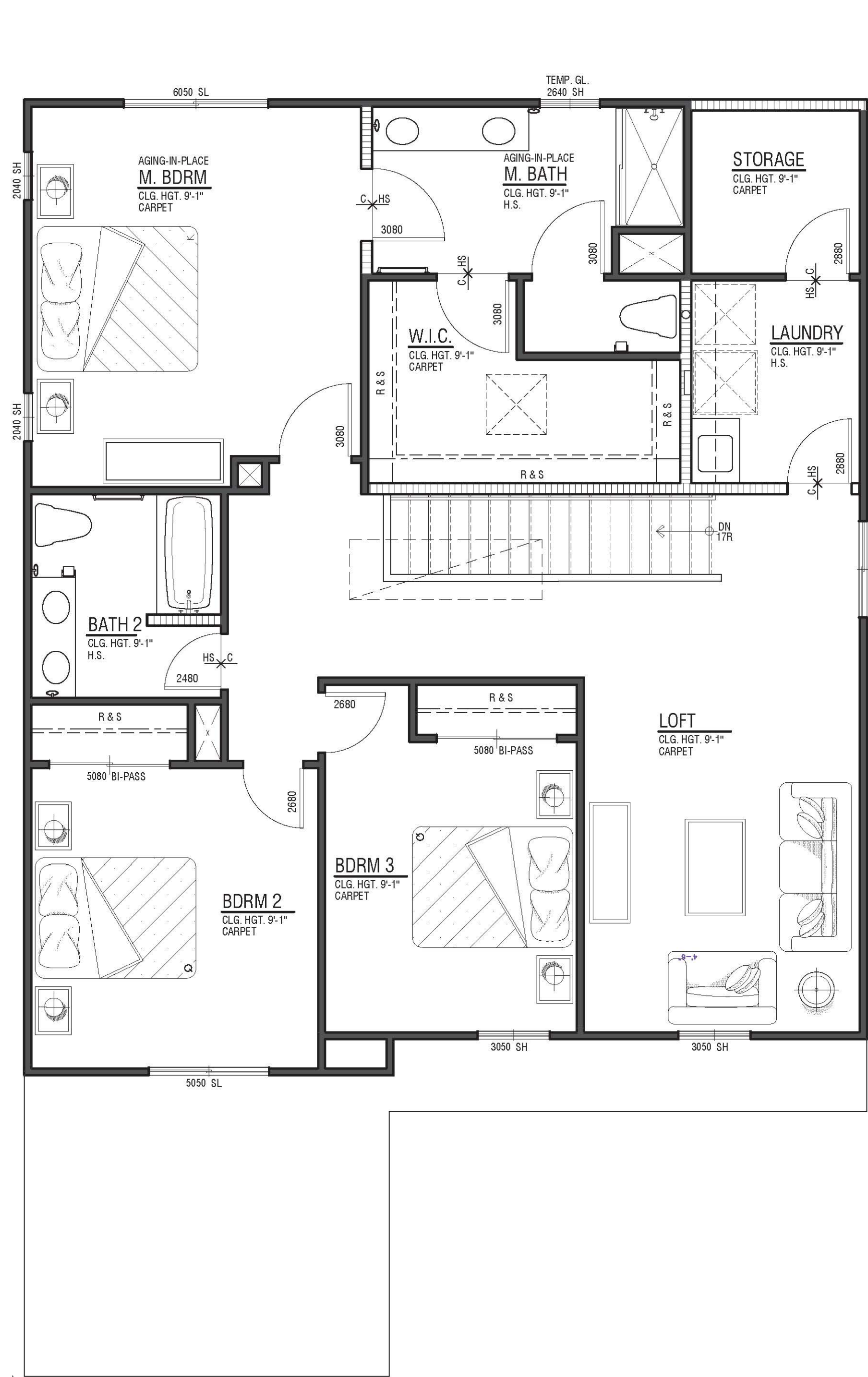


SEASONS AT CYPRESS

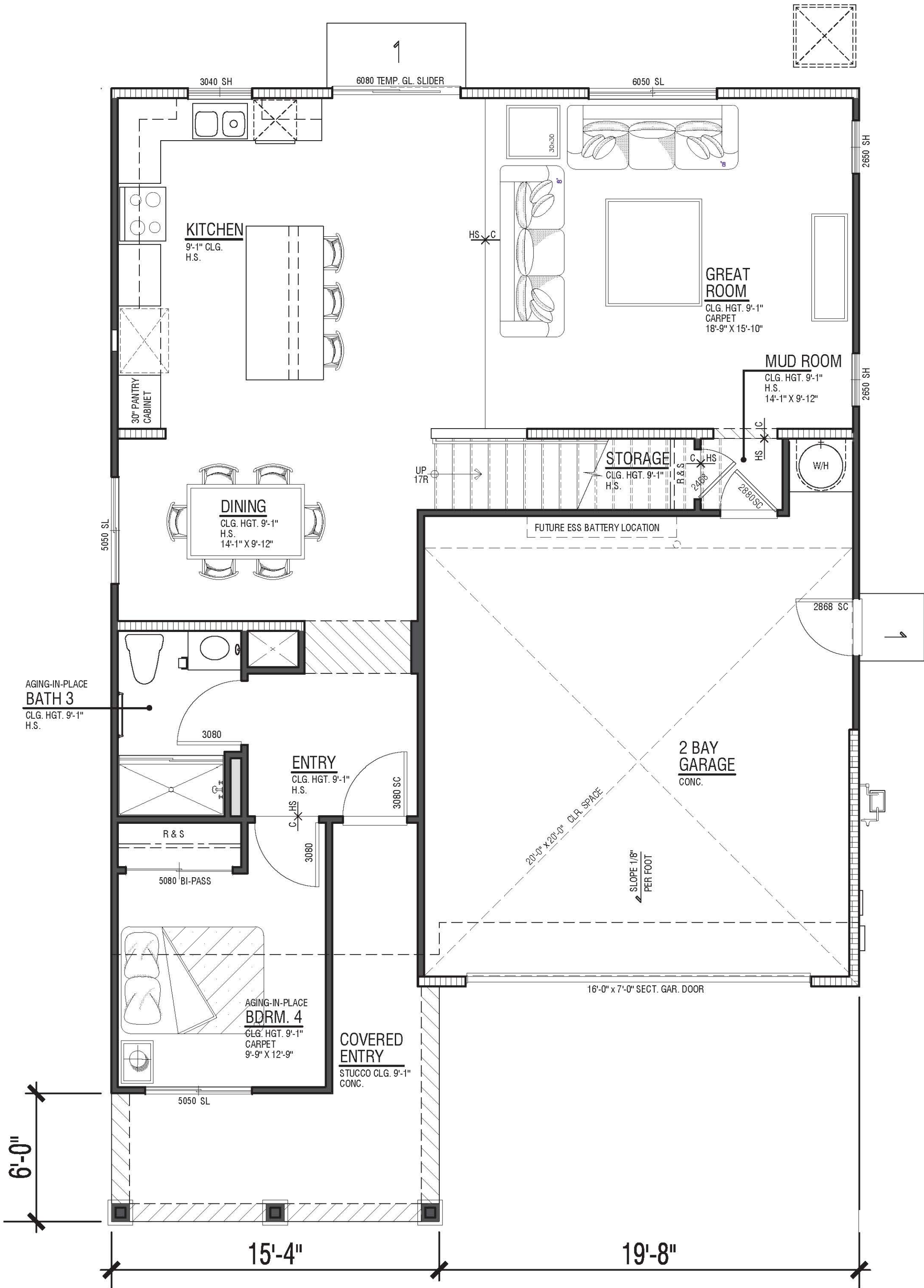
RANCHO CORDOVA, CA

A3.1.0
Scale: 1/4"=1'-0" 0 2 4 8
DESIGN SUBMITTAL SET
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SECOND FLOOR - 'C' WINE COUNTRY



FIRST FLOOR - 'C' WINE COUNTRY

PEARL N913
2,360 SF
4 Bdrm | 3 Bath
Loft
2 - Bay Garage
9'9" Plates



SEASONS AT CYPRESS

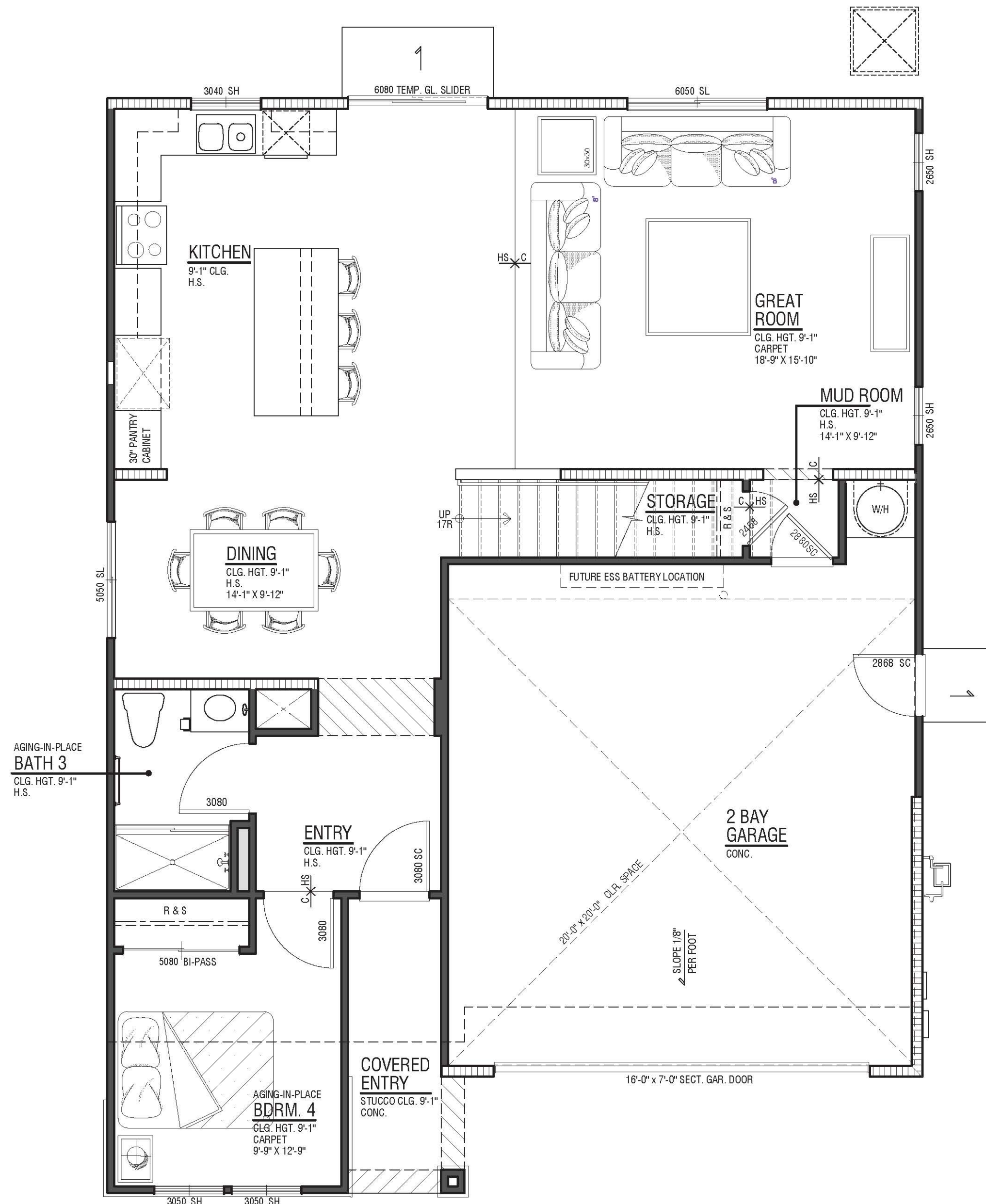
RANCHO CORDOVA, CA

Scale: 1/4"=1'-0" 0 2 4 8

A3.1.1

DESIGN SUBMITTAL SET





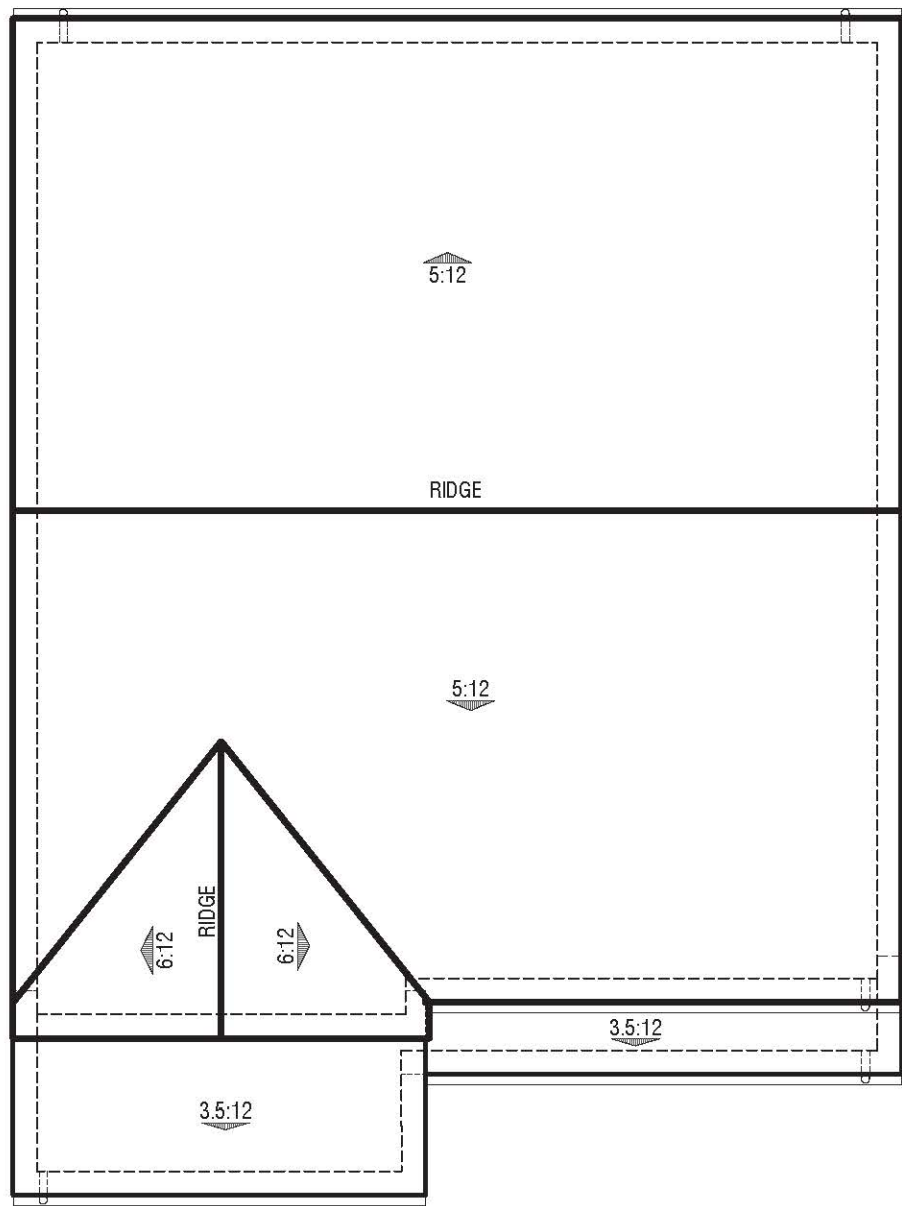
2,360 SF
4 Bdrm | 3 Bath
Loft
2 - Bay Garage
9'9" Plates

FIRST FLOOR - 'D' CALIFORNIA PRAIRIE

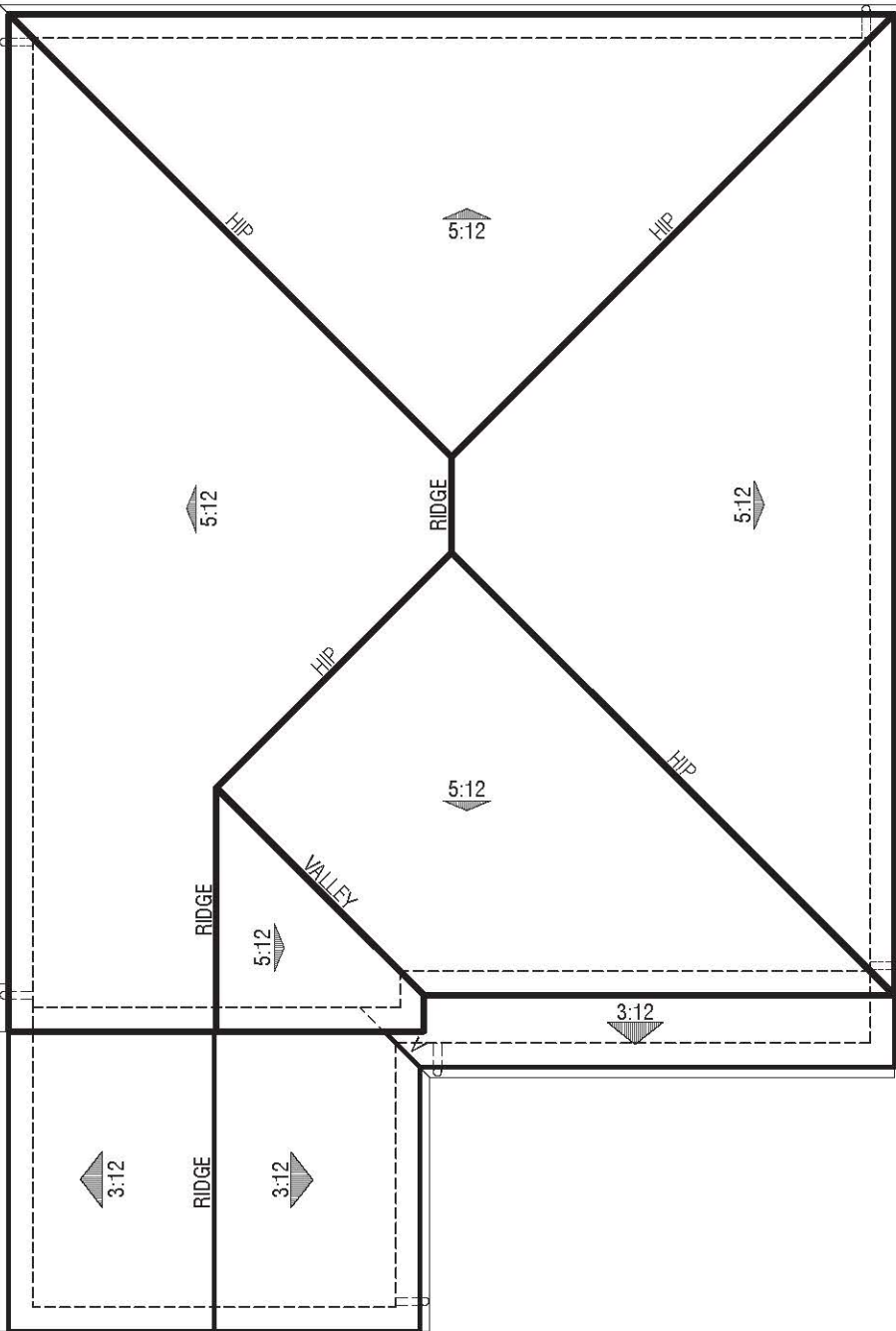
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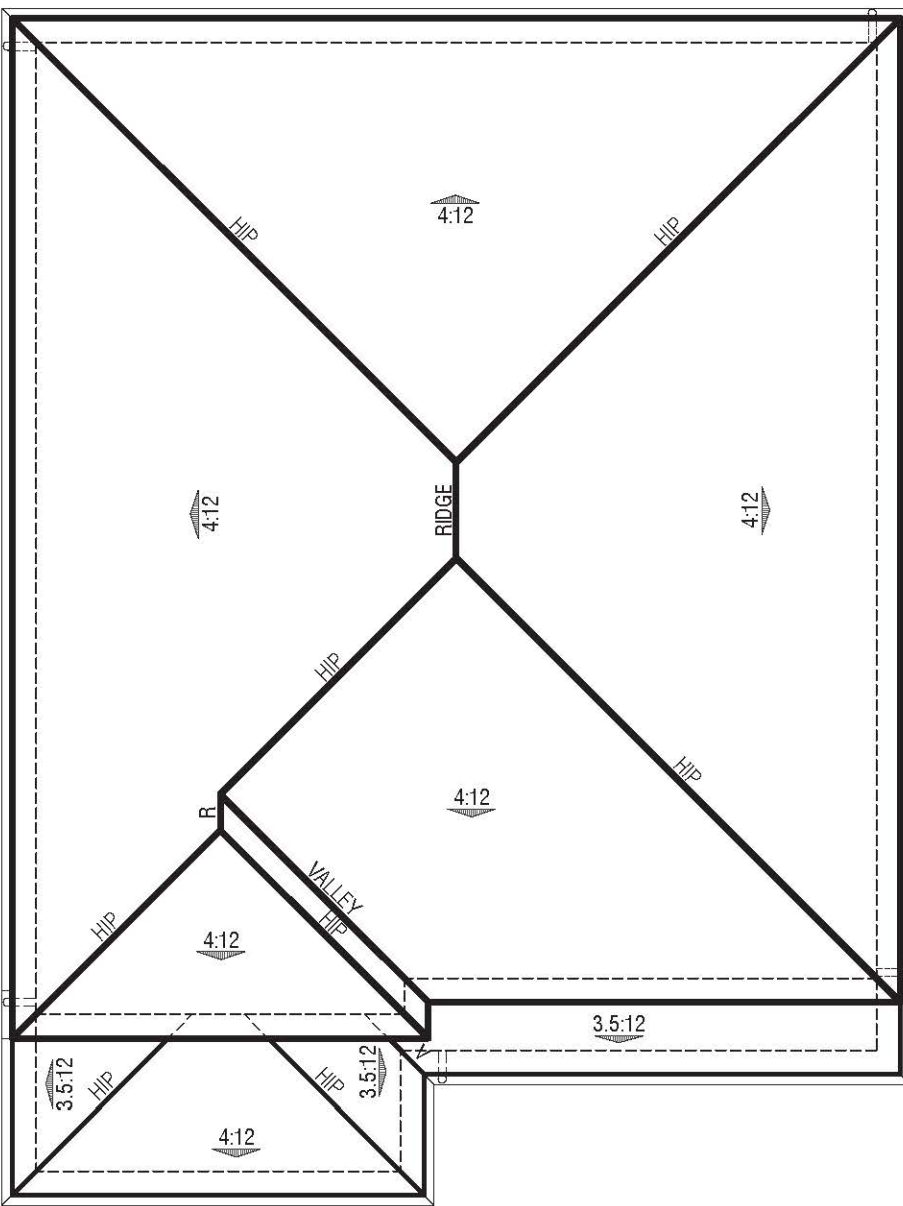
ORANGE COUNTY . LOS ANGELES . BAY AREA



A | Farmhouse
Eave 12" / Rake 12"
Concrete "FLAT" Tile



C | Wine Country
Eave 12" / Rake 12"
Concrete "FLAT" Tile



D | California Prairie
Eave 12" / Rake 12"
Concrete "FLAT" Tile

PEARL N913
Roof Plans

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Scale: 1/8"=1'-0" 0 4 8 16

A3.2.0

DESIGN SUBMITTAL SET

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A | Farmhouse



C | Wine Country



D | California Prairie

PEARL N913
Front Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A3.3.0
Scale: 1/4"=1'-0" 0 2 4 8

DESIGN SUBMITTAL SET
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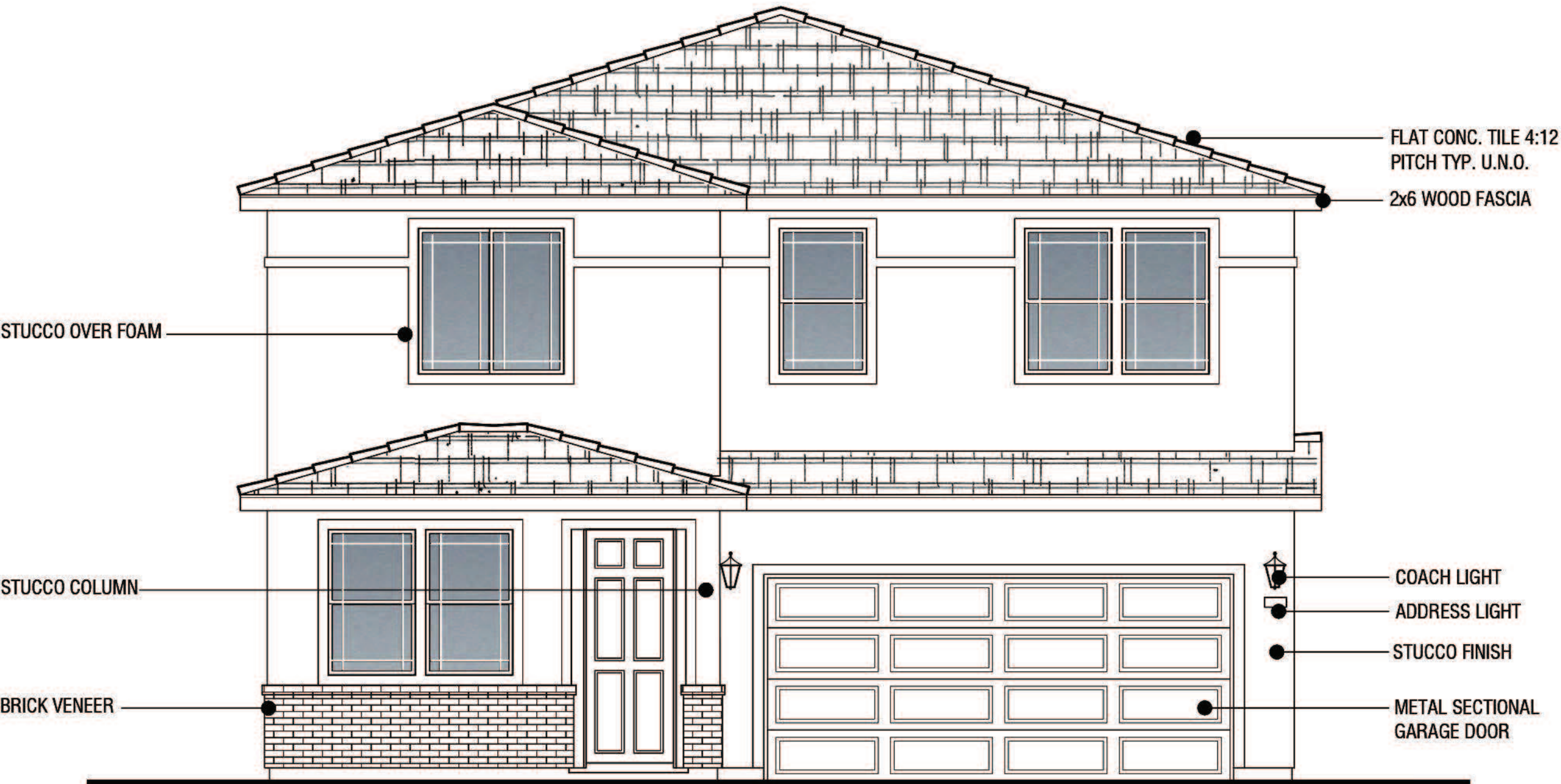




A | Farmhouse



C | Wine Country



D | California Prairie

PEARL N913
Front Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA

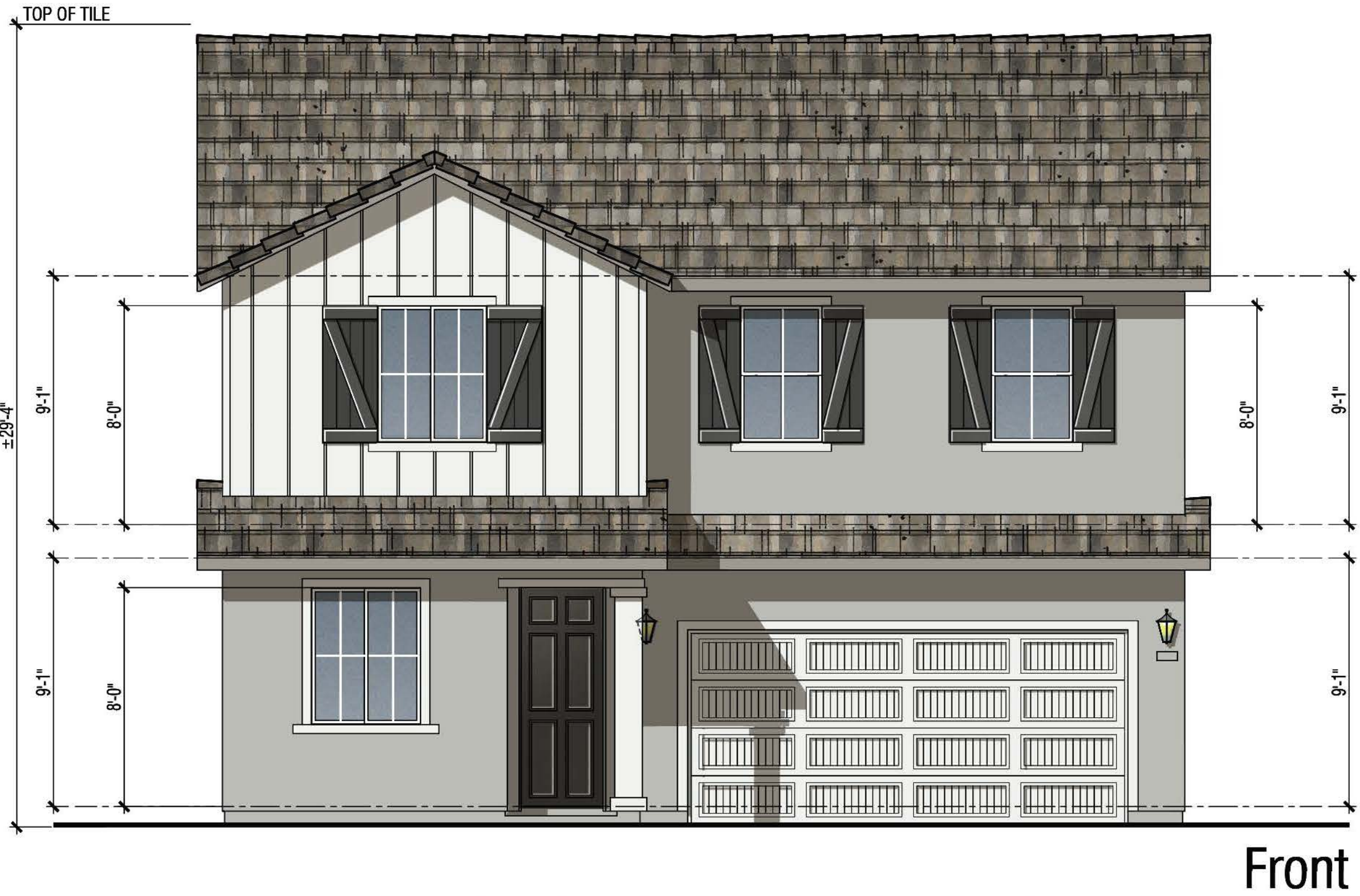


A3.3.0
Scale: 1/4"=1'-0" 0 2 4 8

DESIGN SUBMITTAL SET

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PEARL N913 | A - Farmhouse
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



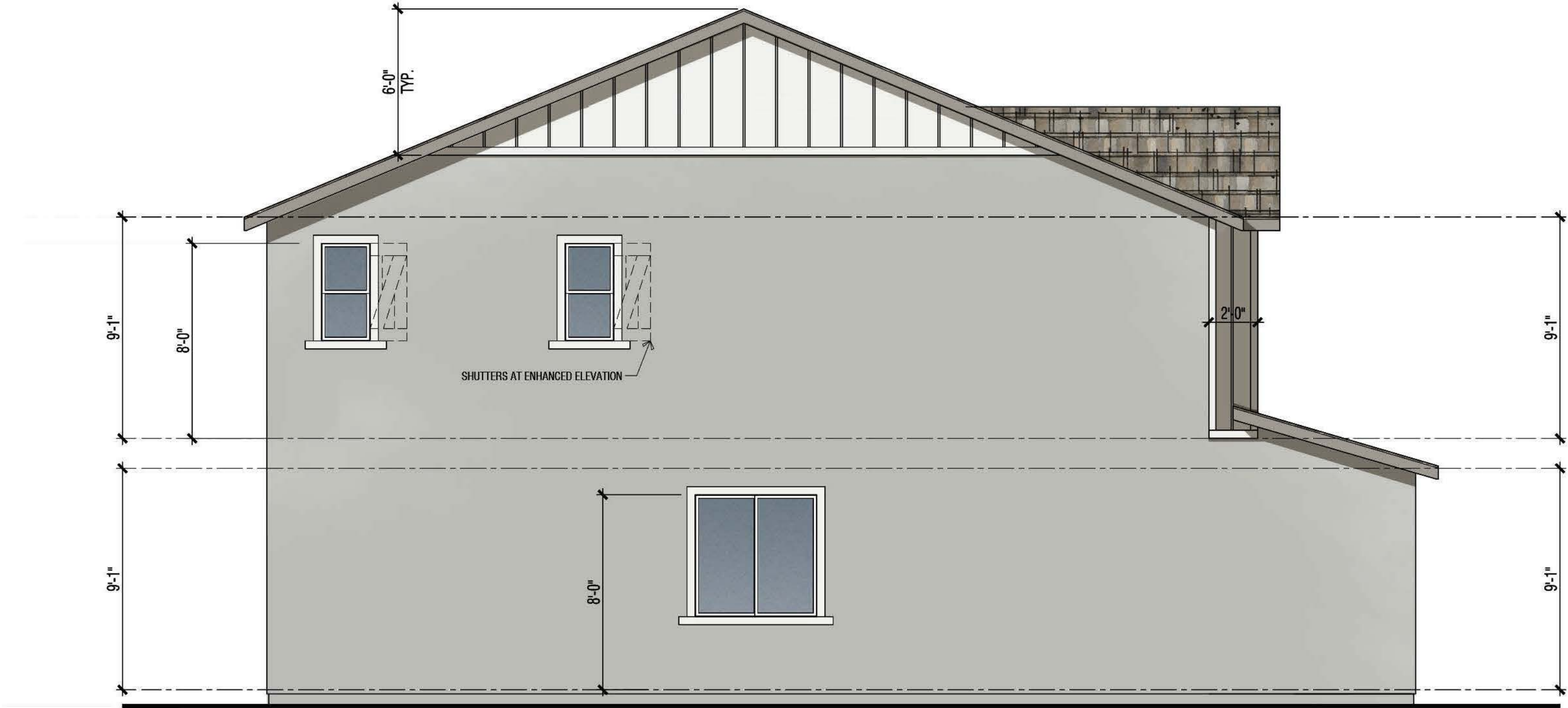
Note: Artist's conception; colors, materials and application may vary.

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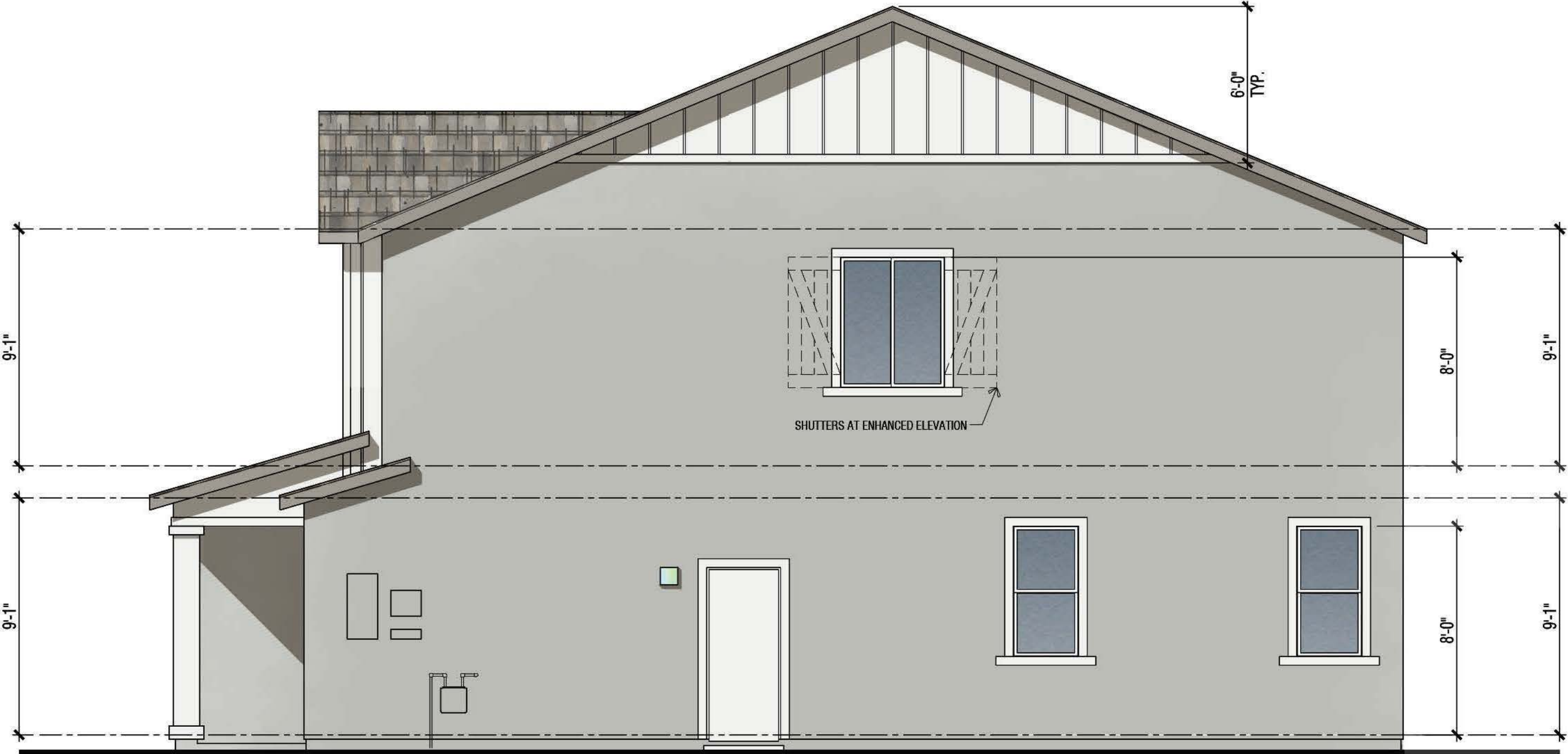
DESIGN SUBMITTAL SET

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Left



Right

PEARL N913 | A - Farmhouse
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



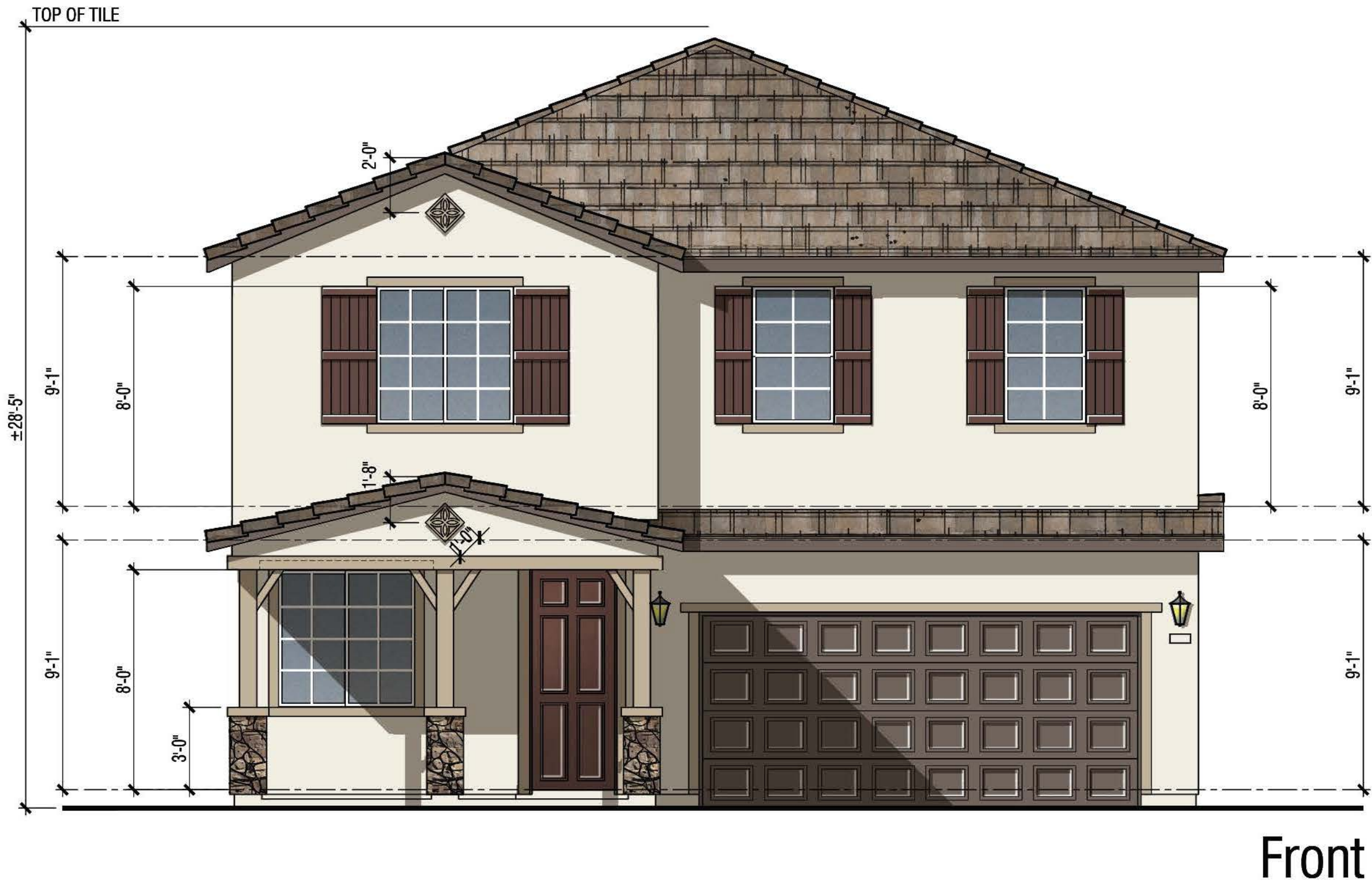
Note: Artist's conception; colors, materials and application may vary.

Scale: 1/4"=1'-0" 0 2 4 8
A3.5.0

DESIGN SUBMITTAL SET

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PEARL N913 | C - Wine Country
Building Elevations

SEASONS AT CYPRESS

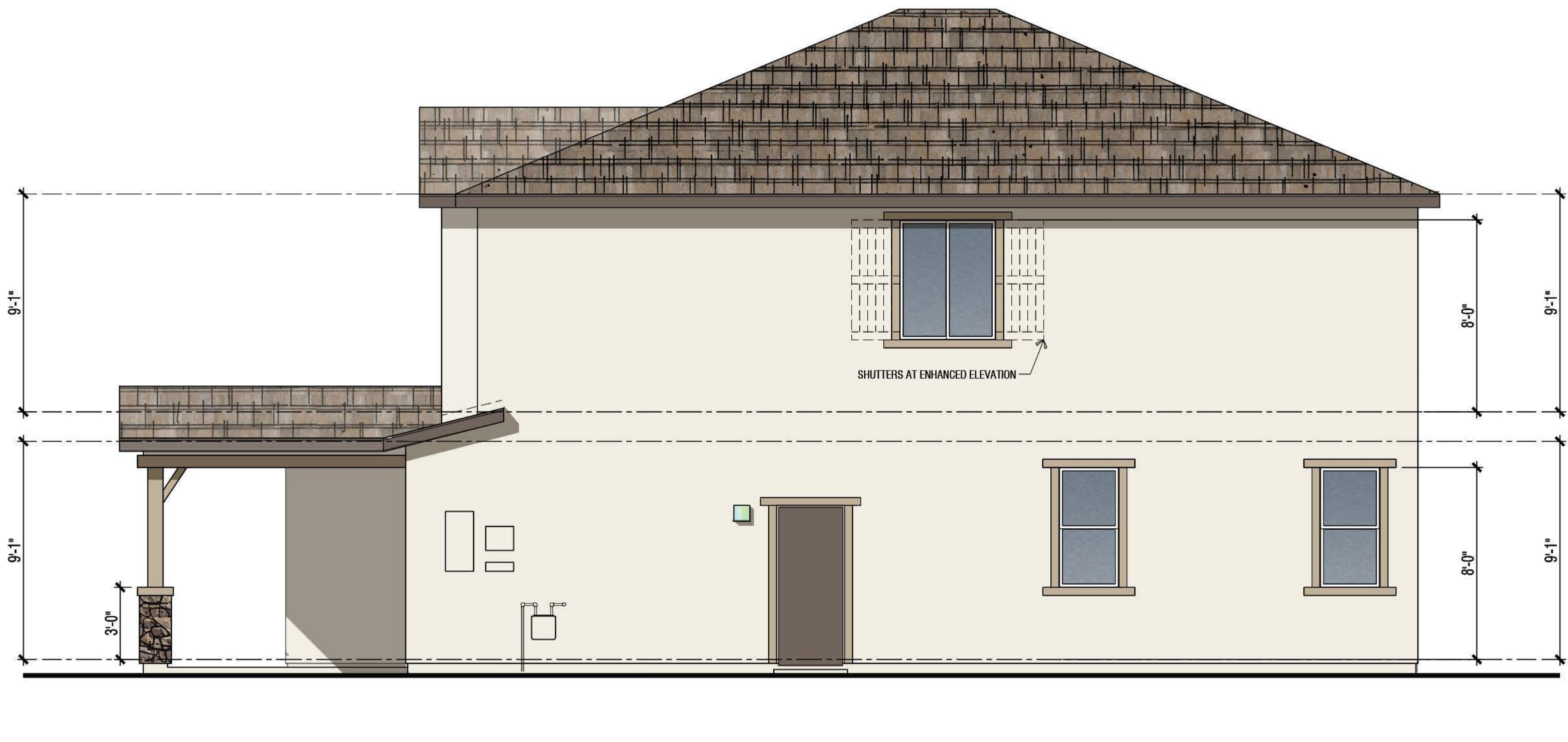
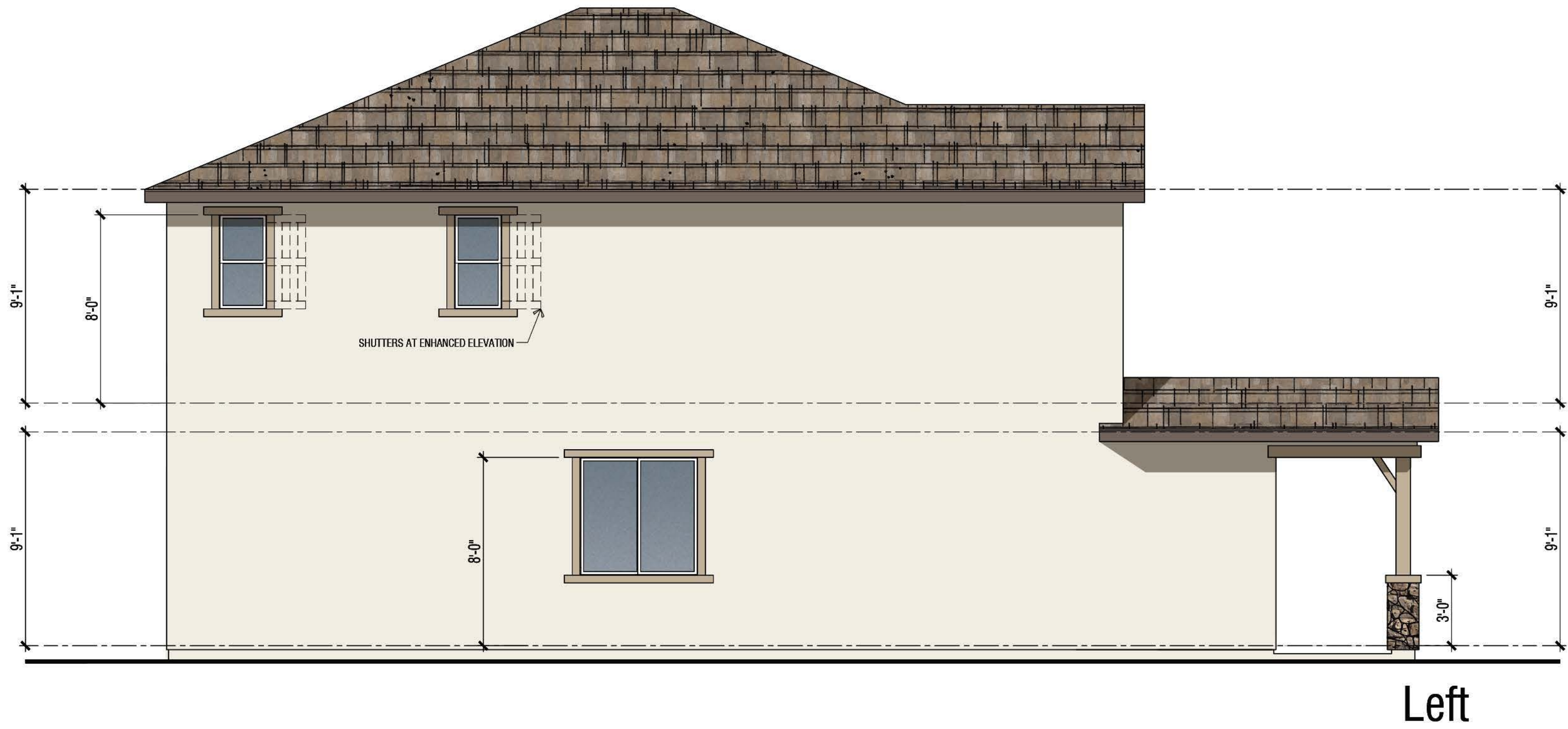
RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A3.6.0
Scale: 1/4"=1'-0" 0 2 4 8
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PEARL N913 | C - Wine Country
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A3.7.0
Scale: 1/4"=1'-0" 0 2 4 8

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Front



Rear

PEARL N913 | D - California Prairie
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A3.8.0
Scale: 1/4"=1'-0" 0 2 4 8

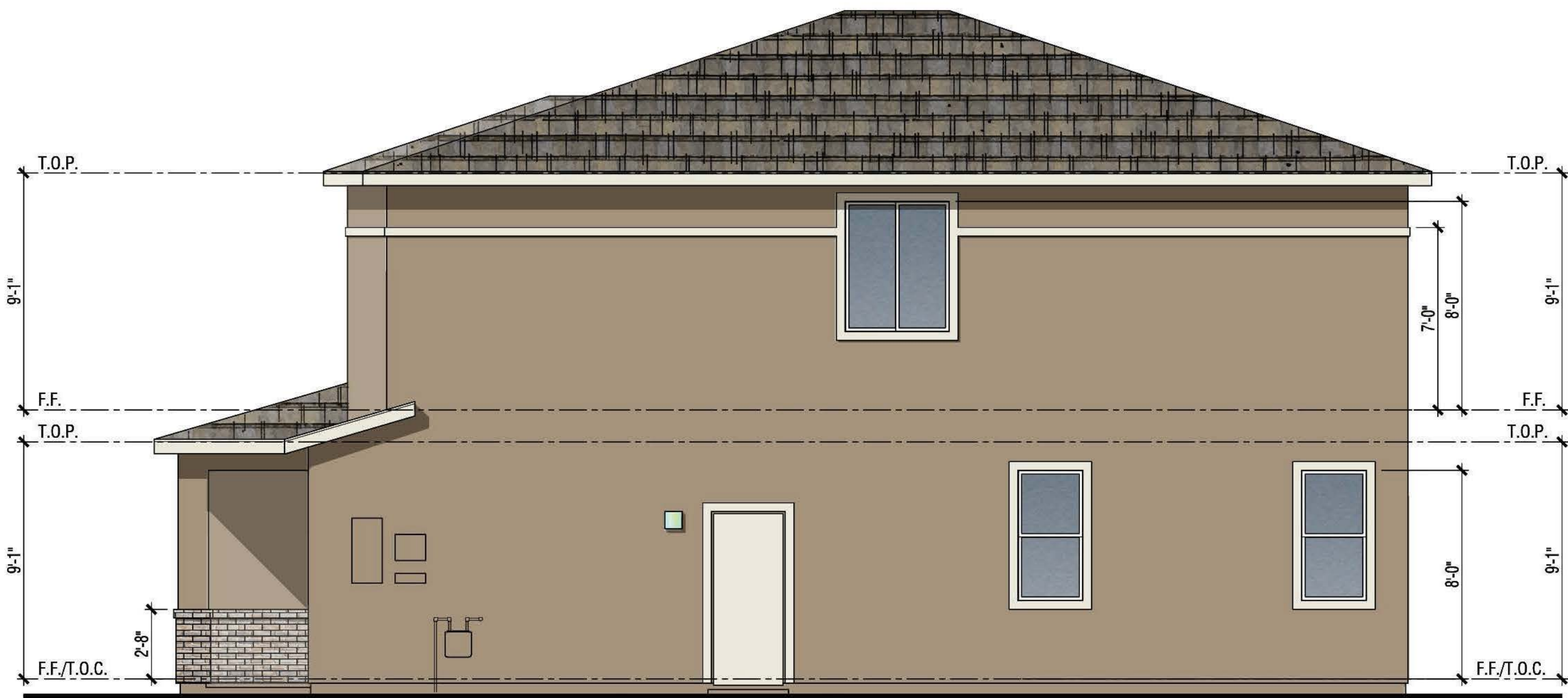
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Left



Right

PEARL N913 | D - California Prairie
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



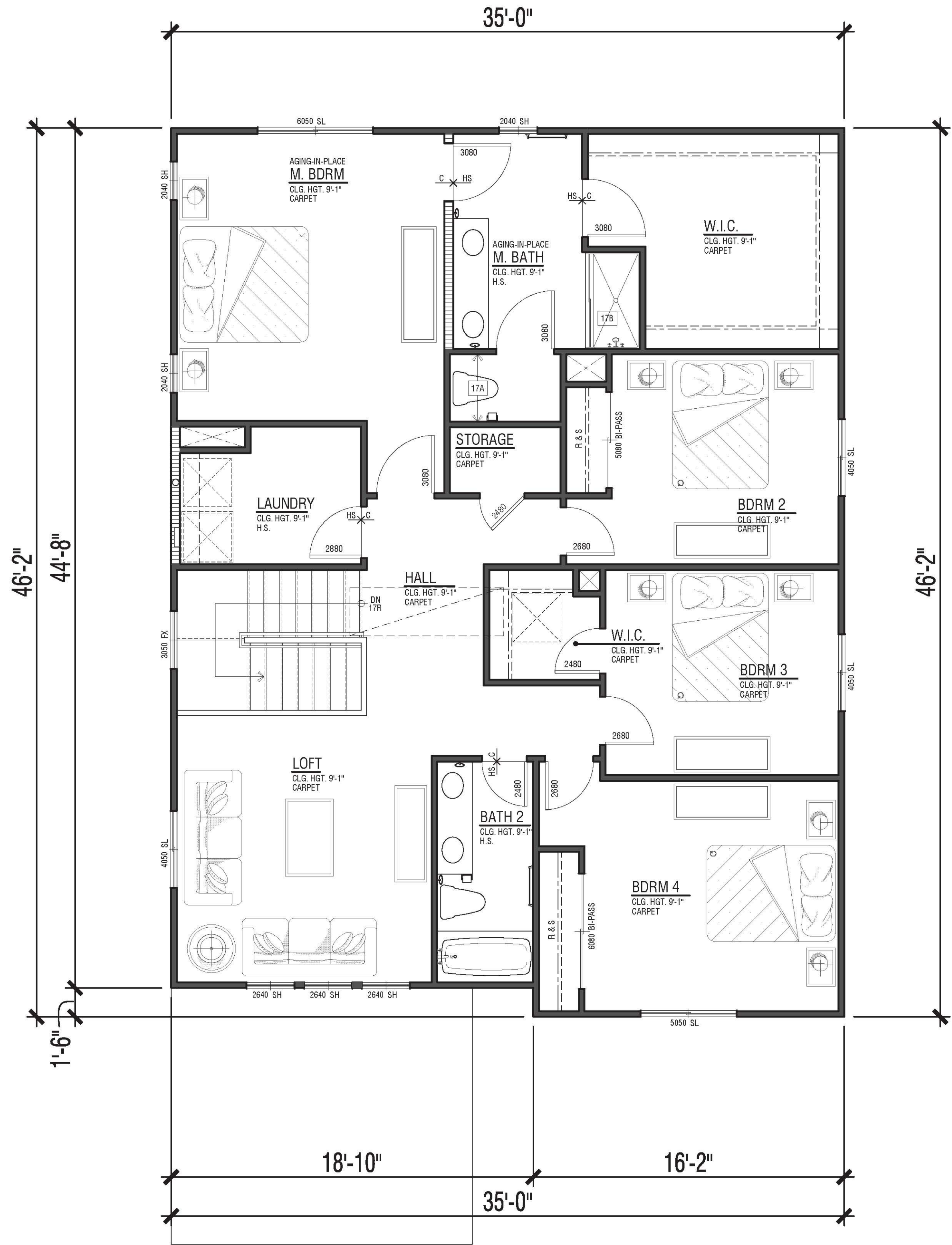
Note: Artist's conception; colors, materials and application may vary.

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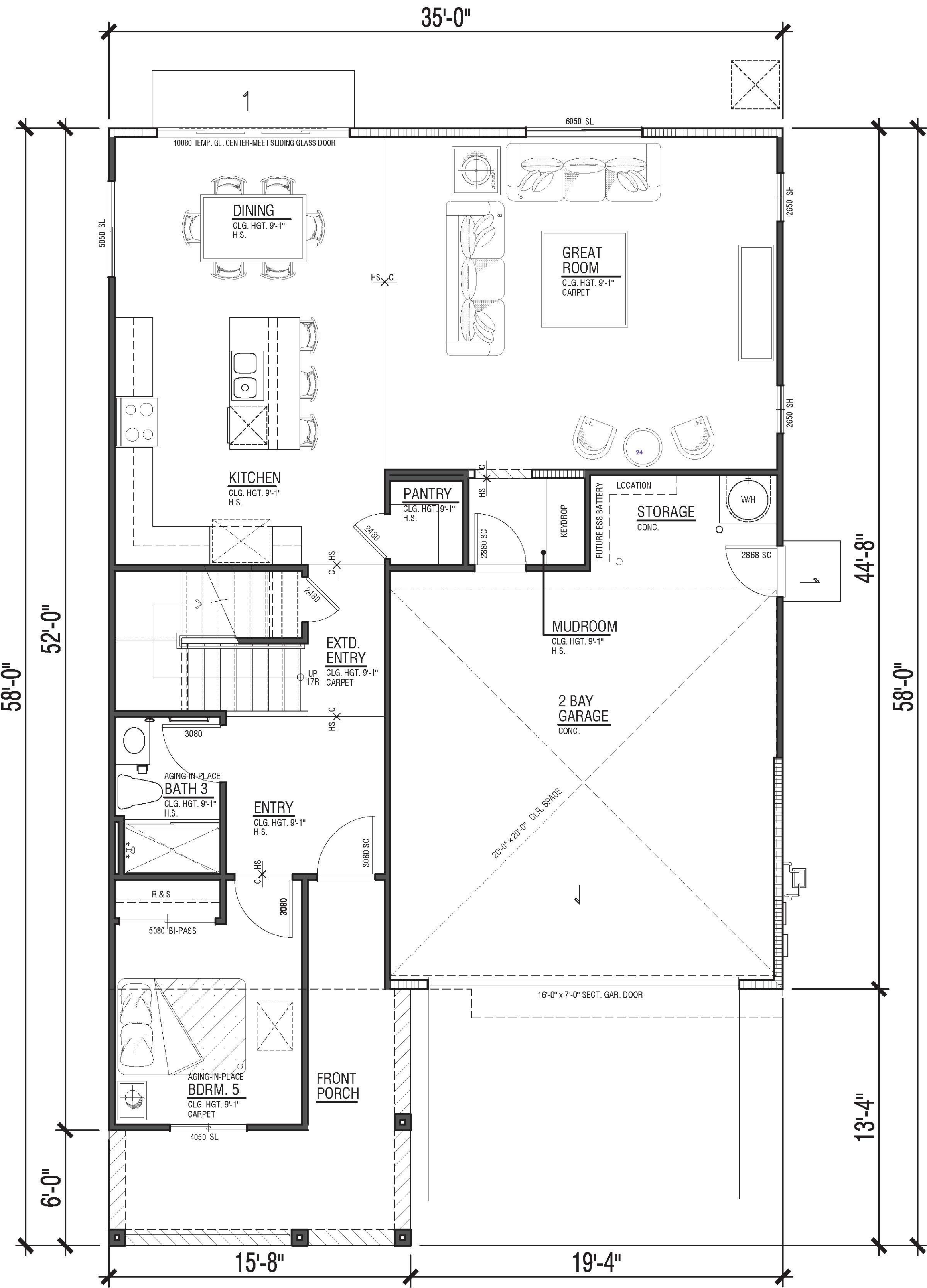
DESIGN SUBMITTAL SET

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SECOND FLOOR - 'A' FARMHOUSE



FIRST FLOOR - 'A' FARMHOUSE

MOONSTONE N914

2,639 SF
5 Bdrm | 3 Bath
Loft
2 - Bay Garage
9'9' Plates

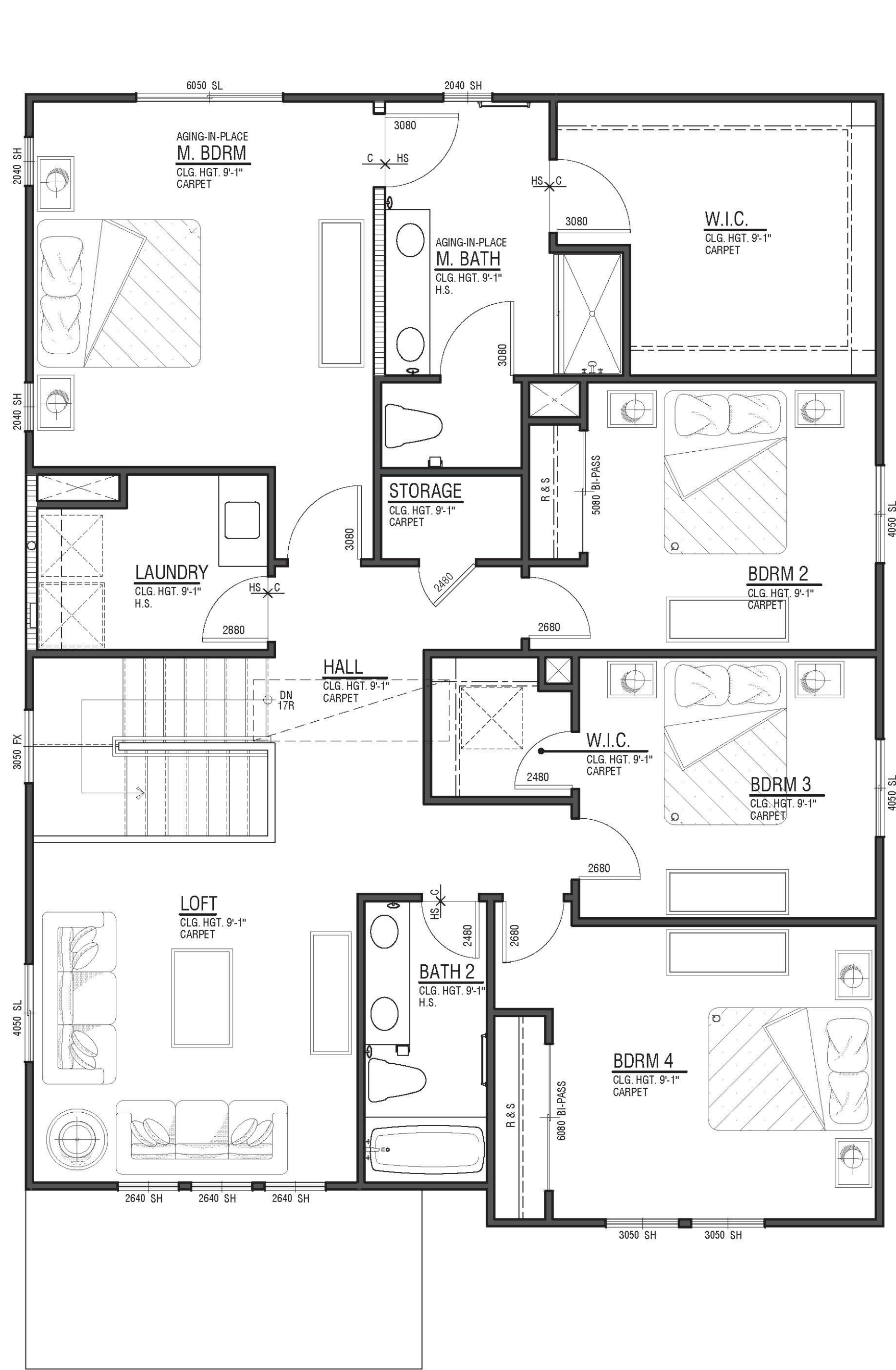


SEASONS AT CYPRESS

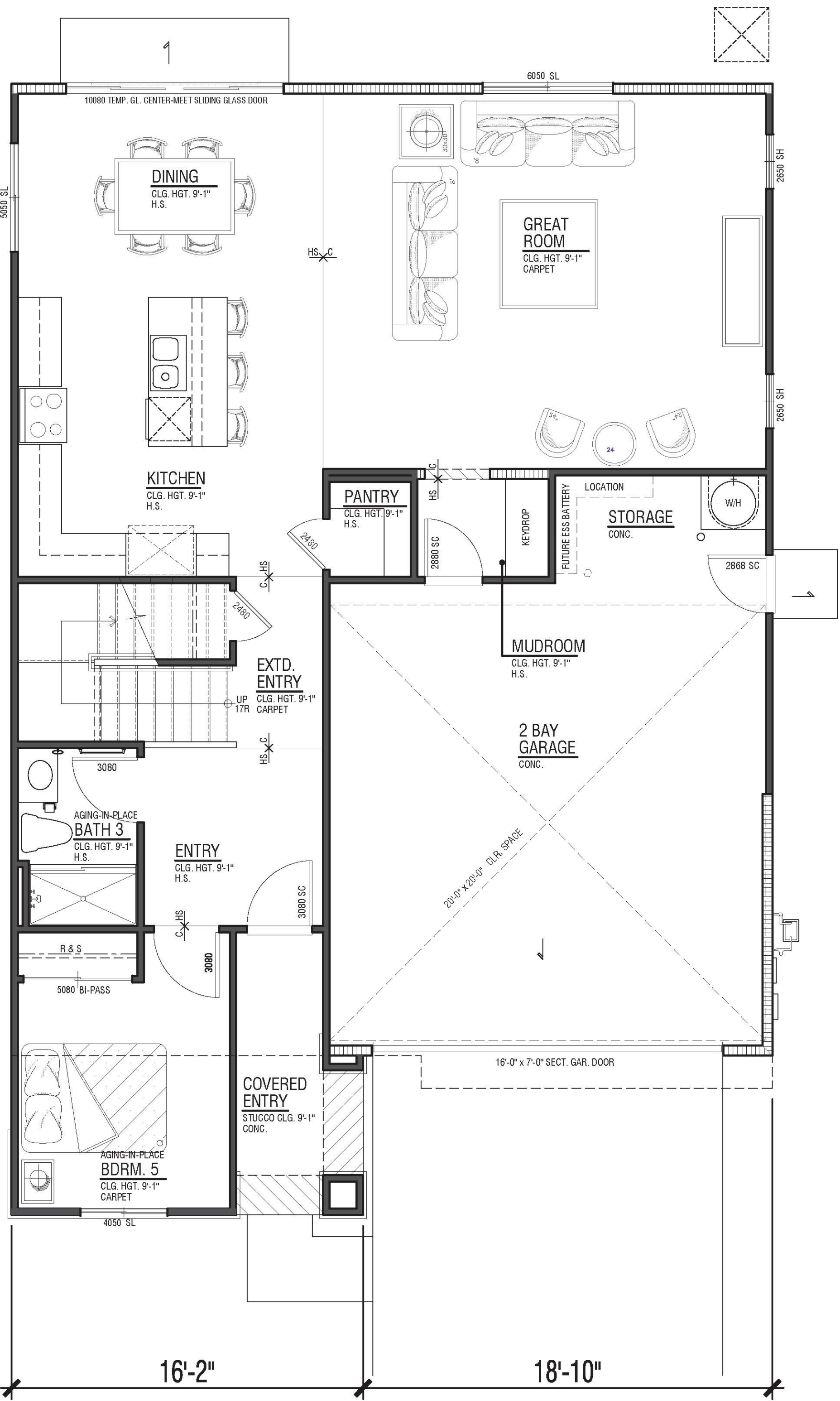
RANCHO CORDOVA, CA



2,639 SF
5 Bdrm | 3 Bath
Loft
2 - Bay Garage
9'9" Plates



SECOND FLOOR - 'D' CALIFORNIA PRAIRIE



FIRST FLOOR - 'D' CALIFORNIA PRAIRIE

MOONSTONE N914

2,639 SF
5 Bdrm | 3 Bath
Loft
2 - Bay Garage
9'9" Plates

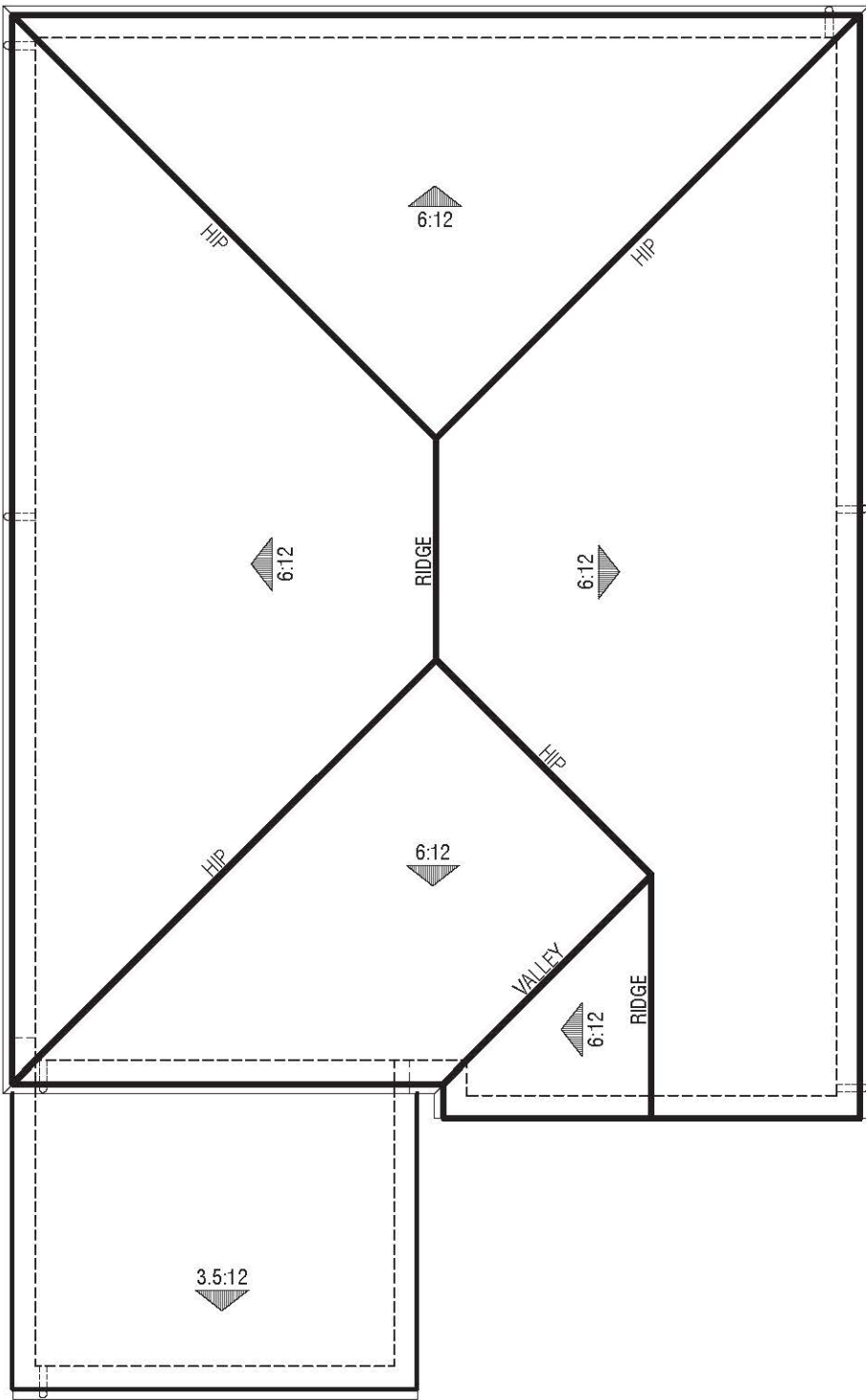


SEASONS AT CYPRESS

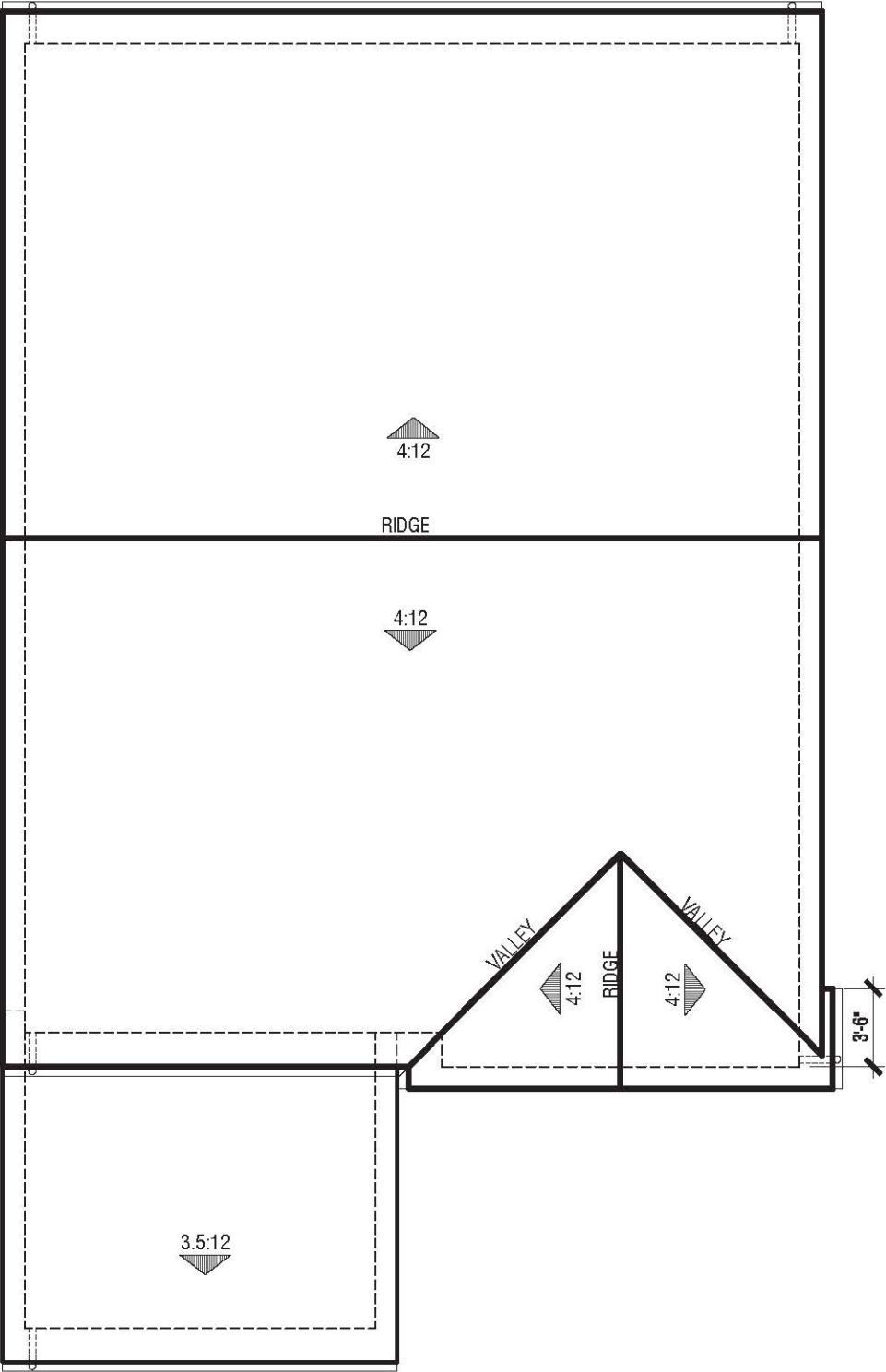
RANCHO CORDOVA, CA

Scale: 1/4"=1'-0" 0 2 4 8
DESIGN SUBMITTAL SET
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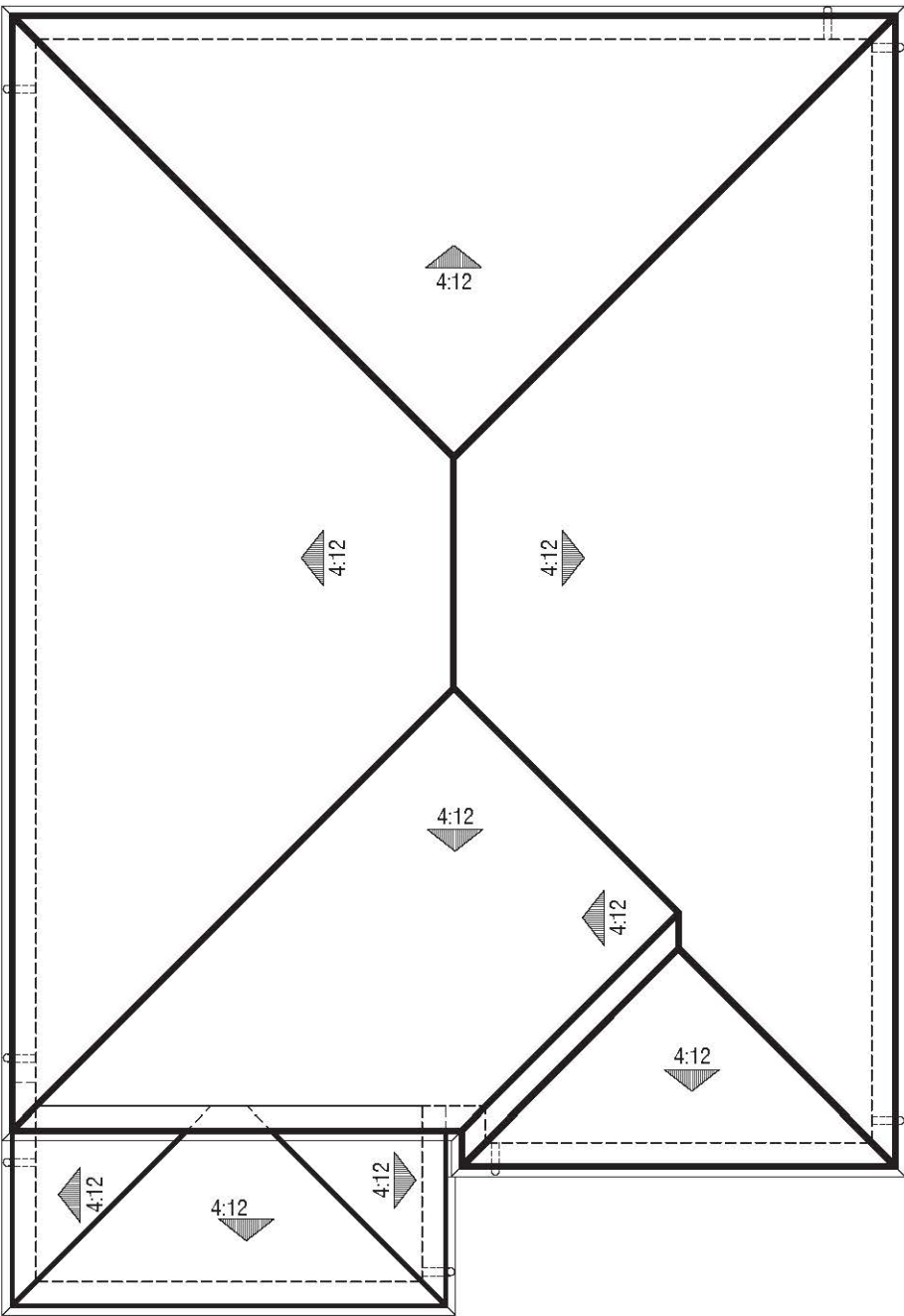




A | Farmhouse
Eave 12" / Rake 12"
Concrete "FLAT" Tile



B | Craftsman
Eave 12" / Rake 12"
Concrete "FLAT" Tile



D | California Prairie
Eave 12" / Rake 12"
Concrete "FLAT" Tile

MOONSTONE N914
Roof Plans

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Scale: 1/8"=1'-0" 0 4 8 16

A4.2.0

DESIGN SUBMITTAL SET

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A | Farmhouse



B | Craftsman



D | California Prairie

MOONSTONE N914
Front Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA

A4.3.0

Scale: 1/4"=1'-0" 0 2 4 8

DESIGN SUBMITTAL SET

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Note: Artist's conception; colors, materials and application may vary.





A | Farmhouse



B | Craftsman



D | California Prairie

MOONSTONE N914
Front Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



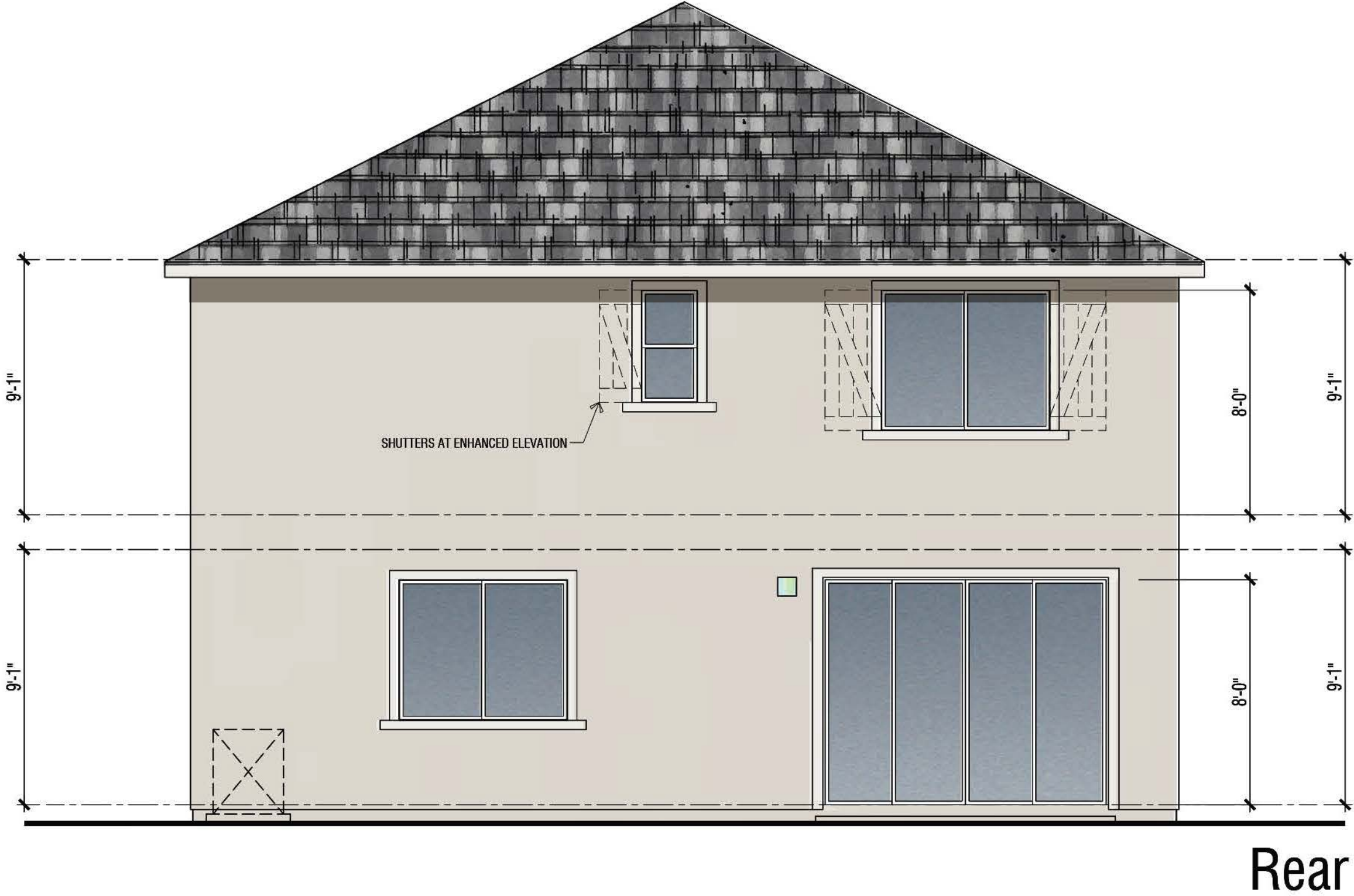
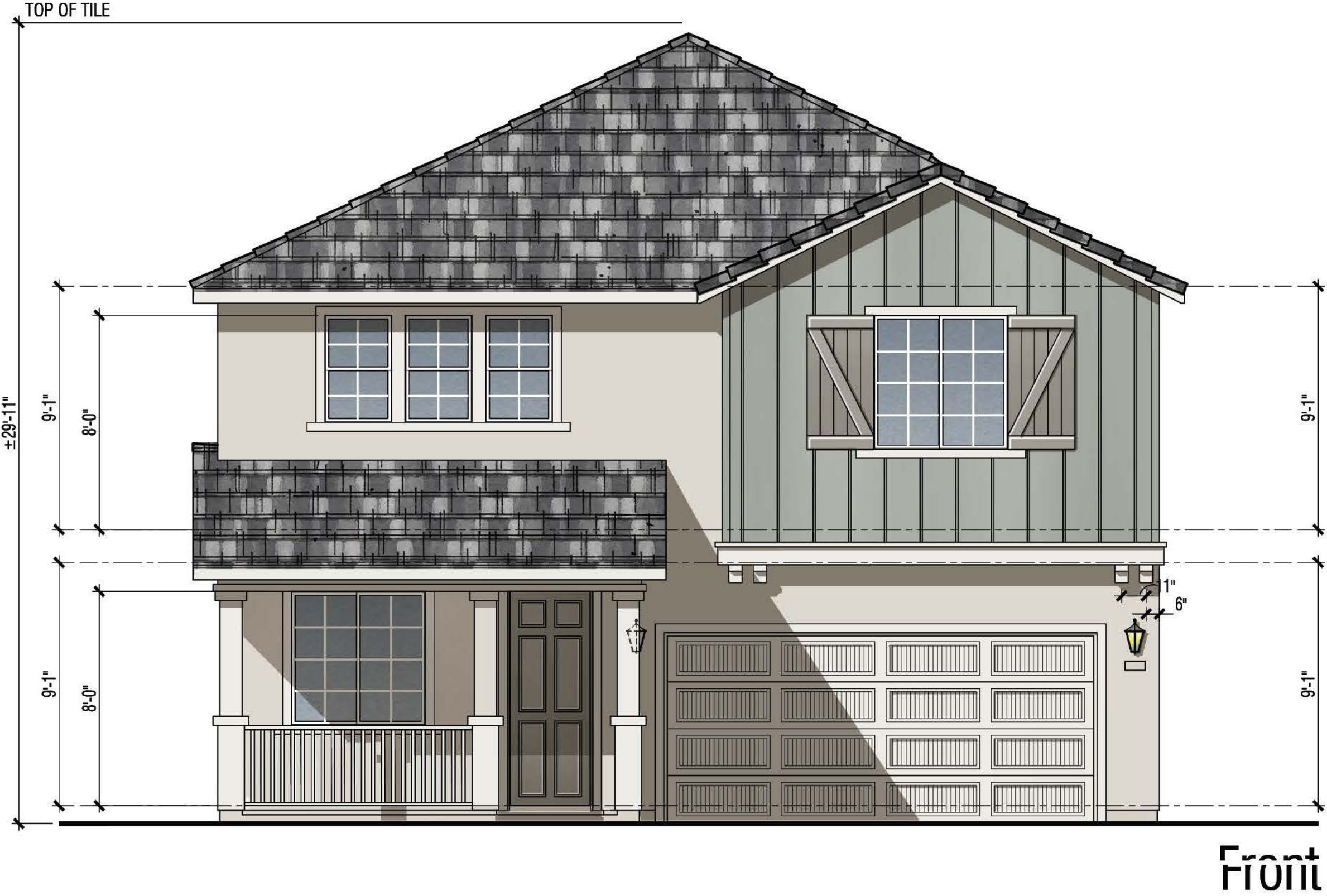
A4.3.0

Scale: 1/4"=1'-0" 0 2 4 8

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MOONSTONE N914 | A - Farmhouse
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A4.4.0
Scale: 1/4"=1'-0" 0 2 4 8

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MOONSTONE N914 | A - Farmhouse
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



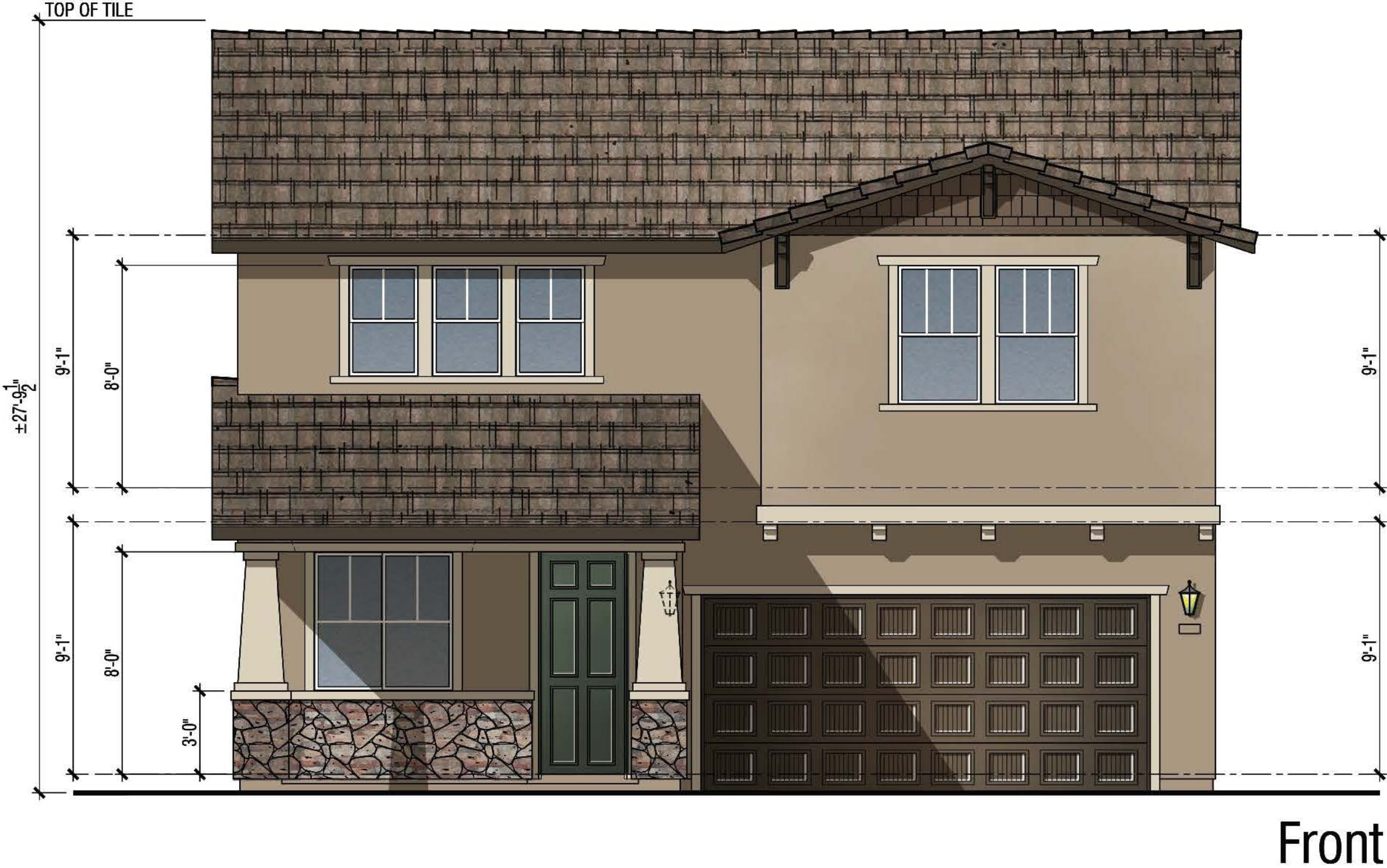
Note: Artist's conception; colors, materials and application may vary.

A4.5.0
Scale: 1/4"=1'-0" 0 2 4 8

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MOONSTONE N914 | B - Craftsman
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



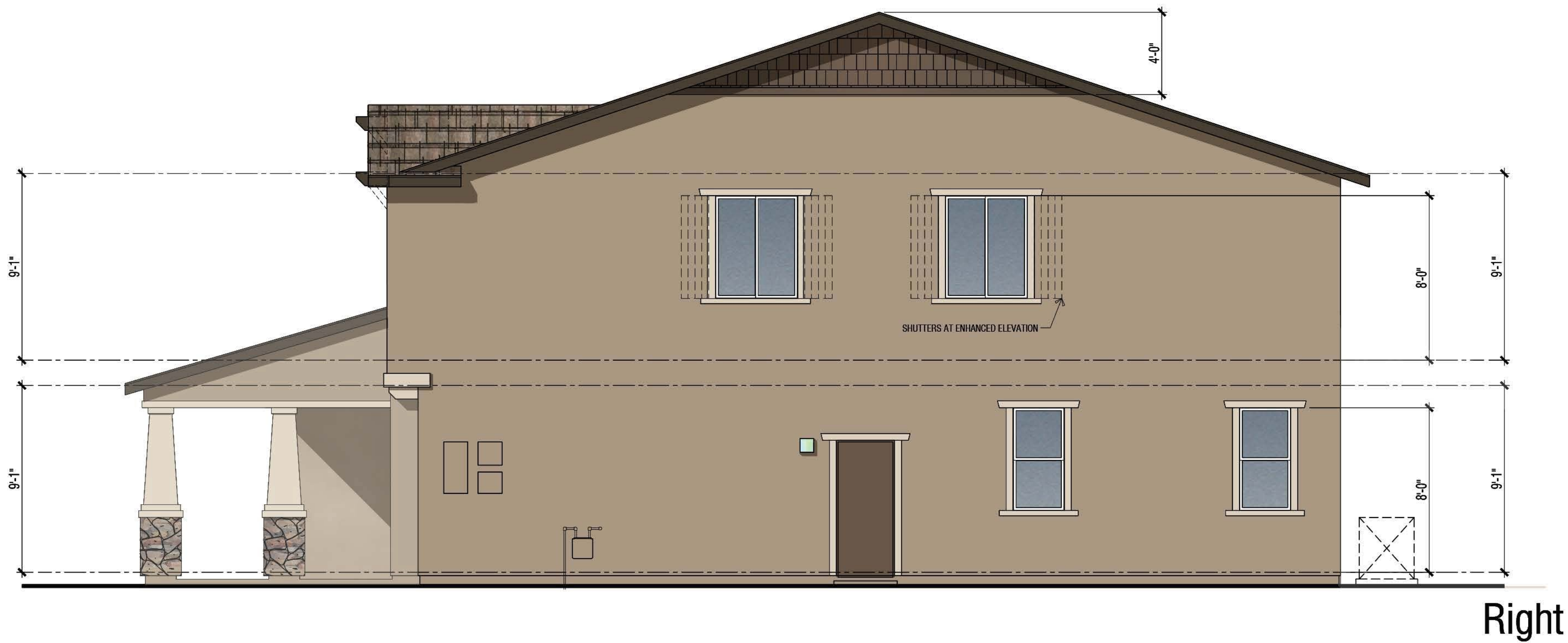
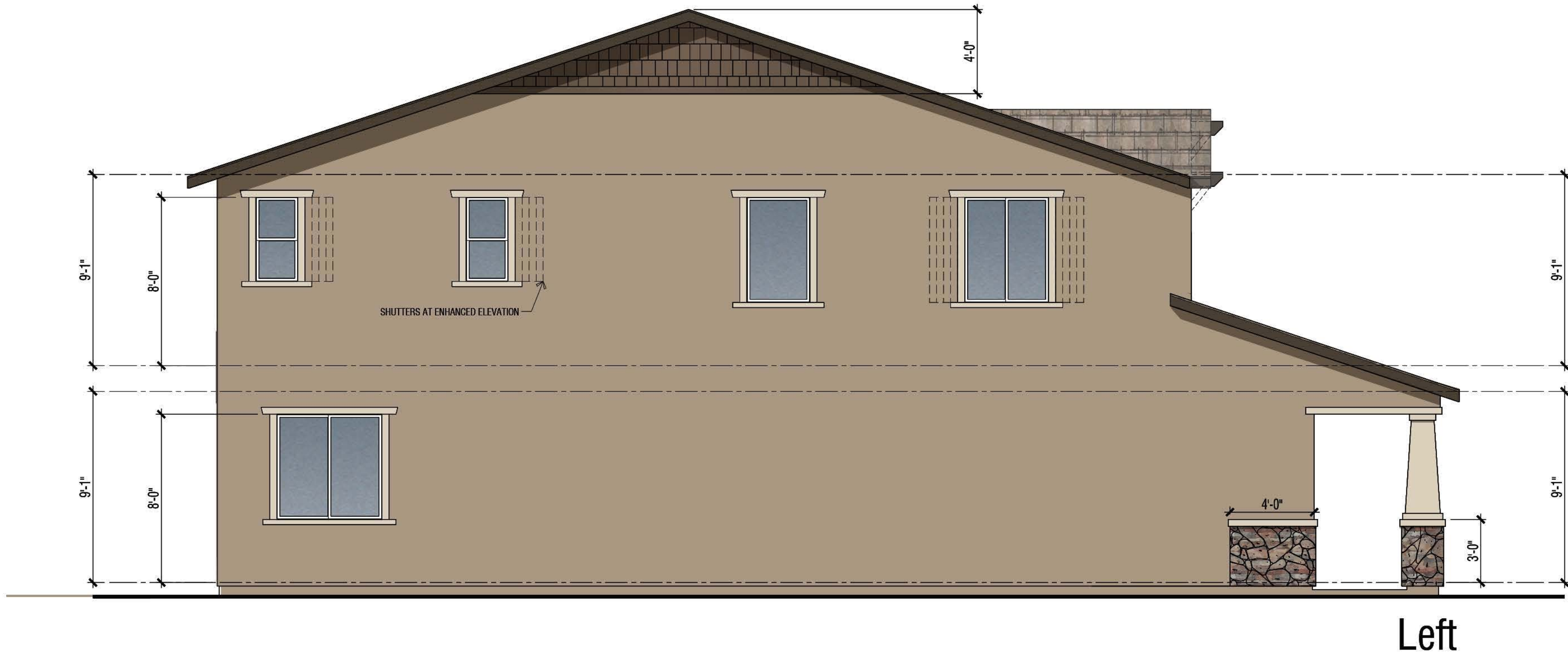
Note: Artist's conception; colors, materials and application may vary.

A4.6.0
Scale: 1/4"=1'-0" 0 2 4 8

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MOONSTONE N914 | B - Craftsman
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A4.7.0

Scale: 1/4"=1'-0" 0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



Front



Rear

MOONSTONE N914 | D - California Prairie
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A4.8.0
Scale: 1/4"=1'-0" 0 2 4 8

DESIGN SUBMITTAL SET

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Left



Right

MOONSTONE N914 | D - California Prairie
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



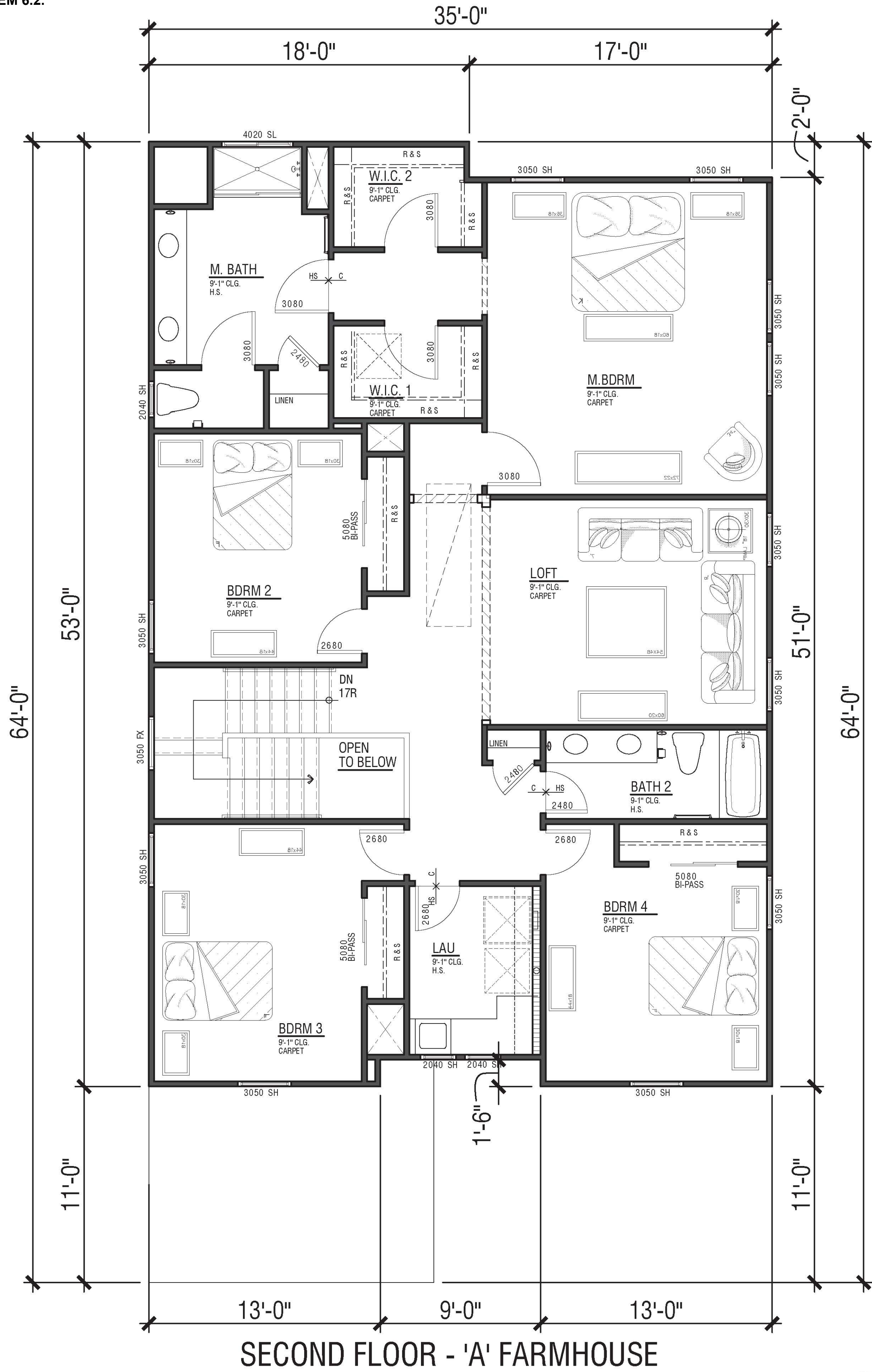
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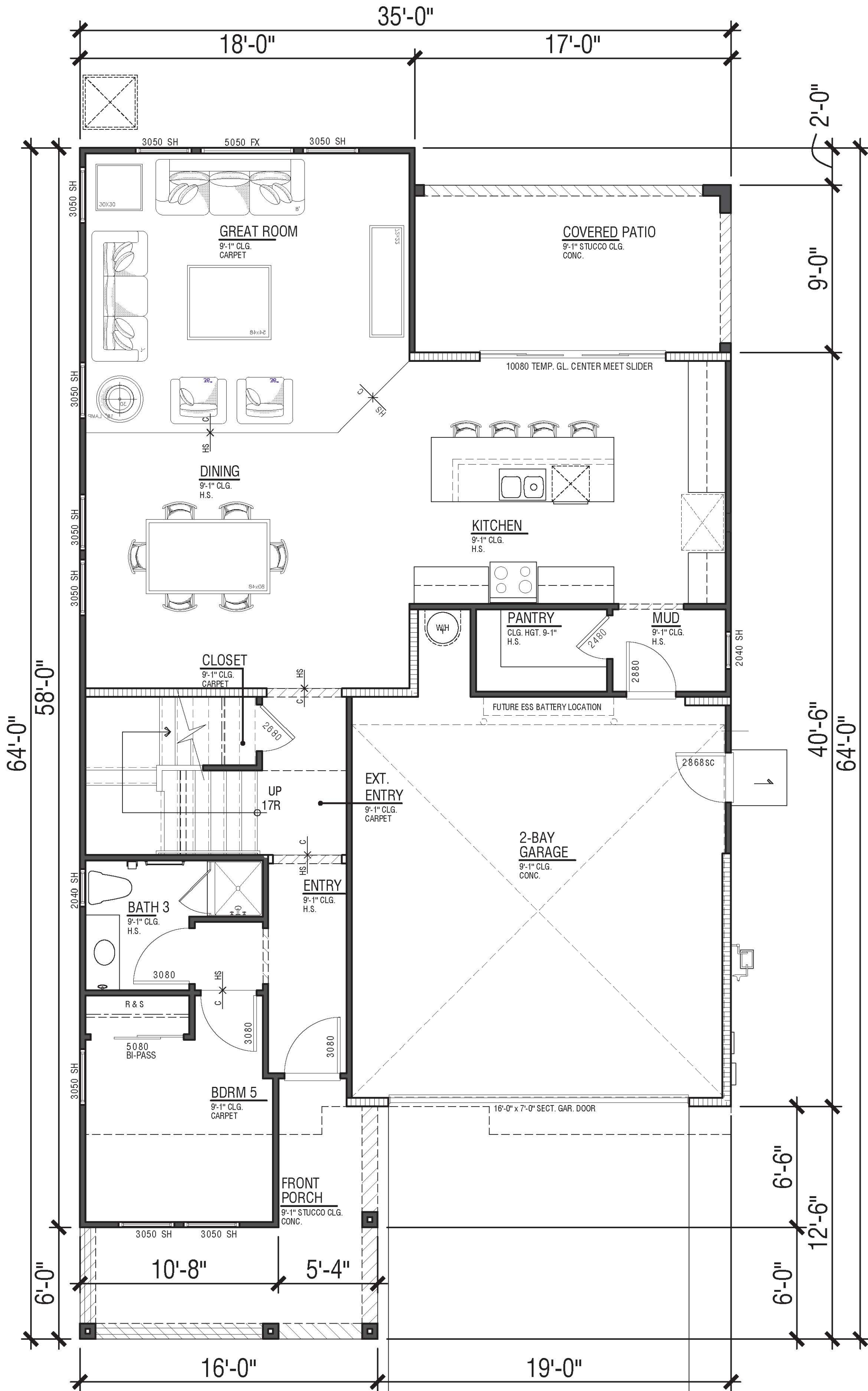
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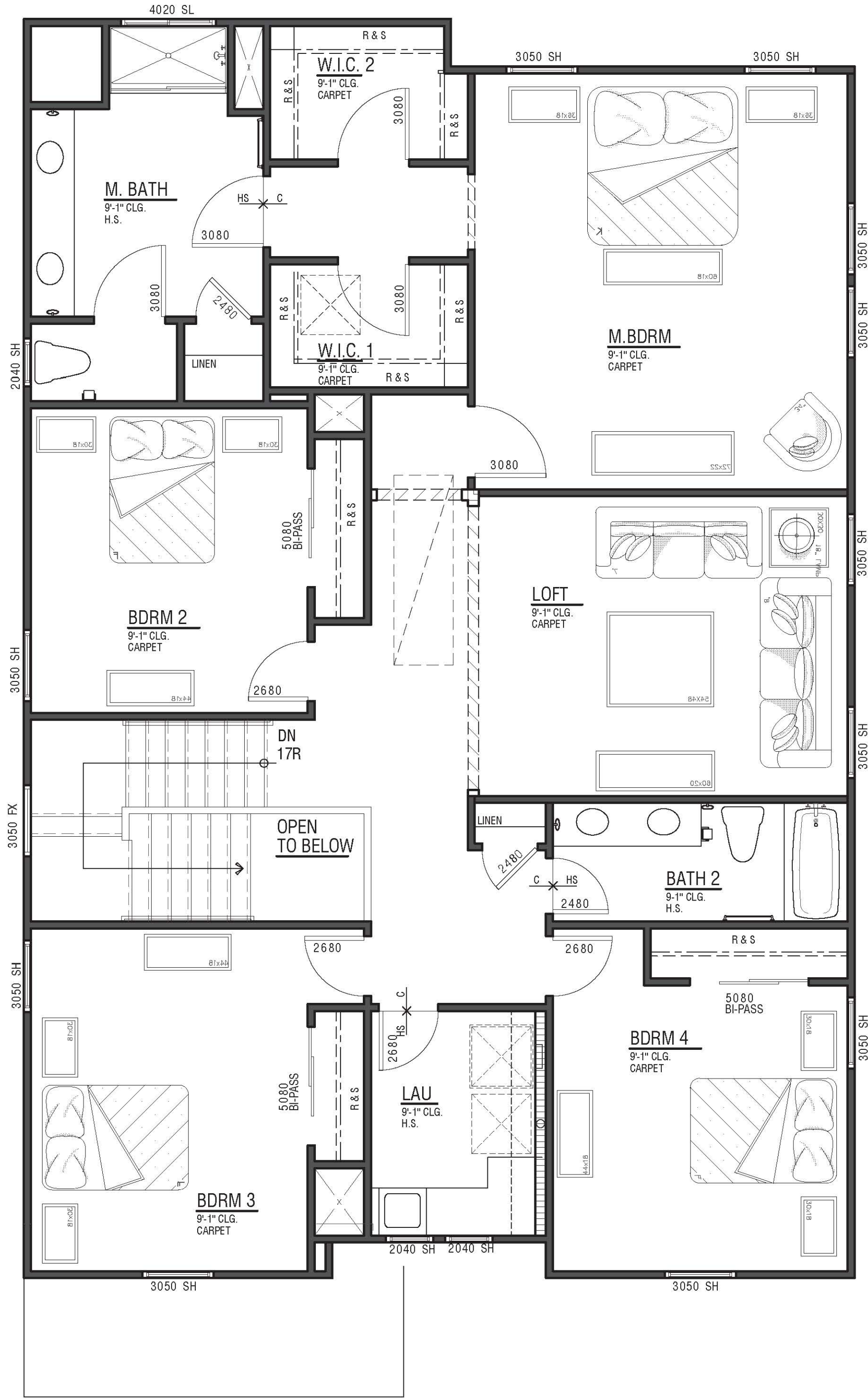


SECOND FLOOR - 'A' FARMHOUSE

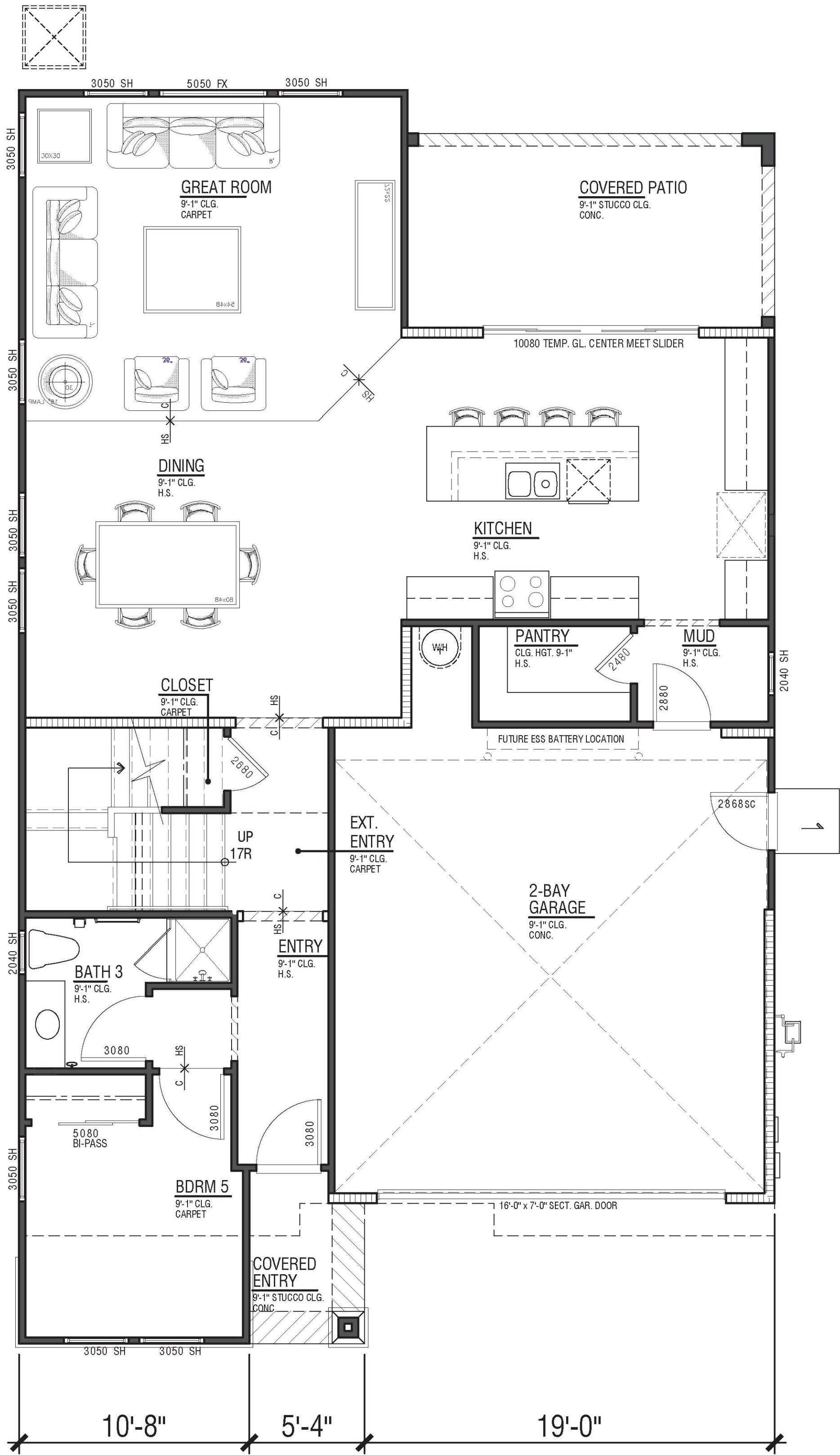


FIRST FLOOR - 'A' FARMHOUSE

CASSIA N967
2,916 SF
5 Bdrm | 3 Bath
Loft
2 - Bay Garage
9/9' Plates



SECOND FLOOR - 'B' CRAFTSMAN



FIRST FLOOR - 'B' CRAFTSMAN

CASSIA N967
2,916 SF
5 Bdrm | 3 Bath
Loft
2 - Bay Garage
9'9" Plates



SEASONS AT CYPRESS

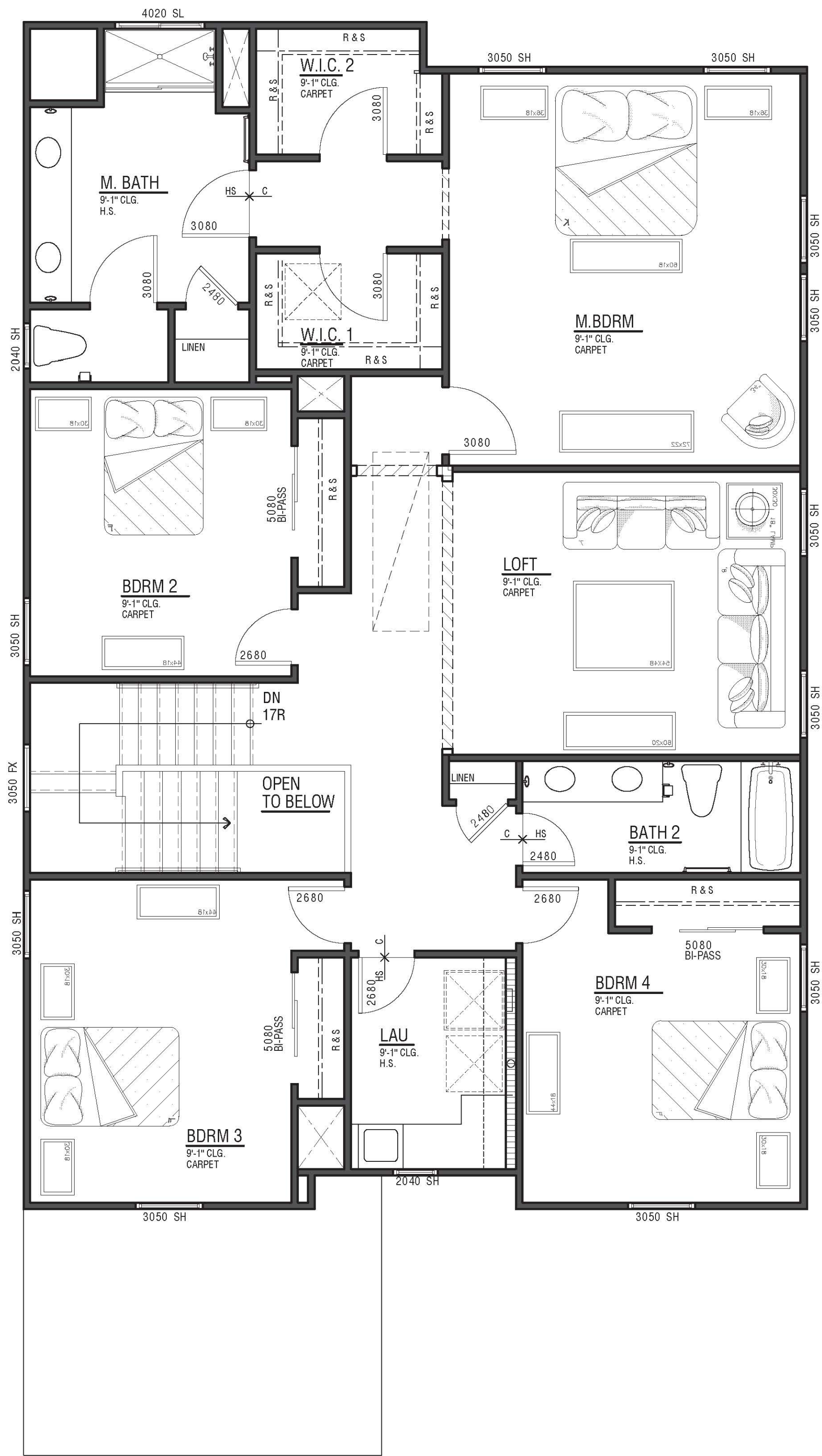
RANCHO CORDOVA, CA

Scale: 1/4"=1'-0" 0 2 4 8

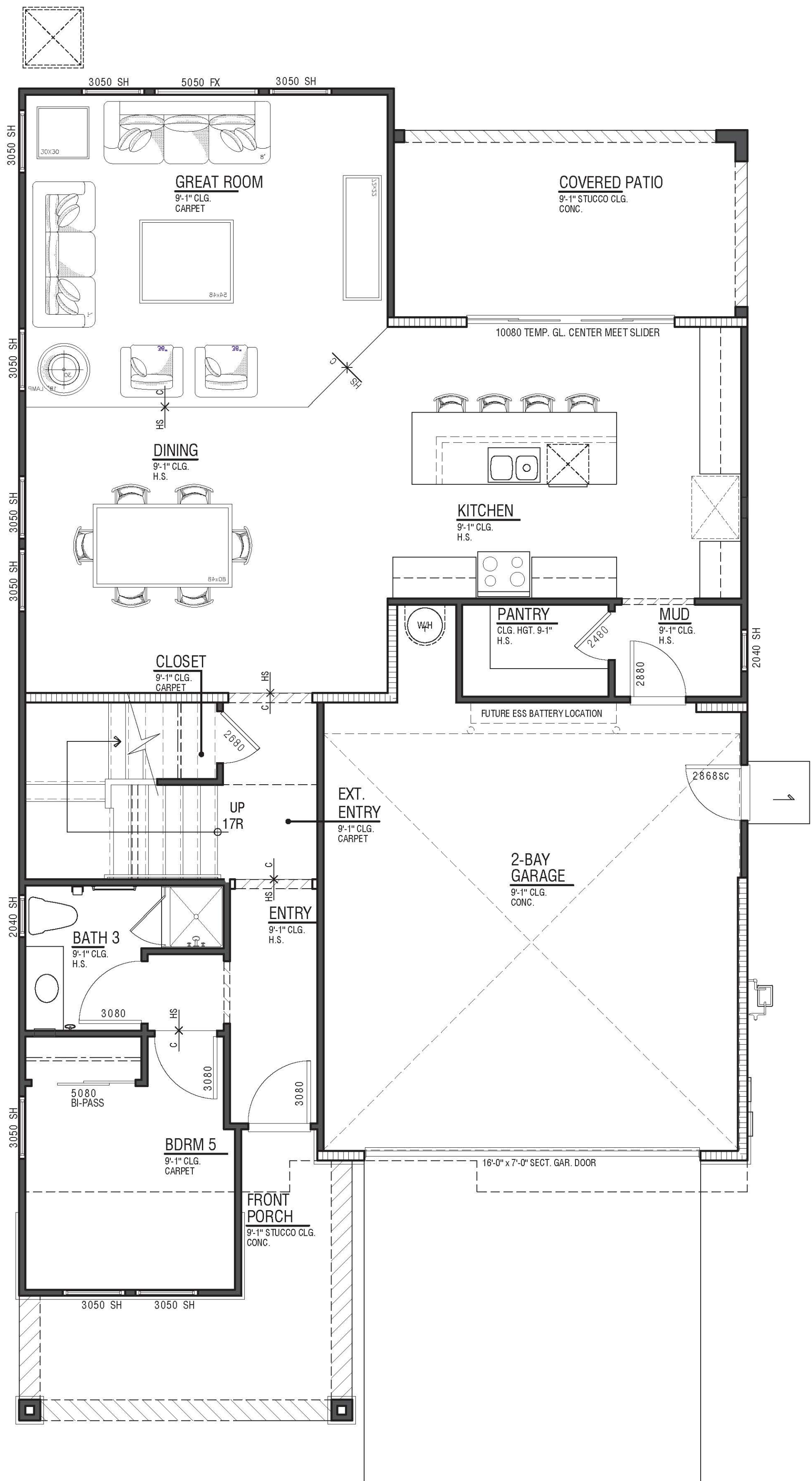
DESIGN SUBMITTAL SET

A5.1.1





SECOND FLOOR - 'C' WINE COUNTRY



FIRST FLOOR - 'C' WINE COUNTRY

CASSIA N967
2,916 SF
5 Bdrm | 3 Bath
Loft
2 - Bay Garage
9'9' Plates



SEASONS AT CYPRESS

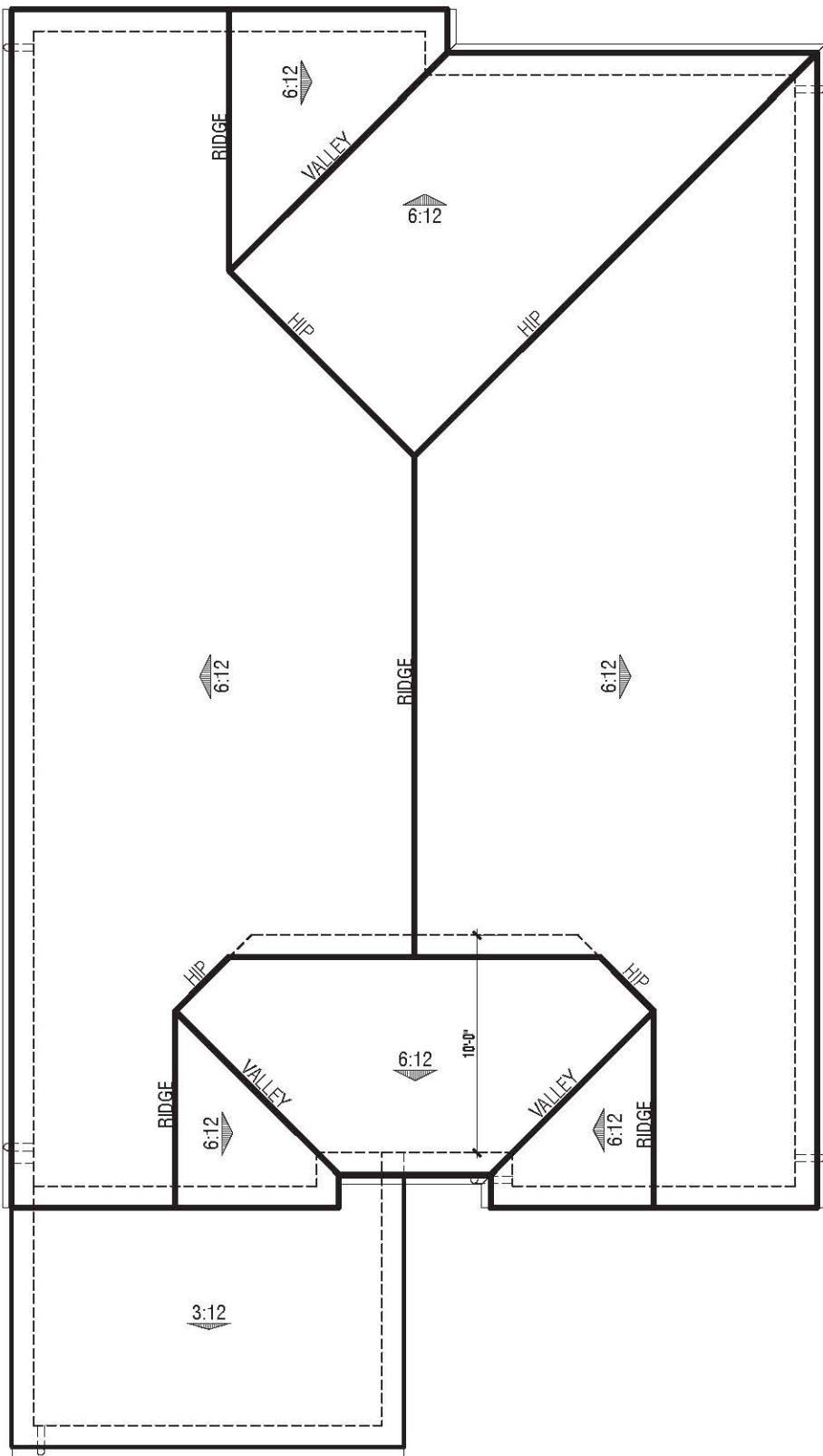
RANCHO CORDOVA, CA

DESIGN SUBMITTAL SET

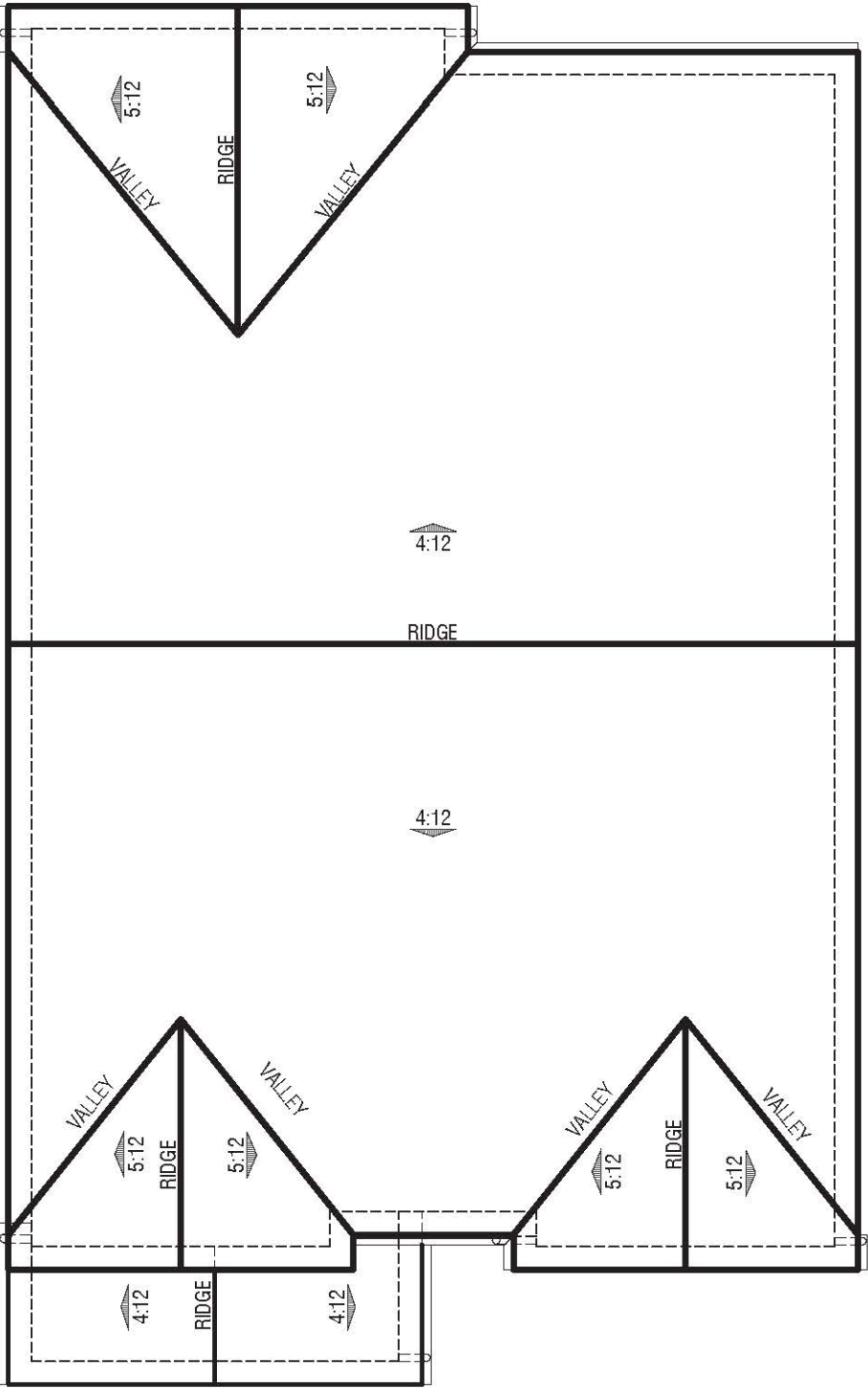


A5.1.2

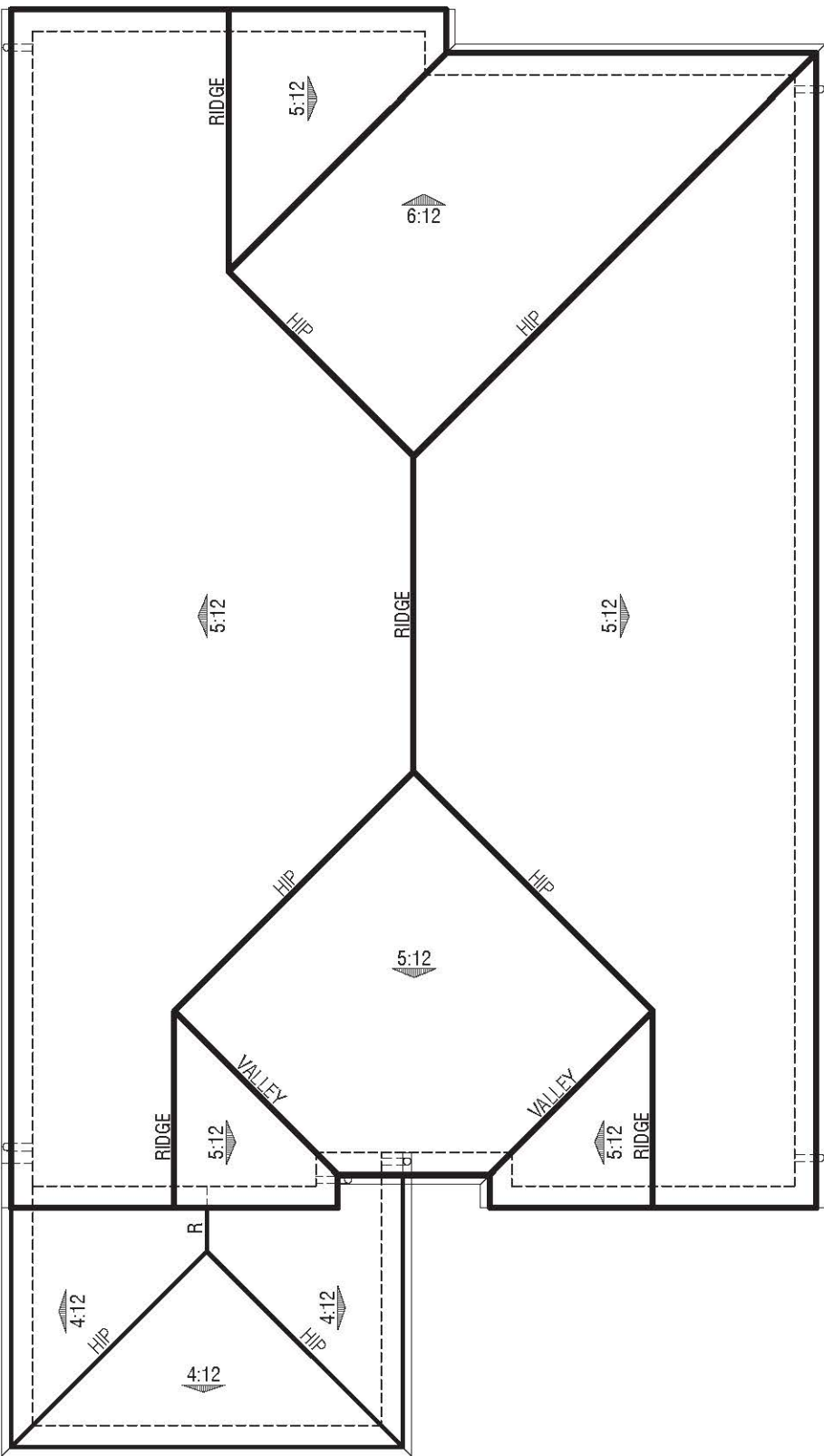
Scale: 1/4"=1'-0" 0 2 4 8



A | Farmhouse
Eave 12" / Rake 12"
Concrete "FLAT" Tile



B | Craftsman
Eave 12" / Rake 12"
Concrete "FLAT" Tile



C | Wine Country
Eave 12" / Rake 12"
Concrete "FLAT" Tile

CASSIA N967
Roof Plans

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Scale: 1/8"=1'-0" 0 4 8 16

A5.2.0

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A | Farmhouse



B | Craftsman



C | Wine Country

CASSIA N967

Front Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A5.3.0
Scale: 1/4"=1'-0" 0 2 4 8

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A | Farmhouse



B | Craftsman



C | Wine Country

CASSIA N967

Front Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



A5.3.0

Scale: 1/4"=1'-0" 0 2 4 8

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CASSIA N967 | A - Farmhouse
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A5.4.0
Scale: 1/4"=1'-0" 0 2 4 8

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CASSIA N967 | A - Farmhouse
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A5.5.0
Scale: 1/4"=1'-0" 0 2 4 8

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Front



Rear

CASSIA N967 | B - Craftsman
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



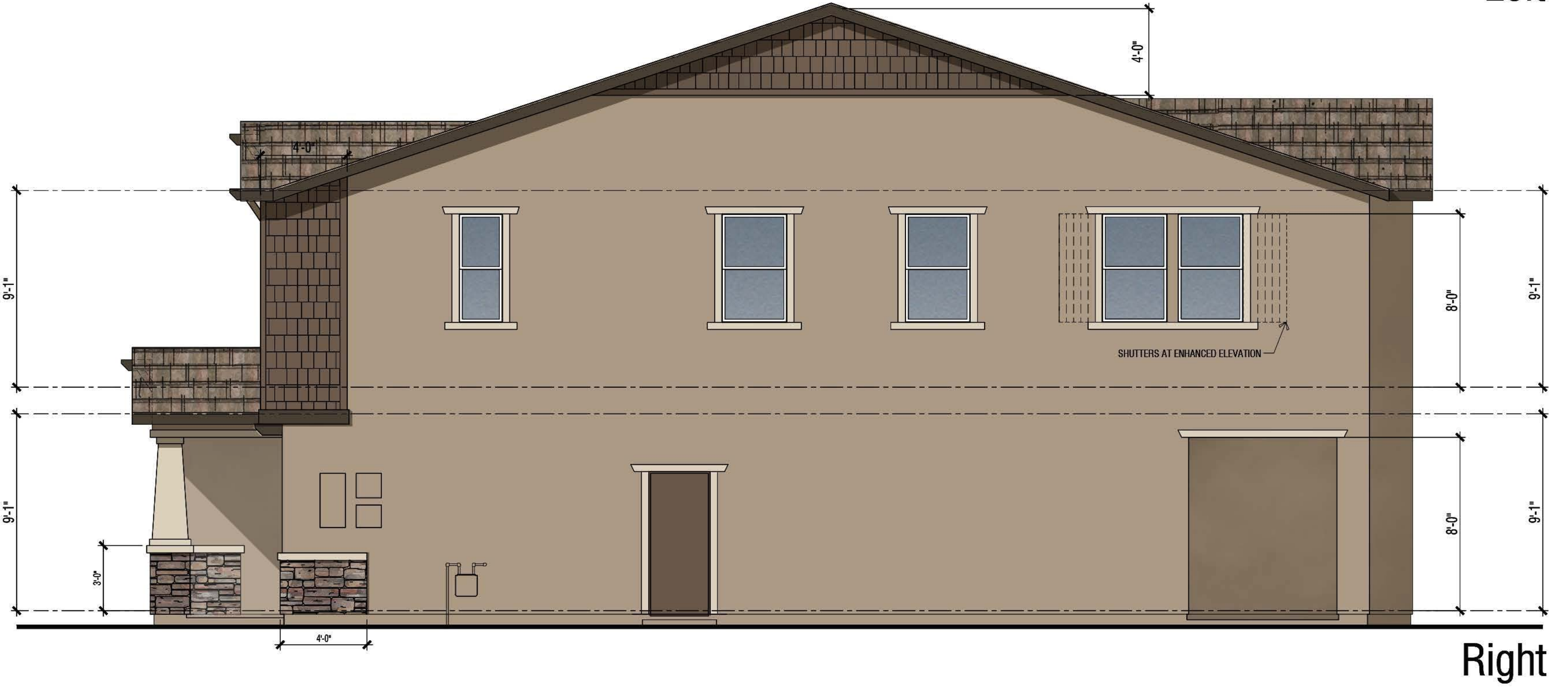
Note: Artist's conception; colors, materials and application may vary.

A5.6.0
Scale: 1/4"=1'-0" 0 2 4 8

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CASSIA N967 | B - Craftsman
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



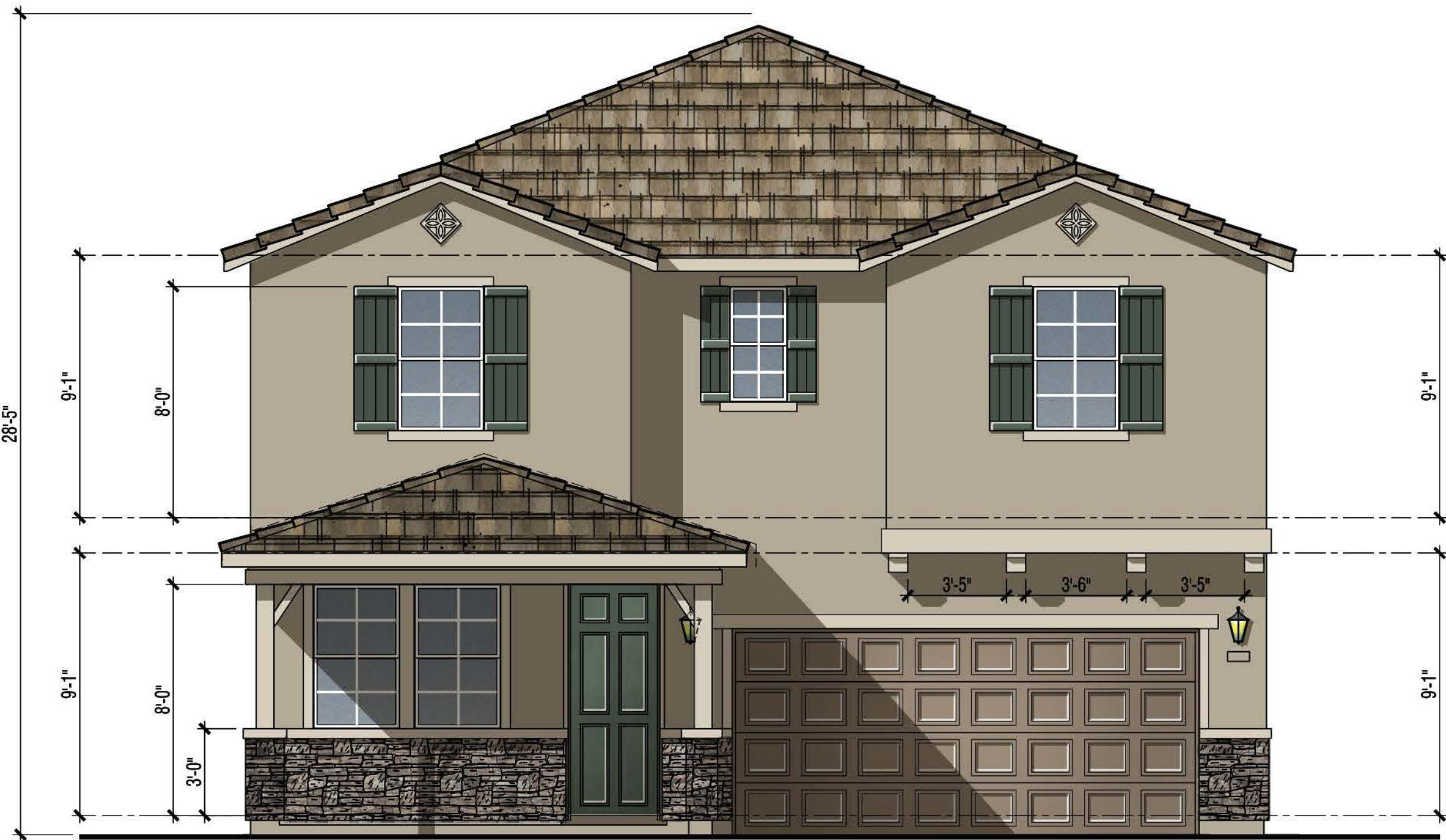
Note: Artist's conception; colors, materials and application may vary.

A5.7.0
Scale: 1/4"=1'-0" 0 2 4 8

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Front



Rear

CASSIA N967 | C - Wine Country
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



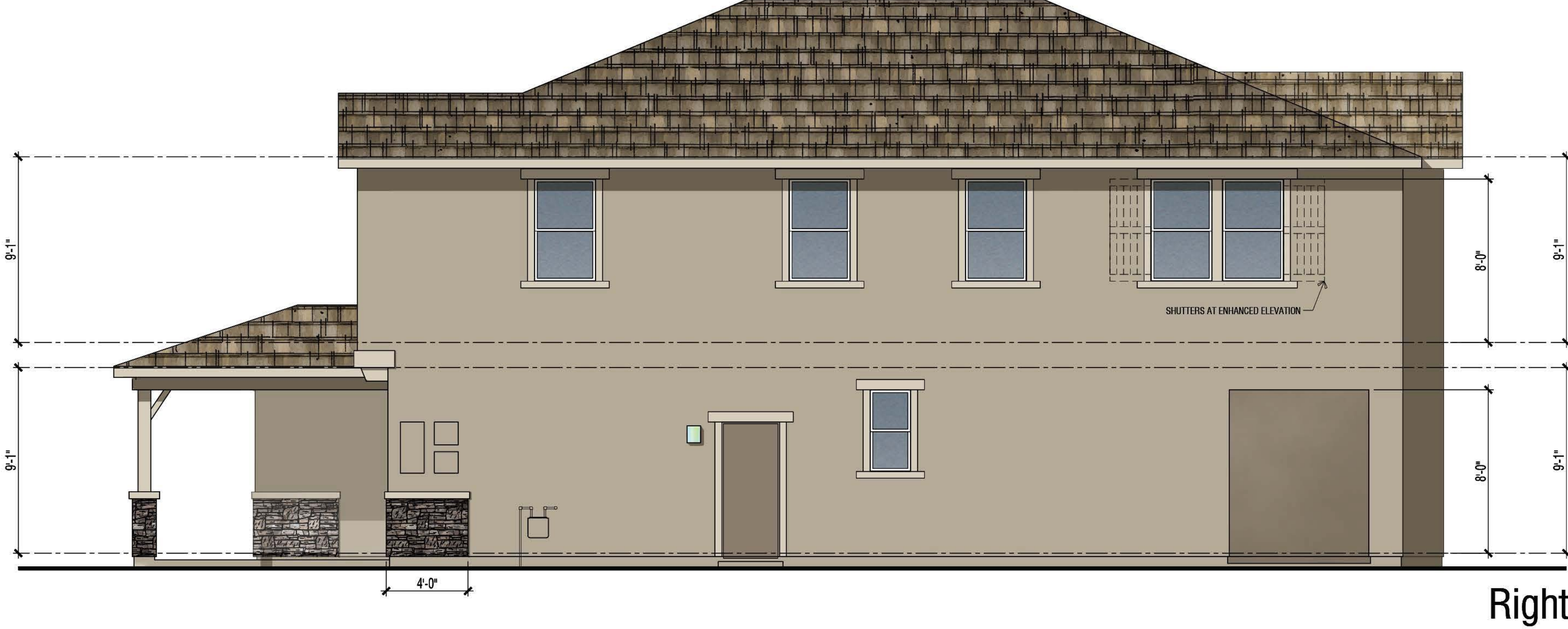
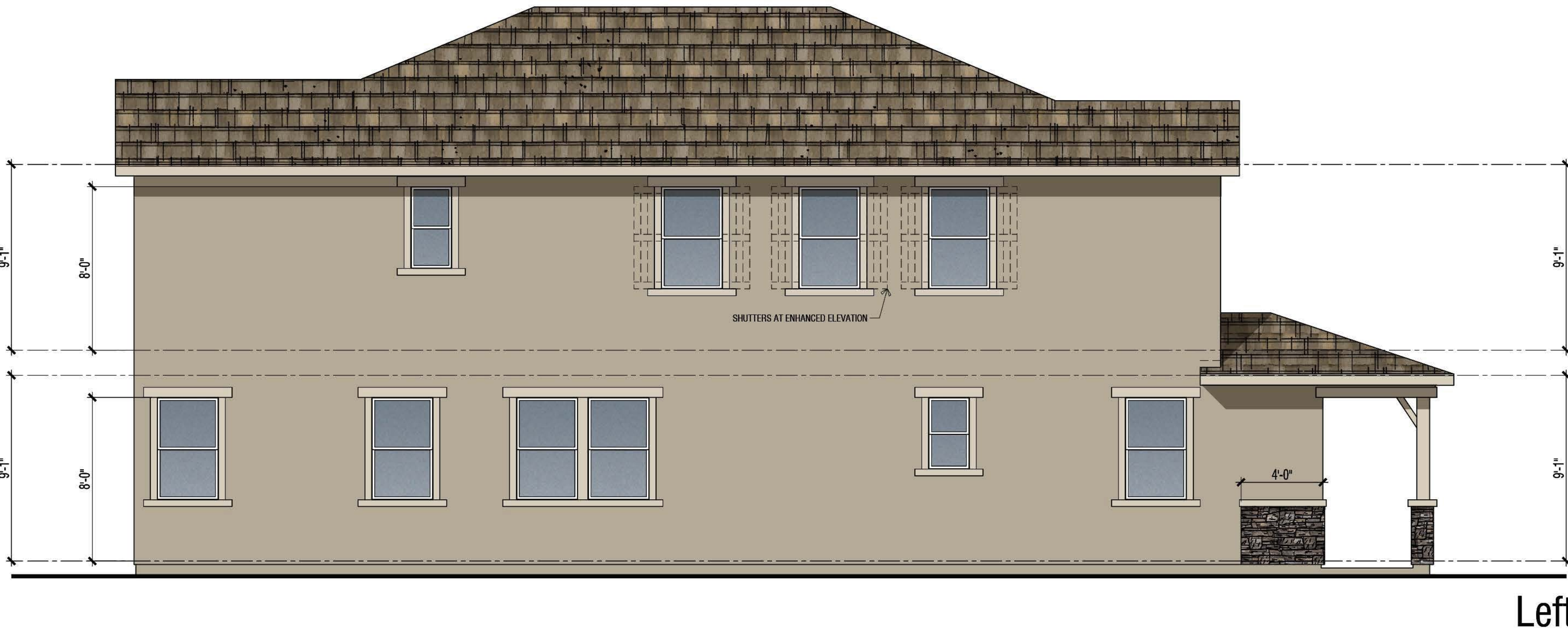
Note: Artist's conception; colors, materials and application may vary.

A5.8.0
Scale: 1/4"=1'-0" 0 2 4 8

DESIGN SUBMITTAL SET

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CASSIA N967 | C - Wine Country
Building Elevations

SEASONS AT CYPRESS

RANCHO CORDOVA, CA



Note: Artist's conception; colors, materials and application may vary.

A5.9.0
Scale: 1/4"=1'-0" 0 2 4 8

DESIGN SUBMITTAL SET

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Exhibit A to the Resolution

FARMHOUSE 6M

ROOFING

STUCCO

FASCIA

**GARAGE DOORS
SIDING
TRIM**

**ENTRY DOOR
SHUTTERS**

Rancho Cordova, California

'A' Elevations - Farmhouse



CUNNINGHAM DESIGN STUDIO Office: 714.458.5182 e-mail: julie@jcunninghamdesign.com

FARMHOUSE 7M

ROOFING

SIDING

STUCCO

FASCIA GARAGE DOORS

TRIM

ENTRY DOOR SHUTTERS

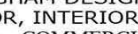
The diagram illustrates the Farmhouse 7M color palette for exterior finishes. It features a 3D perspective of a house with a gabled roof. The roof is finished with dark grey shingles. The main body of the house is finished with light beige stucco. The gable end and the area around the windows are finished with a darker taupe color. The roofline is finished with dark grey fascia and garage doors. The trim around the windows and doors is finished with a medium taupe color. The entry door and shutters are finished with a dark teal color.

Rancho Cordova, California

'A' Elevations - Farmhouse



CUNNINGHAM DESIGN STUDIO Office: 714.458.5182 e-mail: julie@jcunninghamdesign.com

 CUNNINGHAM DESIGN STUDIO ARCHITECTURAL COLOR, INTERIOR & LANDSCAPE DESIGN RESIDENTIAL COMMERCIAL HISTORIC			
October 28, 2024			
RICHMOND AMERICAN HOMES <i>Project: SEASONS II CYPRESS</i> Rancho Cordova, California			
EXTERIOR COLORS AND MATERIALS			
<u>COLOR SCHEME 9M - STYLE: 'A' ELEVATIONS ONLY- FARMHOUSE</u>			
DESCRIPTION	COLOR (FINISH)	MANUFACTURER	ALT. MANU.
ROOF MATERIAL: Concrete Flat Tile	4669 GRAY'S PEAK RANGE	EAGLE	1FAC5047 EBONY BORAL/WESTLAKE
STUCCO – 16/20 Sand Finish	7632 MODERN GRAY	SHERWIN WILLIAMS	N/A
SIDING (applied to): Board & Batten Siding Gable Siding	7058 MAGNETIC GRAY	SHERWIN WILLIAMS	N/A
TRIM COLOR II (applied to): Corbels Corner Boards Eaves Fascia Garage Doors Posts Railing Secondary Doors Stucco Trim Wood Trim	7004 SNOWBOUND	SHERWIN WILLIAMS	N/A
ACCENT COLOR (applied to): Entry Door Shutters	7018 DOVETAIL	SHERWIN WILLIAMS	N/A
GARAGE DOOR WEATHER STRIPS	MATCH GARAGE DOOR COLOR	FEHR BROTHERS	N/A
WINDOWS	WHITE	ABC OR EQUAL	N/A
GUTTERS & DOWNSPOUTS	GUTTERS: SATIN WHITE	RGS	N/A

Rancho Cordova, California

'A' Elevations - Farmhouse



CUNNINGHAM DESIGN STUDIO Office: 714.458.5182 e-mail: julie@icunninghamdesign.com

Exhibit A to the Resolution

CRAFTSMAN 2A

ROOFING

SIDING

STUCCO

STONE

FASCIA
GARAGE DOORS

TRIM

ENTRY DOOR
SHUTTERS

ARISTA DEL SOL
Rancho Cordova, California

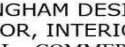
'B' Elevations - Craftsman

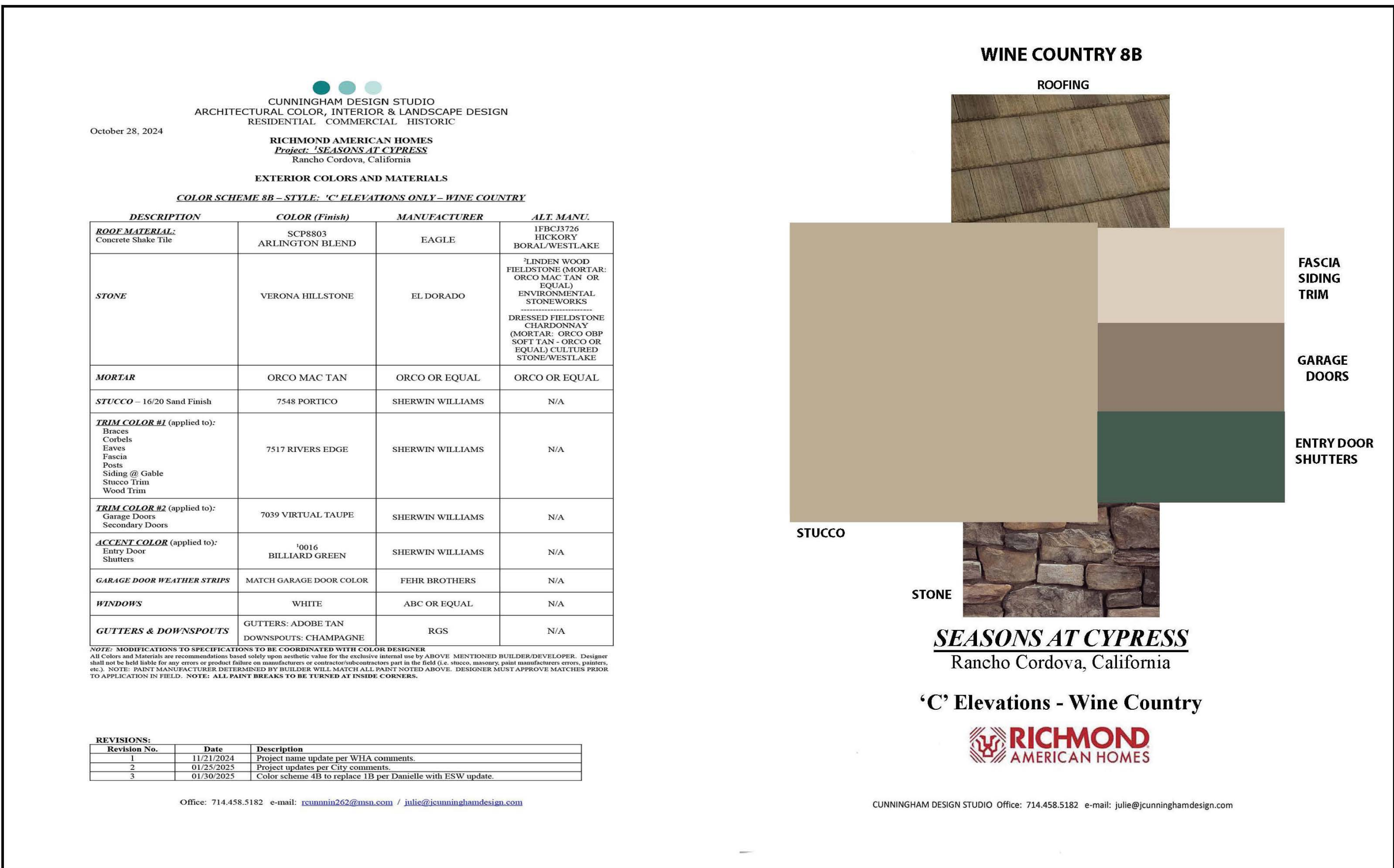
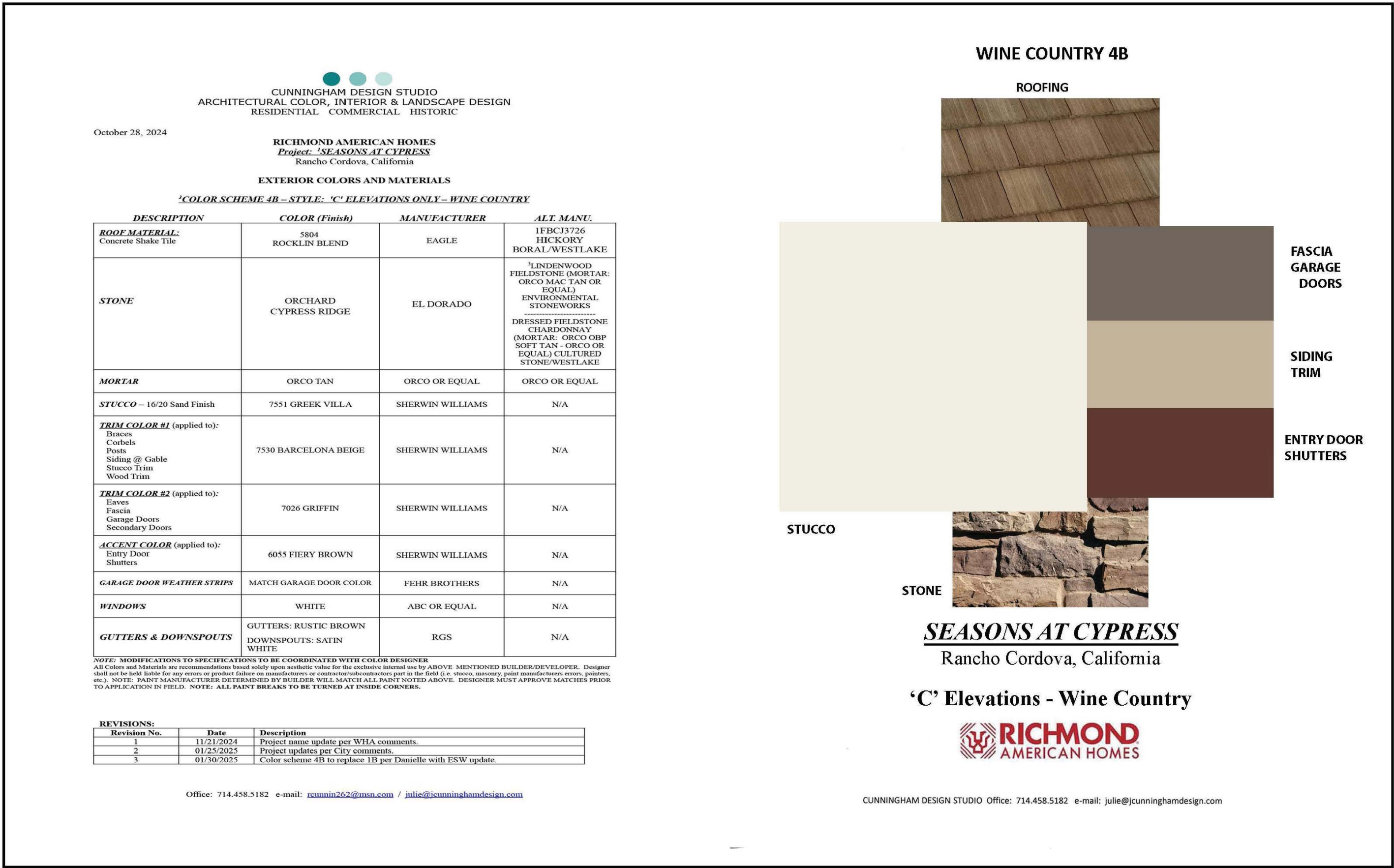
RICHMOND
AMERICAN HOMES

The image displays a color palette for the 'B' Elevations - Craftsman style. It includes several color swatches and material samples arranged in a grid-like fashion. The labels for the materials are as follows:

- ROOFING**: A sample of dark brown, textured roofing material.
- SIDING**: A sample of dark brown, horizontal siding material.
- STUCCO**: A large, light tan color swatch.
- STONE**: A sample of dark brown, textured stone material.
- FASCIA GARAGE DOORS**: A dark brown color swatch.
- TRIM**: A light tan color swatch.
- ENTRY DOOR SHUTTERS**: A dark gray color swatch.

At the bottom of the image, the text **ARISTA DEL SOL** is written in a stylized font, followed by **Rancho Cordova, California**. Below this, the text **'B' Elevations - Craftsman** is displayed. At the very bottom, the **RICHMOND AMERICAN HOMES** logo is visible.

	 CUNNINGHAM DESIGN STUDIO ARCHITECTURAL COLOR, INTERIOR & LANDSCAPE DESIGN RESIDENTIAL COMMERCIAL HISTORIC RICHMOND AMERICAN HOMES <i>Praeger - DELAROS IT EXPRESS</i> Rancho Cordova, California					
EXTERIOR COLORS AND MATERIALS						
<u>COLOR SCHEME #A – STYLE- "R" ELEVATIONS ONLY- CRAFTMAN</u>						
DESCRIPTION	COLOR (FINISH)	MANUFACTURER	ALT. MANTU.			
ROOF MATERIAL: Concrete Shake Tile	SCP#805 SEATTLE BLEND	EAGLE	IFBCJ3170 SEPIA BORAL/WESTLAKE			
STONE	SIERRA MOUNTAIN LEDGE	EL DORADO	LIMESTONE TUSCAN LEDGE (MORTAR) ORCO NATURAL GRAY (OR EQUAL) ENVIRONMENTAL STONETWORKS ***** COUNTRY LEDGESTONE ECCO BEDGE ORCORATE ORCO NATURAL GRAY (ORCO OR EQUAL) CULTURED STONE/WESTLAKE			
MORTAR	ORCO VP SMOKE	ORCO OR EQUAL	ORCO OR EQUAL			
SIDING — 16/20 Sand Finish	9170 ACIER	SHERWIN WILLIAMS	N/A			
TRUSS (applied to): “Corner Boards Gable Siding Secondary Doors Shingle Siding	7015 REPOSE GRAY	SHERWIN WILLIAMS	N/A			
TRIM COLOR #1 (applied to): Columns Corbels Stucco Trim	7090 PEARLY WHITE	SHERWIN WILLIAMS	N/A			
TRIM COLOR #2 (applied to): Eaves Fascia Garage Doors Outlookers Wood Trim	7048 URBANE BRONZE	SHERWIN WILLIAMS	N/A			
ENTRY DOORS (applied to): Accent Door Shutters	7260 SEA WORTHY	SHERWIN WILLIAMS	N/A			
GARAGE DOOR WEATHER STRIPS	MATCH GARAGE DOOR COLOR	FEBIR BROTHERS	N/A			
WINDOWS	WHITE	ABC OR EQUAL	N/A			
GUTTERS & DOWNSPOUTS	GUTTERS TERRAZIONE DOWNSPOUTS: COLONIAL GREY	RGS	N/A			
NOTE: MODIFICATIONS TO SPECIFICATIONS TO BE COORDINATED WITH COLOR DESIGNER						
All Colors and Materials are recommendations based upon current color value for the respective material per the ABOVE MENTIONED BUILDERS/SUPPLIER. Designer does not warrant color accuracy or consistency from lot-to-lot or over time. Color may vary due to lighting conditions, weathering, aging, etc. All colors and materials are subject to change without notice. Please contact designer for more information.						
APPLICABLE NOTE: PAINT SAMPLE/THEORY DETERMINED BY BUYER WILL MATCH ALL PAINT THEORIES ABOVE. DESIGNER MUST APPROVE MATCHES PRIOR TO APPLICATION OF PAINT. NOTE: ALL PAINT BREAKS TO BE TOUCHED UP IN SAME COORDINATE.						
REVISIONS:						
Revision No.	Date	Description				
1	11/21/2024	Project name update per WHA comments.				
2	01/25/2025	Project updates per CHV comments.				
3	01/30/2025	Color scheme dB to replace JB per Danielle with ESW update.				
Office: 714.458.5182 email: cunmin@cunmindesignstudio.com / info@cunminghomedesign.com						



PRAIRIE 3N
ROOFING

STUCCO

BRICK

FASCIA
GARAGE
DOORS
WOOD TRIM

STUCCO
TRIM

ENTRY DOOR

SEASONS AT CYPRESS
Rancho Cordova, California

‘D’ Elevations - Prairie

RICHMOND
AMERICAN HOMES

PRAIRIE 9N

ROOFING

STUCCO

BRICK

FASCIA
GARAGE
DOOR

TRIM

ENTRY DOOR

SEASONS AT CYPRESS
Rancho Cordova, California

‘D’ Elevations - Prairie

RICHMOND
AMERICAN HOMES

PRAIRIE 8N
ROOFING

CUNNINGHAM DESIGN STUDIO
ARCHITECTURAL COLOR, INTERIOR & LANDSCAPE DESIGN
RESIDENTIAL COMMERCIAL HISTORIC

RICHMOND AMERICAN HOMES
Project: SEASONS AT CYPRESS
Rancho Cordova, California

EXTERIOR COLORS AND MATERIALS

'COLOR SCHEME 8N' - STYLE: 'D' ELEVATIONS ONLY - PRAIRIE

DESCRIPTION	COLOR (FINISH)	MANUFACTURER	A.L.T. MANU.
ROOF MATERIAL: Concrete Flat Tile	SCB8827 TACOMA BLEND	EAGLE	IFACS0330 APPALACHIAN BLEND BORAL WESTLAKE
BRICK	LATIGO TUNDRA BRICK	EIL DORADO	CHALK TUMBLED BRICK (MORTAR: ORCO OHP SOFT TAN OR EQUAL) EIL DORADO HANDMADE BRICK TITANUM (MORTAR: ORCO OHP SOFT WHITE OR EQUAL) CULTURED STONE/WESTLAKE
MORTAR	ORCO MAC SOFT WHITE	ORCO OR EQUAL	ORCO OR EQUAL
STUCCO – 16/20 Sand Finish	Match Sherwin Williams 7535 SANDY RIDGE	OMEGA	N/A
TRIM COLOR #1 (applied to): Leaves Fascia Garage Doors Secondary Doors Stucco Trim Wood Trim	7012 CREAMY	SHERWIN WILLIAMS	N/A
ACCENT COLOR (applied to): Front Door	6251 OUTERSPACE	SHERWIN WILLIAMS	N/A
GARAGE DOOR WEATHER STRIPS	MATCH GARAGE DOOR COLOR	FEHR BROTHERS	N/A
WINDOWS	WHITE	ABC OR EQUAL	N/A
GUTTERS & DOWNSPOUTS	GUTTERS: SATIN WHITE DOWNSPOUTS: BUCKSKIN	RGS	N/A

NOTE: MODIFICATIONS TO SPECIFICATIONS ARE TO BE COORDINATED WITH COLOR DESIGNER.
All Colors and Materials are recommendations based solely upon aesthetic value for the exclusive intent of use by ABOVE. MENTIONED BUILDER/DEVELOPER, Designer shall not and will hold the any errors or product failures on manufacturers or vendor file (i.e., missing inventory, paint manufacturing errors, pigments, etc.). NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. DESIGNER MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD. NOTE: ALL PAINT BREAKS TO BE TURNED AT INSIDE CORNERS.

FASCIA
GARAGE
DOORS
TRIM

ENTRY
DOOR

STUCCO

BRICK

SEASONS AT CYPRESS

Rancho Cordova, California

'D' Elevations - Prairie

RICHMOND
AMERICAN HOMES

REVISIONS:

Revision No.	Date	Description
1	11/21/2024	Project name update per WHA comments.
2	01/25/2025	Project updates per City comments.
3	01/30/2025	Color scheme dB to replace 1B per Danielle with ESJW update.

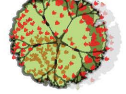
STREET TREE MASTER PLAN

SEASONS AT CYPRESS (ARISTA DEL SOL)

RANCHO CORDOVA, CALIFORNIA

JANUARY 30, 2025

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY
TREES				
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	24"BOX	LOW	55
	NYSSA SYLVATICA / SOUR GUM	24"BOX	MEDIUM	52
	PISTACIA CHINENSIS 'KEITH DAVEY' / CHINESE PISTACHE	24"BOX	LOW	15
	RHUS LANCEA / AFRICAN SUMAC *	24"BOX	LOW	76
	ULMUS PROPINQUA / EMERALD SUNSHINE ELM	24"BOX	MEDIUM	6
* INDICATES EVERGREEN SPECIES				

REQUIRED TREES TO BE 24" BOX MIN. - 25%
PROPOSED TREES TO BE 24" BOX MIN. - 100%

REQUIRED TREES TO BE EVERGREEN - 30%
PROPOSED TREES TO BE EVERGREEN - 37%

NOTE: TREES SHOULD HAVE THE FOLLOWING CLEARANCES:

- 15' FROM STREETLIGHTS - LARGE TREES
- 10' FROM STREETLIGHTS - SMALL TREES
- 4' FROM UTILITIES
- 10' FROM FIRE HYDRANTS
- 10' FROM FRONT OF STOP SIGNS
- 5' FROM CURBS/WALKS

TREE PLANTING NOTES

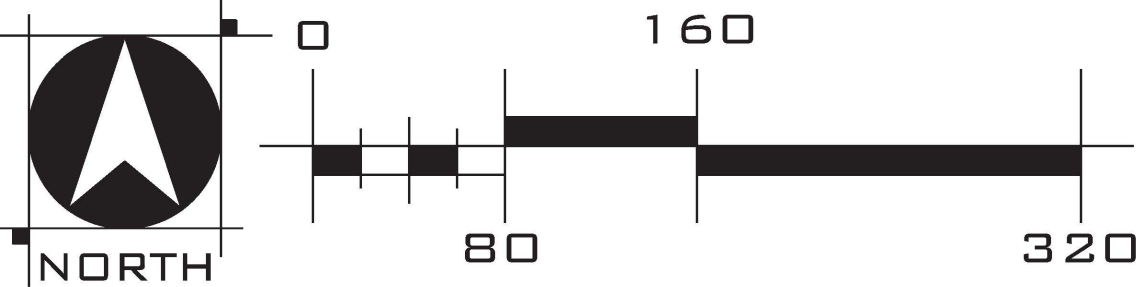
- ALL TREES PLANTED WITHIN TEN FEET (10') OF HARDSCAPE SHALL BE INSTALLED WITH ROOT BARRIER PANELS.
- PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. TREE LOCATIONS SHOWN ARE INTENDED TO HELP DEFINE QUANTITY OF TREES TO BE INSTALLED ON EACH RESIDENTIAL LOT. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED BUT THE TREE QUANTITIES PER LOT SHALL REMAIN AS SHOWN.
- TREE SYMBOLS ARE SHOWN AT ROUGHLY 85% OF THEIR MATURE SIZE TO DEMONSTRATE SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
- LANDSCAPING AT INTERSECTION CORNERS SHALL COMPLY WITH SACRAMENTO COUNTY STD. DWG. NO. 4-18 FOR CLEAR VISIBILITY.
- TREES SHALL BE SHIFTED AS NECESSARY TO COMPLY WITH THE REQUIRED CLEARANCES.

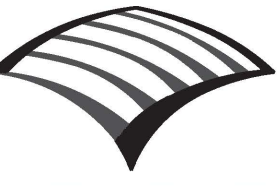
PLANTING NOTES

- LANDSCAPE WILL UTILIZE LOW AND MEDIUM WATER USE PLANT MATERIAL.
- ALL SHRUB AND GROUNDCOVER AREAS ARE TO RECEIVE A 3" LAYER OF BARK MULCH OVER WEED FABRIC PER CITY OF RANCHO CORDOVA REQUIREMENTS. MULCH TO BE MEDIUM SIZED WALK-ON-BARK.
- LANDSCAPING AT INTERSECTION CORNERS SHALL COMPLY WITH SACRAMENTO COUNTY STD. DWG. NO. 4-18 FOR CLEAR VISIBILITY.

IRRIGATION NOTES

- IRRIGATION DESIGN FOR THE SITE WILL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). ALL NECESSARY WELO DOCUMENTATION INCLUDING WATER CALCULATIONS, AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.
- IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY A WELO COMPLIANT SMART CONTROLLER WITH RAIN SHUT-OFF SENSOR.
- IRRIGATION DESIGN WILL UTILIZE HYDRO ZONING WHERE PLANTS ARE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE.
- THE IRRIGATION SYSTEM WILL CONSIST PRIMARILY OF LOW FLOW HIGH EFFICIENCY DRIP APPLICATION FOR SHRUBS AND GROUNDCOVERS, AND BUBBLERS FOR TREES.





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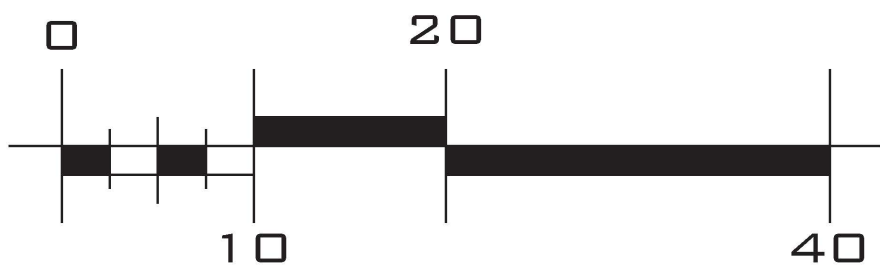
3301 C St, Bldg. 100-B
Sacramento, CA 95816

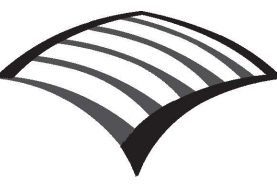
Tel 916.341.7760
Fax 916.341.7767

PRELIMINARY LANDSCAPE PLAN
SEASONS AT CYPRESS (ARISTA DEL SOL)
RANCHO CORDOVA, CALIFORNIA
JANUARY 30, 2025

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	REMARKS
TREES				
	'ST' / STREET TREE			
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	24"BOX	MEDIUM	
	NYSSA SYLVATICA / TUPELO	24"BOX	MEDIUM	
	PISTACIA CHINENSIS 'KEITH DAVEY' / CHINESE PISTACHE	24"BOX	LOW	
	RHUS LANCEA / AFRICAN SUMAC	24"BOX	LOW	
	ULMUS PROPINQUA / EMERALD SUNSHINE ELM	24"BOX	MEDIUM	
	'AT' / ACCENT TREE (ALTERNATE SP. PER LOT)			
	ARBUTUS X 'MARINA' / ARBUTUS STANDARD	15 GAL	LOW	MATURE SIZE: 20-25H X 25W
	MAGNOLIA GRANDIFLORA 'KAY PARRIS' / SOUTHERN MAGNOLIA	15 GAL	MEDIUM	MATURE SIZE: 15-20H X 8-10W
	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	15 GAL	LOW	MATURE SIZE: 20-25H X 25W
	ZELKOVA SERRATA 'CITY SPRITE' / SAWLEAF ZELKOVA	15 GAL	MEDIUM	MATURE SIZE: 25H X 18W
SHRUBS				
	'A' / SMALL FOUNDATION SHRUB			(ALTERNATE SP. PER LOT)
	DIETES X 'NOLA ALBA' / KATRINA AFRICAN IRIS	5 GAL	LOW	MATURE SIZE: 2-3H X 3-4W LIGHT: FULL SUN - PART SHADE
	EUONYMUS J. 'MICROPHYLLA' / BOXLEAF EUONYMUS	5 GAL	LOW	MATURE SIZE: 1-2H X 1-2W LIGHT: FULL SUN
	LOMANDRA LONGIFOLIA 'BREEZE' / MAT RUSH	5 GAL	MEDIUM	MATURE SIZE: 2-3H X 2-3W LIGHT: FULL SUN - PART SHADE
	WESTRINGIA FRUTICOSA 'MUNDI' / COAST ROSEMARY	5 GAL	LOW	MATURE SIZE: 1-2H X 3-4W LIGHT: FULL SUN - PART SHADE
	'B' / MEDIUM FOUNDATION SHRUB			(ALTERNATE SP. PER LOT)
	CALLISTEMON V. 'LITTLE JOHN' / BOTTLEBRUSH	5 GAL	LOW	MATURE SIZE: 3H X 3W LIGHT: FULL SUN - PART SHADE
	MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE	5 GAL	LOW	MATURE SIZE: 2-3H X 2-3W LIGHT: FULL SUN - PART SHADE
	OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE	5 GAL	LOW	MATURE SIZE: 3H X 3W LIGHT: FULL SUN
	RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	5 GAL	MEDIUM	MATURE SIZE: 2-3H X 3W LIGHT: FULL SUN - PART SHADE
	'C' / LARGE FOUNDATION SHRUB			(ALTERNATE SP. PER LOT)
	LAURUS NOBILIS 'MONRIK' / LITTLE RAGU® SWEET BAY	5 GAL	LOW	MATURE SIZE: 4-6H X 4-6W LIGHT: FULL SUN - PART SHADE
	PHORMIUM TENAX 'ATROPURPUREUM' / NEW ZEALAND FLAX	5 GAL	LOW	MATURE SIZE: 6-8H X 6-8W LIGHT: FULL SUN - PART SHADE
	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' / CAROLINA LAUREL	5 GAL	LOW	MATURE SIZE: 6H X 6W LIGHT: FULL SUN - PART SHADE
	XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL	LOW	MATURE SIZE: 6-10H X 6-10W LIGHT: FULL SUN - PART SHADE
	'D' / FOLIAGE ACCENT SHRUB			(ALTERNATE SP. PER LOT)
	ACACIA COGNATA 'ACCOGOT' / COUSIN ITT LITTLE RIVER WATTLE	5 GAL	LOW	MATURE SIZE: 2-3H X 3-4W LIGHT: FULL SUN - PART SHADE
	CALAMAGROSTIS X KARL FOERSTER' / FEATHER REED GRASS	5 GAL	LOW	MATURE SIZE: 2H X 2W LIGHT: FULL SUN - PART SHADE
	MUHLENBERGIA CAPILLARIS / PINK MUHLY	1 GAL	LOW	MATURE SIZE: 3H X 3W LIGHT: FULL SUN - PART SHADE
	NANDINA DOMESTICA 'GULF STREAM' / HEAVENLY BAMBOO	5 GAL	LOW	MATURE SIZE: 2-3H X 3W LIGHT: FULL SUN - PART SHADE
	'E' / FLOWERING ACCENT SHRUB			(ALTERNATE SP. PER LOT)
	GAURA L 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA	5 GAL	LOW	MATURE SIZE: 2-3H X 1-2W LIGHT: FULL SUN
	GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA	5 GAL	LOW	MATURE SIZE: 1-2H X 4W LIGHT: FULL SUN
	HEMEROCALLIS X 'MONOLD' / EVERGREEN DAYLILY	5 GAL	LOW	MATURE SIZE: 2H X 2W LIGHT: FULL SUN - PART SHADE
	POLYGALA FRUTICOSA 'PETITE BUTTERFLY' / SWEET PEA SHRUB	5 GAL	MEDIUM	MATURE SIZE: 3H X 3W LIGHT: FULL SUN - PART SHADE
	'F' / TALL COLUMNAR TREE/SHRUB			(ALTERNATE SP. PER LOT)
	CALLISTEMON VIMINALIS 'SLIM' / BOTTLEBRUSH	5 GAL	LOW	MATURE SIZE: 6-8H X 3-4W LIGHT: FULL SUN
	CUPRESSUS SEMPERVIRENS 'TINY TOWER' / ITALIAN CYPRESS	5 GAL	LOW	MATURE SIZE: 20H X 3W LIGHT: FULL SUN - PART SHADE
	PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS	5 GAL	MEDIUM	MATURE SIZE: 6-8H X 3W LIGHT: FULL SUN - PART SHADE
	PRUNUS CAROLINIANA BRIGHT AND TIGHT' / CAROLINA LAUREL	5 GAL	LOW	MATURE SIZE: 6H X 6W LIGHT: FULL SUN - PART SHADE
GROUND COVERS				
	'GC' / GROUNDCOVERS			(ALTERNATE SPECIES PER LOT)
	BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BRUSH	1 GAL	LOW	MATURE SIZE: 1-2H X 5-6W LIGHT: FULL SUN 42" SPACING
	COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA	1 GAL	LOW	MATURE SIZE: 2-3H X 5-6W LIGHT: FULL SUN - PARTIAL SUN 42" SPACING
	LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA	1 GAL	LOW	MATURE SIZE: 1-2H X 5-6W LIGHT: FULL SUN - PARTIAL SUN 42" SPACING
	ROSMARINUS OFFICINALIS PROSTRATUS / ROSEMARY	1 GAL	LOW	MATURE SIZE: 1-2H X 2-3W LIGHT: FULL SUN 36" SPACING
	'SP' / STRIP PLANTER GROUNDCOVER			(ALTERNATE SPECIES PER LOT)
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	1 GAL	LOW	MATURE SIZE: 1H X 6W LIGHT: FULL SUN - PARTIAL SUN 60" SPACING
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	1 GAL	LOW	MATURE SIZE: 1-2H X 6-8W LIGHT: FULL SUN - PARTIAL SUN 60" SPACING
	'B' / BARK MULCH ONLY			





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SHEET 2 OF 4

PRELIMINARY LANDSCAPE PLAN

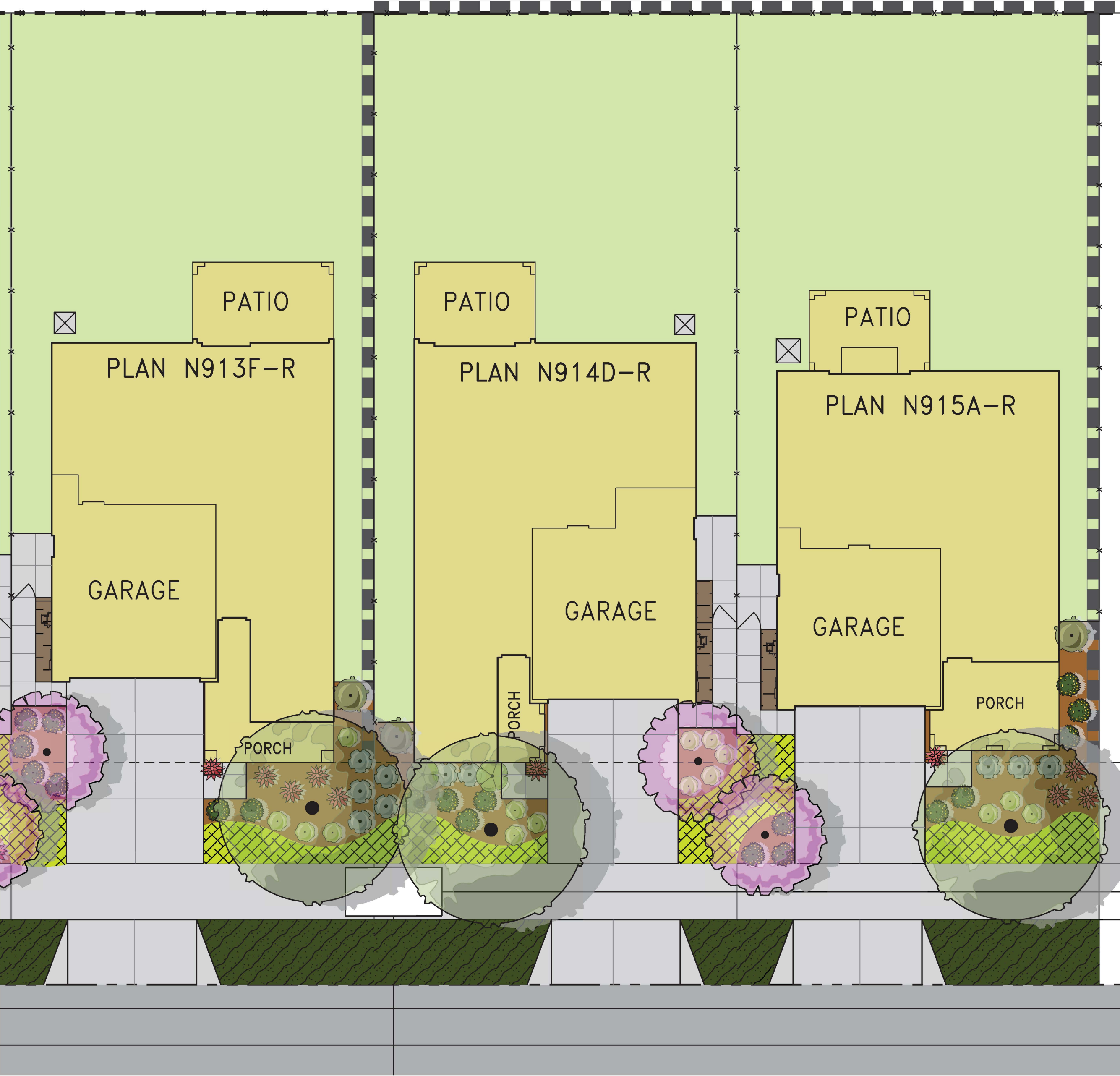
SEASONS AT CYPRESS (ARISTA DEL SOL)

RANCHO CORDOVA, CALIFORNIA

JANUARY 30, 2025

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	REMARKS
TREES				
	'ST' / STREET TREE			
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	24"BOX	MEDIUM	
	NYSSA SYLVATICA / TUPELO	24"BOX	MEDIUM	
	PISTACIA CHINENSIS 'KEITH DAVEY' / CHINESE PISTACHE	24"BOX	LOW	
	RHUS LANCEA / AFRICAN SUMAC	24"BOX	LOW	
	ULMUS PROPINQUA / EMERALD SUNSHINE ELM	24"BOX	MEDIUM	
	'AT' / ACCENT TREE (ALTERNATE SP. PER LOT)			
	ARBUTUS X 'MARINA' / ARBUTUS STANDARD	15 GAL	LOW	MATURE SIZE: 20-25H X 25W
	MAGNOLIA GRANDIFLORA 'KAY PARRIS' / SOUTHERN MAGNOLIA	15 GAL	MEDIUM	MATURE SIZE: 15-20H X 8-10W
	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	15 GAL	LOW	MATURE SIZE: 20-25H X 25W
	ZELKOVA SERRATA 'CITY SPRITE' / SAWLEAF ZELKOVA	15 GAL	MEDIUM	MATURE SIZE: 25H X 18W
	'A' / SMALL FOUNDATION SHRUB			(ALTERNATE SP. PER LOT)
	DIETES X 'NOLA ALBA' / KATRINA AFRICAN IRIS	5 GAL	LOW	MATURE SIZE: 2-3H X 3-4W LIGHT: FULL SUN - PART SHADE
	EUONYMUS J. 'MICROPHYLLA' / BOXLEAF EUONYMUS	5 GAL	LOW	MATURE SIZE: 1-2H X 1-2W LIGHT: FULL SUN
	LOMANDRA LONGIFOLIA 'BREEZE' / MAT RUSH	5 GAL	MEDIUM	MATURE SIZE: 2-3H X 2-3W LIGHT: FULL SUN - PART SHADE
	WESTRINGIA FRUTICOSA 'MUNDI' / COAST ROSEMARY	5 GAL	LOW	MATURE SIZE: 1-2H X 3-4W LIGHT: FULL SUN - PART SHADE
	'B' / MEDIUM FOUNDATION SHRUB			(ALTERNATE SP. PER LOT)
	CALLISTEMON V. 'LITTLE JOHN' / BOTTLEBRUSH	5 GAL	LOW	MATURE SIZE: 3H X 3W LIGHT: FULL SUN - PART SHADE
	MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE	5 GAL	LOW	MATURE SIZE: 2-3H X 2-3W LIGHT: FULL SUN - PART SHADE
	OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE	5 GAL	LOW	MATURE SIZE: 3H X 3W LIGHT: FULL SUN
	RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	5 GAL	MEDIUM	MATURE SIZE: 2-3H X 3W LIGHT: FULL SUN - PART SHADE
	'C' / LARGE FOUNDATION SHRUB			(ALTERNATE SP. PER LOT)
	LAURUS NOBILIS 'MONRIK' / LITTLE RAGU® SWEET BAY	5 GAL	LOW	MATURE SIZE: 4-6H X 4-6W LIGHT: FULL SUN - PART SHADE
	PHORMIUM TENAX 'ATROPURPUREUM' / NEW ZEALAND FLAX	5 GAL	LOW	MATURE SIZE: 6-8H X 6-8W LIGHT: FULL SUN - PART SHADE
	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' / CAROLINA LAUREL	5 GAL	LOW	MATURE SIZE: 6H X 6W LIGHT: FULL SUN - PART SHADE
	XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL	LOW	MATURE SIZE: 6-10H X 6-10W LIGHT: FULL SUN - PART SHADE
	'D' / FOLIAGE ACCENT SHRUB			(ALTERNATE SP. PER LOT)
	ACACIA COGNATA 'ACCOGOT' / COUSIN ITT LITTLE RIVER WATTLE	5 GAL	LOW	MATURE SIZE: 2-3H X 3-4W LIGHT: FULL SUN - PART SHADE
	CALAMAGROSTIS X 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL	LOW	MATURE SIZE: 2H X 2W LIGHT: FULL SUN - PART SHADE
	MUHLENBERGIA CAPILLARIS / PINK MUHLY	1 GAL	LOW	MATURE SIZE: 3H X 3W LIGHT: FULL SUN - PART SHADE
	NANDINA DOMESTICA 'GULF STREAM' / HEAVENLY BAMBOO	5 GAL	LOW	MATURE SIZE: 2-3H X 3W LIGHT: FULL SUN - PART SHADE
	'E' / FLOWERING ACCENT SHRUB			(ALTERNATE SP. PER LOT)
	GAURA L 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA	5 GAL	LOW	MATURE SIZE: 2-3H X 1-2W LIGHT: FULL SUN
	GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA	5 GAL	LOW	MATURE SIZE: 1-2H X 4W LIGHT: FULL SUN
	HEMEROCALLIS X 'MONOLD' / EVERGREEN DAYLILY	5 GAL	LOW	MATURE SIZE: 2H X 2W LIGHT: FULL SUN - PART SHADE
	POLYGALA FRUTICOSA 'PETITE BUTTERFLY' / SWEET PEA SHRUB	5 GAL	MEDIUM	MATURE SIZE: 3H X 3W LIGHT: FULL SUN - PART SHADE
	'F' / TALL COLUMNAR TREE/SHRUB			(ALTERNATE SP. PER LOT)
	CALLISTEMON VIMINALIS 'SLIM' / BOTTLEBRUSH	5 GAL	LOW	MATURE SIZE: 6-8H X 3-4W LIGHT: FULL SUN
	CUPRESSUS SEMPERVIRENS 'TINY TOWER' / ITALIAN CYPRESS	5 GAL	LOW	MATURE SIZE: 20H X 3W LIGHT: FULL SUN - PART SHADE
	PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS	5 GAL	MEDIUM	MATURE SIZE: 6-8H X 3W LIGHT: FULL SUN - PART SHADE
	PRUNUS CAROLINIANA BRIGHT AND TIGHT / CAROLINA LAUREL	5 GAL	LOW	MATURE SIZE: 6H X 6W LIGHT: FULL SUN - PART SHADE
	'GC' / GROUNDCOVERS			(ALTERNATE SPECIES PER LOT)
	BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BRUSH	1 GAL	LOW	MATURE SIZE: 1-2H X 5-6W LIGHT: FULL SUN 42" SPACING
	COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA	1 GAL	LOW	MATURE SIZE: 2-3H X 5-6W LIGHT: FULL SUN - PARTIAL SUN 42" SPACING
	LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA	1 GAL	LOW	MATURE SIZE: 1-2H X 5-6W LIGHT: FULL SUN - PARTIAL SUN 42" SPACING
	ROSMARINUS OFFICINALIS PROSTRATUS / ROSEMARY	1 GAL	LOW	MATURE SIZE: 1-2H X 2-3W LIGHT: FULL SUN 36" SPACING
	'SP' / STRIP PLANTER GROUNDCOVER			(ALTERNATE SPECIES PER LOT)
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	1 GAL	LOW	MATURE SIZE: 1H X 6W LIGHT: FULL SUN - PARTIAL SUN 60" SPACING
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	1 GAL	LOW	MATURE SIZE: 1-2H X 6-8W LIGHT: FULL SUN - PARTIAL SUN 60" SPACING
	'B' / BARK MULCH ONLY			

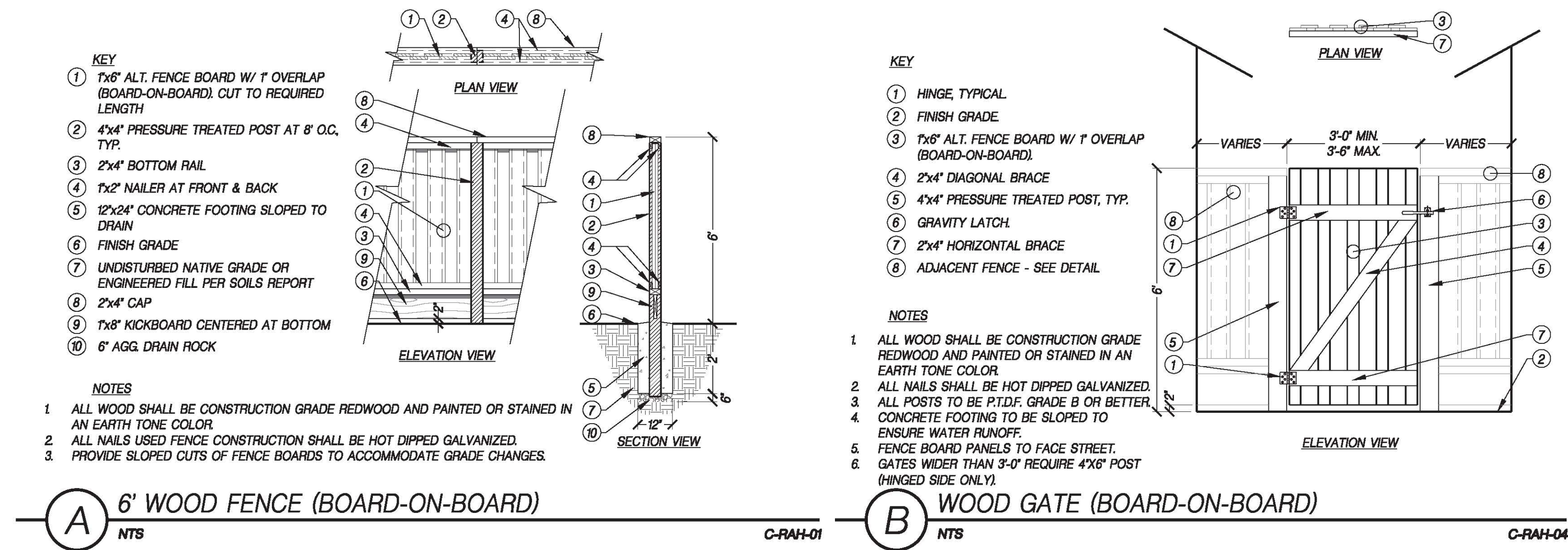


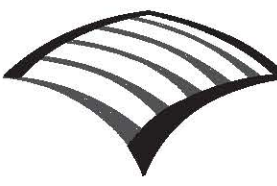
PRELIMINARY FENCING DETAILS

SEASONS AT CYPRESS (ARISTA DEL SOL)

RANCHO CORDOVA, CALIFORNIA

JANUARY 30, 2025





WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

3301 C St, Bldg. 100-B
Sacramento, CA 95816

Tel 916.341.7760
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SHEET 4 OF 4

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 Major Design Review and Special Development Permit for Richmond American Homes, Seasons at Cypress. The project shall be constructed consistent with the Design Booklet (<u>Exhibit A</u>) for 5 residential floor plans, and preliminary landscape plans. Project PLND-1224-0115.	Project Description	On-Going	Planning
2.	The Special Development Permit setbacks shall include the following setbacks for Arista Del Sol: Front Setback (Building) 12.5 feet Front Setback (Garage) 19 feet Side Setback 5 ft/4 ft Side Setback Corner Lot 12.5 feet Rear Setback 10 feet for single story 15 feet for two story Minimum Distance Between Buildings 8 feet	Special Development Permit	On-Going	Planning/Building
3.	A minimum 5 foot side yard setback shall be on the garage person door side.	Special Development Permit	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

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5.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning
6.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranhocordova.org for the status of your account with the City.	General	On-Going	Planning
7.	The Major Design Review is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
8.	The applicant shall comply with the Sunridge Specific Plan Mitigation Monitoring Reporting Plan (MMRP) and the Eastside Property Mitigated Negative Declaration.	Environmental	On-Going	Planning
9.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
10.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
11.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the	Landscaping	On-Going	Planning

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	Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.			
12.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
Prior to Issuance of Building Permit				
13.	Submit Master Plans that include final landscaping and fence plans for review and approval by the Planning Department.	Landscape	Prior to Issuance of Building Permits	Planning
14.	Final landscape plan shall include the addition of weed and root barrier installed in front and street side yards prior to installation of ground cover and trees for each production home.	Weed Barrier	Prior to Issuance of Building Permits	Planning
15.	The following criteria will be used to ensure the project meets the adopted design guidelines: • No two identical elevation styles shall be located directly adjacent to each other. • No more than three, two-story homes shall be placed adjacently. • Corner lots and lots identified in the Development Plan shall include enhanced elevations.	Plan Layout and Architecture	Prior to Issuance of Building Permits	Planning
16.	Garage person 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
17.	The applicant shall contact Permit Services Unit at PermitServices@sacsewer.com or 916-876-6100 to determine if sewer impact fees are due.	Sewer	Prior to Issuance of Building Permits	Sacramento Sewer District
18.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay appropriate development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Water	Prior to Issuance of Building Permits	Sacramento Water Agency

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<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
19.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to Issuance of Building Permits	Fire
20.	A final landscape plan shall be submitted to the Planning Department in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall 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	Landscaping	Prior to Issuance of Building Permits	Planning/Public Works
21.	The applicant shall comply with SMUD conditions as follows; a. Structural setbacks less than 14-feet shall require the applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. b. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. c. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	SMUD Infrastructure	Prior to issuance of Building Permits	SMUD

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	Any future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.			
Prior to Final Inspection				
22.	Property Owner/Developer shall record Covenants, Conditions and Restrictions (CC&Rs) in a form approved by the City that names the City as a third-party beneficiary with rights and without obligation to, enforce the CC&Rs. The CC&Rs shall contain, at a minimum, certain provisions and references to the City's Property Maintenance Code and prohibit the parking of trailers, boats or recreational vehicles in the driveway or on the public street.	Record CC&Rs	Prior to 1 st final Building Permit	Planning
23.	A concrete path will be provided from the driveway to the garage person door and an additional concrete pad area shall be installed by the developer for the storage of garbage receptacles behind the fence line.	Outdoor area	Prior to final Building Inspection	Planning
24.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.	Lighting	Prior to final Building Inspection	Planning
25.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Specifically, for the Landscape Lots along the public right of way, failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping	Prior to final Building Inspection	Public Works
26.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to final Building Inspection	Fire

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27.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to final Building Inspection	Fire