

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, April 9, 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://cityofranhocordova.zoom.us/j/87563639433>
Webinar ID: 875 6363 9433
- By phone: +1 669 900 6833 or +1 253 215 8782
Webinar ID: 875 6363 9433

Public Comment

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

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranhocordova.org no later than 3:00 p.m. on Wednesday, April 9, 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 March 26, 2025.
Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Aspen and Willow at Cypress - Major Design Review and Special Development Permit (CEQA Exempt Pursuant to CEQA Guidelines Section 15182(c), Residential Projects Implementing Specific Plans) - Project No. PLND-1224-0118 - 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 CEQA Guidelines Section 15182(c), "Residential Projects Implementing Specific Plans"; and
2. Adopt the Resolution approving the Aspen & Willow at Cypress Major Design Review and Special Development Permit subject to the findings contained in the Resolution and Conditions of Approval.

- 6.2. **Subject:** A Resolution Providing a Recommendation to City Council for the Adoption of an Ordinance Amending Title 23, Chapter 23.313 Mixed-Use Zoning District, Chapter 23.316 General Commercial and Industrial Zones, Chapter 23.325 Overlay Zoning Districts, Chapter 23.734 Accessory Structures, Chapter 23.919 Special Regulated Uses, Chapter 23.1104 Definitions, and The Folsom Boulevard Specific Plan.

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

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

Folsom Boulevard Specific Plan

7. REGULAR CALENDAR ITEMS

7.1. Subject: General Plan Update.

Recommendation: No formal action will be taken. Staff is providing a presentation on the progress of the General Plan Update project.

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

9. DIRECTOR'S REPORT

10. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

UPCOMING MEETINGS

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
November 12, 2025	5:30 PM Regular Meeting
December 10, 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 April 9, 2025 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on April 4, 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.cityofranchocordova.org.

Signed April 4, 2025 at Rancho Cordova, California.

A handwritten signature in blue ink that reads "Kelly Whitman". The signature is written in a cursive, flowing style.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: April 9, 2025
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF MARCH 26, 2025**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. March 26, 2025 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA

**PLANNING COMMISSION MEETING**
Wednesday, March 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:**

- Online via Zoom: <https://cityofranchocordova.zoom.us/j/87563639433>
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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 26, 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.

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

Chair Frechette called the Regular meeting to order in the David B. Roberts Council Chambers at 5:31 PM.

Planning Commission Members Present: Dave Huhn, Tegan Knifton, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, March 26, 2025

ATTACHMENT 1

Planning Commission Members Absent: Surender Devarapalli

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

2. PLEDGE OF ALLEGIANCE

Commissioner Huhn led the pledge.

3. PUBLIC COMMENT

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

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 4.1 through 4.2 by Huhn second by Rehman;

Motion passed with a 6:0 vote.

AYES: Huhn, Knifton, Rehman, Stauss, Stevenson, Frechette

NOES: None

ABSENT: Devarapalli

ABSTAIN: None

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of March 12, 2025.

Recommendation: Adopt the minutes.

- 4.2. **Subject:** 2024 General Plan Annual Report to Include the Housing Element and Multi-Jurisdictional Hazard Mitigation Plan Annual Report.

Recommendation: No formal action will be taken. Staff is providing the 2024 General Plan and Housing Element Annual Report to include the Multi-Jurisdictional Hazard Mitigation Plan as required by State law.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

ACTION: Motion to continue item 5.1 to the April 9th Regular Planning Commission Meeting by Knifton second by Huhn;

Motion passed with a 6:0 vote.

AYES: Huhn, Knifton, Rehman, Stauss, Stevenson, Frechette

NOES: None

ABSENT: Devarapalli

ABSTAIN: None

- 5.1. **Subject:** Aspen & Willow at Cypress - Major Design Review and Special Development Permit (CEQA Exempt Pursuant to Section 15182(C), Residential Projects Implementing Specific Plans) - Project No. PLND-1224-0118.

Recommendation: Staff requests that this item be continued to the April 9, 2025 Planning Commission Meeting. The public notice for the March 26th meeting contained outdated Assessor Parcel Numbers (APNs). The Applicant has provided an updated list

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Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, March 26, 2025

ATTACHMENT 1

of APNs, and the project has been re-noticed with the corrected APNs in accordance with Government Code Section 65090.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Mills Crossing - Specific Plan Amendment, Major Design Review, and Tentative Subdivision Map (Environmental Impact Report (SCH #2023010102) Prepared Pursuant to the California Environmental Quality Act) - Project No. PLND-0524-0098 - Located at 10153 Folsom Boulevard; APN: 076-0020-019, -020, -021, and -022.

Recommendation: Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) recommending that the City Council:

1. Adopt a Resolution (Attachment 2) Certifying the Mills Crossing Environmental Impact Report and adopting the Mitigation Monitoring Report Program and CEQA Findings (Attachment 3); and
2. Introduce and waive first reading of an Ordinance adopting the Specific Plan Amendment (Attachment 9) with associated exhibit and track changes (Attachments 10 & 11), subject to the findings contained in the Ordinance; and
3. Adopt a Resolution (Attachment 6) approving a Tentative Subdivision Map and a Major Design Review with associated exhibits (Attachments 7 and 8), subject to the findings contained in the Resolution

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

1. Jim Garcia
2. Jim Garcia
3. Michele Nouter
4. Helen Whelan-Bashaw
5. Meada Cashatt
6. Melanie Freer

Chair Frechette closed the public comment period.

ACTION: Motion to recommend that the City Council Adopt the Resolution Certifying the Mills Crossing Environmental Impact Report and adopting the Mitigation Monitoring Report Program and CEQA Findings; and Introduce and waive the first reading of an Ordinance adopting the Specific Plan Amendment with associated exhibit and track changes subject to the findings contained in the Ordinance; and continue the Tentative Subdivision Map and Design Review by Huhn second by None; Motion failed.

RECESS 7:16 PM - 7:35 PM

ACTION: Motion to recommend that the City Council Adopt the Resolution Certifying the Mills Crossing Environmental Impact Report and adopting the Mitigation Monitoring Report Program and CEQA Findings; and Introduce and waive the first reading of an Ordinance adopting the Specific Plan Amendment with associated exhibit and track changes subject to the findings contained in the Ordinance; and Adopt a Resolution approving a

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, March 26, 2025

ATTACHMENT 1

Tentative Subdivision Map and a Major Design Review with associated exhibits, subject to the findings contained in the Resolution with a condition added that the applicant shall work with City staff to ensure that there are ample electrical outlets to serve future outdoor events. This condition will be tied to the issuance of a building permit; and recommendation that the City Council look at a future pedestrian overcrossing over Folsom Boulevard, from Regional Transit to Mills Crossing; and look at potentially utilizing the vacant housing lots for temporary parking by Stauss second by Stevenson;

Motion passed with a 4:2 vote.

AYES: Knifton, Rehman, Stauss, Stevenson

NOES: Huhn, Frechette

ABSENT: Devarapalli

ABSTAIN: None

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

8. DIRECTOR'S REPORT

Community Development Director Darcy Goulart provided her report.

9. ADJOURNMENT

Chair Frechette adjourned the meeting at 8:21 PM.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 6.1.



DATE: April 9, 2025

TO: Planning Commission Members

FROM: Lindsay Morrow, Senior Environmental Planner

SUBJECT: **ASPEN AND WILLOW AT CYPRESS – MAJOR DESIGN REVIEW AND SPECIAL DEVELOPMENT PERMIT (CEQA EXEMPT PURSUANT TO SECTION 15182(C), RESIDENTIAL PROJECTS IMPLEMENTING SPECIFIC PLANS) – PROJECT NO. PLND-1224-0118 – LOCATED SOUTH OF DOUGLAS ROAD, NORTH OF CHRYSANTHY BOULEVARD AND WEST OF GRANT LINE ROAD**

PROPERTY OWNER: Woodside 05N LP Michael LaFortune 1130 Iron Point Road, Suite 200 Folsom, CA 95630	APPLICANT/DEVELOPER: Woodside Homes Tauni Fessler 1130 Iron Point Road, Suite 200 Folsom, CA 95630
PROJECT:	The Applicant, Woodside Homes, is requesting a Major Design Review and Special Development Permit for 238 single-family residential lots within the Arista del Sol community. There are a total of ten (10) floor plans with three architectural styles each. The proposed square footage (SF) of the floor plans range from 1,670 SF to 2,715 SF. The proposed plans include both one- and two-story elevations. The project submittal also contains preliminary landscape plans.
FILE:	PLND-1224-0118
LOCATION:	Located south of Douglas Road, north of Chrysanthy Boulevard & west of Grant Line Road
APNs:	067-1080-018, 067-1330-028 through -050, 067-1330-065 through -092, 067-1360-112 through -121, 067-1360-138 through -147, 067-1360-160 through -165, 067-1360-167 through -211, 067-1370-005 through -022, 037-1370-027 through -028, 067-1370-030 thru -036, 067-1370-049 through -059, 067-1370-162 through -166, and 067-2730-001 through -018
ZONING:	Medium Density Residential (RD-7 and RD-10); Sunridge Specific Plan, (SDSP)
PLANNER:	Lindsay Morrow, Senior Environmental Planner

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project exempt per CEQA Guidelines Section 15182(c), "Residential Projects Implementing Specific Plans"; and

2. Adopt the Resolution approving the Aspen & Willow 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 Aspen & Willow at Cypress Major Design Review and Special Development Permit for 238 total lots in the Arista del Sol community. Approval would allow the Applicant to pursue necessary building permits for new construction.

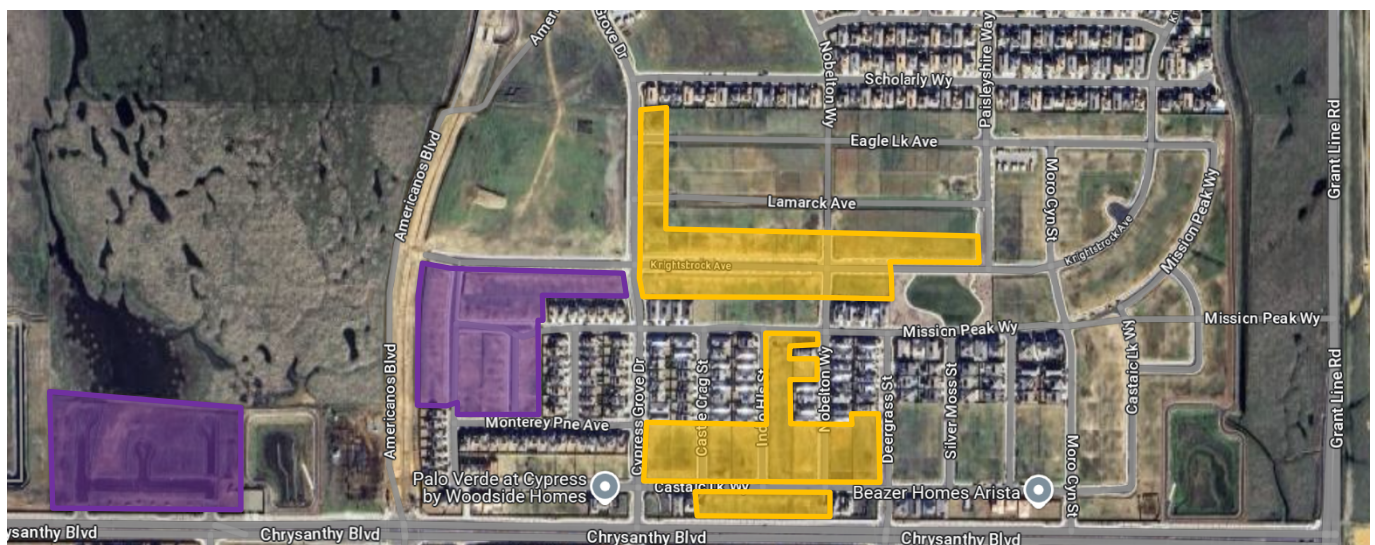
PROJECT DESCRIPTION

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.

Aspen & Willow at Cypress is located within the overall Arista del Sol community for which a Tentative Subdivision Map (TSM) was approved on June 19, 2014. Additionally, a Major Design Review and Special Development Permit was also previously approved for Arista del Sol in 2021 (PLND 1021-0011). The Special Development Permit included in this application requested deviations from the Sunridge Specific Plan Design Guidelines for revised setbacks.

The Applicant, Woodside Homes, is now requesting a new Major Design Review and Special Development Permit for the Aspen & Willow at Cypress development. The Major Design Review is for 238 total lots, and the Special Development Permit is for revised setbacks and a deviation from Sunridge Specific Plan Design Guideline 75. The Aspen lots are shown below in orange, and the Willow lots are shown below in purple. See **Figure 1: Aspen & Willow at Cypress Site Location** below for reference.

Figure 1: Aspen & Willow at Cypress Project Location



MAJOR DESIGN REVIEW

The Aspen & Willow at Cypress development includes ten (10) total floor plans. The six (6) Aspen floor plans and four (4) Willow floor plans are provided in three different architectural styles: Spanish, California Cottage, and Modern Prairie. The designs range in size from 1,670 square feet to 2,715 square feet, and include multiple color schemes and design 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](#)).

Aspen

- **Plan 1** – Plan 1 is a two-story home with three (3) bedrooms, 2.5 bathrooms, a front porch, and 1,933 SF of livable space. Plan one has a covered patio and extended covered patio option.
- **Plan 2** – Plan 2 is a one-story home with four (4) bedrooms and three (3) bathrooms. Plan 2 has 2,124 SF of livable space, and includes an optional covered back patio.
- **Plan 3** – Plan 3 is a two-story home with four (4) bedrooms, 2.5 bathrooms, a front porch, and 2,151 SF of livable space. Plan 3 has options for the 4th bedroom to be a loft or study and has a covered patio and extended covered patio option.
- **Plan 4** – Plan 4 is a two-story home with four (4) bedrooms, 2.5 bathrooms, a loft, a front porch, and 2,419 SF of livable space. Plan 4 includes an option for a covered patio and extended covered patio.
- **Plan 5** – Plan 5 is a two-story home with four (4) bedrooms, three (3) bathrooms, and a loft. The loft can also be an optional 5th bedroom in place of the loft. Plan 5 contains 2,427 SF of livable space and has an optional covered patio in the back.
- **Plan 6** – Plan 6 is a two-story home with five (5) bedrooms, 3.5 bathrooms, a loft and 2,715 SF of livable space. Plan 6 has an option for the loft to be an additional bedroom and includes an optional covered patio and extended covered patio.

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

Figure 2: Streetscape View

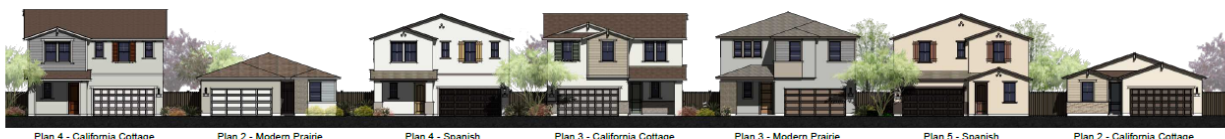


Figure 3: Aspen Front Elevations

Aspen – Plan 1 - 1,933 SF	
Spanish	
California Cottage	
Modern Prairie	
Aspen – Plan 2 – 2,124 SF	
Spanish	
California Cottage	

Modern Prairie	
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Aspen – Plan 3 – 2,151 SF	
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Spanish	
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California Cottage	
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Modern Prairie	
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Aspen – Plan 4 – 2,419 SF	
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Spanish	
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California Cottage	
Modern Prairie	
Aspen – Plan 5 – 2,427 SF	
Spanish	
California Cottage	
Modern Prairie	

Aspen – Plan 6 – 2,715 SF	
Spanish	
California Cottage	
Modern Prairie	

Willow

- **Plan 1** – Plan 1 is a two-story home with three (3) bedrooms, 2.5 bathrooms, a front porch, and 1,670 SF of livable space.
- **Plan 2** – Plan 2 is a two-story home with three (3) bedrooms, 2.5 bathrooms a loft, and a front porch. Plan 2 has 1,880 SF of livable space and includes an optional covered back patio and extended covered patio.
- **Plan 3** – Plan 3 is a two-story home with four (4) bedrooms, three (3) bathrooms and a front porch. Plan 3 contains 2,128 SF of livable space and includes an optional covered back patio and extended covered patio.
- **Plan 4** – Plan 4 is a two-story home with four (4) bedrooms, 2.5 bathrooms, a front porch, and 2,402 SF of livable space. There is an optional covered patio and extended covered patio.

A streetscape example and front elevations of all Willow floor plans are shown below in **Figures 4 and 5**.

Figure 4: Streetscape View



Figure 5: Willow Front Elevations

Willow – Plan 1 – 1,670 SF	
Spanish	
California Cottage	
Modern Prairie	
Willow – Plan 2 – 1,880 SF	
Spanish	
California Cottage	

Modern Prairie	
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Willow – Plan 3 – 2,128 SF	
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Spanish	
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California Cottage	
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Modern Prairie	
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Willow – Plan 4 – 2,412 SF	
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Spanish	
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Figure 7: Preliminary Landscape Plan-Aspen-Typical Corner Lot

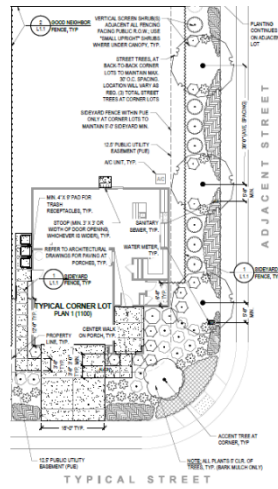


Figure 8: Preliminary Landscape Plan-Willow

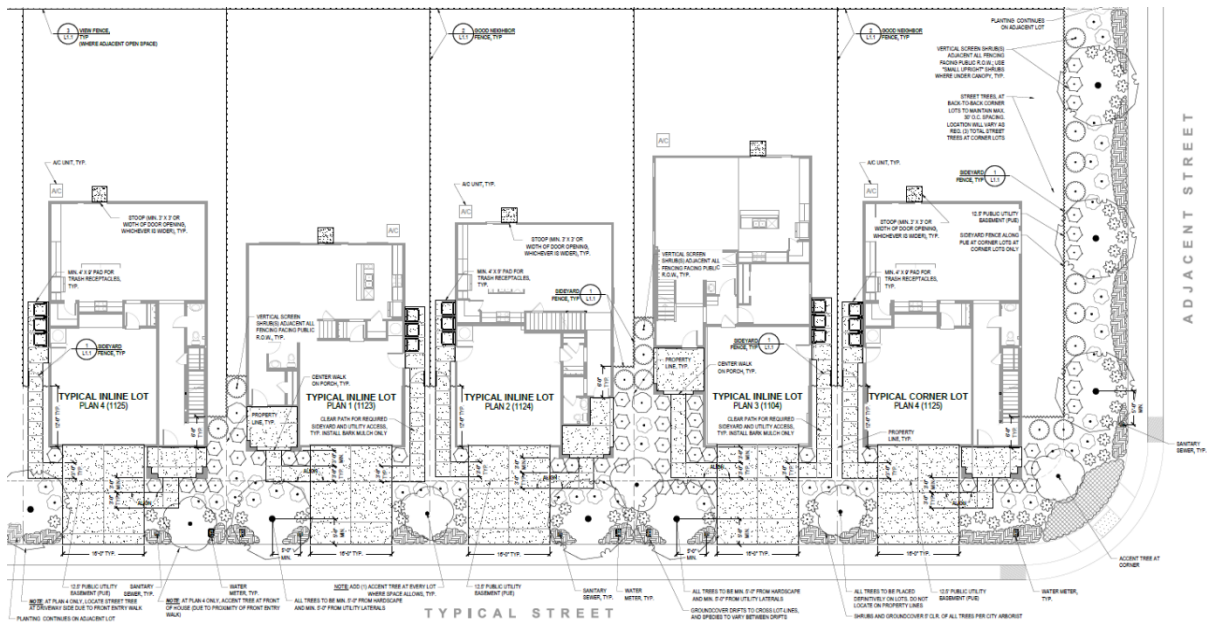
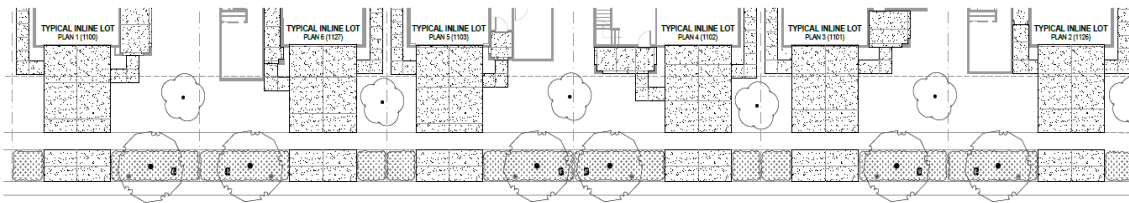


Figure 9: Preliminary Landscape Plan-Aspen Lots with Detached Sidewalks



SPECIAL DEVELOPMENT PERMIT

The Applicant is requesting a Special Development Permit to allow deviations from standard setbacks held within the Sunridge Specific Plan, and a deviation from Design Guideline #75 of the Sunridge Specific Plan. This Special Development Permit regarding setbacks would be consistent with the previously approved setbacks that were originally permitted as part of the Arista del Sol Major Design Review and Special Development Permit approval in 2021. The request for setbacks is as follows:

	Required per Sunridge Specific Plan	Previously Approved Arista Del Sol	Proposed Aspen & Willow 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>

In addition to the revised setbacks, the Applicant is requesting a Special Development Permit to deviate from Design Guideline #75 of the Sunridge Specific Plan, which states that two story residences shall not be located on more than three adjacent lots along a street frontage. As shown above, the Aspen plans include a single story and the Willow plans only include two-story homes. The Special Development Permit would apply to the Aspen lots with detached sidewalks, such as those along Knightsbrook Ave and Cypress Grove Drive, and all Willow lots. The Willow plans are on the smaller, RD-10 lots that are generally 40' x 100' in size. The Special Development Permit would allow the applicant to provide the desired home product, including a greater number of bedrooms and more functional yard space. Additionally, given the number of floor plans (6 plans for Aspen and 4 plans for Willow), each with 3 architectural styles, both subdivisions will still provide a significant amount of variation that maintains the visual interest of the streetscape.

The Sunridge Specific Plan provides exceptions for development standards, stating that the applicable approval authority shall have the right to grant approval and variances to these standards where the proposed design is consistent with the intent of the Specific Plan and where requirements of zoning and improvement standards are not affected by granting the exception. The intent of the development standard and the design guideline is to provide more visual variety within the proposed development. Staff has reviewed this request and agrees that the intent of the Specific Plan and design guideline is still upheld, given that the Applicant will

not be affecting zoning or improvement standards and will still provide the single-story option within the Aspen models.

ANALYSIS

GENERAL PLAN

The Design Review and Special Development Permit Amendment 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 and proposes single-family detached homes with densities of RD-7 and RD-10. The MDR designation includes the RD-7 and RD-10 zones. 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 Aspen & Willow at Cypress project site is zoned RD-7 and RD-10 in the City's Zoning Code. These zoning designations allow 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 and RD-10 zones 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 consistency with the requirements of the Zoning Code.

FISCAL IMPACT

Approval of the requested Design Review and Special Development Permit for the Aspen & Willow project 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 per CEQA Guidelines Section 15182(c), "Residential Projects Implementing Specific Plans".

RECOMMENDED MOTIONS

Staff recommends the Planning Commission:

3. Find the project exempt per CEQA Guidelines Section 15182(c), "Residential Projects Implementing Specific Plans"; and
4. Adopt the Resolution approving the Aspen & Willow 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 ASPEN & WILLOW AT CYPRESS
PROJECT NO. PLND-1224-0118**

WHEREAS, Woodside 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 238 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 Special Development Permit is also requesting a deviation from Design Standard 75 of the Sunridge Specific Plan for both Aspen and Willow, to allow for more than three two-story homes to be adjacent to each other along a street frontage; and

WHEREAS, the Major Design Review is for ten 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 per 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-1021-0011 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 medium density residential land use designation identified in the General Plan and Sunridge Specific Plan. The site is also zoned for medium density residential (RD-7 and RD-10). 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 that meets the minimum density requirements (RD-7 and RD-10) that are planned for the project site. The proposed setbacks, 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. 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. The Special Development Permit also includes a deviation from Design Standard #75 of the Sunridge Specific Plan, in order to allow more than three, two-story homes to be placed in a row. The Willow plans are on 40' x 100' lots, and providing two story homes allows for the provision of the desired housing product with more bedrooms while maintaining functional yard space.

- 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 and RD-10, 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 Applicant is requesting a Special Development Permit for reduced setbacks and to deviate from Design Guideline #75 of the Sunridge Specific Plan. The intent of the design guideline is to provide more visual variety within the proposed development. Staff has reviewed this request and agrees that the intent of the Specific Plan and design guideline is still upheld, given that the Applicant will not be affecting zoning or improvement standards. The models provide variation in architectural style, color, and materials. In addition, the Aspen development will include a single-story option. Therefore, 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: There are ten floor plans, ranging from 1,670 SF to 2,715 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 Aspen homes provide additional variation with the inclusion of a single-story plan, and Conditions of Approval have been developed to alternate between sizes and architectural styles throughout the neighborhood to emphasize street variation. The Willow plans, which are all two-story, are intended to provide the desired housing product and yard space on smaller 40' x 100' lots. These home plans are comprised of three architectural styles with a variety of color schemes, facades and trims, and roof materials that will enhance the neighborhood character. The proposed landscape plans are also in compliance with the City's Zoning Code and Design Guidelines, and will visually enhance the community with a variety of drought-tolerant plantings, ornamental trees and street trees.

- 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 Spanish, California Cottage, and Modern Prairie. The variety of exterior elements of each individual style will enhance the character of the neighborhood. In addition, the Applicant is providing a single-story plan, which provides additional 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 ten floor plans are provided in three different architectural models for each plan (Spanish, California Cottage, and Modern Prairie). The City's Design Guidelines and the Sunridge Specific Plan specify design standards to ensure that architectural styles are consistently applied. 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, including exterior finishes that wrap 4-feet on side elevations. Each model contains variations in exterior colors and materials, inviting front porches or entryways, 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 ten floor plans, ranging from 1,670 SF to 2,715 SF, with three different architectural models for each floor plan. The Aspen plans include a one-story design, which will provide variation and visual interest. As stated in the Conditions of Approval, the home placement will be varied in terms of architectural style, color, and size. The Willow plans contain all two-story models, and the Applicant is requesting to deviate from the Sunridge Specific Plan Design Guideline #75 to provide the desired housing product on the smaller lots. The Willow plans provide diversity in terms of architectural style, porch configuration, setbacks, as well as architectural style and color/material variety to avoid repetition and create variation and visual interest.

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

Evidence: The plans include ten floor plans, ranging from 1,670 SF to 2,715 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. Some portions of this subdivision have separated sidewalks, which will contain additional street tree plantings.

- 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 Willow homes provide home designs that maximize the smaller RD-10 lots, with two-story homes ranging from 1,670 SF to 2,402 SF. The Aspen home designs range in size from 1,933 SF to 2,715 SF. The variety of sizes 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 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lee Frechette, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

CYPRESS - ASPEN

PROJECT INFORMATION

PROJECT NAME: CYPRESS - ASPEN

LOCATION: RANCHO CORDOVA, CA

PROJECDT TYPE: SINGLE FAMILY HOMES

OCCUPANCY GROUP: R-3

TYPE OF CONSTRUCTION: V-B

PROJECT TEAM

LOCAL JURISDICTION:
RANCHO CORDOVA BUILDING AND SAFETY
2729 PROSPECT PARK DRIVE
RANCHO CORDOVA, CA, 95630
916.851.8700

APPLICANT:
WOODSIDE HOMES OF NORTHERN CALIFORNIA
1130 IRON POINT RD., SUITE #200
FOLSOM, CA 95630
CONTACT: TAUNI FESSLER
tauni.fessler@woodsidehomes.com
916.245.2782

ARCHITECT:
BSB DESIGN, INC.
11211 GOLD COUNTRY BLVD., STE 101
GOLD RIVER, CA 95670
CONTACT: TIM WITUCKY- twitucky@bsbdesign.com
480.663.2100

SHEET INDEX

COVER SHEET: A0.1 COVER SHEET, SHEET INDEX, PROJECT INFO		
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A1.2 ENHANCED ELEVATION AND ROOF - SPANISH		A4.2 ENHANCED ELEVATION AND ROOF - SPANISH
A1.3 ELEVATIONS - CALIFORNIA COTTAGE		A4.3 ELEVATIONS - CALIFORNIA COTTAGE
A1.4 ENHANCED ELEVATION AND ROOF - CALIFORNIA COTTAGE		A4.4 ENHANCED ELEVATION AND ROOF - CALIFORNIA COTTAGE
A1.5 ELEVATIONS - MODERN PRAIRIE		A4.5 ELEVATIONS - MODERN PRAIRIE
A1.6 ENHANCED ELEVATION AND ROOF - MODERN PRAIRIE		A4.6 ENHANCED ELEVATION AND ROOF - MODERN PRAIRIE
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A3.2 ENHANCED ELEVATION AND ROOF - SPANISH		A5.7 MAIN FLOOR PLANS AND OPTIONS
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		A6.5 ELEVATIONS - MODERN PRAIRIE
		A6.6 ENHANCED ELEVATION AND ROOF - MODERN PRAIRIE
		A6.7 MAIN FLOOR PLANS AND OPTIONS
		A6.8 UPPER FLOOR PLANS



Plan 1 - Spanish

Plan 6 - California Cottage

Plan 6 - Modern Prairie

Plan 2 - Spanish

Plan 5 - California Cottage

Plan 1 - Modern Prairie

Plan 3 - Spanish



Plan 4 - California Cottage

Plan 2 - Modern Prairie

Plan 4 - Spanish

Plan 3 - California Cottage

Plan 3 - Modern Prairie

Plan 5 - Spanish

Plan 2 - California Cottage



Plan 4 - Modern Prairie

Plan 6 - Spanish

Plan 1 - California Cottage

Plan 5 - Modern Prairie



RIGHT



REAR



LEFT

ROOF
(BORAL ROOFING / CONCRETE TILE /
COUNTRY SLATE 900 / SAHARA
QUARTZ BLEND)

STUCCO BODY
(PPG PAINTS / DELICATE WHITE / PPG1001-1
/ LRV 88 / DASHED FINISH)

SIDING
(PPG PAINTS / EDELWEISS /
PPG14-23 / LRV 79 / DASHED FINISH)

TRIM
(PPG PAINTS / GREYHOUND /
PPG1008-3 / LRV 44 / SAND FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / DARK GRANITE /
PPG1005-7 / LRV 5 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / SPICY MUSTARD /
PPG1008-5 / LRV 47 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT



RIGHT ENHANCED



REAR ENHANCED

ROOF
(BORAL ROOFING / CONCRETE TILE /
COUNTRY SLATE 900 / SAHARA
QUARTZ BLEND)

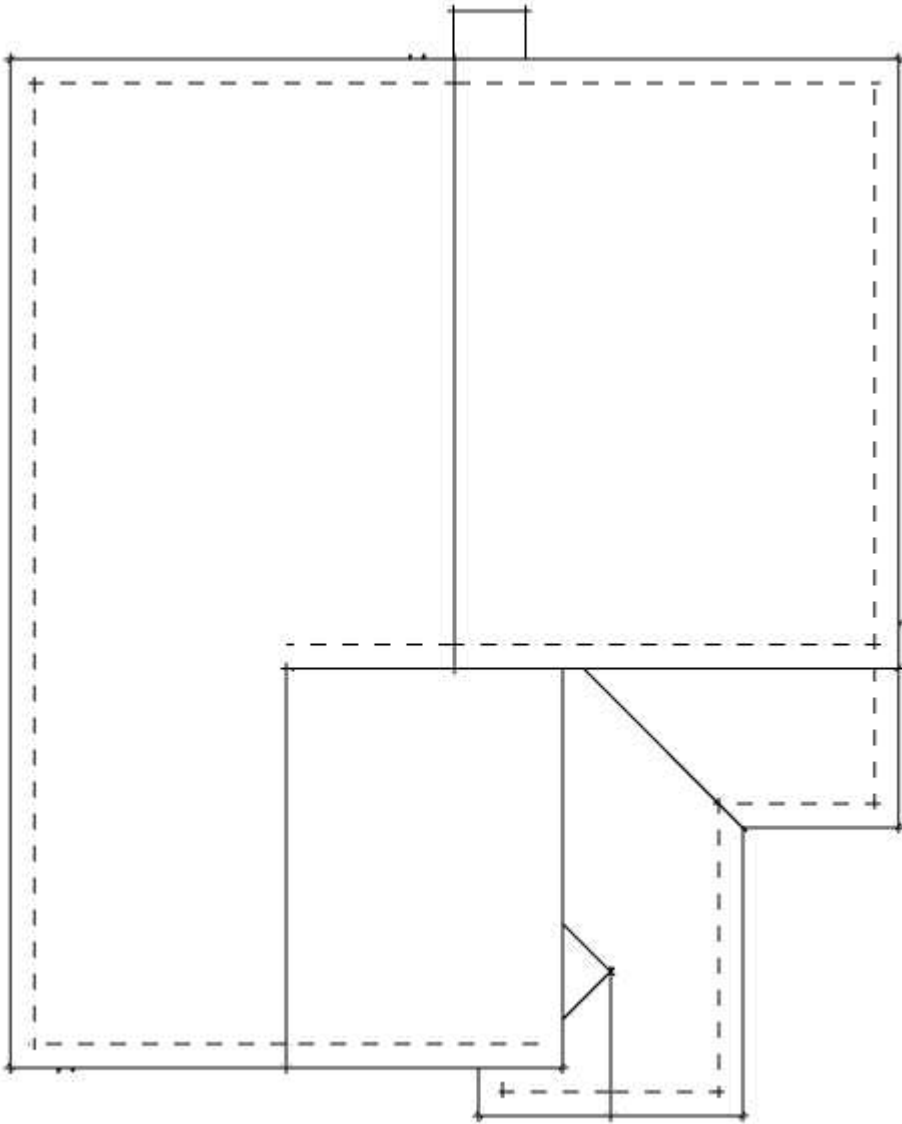
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/ LRV 88 / DASHED FINISH)

SIDING
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TRIM
(PPG PAINTS / GREYHOUND /
PPG1008-3 / LRV 44 / SAND FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / DARK GRANITE /
PPG1005-7 / LRV 5 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / SPICY MUSTARD /
PPG1008-5 / LRV 47 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



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



RIGHT



REAR



LEFT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / RUSTIC BROWN
BLEND)
- STUCCO BODY**
(PPG PAINTS / BAY OF FUNDY / PPG10-07 /
LRV 88 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / PHOENIX FOSSIL /
PPG1009-5 / LRV 28 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / PEGASUS /
PPG1010-1 / LRV 80 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / PEGASUS /
PPG1010-1 / LRV 80 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / MUTED COPPER /
PPG16-30 / LRV 16 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LEDGESTONE /
WHITE CAP)
- TRIM AT STONE**
(PPG PAINTS / DOGWOOD BLOSSOM /
PPG14-24 / LRV 79 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)



FRONT

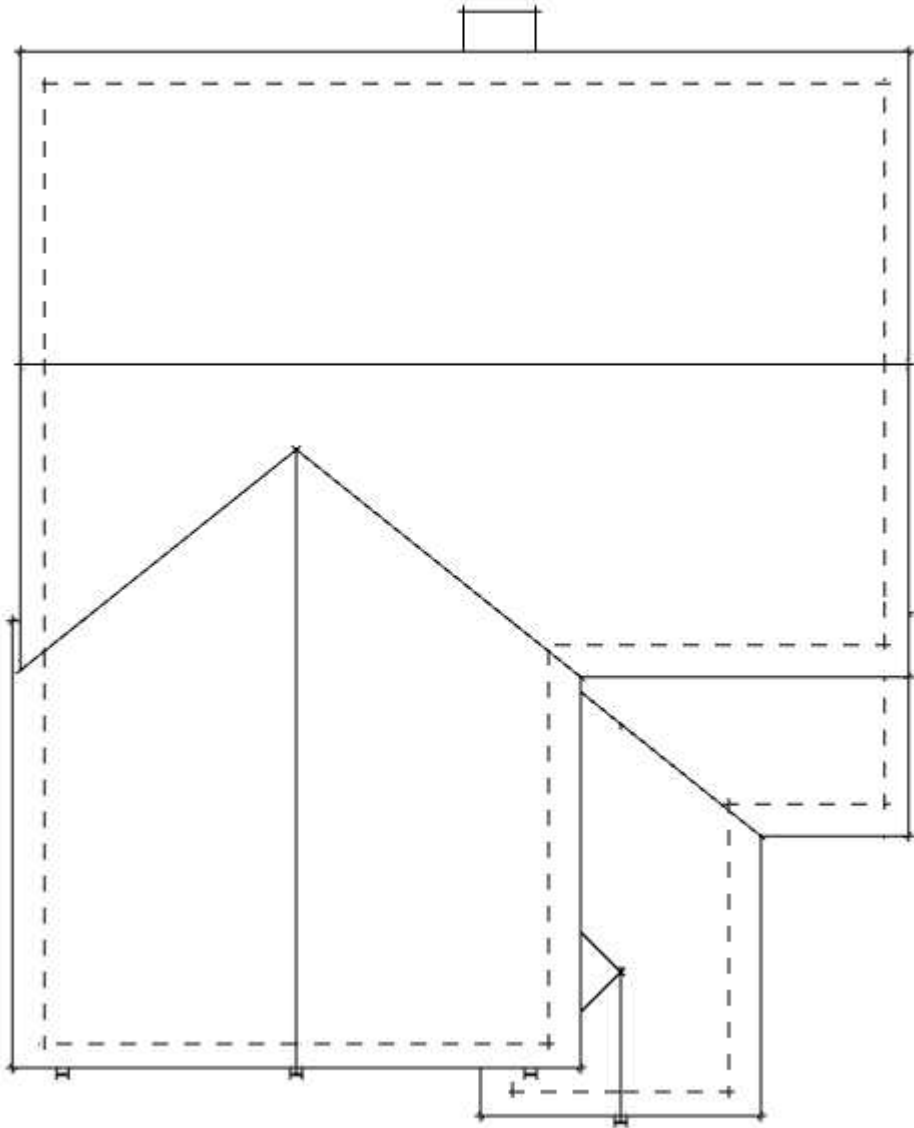


RIGHT - ENHANCED



REAR - ENHANCED

- ROOF**
(BORAL ROOFING / CONCRETE TILE / SAXONY 900 SHAKE / RUSTIC BROWN BLEND)
- STUCCO BODY**
(PPG PAINTS / BAY OF FUNDY / PPG10-07 / LRV 88 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / PHOENIX FOSSIL / PPG1009-5 / LRV 28 / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)
- TRIM**
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(ELDORADO STONE / LEDGESTONE / WHITE CAP)
- TRIM AT STONE**
(PPG PAINTS / DOGWOOD BLOSSOM / PPG14-24 / LRV 79 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



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



RIGHT



REAR



LEFT

ROOF
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
APPALACHIAN BLEND)

STUCCO BODY
(PPG PAINTS / BAY OF FUNDY /
PPG10-07 / LRV 63 / DASHED FINISH)

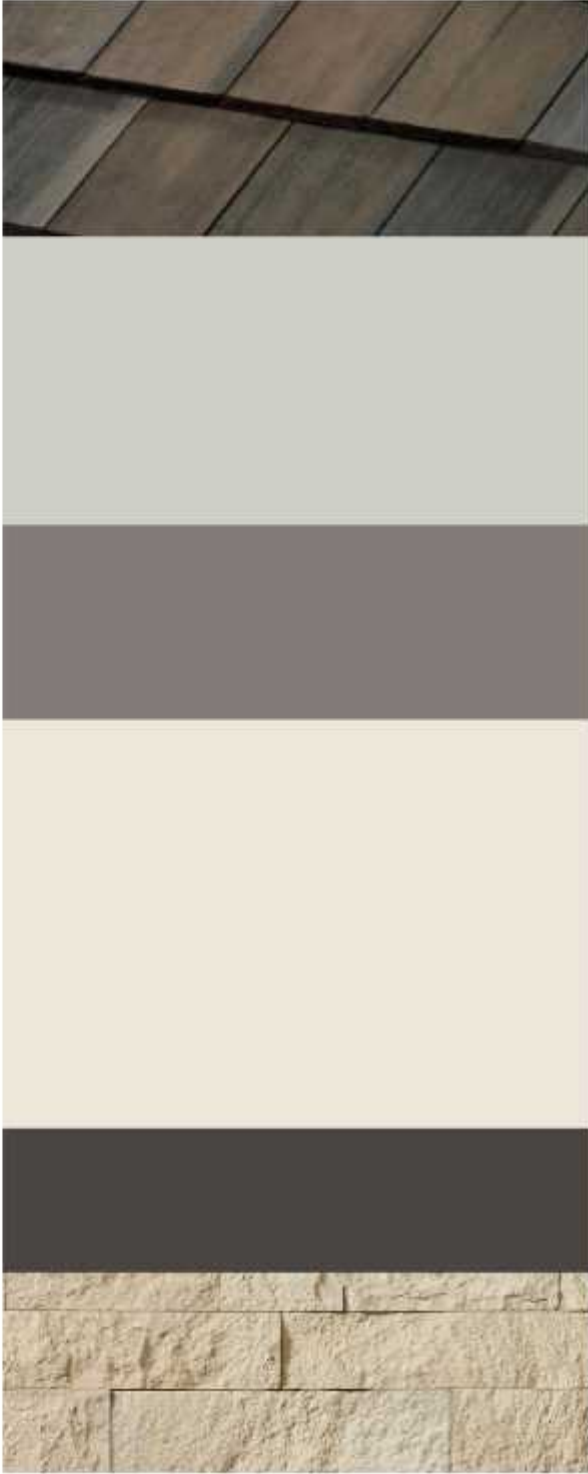
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EXTERIOR FLAT FINISH)

TRIM
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PPG14-23 / LRV 79 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / EDELWEISS /
PPG14-23 / LRV 79 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / PHANTOM MIST /
PPG1002-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)

STONE VENEER
(ELDORADO STONE / HEWN /
FOUNDATION)



FRONT

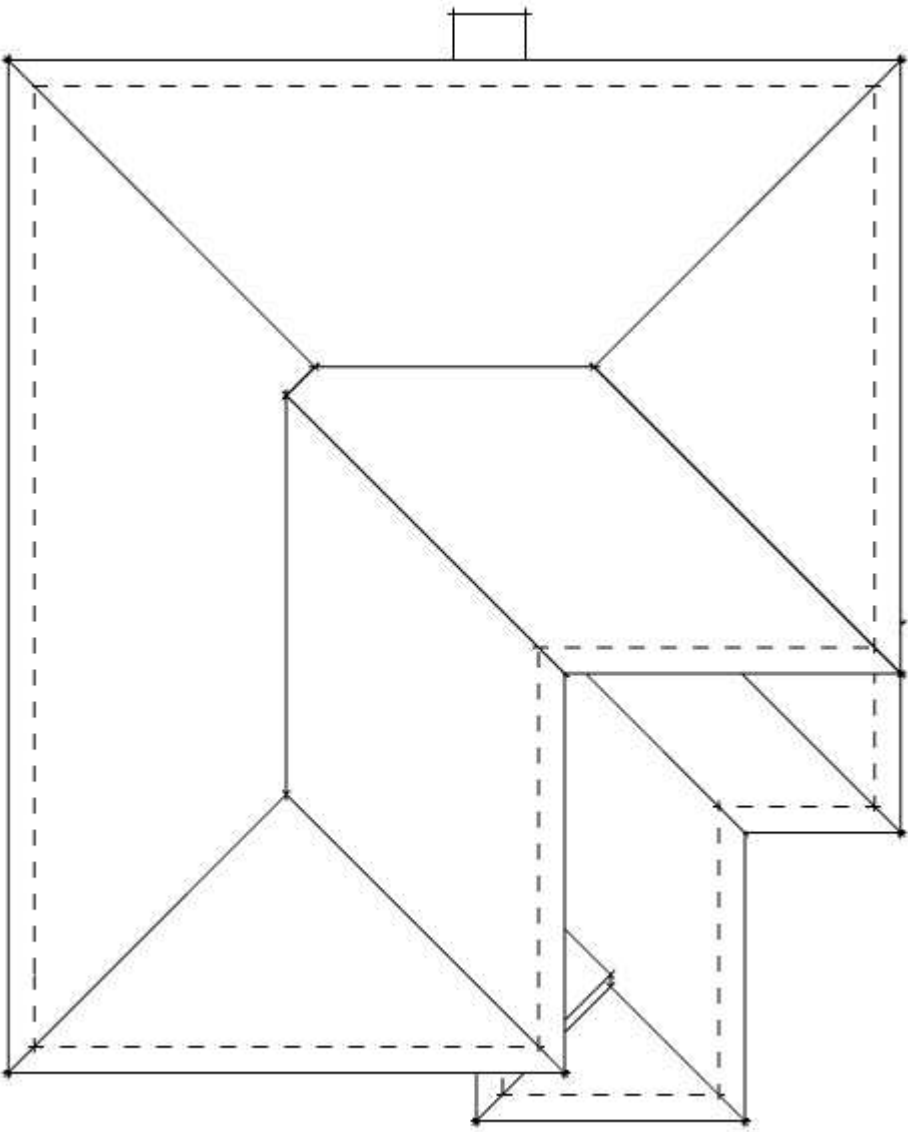
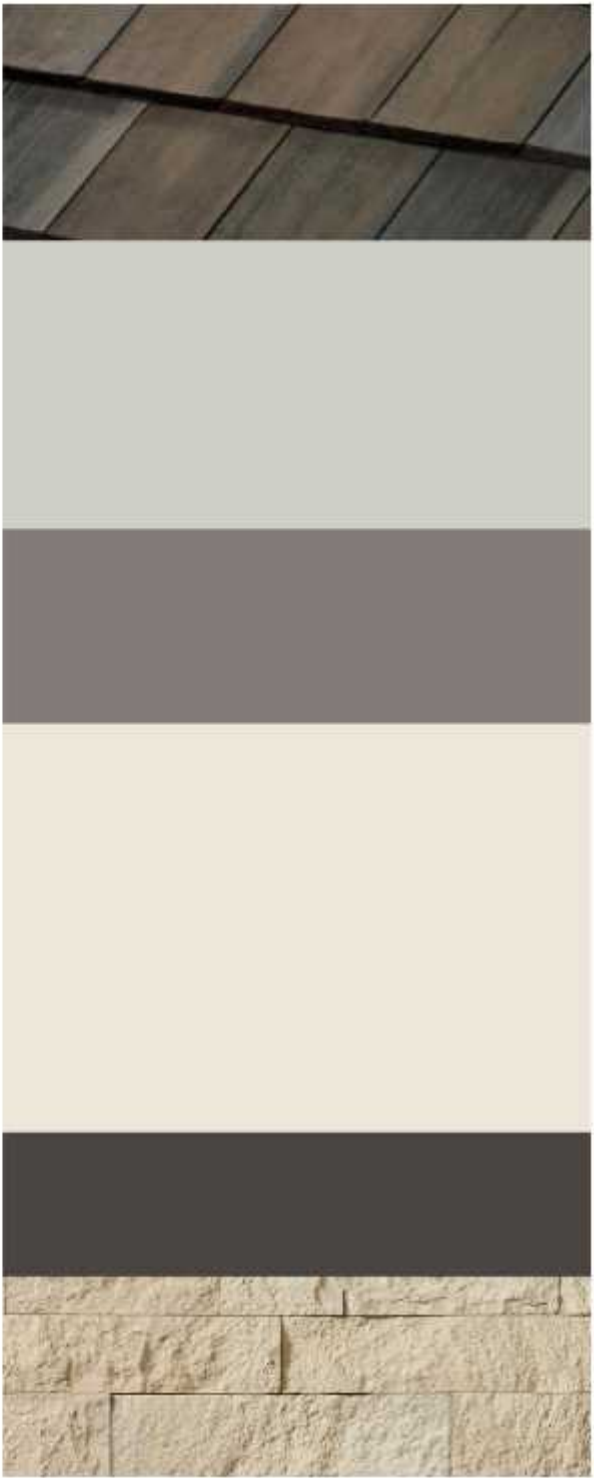


RIGHT - ENHANCED



REAR - ENHANCED

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
APPALACHIAN BLEND)
- STUCCO BODY**
(PPG PAINTS / BAY OF FUNDY /
PPG10-07 / LRV 63 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / COOL CHARCOAL /
PPG1007-6 / LRV 20 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / EDELWEISS /
PPG14-23 / LRV 79 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / EDELWEISS /
PPG14-23 / LRV 79 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / PHANTOM MIST /
PPG1002-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / HEWN /
FOUNDATION)



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



Main Floor Plan - Elevation A

PLAN 1 (1100)
SCALE : 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



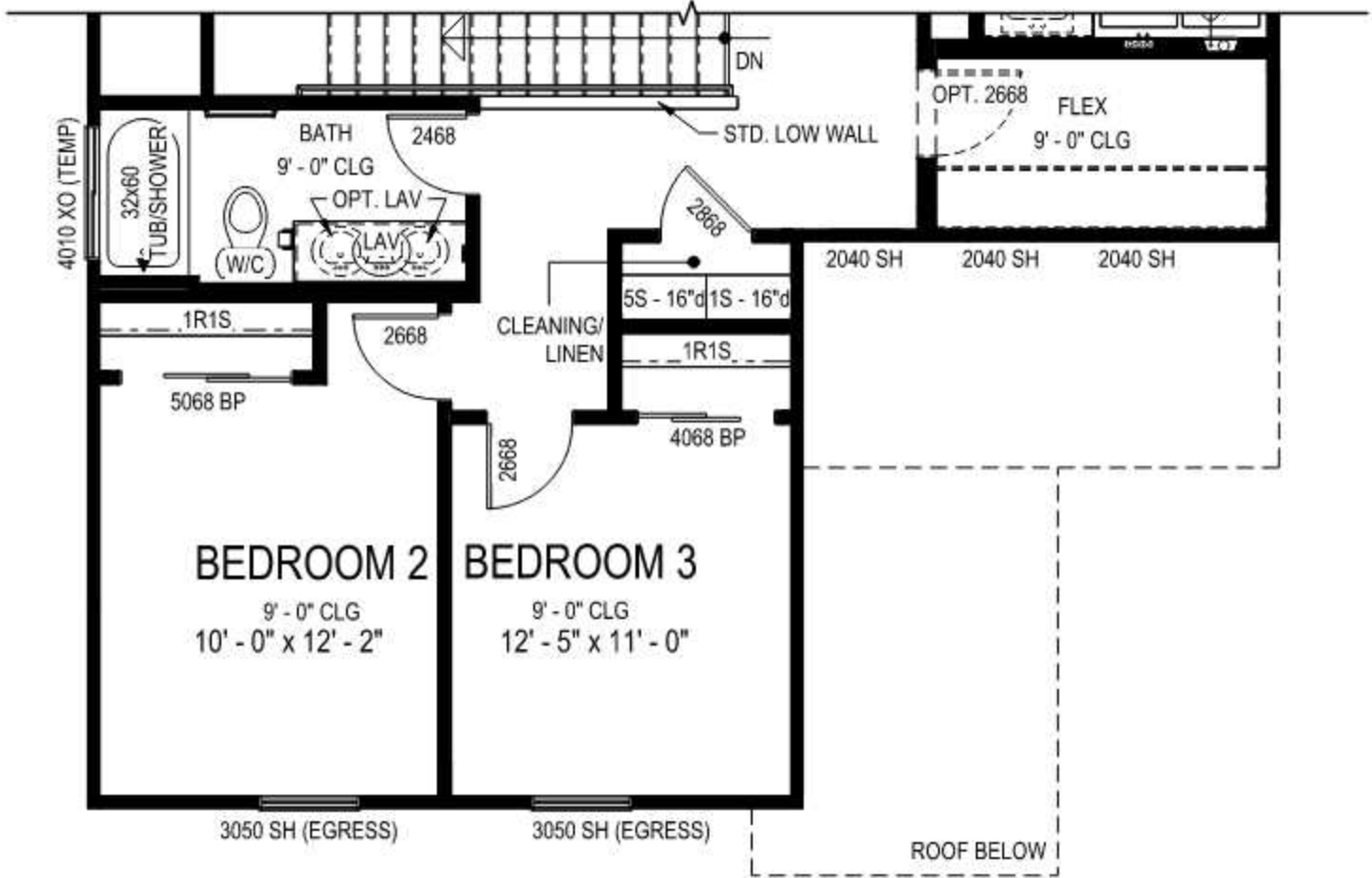
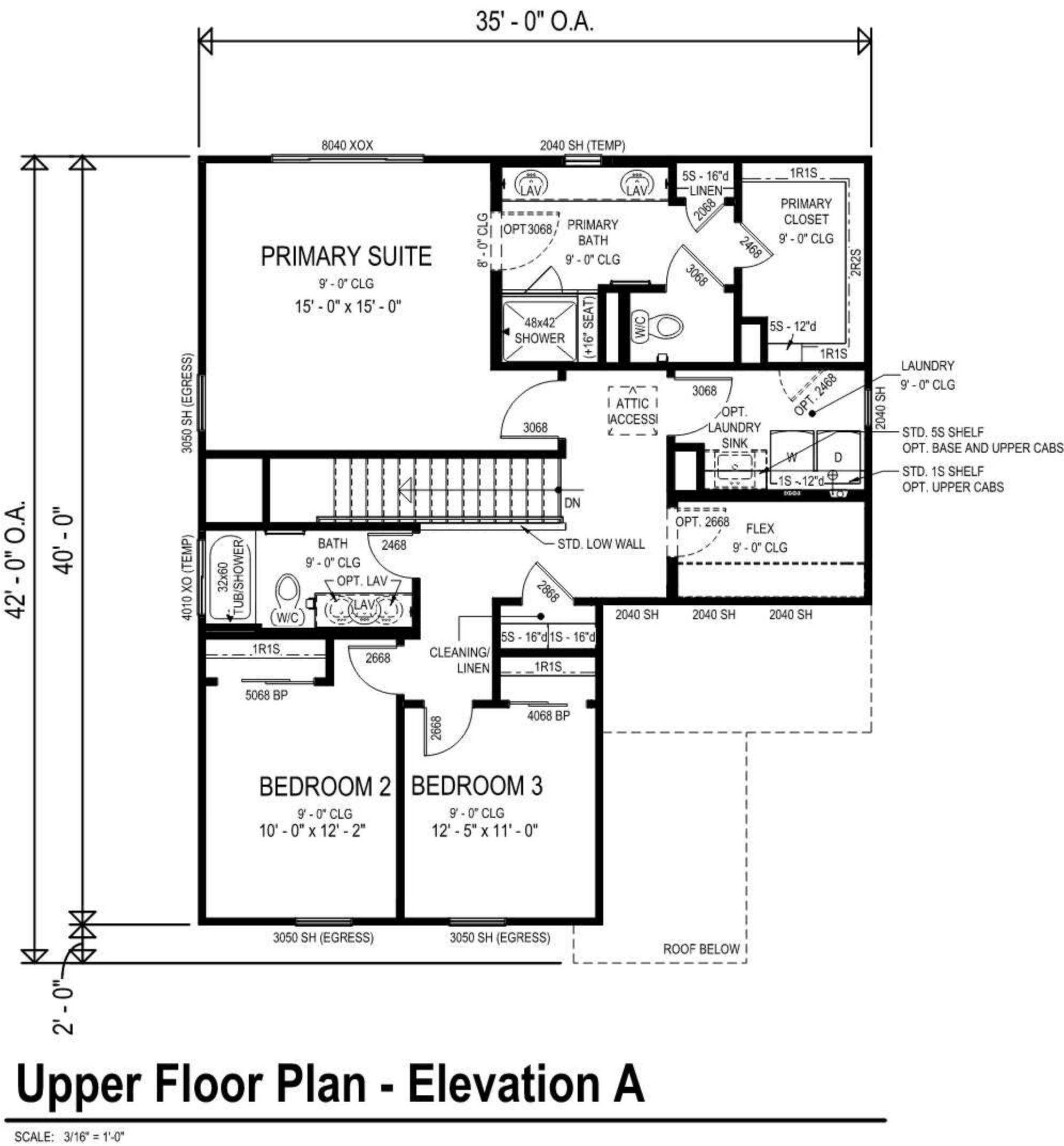
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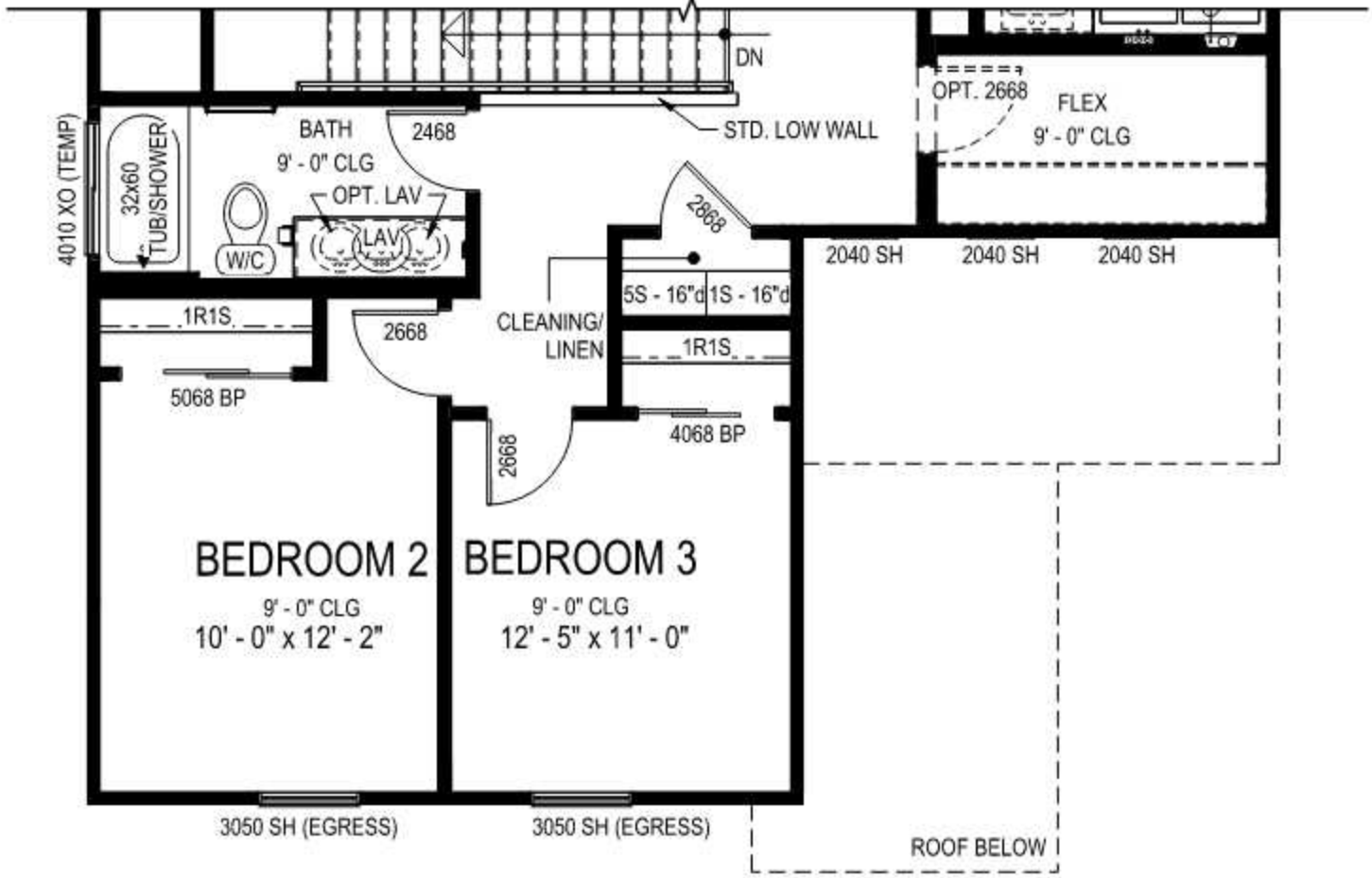
SCALE: 3/16" = 1'-0"

AREA SCHEDULE - STANDARD - ELEV A		
AREA KEY	AREA NAME	AREA
ELEVATION A2		
A	MAIN FLOOR LIVABLE	818 SF
B	UPPER FLOOR LIVABLE	1115 SF
LIVABLE		1933 SF
C	PORCH	93 SF
D	2-CAR GARAGE	442 SF
NON-LIVABLE		535 SF
ELEVATION A2		2468 SF

A1.7
CYPRESS - ASPEN
Rancho Cordova, California

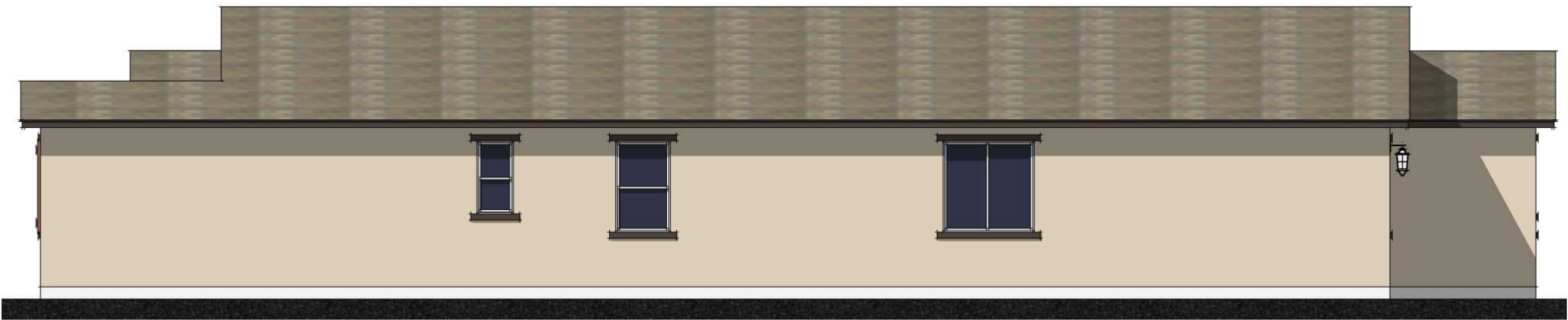


Partial Upper Floor Plan - Elevation C



Partial Upper Floor Plan - Elevation B

AREA SCHEDULE - STANDARD - ELEV A		
AREA KEY	AREA NAME	AREA
ELEVATION A2		
A	MAIN FLOOR LIVABLE	818 SF
B	UPPER FLOOR LIVABLE	1115 SF
LIVABLE		1933 SF
C	PORCH	93 SF
D	2-CAR GARAGE	442 SF
NON-LIVABLE		535 SF
ELEVATION A2		2468 SF



RIGHT



REAR



LEFT

ROOF
(BORAL ROOFING / CONCRETE TILE /
COUNTRY SLATE 900 / SAHARA
QUARTZ BLEND)

STUCCO BODY
(PPG PAINTS / CAMEL TAN / PPG1-13 LRV 41
/ DASHED FINISH)

SIDING
(PPG PAINTS / ROCK CLIFFS /
PPG1101-4 / LRV 43 / DASHED FINISH)

TRIM
(PPG PAINTS / DARK GRANITE /
PPG1005-7 / LRV 5 / SAND FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / DARK GRANITE /
PPG1005-7 / LRV 5 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / PRAIRIE FIRE /
PPG1071-6 / LRV 19 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT



RIGHT

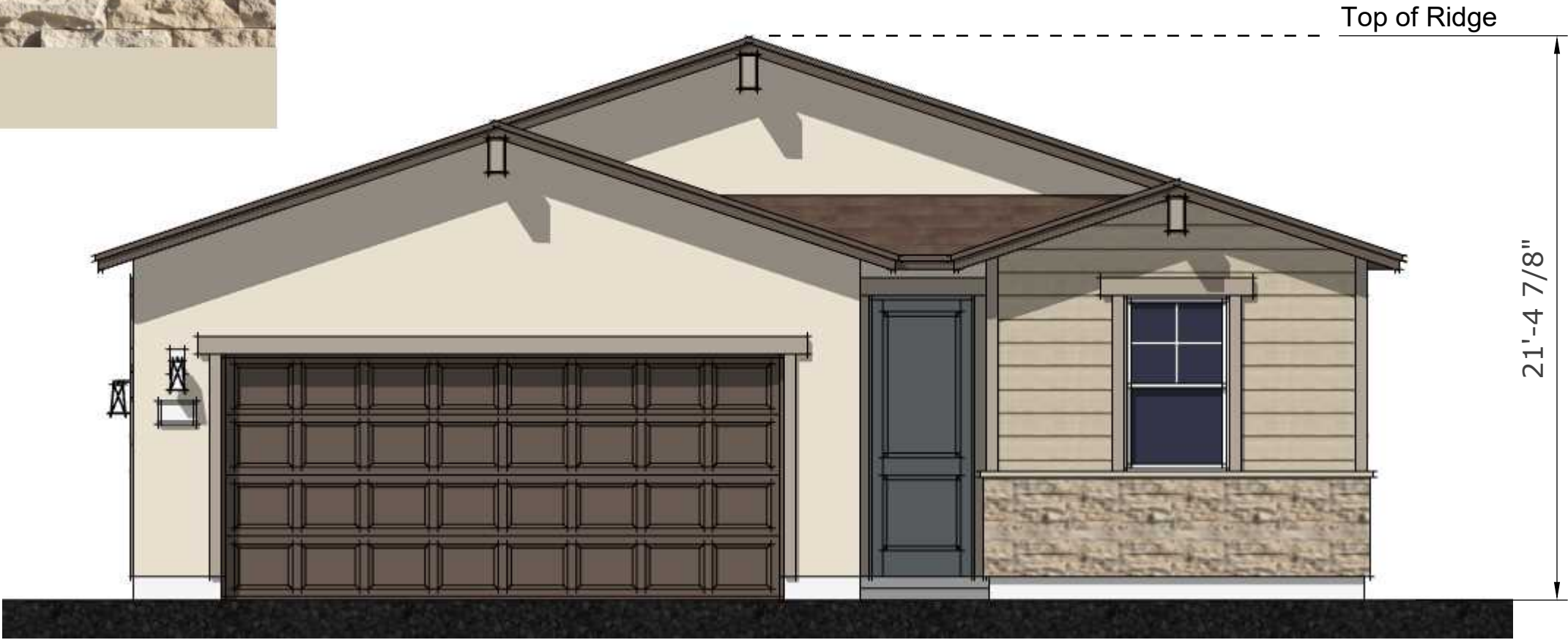


REAR



LEFT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / RUSTIC BROWN
BLEND)
- STUCCO BODY**
(PPG PAINTS / ADOBE WHITE / PPG110A-2 /
LRV 82 / DASHED FINISH)
- TRIM**
(PPG PAINTS / DESERT DUNE /
PPG1023-4 / LRV 42 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- LAP SIDING**
(PPG PAINTS / DUSTY TRAIL /
PPG1097-4 / LRV 50 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / INTROJECTIVE /
PPG15-18 / LRV 12 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / INCHY GEM /
PPG1038-4 / LRV 31 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LEDGECUT /
OCEAN FLOOR)
- TRIM AT STONE**
(PPG PAINTS / TONKED AL MOND /
PPG1097-3 / LRV 61 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT



RIGHT



REAR



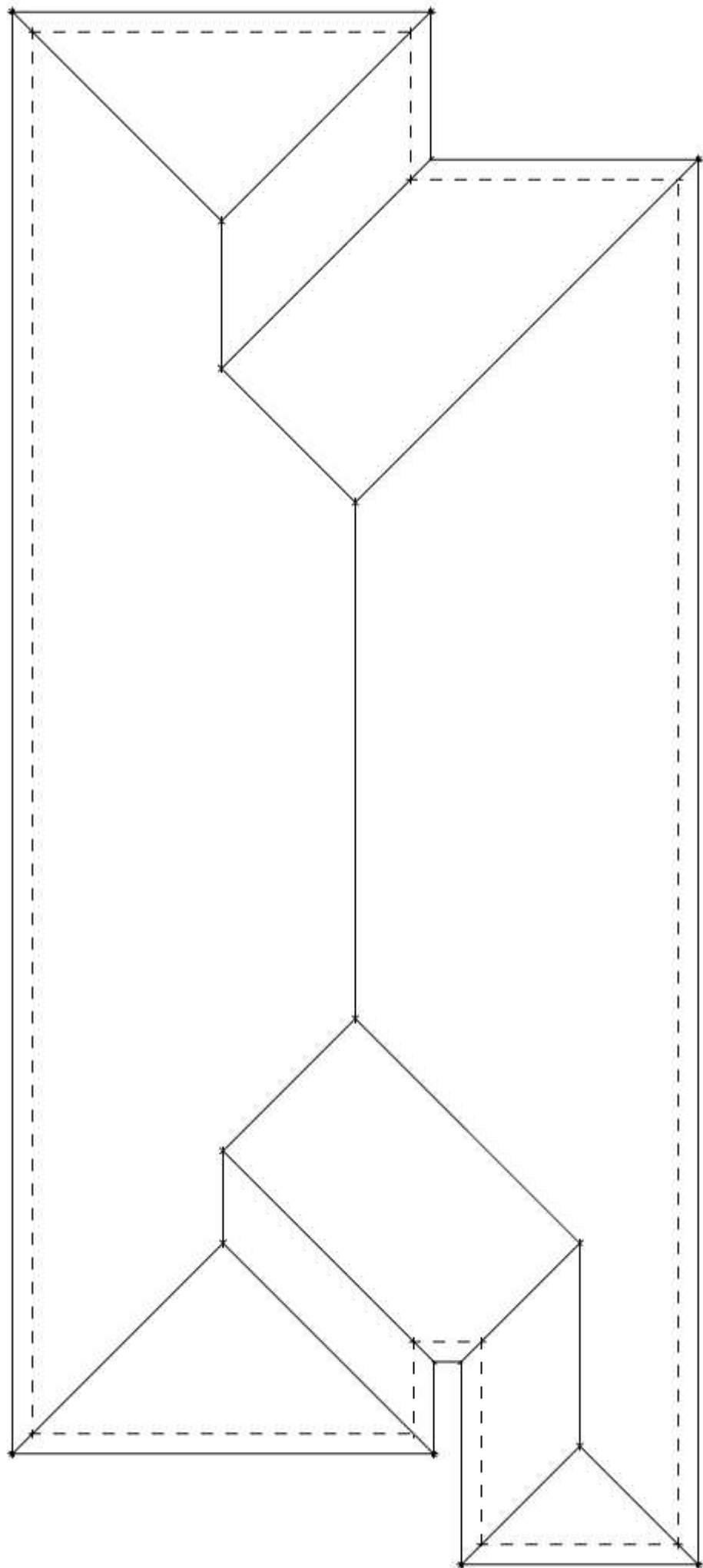
LEFT



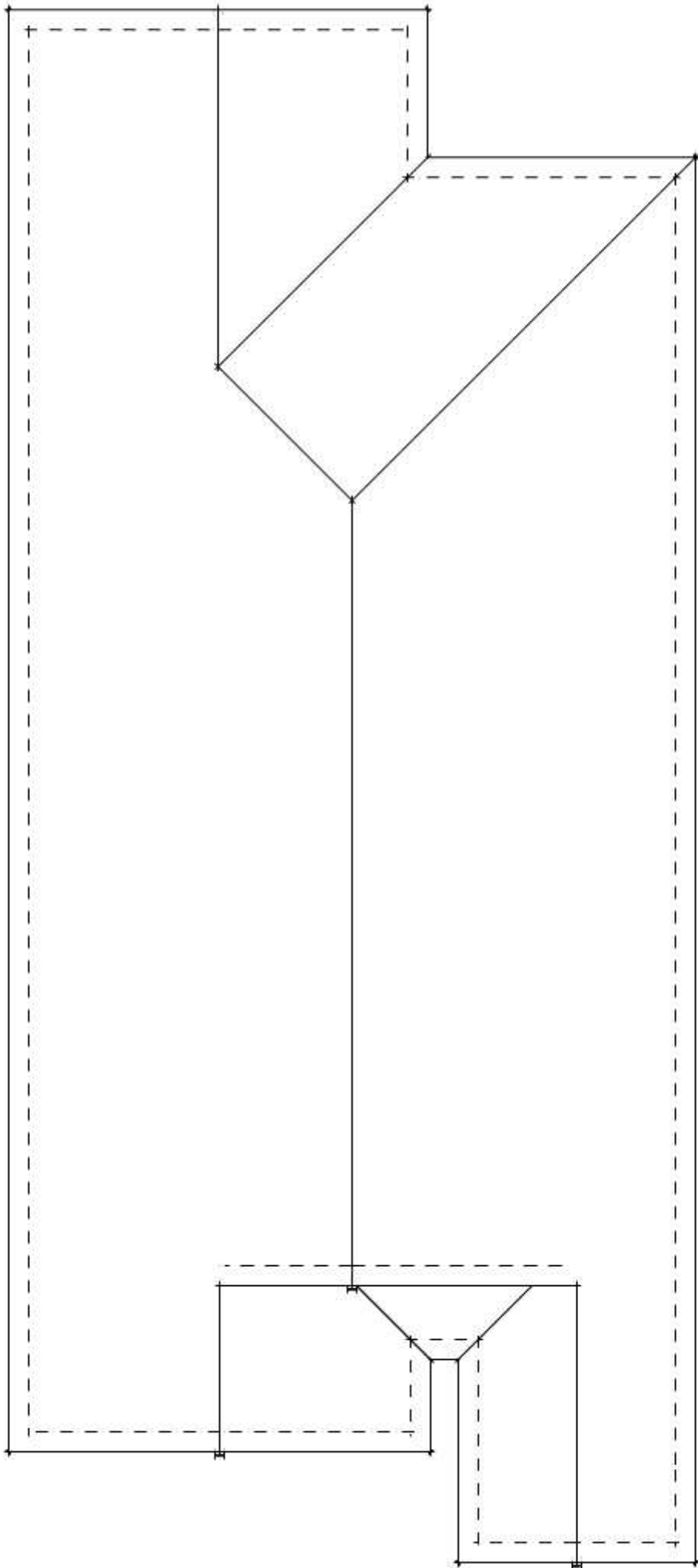
FRONT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 600 SLATE /
APPALACHIAN BLEND)
- STUCCO BODY**
(PPG PAINTS / HURRICANE HAZE / LRV 49 /
PPG1032-2 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / MIRROR MIRROR /
PPG1039-3 / LRV 43 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-800 SPEED
HIDE SEMI-GLOSS FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-800 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / PHANTOM MIST /
PPG1002-7 / LRV 6 / 6-800 SPEED WIDE SEMI-
GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / HEWY / SPAN)

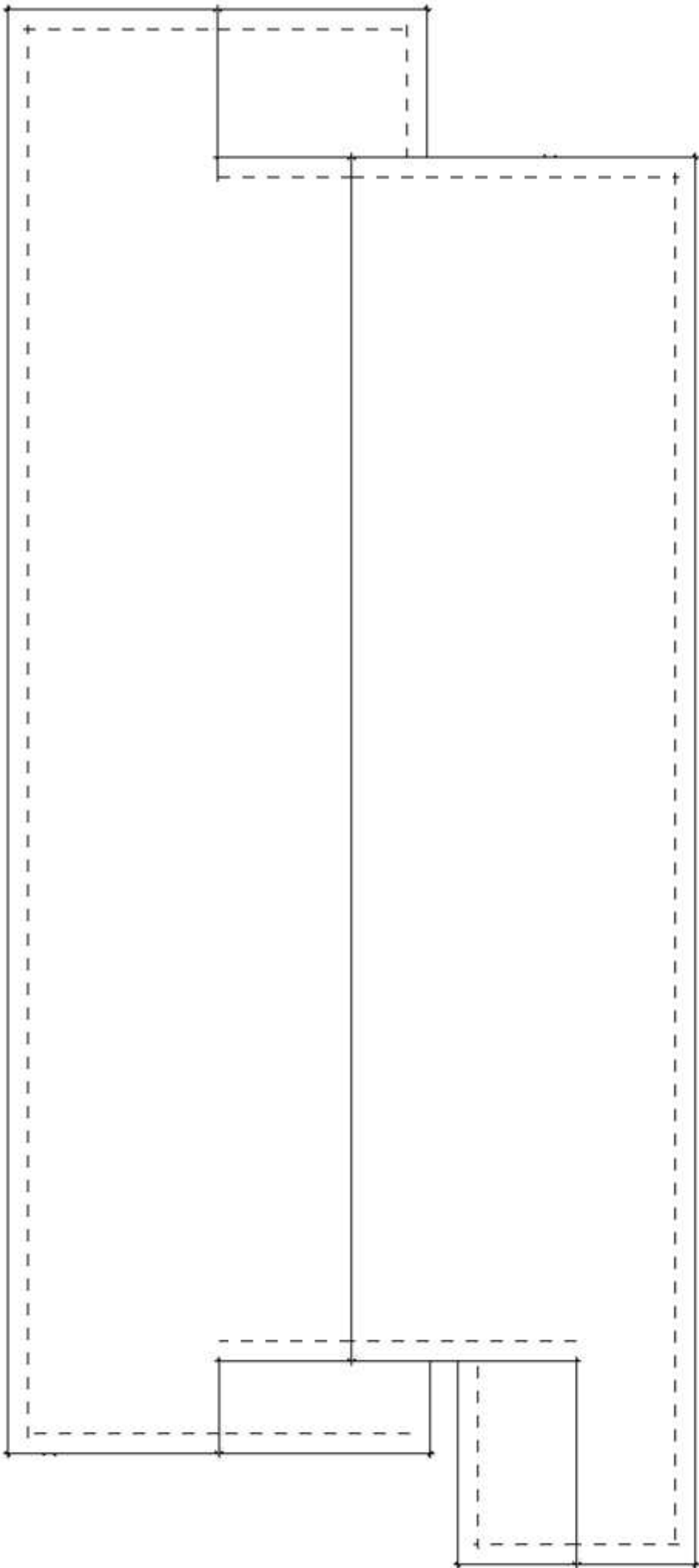




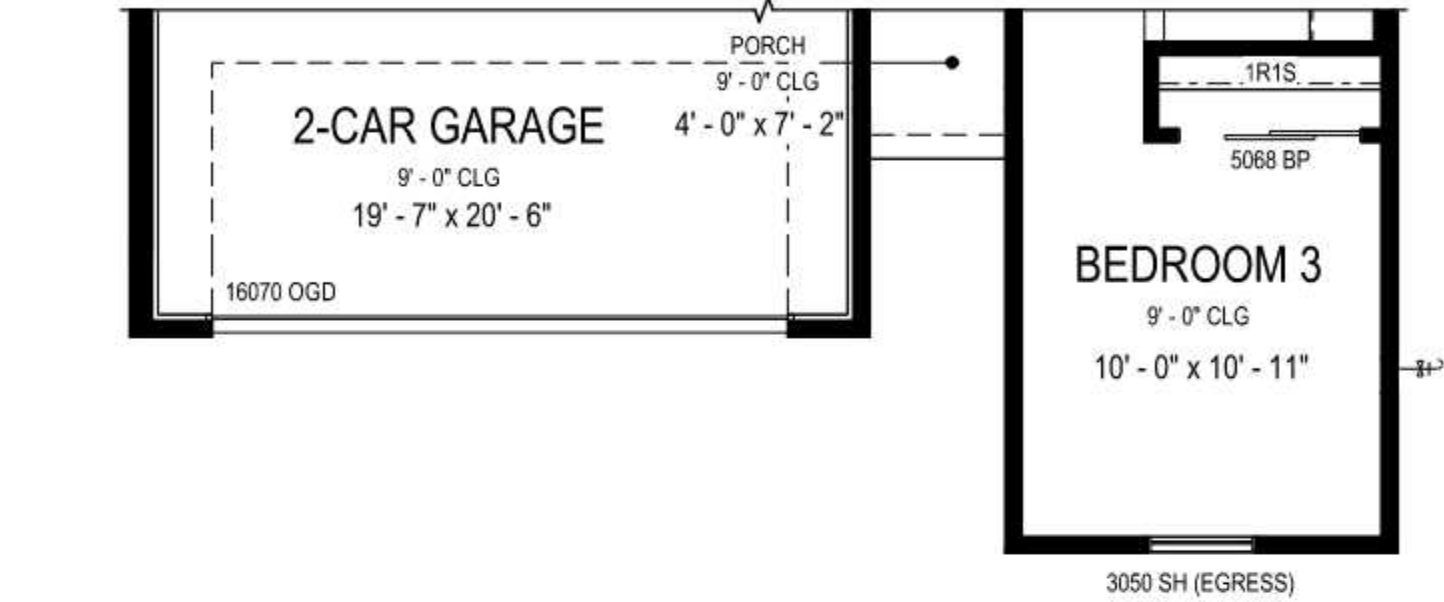
MODERN PRAIRIE



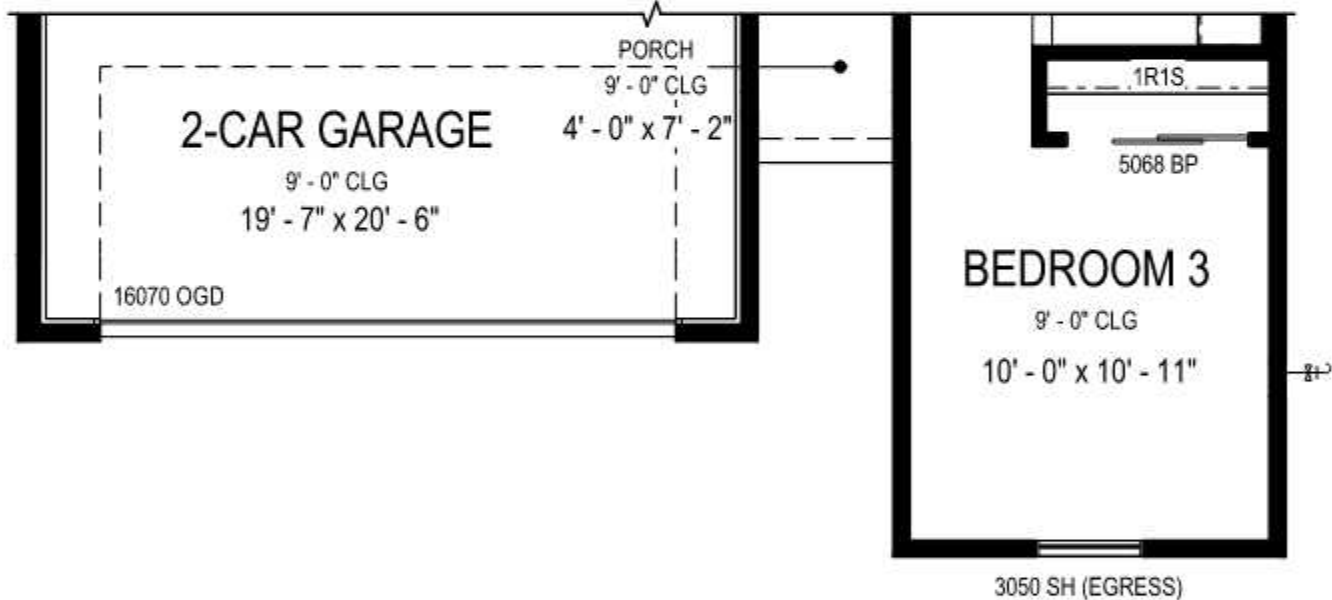
CALIFORNIA COTTAGE



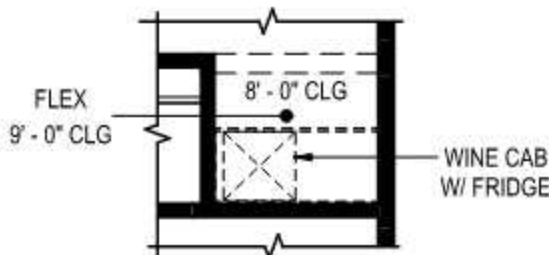
SPANISH



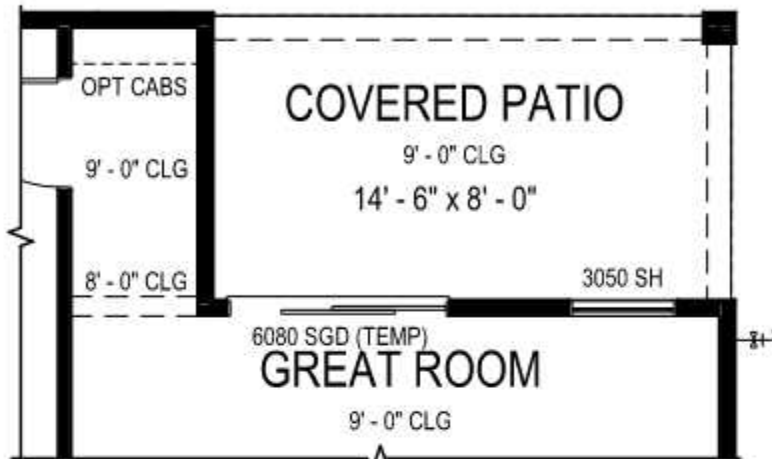
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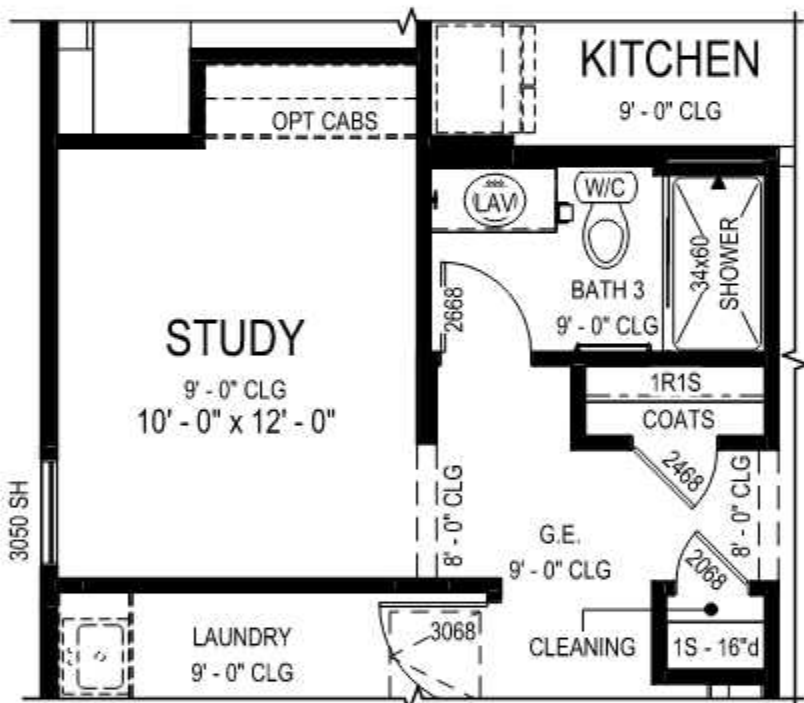
SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

AREA SCHEDULE - STANDARD		
AREA KEY	AREA NAME	AREA
ALL ELEVATIONS		
A	MAIN FLOOR LIVABLE	2124 SF
LIVABLE		2124 SF
B	2-CAR GARAGE	434 SF
C	PORCH	31 SF
NON-LIVABLE		465 SF
ALL ELEVATIONS		2589 SF



RIGHT



REAR



LEFT

ROOF
(BORAL ROOFING / CONCRETE TILE /
COUNTRY SLATE 900 / SAHARA
QUARTZ BLEND)

STUCCO BODY
(PPG PAINTS / EARLY EVENING / PPG1006-3 /
LRV 58 / DASHED FINISH)

SIDING
(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / DASHED FINISH)

TRIM
(PPG PAINTS / COOL CHARCOAL /
PPG1007-6 / LRV 20 / SAND FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / PEGASUS /
PPG1010-1 / LRV 80 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR AND SHUTTERS
(PPG PAINTS / SAILOR'S COAT /
PPG1153-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)

A vertical column of five color swatches corresponding to the material specifications. From top to bottom: a brown tile pattern, a light gray stucco, a medium gray siding, a dark gray trim, and a dark blue front door and shutters.



FRONT

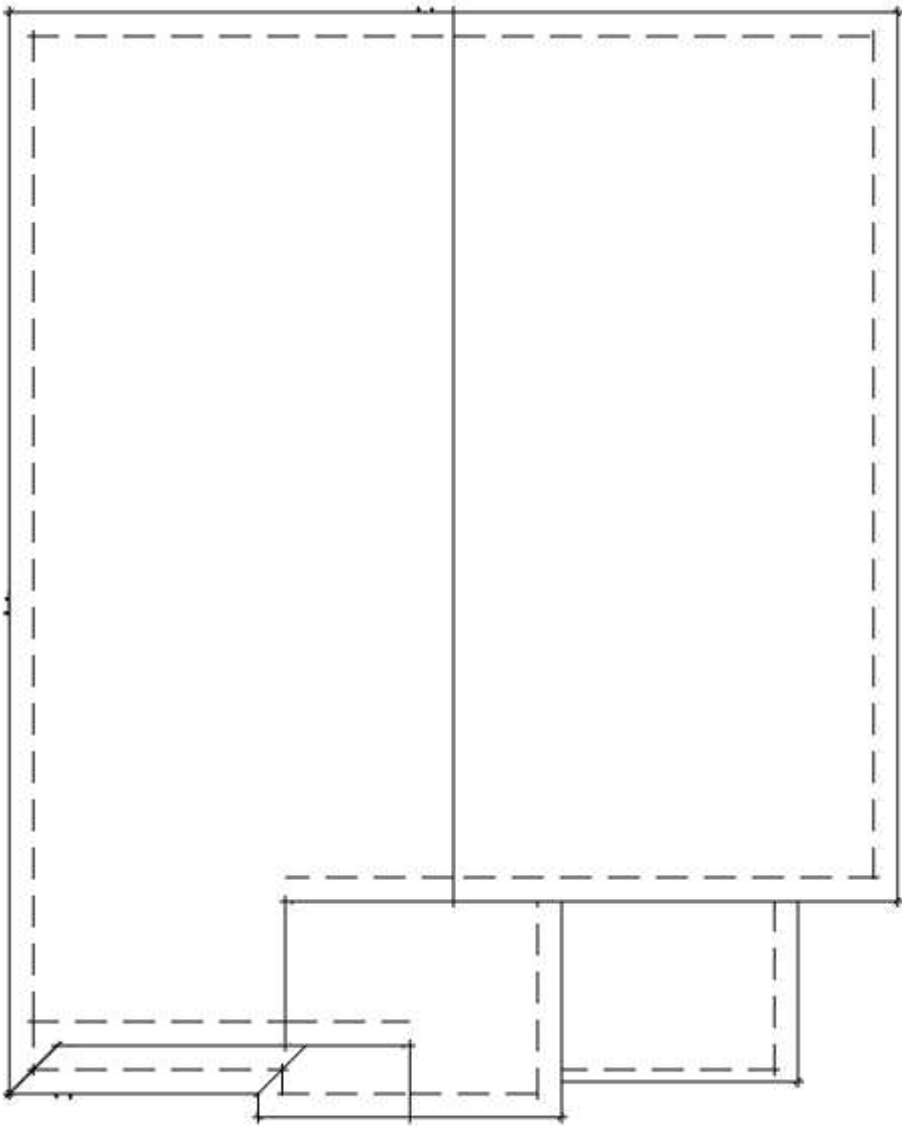
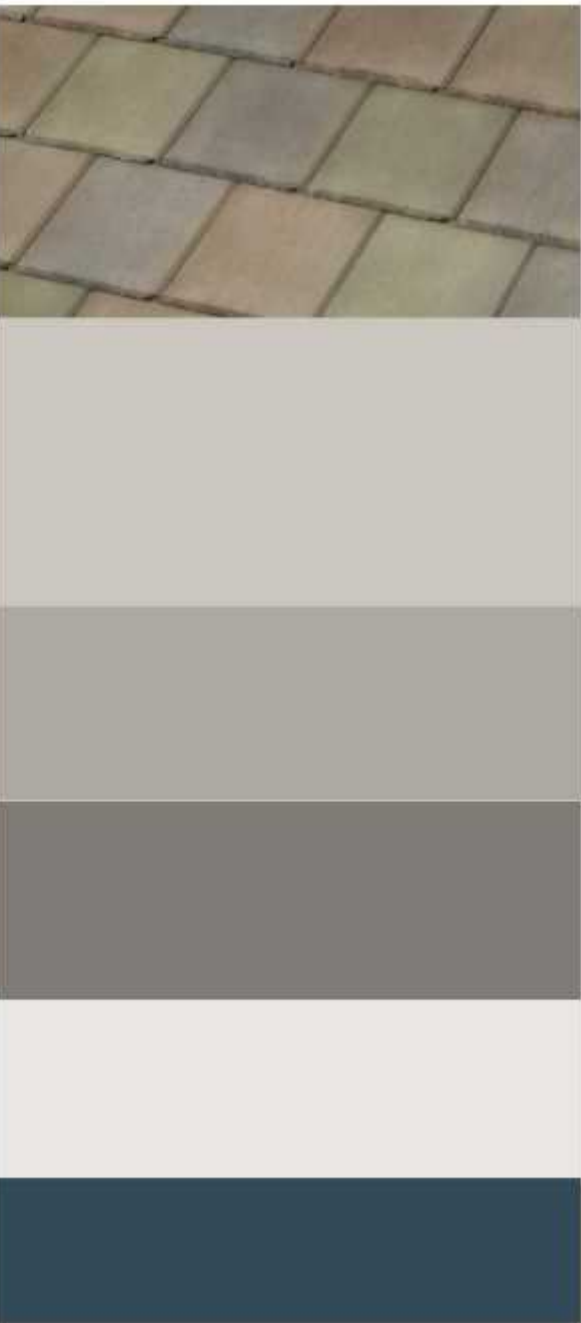


RIGHT - ENHANCED



REAR - ENHANCED

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
COUNTRY SLATE 900 / SAHARA
QUARTZ BLEND)
- STUCCO BODY**
(PPG PAINTS / EARLY EVENING / PPG1006-3 /
LRV 58 / DASHED FINISH)
- SIDING**
(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / DASHED FINISH)
- TRIM**
(PPG PAINTS / COOL CHARCOAL /
PPG1007-6 / LRV 20 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / PEGASUS /
PPG1010-1 / LRV 80 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR AND SHUTTERS**
(PPG PAINTS / SAILOR'S COAT /
PPG1153-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)



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



RIGHT



REAR



LEFT

ROOF
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / RUSTIC BROWN
BLEND)

STUCCO BODY
(PPG PAINTS / GYPSUM /
PPG1006-1 / LRV 83 / DASHED FINISH)

LAP SIDING
(PPG PAINTS / TRUE KHAKI /
PPG14-27 / LRV 42 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)

TRIM
(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / SAND FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / LOTTERY WINNINGS /
PPG1129-6 / LRV 21 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

STONE VENEER
(ELDORADO STONE / LEDGECUT / BIRCH)

TRIM AT STONE
(PPG PAINTS / MOTH GRAY /
PPG1024-4 / LRV 58 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT

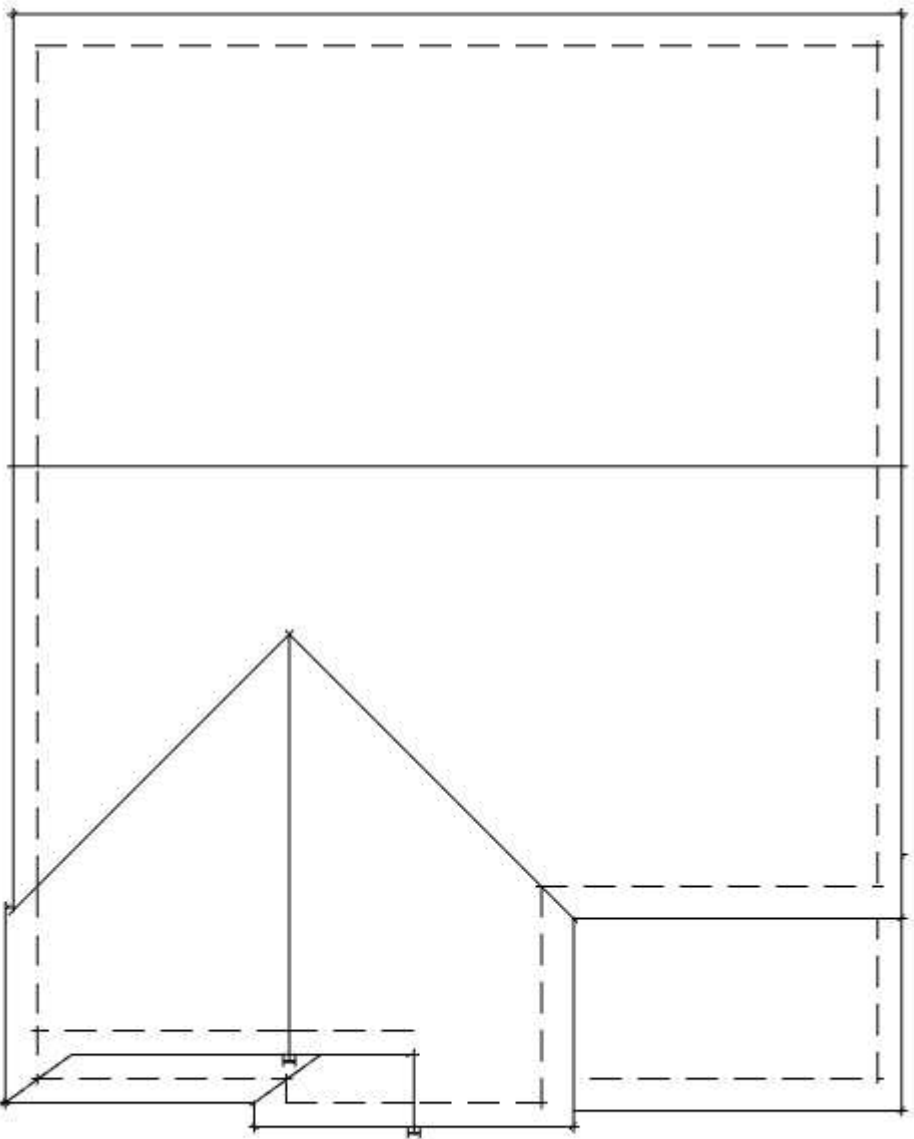


RIGHT - ENHANCED



REAR - ENHANCED

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / RUSTIC BROWN
BLEND)
- STUCCO BODY**
(PPG PAINTS / GYPSUM /
PPG1006-1 / LRV 83 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / TRUE KHAKI /
PPG14-27 / LRV 42 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / LOTTERY WINNINGS /
PPG1129-6 / LRV 21 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LEDGECUT / BIRCH)
- TRIM AT STONE**
(PPG PAINTS / MOTH GRAY /
PPG1024-4 / LRV 58 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



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



RIGHT



REAR



LEFT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
APPALACHIAN BLEND)
- STUCCO BODY**
(PPG PAINTS / SOLSTICE / PPG1010-3 /
LRV 51 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / PHOENIX FOSSIL /
PPG1009-5 / LRV 28 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / DESERT DUNE /
PPG1023-4 / LRV 42 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / PORTABELLA /
PPG15-23 / LRV 34 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / BRONCO BROWN /
PPG15-03 / LRV 25 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / HEWN /
TALUS)



FRONT



RIGHT - ENHANCED



REAR - ENHANCED

ROOF
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
APPALACHIAN BLEND)

STUCCO BODY
(PPG PAINTS / SOLSTICE / PPG1010-3 /
LRV 51 / DASHED FINISH)

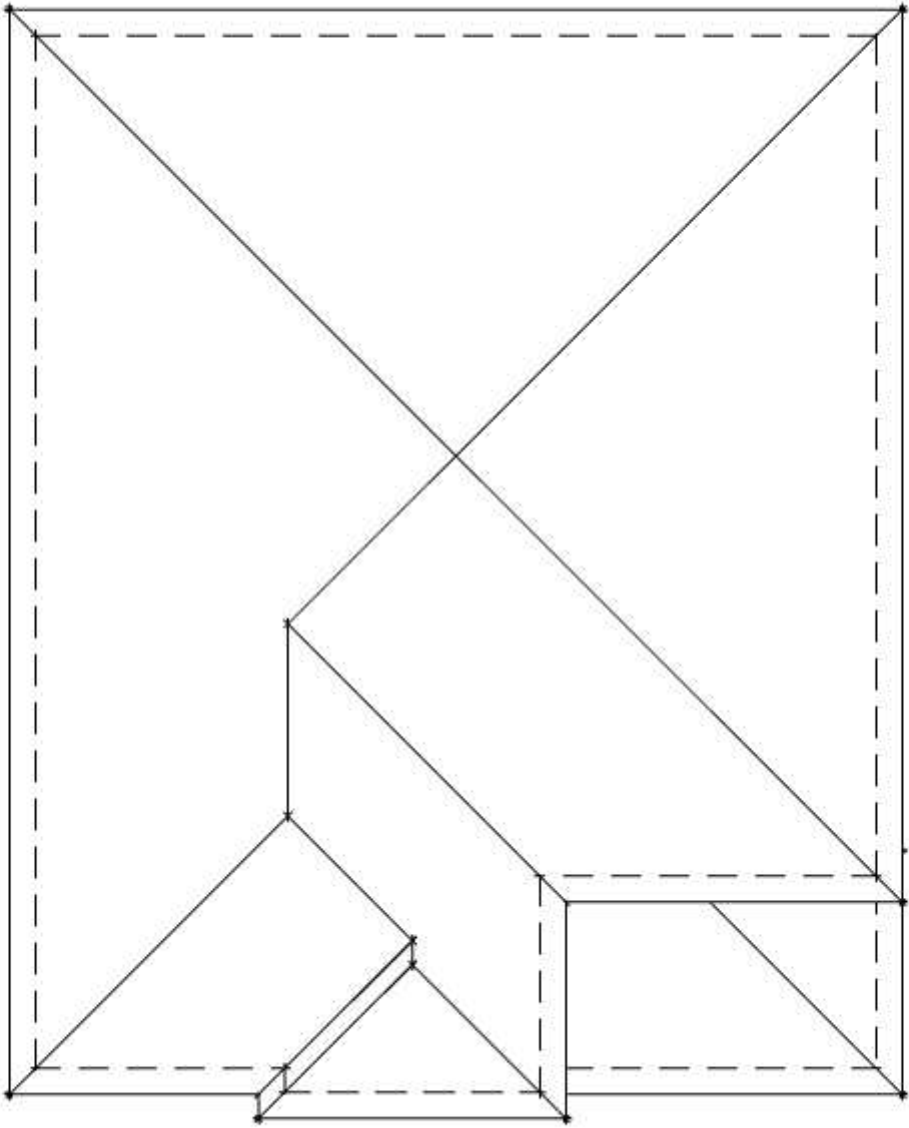
LAP SIDING
(PPG PAINTS / PHOENIX FOSSIL /
PPG1009-5 / LRV 28 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)

TRIM
(PPG PAINTS / DESERT DUNE /
PPG1023-4 / LRV 42 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

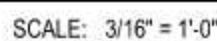
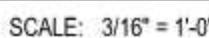
FASCIA / GARAGE DOOR
(PPG PAINTS / PORTABELLA /
PPG15-23 / LRV 34 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / BRONCO BROWN /
PPG15-03 / LRV 25 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)

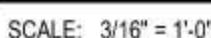
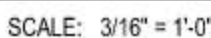
STONE VENEER
(ELDORADO STONE / HEWN /
TALUS)



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



SCALE : $3/16" = 1'-0"$

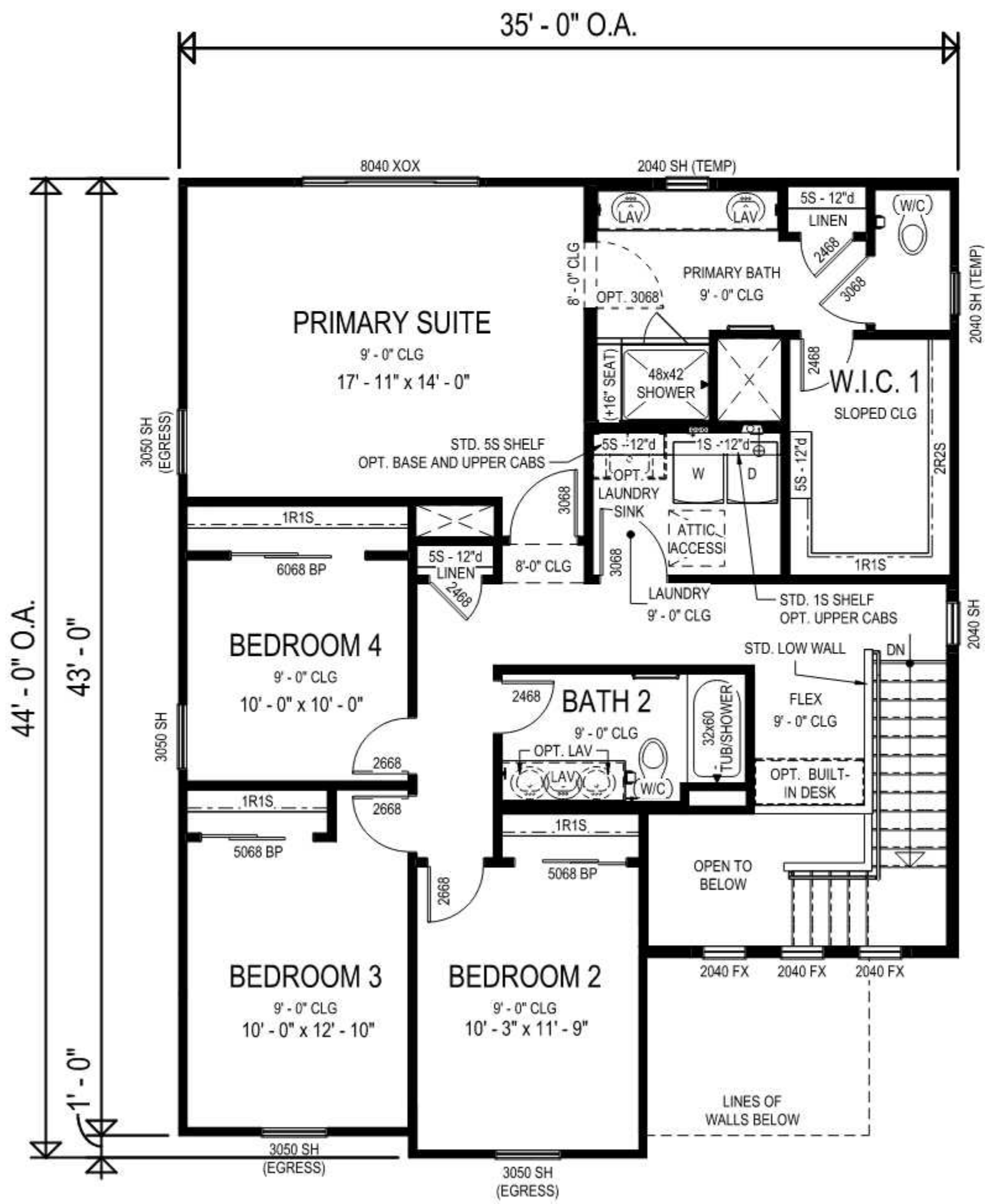


AREA SCHEDULE - OPTIONS		
AREA KEY	AREA NAME	AREA
ALL ELEVATIONS		
X	OPTIONAL COVERED PATIO	+99 SF
Y	OPTIONAL EXTENDED COVERED PATIO	+234 SF

A3.7

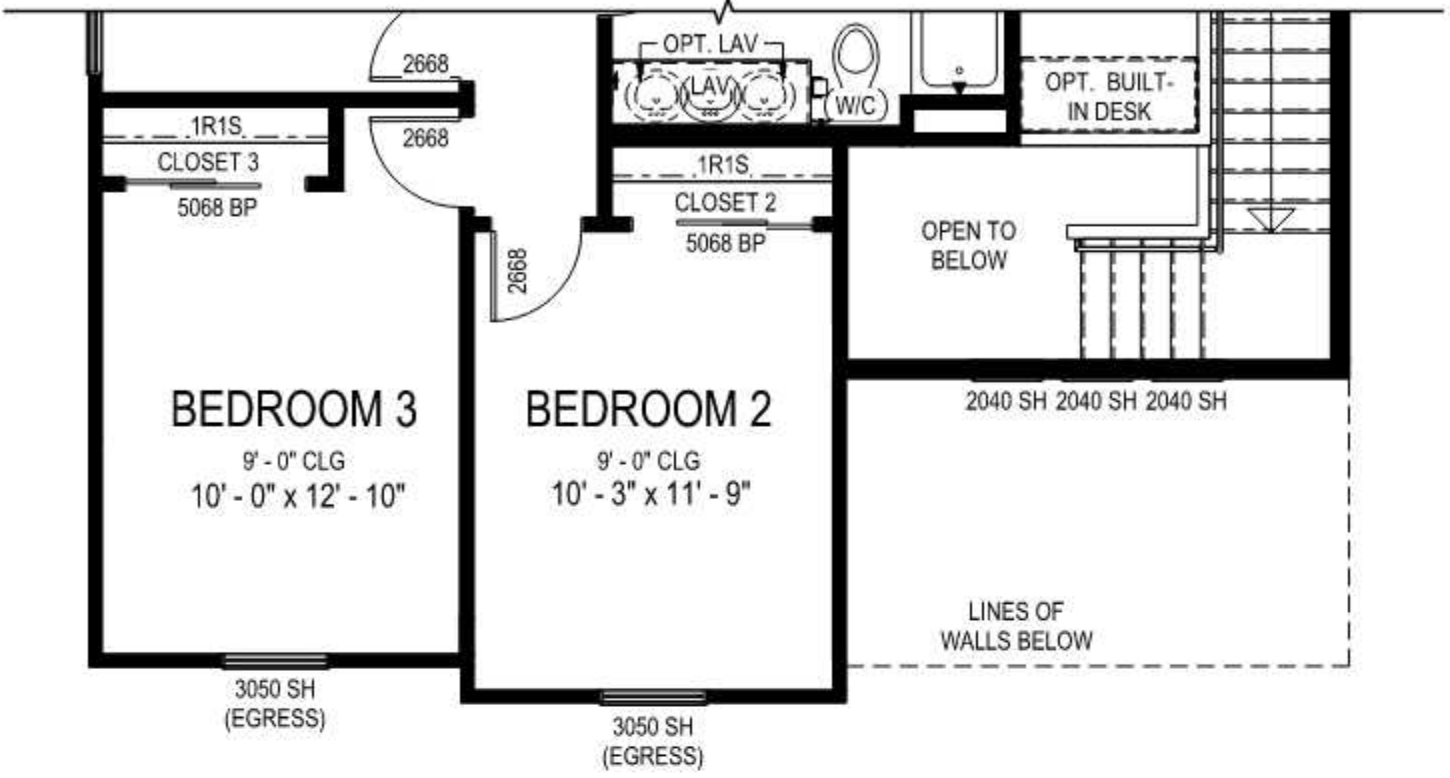
CYPRESS - ASPEN

Rancho Cordova, California



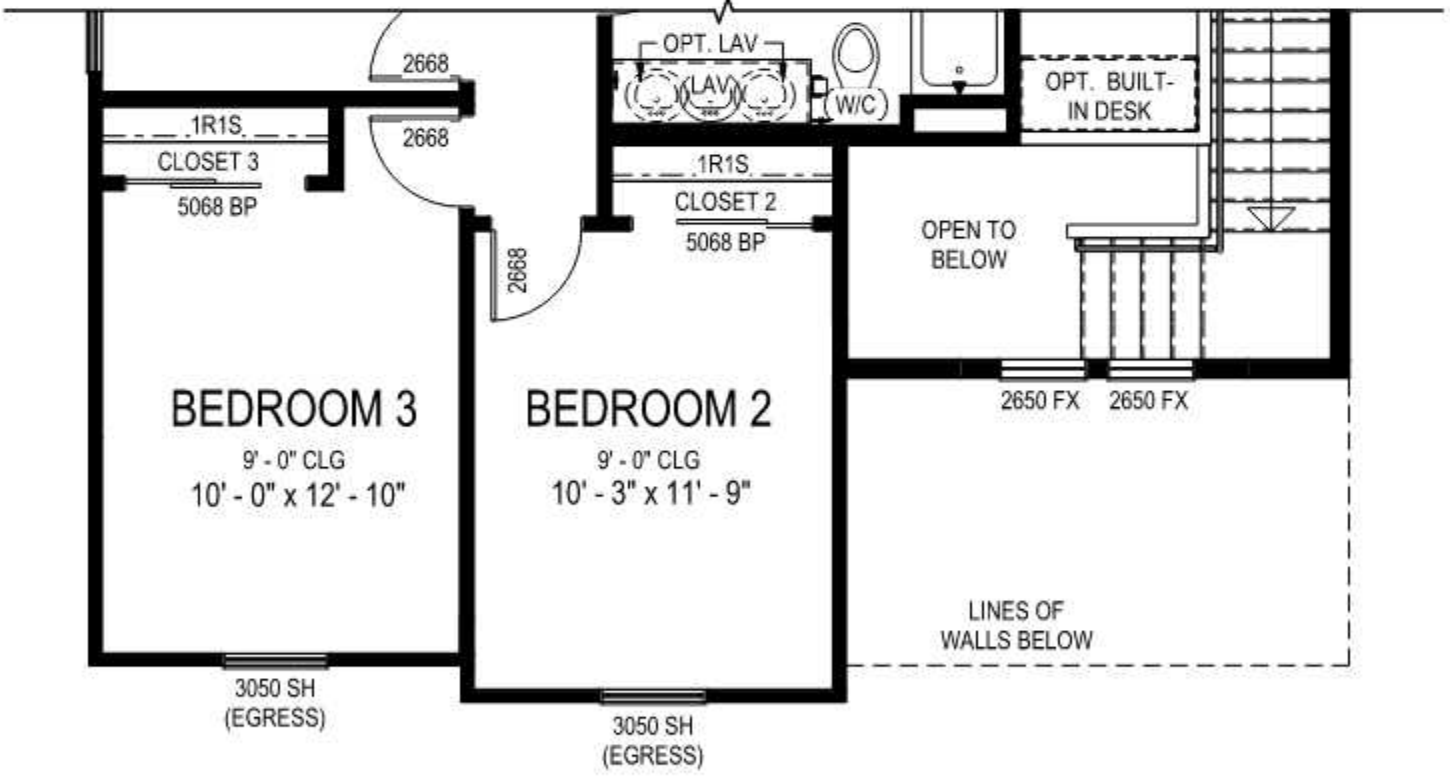
Upper Floor Plan - Elevation A

SCALE: 3/16" = 1'-0"



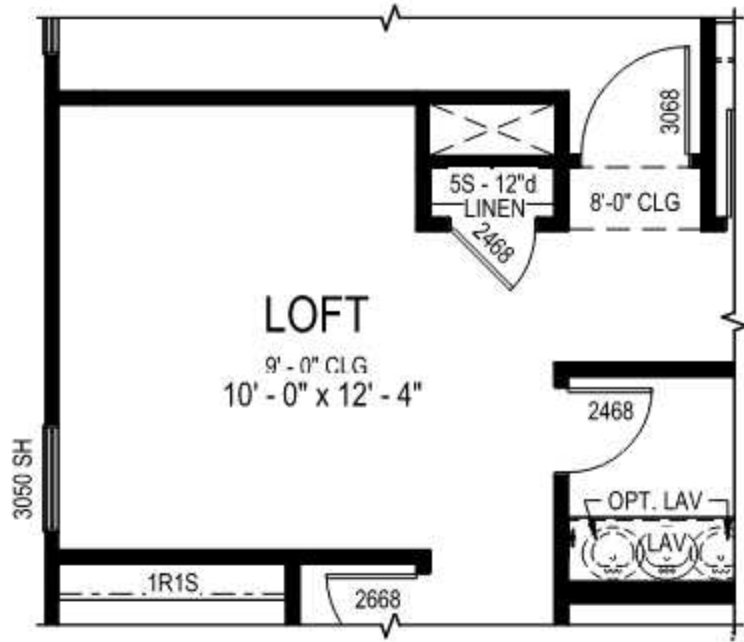
Partial Upper Floor Plan - Elevation C

SCALE: 3/16" = 1'-0"



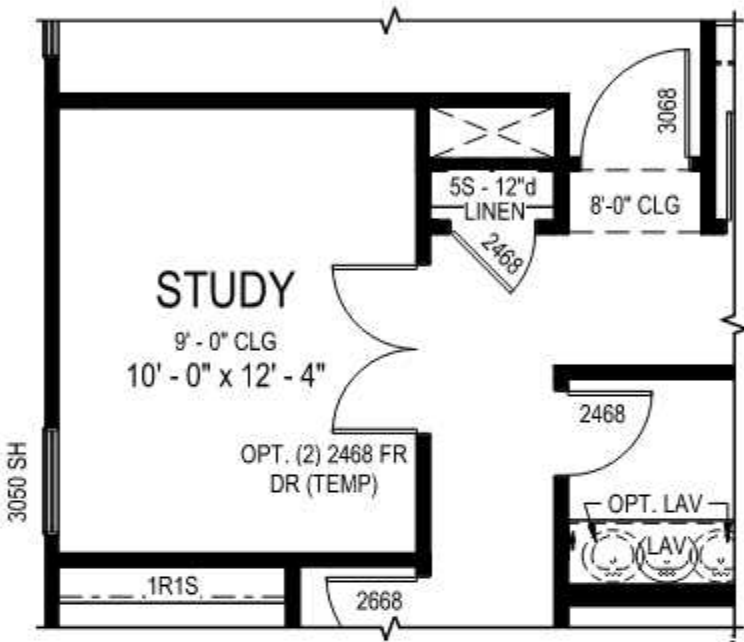
Partial Upper Floor Plan - Elevation B

SCALE: 3/16" = 1'-0"



Opt. Loft I.L.O. Bedroom 4
Partial Upper Floor Plan

SCALE: 3/16" = 1'-0"



Opt. Study I.L.O. Bedroom 4
Partial Upper Floor Plan

SCALE: 3/16" = 1'-0"

AREA SCHEDULE - ELEV A		
AREA KEY	AREA NAME	AREA
ELEVATION A2		
A	MAIN FLOOR LIVABLE	865 SF
B	UPPER FLOOR LIVABLE	1286 SF
LIVABLE		2151 SF
C	PORCH	80 SF
D	2-CAR GARAGE	528 SF
NON-LIVABLE		608 SF
ELEVATION A2		2759 SF

AREA SCHEDULE - ELEV B		
AREA KEY	AREA NAME	AREA
ELEVATION B2		
A	MAIN FLOOR LIVABLE	865 SF
B	UPPER FLOOR LIVABLE	1286 SF
LIVABLE		2151 SF
C	PORCH	80 SF
D	2-CAR GARAGE	528 SF
NON-LIVABLE		608 SF
ELEVATION B2		2759 SF

AREA SCHEDULE - ELEV C		
AREA KEY	AREA NAME	AREA
ELEVATION C2		
A	MAIN FLOOR LIVABLE	865 SF
B	UPPER FLOOR LIVABLE	1286 SF
LIVABLE		2151 SF
C	PORCH	80 SF
D	2-CAR GARAGE	528 SF
NON-LIVABLE		608 SF
ELEVATION C2		2759 SF



RIGHT



REAR



LEFT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
COUNTRY SLATE 900 / SAHARA
QUARTZ BLEND)
- STUCCO BODY**
(PPG PAINTS / DELICATE WHITE / PPG1001-1
/ LRV 88 / DASHED FINISH)
- SIDING**
(PPG PAINTS / EDELWEISS /
PPG14-23 / LRV 79 / DASHED FINISH)
- TRIM**
(PPG PAINTS / GREYHOUND /
PPG1008-3 / LRV 44 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / DARK GRANITE /
PPG1006-7 / LRV 5 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / SPICY MUSTARD /
PPG1006-5 / LRV 47 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT

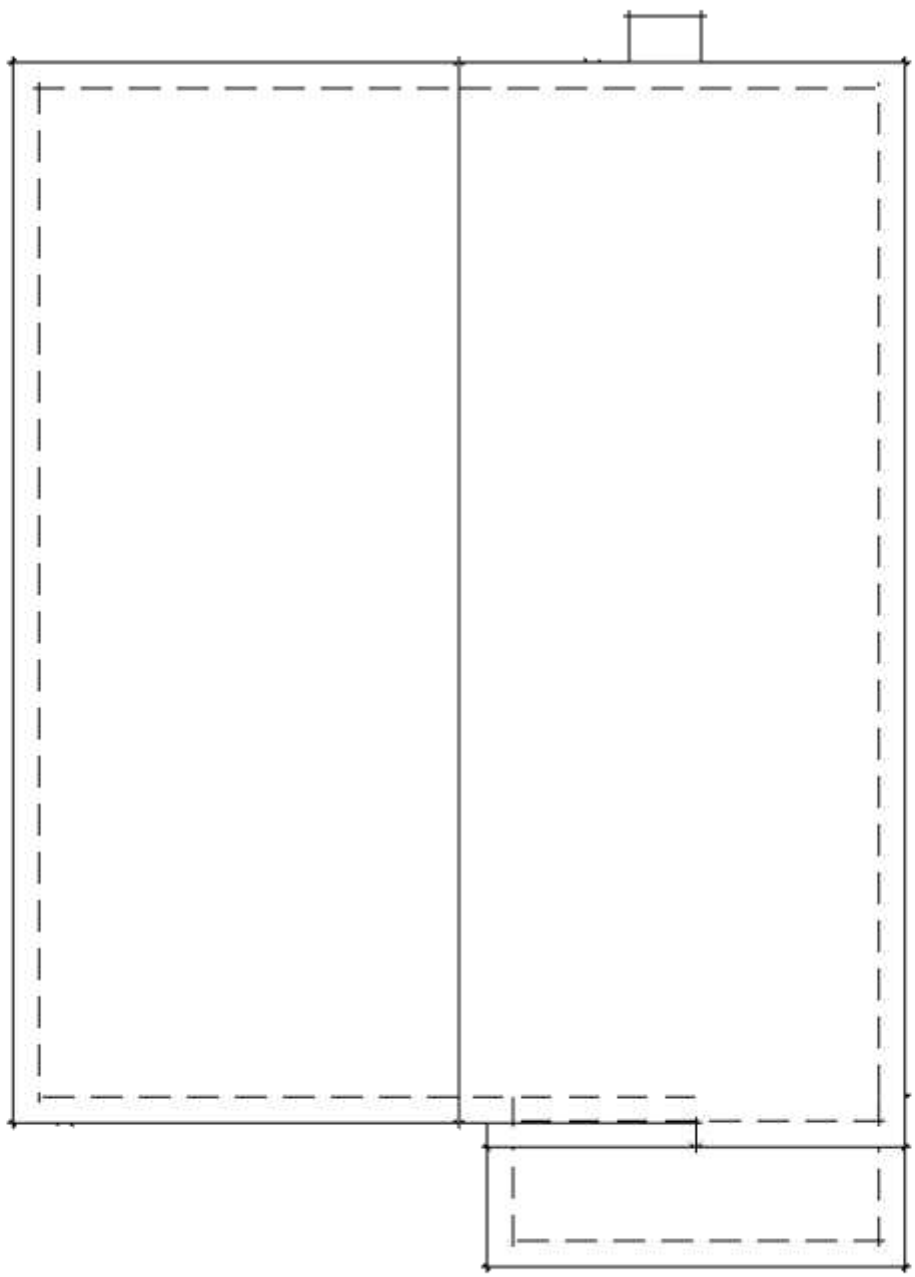


RIGHT ENHANCED

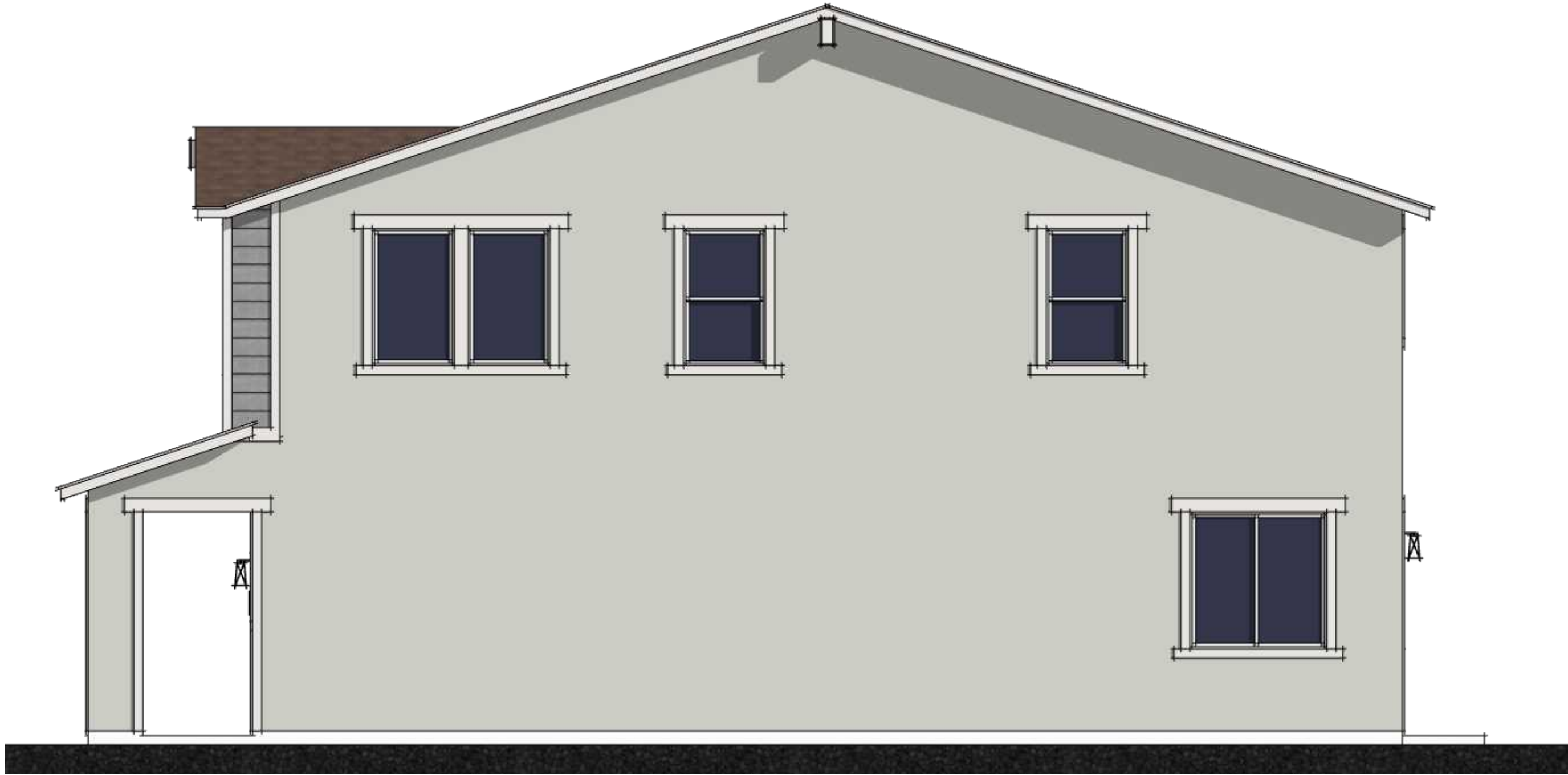


REAR ENHANCED

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
COUNTRY SLATE 900) / SAHARA
QUARTZ BLEND)
- STUCCO BODY**
(PPG PAINTS / DELICATE WHITE / PPG1001-1
/ LRV 88 / DASHED FINISH)
- SIDING**
(PPG PAINTS / EDELWEISS /
PPG14-23 / LRV 79 / DASHED FINISH)
- TRIM**
(PPG PAINTS / GREYHOUND /
PPG1008-3 / LRV 44 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / DARK GRANITE /
PPG1005-7 / LRV 5 / 6-900 SPEED HIDE
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / SPICY MUSTARD /
PPG1008-5 / LRV 47 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



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



RIGHT



REAR



LEFT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / RUSTIC BROWN
BLEND)
- STUCCO BODY**
(PPG PAINTS / BAY OF FUNDY / PPG10-07 /
LRV 88 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / PHOENIX FOSSIL /
PPG1009-5 / LRV 28 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / PEGASUS /
PPG1010-1 / LRV 90 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / PEGASUS /
PPG1010-1 / LRV 80 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / MUTED COPPER /
PPG16-30 / LRV 16 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LEDGESTONE /
WHITE CAP)
- TRIM AT STONE**
(PPG PAINTS / DOGWOOD BLOSSOM /
PPG14-24 / LRV 79 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)



FRONT



RIGHT ENHANCED



REAR ENHANCED

ROOF
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / RUSTIC BROWN
BLEND)

STUCCO BODY
(PPG PAINTS / BAY OF FUNDY / PPG10-07 /
LRV 88 / DASHED FINISH)

LAP SIDING
(PPG PAINTS / PHOENIX FOSSIL /
PPG1009-5 / LRV 28 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)

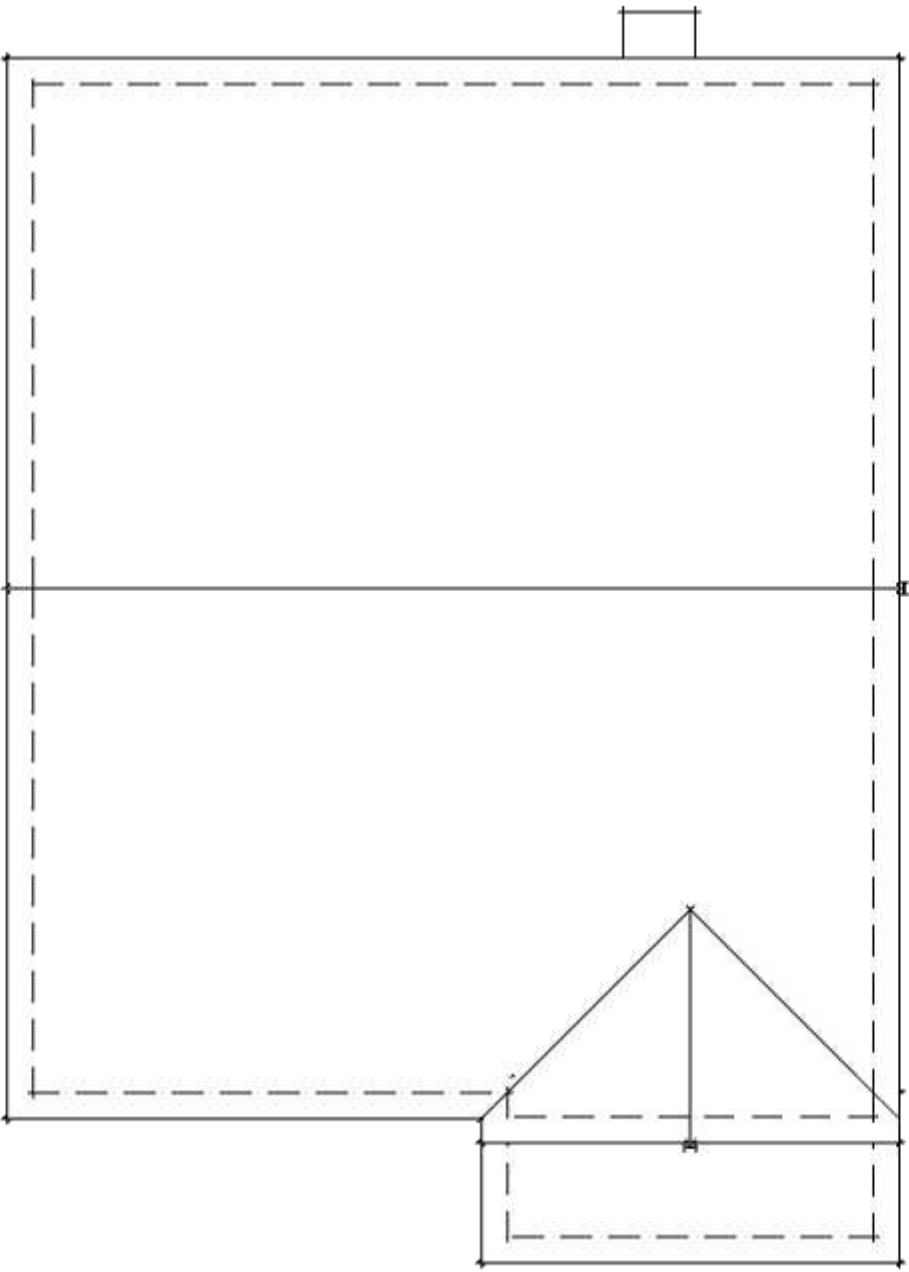
TRIM
(PPG PAINTS / PEGASUS /
PPG1010-1 / LRV 80 / SAND FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / PEGASUS /
PPG1010-1 / LRV 80 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / MUTED COPPER /
PPG16-30 / LRV 16 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)

STONE VENEER
(ELDORADO STONE / LEDGESTONE /
WHITE CAP)

TRIM AT STONE
(PPG PAINTS / DOGWOOD BLOSSOM /
PPG14-24 / LRV 79 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)



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



RIGHT

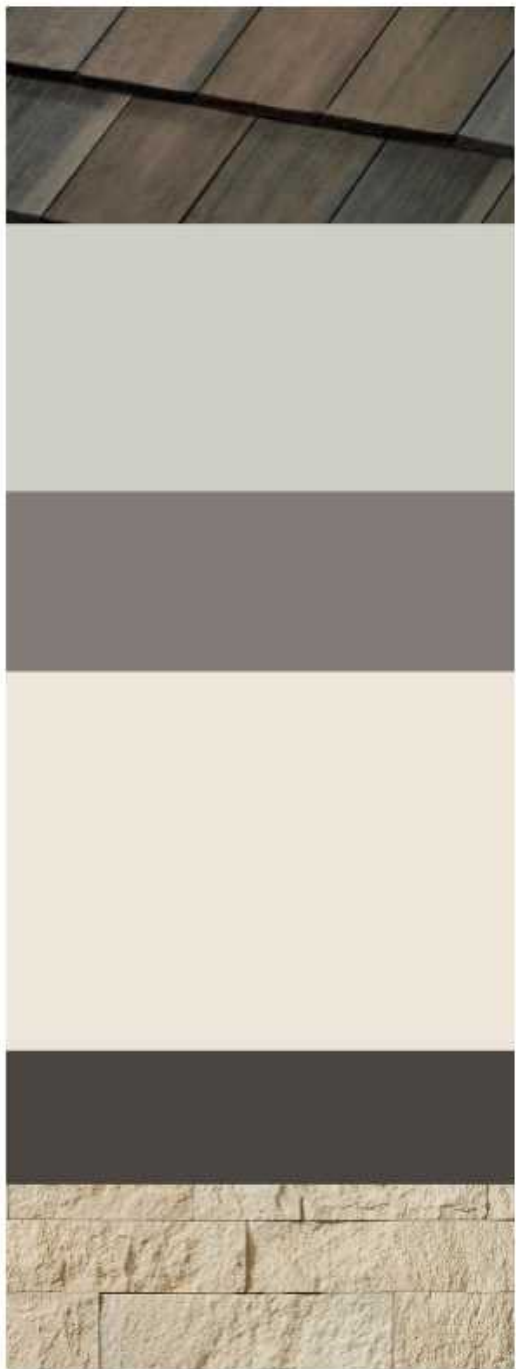


REAR



LEFT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
APPALACHIAN BLEND)
- STUCCO BODY**
(PPG PAINTS / BAY OF FUNDY /
PPG10-07 / LRV 63 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / COOL CHARCOAL /
PPG1007-6 / LRV 20 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / EDELWEISS /
PPG14-23 / LRV 79 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / EDELWEISS /
PPG14-23 / LRV 79 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / PHANTOM MIST /
PPG1002-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / HEVIN /
FOUNDATION)



FRONT

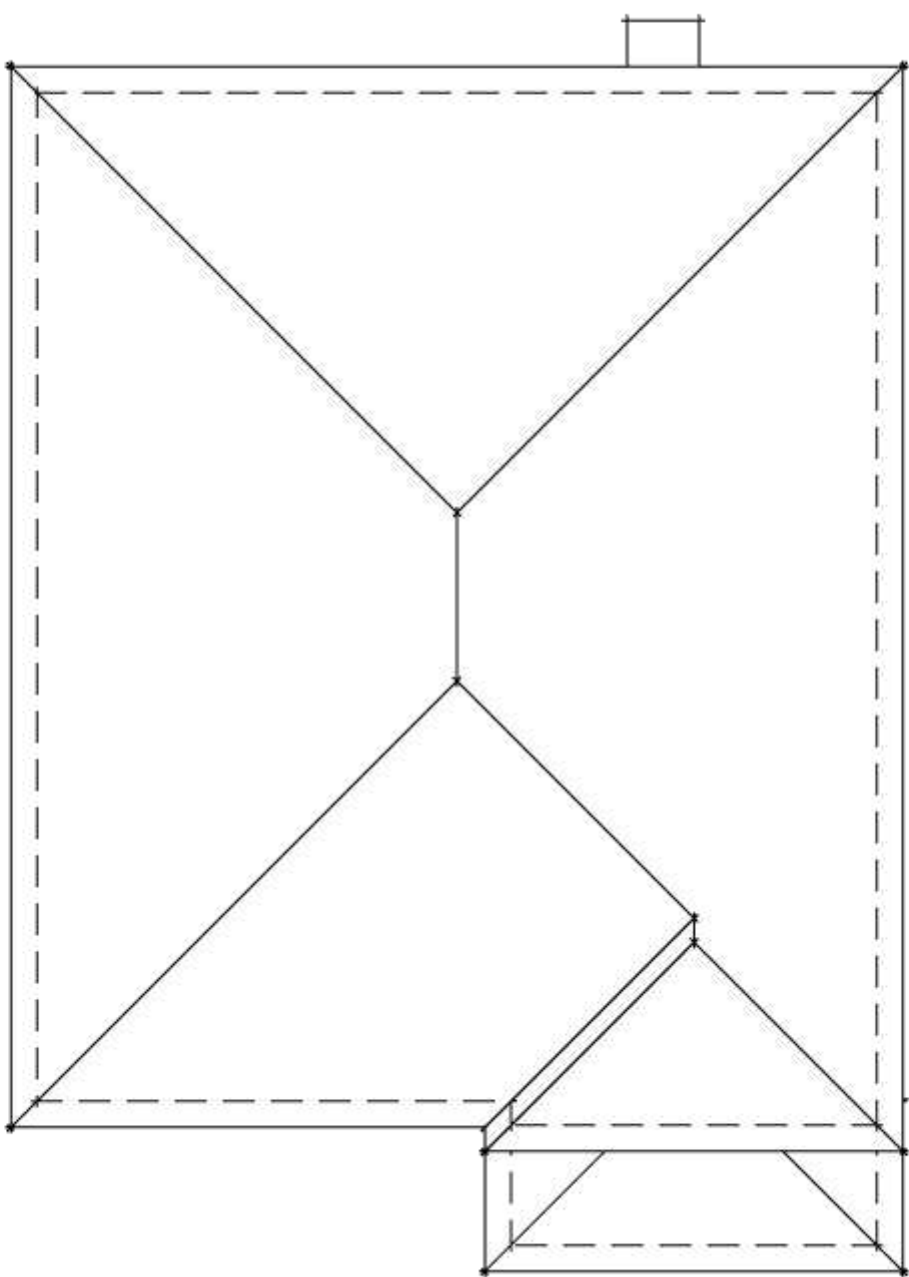
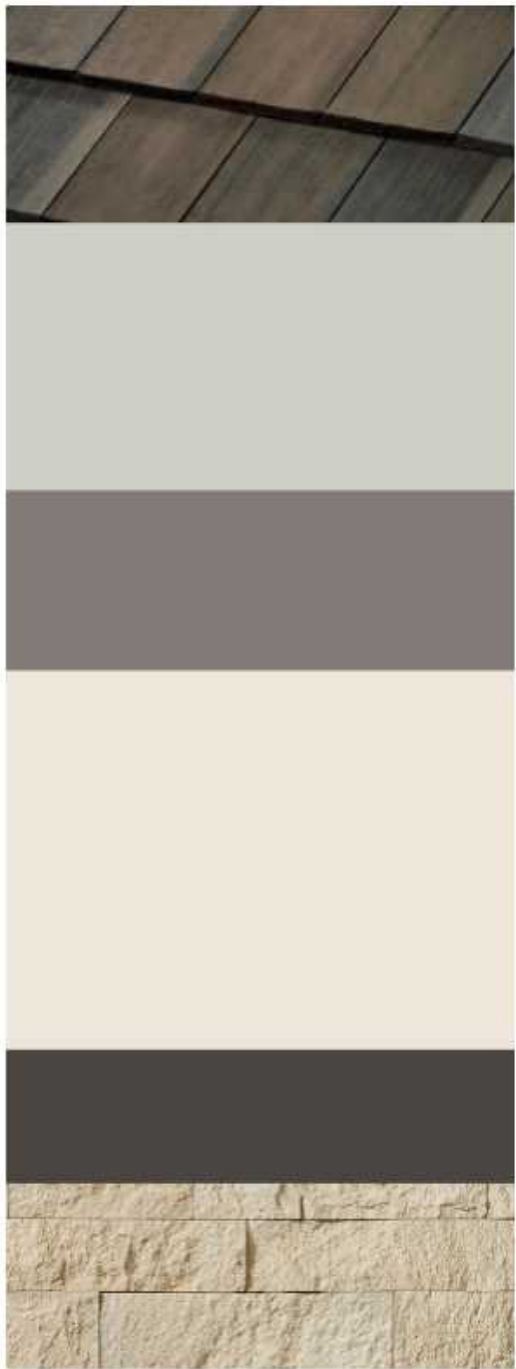


RIGHT ENHANCED

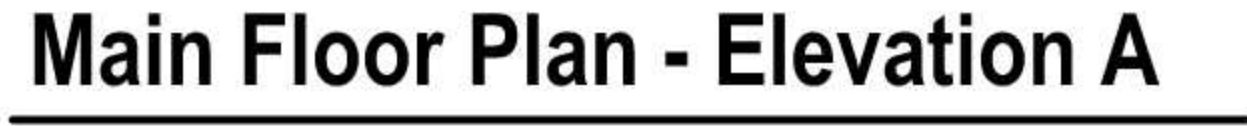
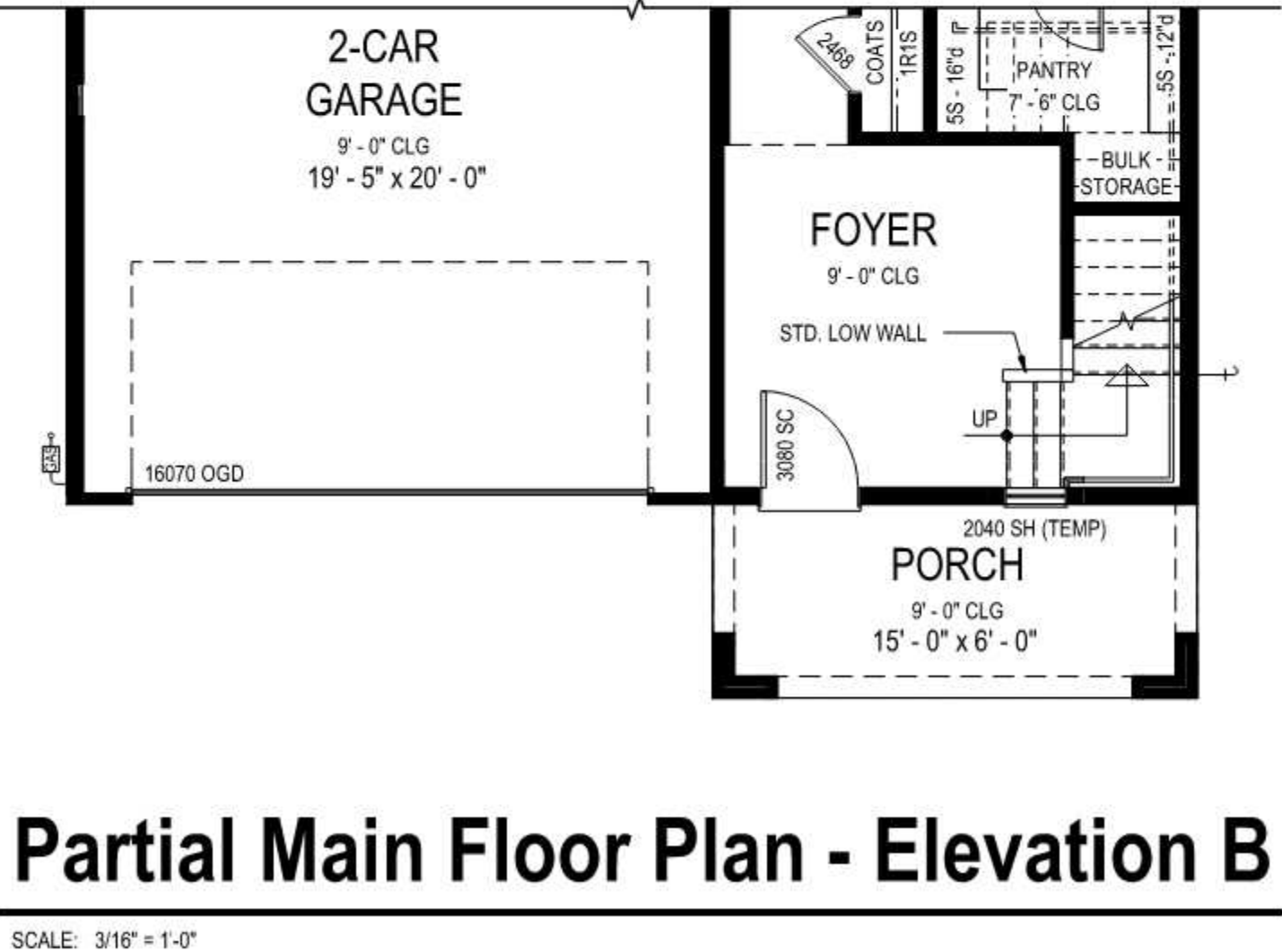
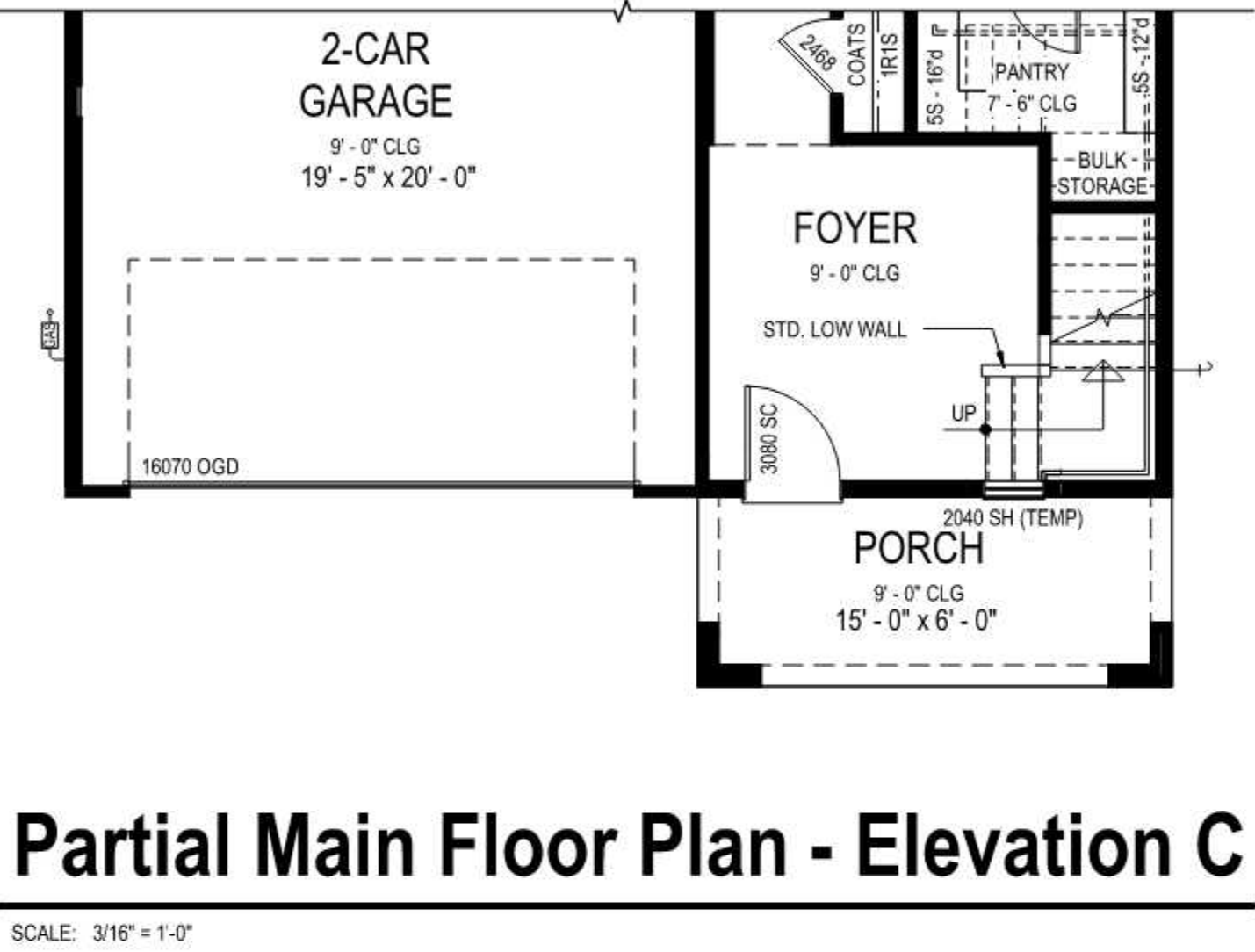
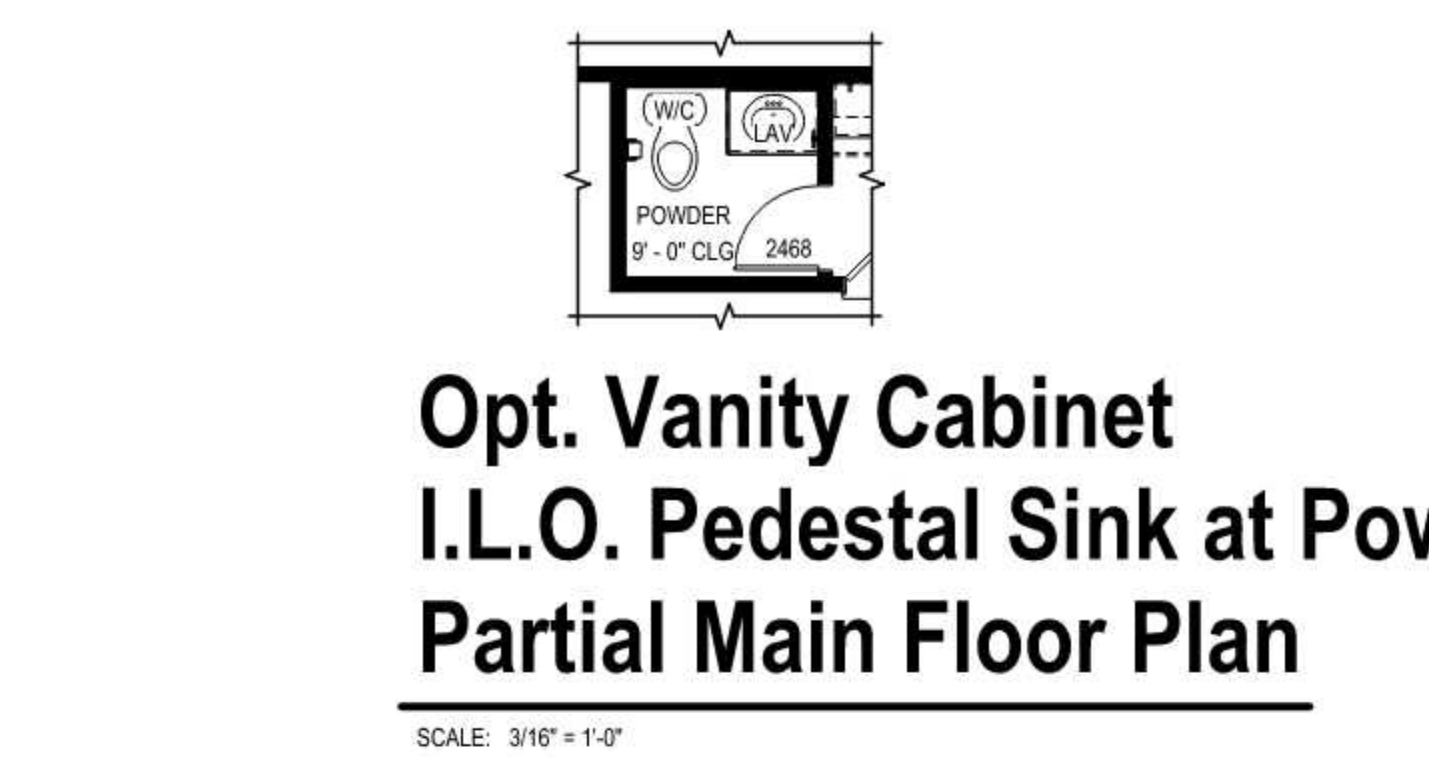
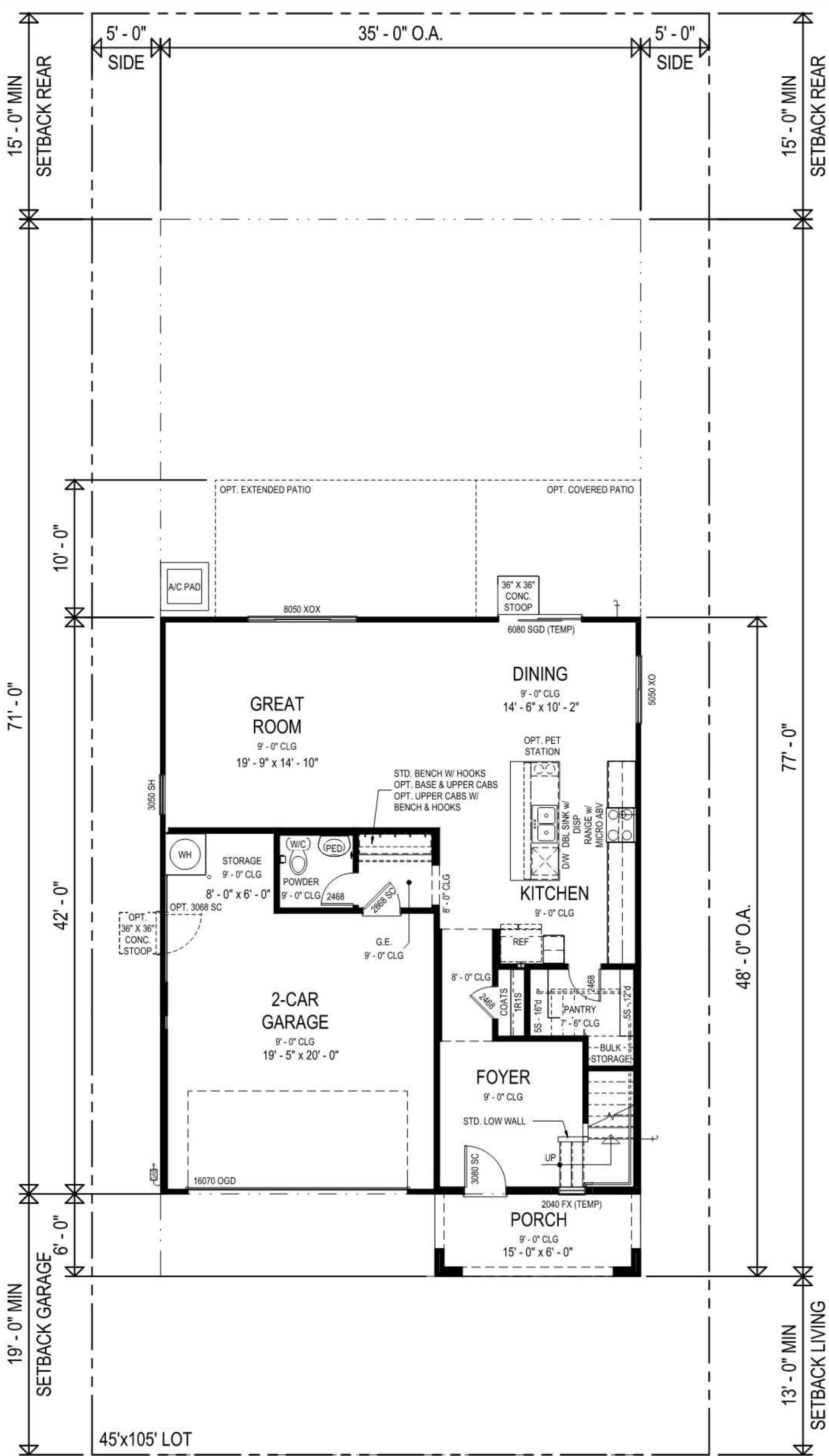


REAR ENHANCED

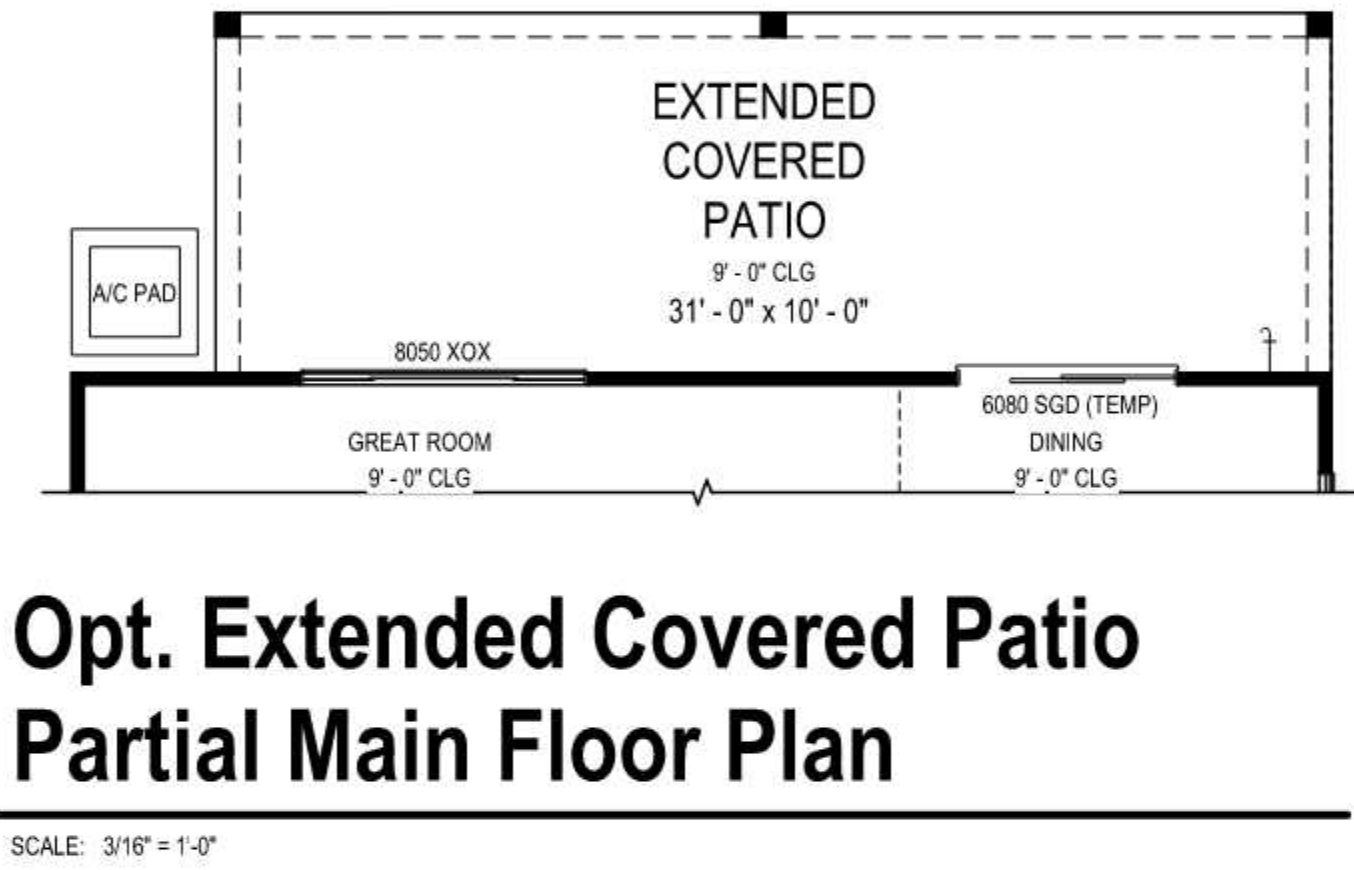
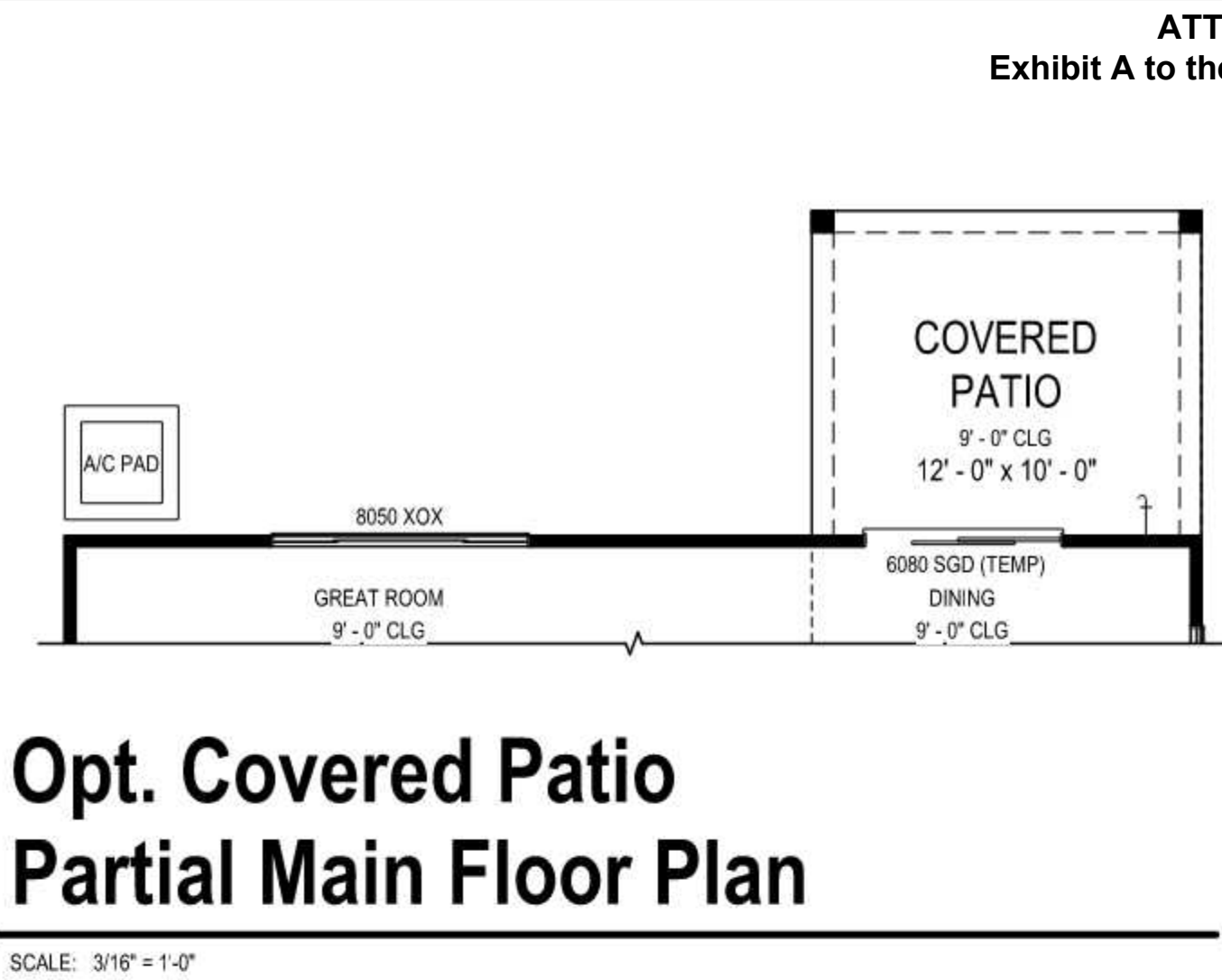
- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
APPALACHIAN BLEND)
- STUCCO BODY**
(PPG PAINTS / BAY OF FUNDY /
PPG10-07 / LRV 63 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / COOL CHARCOAL /
PPG1007-6 / LRV 20 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / EDELWEISS /
PPG14-23 / LRV 79 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / EDELWEISS /
PPG14-23 / LRV 79 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / PHANTOM MIST /
PPG1002-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / HEWN /
FOUNDATION)



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



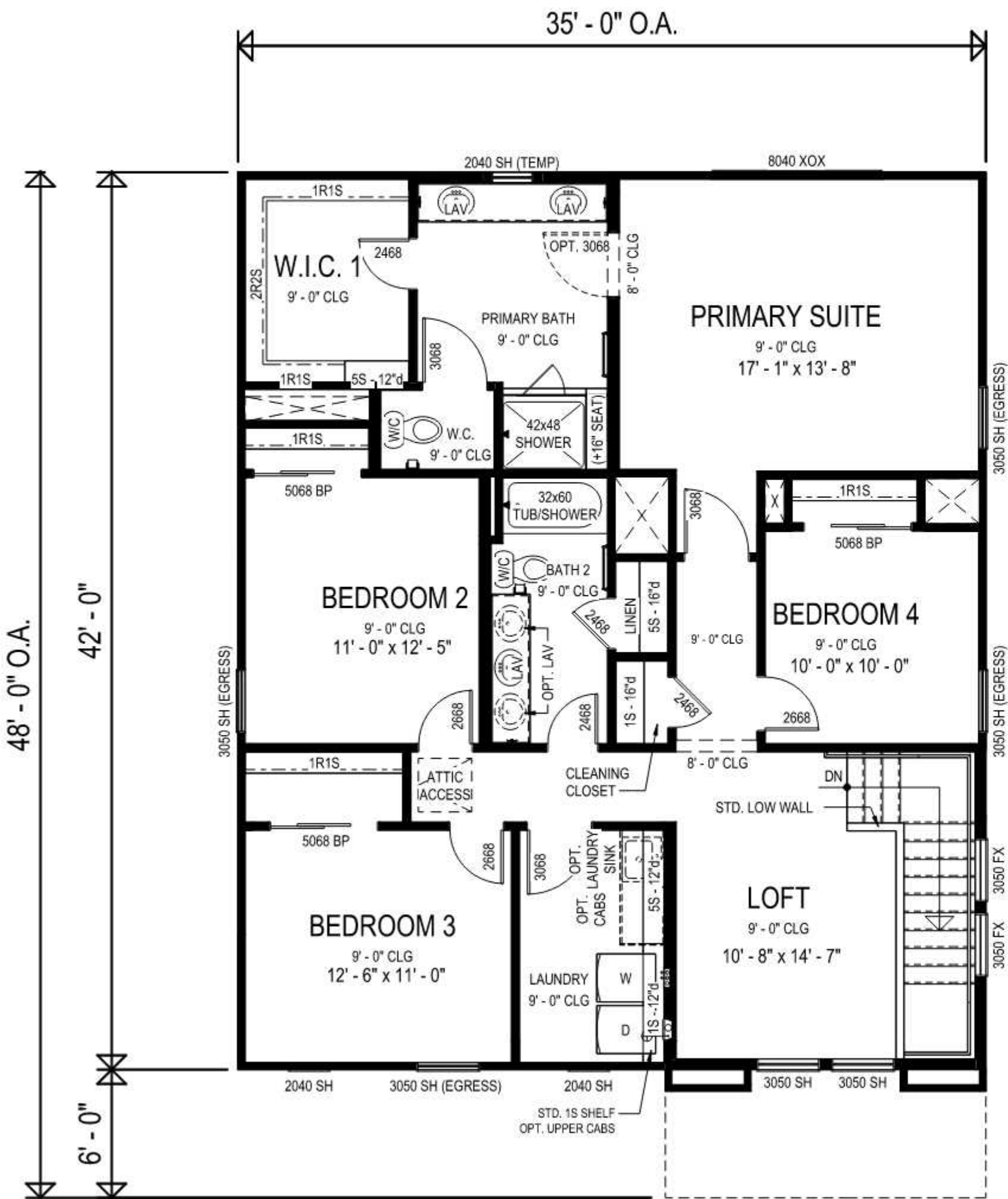
PLAN 4 (1102)
SCALE : 3/16" = 1'-0"



AREA SCHEDULE - STANDARD		
AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	1012 SF
B	UPPER FLOOR LIVABLE	1407 SF
LIVABLE		2419 SF
C	PORCH	90 SF
D	2-CAR GARAGE	458 SF
NON-LIVABLE		548 SF
ELEVATION A		2967 SF
ELEVATION B		
A	MAIN FLOOR LIVABLE	1012 SF
B	UPPER FLOOR LIVABLE	1407 SF
LIVABLE		2419 SF
C	PORCH	90 SF
D	2-CAR GARAGE	458 SF
NON-LIVABLE		548 SF
ELEVATION B		2967 SF
ELEVATION C		
A	MAIN FLOOR LIVABLE	1012 SF
B	UPPER FLOOR LIVABLE	1407 SF
LIVABLE		2419 SF
C	PORCH	90 SF
D	2-CAR GARAGE	458 SF
NON-LIVABLE		548 SF
ELEVATION C		2967 SF

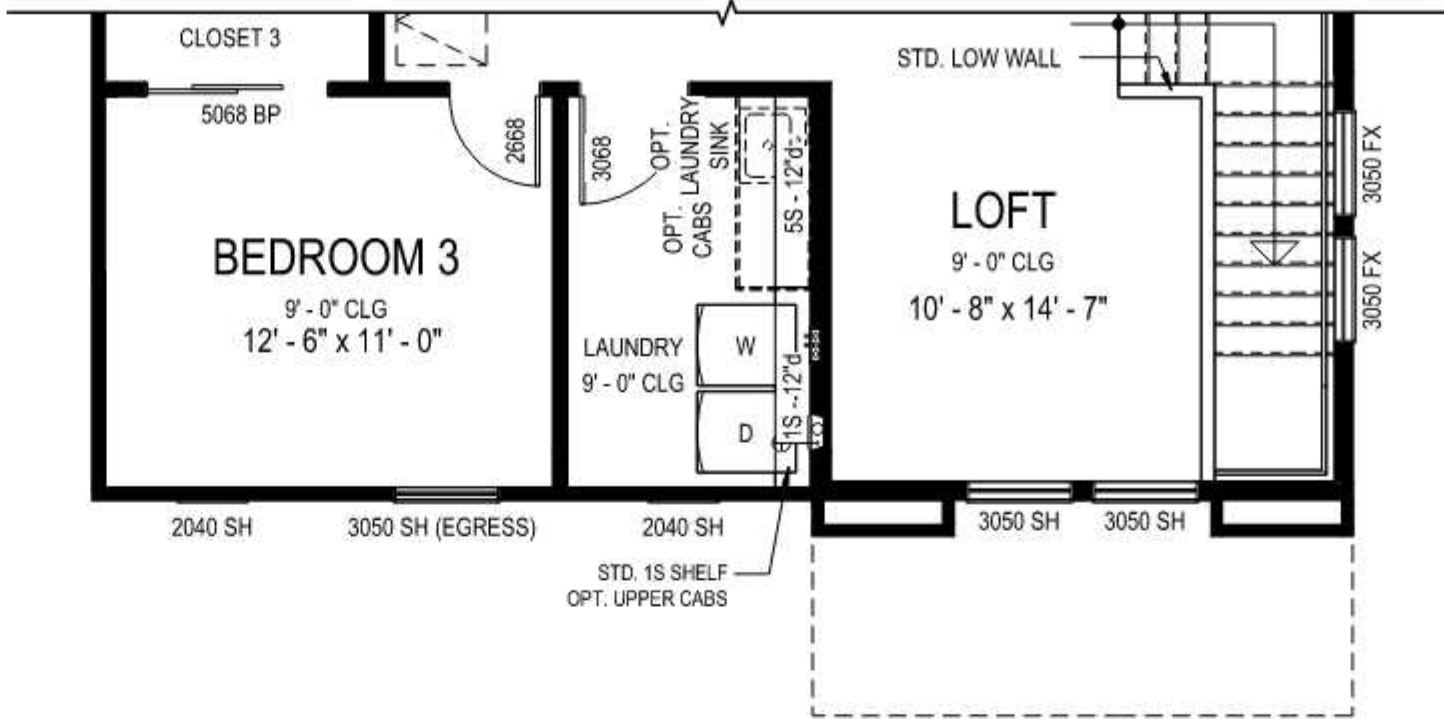
AREA SCHEDULE - OPTIONS		
AREA KEY	AREA NAME	AREA
ALL ELEVATIONS		
X	OPTIONALCOVERED PATIO	+120 SF
Y	OPTIONAL EXTENDED COVERED PATIO	+350 SF

A4.7
CYPRESS - ASPEN
Rancho Cordova, California



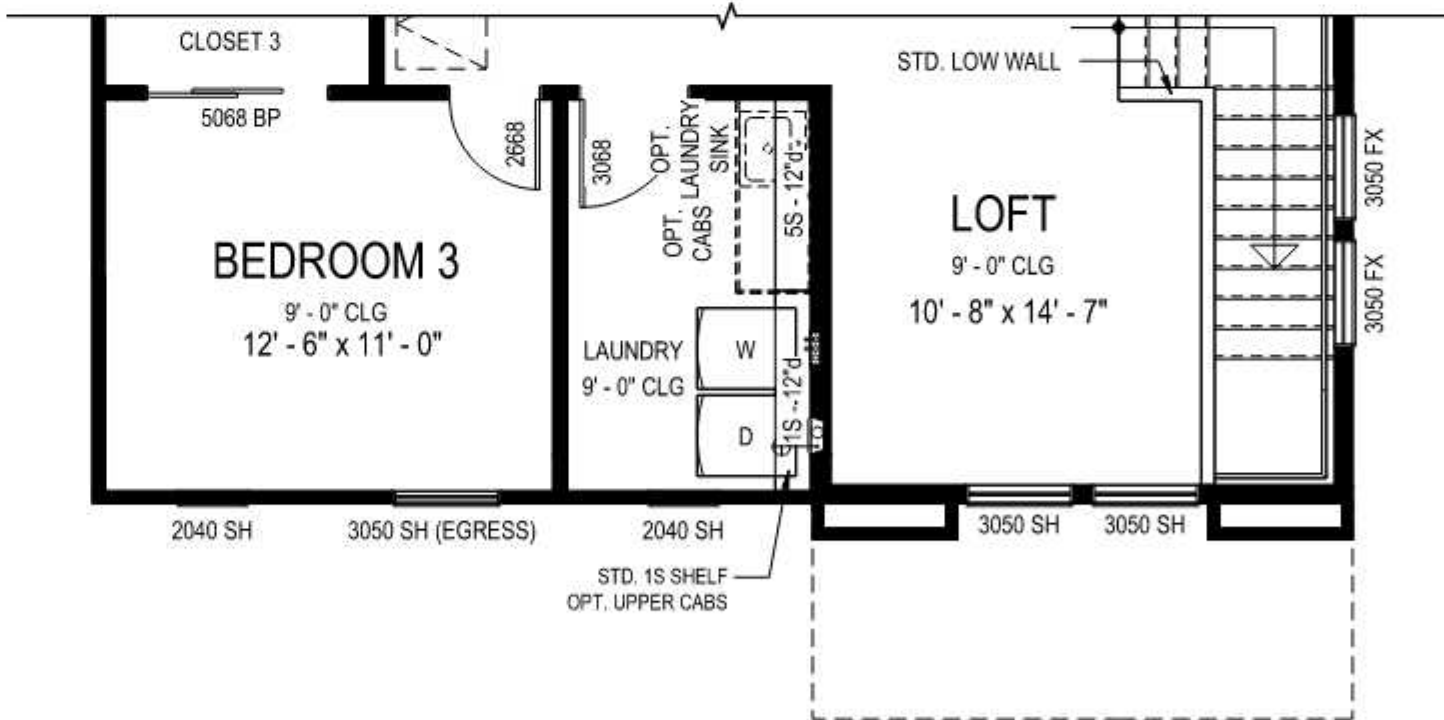
Upper Floor Plan - Elevation A

SCALE: 3/16" = 1'-0"



Partial Upper Floor Plan - Elevation C

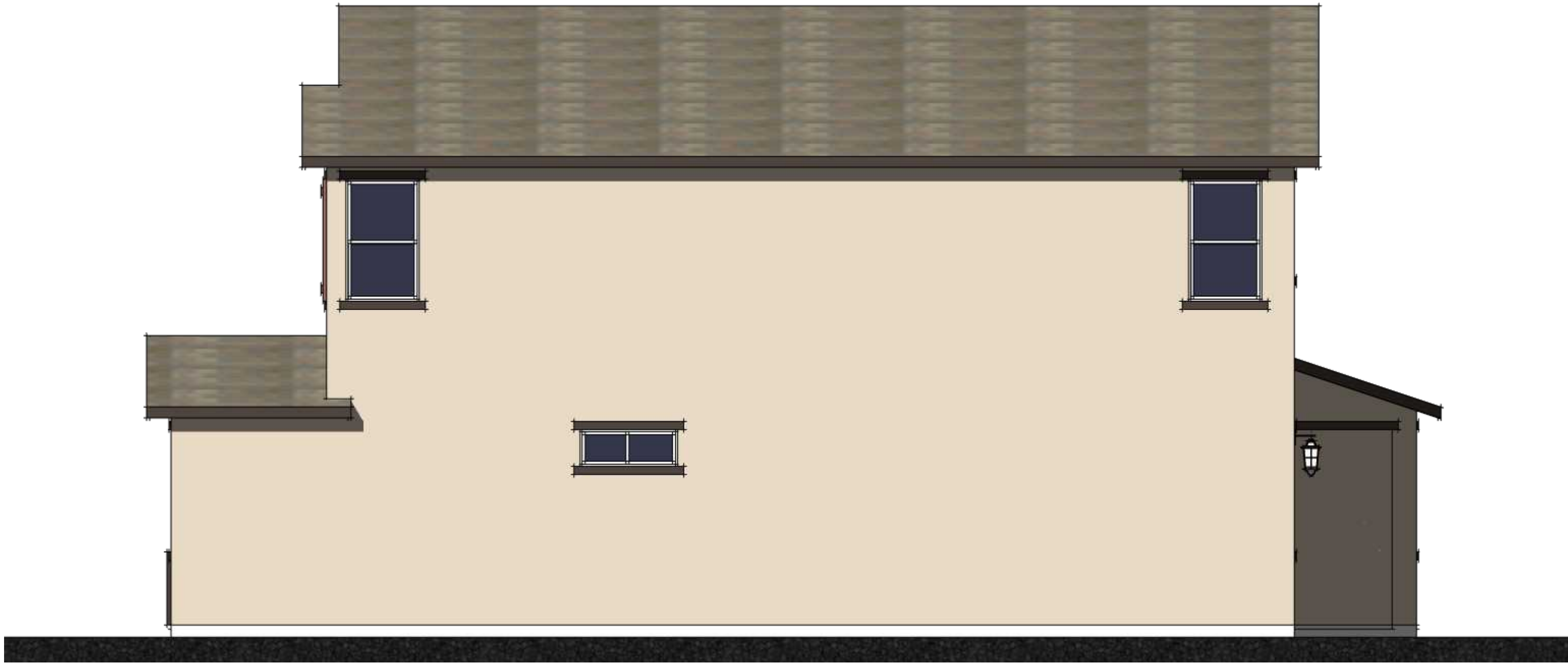
SCALE: 3/16" = 1'-0"



Partial Upper Floor Plan - Elevation B

SCALE: 3/16" = 1'-0"

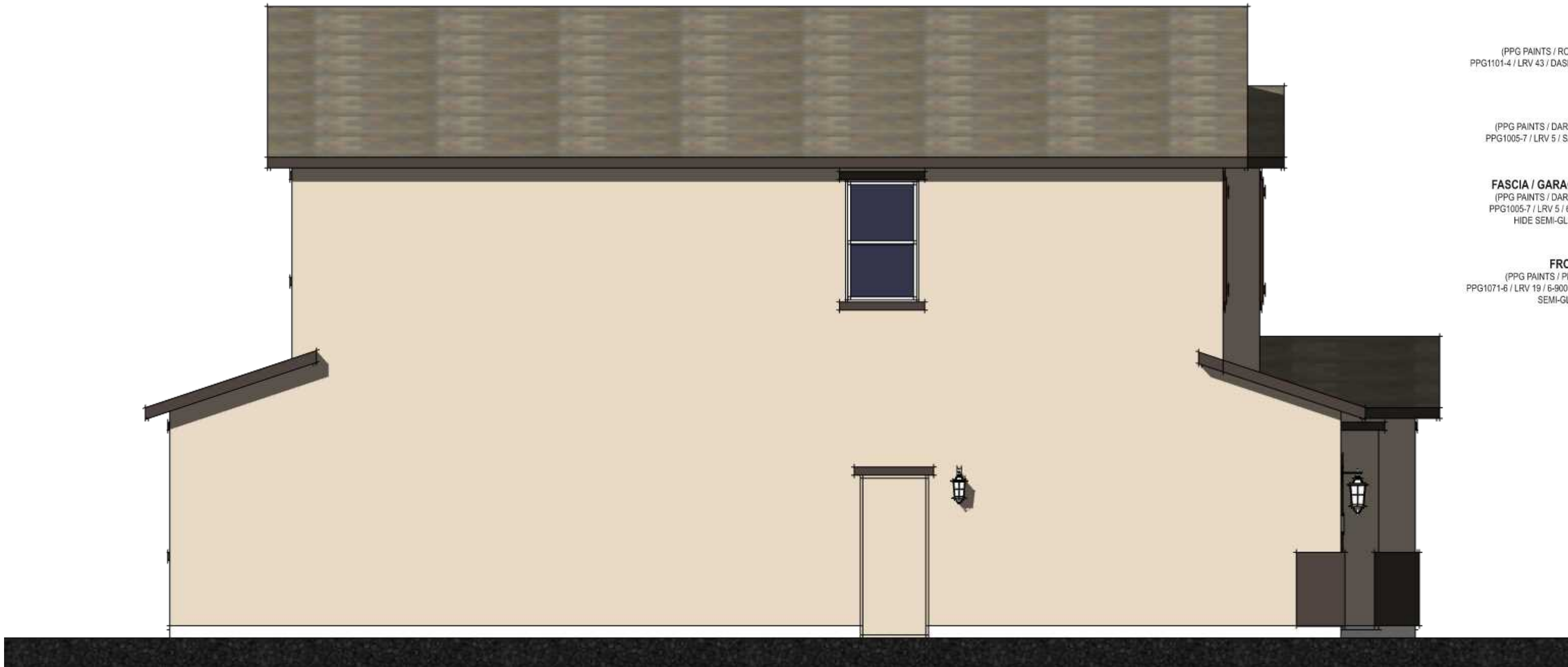
AREA SCHEDULE - STANDARD		
AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	1012 SF
B	UPPER FLOOR LIVABLE	1407 SF
LIVABLE		2419 SF
C	PORCH	90 SF
D	2-CAR GARAGE	458 SF
NON-LIVABLE		548 SF
ELEVATION A		2967 SF
ELEVATION B		
A	MAIN FLOOR LIVABLE	1012 SF
B	UPPER FLOOR LIVABLE	1407 SF
LIVABLE		2419 SF
C	PORCH	90 SF
D	2-CAR GARAGE	458 SF
NON-LIVABLE		548 SF
ELEVATION B		2967 SF
ELEVATION C		
A	MAIN FLOOR LIVABLE	1012 SF
B	UPPER FLOOR LIVABLE	1407 SF
LIVABLE		2419 SF
C	PORCH	90 SF
D	2-CAR GARAGE	458 SF
NON-LIVABLE		548 SF
ELEVATION C		2967 SF



RIGHT



REAR

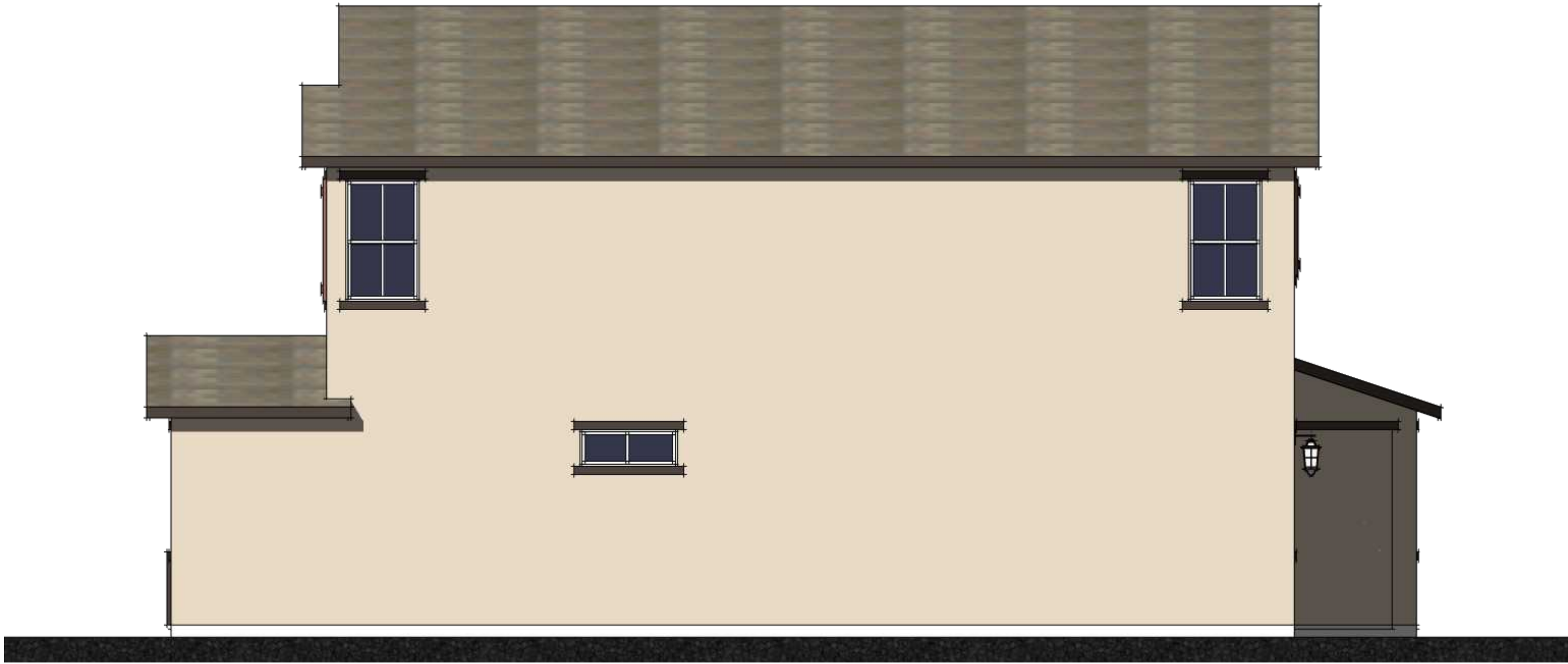


LEFT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
COUNTRY SLATE 300 / SAHARA
QUARTZ BLEND)
- STUCCO BODY**
(PPG PAINTS / CAMEL TAN / PPG1-13 /LRV 41
/ DASHED FINISH)
- SIDING**
(PPG PAINTS / ROCK CLIFFS /
PPG1101-4 / LRV 43 / DASHED FINISH)
- TRIM**
(PPG PAINTS / DARK GRANITE /
PPG1005-7 / LRV 5 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / DARK GRANITE /
PPG1005-7 / LRV 5 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / PRAIRIE FIRE /
PPG1071-6 / LRV 19 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT



RIGHT ENHANCED



REAR ENHANCED

ROOF
(BORAL ROOFING / CONCRETE TILE /
COUNTRY SLATE 300 / SAHARA
QUARTZ BLEND)

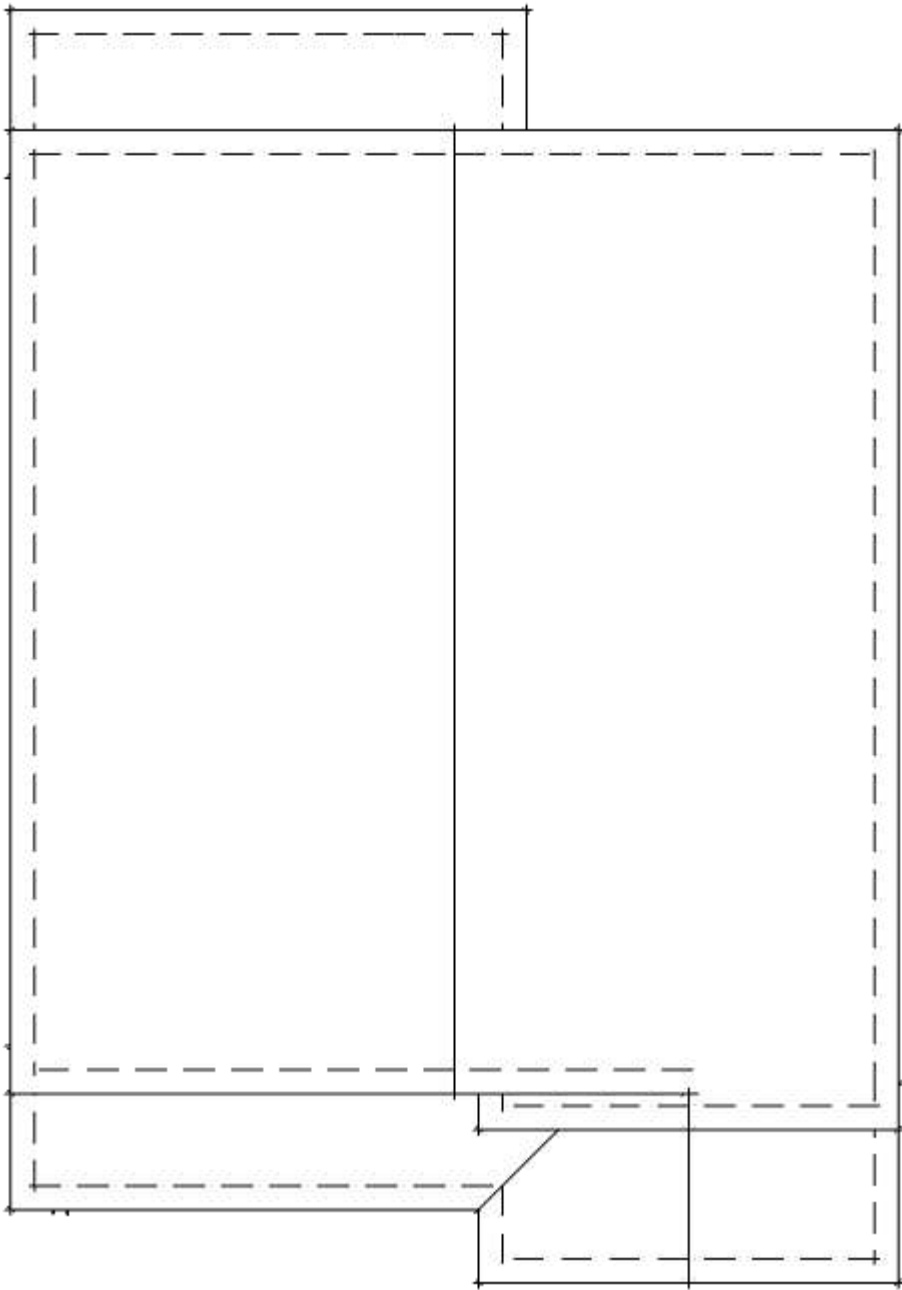
STUCCO BODY
(PPG PAINTS / CAMEL TAN / PPG1-13 / LRV 41
/ DASHED FINISH)

SIDING
(PPG PAINTS / ROCK CLIFFS /
PPG1101-4 / LRV 43 / DASHED FINISH)

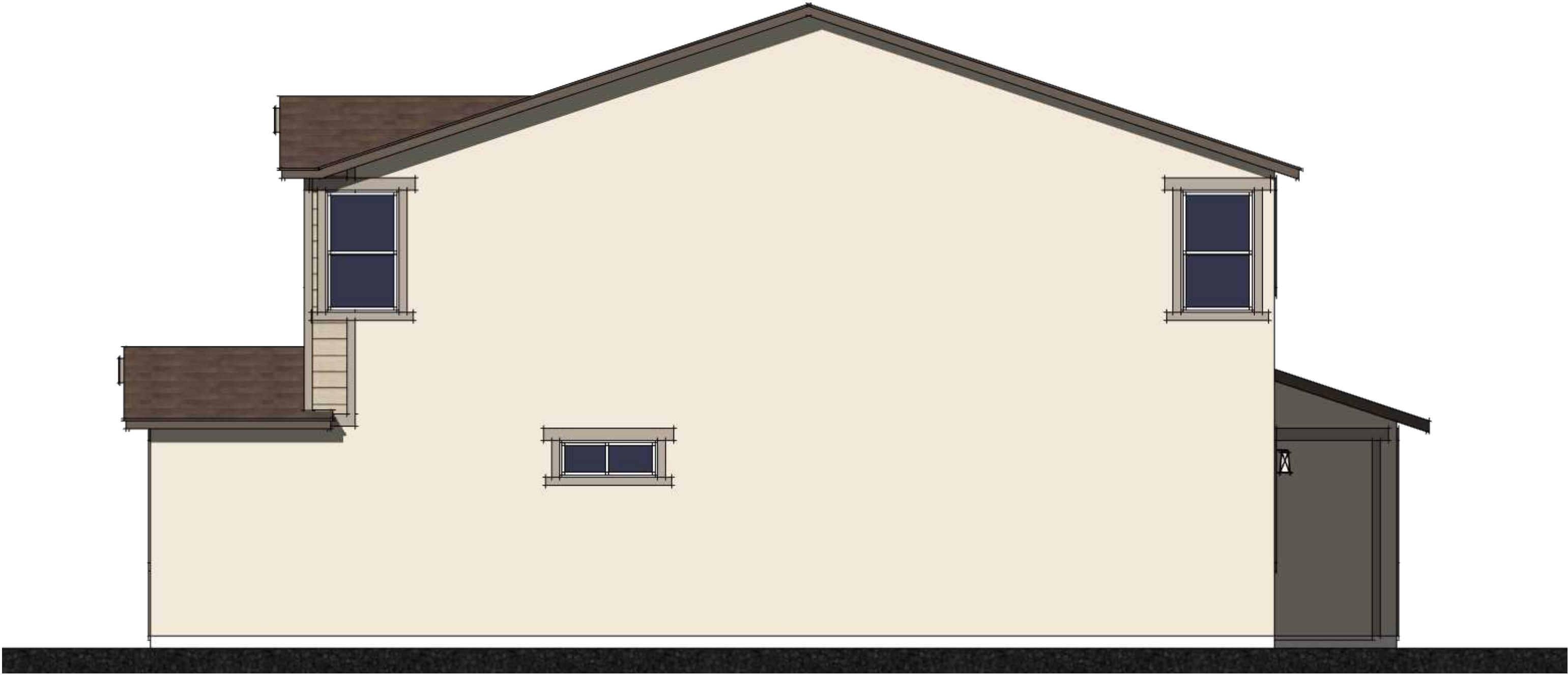
TRIM
(PPG PAINTS / DARK GRANITE /
PPG1005-7 / LRV 5 / SAND FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / DARK GRANITE /
PPG1005-7 / LRV 5 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / PRAIRIE FIRE /
PPG1071-6 / LRV 19 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

A vertical column of color swatches corresponding to the materials listed on the left. From top to bottom: a dark brown roof tile, a light beige stucco, a medium brown siding, a dark brown trim, a dark brown fascia/garage door, and a reddish-brown front door.

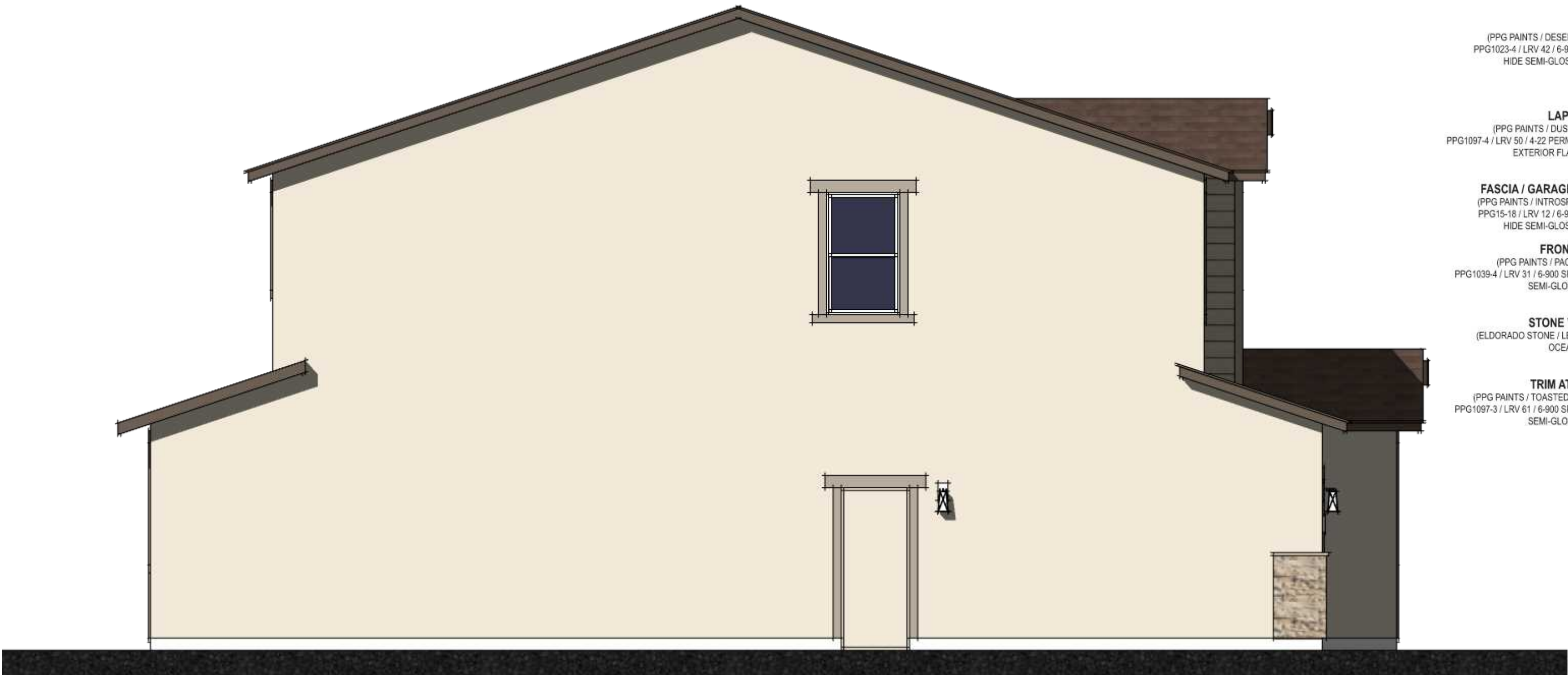
ROOF
SCALE : 1/8" = 1'-0"



RIGHT



REAR



LEFT

ROOF
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / RUSTIC BROWN
BLEND)

STUCCO BODY
(PPG PAINTS / ADOBE WHITE / PPG1100-2 /
LRV 82 / DASHED FINISH)

TRIM
(PPG PAINTS / DESERT DUNE /
PPG1023-4 / LRV 42 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

LAP SIDING
(PPG PAINTS / DUSTY TRAIL /
PPG1097-4 / LRV 50 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / INTROSPECTIVE /
PPG15-18 / LRV 12 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

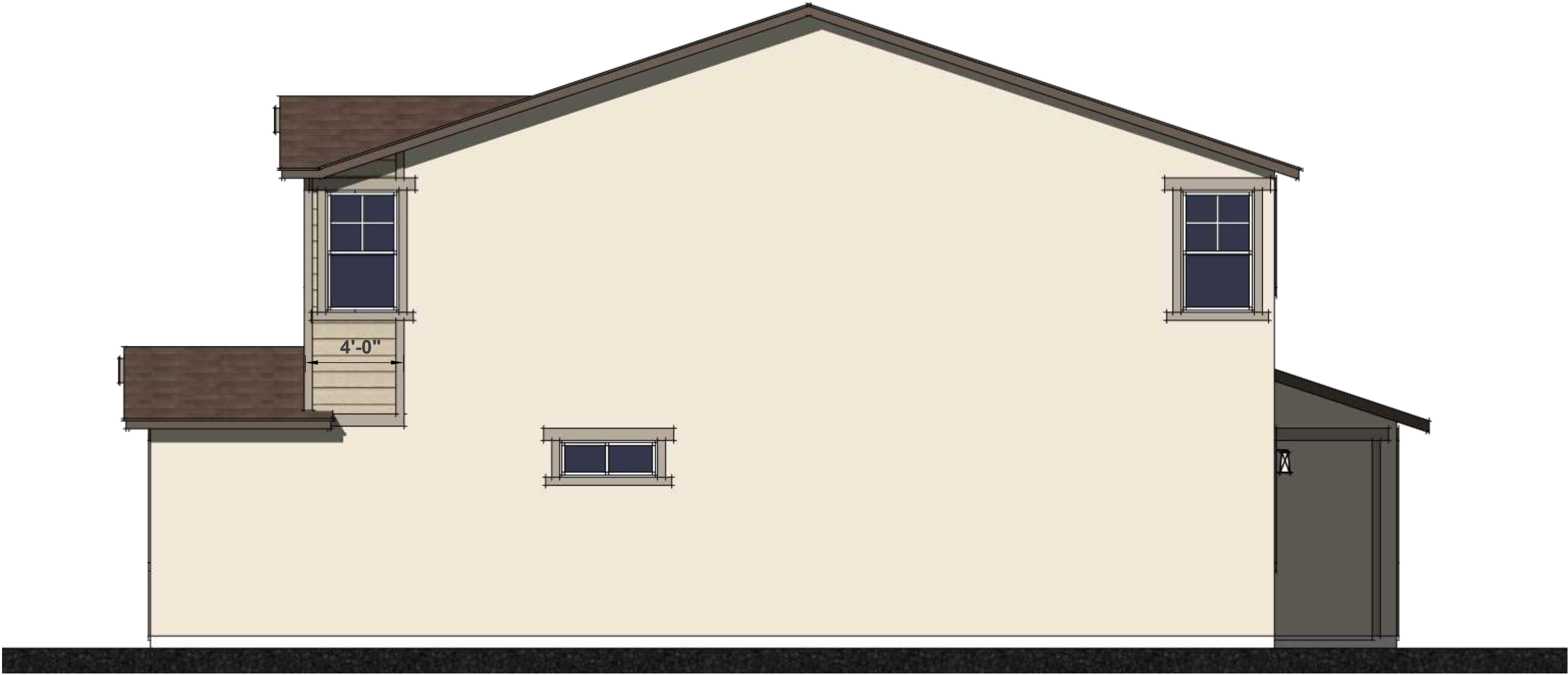
FRONT DOOR
(PPG PAINTS / PACHYDERM /
PPG1039-4 / LRV 51 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

STONE VENEER
(ELDORADO STONE / LEDGECUT /
OCEAN FLOOR)

TRIM AT STONE
(PPG PAINTS / TOASTED ALMOND /
PPG1097-3 / LRV 61 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT



RIGHT ENHANCED



REAR ENHANCED

ROOF
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / RUSTIC BROWN
BLEND)

STUCCO BODY
(PPG PAINTS / ADOBE WHITE / PPG1100-2 /
LRV 82 / DASHED FINISH)

TRIM
(PPG PAINTS / DESERT DUNE /
PPG1023-4 / LRV 42 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

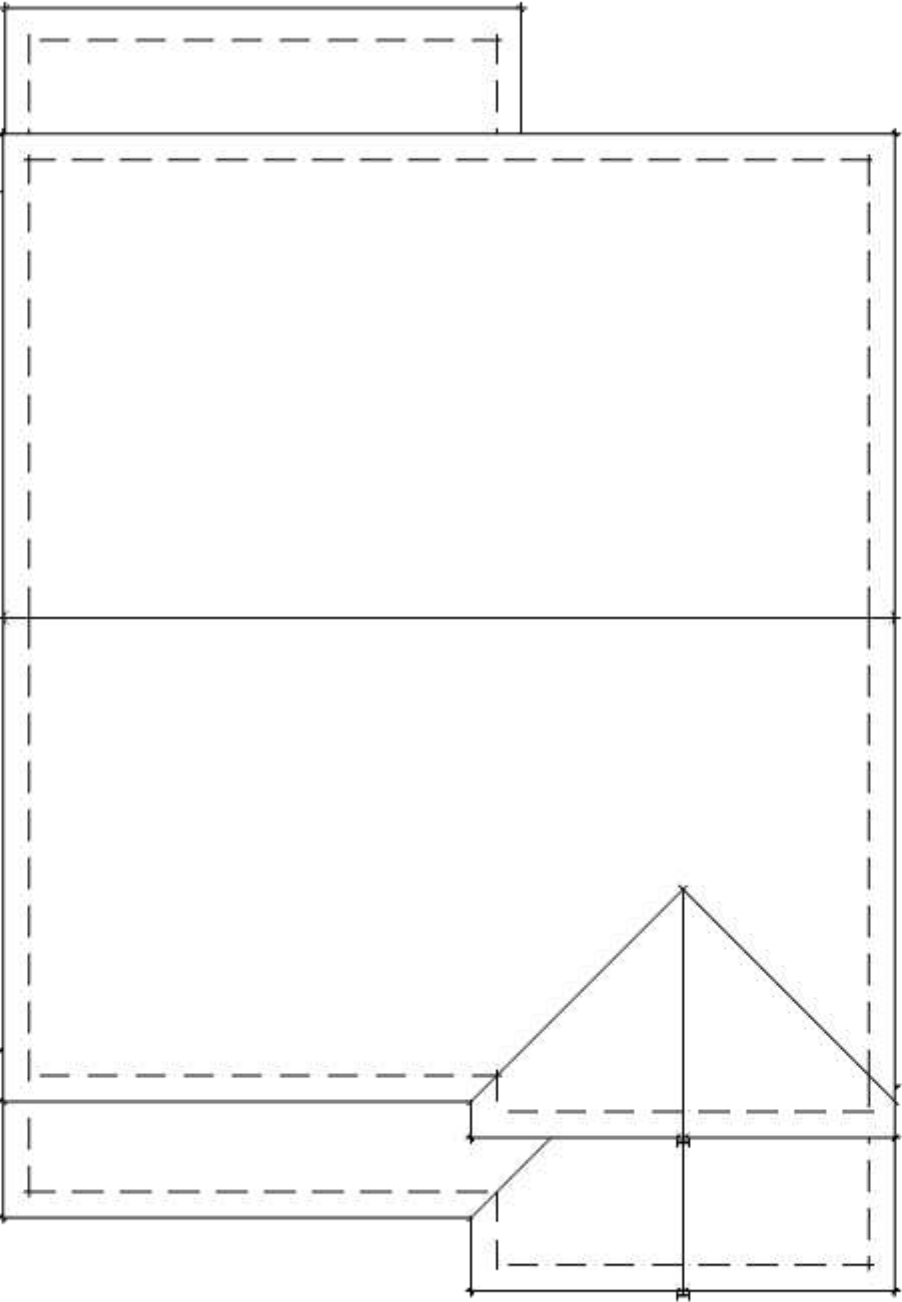
LAP SIDING
(PPG PAINTS / DUSTY TRAIL /
PPG1097-4 / LRV 50 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / INTROSPECTIVE /
PPG15-18 / LRV 12 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / PACHYDERM /
PPG1039-4 / LRV 51 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

STONE VENEER
(ELDORADO STONE / LEDGECUT /
OCEAN FLOOR)

TRIM AT STONE
(PPG PAINTS / TOASTED ALMOND /
PPG1097-3 / LRV 61 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



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



RIGHT



REAR



LEFT

ROOF
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
APPALACHIAN BLEND)

STUCCO BODY
(PPG PAINTS / HURRICANE HAZE / LRV 49 /
PPG1030-2 / DASHED FINISH)

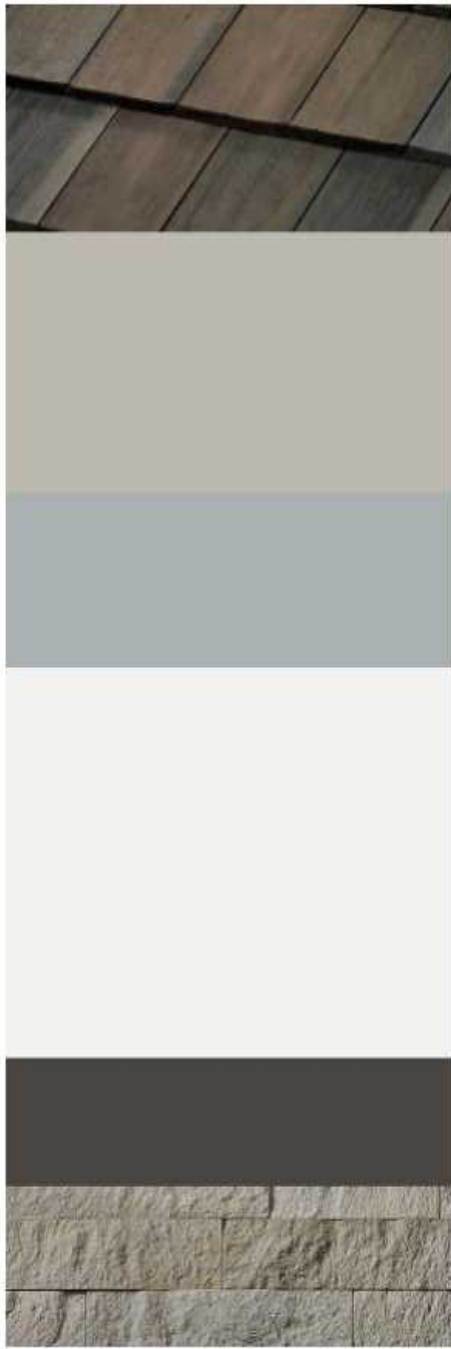
LAP SIDING
(PPG PAINTS / MIRROR MIRROR /
PPG1039-3 / LRV 43 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)

TRIM
(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / PHANTOM MIST /
PPG1002-7 / LRV 6 / 6-900 SPEED HDC SEMI-
GLOSS FINISH)

STONE VENEER
(ELDORADO STONE / HEWN / SPAN)



FRONT



RIGHT ENHANCED



REAR ENHANCED

ROOF
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
APPALACHIAN BLEND)

STUCCO BODY
(PPG PAINTS / HURRICANE HAZE / LRV 49 /
PPG1030-2 / DASHED FINISH)

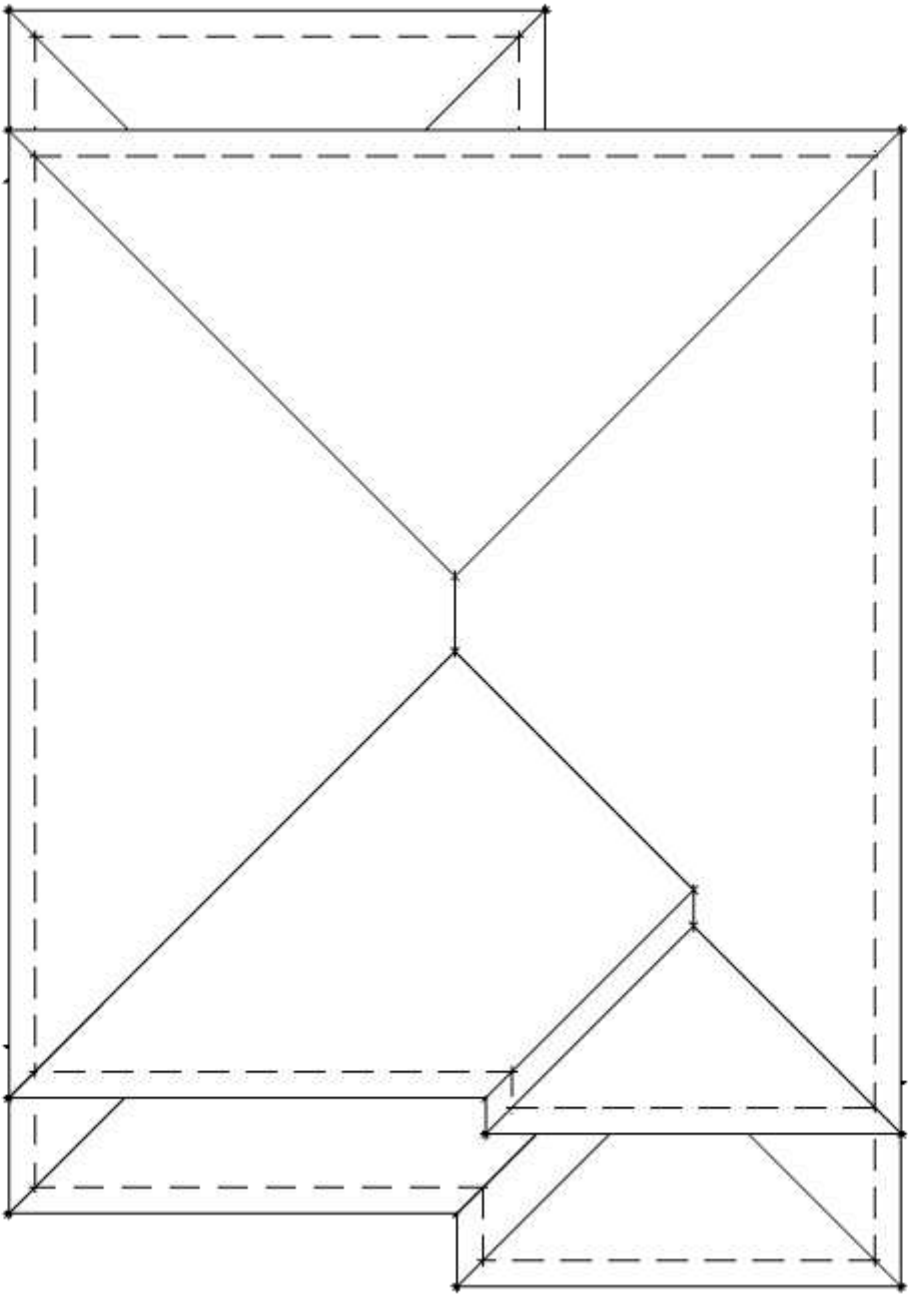
LAP SIDING
(PPG PAINTS / MIRROR MIRROR /
PPG1039-3 / LRV 43 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)

TRIM
(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / PHANTOM MIST /
PPG1002-7 / LRV 6 / 6-900 SPEED HDC SEMI-
GLOSS FINISH)

STONE VENEER
(ELDORADO STONE / HEWN / SPAN)



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



SCALE: 3/16" = 1'-0"



SCALE: $3/16" = 1'-0"$



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

AREA SCHEDULE - STANDARD - ELEV C		
AREA KEY	AREA NAME	AREA
ELEVATION C2		
A	MAIN FLOOR LIVABLE	1140 SF
B	UPPER FLOOR LIVABLE	1287 SF
LIVABLE		2427 SF
C	2-CAR GARAGE	438 SF
D	PORCH	36 SF
E	PATIO	16 SF
NON-LIVABLE		490 SF
ELEVATION C2		2917 SF

Main Floor Plan - Elevation A

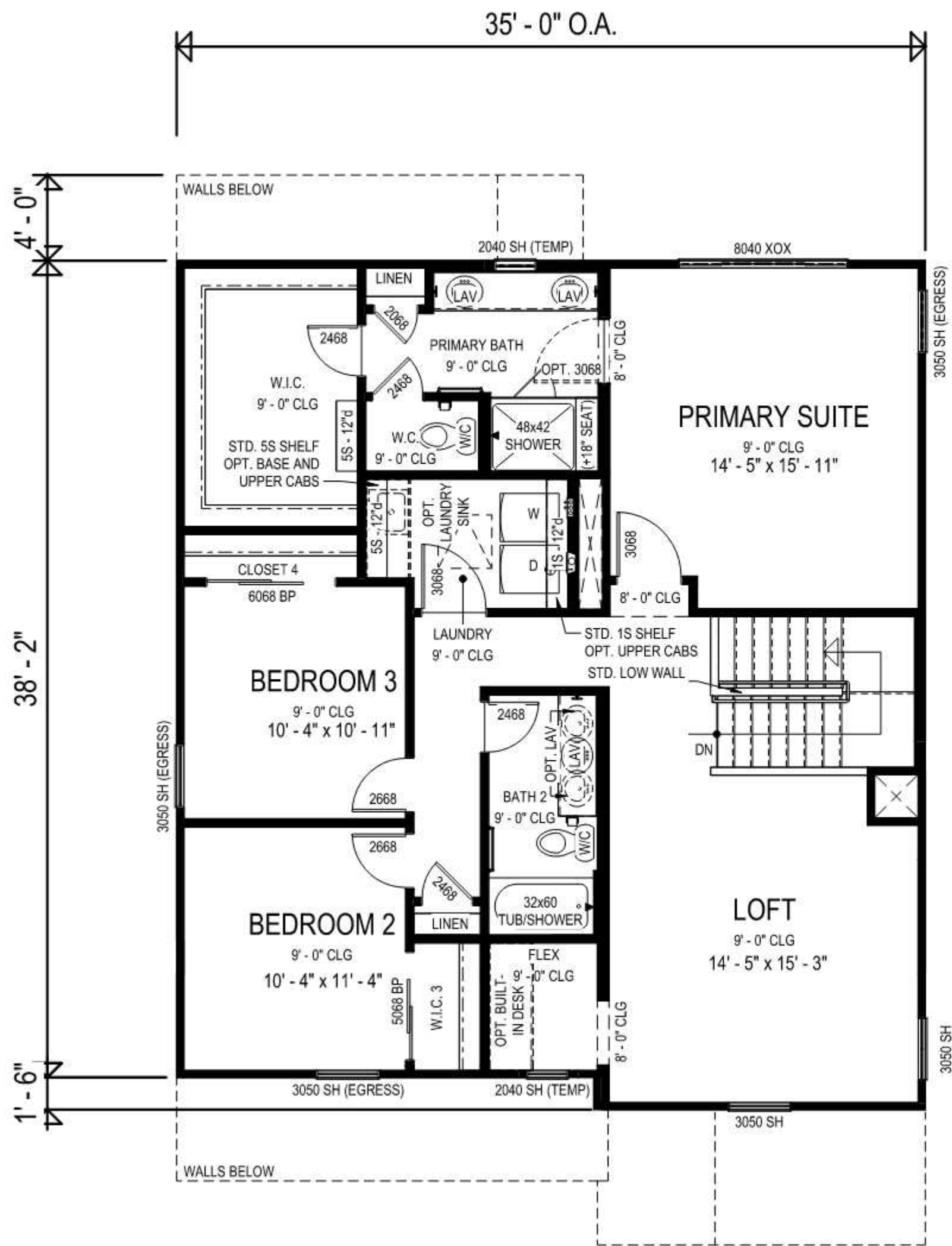
SCALE: 3/16" = 1'-0"

SCALE : $3/16" = 1'-0"$

Rancho Cordova, California

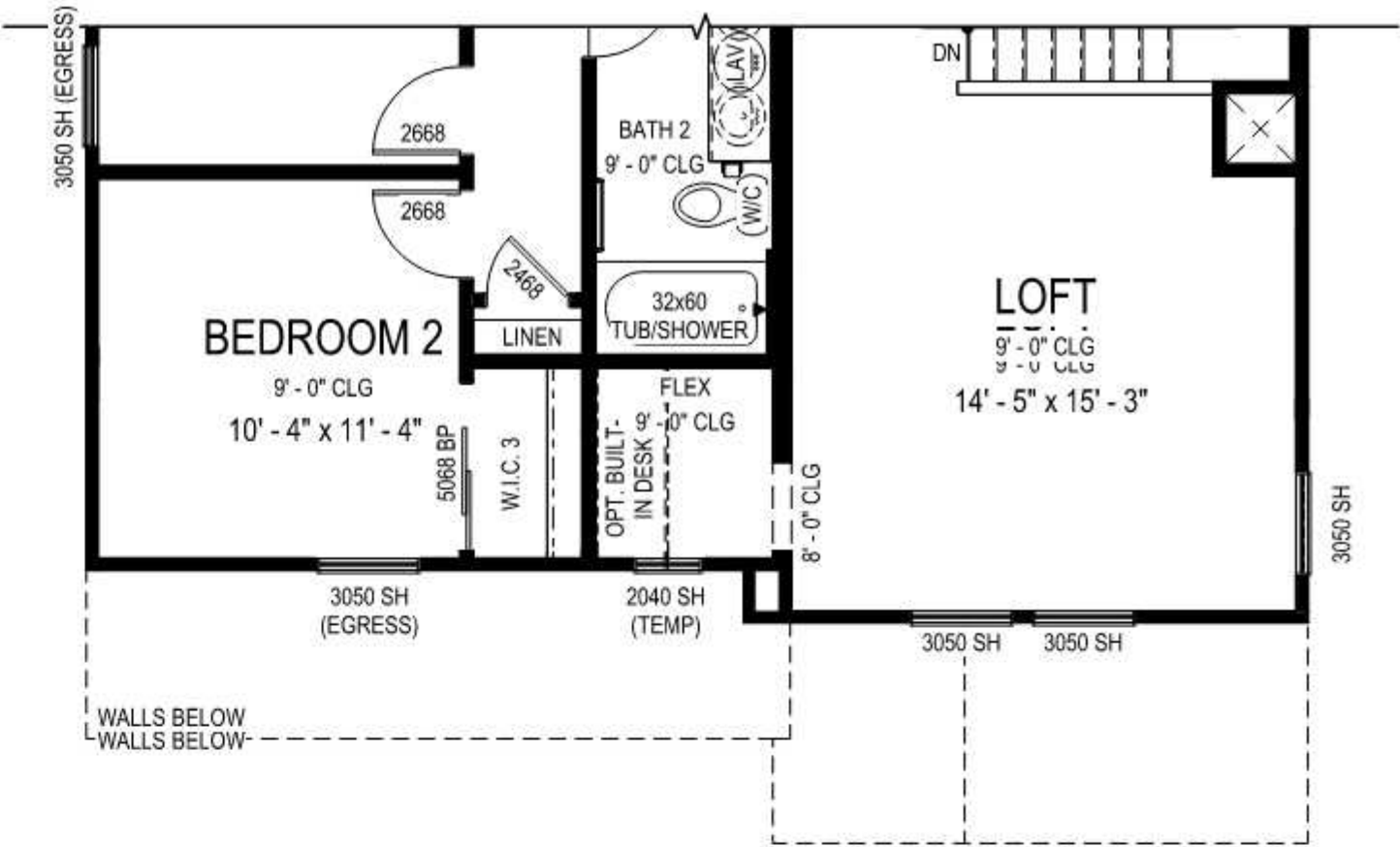
February 27, 2025 | MP230273.35





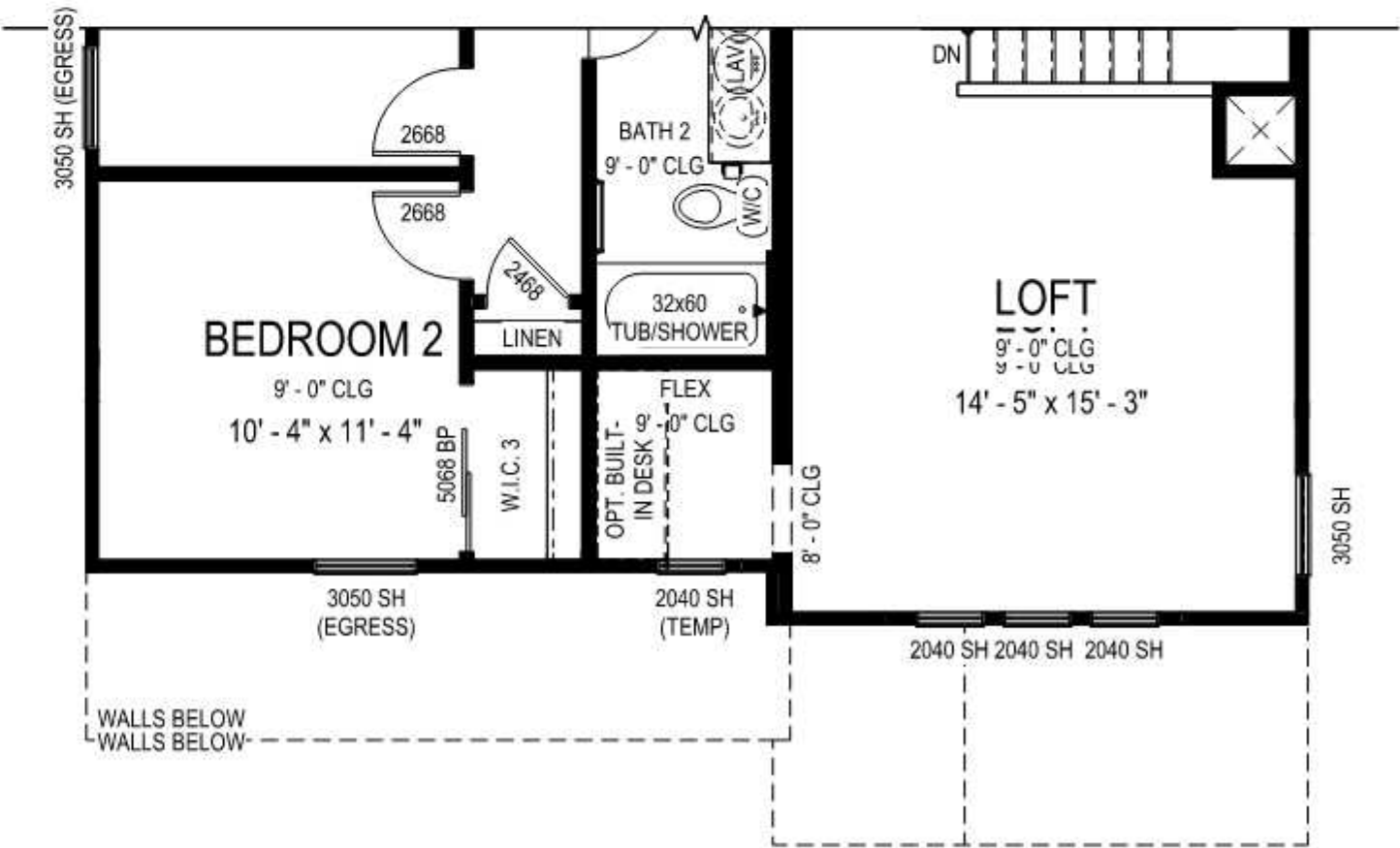
Upper Floor Plan - Elevation A

SCALE: 3/16" = 1'-0"



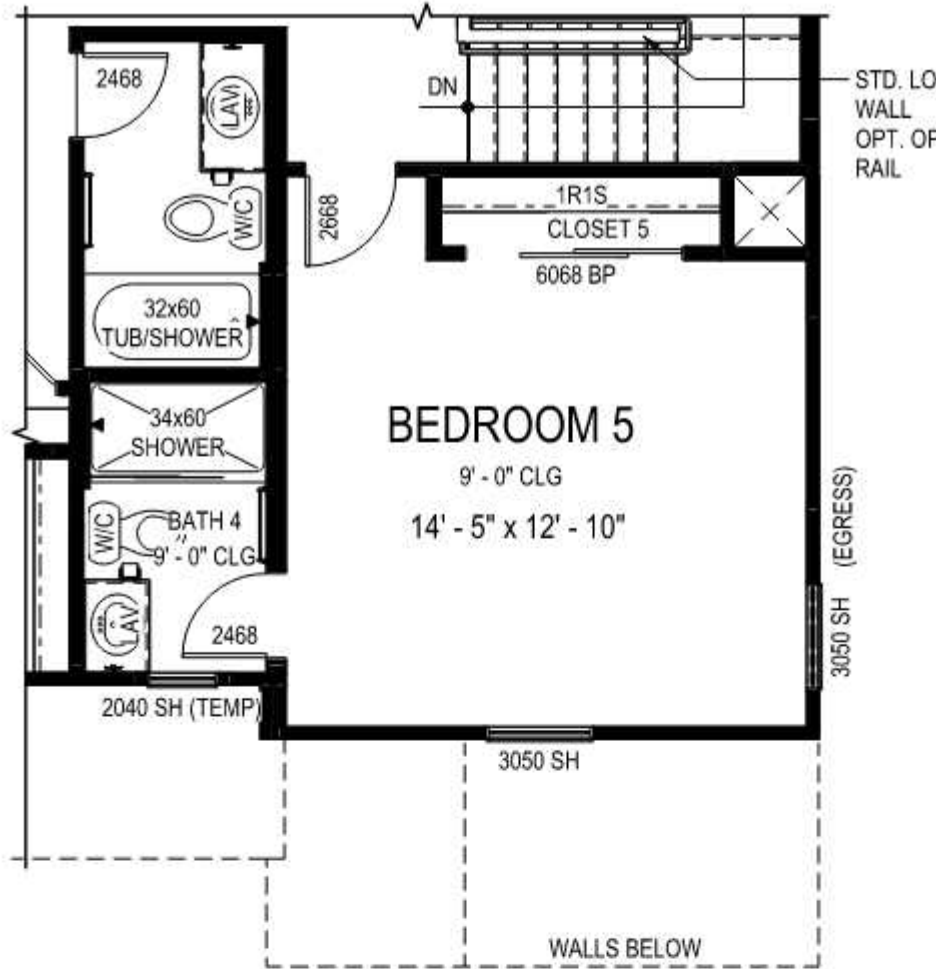
Partial Upper Floor Plan - Elevation C

SCALE: 3/16" = 1'-0"



Partial Upper Floor Plan - Elevation B

SCALE: 3/16" = 1'-0"



Opt. Bedroom 5
& Bath 4 I.L.O. Loft
Partial Upper Floor Plan

SCALE: 3/16" = 1'-0"



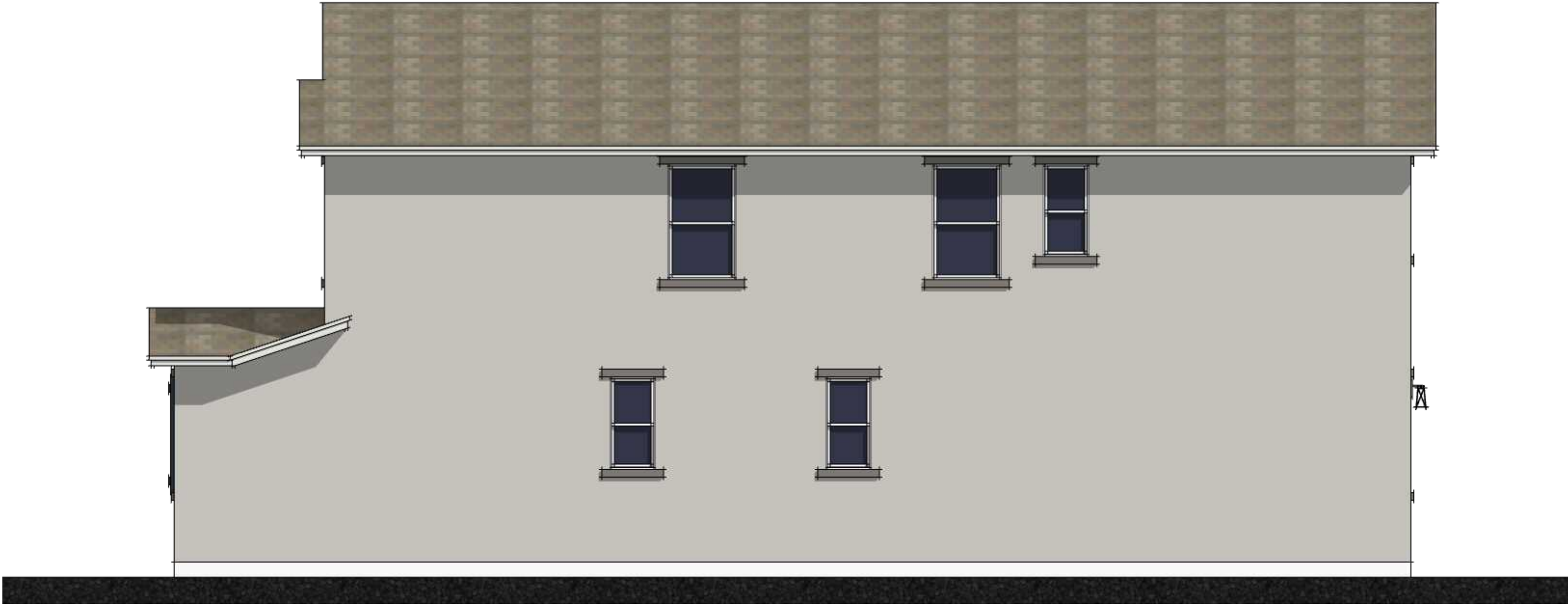
Opt. Bedroom 5 I.L.O. Loft
Partial Upper Floor Plan

SCALE: 3/16" = 1'-0"

AREA SCHEDULE - STANDARD - ELEV A		
AREA KEY	AREA NAME	AREA
ELEVATION A2		
A	MAIN FLOOR LIVABLE	1140 SF
B	UPPER FLOOR LIVABLE	1287 SF
LIVABLE		2427 SF
C	2-CAR GARAGE	438 SF
D	PORCH	34 SF
E	PATIO	16 SF
NON-LIVABLE		488 SF
ELEVATION A2		2915 SF

AREA SCHEDULE - STANDARD - ELEV B		
AREA KEY	AREA NAME	AREA
ELEVATION B2		
A	MAIN FLOOR LIVABLE	1140 SF
B	UPPER FLOOR LIVABLE	1287 SF
LIVABLE		2427 SF
C	2-CAR GARAGE	438 SF
D	PORCH	34 SF
E	PATIO	16 SF
NON-LIVABLE		488 SF
ELEVATION B2		2915 SF

AREA SCHEDULE - STANDARD - ELEV C		
AREA KEY	AREA NAME	AREA
ELEVATION C2		
A	MAIN FLOOR LIVABLE	1140 SF
B	UPPER FLOOR LIVABLE	1287 SF
LIVABLE		2427 SF
C	2-CAR GARAGE	438 SF
D	PORCH	36 SF
E	PATIO	16 SF
NON-LIVABLE		490 SF
ELEVATION C2		2917 SF



RIGHT

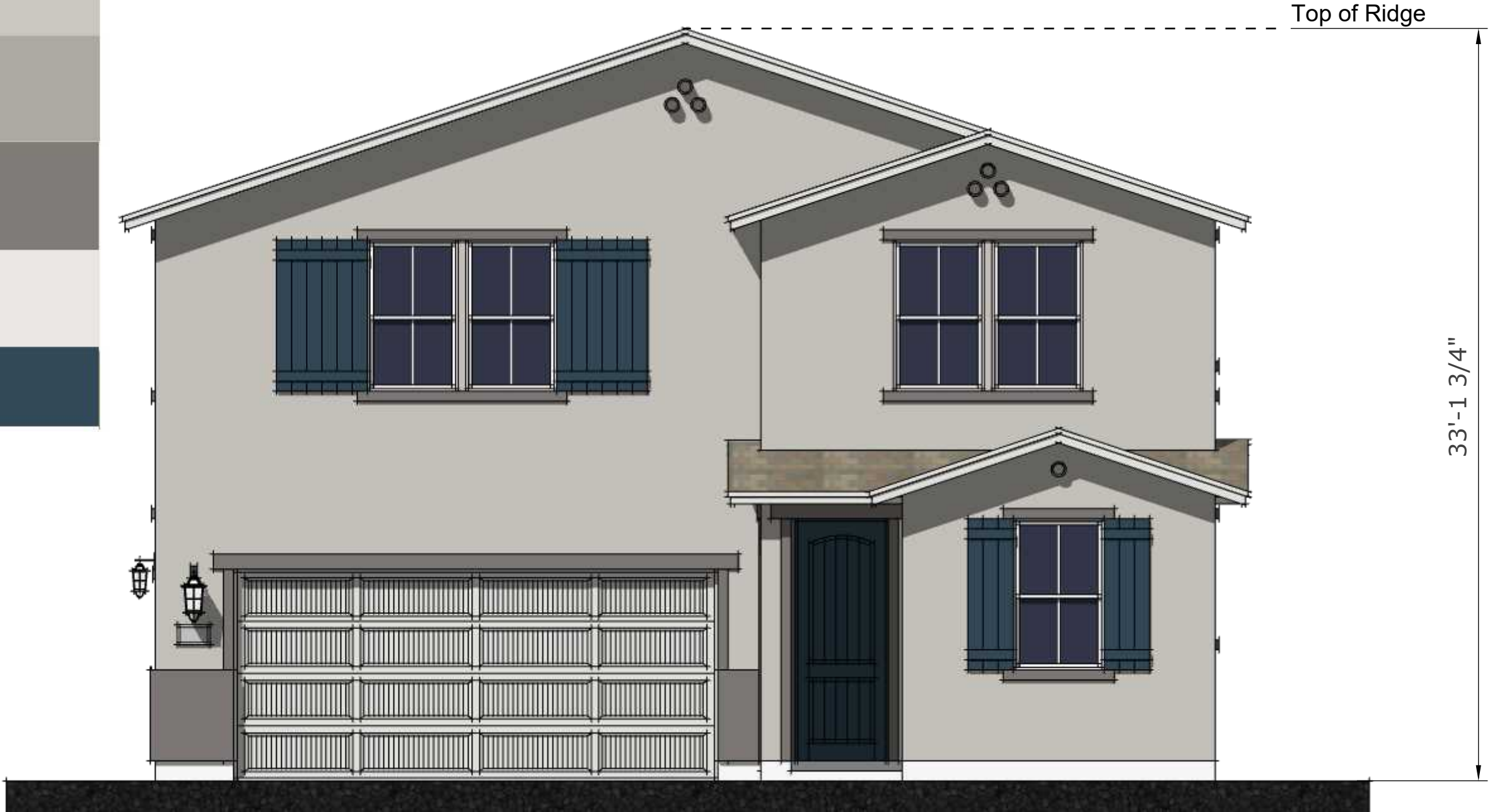
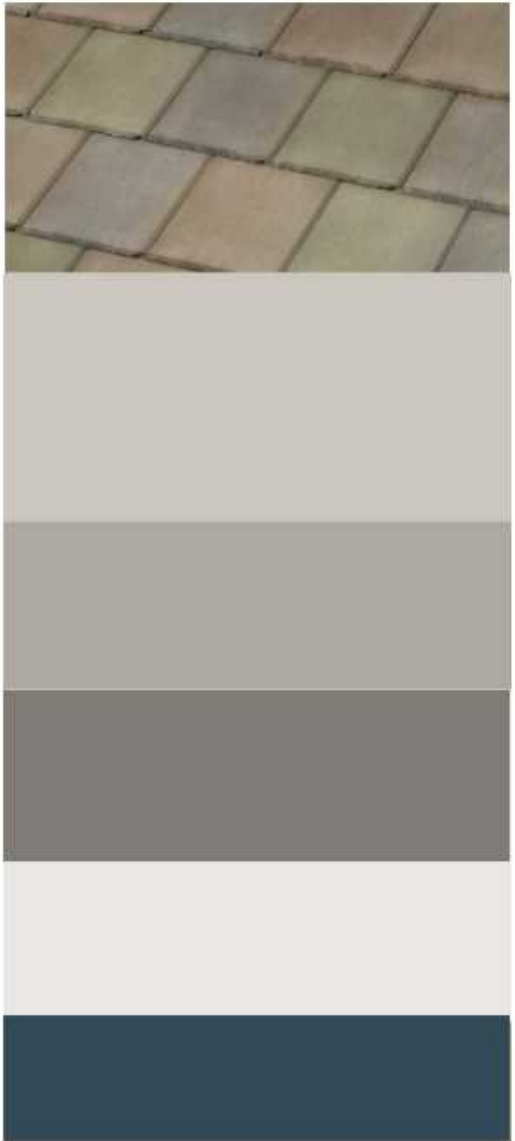


REAR



LEFT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
COUNTRY SLATE 900 / SAHARA
QUARTZ BLEND)
- STUCCO BODY**
(PPG PAINTS / EARLY EVENING / PPG1099-3 /
LRV 58 / DASHED FINISH)
- SIDING**
(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / DASHED FINISH)
- TRIM**
(PPG PAINTS / COOL CHARCOAL /
PPG1007-6 / LRV 20 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / PEGASUS /
PPG1010-1 / LRV 80 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR AND SHUTTERS**
(PPG PAINTS / SAILOR'S COAT /
PPG1153-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)



FRONT

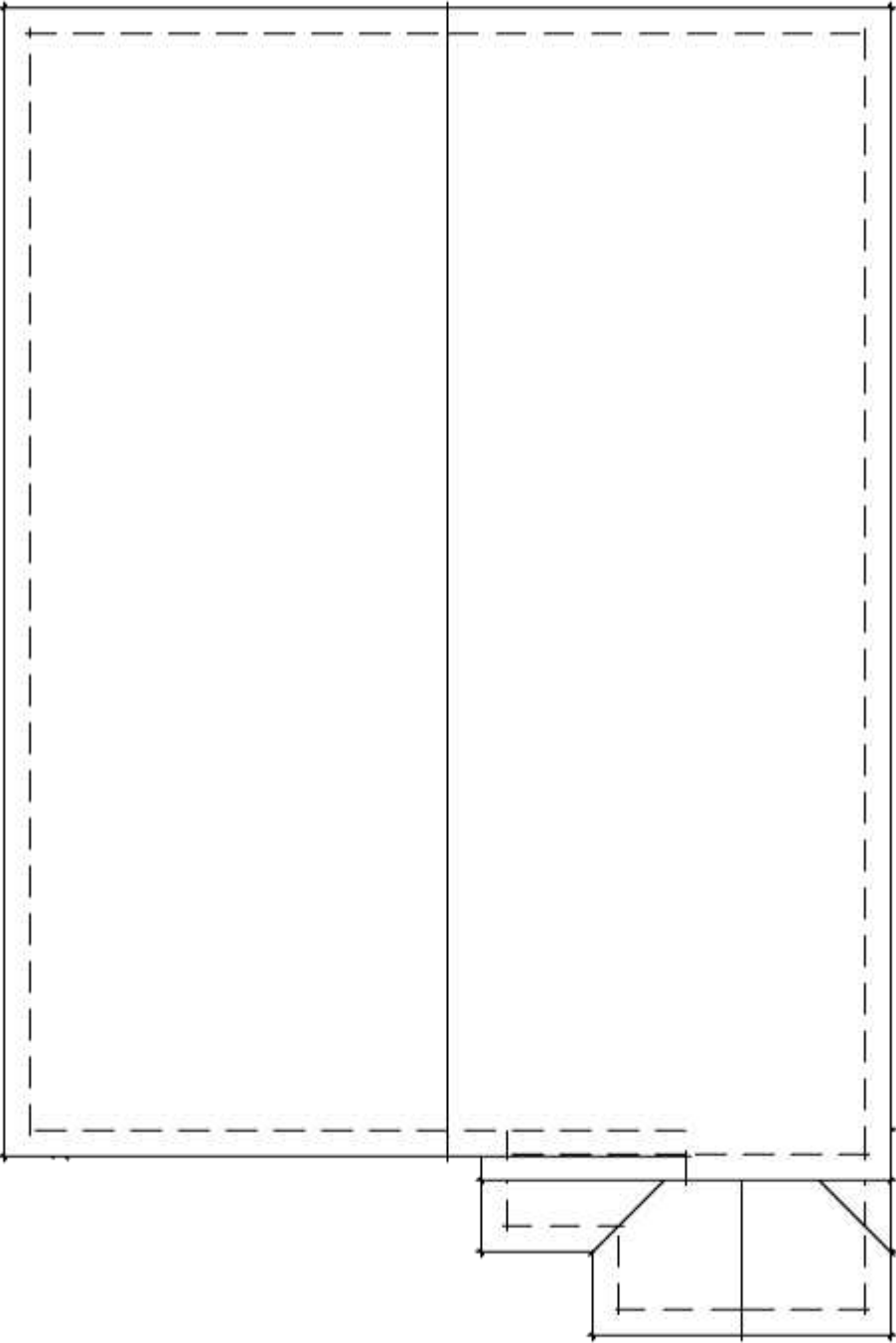


RIGHT - ENHANCED



REAR ENHANCED

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
COUNTRY SLATE 900 / SAHARA
QUARTZ BLEND)
- STUCCO BODY**
(PPG PAINTS / EARLY EVENING / PPG1099-3 /
LRV 58 / DASHED FINISH)
- SIDING**
(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / DASHED FINISH)
- TRIM**
(PPG PAINTS / COOL CHARCOAL /
PPG1007-6 / LRV 20 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / PEGASUS /
PPG1010-1 / LRV 80 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR AND SHUTTERS**
(PPG PAINTS / SAILOR'S COAT /
PPG1153-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)



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



RIGHT

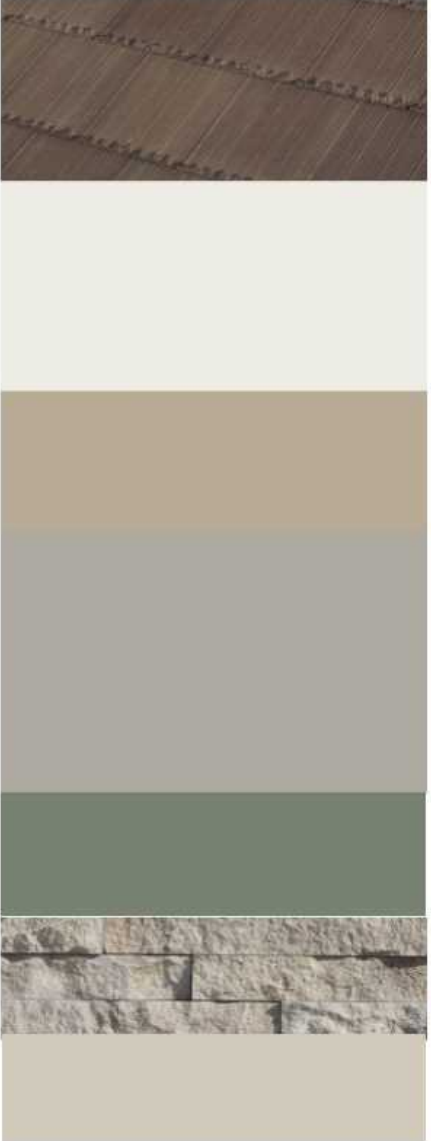


REAR



LEFT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / RUSTIC BROWN
BLEND)
- STUCCO BODY**
(PPG PAINTS / GYPSUM /
PPG1006-1 / LRV 53 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / TRUE KHAKI /
PPG14-27 / LRV 40 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / LOTTERY WINNINGS /
PPG1126-6 / LRV 21 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LEDGECUT / BRICK)
- TRIM AT STONE**
(PPG PAINTS / MOYI GRAY /
PPG1024-4 / LRV 58 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT

Top of Ridge
35'-6 13/16"

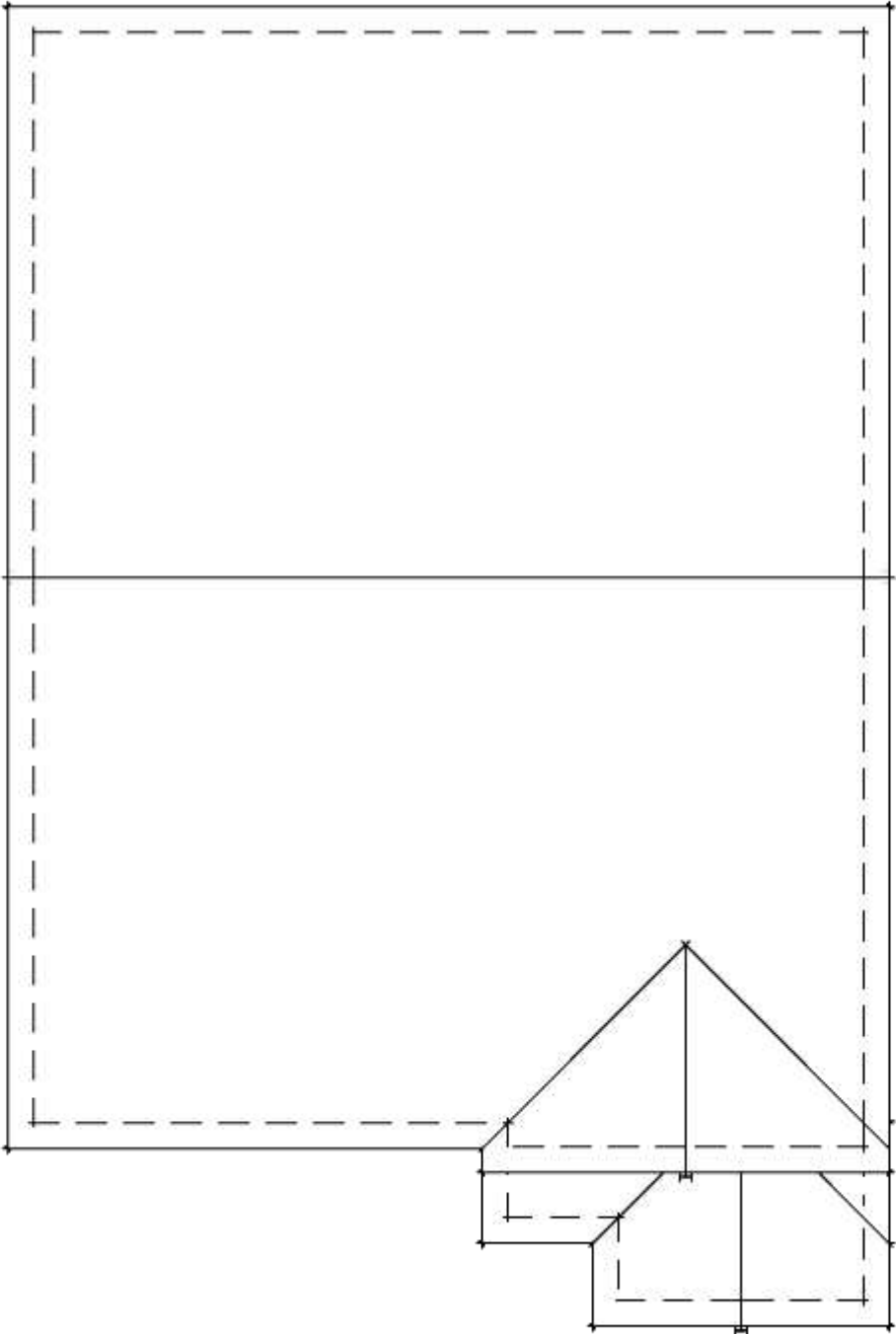


RIGHT - ENHANCED



REAR - ENHANCED

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / RUSTIC BROWN
BLEND)
- STUCCO BODY**
(PPG PAINTS / GYPSUM /
PPG1006-1 / LRV 53 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / TRUE KHAKI /
PPG14-27 / LRV 40 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / LOTTERY WINNINGS /
PPG1126-6 / LRV 21 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LEDGECUT / BRICK)
- TRIM AT STONE**
(PPG PAINTS / MOYI GRAY /
PPG1024-4 / LRV 58 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



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



RIGHT



REAR



LEFT

ROOF
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
APPALACHIAN BLEND)

STUCCO BODY
(PPG PAINTS / SOLSTICE / PPG1010-3 /
LRV 51 / DASHED FINISH)

LAP SIDING
(PPG PAINTS / PHOENIX FOSSIL /
PPG1009-5 / LRV 28 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)

TRIM
(PPG PAINTS / DESERT DUNE /
PPG1023-4 / LRV 42 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / PORTABELLA /
PPG15-23 / LRV 34 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / BRONCO BROWN /
PPG15-03 / LRV 25 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)

STONE VENEER
(ELDORADO STONE / HEWY /
TALUS)



FRONT



RIGHT - ENHANCED



REAR - ENHANCED

ROOF
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
APPALACHIAN BLEND)

STUCCO BODY
(PPG PAINTS / SOLSTICE / PPG1010-3 /
LRV 51 / DASHED FINISH)

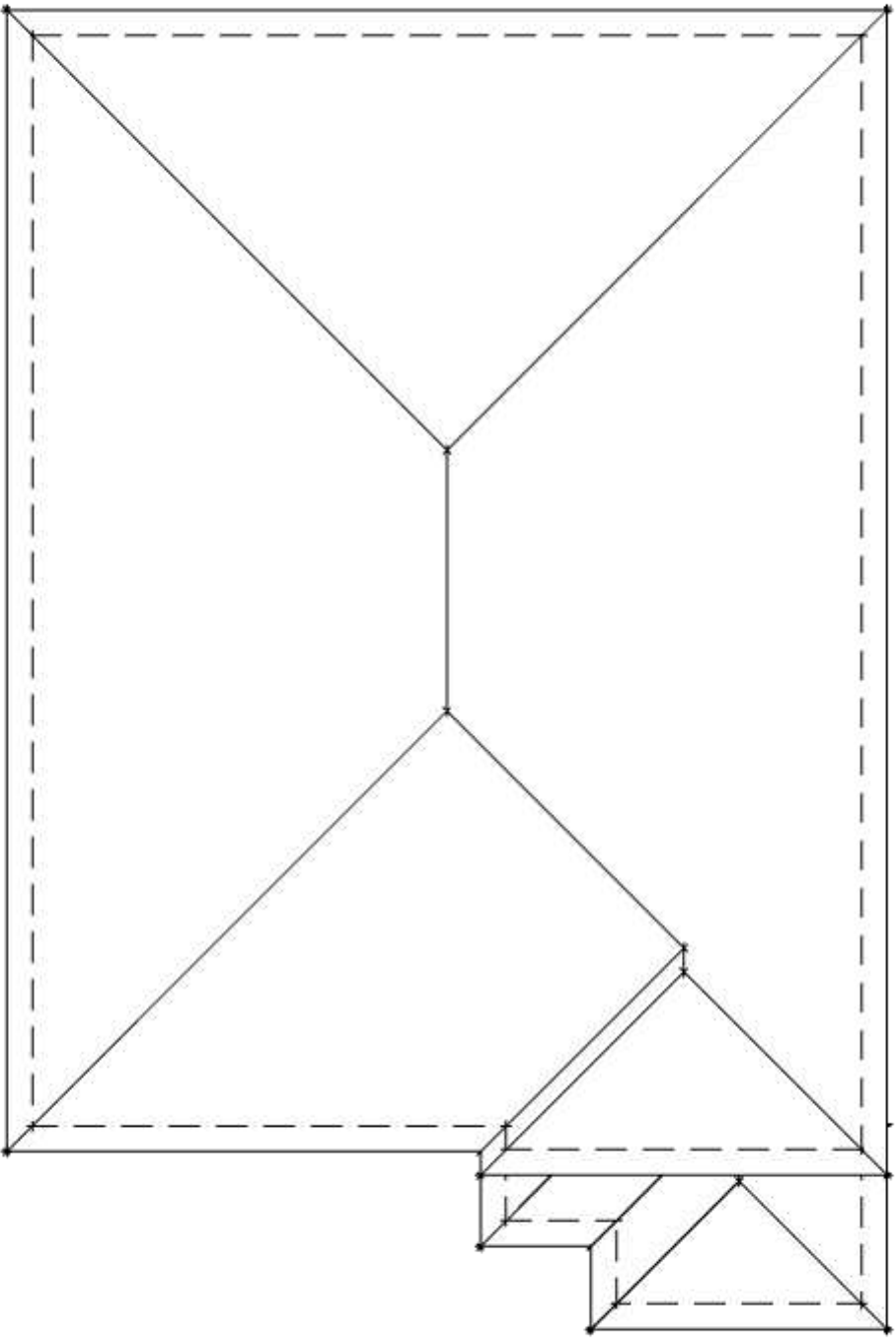
LAP SIDING
(PPG PAINTS / PHOENIX FOSSIL /
PPG1009-5 / LRV 28 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)

TRIM
(PPG PAINTS / DESERT DUNE /
PPG1023-4 / LRV 42 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / PORTABELLA /
PPG15-23 / LRV 34 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / BRONCO BROWN /
PPG15-03 / LRV 25 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)

STONE VENEER
(ELDORADO STONE / HEWN /
TALUS)



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



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

AREA SCHEDULE - STANDARD		
AREA KEY	AREA NAME	AREA
ALL ELEVATIONS		
A	MAIN FLOOR LIVABLE	1157 SF
B	UPPER FLOOR LIVABLE	1568 SF
LIVABLE		2715 SF
C	2-CAR GARAGE	496 SF
D	PORCH	56 SF
NON-LIVABLE		552 SF
ALL ELEVATIONS		3267 SF

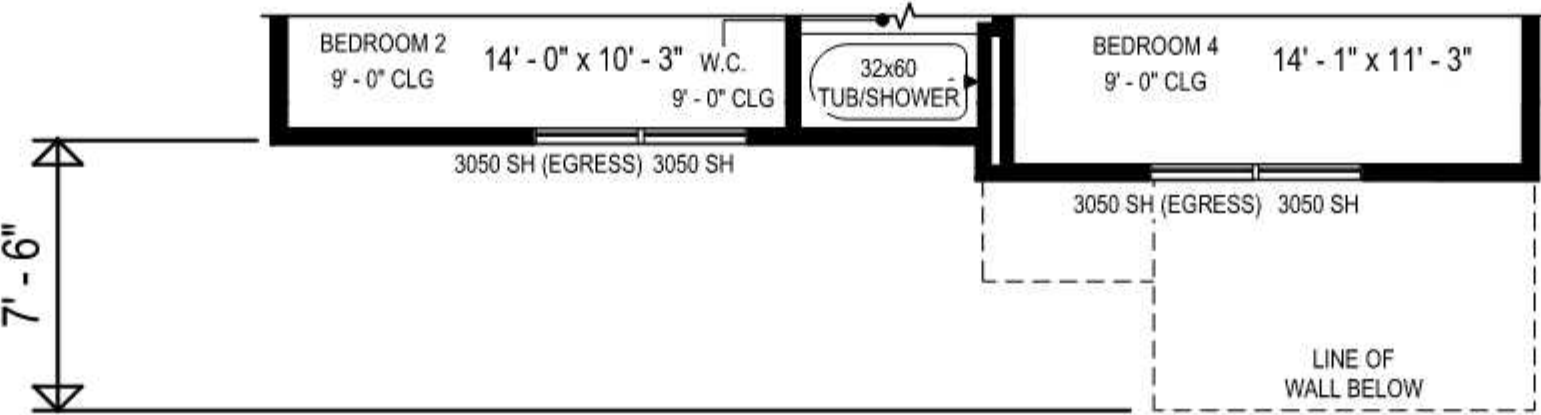
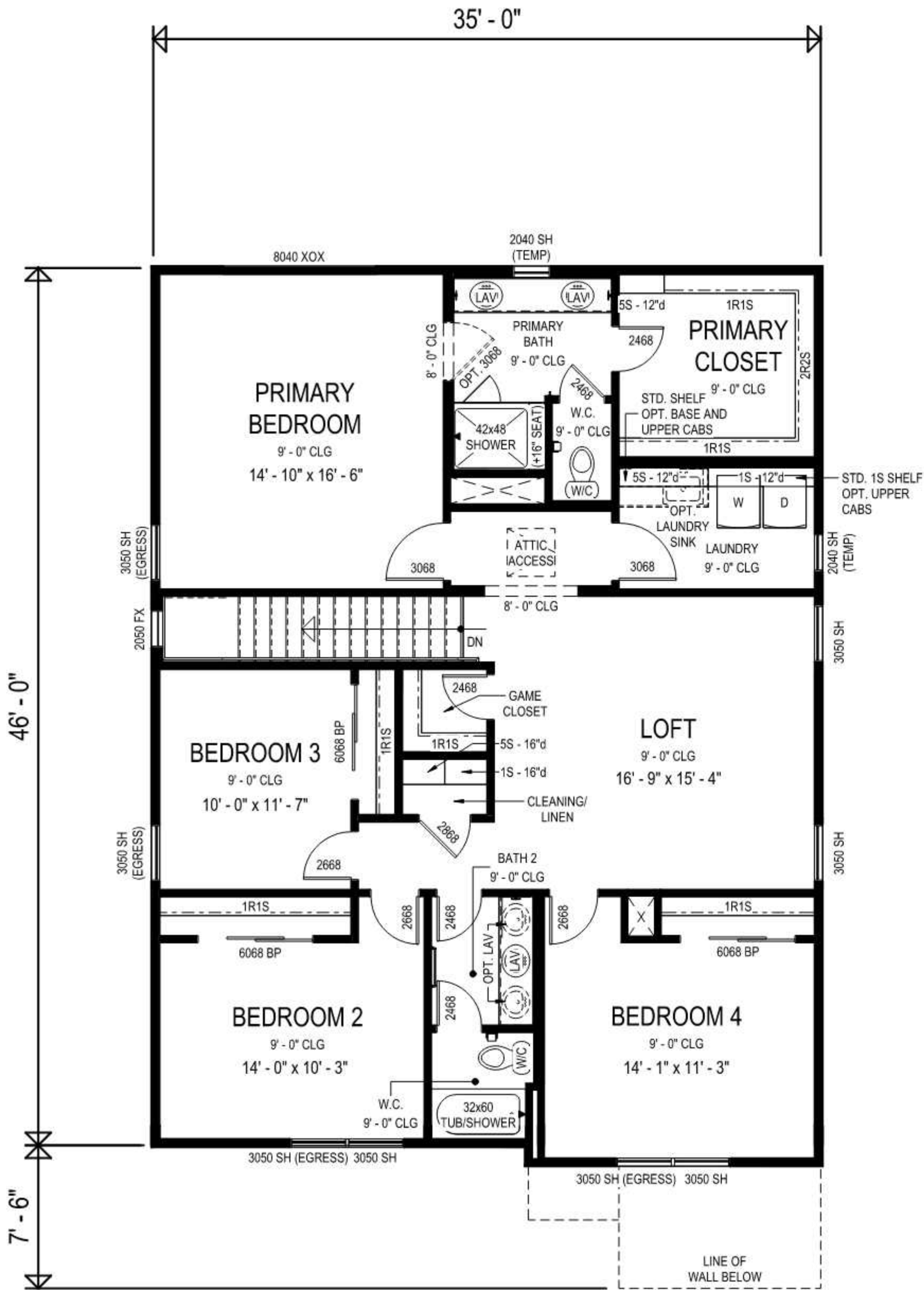
Main Floor Plan - Elevation A

SCALE: 3/16" = 1'-0"

SCALE : 3/16" = 1'-0"

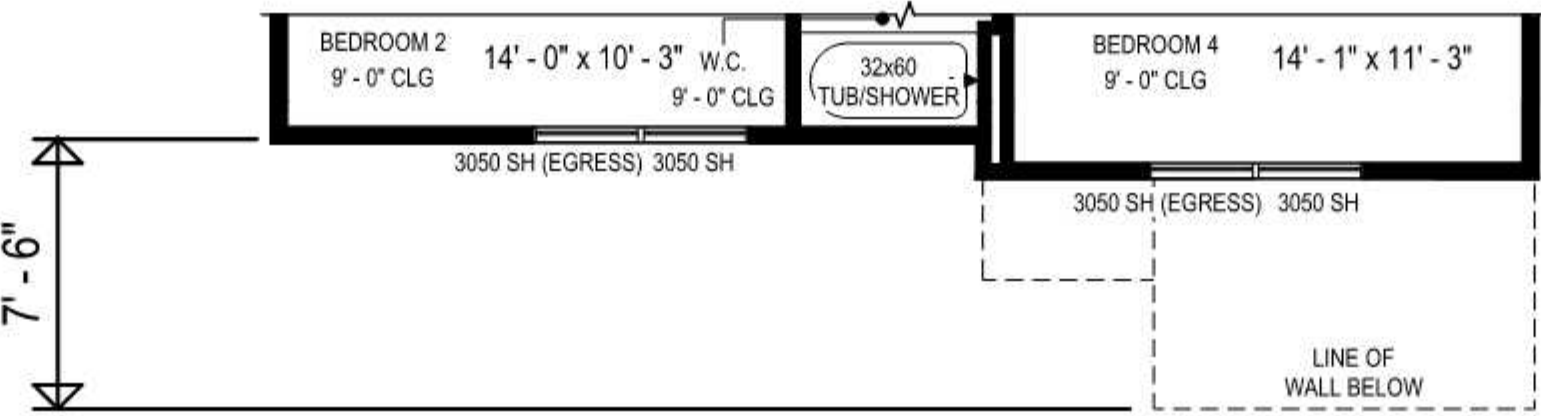
A6.7
CYPRESS - ASPEN
Rancho Cordova, California

February 27, 2025 | MP230273.35



Partial Upper Floor Plan - Elevation C

SCALE: 3/16" = 1'-0"



Partial Upper Floor Plan - Elevation B

SCALE: 3/16" = 1'-0"



Opt. Bedroom 5 I.L.O. Loft Partial Upper Plan

SCALE: 3/16" = 1'-0"

AREA SCHEDULE - STANDARD		
AREA KEY	AREA NAME	AREA
ALL ELEVATIONS		
A	MAIN FLOOR LIVABLE	1157 SF
B	UPPER FLOOR LIVABLE	1558 SF
LIVABLE		2715 SF
C	2-CAR GARAGE	496 SF
D	PORCH	56 SF
NON-LIVABLE		552 SF
ALL ELEVATIONS		3267 SF

Upper Floor Plan - Elevation A

SCALE: 3/16" = 1'-0"

ASPEN

RANCHO CORDOVA, CA

EXTERIOR COLOR BOOK | MP230273.35

February 27, 2025

WOODSIDE HOMES ASPEN

Exterior Color Schemes for Elevation A - Spanish

COLOR SCHEME	ROOF COLOR	TRIM COLOR	STUCCO BODY COLOR	SIDING COLOR	STONE COLOR	STONE TRIM COLOR	FRONT DOOR & SHUTTERS COLOR	FASCIA & GARAGE DOOR COLOR
1 LIGHT	13-1FECY4072 SAHARA QUARTZ BLEND	PPG1008-3 GREYHOUND LRV: 41	PPG1001-1 DELICATE WHITE LRV: 88	PPG14-23 EDELWEISS LRV: 79	N/A	N/A	PPG1008-5 SPICY MUSTARD LRV: 47	PPG1005-7 DARK GRANITE LRV: 5
2 MEDIUM	13-1FECY4072 SAHARA QUARTZ BLEND	PPG1005-7 DARK GRANITE LRV: 5	PPG12-13 CAMEL TAN LRV: 41	PPG1101-4 ROCK CLIFFS LRV: 43	N/A	N/A	PPG1071-6 PRAIRIE FIRE LRV: 19	PPG1005-7 DARK GRANITE LRV: 5
3 DARK	13-1FECY4072 SAHARA QUARTZ BLEND	PPG1010-1 COOL CHARCOAL LRV: 20	PPG1006-3 EARLY EVENING LRV: 58	PPG1007-4 HOT STONE LRV: 40	N/A	N/A	PPG1153-7 SAILOR'S COAT LRV: 6	PPG1010-1 PEGASUS LRV: 80
MANUFACTURER / VENDOR	BORAL ROOFING COUNTRY SLATE 900	PPG PAINTS SAND FINISH	PPG PAINTS DASHED FINISH	PPG PAINTS DASHED FINISH	ELDORADO	PPG PAINTS SEMI-GLOSS FINISH	PPG PAINTS SEMI-GLOSS FINISH	PPG PAINTS SEMI-GLOSS FINISH

WINDOW FRAME COLOR: WHITE

Notes:

1. See color cartoon elevations for locations - colors shown in matrix correspond with color cartoons.
2. Stucco paint colors should transition on inside corners only.
3. Painting contractor shall review colors and color locations with architect before commencing work.
4. Paint wall vents to match surrounding surface.
5. Exposed gutters and downspouts shall be colored to match the surface to which they are attached.

WOODSIDE HOMES
ASPEN

Exterior Color Schemes for Elevation B - California Cottage

COLOR SCHEME	ROOF COLOR	TRIM COLOR	STUCCO BODY COLOR	SIDING COLOR	STONE COLOR	STONE TRIM COLOR	FRONT DOOR COLOR	FASCIA & GARAGE DOOR COLOR
1 LIGHT	32-1FBCJ3184 RUSTIC BROWN BLEND METAL AWNING-W31 MISTIQUE PLUS	PPG1010-1 PEGASUS LRV: 80	PPG10-07 BAY OF FUNDY LRV: 63	PPG1009-5 PHOENIX FOSSIL LRV: 28	LEDGECUT WHITE CAP	PPG14-24 DOGWOOD BLOSSOM LRV: 79	PPG16-30 MUTED COPPER LRV: 16	PPG1010-1 PEGASUS LRV: 80
2 MEDIUM	32-1FBCJ3184 RUSTIC BROWN BLEND METAL AWNING-H4 MEDIUM BROWN	PPG1023-4 DESERT DUNE LRV: 42	PPG1100-2 ADOBE WHITE LRV: 82	PPG1097-4 DUSTY TRAIL LRV: 50	LEDGECUT OCEAN FLOOR	PPG1097-3 TOASTED ALMOND LRV: 61	PPG1039-4 PACHYDERM LRV: 31	PPG15-18 INTROSPECTIVE LRV: 12
3 DARK	32-1FBCJ3184 RUSTIC BROWN BLEND METAL AWNING-W31 MISTIQUE PLUS	PPG1007-4 HOT STONE LRV: 40	PPG1006-1 GYPSUM LRV: 83	PPG14-27 TRUE KHAKI LRV: 42	LEDGECUT BIRCH	PPG1024-4 MOTH GRAY LRV: 58	PPG1129-6 LOTTERY WINNINGS LRV: 21	PPG1007-4 HOT STONE LRV: 40
MANUFACTURER / VENDOR	BORAL ROOFING SAXONY 900 SHAKE	PPG PAINTS SAND FINISH	PPG PAINTS DASHED FINISH	PPG PAINTS DASHED FINISH	ELDORADO	PPG PAINTS SEMI-GLOSS FINISH	PPG PAINTS SEMI-GLOSS FINISH	PPG PAINTS SEMI-GLOSS FINISH

WINDOW FRAME COLOR: WHITE

Notes:

1. See color cartoon elevations for locations - colors shown in matrix correspond with color cartoons.
2. Stucco paint colors should transition on inside corners only.
3. Painting contractor shall review colors and color locations with architect before commencing work.
4. Paint wall vents to match surrounding surface.
5. Exposed gutters and downspouts Vshall be colored to match the surface to which they are attached.

WOODSIDE HOMES
ASPEN

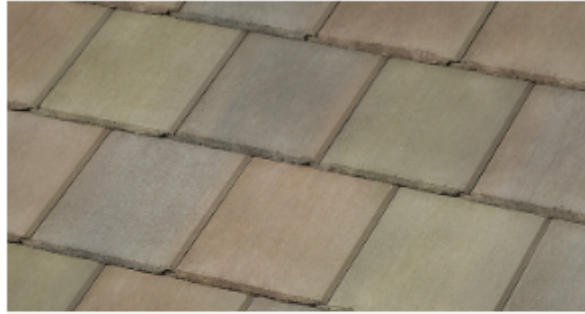
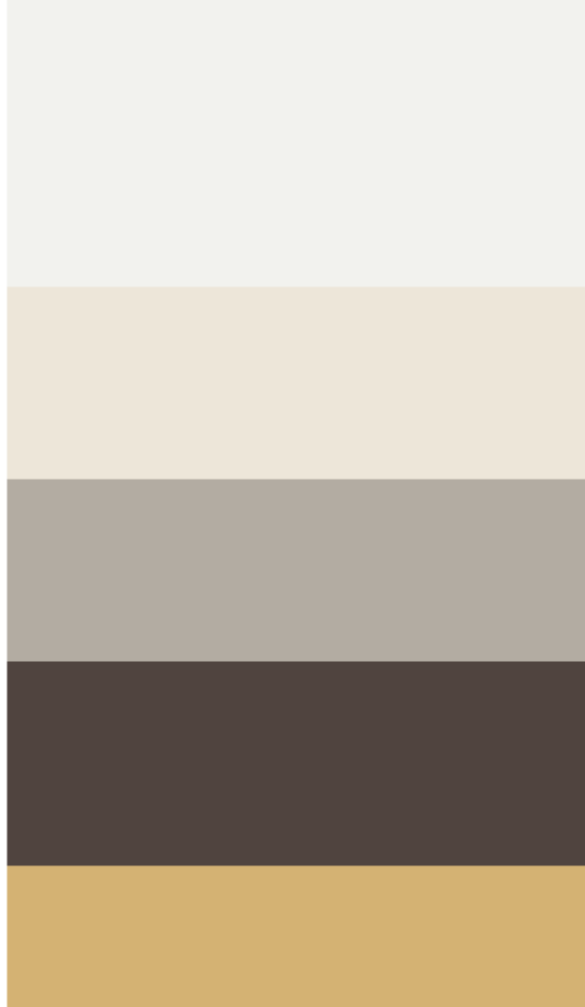
Exterior Color Schemes for Elevation E - Modern Prairie

COLOR SCHEME	ROOF COLOR	TRIM COLOR	STUCCO BODY COLOR	SIDING COLOR	STONE COLOR	STONE TRIM COLOR	FRONT DOOR COLOR	FASCIA & GARAGE DOOR COLOR
1 LIGHT	13- 1FACS0330 APPALACHIAN BLEND	PPG14-23 EDELWEISS LRV: 79	PPG10-07 BAY OF FUNDY LRV: 63	PPG1007-6 COOL CHARCOAL LRV: 20	HEWN FOUNDATION	N/A	PPG1002-7 PHANTOM MIST LRV: 6	PPG14-23 EDELWEISS LRV: 79
2 MEDIUM	13- 1FACS0330 APPALACHIAN BLEND	PPG1001-1 DELICATE WHITE LRV: 88	PPG1032-2 HURRICANE HAZE LRV: 49	PPG1039-3 MIRROR MIRROR LRV: 43	HEWN SPAN	N/A	PPG1002-7 PHANTOM MIST LRV: 6	PPG1001-1 DELICATE WHITE LRV: 88
3 DARK	13- 1FACS0330 APPALACHIAN BLEND	PPG1023-4 DESERT DUNE LRV: 42	PPG1010-3 SOLSTICE LRV: 51	PPG1009-5 PHOENIX FOSSIL LRV: 28	HEWN TALUS	N/A	PPG15-03 BRONCO BROWN LRV: 25	PPG15-32 PORTABELLA LRV: 20
MANUFACTURER / VENDOR	BORAL ROOFING SAXONY 900 SLATE	PPG PAINTS SAND FINISH	PPG PAINTS DASHED FINISH	PPG PAINTS DASHED FINISH	ELDORADO	PPG PAINTS SEMI-GLOSS FINISH	PPG PAINTS SEMI-GLOSS FINISH	PPG PAINTS SEMI-GLOSS FINISH

WINDOW FRAME COLOR: WHITE

Notes:

1. See color cartoon elevations for locations - colors shown in matrix correspond with color cartoons.
2. Stucco paint colors should transition on inside corners only.
3. Painting contractor shall review colors and color locations with architect before commencing work.
4. Paint wall vents to match surrounding surface.
5. Exposed gutters and downspouts shall be colored to match the surface to which they are attached.

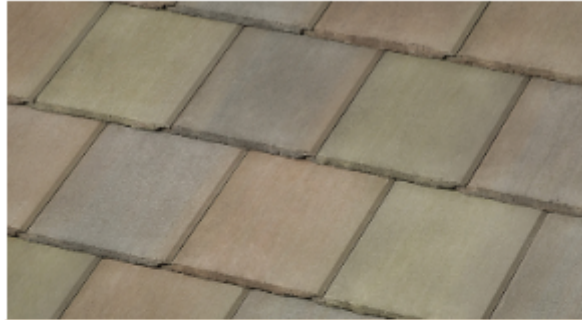
WOODSIDE HOMES
ASPENColor Scheme 1
Elevation A - SPANISH**ROOF**(BORAL ROOFING / CONCRETE TILE /
COUNTRY SLATE 900 / SAHARA
QUARTZ BLEND)**STUCCO BODY**(PPG PAINTS / DELICATE WHITE / PPG1001-1
/ LRV 88 / DASHED FINISH)**SIDING**(PPG PAINTS / EDELWEISS /
PPG14-23 / LRV 79 / DASHED FINISH)**TRIM**(PPG PAINTS / GREYHOUND /
PPG1008-3 / LRV 44 / SAND FINISH)**FASCIA / GARAGE DOOR**(PPG PAINTS / DARK GRANITE /
PPG1005-7 / LRV 5 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FRONT DOOR**(PPG PAINTS / SPICY MUSTARD /
PPG1008-5 / LRV 47 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

WOODSIDE HOMES ASPEN

Color Scheme 2
Elevation A - SPANISH

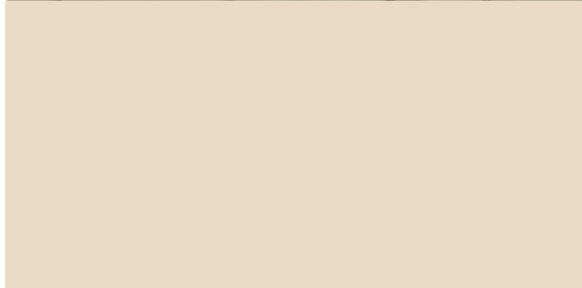
ROOF

(BORAL ROOFING / CONCRETE TILE /
COUNTRY SLATE 900 / SAHARA
QUARTZ BLEND)



STUCCO BODY

(PPG PAINTS / CAMEL TAN / PPG1-13 /LRV 41
/ DASHED FINISH)



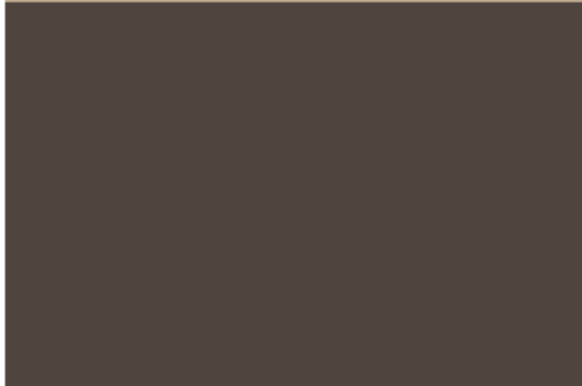
SIDING

(PPG PAINTS / ROCK CLIFFS /
PPG1101-4 / LRV 43 / DASHED FINISH)



TRIM

(PPG PAINTS / DARK GRANITE /
PPG1005-7 / LRV 5 / SAND FINISH)



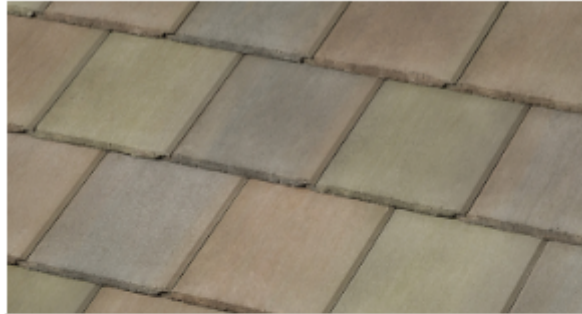
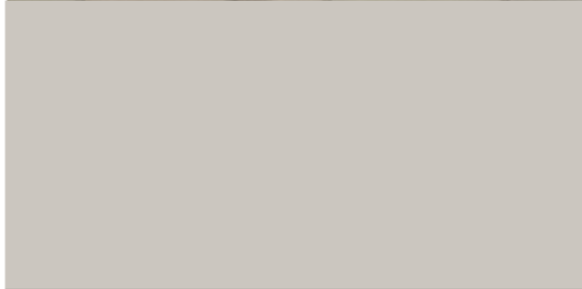
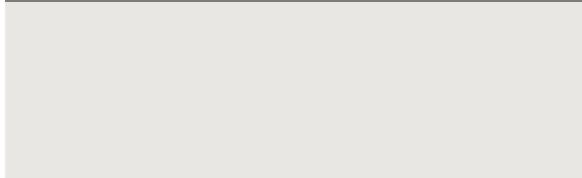
FASCIA / GARAGE DOOR

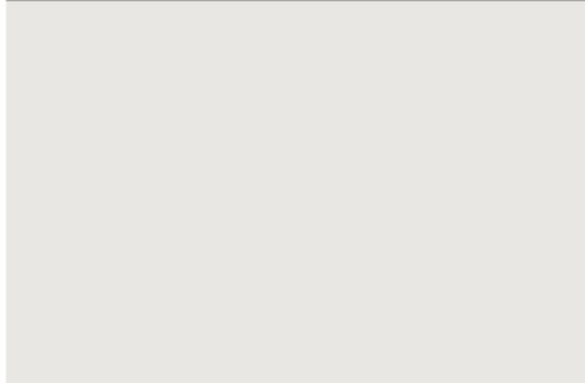
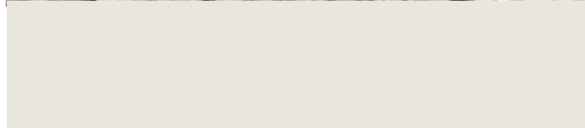
(PPG PAINTS / DARK GRANITE /
PPG1005-7 / LRV 5 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

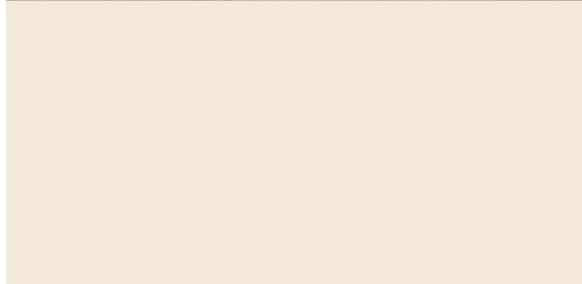
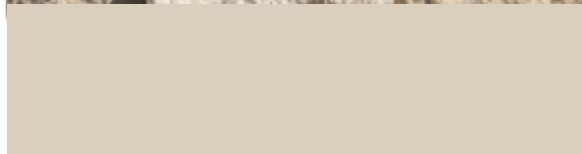


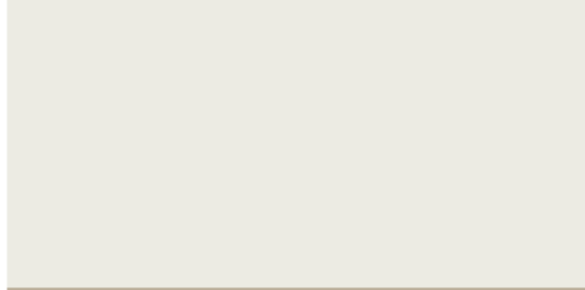
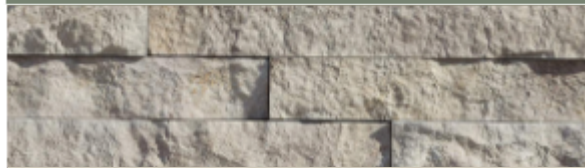
FRONT DOOR

(PPG PAINTS / PRAIRIE FIRE /
PPG1071-6 / LRV 19 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

WOODSIDE HOMES
ASPENColor Scheme 3
Elevation A - SPANISH**ROOF**(BORAL ROOFING / CONCRETE TILE /
COUNTRY SLATE 900 / SAHARA
QUARTZ BLEND)**STUCCO BODY**(PPG PAINTS / EARLY EVENING / PPG1006-3 /
LRV 58 / DASHED FINISH)**SIDING**(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / DASHED FINISH)**TRIM**(PPG PAINTS / COOL CHARCOAL /
PPG1007-6 / LRV 20 / SAND FINISH)**FASCIA / GARAGE DOOR**(PPG PAINTS / PEGASUS /
PPG1010-1 / LRV 80 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FRONT DOOR AND SHUTTERS**(PPG PAINTS / SAILOR'S COAT /
PPG1153-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)

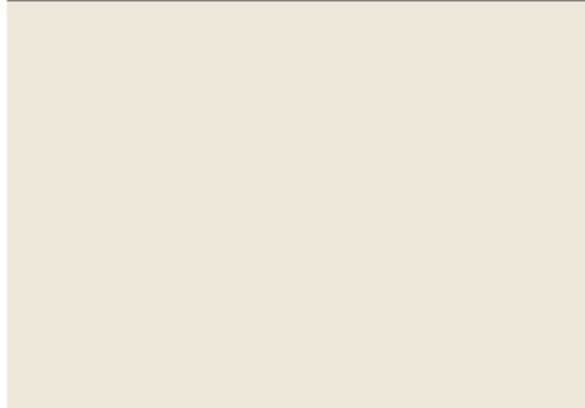
WOODSIDE HOMES
ASPENColor Scheme 4
Elevation B - CALIFORNIA COTTAGE**ROOF**(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / RUSTIC BROWN
BLEND)**STUCCO BODY**(PPG PAINTS / BAY OF FUNDY / PPG10-07 /
LRV 63 / DASHED FINISH)**LAP SIDING**(PPG PAINTS / PHOENIX FOSSIL /
PPG1009-5 / LRV 28 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)**TRIM**(PPG PAINTS / PEGASUS /
PPG1010-1 / LRV 80 / SAND FINISH)**FASCIA / GARAGE DOOR**(PPG PAINTS / PEGASUS /
PPG1010-1 / LRV 80 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FRONT DOOR**(PPG PAINTS / MUTED COPPER /
PPG16-30 / LRV 16 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)**STONE VENEER**(ELDORADO STONE / LEDGESTONE /
WHITE CAP)**TRIM AT STONE**(PPG PAINTS / DOGWOOD BLOSSOM /
PPG14-24 / LRV 79 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)

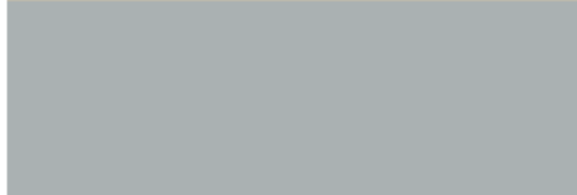
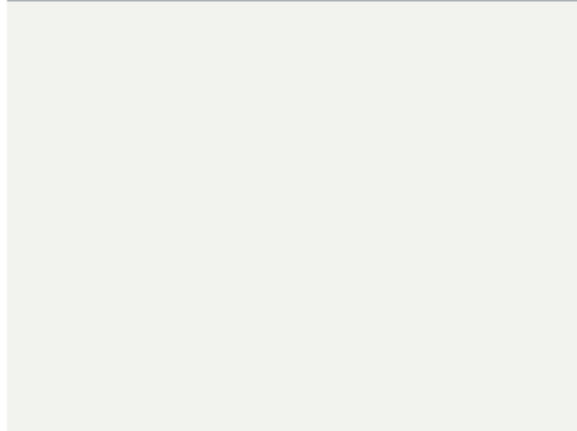
WOODSIDE HOMES
ASPENColor Scheme 5
Elevation B - CALIFORNIA COTTAGE**ROOF**(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / RUSTIC BROWN
BLEND)**STUCCO BODY**(PPG PAINTS / ADOBE WHITE / PPG1100-2 /
LRV 82 / DASHED FINISH)**TRIM**(PPG PAINTS / DESERT DUNE /
PPG1023-4 / LRV 42 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**LAP SIDING**(PPG PAINTS / DUSTY TRAIL /
PPG1097-4 / LRV 50 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)**FASCIA / GARAGE DOOR**(PPG PAINTS / INTROSPECTIVE /
PPG15-18 / LRV 12 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FRONT DOOR**(PPG PAINTS / PACHYDERM /
PPG1039-4 / LRV 31 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)**STONE VENEER**(ELDORADO STONE / LEDGECUT /
OCEAN FLOOR)**TRIM AT STONE**(PPG PAINTS / TOASTED ALMOND /
PPG1097-3 / LRV 61 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

WOODSIDE HOMES
ASPENColor Scheme 6
Elevation B - CALIFORNIA COTTAGE**ROOF**(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / RUSTIC BROWN
BLEND)**STUCCO BODY**(PPG PAINTS / GYPSUM /
PPG1006-1 / LRV 83 / DASHED FINISH)**LAP SIDING**(PPG PAINTS / TRUE KHAKI /
PPG14-27 / LRV 42 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)**TRIM**(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / SAND FINISH)**FASCIA / GARAGE DOOR**(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FRONT DOOR**(PPG PAINTS / LOTTERY WINNINGS /
PPG1129-6 / LRV 21 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)**STONE VENEER**

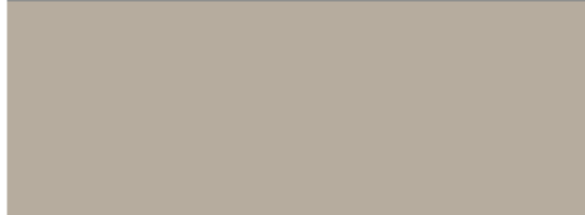
(ELDORADO STONE / LEDGECUT / BIRCH)

TRIM AT STONE(PPG PAINTS / MOTH GRAY /
PPG1024-4 / LRV 58 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

WOODSIDE HOMES
ASPENColor Scheme 7
Elevation E - MODERN PRAIRIE**ROOF**(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
APPALACHIAN BLEND)**STUCCO BODY**(PPG PAINTS / BAY OF FUNDY /
PPG10-07 / LRV 63 / DASHED FINISH)**LAP SIDING**(PPG PAINTS / COOL CHARCOAL /
PPG1007-6 / LRV 20 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)**TRIM**(PPG PAINTS / EDELWEISS /
PPG14-23 / LRV 79 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FASCIA / GARAGE DOOR**(PPG PAINTS / EDELWEISS /
PPG14-23 / LRV 79 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FRONT DOOR**(PPG PAINTS / PHANTOM MIST /
PPG1002-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)**STONE VENEER**(ELDORADO STONE / HEWN /
FOUNDATION)

WOODSIDE HOMES
ASPENColor Scheme 8
Elevation E - MODERN PRAIRIE**ROOF**(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
APPALACHIAN BLEND)**STUCCO BODY**(PPG PAINTS / HURRICANE HAZE / LRV 49 /
PPG1032-2 / DASHED FINISH)**LAP SIDING**(PPG PAINTS / MIRROR MIRROR /
PPG1039-3 / LRV 43 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)**TRIM**(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FASCIA / GARAGE DOOR**(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FRONT DOOR**(PPG PAINTS / PHANTOM MIST /
PPG1002-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)**STONE VENEER**

(ELDORADO STONE / HEWN / SPAN)

WOODSIDE HOMES
ASPENColor Scheme 9
Elevation E - MODERN PRAIRIE**ROOF**(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
APPALACHIAN BLEND)**STUCCO BODY**(PPG PAINTS / SOLSTICE / PPG1010-3 /
LRV 51 / DASHED FINISH)**LAP SIDING**(PPG PAINTS / PHOENIX FOSSIL /
PPG1009-5 / LRV 28 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)**TRIM**(PPG PAINTS / DESERT DUNE /
PPG1023-4 / LRV 42 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FASCIA / GARAGE DOOR**(PPG PAINTS / PORTABELLA /
PPG15-23 / LRV 34 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FRONT DOOR**(PPG PAINTS / BRONCO BROWN /
PPG15-03 / LRV 25 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)**STONE VENEER**(ELDORADO STONE / HEWN /
TALUS)

GENERAL PRODUCTION TYPICAL NOTES

1. **TYPICAL PLANS:** ONE TYPICAL LOT OF EACH PLAN TYPE (IN/LINE) AND ONE TYPICAL CORNER LOT ARE SHOWN. PLANS ARE NOT INDICATIVE OF ANY SPECIFIC LOT, BUT SHALL BE APPLIED TO EACH SPECIFIC LOT FOLLOWING THE FORMS, SPACING, AND OVERALL LAYOUT SHOWN. MINOR VARIATIONS WILL OCCUR BETWEEN DIFFERENT ELEVATIONS AND LOT SIZES. CONTRACTOR IS RESPONSIBLE TO VERIFY FIELD CONDITIONS AND TO ACCOMMODATE THESE DIFFERENCES, INCLUDING ADDITIONAL QUANTITIES REQUIRED TO INSTALL PLANTING IN ALL DESIGNATED AREAS, IN ALL BID PRICING.
2. **DRAINAGE PLANS:** REFER TO CIVIL PLANS/LOT PLANS FOR SPECIFIC LOT GRADING, DRAINAGE, & OTHER LOT INFORMATION.
 - 2.1. REFER TO DETAILS FOR TYPICAL LOT DRAINAGE.
3. **PAVING:**
 - 3.1. VEHICULAR AND PEDESTRIAN PAVING (DRIVEWAYS) SECTION SHALL BE CONSTRUCTED PER APPLICABLE PROJECT GEOTECHNICAL REPORT PROVIDED BY BUILDER. DO NOT CONSTRUCT VEHICULAR PAVING AS PEDESTRIAN PAVING.
 - 3.2. INSTALL ALL WORK PER RELEVANT INDUSTRY GUIDELINES. SCORE CONTROL JOINTS SHALL BE PLACED PER PLAN AND AS REQUIRED NOT TO EXCEED A/C 224 GUIDELINES (MAXIMUM SPACING 24 TIMES SUB THICKNESS). WHERE OVERLAP OF REQUIREMENTS OCCURS, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
 - 3.3. ALL DIMENSIONS ARE APPROXIMATE, SUBJECT TO FIELD ADJUSTMENTS.

1. GENERAL:
 - 1.1. ALL FENCES VISIBLE FROM PUBLIC AREAS SHALL BE "SIDEYARD" FENCING. ALL FENCES BETWEEN PRIVATE LOTS SHALL BE "GOOD NEIGHBOR" FENCING.
2. SIDEYARD FENCES:
 - 2.1. UTILITY SIDE: IN GENERAL, FENCES SHALL SETBACK BE 10' FROM CORNER OF GARAGE TO ALLOW FOR ELECTRICAL PANEL, COMBUSTION BOXES, AND OTHER UTILITIES LOCATED ON THE JOINT TRENCH / DRY UTILITY SIDE OF THE HOUSE, BUT IN NO CASE LESS THAN 6'.
 - 2.2. OPPOSITE SIDE: SIDEYARD FENCES SHALL BE SETBACK 4'-8" TO ALLOW LANDSCAPE TO WRAP THE FRONT CORNER OF THE HOUSE. THIS DISTANCE MAY BE INCREASED TO AVOID WINDOWS, ETC.
 - 2.3. ADJUSTMENT: SLIGHT MODIFICATIONS TO THESE DIMENSIONS SHALL BE ALLOWED WHEN REQUIRED TO ACCOMMODATE WINDOWS AND OTHER ARCHITECTURAL FEATURES, OR TO ALIGN SIDEYARD FENCES OF ADJACENT LOTS.
 - 2.4. CORNER LOTS: SIDEYARD FENCES SHALL RETURN AT OR NEAR THE REAR OF THE SIDE ELEVATION, ON THE P.U.E.
3. GATES: (1) SIDEYARD GATE PER LOT AT REAR (ALLEY FACING) OF THE HOUSE SHALL BE CONSTRUCTED. SEE PLANS FOR GATE SIDE (DEPENDENT ON BUYER'S OPTIONS), AND COORDINATE WITH BUILDER IN FIELD.
4. ALL FENCES SHALL BE PAINTED. SEE DETAILS.
5. ENSURE ALL REQUIRED CLEARANCES (UTILITIES, MANUFACTURER'S REQUIREMENTS FOR AC CONDENSER UNITS, ETC.) ARE MAINTAINED.

1. PROJECT INFORMATION:

DATE:	02/19/25
APPLICANT:	ROACH + CAMPBELL LANDSCAPE ARCHITECTURE ON BEHALF OF: WOODSIDE HOMES 1130 IRON POINT ROAD, STE 200 FOLSOM, CA 95630
PROJECT CONTACT:	MASON MARLOW PHONE: 916-413-0301
PROJECT ADDRESS:	RANCHO CORDOVA, CA
TOTAL LANDSCAPE AREA:	227,580 SF (ESTIMATED: 14 CORNERS W/ DETACHED WALK @ 1500 SF AVERAGE + 59 INLINE LOTS W/ DETACHED WALK @ 700 SF AVERAGE + 372 CORNERS W/ ATTACHED WALK @ 1,300 SF AVERAGE + 252 INLINE LOTS W/ ATTACHED WALK @ 465 SF AVERAGE)
PROJECT TYPE:	SINGLE FAMILY RESIDENTIAL
WATER SUPPLY TYPE:	POTABLE WATER

CHECKLIST OF ALL DOCUMENTS INCLUDED:

- ☐ SOIL MANAGEMENT REPORT (SEE LANDSCAPE DESIGN PLAN)
- ☒ LANDSCAPE DESIGN PLAN
- ☒ IRRIGATION DESIGN PLAN
- ☒ GRADING DESIGN PLAN (SEE PREVIOUSLY APPROVED CIVIL DRAWINGS)

BUILDER/OWNER:	LANDSCAPE ARCHITECT:
WOODSIDE HOMES 1130 IRON POINT ROAD, STE 200 FOLSOM CA 95630	ROACH & CAMPBELL 947 ENTERPRISE DR., LOFT B SACRAMENTO, CA 95825
PROJECT CONTACT: MASON MARLOW PHONE: 916-413-0301	DAVID CAMPBELL, ASLA PHONE: 916-342-7119

CS	COVER SHEET
L1.1	CONSTRUCTION DETAILS
L2.1	IRRIGATION PLAN - INLINE LOTS
L2.2	IRRIGATION PLAN - CORNER LOTS
L2.3	IRRIGATION DETAILS
L2.4	IRRIGATION DETAILS
L3.1	PLANTING PLAN - INLINE LOTS
L3.2	PLANTING PLAN - CORNER LOTS
L3.3	PLANTING DETAILS
L3.4	PLANTING DETAILS

2022 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, PARTS 1-12
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN (CALGREEN) BUILDING STANDARDS CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
CITY OF RANCHO CORDOVA MUNICIPAL CODE

N/E
XX

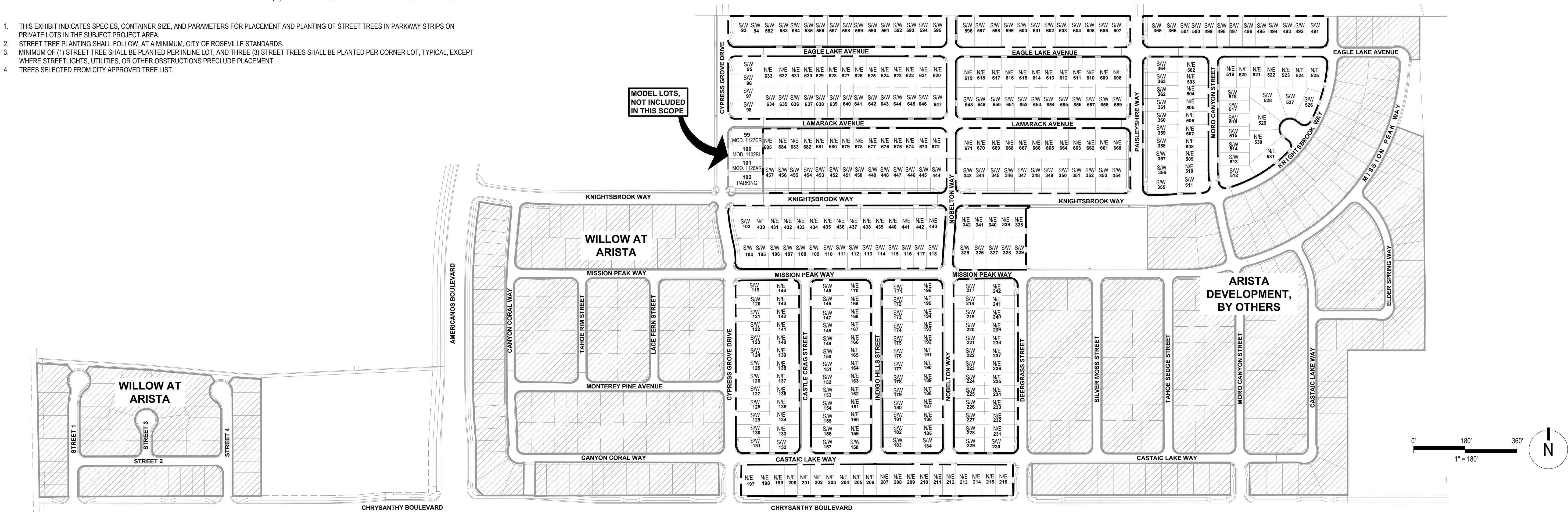
SOLAR EXPOSURE (N/E: NORTH/EAST, S/W:
SOUTH/WEST). LOT NUMBER REFERS TO
FRONT DOOR ORIENTATION. CONTRACTOR
SHALL USE APPROPRIATE PLANTS AT
OPPOSITE SIDES OF THE BUILDING.

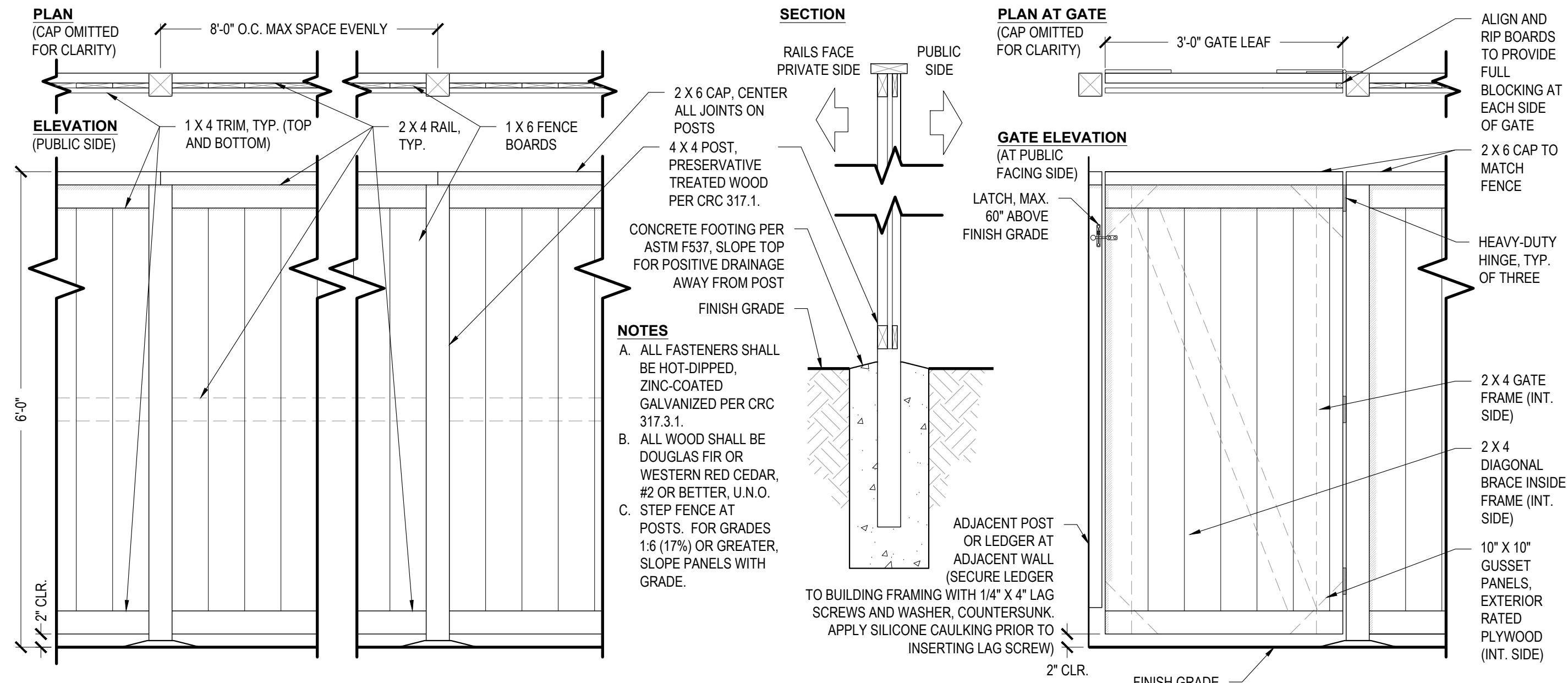
LOTS INCLUDED WITH THIS PROJECT UNDER
CURRENT CONTRACT.

AREA NOT IN PROJECT SCOPE

TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. USE SAME SPECIES THROUGHOUT EACH STREET, AS NOTED BELOW:				
(NOT SHOWN AT THIS SCALE, SEE TYPICAL PLANS)	STREET TREE:			
	ACER BUEGERIANUM	WUCOLS (M)	INDIGO HILLS ST., PAISLEYSHIRE WAY	24" BOX
	ARBUTUS X MARINA	WUCOLS (L)	MORO CANYON ST., DEER GRASS ST.	24" BOX
	LAURUS X 'SARATOGA'	WUCOLS (L)	CASTLE CRAIG ST. NOBELTON WAY	24" BOX
	PISTACHIA CHINENSIS 'RED PUSH'	WUCOLS (L)	MISSION PEAK WAY, LAMARACK AVE	24" BOX
(NOT SHOWN AT THIS SCALE, SEE TYPICAL PLANS)	ULMUS PROPINQUA 'JFS-BIEBERICH' TM	WUCOLS (M)	CASTAIC LAKE WAY, KNIGHTSBROOK WAY	24" BOX
	ZELKOVA SERRATA 'JFS-KW1'	WUCOLS (M)	EAGLE LAKE AVE., CYPRESS GROVE DR	24" BOX
	GROUNDCOVERS:			
	HYPERICUM CALYCINUM	WUCOLS (M)	KNIGHTSBROOK WAY.	5 GAL. 36" O.C.
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	WUCOLS (L)	DEERGRASS ST.	5 GAL. 36" O.C.
(NOT SHOWN AT THIS SCALE, SEE TYPICAL PLANS)	WESTRINGIA FRUTICOSA MUNDI TM	WUCOLS (L)	PAISLEYSHIRE WAY.	5 GAL. 36" O.C.
	TRACHELOSPERMUM JASMINOIDES	WUCOLS (M)	CYPRESS GROVE DR.	5 GAL. 36" O.C.

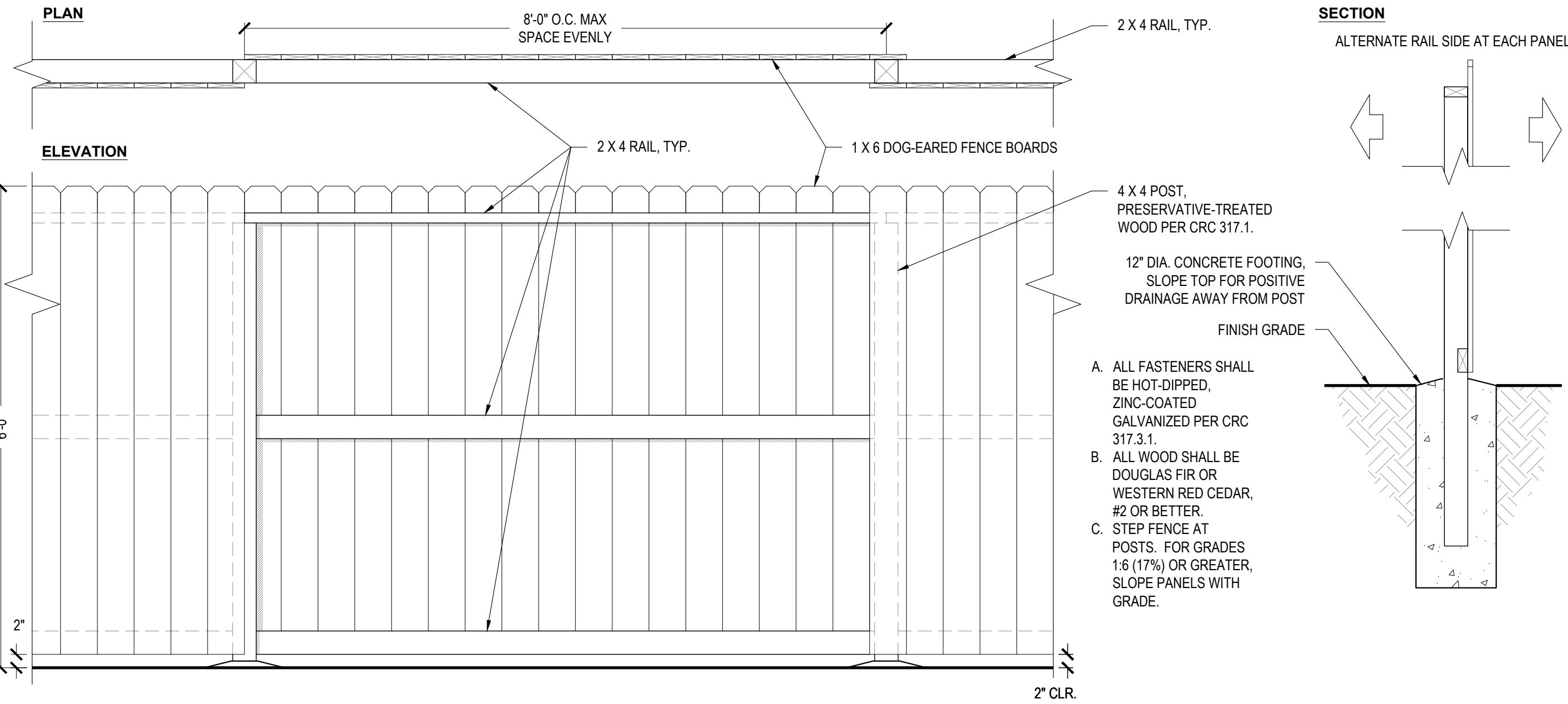
1. THIS EXHIBIT INDICATES SPECIES, CONTAINER SIZE, AND PARAMETERS FOR PLACEMENT AND PLANTING OF STREET TREES IN PARKWAY STRIPS ON PRIVATE LOTS IN THE SUBJECT PROJECT AREA.
2. STREET TREE PLANTING SHALL FOLLOW, AT A MINIMUM, CITY OF ROSEVILLE STANDARDS.
3. MINIMUM OF (1) STREET TREE SHALL BE PLANTED PER INLINE LOT, AND THREE (3) STREET TREES SHALL BE PLANTED PER CORNER LOT, TYPICAL, EXCEPT WHERE STREETLIGHTS, UTILITIES, OR OTHER OBSTRUCTIONS PRECLUDE PLACEMENT.
4. TREES SELECTED FROM CITY APPROVED TREE LIST.





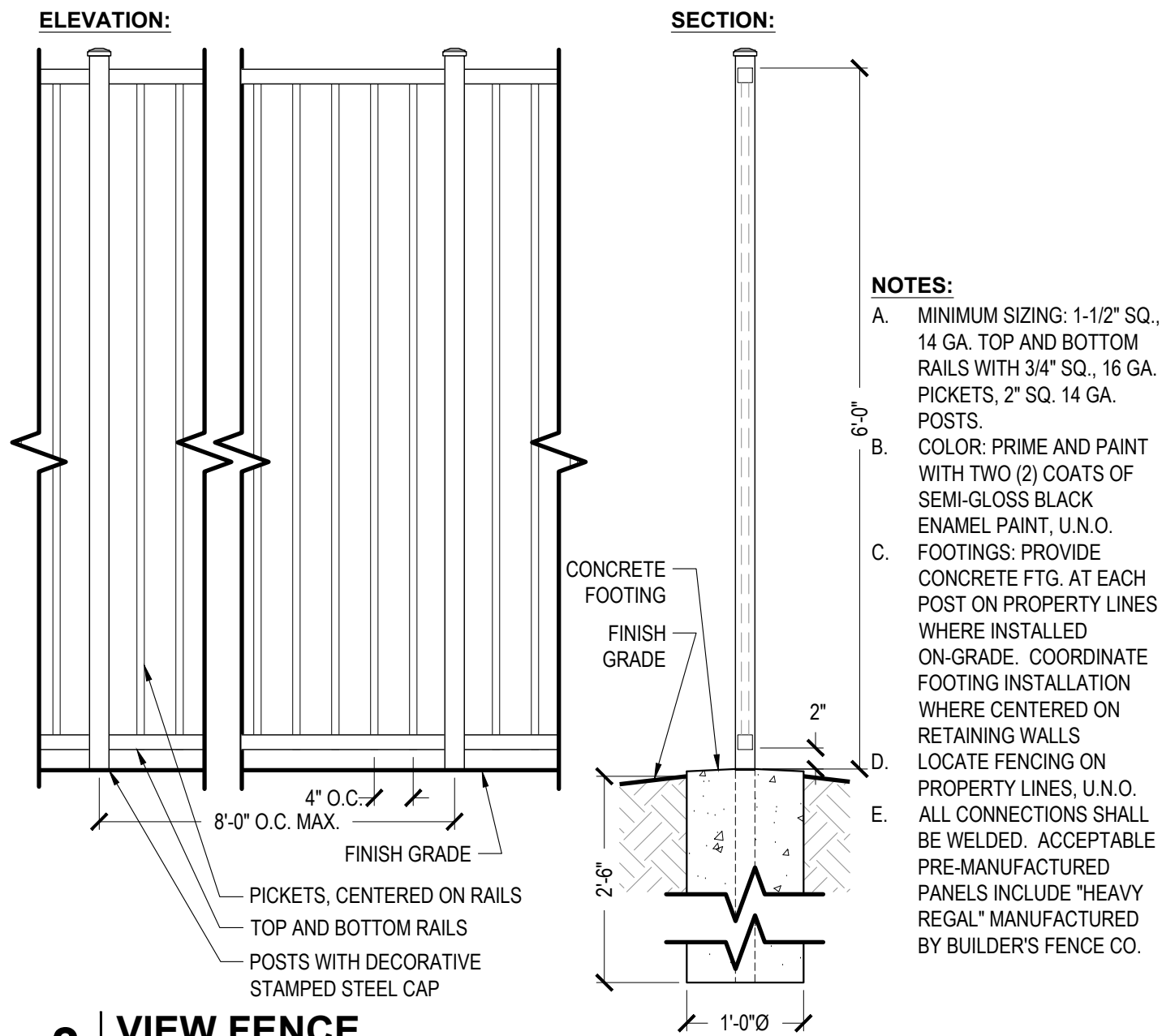
1 | **SIDEYARD FENCE**
3/4" = 1'-0"

AS NOTED



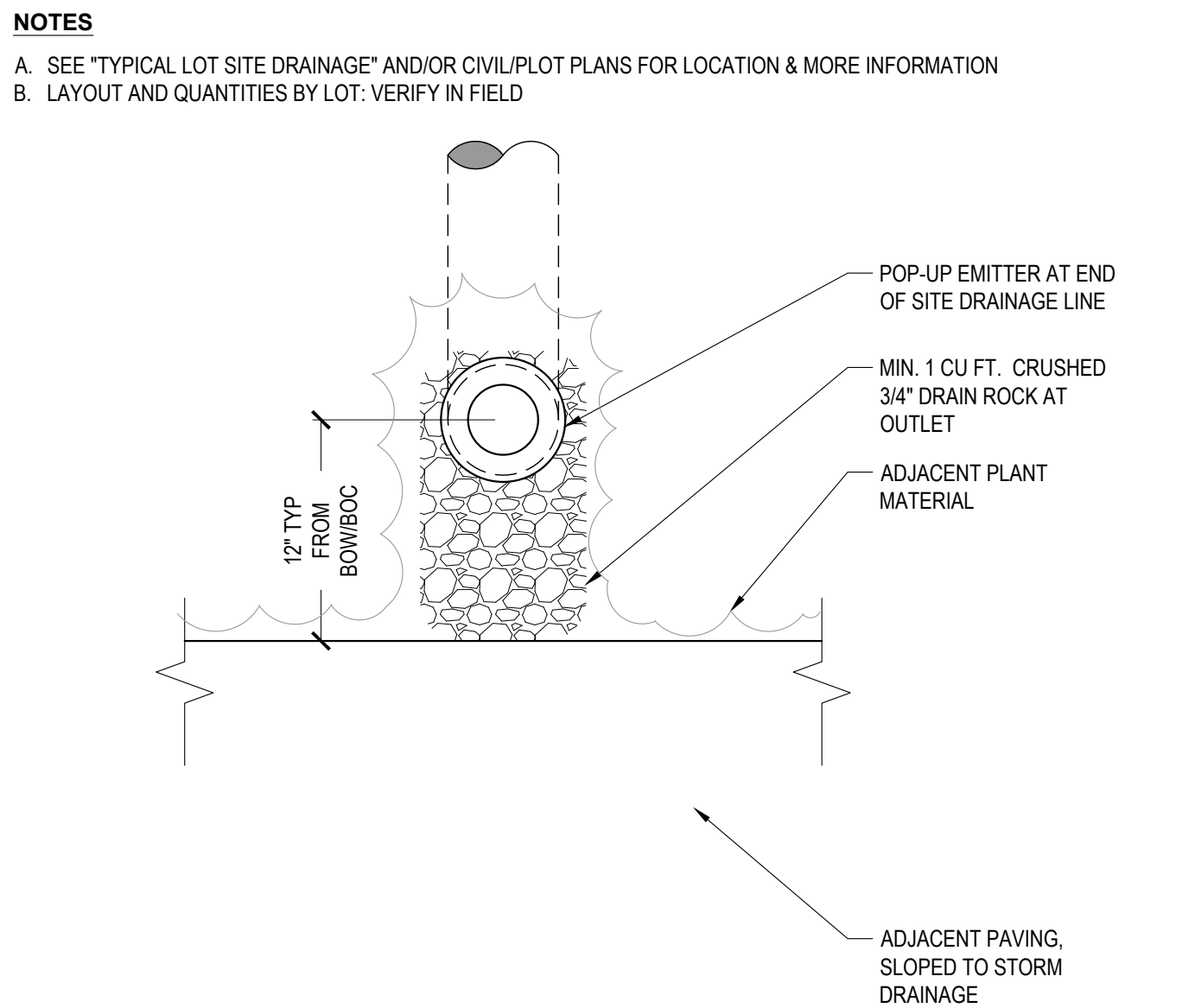
2 | **GOOD NEIGHBOR FENCE**
3/4" = 1'-0"

AS NOTED



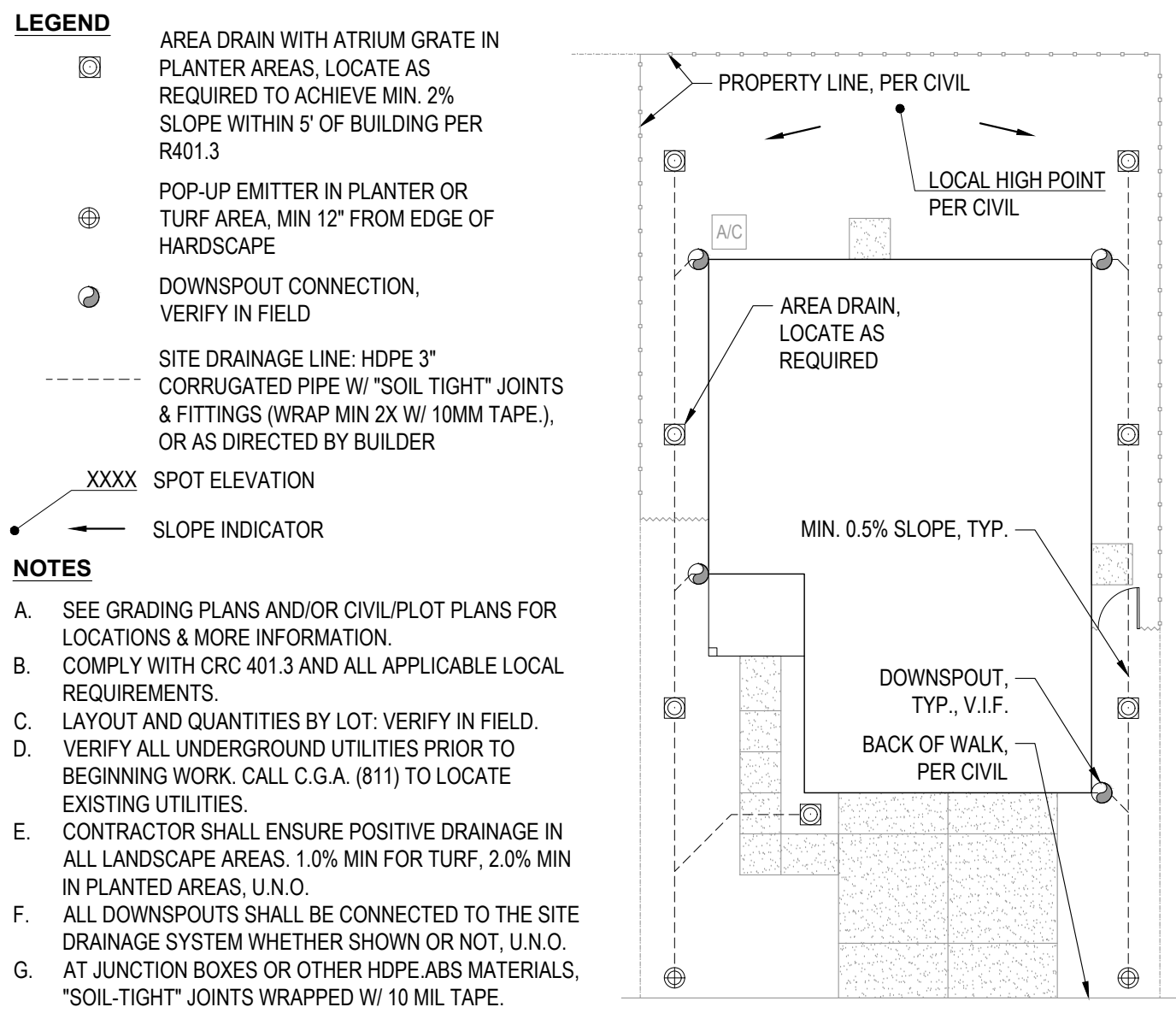
3 | **VIEW FENCE**
3/4" = 1'-0"

AS NOTED



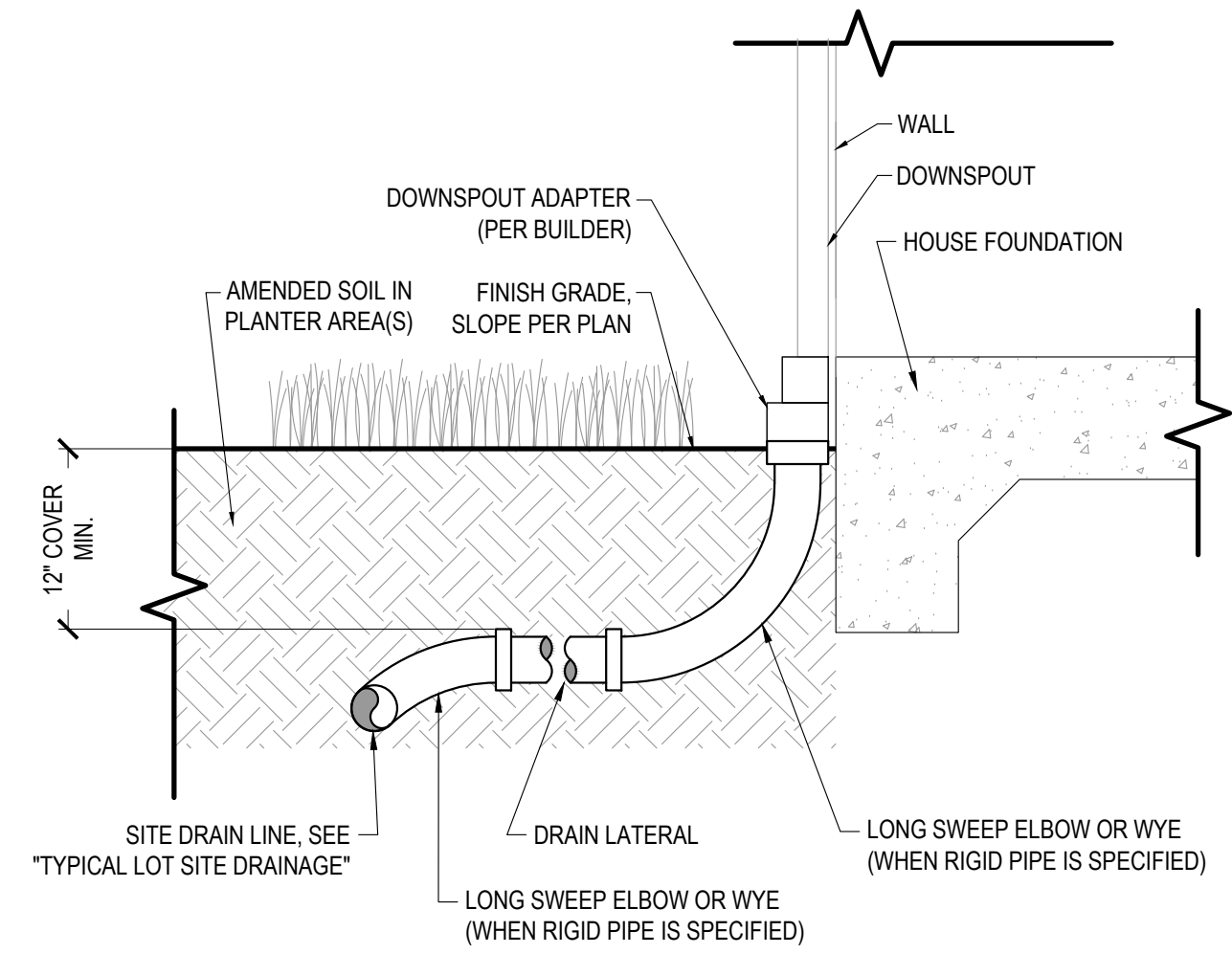
4 | **SITE DRAIN OUTLET**
1" = 1'-0"

AS NOTED



5 | **RESIDENTIAL TYPICAL LOT SITE DRAINAGE**
NO SCALE

AS NOTED



6 | **RESIDENTIAL DOWNSPOUT CONNECTION**
NO SCALE

AS NOTED



Roach & Campbell



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Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 ORLA 5044

TYPICAL LANDSCAPE IMPROVEMENT PLANS FOR

ASPEN AT ARISTA

RANCHO CORDOVA, CALIFORNIA BY WOODSIDE HOMES

KEYMAP:

CONSTRUCTION DETAILS

DRAWN BY:

JAB

CHECKED BY:

DWC

JOB NO.

24077C

DATE

FEBRUARY 19, 2025

REVISIONS:

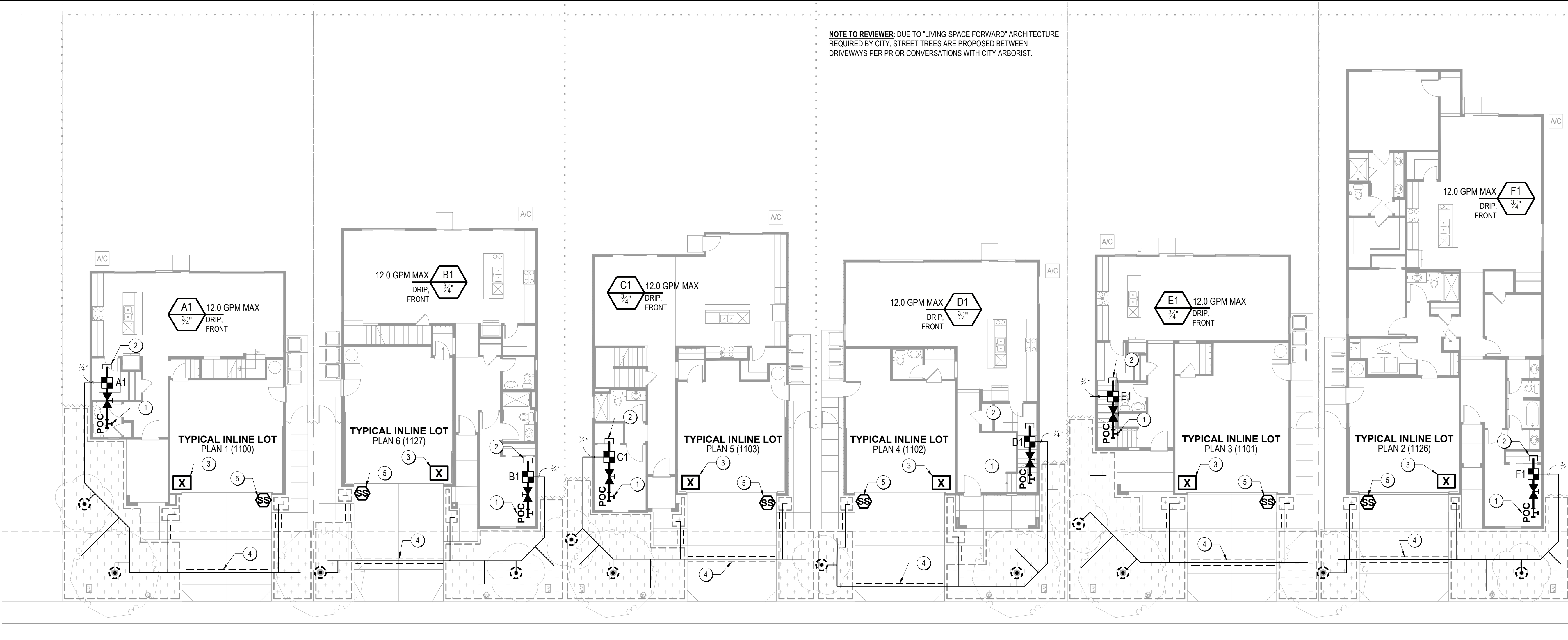


DATE SIGNED: 02/19/25

L1.1

DRAWINGS IN SET:

10



TYPICAL STREET

IRRIGATION NOTES

- SITE ACCEPTANCE:** THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
- UNDERGROUND UTILITIES:** THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTORY OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
- QUANTITIES:** (IF SHOWN) FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM, WITH EVEN AND HEAD-TO-HEAD COVERAGE OF ALL IRRIGATED AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. AREAS SHOWN ARE REPRESENTATIVE OF FINAL LOTS. CONTRACTOR SHALL VERIFY ALL LOT SIZES PRIOR TO SUBMITTING A BID.
- DIAGRAMMATIC PLANS:** THESE PLANS ARE DIAGRAMMATIC IN NATURE, AND ARE NOT INTENDED TO SHOW EVERY FITTING OR EXACT PIPING LAYOUT. IN MANY CASES, THE MAINLINE AND LATERALS ARE SHOWN IN WALKWAYS OR PAVED AREAS. IRRIGATION EQUIPMENT AND PIPING SHALL BE INSTALLED IN PLANTED AREAS ONLY, UNLESS SPECIFICALLY NOTED OTHERWISE. MAINLINE SHALL BE INSTALLED AS CLOSELY AS POSSIBLE TO BACK OF WALK OR CURB, BUT IN NO CASE GREATER THAN 18" AWAY.
- FIELD CONDITIONS:** THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN EXISTING WORK, OBSTRUCTIONS, SITE CONDITIONS, GRADE DIFFERENCES, OR OTHER ASPECTS ARE APPARENT IN THE FIELD THAT AFFECT INSTALLATION OF THE IRRIGATION SYSTEM. IN THE EVENT THAT DISCREPANCIES ARE FOUND, INFORM THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING. IF WRITTEN NOTICE IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE IRRIGATION SYSTEM, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MAY BE REQUIRED.
- FIELD ADJUSTMENTS:** ARE REQUIRED TO OBTAIN OPTIMUM EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ADJUSTMENTS AS REQUIRED TO MINIMIZE OR ELIMINATE OVERSPRAY AND RUNOFF, AND TO MAXIMIZE DISTRIBUTION UNIFORMITY. ADJUSTMENTS INCLUDE BUT ARE NOT LIMITED TO: NOZZLE SELECTION, INSTALLATION OF IN-LINE OR IN-HEAD CHECK VALVES TO ELIMINATE LOW-HEAD DRAINAGE AND PONDING, AND ADJUSTMENT OF HEAD SPACING OR HEAD LAYOUT TO ACCOMMODATE IN-FIELD OBSTRUCTIONS OR CONDITIONS.
- POINT OF CONNECTION:** FIELD LOCATE PREVIOUSLY-INSTALLED EXTERIOR TEE AND STUB NEAR THE LOCATION SHOWN ON THE PLANS. INSTALL SHUTOFF VALVE ABOVE GRADE AND EXTEND MAIN TO VALVES. THE CONTRACTOR SHALL VERIFY A MINIMUM OF 35 PSI (STATIC) AND A MINIMUM FLOW OF 12 GPM IS AVAILABLE AT THE POINT OF CONNECTION. IN THE EVENT THIS PRESSURE IS NOT AVAILABLE, IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING. IF WRITTEN NOTICE IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE IRRIGATION SYSTEM DESIGN, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MAY BE REQUIRED.
- NEW MATERIALS:** ALL EQUIPMENT AND PIPING SHALL BE NEW. CONFORM TO ALL MANUFACTURER'S HANDLING AND INSTALLATION REQUIREMENTS.
- PIPE SIZING:** PIPE SIZES AS SHOWN ON PLAN INCLUDE THE LARGEST PIPE DIAMETER IN EACH ZONE, AND THEN PIPE DIAMETER AT REDUCTIONS ONLY. IF NO PIPE SIZE IS SHOWN, PIPE SHALL BE THE SAME DIAMETER AS THE NEXT UPSTREAM SIZE LABELED. SMALLEST PIPE SIZE IS 3/4". IN NO CASE SHALL THE VELOCITY OF WATER THROUGH IRRIGATION LATERALS EXCEED 5 FPS UNLESS SPECIFICALLY NOTED OTHERWISE.
- IRRIGATION SCHEDULE:** IS PROVIDED AS A GUIDELINE ONLY. THE CONTRACTOR SHALL OBSERVE EXISTING AND INSTALLED CONDITIONS, AND SHALL ADJUST THE CONTROLLER SCHEDULE ACCORDING TO ACTUAL FIELD CONDITIONS, USING THE PROVIDED SCHEDULE AS A BASELINE. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL PLANTED AREAS RECEIVE ADEQUATE MOISTURE, WITHOUT OVERWATERING. THIS INCLUDES MANUAL WATERING AS REQUIRED. DEPENDING ON SEASON, CONTRACTOR MAY ANTICIPATE ADJUSTING IRRIGATION SCHEDULE BY UP TO 50% DURING PLANT ESTABLISHMENT PERIOD. ALL OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN THE HOURS OF 8PM AND 10AM (OR AS PER LOCAL REQUIREMENTS).
- CONTROL WIRING (SINGLE FAMILY RESIDENTIAL ONLY):** CONTROL WIRING SHALL BE MINIMUM 18 AWG FOR MULTI-STRAND JACKETED DIRECT BURIAL WIRE. COMMON WIRE INSULATION SHALL BE WHITE. BUNDLED WIRE SHALL BE SIZED TO INCLUDE INCLUDE TWO SPARE CONDUCTORS.
- WARRANTY:** ALL WORK SHALL BE WARRANTED FROM ONE YEAR OF THE DATE OF SUBSTANTIAL COMPLETION. PRIOR TO ACCEPTANCE, PROVIDE A GUARANTEE STATING THE PROJECT NAME, PROJECT LOCATION, DATE OF SUBSTANTIAL COMPLETION, INSTALLING CONTRACTOR'S NAME, CONTACT INFORMATION (PHONE, ADDRESS, EMAIL) AND LICENSE NUMBER ON COMPANY LETTERHEAD.
- THREADED CONNECTIONS:** ALL PLASTIC THREADED CONNECTIONS EXCEPT MARLEX SHALL RECEIVE THREE WRAPS "EXTRA HEAVY" OR "FULL DENSITY" TEFLON OR PTFE TAPE PRIOR TO ASSEMBLY. PLASTIC MALE ADAPTERS SHALL NOT BE USED AND WILL BE REJECTED, EXCEPT WHEN MAKING CONNECTION TO METAL. ALL THREADED CONNECTIONS TO METAL PIPE SHALL USE PLASTIC MALE THREADS TO FEMALE METAL THREADS.
- SLEEVES:** ALL PIPING UNDER PAVED AREAS TO BE RUN IN PVC SCH. 40 SLEEVES AT LEAST TWICE THE DIAMETER OF THE PIPE BEING SLEEVED. ALL CONTROL WIRING UNDER PAVED AREAS TO BE RUN IN A SEPARATE SLEEVE, SIZED TO FACILITATE PULLING WIRE BUNDLE. SLEEVES TO EXTEND A MINIMUM OF 18" BEYOND PAVEMENT.
- IRRIGATION AUDIT:** CONTRACTOR SHALL OBTAIN IRRIGATION AUDIT PER LOCAL AGENCY WATER EFFICIENT LANDSCAPE ORDINANCE (WELO).
- ALL LANDSCAPE IRRIGATION AUDITS SHALL BE CONDUCTED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE.**
- IN LARGE PROJECTS OR PROJECTS WITH MULTIPLE LANDSCAPE INSTALLATIONS (I.E. PRODUCTION HOME DEVELOPMENTS) AN AUDITING RATE OF 1 IN 7 LOTS OR APPROXIMATELY 15% OF THE PROJECTS IRRIGATION VALVES SHALL SATISFY THIS REQUIREMENT.**
- CONTRACTOR SHALL PROVIDE THE RESULTS OF THE AUDIT TO THE LANDSCAPE ARCHITECT, AND MAKE ANY CORRECTIONS IDENTIFIED DURING THE AUDIT AT NO ADDITIONAL COST TO THE OWNER.**
- THE PROJECT APPLICANT SHALL SUBMIT TO THE LOCAL AGENCY A CERTIFICATE OF INSTALLATION PER LOCAL AGENCY REQUIREMENTS.**

IRRIGATION KEYNOTES

- LOCATE POINT-OF-CONNECTION IN FIELD. EQUIPMENT SHOWN IN HOUSE FOR PLAN CLARITY ONLY.
- STUB MAINLINE FOR FUTURE EXPANSION
- LOCATE CONTROLLER AS DIRECTED BY BUILDER. COORDINATE WITH BUILDER FOR ALL REQUIRED PENETRATIONS AND 120V POWER.
- COORDINATE WITH OTHER TRADES FOR ALL SLEEVING, ETC. IRRIGATION CONTROL WIRING SHALL BE SLEEVED (SEPARATELY FROM IRRIGATION PIPING) WHEN UNDER PAVING. INSTALL SLEEVES/PROVISIONS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM TO REAR YARD.
- LOCATE ET-SENSOR IN FULL SUN AND PER MANUFACTURER'S REQUIREMENTS. VERIFY COMMUNICATION AND CORRECT OPERATION WITH CONTROLLER
- WHERE MULTIPLE DRIP ZONES ARE ASSIGNED TO A SIMILAR AREA, CONTRACTOR SHALL SEPARATE BY EXPOSURE OR SLOPE (FOR EXAMPLE, PLANTS WITH SOUTH AND/OR WEST EXPOSURE SHALL BE IRRIGATED BY ONE VALVE, AND PLANTS WITH EAST AND/OR NORTH EXPOSURE SHALL BE IRRIGATED BY ANOTHER VALVE).



Know what's below.
Call before you dig.



DATE SIGNED: 02/19/25

SEE SHEET L2.2 FOR
IRRIGATION LEGEND & CALCS,
AND L2.3 FOR DETAILS

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL
WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
AND APPLIED THEM FOR THE EFFICIENT USE OF
WATER IN THE LANDSCAPE AND IRRIGATION DESIGN
PLANS.

SIGNED *[Signature]*
DATE 02/19/25

0' 10' 20'
1" = 10'

L2.1

DRAWINGS IN SET:

10

Woodside
HOMES

Roach &
Campbell



947 Enterprise Drive., Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 ORLA 5044

TYPICAL
LANDSCAPE
IMPROVEMENT
PLANS FOR

ASPEN AT
ARISTA

RANCHO CORDOVA,
CALIFORNIA
BY WOODSIDE HOMES

KEYMAP:

IRRIGATION PLAN -
INLINE LOTS

DRAWN BY:

JAB

CHECKED BY:

DWC

JOB NO.

24077C

DATE

FEBRUARY 19, 2025

REVISIONS:



DATE SIGNED: 02/19/25

L2.1

DRAWINGS IN SET:

10

IRRIGATION SCHEDULE

Recommended Irrigation Schedule												Project: 24077C	
Site Description		Woodside - Aspen at Arista Production Typicals										Date: 2/18/2025	
Reference data													
Nearest data location:		Sacramento											
Reference Eto (in./mo.)		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Historical average precipitation		1.00	1.80	3.20	4.70	6.40	7.70	8.40	7.20	5.40	3.70	1.70	0.90
Effective precip (hist. ave. - 0.2" * 75%)		3.75	3.27	2.39	1.48	0.46	0.13	0.03	0.06	0.21	0.92	2.03	3.19
Base required irrigation (in./mo.)		2.66	2.30	1.64	0.96	0.20	0.00	0.00	0.00	0.01	0.54	1.37	2.24
		0.00	0.00	1.56	3.74	6.21	7.70	8.40	7.20	5.39	3.16	0.33	0.00

Hydrozone Information Table													Model Ord. Area Calculations	
Hydrozone data summary													HA (sqft)	% of landscape area
Zone Description	Ks	Kd	Kmc	KL	Irr Type	IE	PR	Soil Type	BIR	AW	RZ	PAW	MAD	AD
X1 Drip, Front	0.3	1.0	1.0	0.35	DripEmtr	0.88	0.43	Clay Loam	0.2	0.18	18	3.24	50%	1.62
X2 Drip, Sideyard (Corner Lot Only)	0.3	1.0	1.0	0.35	DripEmtr	0.88	0.43	Clay Loam	0.2	0.18	8	1.44	50%	0.72
Total:													1022	100%

Controller Schedule by Zone															
Zone	Description	Temp?	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
X1	Drip, Front	N	Irr. Days / Wk	0	0	1	1	1	1	1	1	1	1	0	
	Cycles / Day		0	0	1	2	3	4	4	4	3	2	1	0	
	Max. Minutes / Cycle			28		0	0	20	25	26	25	27	23	24	20
X2	Drip, Sideyard (Corner Lot Only)	N	Irr. Days / Wk	0	0	1	1	1	1	1	1	1	1	1	0
	Cycles / Day		0	0	1	2	3	4	4	4	3	2	1	0	
	Max. Minutes / Cycle			28		0	0	20	25	26	25	27	23	24	20

WATER USE CALCULATIONS

Water Efficient Landscape Worksheet					Project: 24077C		
Woodside - Aspen at Arista TYP					Date: 2/18/2025		
Plan 1 (1100) Corner							
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
Drip, Front	0.35	DripEmtr	0.81	0.43	723	312	10,182
Drip, Sideyard	0.35	DripEmtr	0.81	0.43	561	242	7,901
Totals					1,284	555	
Nearest Data Location:	Sacramento						
Reference Eto	51.9		Estimated Total Water Use (ETWU)			18,083	
Reference ETAF	0.55		Maximum Allowed Water Allowance (MAWA)			22,724	
ETAF Calculations/Regular Landscape							
Total ETAF x Area		555		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.			
Total Area (sf)		1,284					
Average ETAF		0.43					
ETAF Calculations/All Landscape							
Total ETAF x Area		555		ETWU= Eto x 0.62 x ETAF x Area			
Total Area (sf)		1,284		MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]			
Average ETAF		0.43		ETWU must be less than or equal to MAWA			

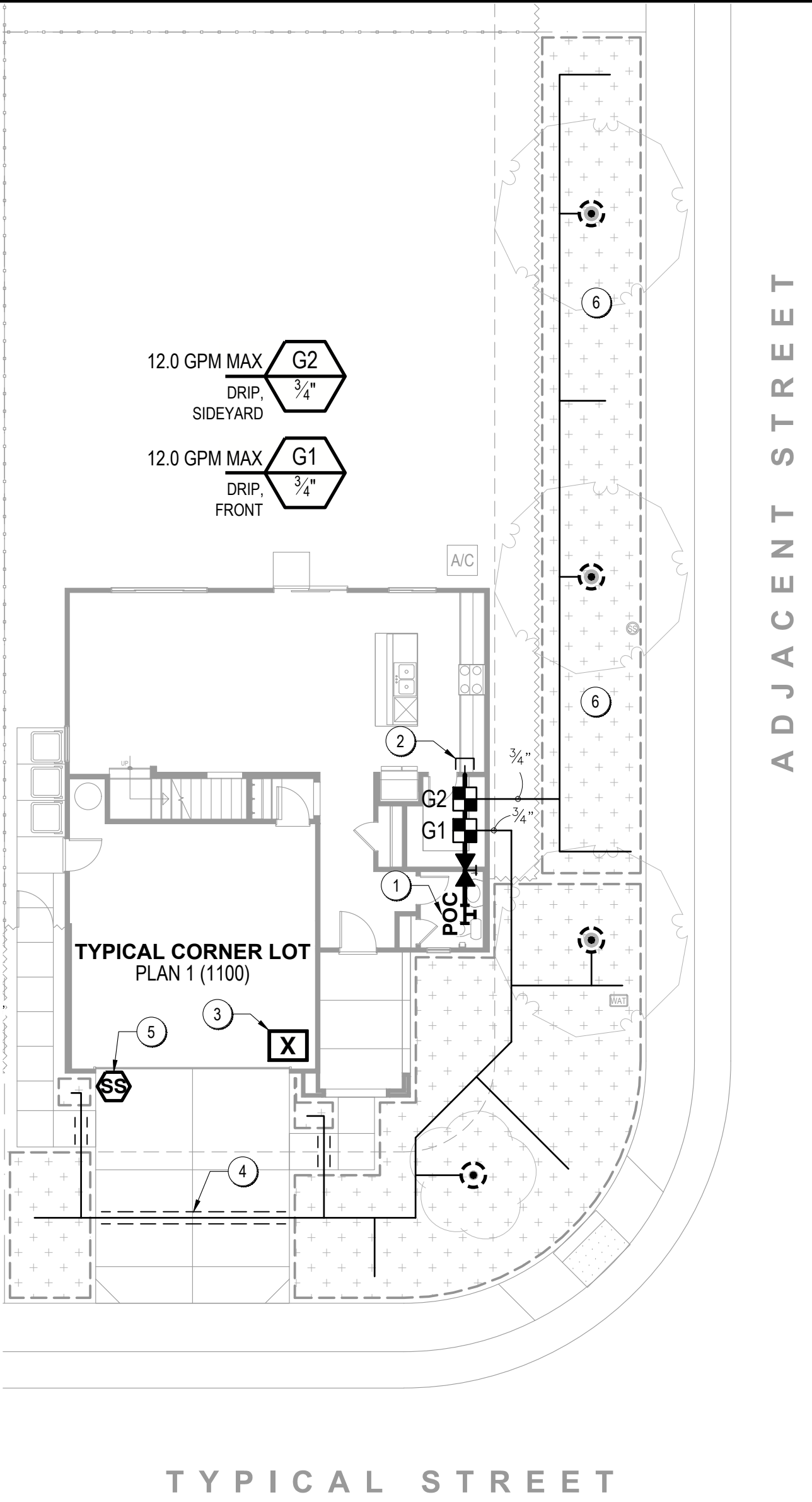
Water Efficient Landscape Worksheet					Project: 24077C		
Woodside - Aspen at Arista TYP					Date: 2/18/2025		
Plan 2 (1126) Inline							
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	
Regular Landscape Areas							
Drip, Front	0.35	DripEmtr	0.81	0.43	360	156	
Totals					360	156	
Nearest Data Location: Sacramento		Estimated Total Water Allowance (ETWA)				5,070	
Reference Eto		51.9					
Reference ETAF		0.55				Maximum Allowed Water Allowance (MAWA)	6,371
ETAF Calculations/Regular Landscape							
Total ETAF x Area					156	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.	
Total Area (sf)					360		
Average ETAF					0.43		
ETAF Calculations/All Landscape							
Total ETAF x Area					156	ETWU= Eto x 0.62 x ETAF x Area	
Total Area (sf)					360	MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]	
Average ETAF					0.43	ETWU must be less than or equal to MAWA	

Water Efficient Landscape Worksheet					Project: 24077C		
Woodside - Aspen at Arista TYP					Date: 2/18/2025		
Plan 4 (1102) Inline							
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
Drip, Front	0.35	DripEmtr	0.81	0.43	353	153	4,971
				Totals	353	153	
Nearest Data Location		Sacramento					
Reference Eto		51.9		Estimated Total Water Use (ETWU)		4,971	
Reference ETAF		0.55		Maximum Allowed Water Allowance (MAWA)		6,247	
ETAF Calculations/Regular Landscape							
Total ETAF x Area		153		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.			
Total Area (sf)		353					
Average ETAF		0.43					
ETAF Calculations/All Landscape							
Total ETAF x Area		153		*ETWU= Eto x 0.62 x ETAF x Area			
Total Area (sf)		353		*MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]			
Average ETAF		0.43		*ETWU must be less than or equal to MAWA			

Water Efficient Landscape Worksheet					Project: 24077C		
Woodside - Aspen at Arista TYP					Date: 2/18/2025		
Plan 6 (1127) Inline							
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
Drip, Front	0.35	DripEmtr	0.81	0.43	358	155	5,042
				Totals	358	155	
Nearest Data Location		Sacramento		Estimated Total Water Use (ETWU)		5,042	
Reference Eto		51.9		Maximum Allowed Water Allowance (MAWA)		6,336	
Reference ETAF		0.55					
ETAF Calculations/Regular Landscape							
Total ETAF x Area		155		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.			
Total Area (sf)		358					
Average ETAF		0.43					
ETAF Calculations/All Landscape							
Total ETAF x Area		155		ETWU= Eto x 0.62 x ETAF x Area			
Total Area (sf)		358		MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]			
Average ETAF		0.43		ETWU must be less than or equal to MAWA			

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
■	DRIP CONTROL KIT HUNTER ACZ-075-40 DRIP CONTROL KIT FEATURING A 3/4" PGV-ASV VALVE, WITH 3/4" HY075 FILTER SYSTEM, AND 40PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.	
⊙	DRIP RING INLINE DRIP TUBING HUNTER HDL-06-18-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. INSTALL WITH HUNTER PLD BARBED FITTINGS.	30
⊙	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B OR EQUAL PRESSURE COMPENSATING (PC) POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING. PC RANGE 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 20HE-B emitters (1 assigned to each 1 GAL. plant) 20HE-B emitters (2 assigned to each 5 GAL. plant) 40HE-B emitters (2 assigned to each 15 GAL. plant)	30
✂	SHUT-OFF VALVE NIBCO T-113 OR EQUAL: CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3". INSTALL ABOVE GRADE ON COPPER RISER FROM EXTERIOR HOSE BIB, UPSTREAM OF VALVE MANIFOLD.	
⊠	CONTROLLER (HOMEOWNER-6-STATION) HUNTER XC-600I: 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, INDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC. PROVIDE BID ALTERNATE FOR HUNTER HC WIFI ENABLED CONTROLLER, OMITTING WEATHER SENSOR.	
⊞	HUNTER WSS-SEN WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE AND ACC CONTROLLERS, INSTALL AS NOTED. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT REQUIRED/INCLUDED.	
⌋	CAP FOR FUTURE USE CAP AT THE MAINLINE OR LATERAL LINE FOR FUTURE USE.	
⌋	POINT OF CONNECTION 1" FIELD LOCATE EXISTING EXTERIOR HOSE BIB, INSTALL COPPER TEE AND MAINLINE TO BELOW GRADE	
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC 1120 SCH. 40, SIZE 3/4" THROUGH 2", BELL END, SOLVENT WELD.	
---	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC 1120 SCH. 40, MIN. SIZE 1" (I.N.O.) THROUGH 2", BELL END, SOLVENT WELD.	
---	PIPE SLEEVE: PVC SCHEDULE 40 PVC 1120 SCH. 40, SEPARATE SLEEVES FOR EACH LINE, TWICE THE DIAMETER OF THE LINE BEING SLEEVED.	
⌋	Valve Callout Valve Number Valve Flow Valve Size	



IRRIGATION KEYNOTES

- LOCATE POINT-OF-CONNECTION IN FIELD. EQUIPMENT SHOWN IN HOUSE FOR PLAN CLARITY ONLY.
- STUB MAINLINE FOR FUTURE EXPANSION
- LOCATE CONTROLLER AS DIRECTED BY BUILDER. COORDINATE WITH BUILDER FOR ALL REQUIRED PENETRATIONS AND 120V POWER.
- COORDINATE WITH OTHER TRADES FOR ALL SLEEVING, ETC. IRRIGATION CONTROL WIRING SHALL BE SLEEVED (SEPARATELY FROM IRRIGATION PIPING) WHEN UNDER PAVING. INSTALL SLEEVES/PROVISIONS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM TO REAR YARD.
- LOCATE ET-SENSOR IN FULL SUN AND PER MANUFACTURER'S REQUIREMENTS. VERIFY COMMUNICATION AND CORRECT OPERATION WITH CONTROLLER
- WHERE MULTIPLE DRIP ZONES ARE ASSIGNED TO A SIMILAR AREA, CONTRACTOR SHALL SEPARATE BY EXPOSURE OR SLOPE (FOR EXAMPLE, PLANTS WITH SOUTH AND/OR WEST EXPOSURE SHALL BE IRRIGATED BY ONE VALVE, AND PLANTS WITH EAST AND/OR NORTH EXPOSURE SHALL BE IRRIGATED BY ANOTHER VALVE).



I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWLEO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

SIGNED: [Signature] DATE: 02/19/25

0' 10' 20'
1" = 10'

SEE SHEET L2.2 FOR
IRRIGATION LEGEND & CALCS,
AND L2.3 FOR DETAILS

Woodside HOMES

Roach & Campbell

947 Enterprise Drive., Loft B
Sacramento,
California 95825
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4409 ORLA 5044

TYPICAL
LANDSCAPE
IMPROVEMENT
PLANS FOR

ASPEN AT
ARISTA

RANCHO CORDOVA,
CALIFORNIA
BY WOODSIDE HOMES

KEYMAP:

IRRIGATION PLAN -
CORNER LOTS

DRAWN BY:
JAB

CHECKED BY:
DWC

JOB NO.
24077C

DATE
FEBRUARY 19, 2025

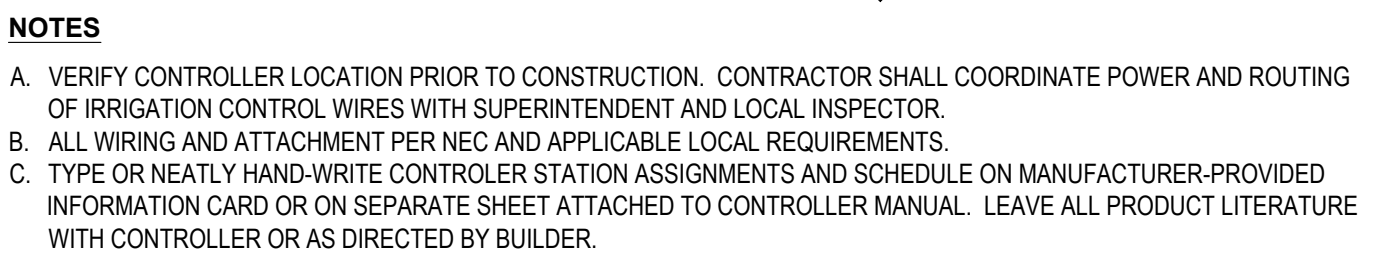
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DAVID W. CAMPBELL
ORLA 5044
Signature
Renewal Date: 09/30/26
DATE SIGNED: 02/19/25

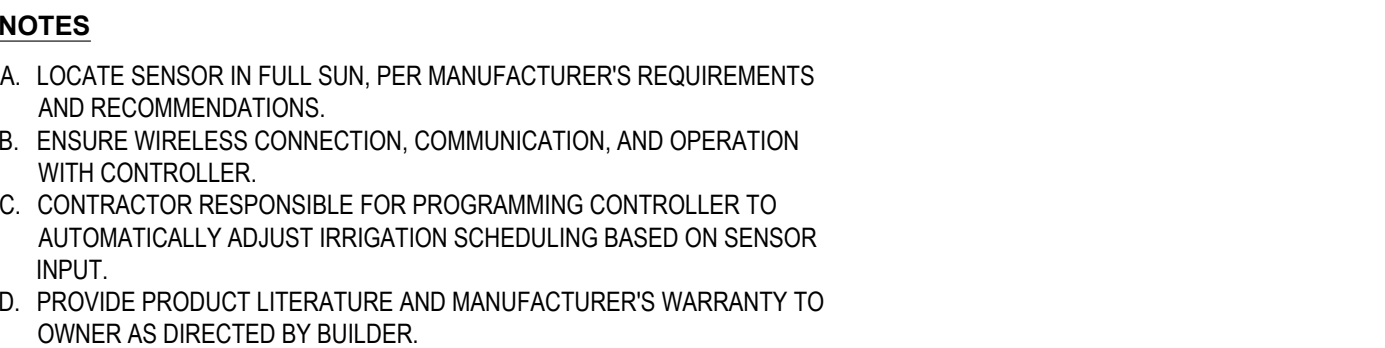
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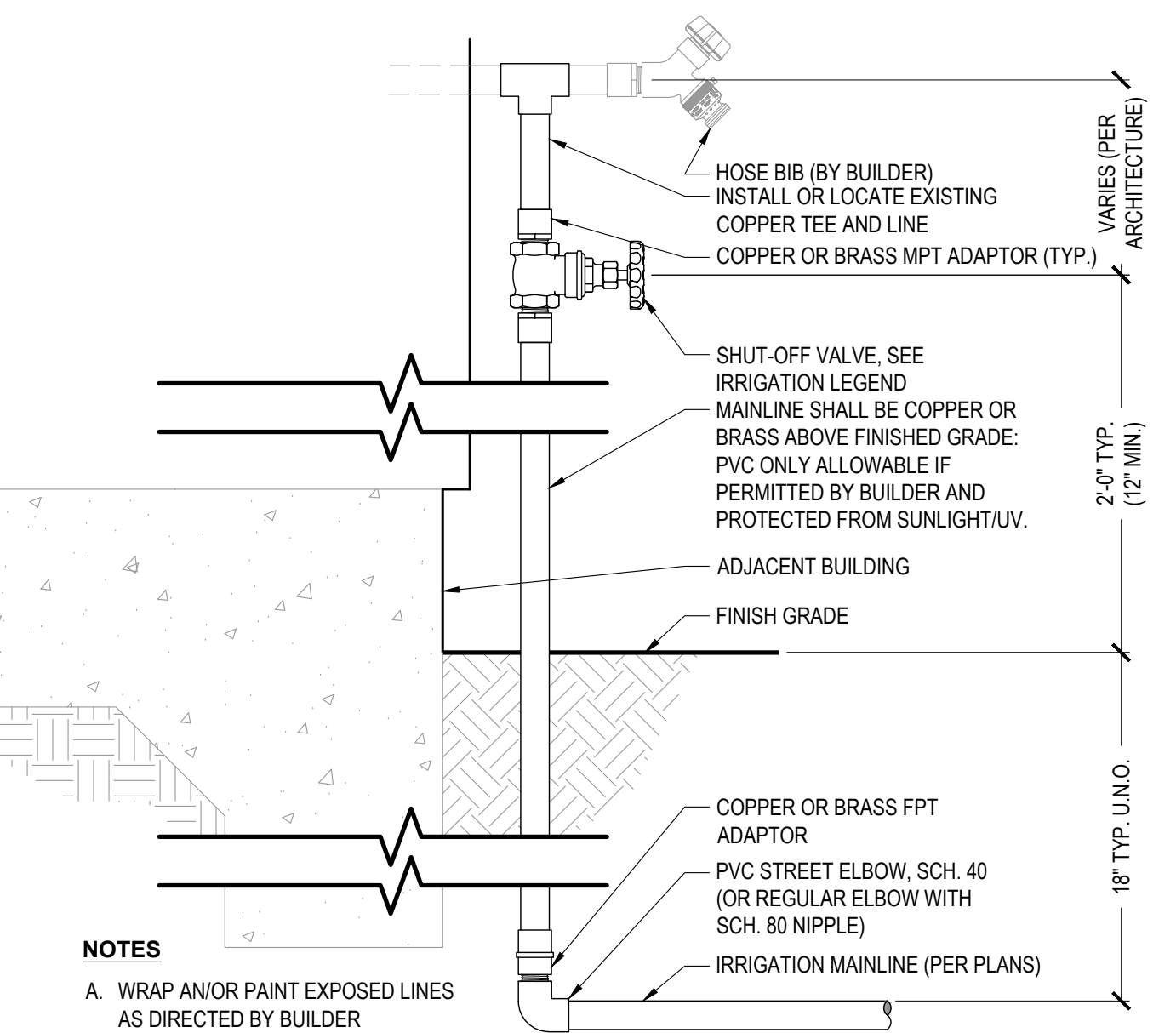
SECTION IN PAVED AREAS



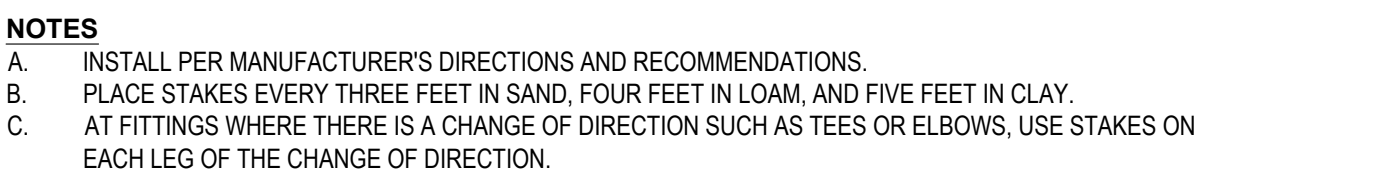
2 IRRIGATION CONTROLLER: INTERIOR WALL MOUNT



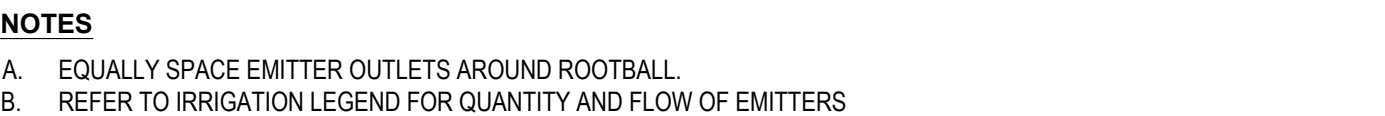
3	WEATHER SENSOR (WIRELESS)	
	NO SCALE	AS NOTED



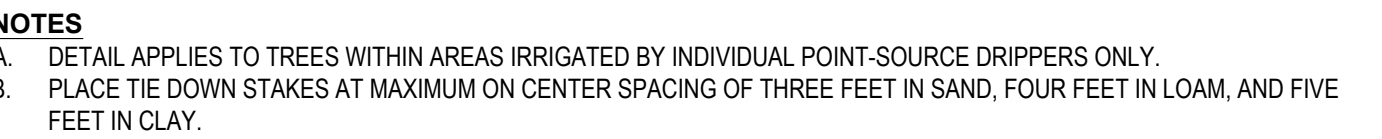
4 SHUTOFF VALVE AT HOSE BIB



6 | AT-GRADE DRIP: LATERAL CONNECTION



7 | DRIP EMITTER LAYOUT

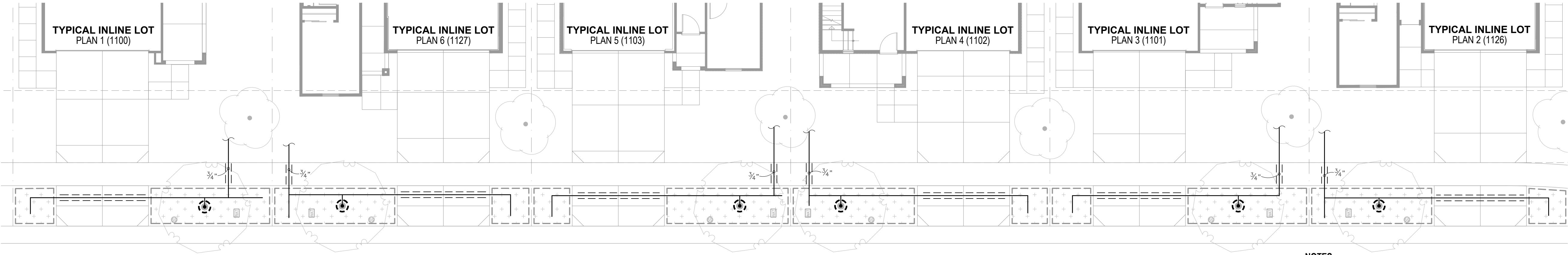


8 | INLINE DRIP AT TREES

NO SCALE

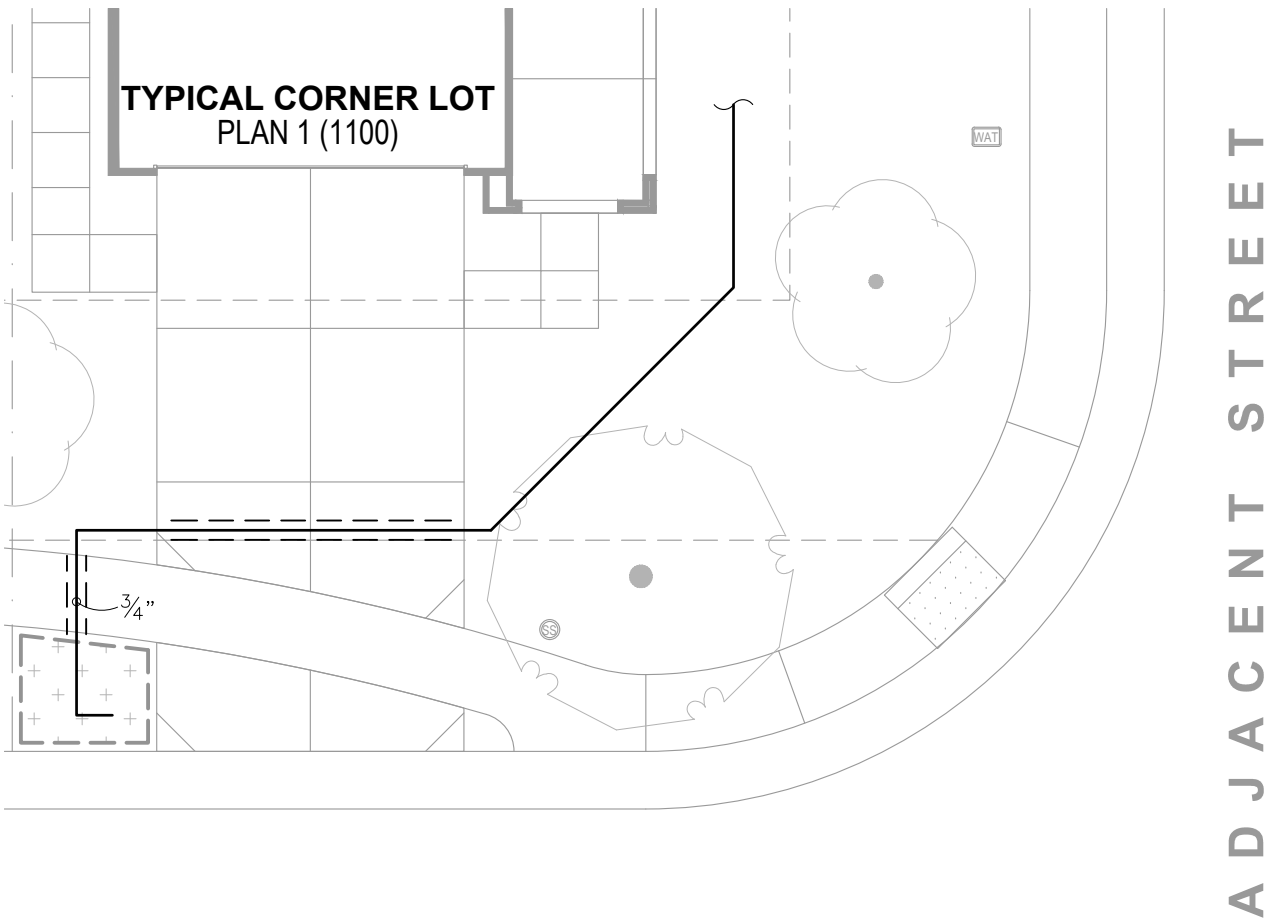


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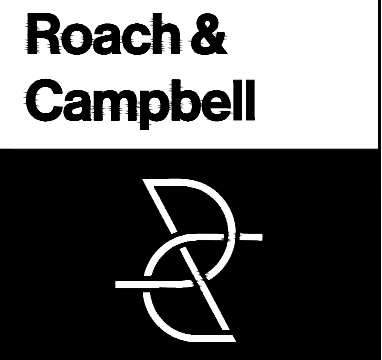
- NOTES
- A. INSTALL ALL OTHER IRRIGATION PER TYPICAL IRRIGATION AT ATTACHED WALKS PLANS.
 - B. ALL PLANTING AREA IN PARKWAY STRIPS SHALL BE IRRIGATED BY SEPARATE VALVE.

1 | TYPICAL PLANTING AT DETACHED WALK (APPLIES TO LOTS 96, 97, 100, 101, 120-130, 231-241, 338-341, 344-353, 356-363, 436-442, 445-457)



- NOTES
- A. INSTALL ALL OTHER IRRIGATION PER TYPICAL IRRIGATION PLANS.
 - B. ALL PLANTING AREA IN PARKWAY STRIPS SHALL BE IRRIGATED BY SEPARATE VALVE.

2 | TYPICAL PLANTING AT DETACHED WALK (APPLIES TO LOTS 95, 98, 99, 102, 103, 104, 119, 131, 230, 242, 342, 343, 354, 355, 364, 443, 444)



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TYPICAL
LANDSCAPE
IMPROVEMENT
PLANS FOR

ASPEN AT
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RANCHO CORDOVA,
CALIFORNIA
BY WOODSIDE HOMES

KEYMAP:

IRRIGATION DETAILS

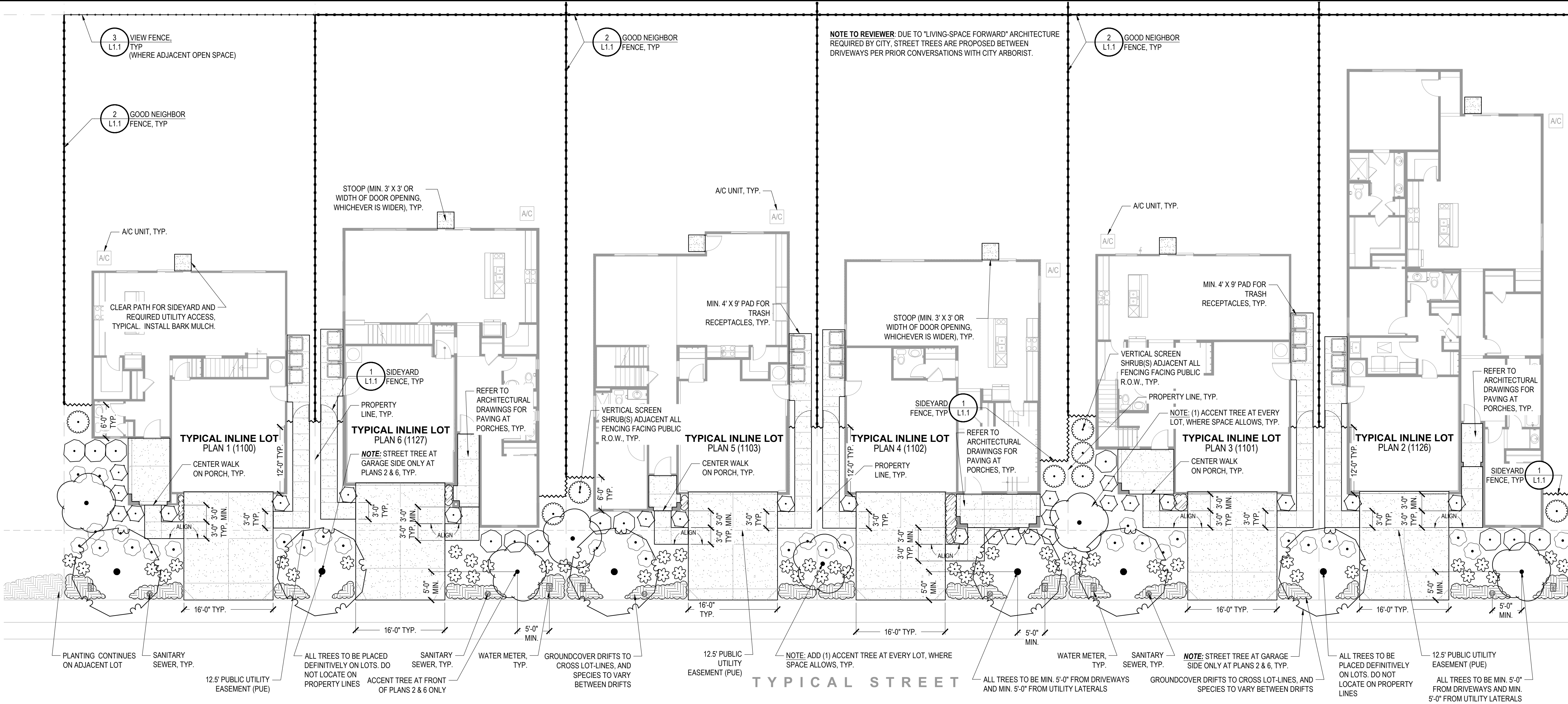
DRAWN BY: _____
JAB
CHECKED BY: _____
DWC
JOB NO. _____
24077C
DATE _____
FEBRUARY 19, 2025
REVISIONS:



DATE SIGNED: 02/19/25

L2.4

DRAWINGS IN SET: 10



PLANTING NOTES

- SITE ACCEPTANCE:** THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNERS OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
- SITE PREPARATION:** ALL EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB). PRIOR TO ROUGH GRADING OPERATIONS, PRESERVE ALL TOPSOIL BY STOCKPILING ON SITE. TOPSOIL SHALL BE REPLACED IN PLANTING AREAS TO ACHIEVE FINAL FINISH GRADES. FOR PLANTERS IN LIME-TREATED AREAS, REMOVE AND DISPOSE OF EXISTING SOIL TO A DEPTH OF 24" THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.
- POSITIVE DRAINAGE:** ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND SHALL ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET. MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1.0%.
- EXPLANATION OF DRAWINGS:** PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. QUANTITIES, (IF SHOWN) ARE FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL PLANTS TO MEET THIS INTENT. PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
- SUBSTITUTIONS:** IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE THE SUITABILITY OF ANY PROPOSED SUBSTITUTION. SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- PLANTING PIT DRAINAGE:** EXCAVATED PLANTING PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF FILLING. IF PLANTING PITS DO NOT DRAIN, OTHER MEASURES, INCLUDING A 1" DIAMETER X 8' DEEP AUGURED HOLE BACKFILLED WITH CRUSHED DRAIN ROCK, WILL BE REQUIRED.
- PLANT MATERIAL:** ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 'STANDARD FOR NURSERY STOCK.' NOTES AND DETAILS ON THE DRAWINGS, UNLESS OTHERWISE NOTED MINIMUM PLANT SIZES SHALL BE AS FOLLOWS: EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 9" H. X 8" W. FOR 1-GALLON (#1); 15" H. X 12" W. FOR 5-GALLON (#5); AND 30" H. X 24" W. FOR 15-GALLON (#15). SINGLE TRUNK TREES: 5" H. W/ 1" CALIPER FOR 15-GALLON (#15); 8" H. W/ 2" CALIPER FOR 24" BOX (#25). CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES 36" AND ABOVE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PURCHASE OR DELIVERY. APPROVAL OF PHOTOS DOES NOT PRECLUDE ON-SITE REJECTION OF UNSUITABLE PLANT MATERIAL.
- SITE CLEANLINESS:** THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN, FOR SOIL EROSION CONTROL MEASURES, AND FOR ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.
- UNDERGROUND UTILITIES:** THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTORY OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
- BARK MULCH:** A 3" LAYER OF 'WALK-ON' BARK MULCH SHALL BE INSTALLED IN ALL PLANTER AREAS. CONTRACTOR SHALL SUBMIT A MULCH SAMPLE PRIOR TO ORDER. APPLY PRE-EMERGENT PRIOR TO PLACING MULCH. IF MAINTENANCE PERIOD EXTENDS PAST 90 CALENDAR DAYS FROM APPLICATION, APPLY AGAIN PER MANUFACTURER'S INSTRUCTIONS.
- SOIL FERTILITY ANALYSIS AND AMENDMENT:** THE CONTRACTOR SHALL OBTAIN A SOILS FERTILITY ANALYSIS FOR 15% OF ALL LOTS (1 IN 7). ALL PLANTING AREAS SHALL BE AMENDED PER THE SOILS REPORT, AND PER LOCAL ORDINANCE. EVEN WHEN NOT REQUIRED BY THE SOILS FERTILITY TEST, APPLY A MINIMUM OF 4 CUBIC YARDS PER 1,000 S.F. COMPOST OVER ALL PLANTED AREAS AND TILL INTO TOP 8" OF SOIL, ALONG WITH OTHER RECOMMENDATIONS PER THE SOILS FERTILITY TEST. ALL PLANTING PITS SHALL BE BACKFILLED WITH AMENDED SOIL MIX. DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE AHJ PRIOR TO OCCUPANCY (PER AHJ WATER EFFICIENT LANDSCAPE ORDINANCE). IN ADDITION, BACKFILL FOR ALL SUCCULENTS SHALL BE 50% CLEAN WASHED SAND.
- ESTABLISHMENT PERIOD:** SHALL BE A MINIMUM OF 30 CALENDAR DAYS, BEGINNING UPON WRITTEN VERIFICATION OF SUBSTANTIAL COMPLETION BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. ESTABLISHMENT PERIOD SHALL CONSIST OF REGULAR LANDSCAPE MAINTENANCE BY THE INSTALLING CONTRACTOR, ENSURING ALL PLANTING IS IN A VIGOROUS AND HEALTHY CONDITION, AND ALLOWING PLANTS TO GROW-IN AND ACCLIMATE TO THE SITE. ANY PLANT THAT HAS BEEN REPLACED DURING THE ESTABLISHMENT PERIOD SHALL BE SUBJECT TO AN ADDITIONAL ESTABLISHMENT PERIOD EQUAL TO THE ORIGINAL ESTABLISHMENT PERIOD, BEGINNING ON THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COUNT TOWARD THE ESTABLISHMENT PERIOD.
- ROOT CONTROL BARRIERS:** CONTINUOUS ROOT BARRIERS ARE REQUIRED ALONG PUBLICLY MAINTAINED STREETS CAPES, NOT REQUIRED AT PRIVATELY MAINTAINED PRIVATE LOTS, EXCEPT WHERE TREES OCCUR, SEE BELOW. FOLLOW ALL JURISDICTIONAL REQUIREMENTS, AT MINIMUM IF NOT OTHERWISE REQUIRED OR NOTED: WHERE STREET TREES ARE WITHIN 10 FEET OF THE PAVING OR CURB (HARDSCAPE), PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF HARDSCAPE. PANELS SHALL BE MINIMUM 18" DEEP. FROM CENTERLINE OF TREE, EXTEND PANELS EXTEND 10" IN EACH DIRECTION AT EDGE OF HARDSCAPE. ADDITIONALLY, MEDIANS WITH TREES SHALL HAVE A 24" DEEP CONTINUOUS ROOT CONTROL BARRIER PANEL. "ENCIRCLING" APPLICATIONS ARE NOT ALLOWED.
- UTILITY CLEARANCE:** FOLLOW ALL JURISDICTIONAL REQUIREMENTS. AT MINIMUM IF NOT OTHERWISE REQUIRED OR NOTED: NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWERLINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING EXCEPT LOW-GROWING GROUNDCOVER SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 18.5.7.
- WORK IN RIGHT-OF-WAY:** ALL WORK WITHIN THE RIGHT OF WAY OR TO BE MAINTAINED BY THE LOCAL AGENCY SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.
- LIME TREATED AREAS:** ANY PLANTER AREA TREATED WITH LIME SHALL BE EXCAVATED TO A DEPTH OF 2', AND THE SPOILS LEGALLY DISPOSED OF OFF SITE. EXCAVATED AREAS SHALL BE BACKFILLED WITH CLEAN TOPSOIL. PROVIDE A SOILS FERTILITY TEST OF PROPOSED TOPSOIL PRIOR TO IMPORT.
- SLOPES EXCEEDING 3:1:** JUTE MESH NETTING IS REQUIRED WITHIN DISTURBED, PLANTED AREAS FOR TEMPORARY STABILIZATION. REFER TO APPLICABLE JURISDICTIONAL STANDARDS FOR SPECIFIC INSTALLATION REQUIREMENTS. MINIMUM OVERLAP 3' AT NEW PIECES, BURY UPPER END OF NETTING IN 18" DEEP TRENCH.

PRODUCTION TYPICAL TREE PLANTING NOTES

- STREET TREES:**
 - TREES WILL BE SPACED SUCH THAT ALL TREES ARE A MINIMUM OF 5' CLEAR OF ALL DRIVEWAY APRONS AND SIDEWALKS, A MINIMUM OF 10' CLEAR FROM THE FRONT OF THE HOUSE, 10' OF STREET LIGHTS, UTILITY MAINLINES, AND FIRE HYDRANTS, AND 5' FROM UTILITY LATERALS WITHIN PRIVATE LOTS.
 - SPACE STREET TREES TO AVOID OBSTRUCTIONS (AND OMIT TREE IF REQUIRED BY SPECIFIC LOT CONDITIONS), BUT MAINTAIN AN AVERAGE SPACING OF 40' O.C. ACROSS ALL FRONTAGE WITHIN THIS PROJECT.
 - NO TREES SHALL BE PLANTED DIRECTLY ON PROPERTY LINES.
 - SINGLE SPECIES OF STREET TREE PER STREET. REFER TO LEGEND, WHERE WALK IS ATTACHED, STREET TREES WILL BE PLANTED AT LOT FRONTAGES, UNLESS SPECIAL CIRCUMSTANCES OCCUR. REFER.
 - QUANTITY AT INLINE LOTS: (1) OR (2) TREES AS CONDITIONS AND UTILITIES ALLOW.
 - ADDITIONAL QUANTITY AT CORNER LOTS: TYPICALLY (3) TREES AT CORNER LOT SIDEYARDS UNLESS SITE CONDITIONS PROHIBIT PLACEMENT (RETAINING WALLS, ETC.)
- SECONDARY/ACCENT TREES:**
 - MINIMUM SECONDARY/ACCENT TREE QUANTITY SHOWN FOR INLINE AND CORNER LOTS. IF OBSTRUCTIONS PROHIBIT PLACEMENT.
 - TYPICALLY (1) SECONDARY/ACCENT TREE PER LOT. TREE SHALL BE PLACED ON ONE LOT OR THE OTHER, NOT ON LOT LINE.

PRODUCTION TYPICAL PLANTING NOTES

- MINOR VARIATIONS WILL OCCUR BETWEEN DIFFERENT ELEVATIONS AND LOT SIZES. CONTRACTOR IS RESPONSIBLE TO VERIFY FIELD CONDITIONS AND TO ACCOMMODATE THESE DIFFERENCES IN ALL BID PRICING.
- MULTIPLE PLANT SELECTIONS ARE PROVIDED FOR EACH PLANT TYPE TO ACHIEVE VARIETY AND INTEREST THROUGHOUT THE PROJECT.
- PLANTS SHALL BE SELECTED FROM LEGEND. PLANTS SHALL BE PLACED IN DRIFTS OF NOT LESS THAN 5 PLANTS OF SIMILAR SPECIES.
- SHRUB DRIFTS (SAME SPECIES) SHALL EXTEND ACROSS PROPERTY LINES. GROUNDCOVER SHALL BE CONTINUOUS ACROSS PROPERTY LINES.
- GENERAL NOTES AS TO SUITABILITY OF EACH SPECIES FOR VARYING EXPOSURES ARE LISTED, HOWEVER, EXACT PLANT SPECIES SELECTION SHALL RESPOND TO ON-SITE SUNSHADE CONDITIONS.
- PLANTS OF THE SAME GENUS AND/OR SPECIES BUT DIFFERING CATEGORIES (I.E., SHRUBS/GROUNDCOVER) SHALL NOT BE USED ADJACENT TO EACH OTHER. FOR EXAMPLE, PROSTRATE ROSEMARY (GROUNDCOVER) SHALL NOT BE USED ADJACENT UPRIGHT (SHRUB) ROSEMARY.

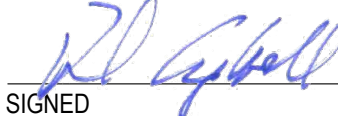
TREE CALCULATIONS

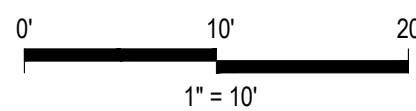
- WHERE:
- 37 CORNER LOTS WITH ATTACHED SIDEWALK, W/ AVERAGE OF (3) STREET TREES AND (1) ACCENT TREE PER LOT AT SIDE YARD.
 - 14 CORNER LOTS WITH DETACHED SIDEWALK, W/ AVERAGE OF (3) STREET TREES AND (1) ACCENT TREES PER LOT AT SIDE YARD.
 - 252 INLINE LOTS WITH ATTACHED SIDEWALK, W/ AVERAGE OF (1) STREET TREE AT EVERY LOT, AND (1) ACCENT TREE PER LOT.
 - 59 INLINE LOTS WITH DETACHED SIDEWALK, W/ AVERAGE OF (1) STREET TREE PER LOT, AND (1) ACCENT TREE PER LOT.
 - PROJECT TOTALS: 464 STREET TREES + 362 ACCENT TREES = **826 TOTAL TREES.**
 - 33% OF STREET TREES ARE EVERGREEN, 33% OF ACCENT TREE SPECIES ARE EVERGREEN.
NOTE: NORTH-SOUTH DIRECTION ON CASTAIC LAKE WAY ONLY. SEE STREET TREE AND GROUNDCOVER LEGEND ON COVER SHEET FOR TREE SPECIES ON EAST-WEST DIRECTION OF CASTAIC LAKE WAY.
 - ALL STREET TREES ARE 24" BOX SIZE AND ALL ACCENT TREES ARE 24" BOX SIZE.
- THEN:
- APPROXIMATELY 153 STREET TREES AND 119 ACCENT TREES ARE EVERGREEN FOR A TOTAL OF (272) EVERGREEN > 30% (248 REQUIRED)
 - ALL ACCENT TREES (362) PROPOSED AS 24" BOX > 25% (91 REQUIRED)
- PER RCMC 23.716.050

CITY OF RANCHO CORDOVA: COMPLIANCE REQUIREMENTS

- PER THE CITY OF RANCHO CORDOVA DESIGN GUIDELINES AND WATER EFFICIENT LANDSCAPE ORDINANCE, THE FOLLOWING SHALL APPLY:
- A MINIMUM OF 25% OF ALL TREES SHALL BE 24" BOX CONTAINER SIZE OR LARGER.
 - A MINIMUM OF 30% OF ALL TREES SHALL BE EVERGREEN, (WITHIN THE PLANT LEGEND, "EVER" = EVERGREEN, "DECI" = DECIDUOUS)
 - ROOT BARRIERS ARE REQUIRED FOR TREES PLANTED WITHIN 10' OF PAVING OR HARDSCAPE PER ZONING CODE SECTION 23.716.
 - PRE-EMERGENT SHALL BE APPLIED TO ALL NON-SEEDED LANDSCAPE AREAS PRIOR TO PLANTING.
 - A 3" MINIMUM OF BARK MULCH IS REQUIRED IN ALL NON-TURF PLANTERS.
 - A WEED CONTROL LAYER (FABRIC) IS REQUIRED IN ALL BARK MULCH AREAS.
 - HEIGHT (H = HEIGHT) AND WIDTH (W = WIDTH) AS LISTED IN THE PLANT LEGEND INDICATE POTENTIAL ANTICIPATED SIZE OF PLANTS AT MATURITY. PLANTS SPECIFIED MAY NOT GROW TO SIZE INDICATED, CONVERSELY, PLANTS MAY REQUIRE PRUNING TO KEEP DESIRED FORM AND SHAPE.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

SIGNED  DATE 02/19/25



SEE SHEET L3.2 FOR
PLANT LEGEND, AND
L3.3-L3.4 FOR DETAILS



Roach & Campbell



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916.945.8003 | 916.342.7119
4409 CRLA 5044

TYPICAL
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PLANS FOR

ASPEN AT
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BY WOODSIDE HOMES

KEYMAP:

PLANTING PLAN -
INLINE LOTS

DRAWN BY:

JAB

CHECKED BY:

DWC

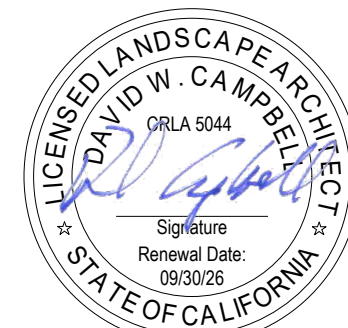
JOB NO.

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DATE

FEBRUARY 19, 2025

REVISIONS:



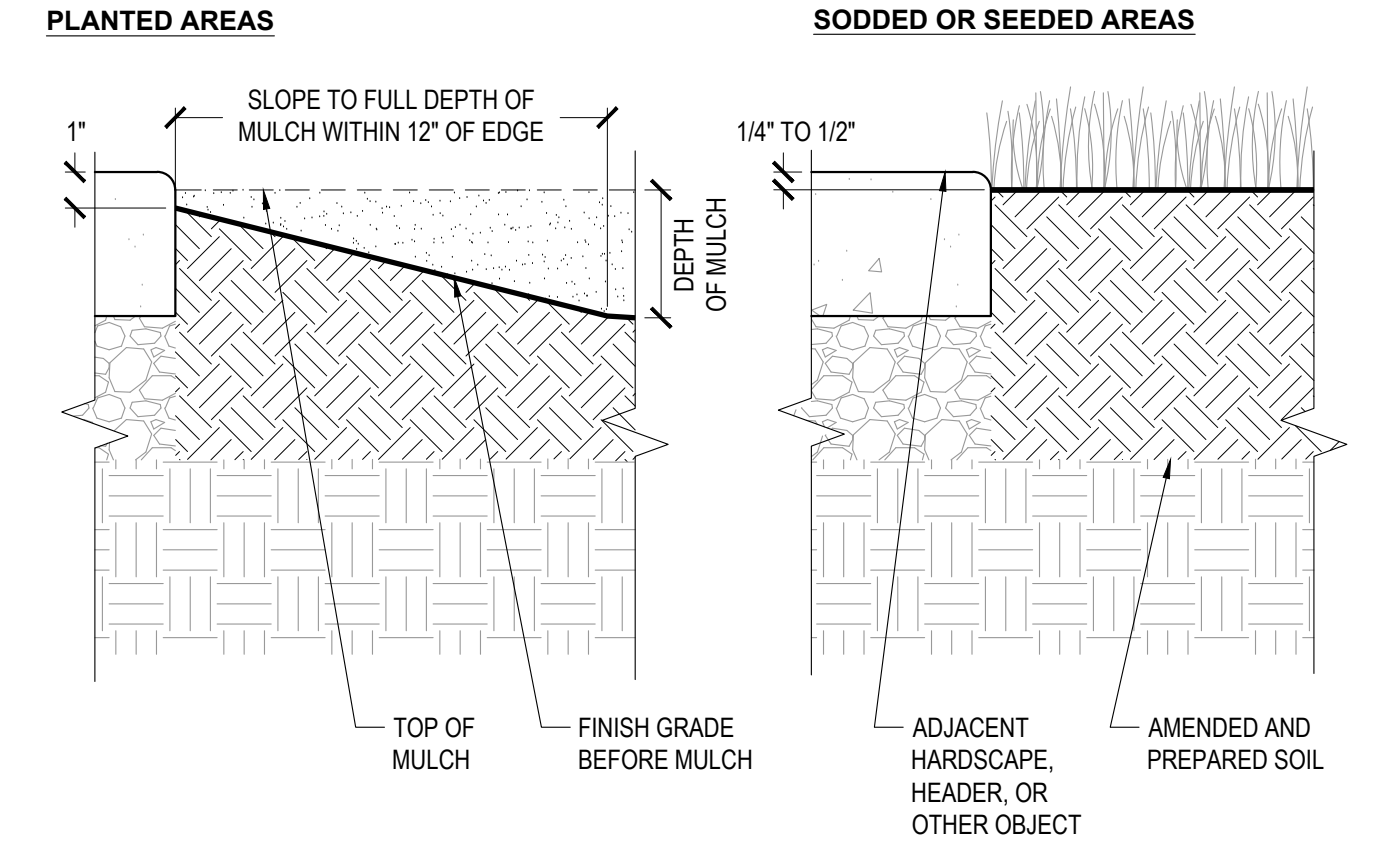
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L3.1

DRAWINGS IN SET:

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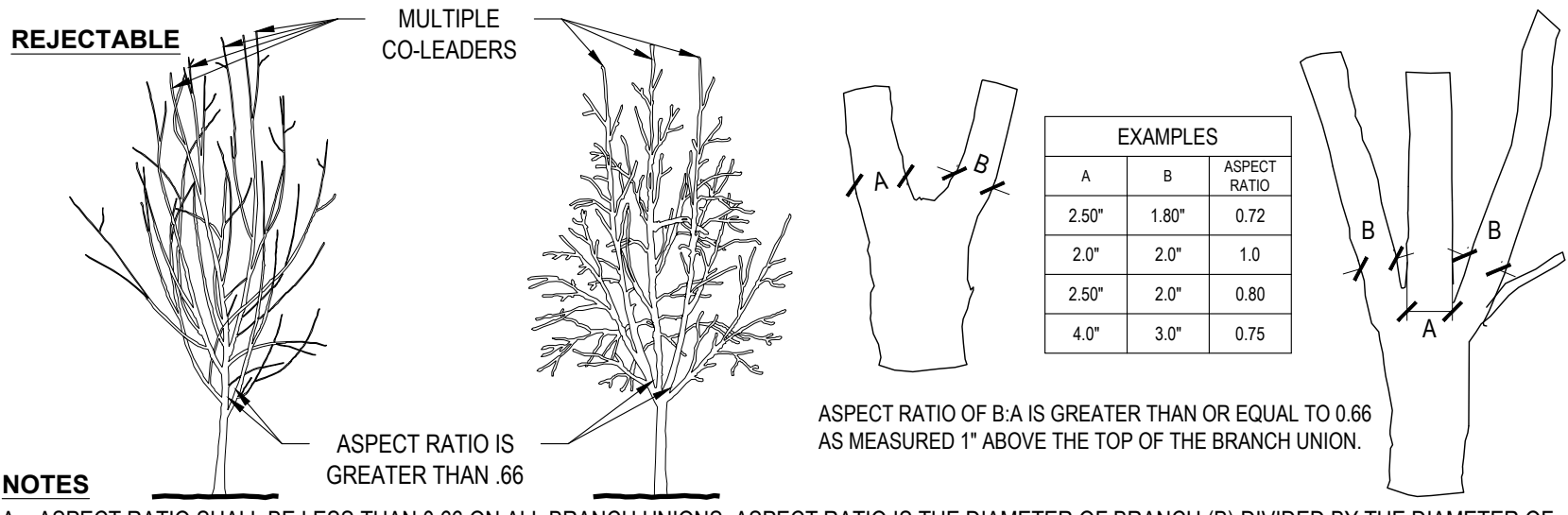
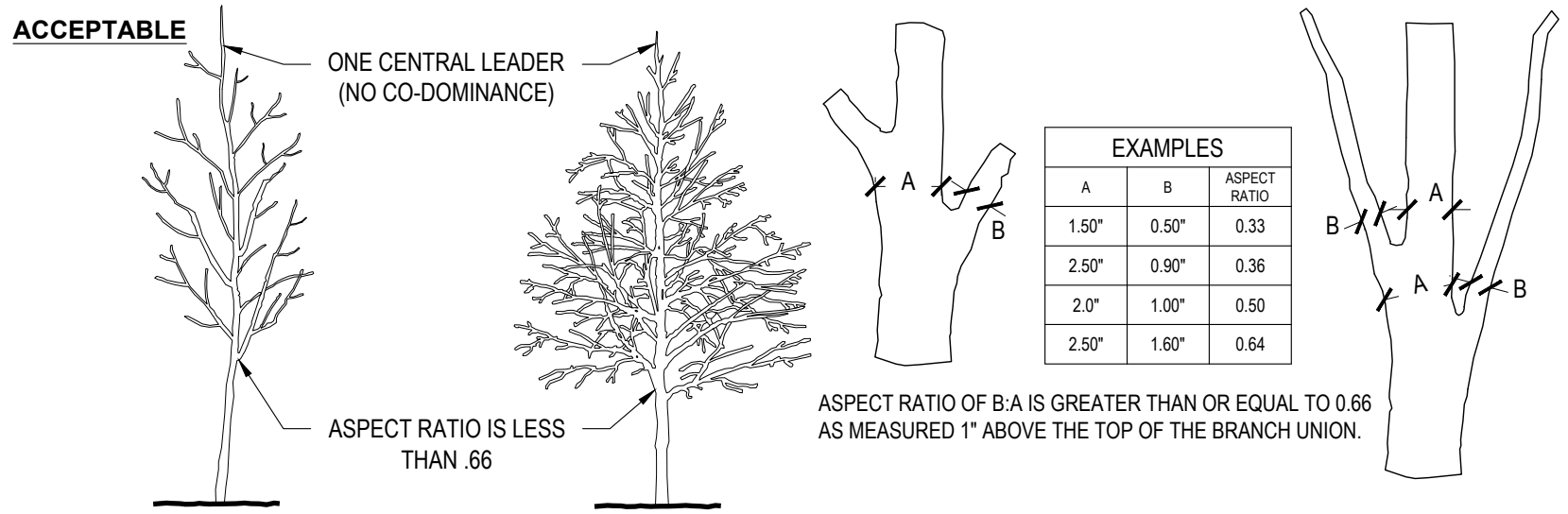
Page 96 of 242



- NOTES**
- A. PROVIDE POSITIVE DRAINAGE TO OUTLET IN ALL PLANTED AREAS. DO NOT ALLOW SURFACE DRAINAGE ONTO WALKWAYS, DRIVEWAYS, OR OTHER HARDSCAPE, OR SURFACE DRAINAGE TOWARD OR AGAINST STRUCTURES.

1 PLANTED AREA EDGE CONDITION AT HARDSCAPE

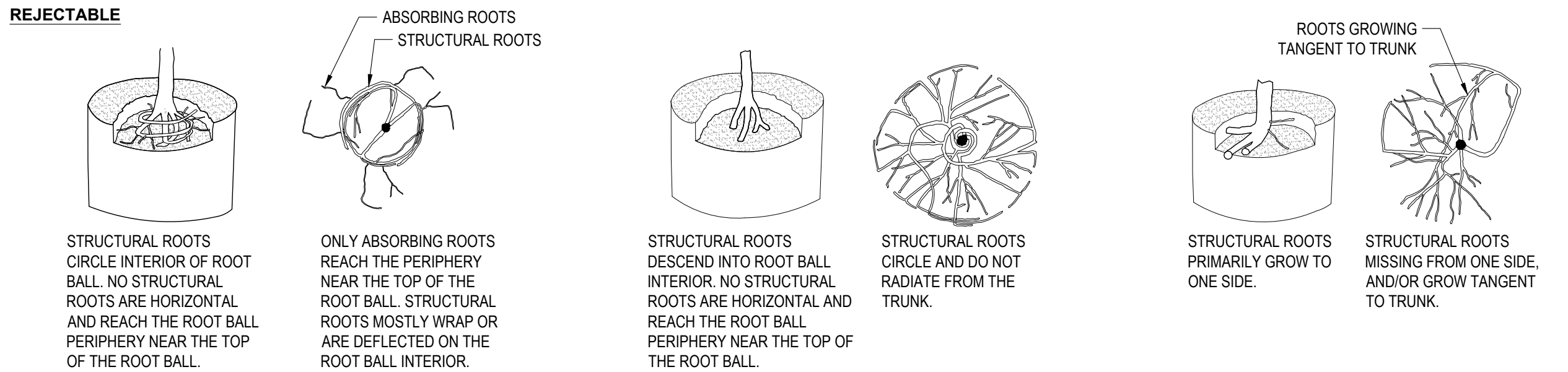
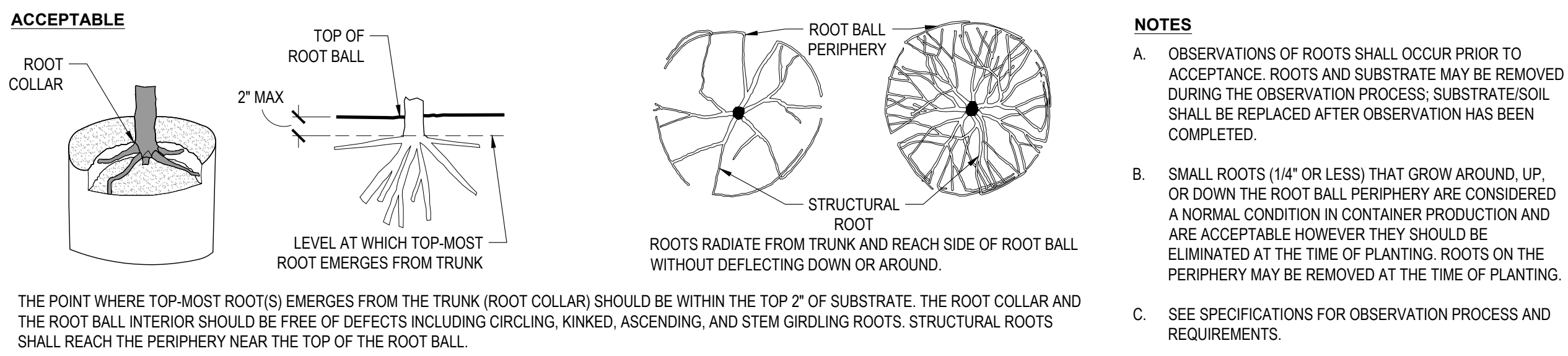
NO SCALE SECTION



- NOTES**
- A. ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
- B. ANY TREE NOT MEETING THESE REQUIREMENTS MAY BE REJECTED, EXCEPTING THOSE NOTED AS "MULTI-TRUNKED"

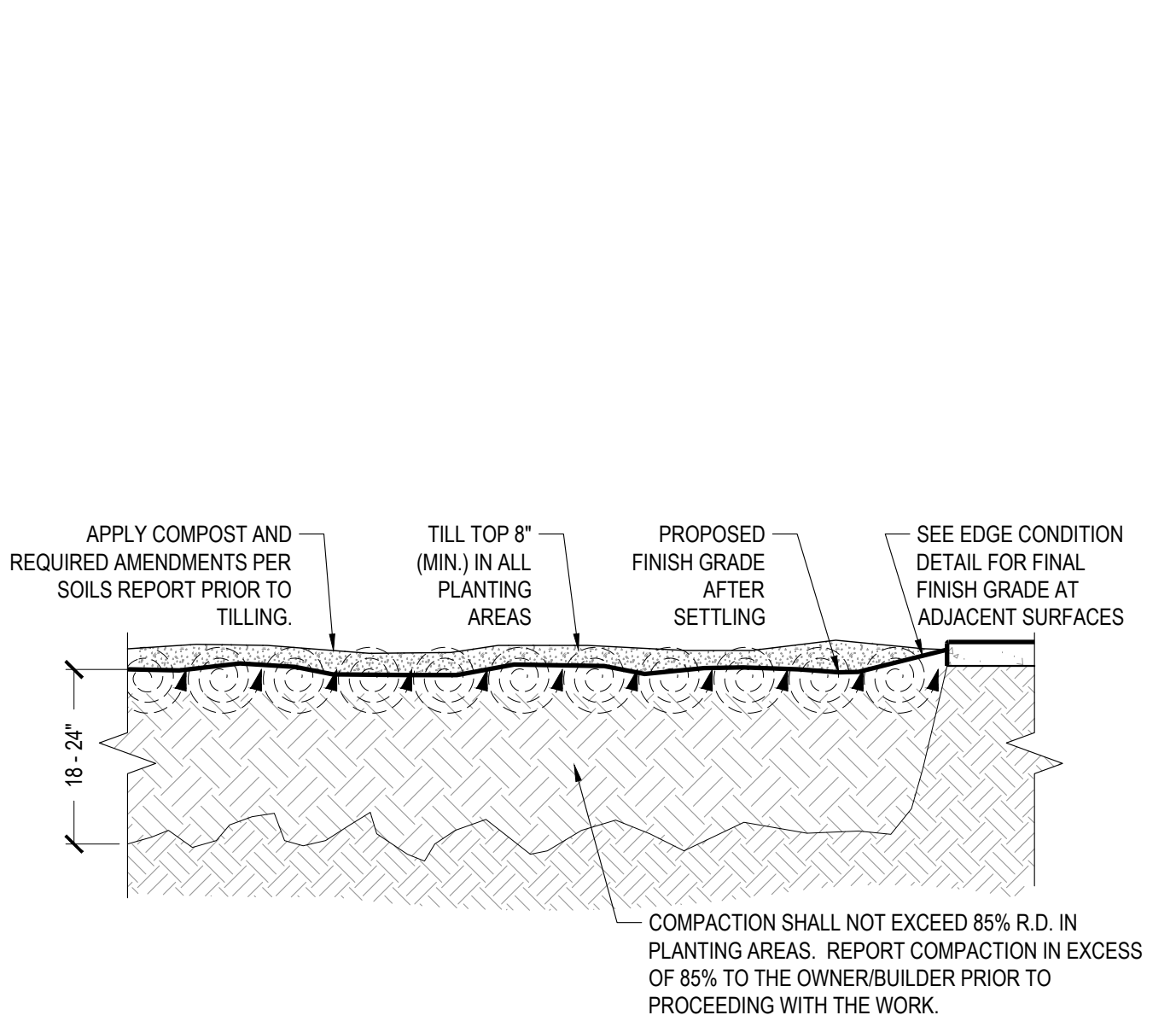
2 TREE BRANCHING STRUCTURE

NO SCALE AS NOTED



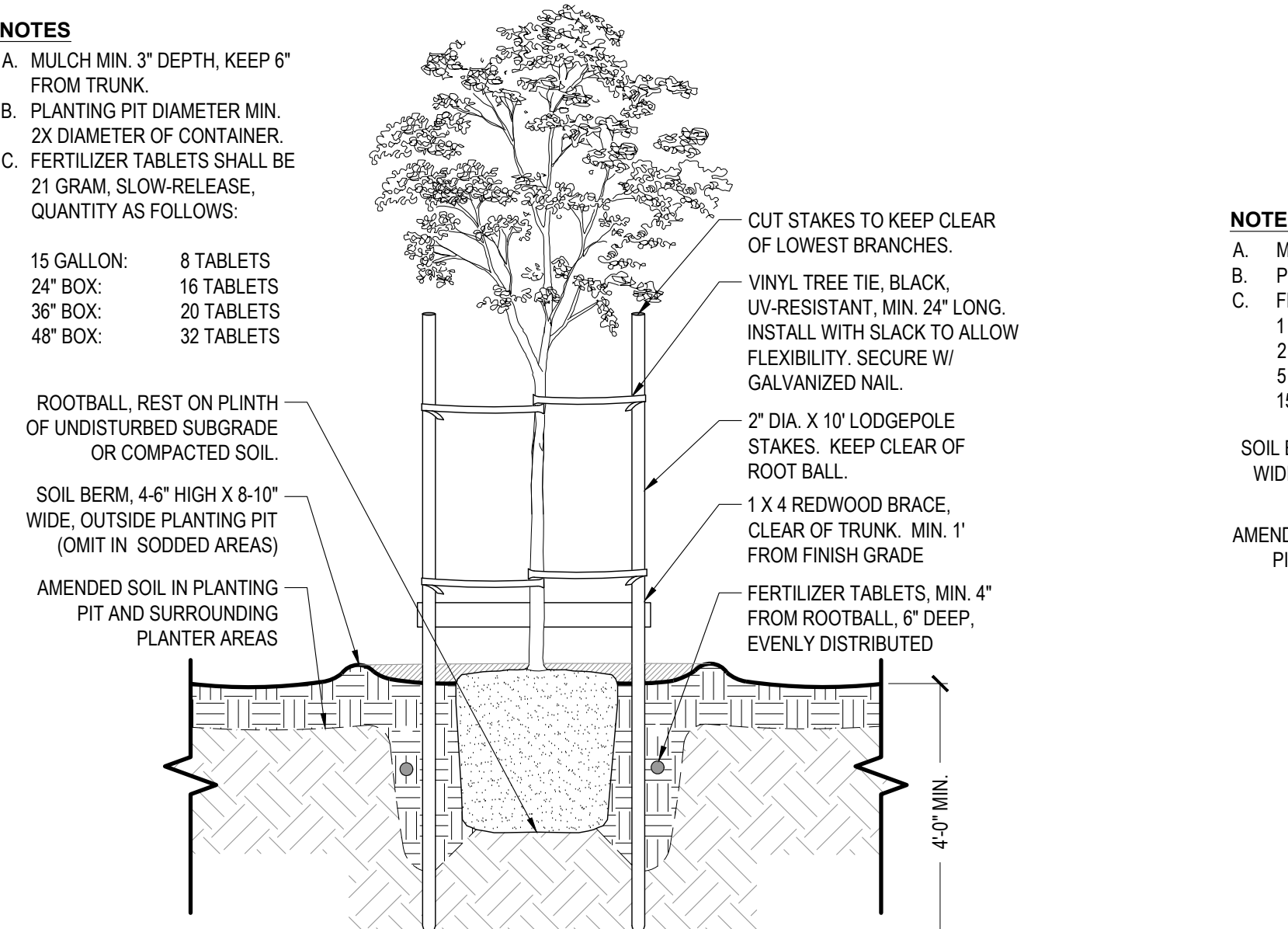
3 ROOT STRUCTURE: CONTAINERIZED PLANTS

NO SCALE AS NOTED



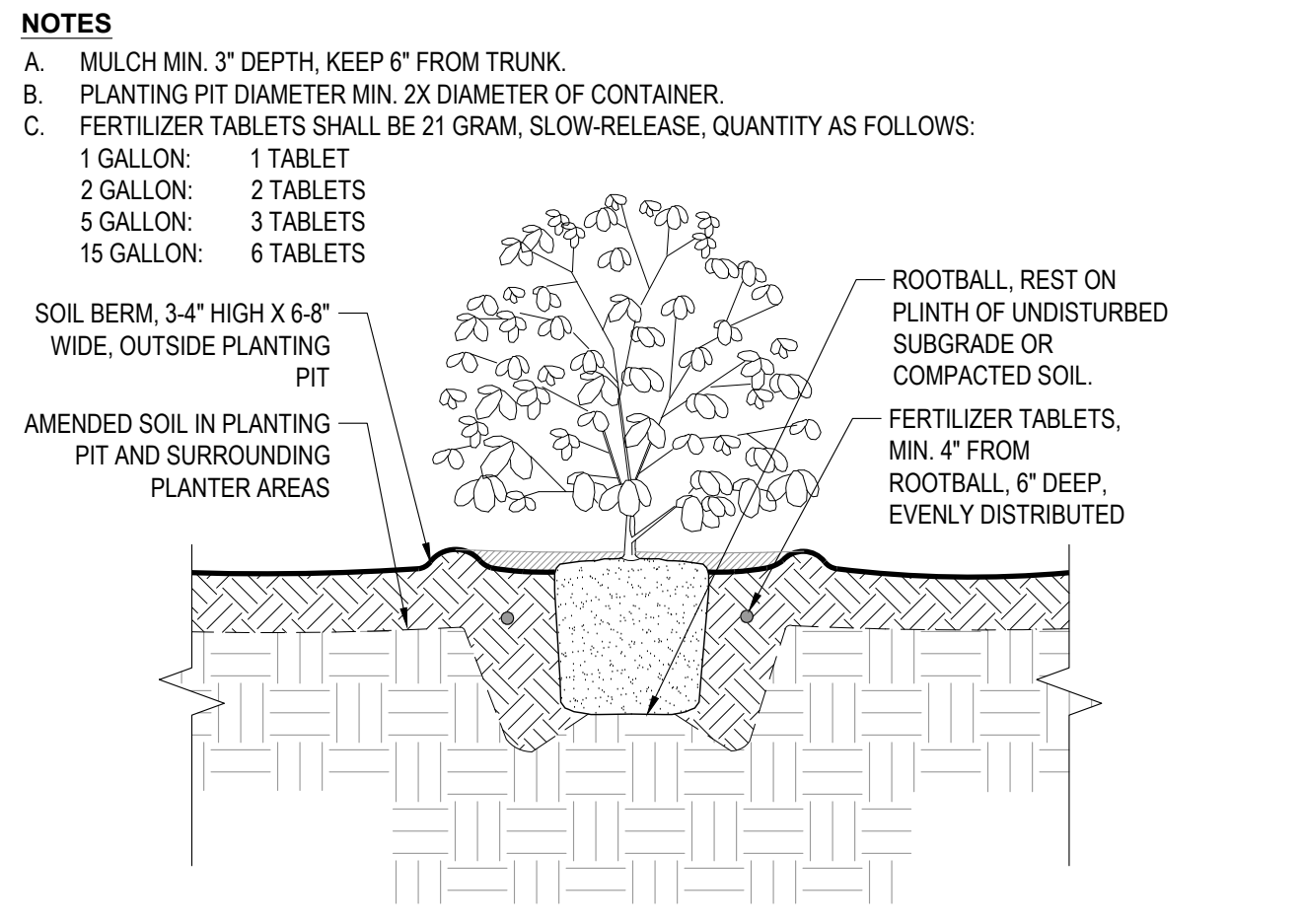
4 PLANTING AREA SOIL PREPARATION

NO SCALE SECTION



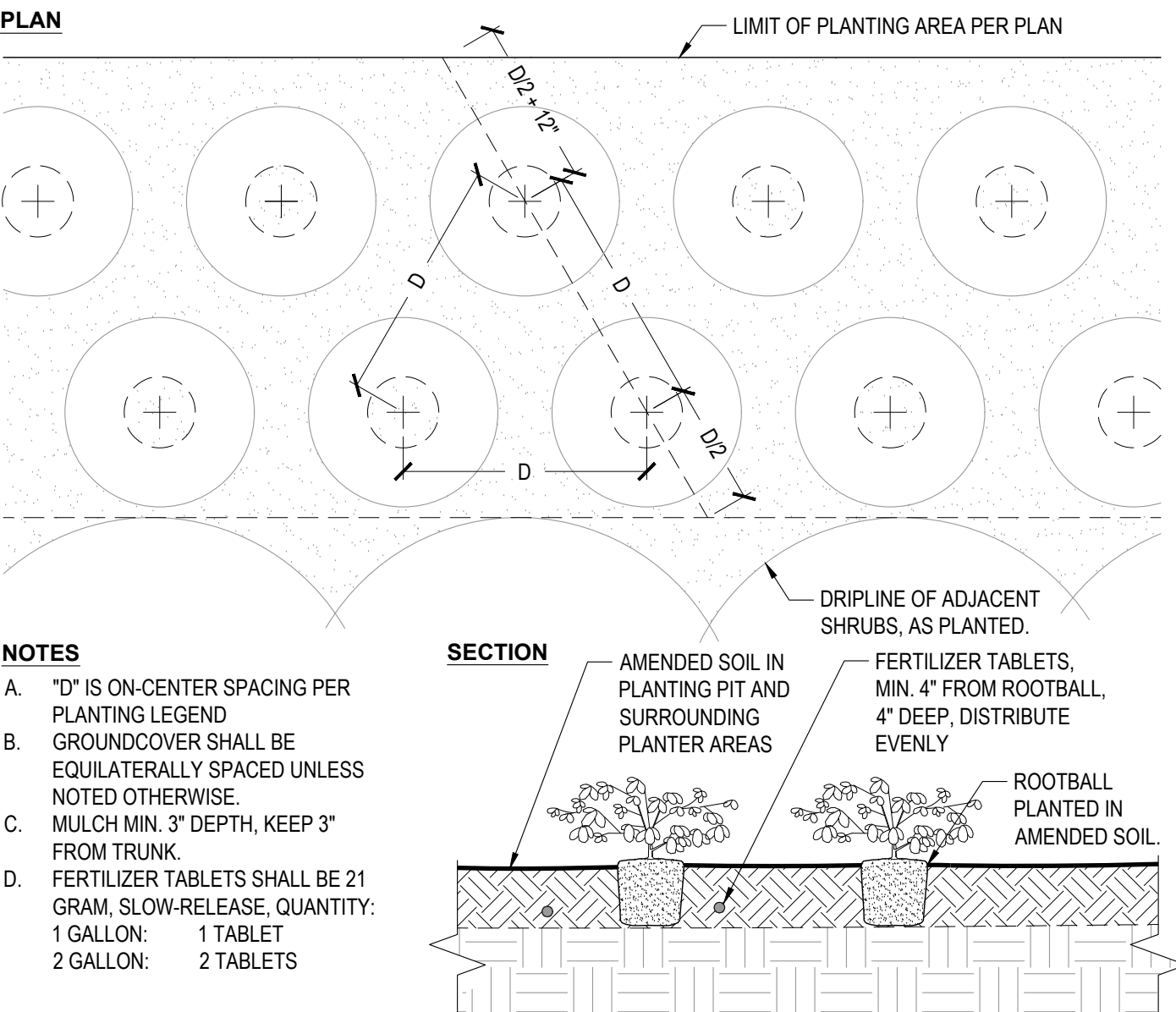
5 TREE PLANTING: STANDARD UP TO 36" BOX

NO SCALE SECTION



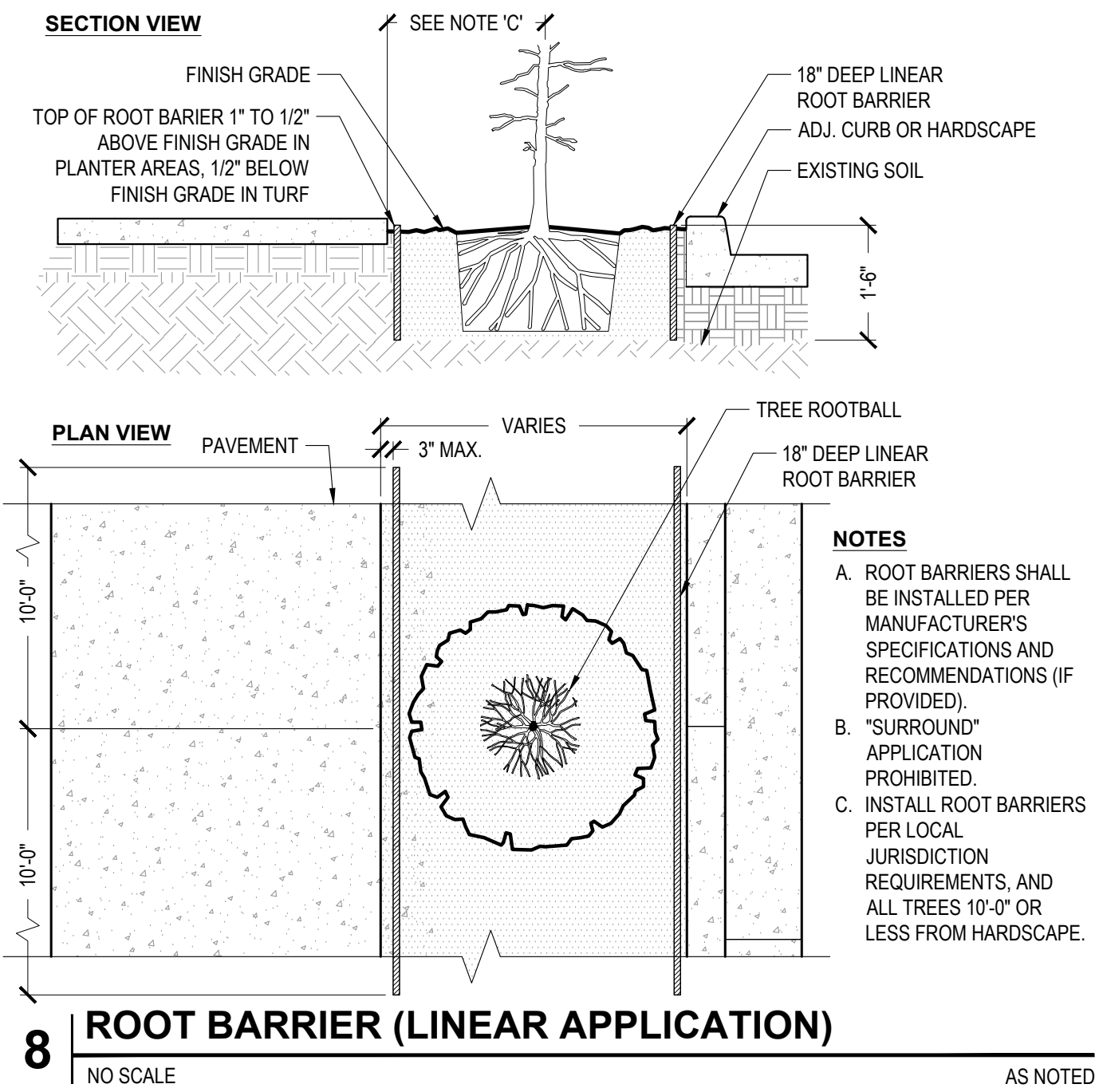
6 SHRUB PLANTING

NO SCALE SECTION



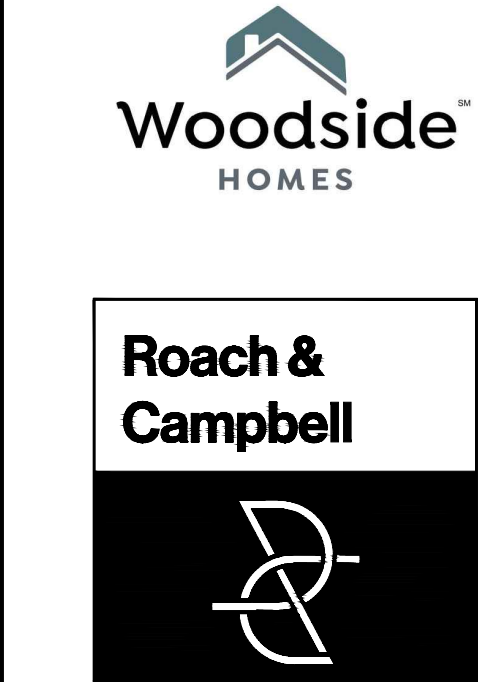
7 GROUNDCOVER PLANTING

NO SCALE SECTION



8 ROOT BARRIER (LINEAR APPLICATION)

NO SCALE AS NOTED



947 Enterprise Drive., Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

TYPICAL LANDSCAPE IMPROVEMENT PLANS FOR

ASPEN AT ARISTA

RANCHO CORDOVA, CALIFORNIA BY WOODSIDE HOMES

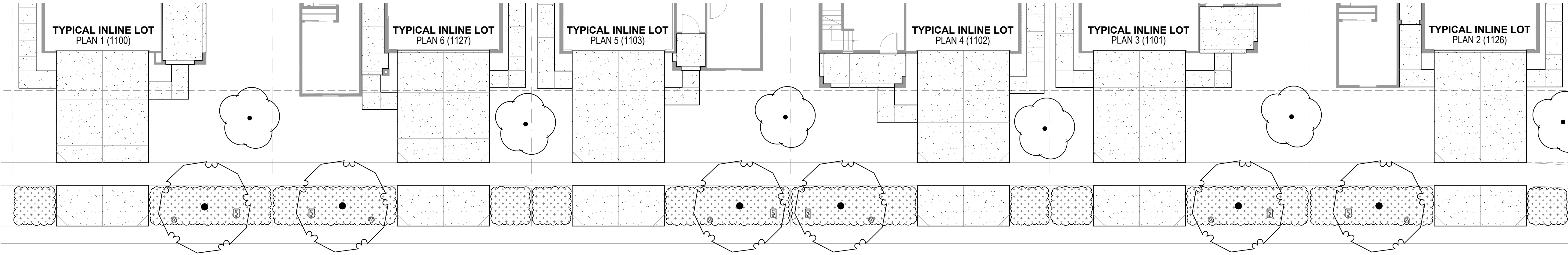
KEYMAP:

PLANTING DETAILS

DRAWN BY:
JAB
CHECKED BY:
DWC
JOB NO.
24077C
DATE
FEBRUARY 19, 2025
REVISIONS:



L3.3
DRAWINGS IN SET: 10

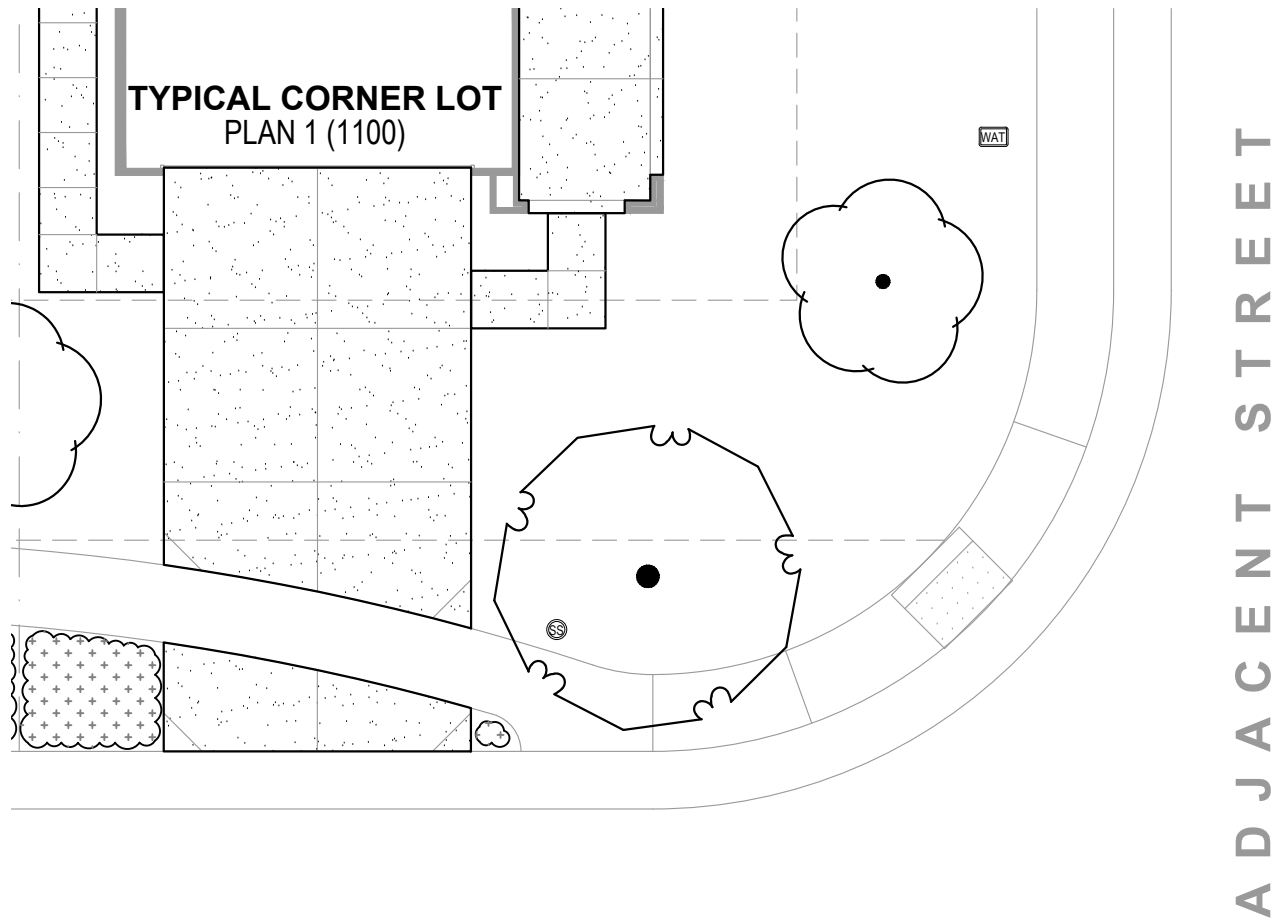


1 | TYPICAL PLANTING AT DETACHED WALK (APPLIES TO LOTS 96, 97, 100, 101, 120-130, 231-241, 338-341, 344-353, 356-363, 436-442, 445-457)

1" = 10'-0"

PLAN

- NOTES**
- A. INSTALL ALL OTHER PLANTING PER TYPICAL PLANTING PLANS.
 - B. ALL PLANTING AREA IN PARKWAY STRIPS SHALL BE IRRIGATED BY SEPARATE VALVE.

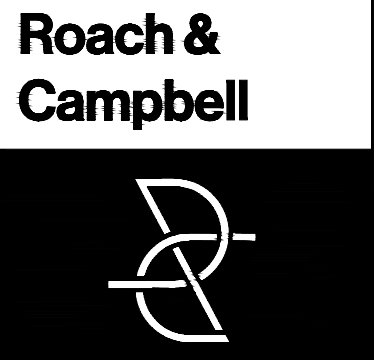


2 | TYPICAL PLANTING AT DETACHED WALK (APPLIES TO LOTS 95, 98, 99, 102, 103, 104, 119, 131, 230, 242, 342, 343, 354, 355, 364, 443, 444)

1" = 10'-0"

PLAN

- NOTES**
- A. INSTALL ALL OTHER PLANTING PER TYPICAL PLANTING PLANS.
 - B. ALL PLANTING AREA IN PARKWAY STRIPS SHALL BE IRRIGATED BY SEPARATE VALVE.



947 Enterprise Drive., Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 ORLA 5044

**TYPICAL
LANDSCAPE
IMPROVEMENT
PLANS FOR**

**ASPEN AT
ARISTA**

**RANCHO CORDOVA,
CALIFORNIA
BY WOODSIDE HOMES**

KEYMAP:

PLANTING DETAILS

DRAWN BY:
JAB

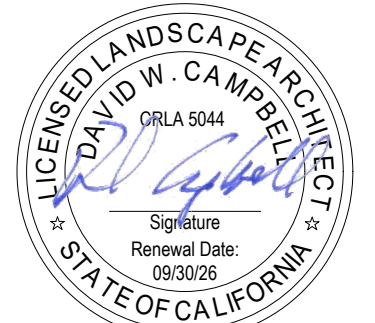
CHECKED BY:
DWC

JOB NO.
24077C

DATE
FEBRUARY 19, 2025

REVISIONS:

NO.	DESCRIPTION	DATE



DATE SIGNED: 02/19/25

L3.4

DRAWINGS IN SET: 10

CYPRESS - WILLOW

PROJECT INFORMATION

PROJECT NAME: CYPRESS - WILLOW

LOCATION: RANCHO CORDOVA, CA

PROJECDT TYPE: SINGLE FAMILY HOMES

OCCUPANCY GROUP: R-3

TYPE OF CONSTRUCTION: V-B

PROJECT TEAM

LOCAL JURISDICTION:
RANCHO CORDOVA BUILDING AND SAFETY
2729 PROSPECT PARK DRIVE
RANCHO CORDOVA, CA, 95630
916.851.8700

APPLICANT:
WOODSIDE HOMES OF NORTHERN CALIFORNIA
1130 IRON POINT RD., SUITE #200
FOLSOM, CA 95630
CONTACT: TAUNI FESSLER
tauni.fessler@woodsidehomes.com
916.245.2782

ARCHITECT:
BSB DESIGN, INC.
11211 GOLD COUNTRY BLVD., STE 101
GOLD RIVER, CA 95670
CONTACT: TIM WITUCKY- twitucky@bsbdesign.com
480.663.2100

SHEET INDEX

COVER SHEET:

A0.1COVER SHEET, SHEET INDEX, PROJECT INFO

PLAN 1:

A1.1ELEVATIONS - SPANISH

A1.2ENHANCED ELEVATION AND ROOF - SPANISH

A1.3ELEVATIONS - CALIFORNIA COTTAGE

A1.4ENHANCED ELEVATION AND ROOF - CALIFORNIA COTTAGE

A1.5ELEVATIONS - MODERN PRAIRIE

A1.6ENHANCED ELEVATION AND ROOF - MODERN PRAIRIE

A1.7MAIN FLOOR PLANS AND OPTIONS

A1.8UPPER FLOOR PLANS

PLAN 2:

A2.1ELEVATIONS - SPANISH

A2.2ENHANCED ELEVATION AND ROOF - SPANISH

A2.3ELEVATIONS - CALIFORNIA COTTAGE

A2.4ENHANCED ELEVATION AND ROOF - CALIFORNIA COTTAGE

A2.5ELEVATIONS - MODERN PRAIRIE

A2.6ENHANCED ELEVATION AND ROOF - MODERN PRAIRIE

A2.7MAIN FLOOR PLANS AND OPTIONS

A2.8UPPER FLOOR PLANS

PLAN 3:

A3.1ELEVATIONS - SPANISH

A3.2ENHANCED ELEVATION AND ROOF - SPANISH

A3.3ELEVATIONS - CALIFORNIA COTTAGE

A3.4ENHANCED ELEVATION AND ROOF - CALIFORNIA COTTAGE

A3.5ELEVATIONS - MODERN PRAIRIE

A3.6ENHANCED ELEVATION AND ROOF - MODERN PRAIRIE

A3.7MAIN FLOOR PLANS AND OPTIONS

A3.8UPPER FLOOR PLANS

PLAN 4:

A4.1ELEVATIONS - SPANISH

A4.2ENHANCED ELEVATION AND ROOF - SPANISH

A4.3ELEVATIONS - CALIFORNIA COTTAGE

A4.4ENHANCED ELEVATION AND ROOF - CALIFORNIA COTTAGE

A4.5ELEVATIONS - MODERN PRAIRIE

A4.6ENHANCED ELEVATION AND ROOF - MODERN PRAIRIE

A4.7MAIN FLOOR PLANS AND OPTIONS

A4.8UPPER FLOOR PLANS



Plan 1 - Spanish

Plan 2 - Modern Prairie

Plan 3 - California Cottage

Plan 4 - Modern Prairie

Plan 3 - Spanish

Plan 1 - Modern Prairie



Plan 2 - California Cottage

Plan 4 - Spanish

Plan 4 - California Cottage

Plan 3 - Modern Prairie

Plan 2 - Spanish

Plan 1 - California Cottage



RIGHT

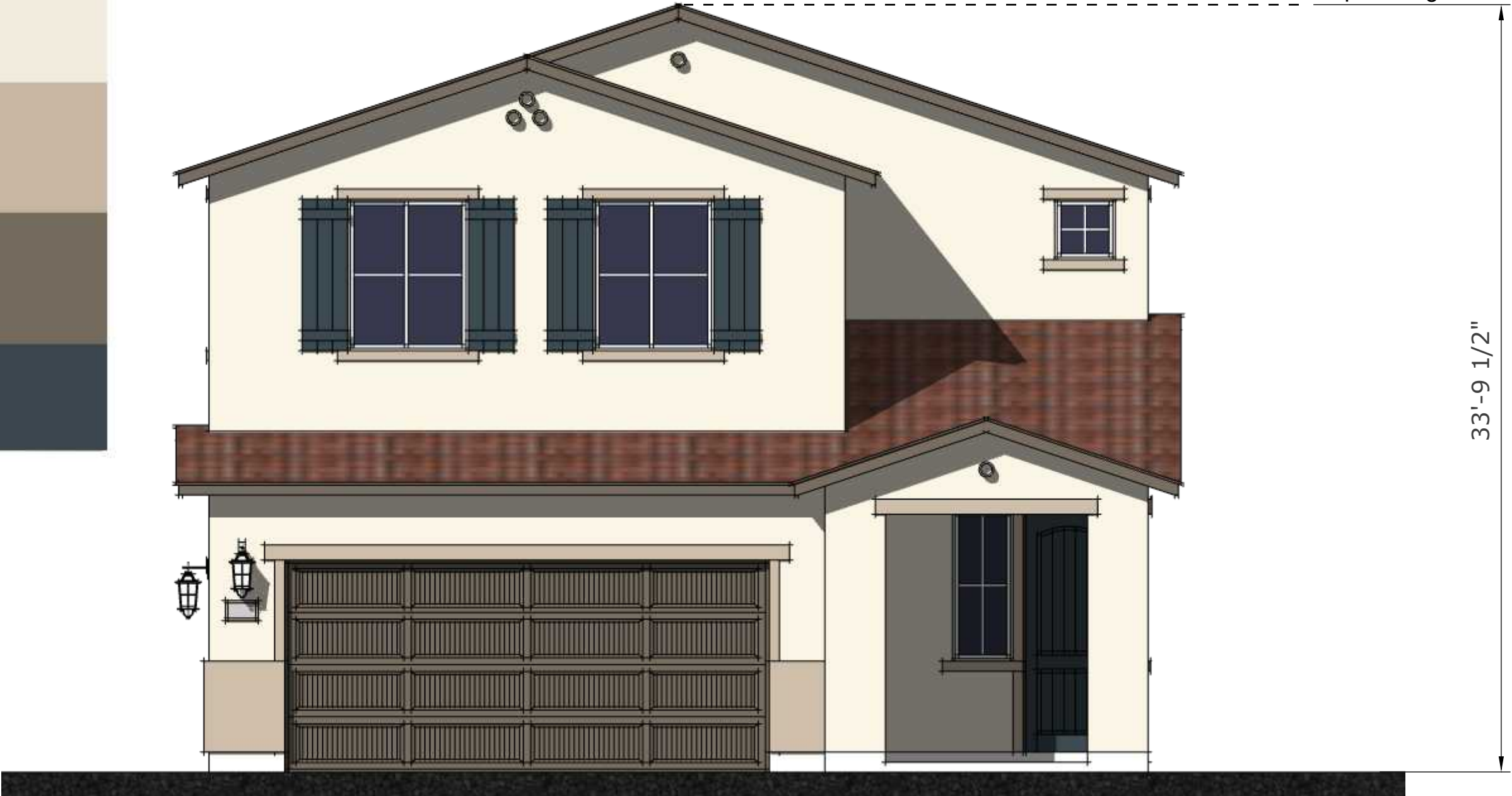


REAR



LEFT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
BARCELONA 900 / CALIFORNIA
MISSION BLEND)
- STUCCO BODY**
(PPG PAINTS / QUEEN ANNE'S LACE /
PPG1092-1 / LRV 63 / DASHED FINISH)
- TRIM**
(PPG PAINTS / SUMMER SUEDE /
PPG14-14 / LRV 48 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / GRANITE /
PPG1022-6 / LRV 14 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / MIDNIGHT HOUR /
PPG1038-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)



FRONT

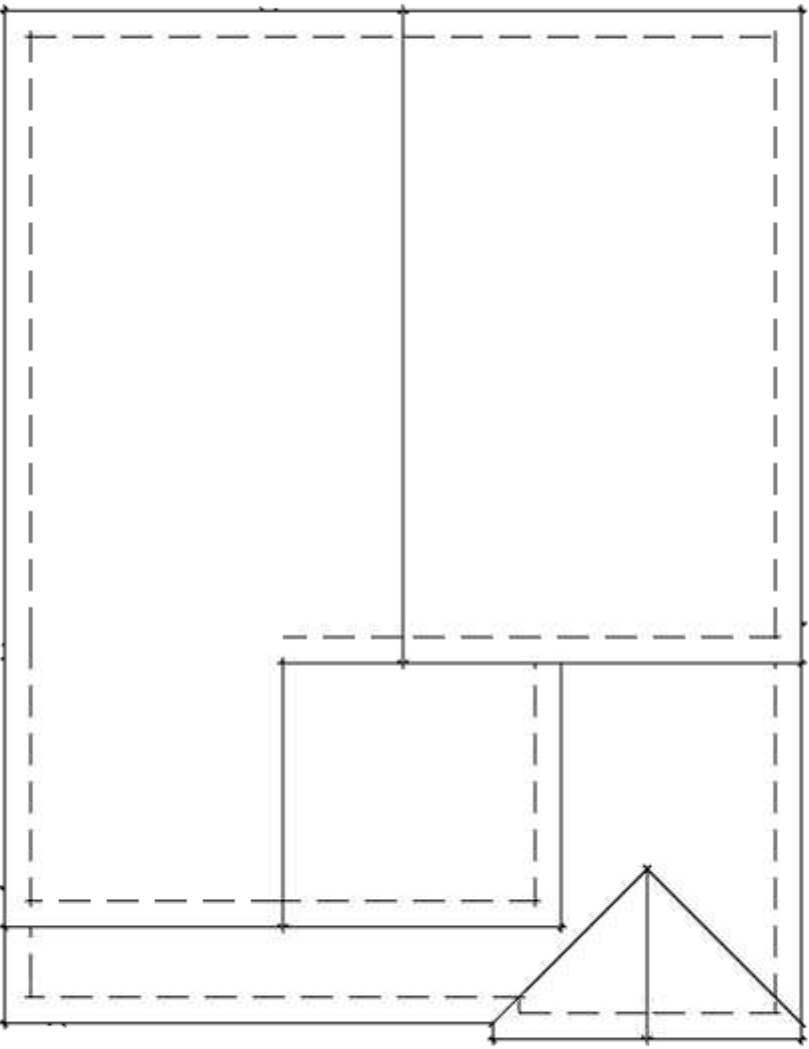


RIGHT ENHANCED



REAR ENHANCED

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
BARCELONA 900 / CALIFORNIA
MISSION BLEND)
- STUCCO BODY**
(PPG PAINTS / QUEEN ANNE'S LACE /
PPG1092-1 / LRV 63 / DASHED FINISH)
- TRIM**
(PPG PAINTS / SUMMER SUEDE /
PPG14-14 / LRV 48 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / GRANITE /
PPG1022-6 / LRV 14 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / MIDNIGHT HOUR /
PPG1038-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)



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



RIGHT



REAR



LEFT

ROOF
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / SEA PEARL BLEND)

STUCCO BODY
(PPG PAINTS / DELICATE WHITE / PPG1001-1
/ LRV 88 / DASHED FINISH)

LAP SIDING
(PPG PAINTS / LAZY AFTERNOON /
PPG1007-5 / LRV 29 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)

**TRIM / TRIM PANEL / FASCIA /
GARAGE DOOR**
(PPG PAINTS / DESERT DUNE /
PPG1023-4 / LRV 42 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / SILENT STORM /
PPG1033-3 / LRV 56 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

STONE VENEER
(ELDORADO STONE / LIMESTONE / YORK)

TRIM AT STONE
(PPG PAINTS / DESERT DUNE / PPG1023-4
/ LRV 42 / 6-900 SPEED HIDE SEMI-GLOSS
FINISH)



FRONT

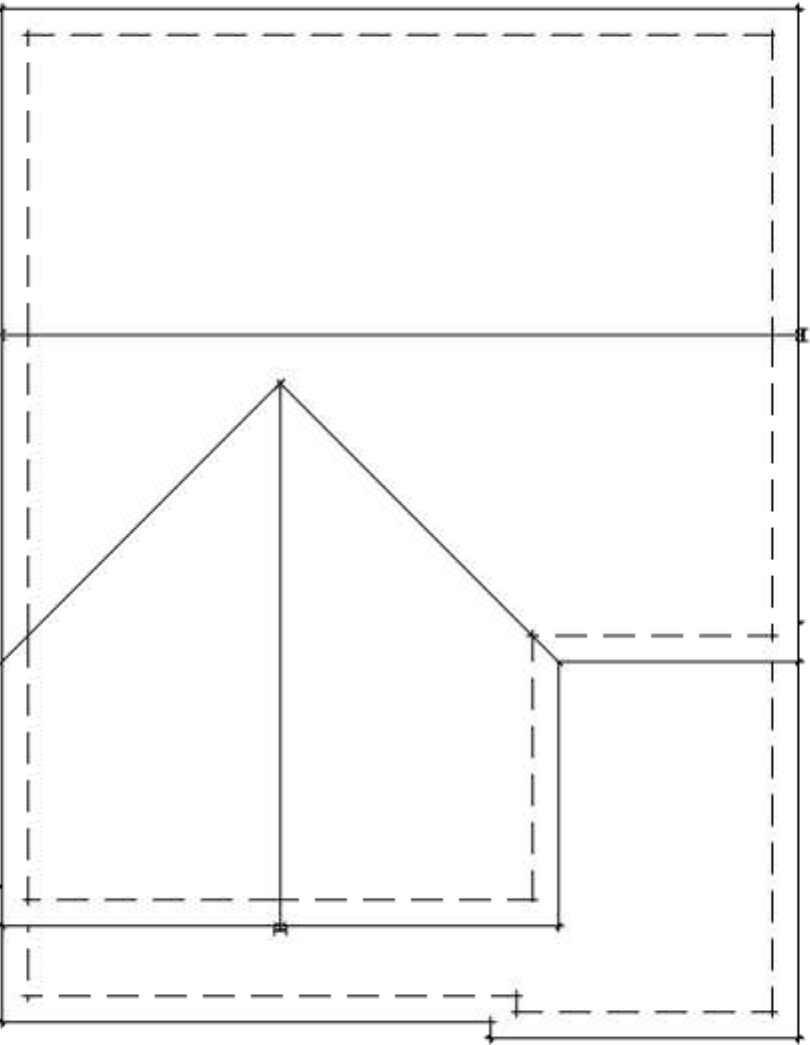


RIGHT ENHANCED



REAR ENHANCED

- ROOF**
(BORAL ROOFING / CONCRETE TILE / SAXONY 900 SHAKE / SEA PEARL BLEND)
- STUCCO BODY**
(PPG PAINTS / DELICATE WHITE / PPG1001-1 / LRV 88 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / LAZY AFTERNOON / PPG1007-5 / LRV 29 / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)
- TRIM / TRIM PANEL / FASCIA / GARAGE DOOR**
(PPG PAINTS / DESERT DUNE / PPG1023-4 / LRV 42 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / SILENT STORM / PPG1033-3 / LRV 56 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LIMESTONE / YORK)
- TRIM AT STONE**
(PPG PAINTS / DESERT DUNE / PPG1023-4 / LRV 42 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



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



RIGHT

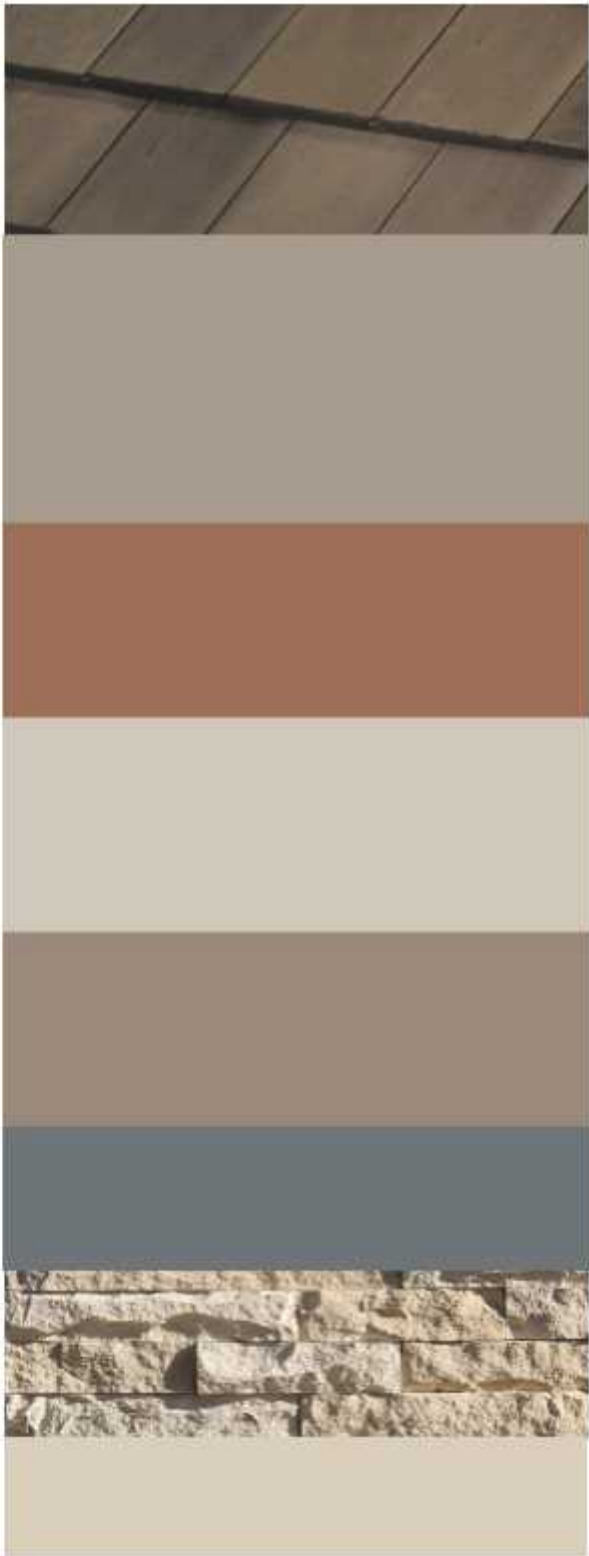


REAR



LEFT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE / CHARCOAL BROWN
BLEND C/T)
- STUCCO BODY**
(PPG PAINTS / STONEHENGE GREIGE /
PPG1024-5 / LRV 34 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / SOUTHERN WOOD /
PPG16-07 / LRV 19 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / MOTH GRAY /
PPG1024-4 / LRV 58 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / ROASTED CHESTNUT /
PPG15-30 / LRV 27 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / VOLCANIC ASH /
PPG1012-6 / LRV 18 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LEDGECUT /
OCEAN FLOOR)
- TRIM AT STONE**
(PPG PAINTS / TOASTED ALMOND /
PPG1097-3 / LRV 61 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT

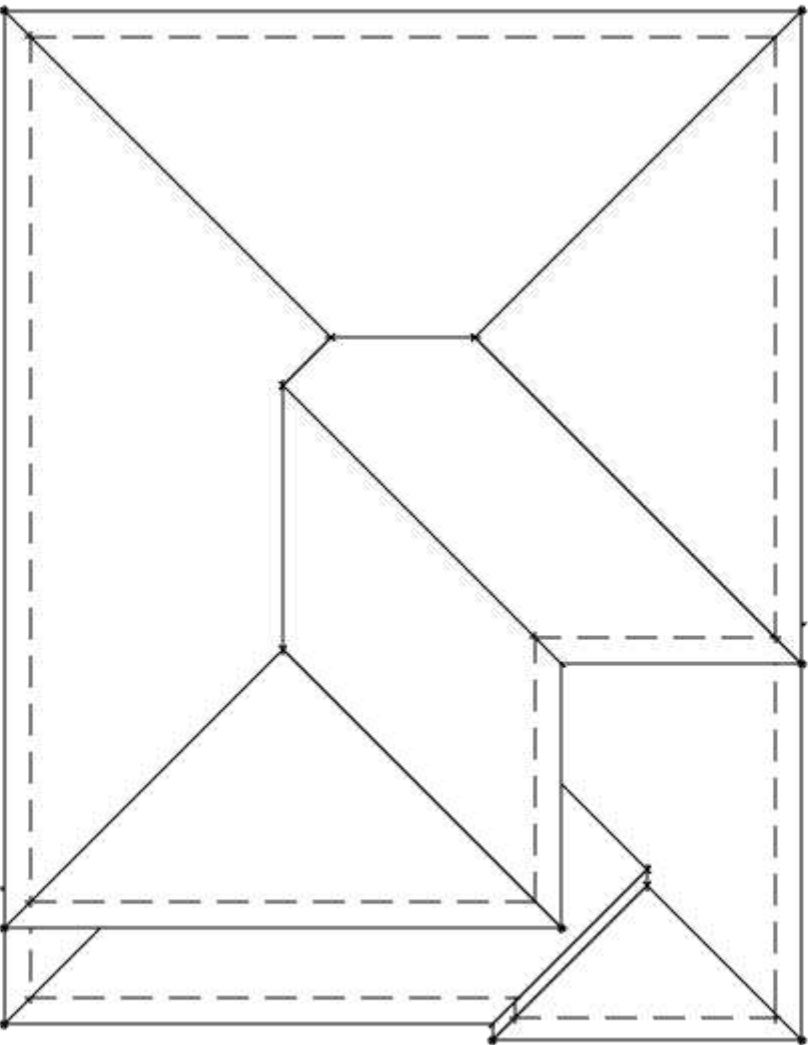
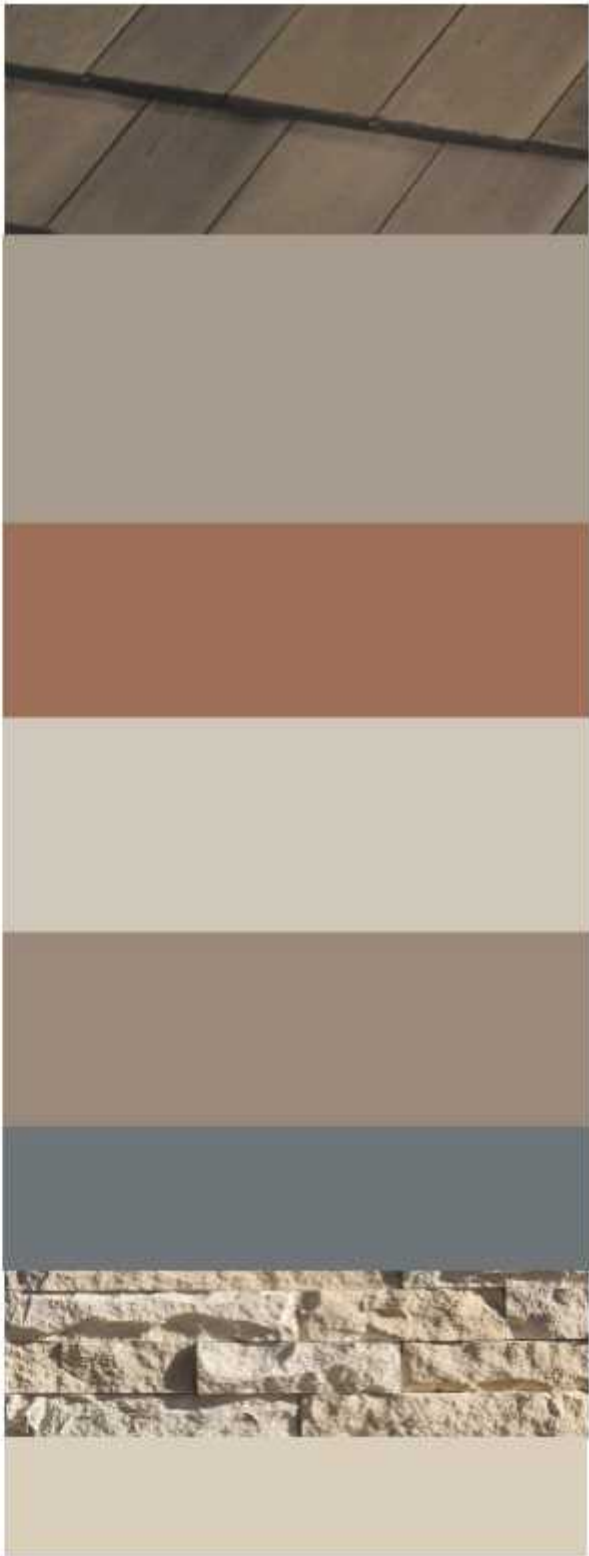


RIGHT ENHANCED



REAR ENHANCED

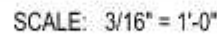
- ROOF**
(BORAL ROOFING / CONCRETE TILE / SAXONY 900 SLATE / CHARCOAL BROWN BLEND C/T)
- STUCCO BODY**
(PPG PAINTS / STONEHEDGE GREIGE / PPG1024-5 / LRV 34 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / SOUTHERN WOOD / PPG16-07 / LRV 19 / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / MOTH GRAY / PPG1024-4 / LRV 58 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / ROASTED CHESTNUT / PPG15-30 / LRV 27 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / VOLCANIC ASH / PPG1012-6 / LRV 18 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LEDGECUT / OCEAN FLOOR)
- TRIM AT STONE**
(PPG PAINTS / TOASTED ALMOND / PPG1097-3 / LRV 61 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



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

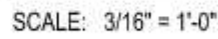
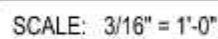


SCALE: 3/16" = 1'-0"

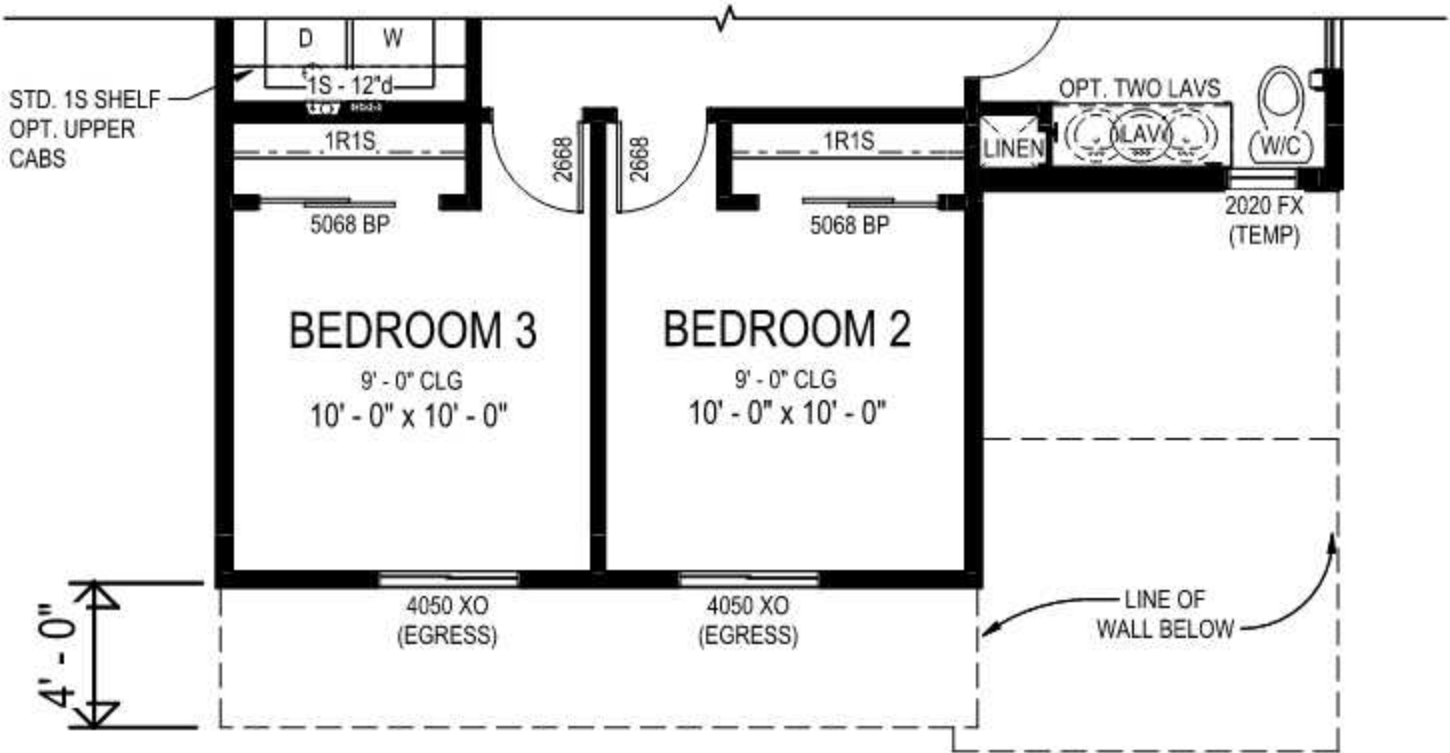
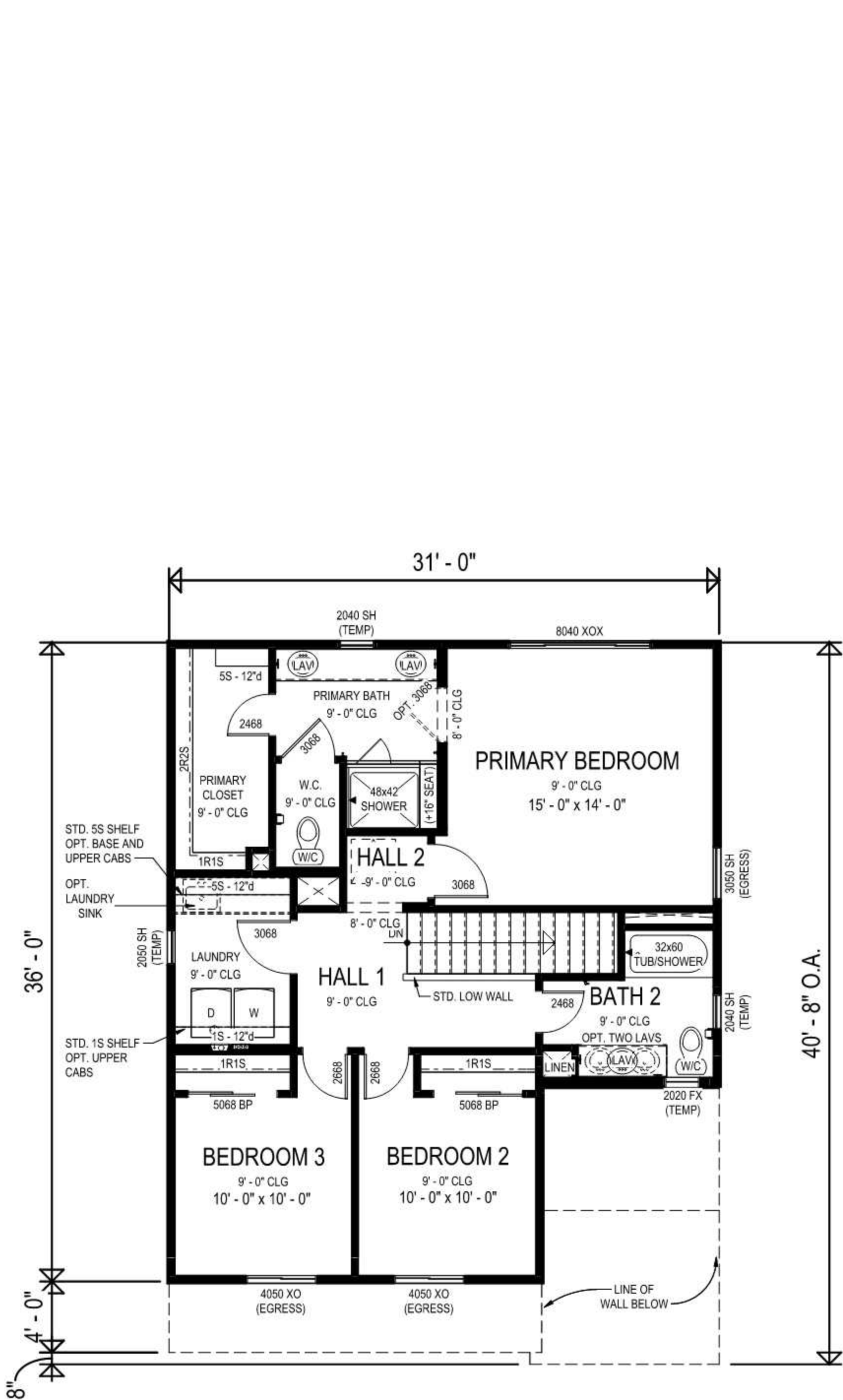


SCALE: 3/16" = 1'-0"

A1.7
CYPRESS - WILLOW
Rancho Cordova, California

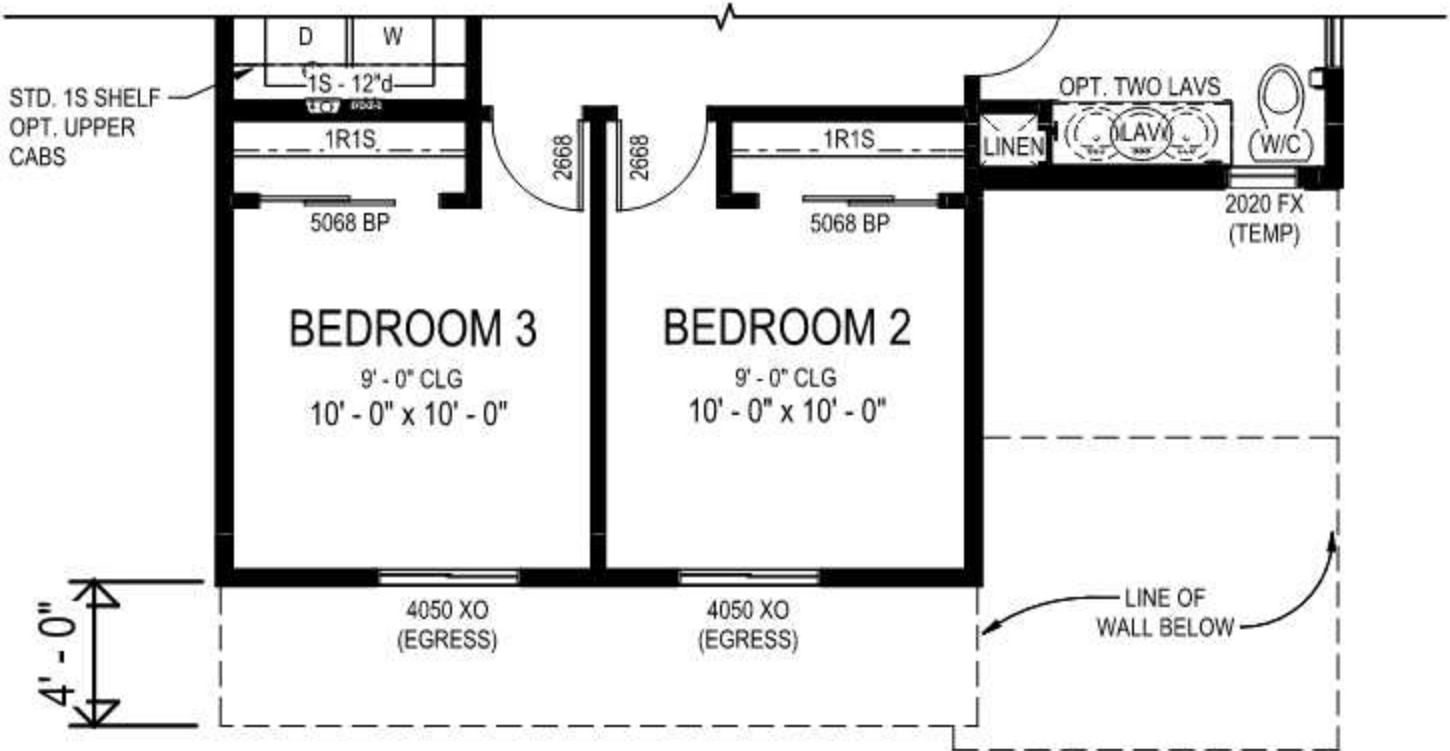


AREA SCHEDULE - STANDARD		
AREA KEY	AREA NAME	AREA
ALL ELEVATIONS		
A		710 SF
B	UPPER FLOOR LIVABLE	960 SF
LIVABLE		1670 SF
C		87 SF
D		450 SF
NON-LIVABLE		537 SF
ALL ELEVATIONS		2207 SF



Elevation C
Partial Upper Floor Plan

SCALE: 3/16" = 1'-0"



Elevation B
Partial Upper Floor Plan

SCALE: 3/16" = 1'-0"

Elevation A
Upper Floor Plan

SCALE: 3/16" = 1'-0"

AREA SCHEDULE - STANDARD		
AREA KEY	AREA NAME	AREA
ALL ELEVATIONS		
A		710 SF
B	UPPER FLOOR LIVABLE	960 SF
LIVABLE		1670 SF
C		87 SF
D		450 SF
NON-LIVABLE		537 SF
ALL ELEVATIONS		2207 SF



RIGHT



REAR



LEFT

ROOF
(BORAL ROOFING / CONCRETE TILE /
BARCELONA 900 / CALIFORNIA
MISSION BLEND)

STUCCO BODY
(PPG PAINTS / HORSE RADISH / PPG14-08 /
LRV 81 / DASHED FINISH)

TRIM
(PPG PAINTS / TRUE KHAKI /
PPG14-27 / LRV 42 / SAND FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / CLAM SHELL /
PPG1023-6 / LRV 18 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / PRAIRIE FIRE /
PPG1071-6 / LRV 19 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT

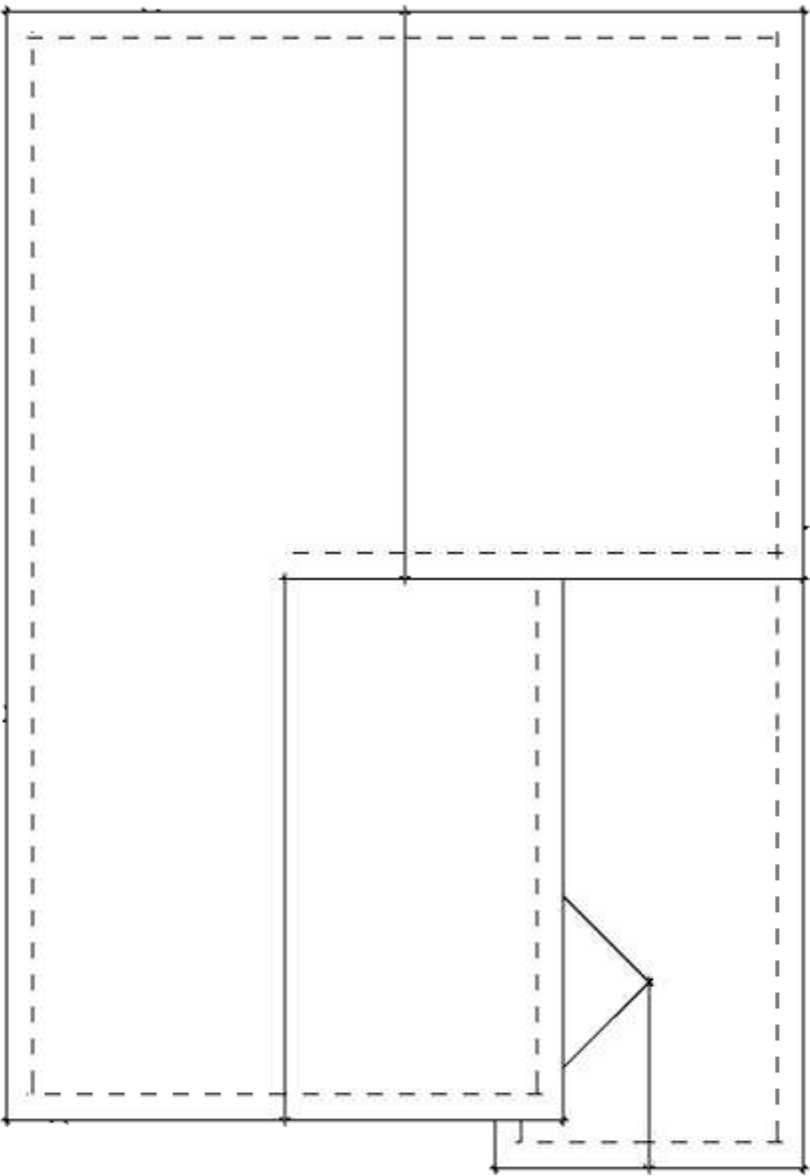


RIGHT ENHANCED



REAR ENHANCED

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
BARCELONA 900 / CALIFORNIA
MISSION BLEND)
- STUCCO BODY**
(PPG PAINTS / HORSERADISH / PPG14-08 /
LRV 81 / DASHED FINISH)
- TRIM**
(PPG PAINTS / TRUE KHAKI /
PPG14-27 / LRV 42 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / CLAM SHELL /
PPG1023-6 / LRV 18 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / PRAIRIE FIRE /
PPG1071-6 / LRV 19 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



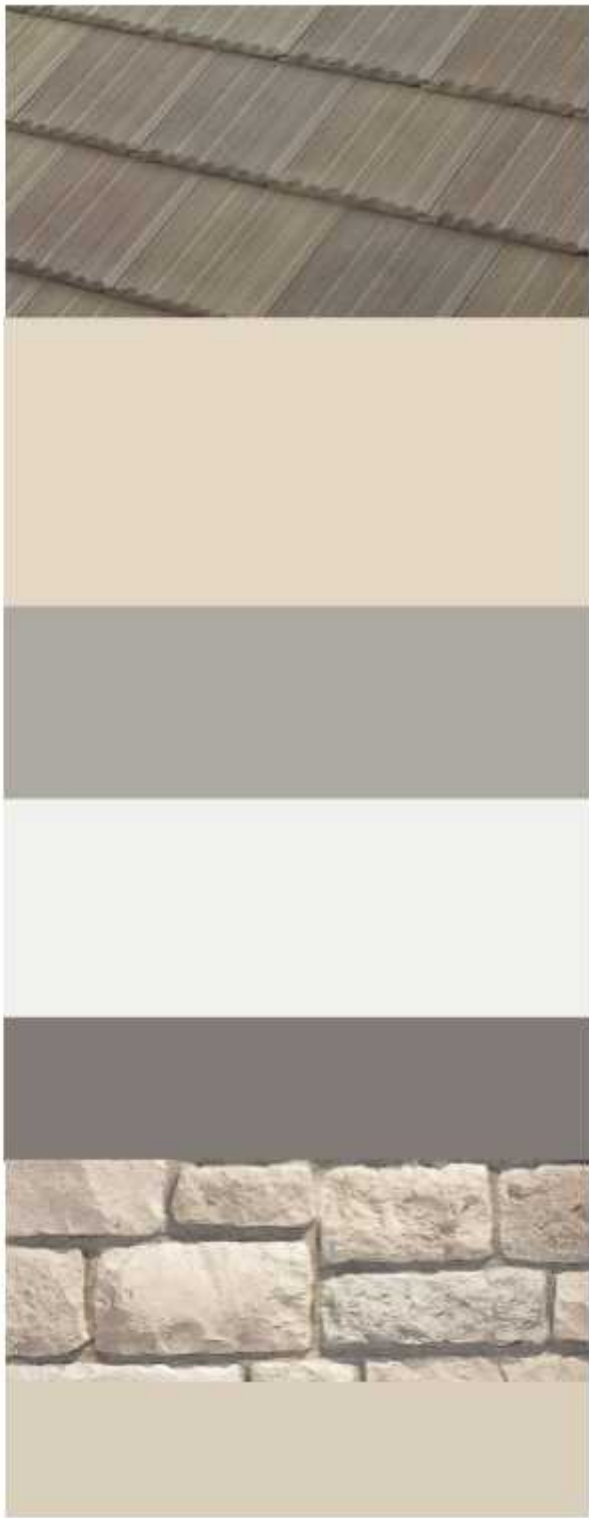
ROOF
SCALE : 1/8" = 1'-0"



RIGHT



REAR



- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / SEA PEARL BLEND)
- STUCCO BODY**
(PPG PAINTS / BONE WHITE / PPG1085-2 /
LRV 70 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM / TRIM PANEL / FASCIA /
GARAGE DOOR**
(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / COOL CHARCOAL /
PPG1007-6 / LRV 20 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LIMESTONE /
AUSTIN CREAM)
- TRIM AT STONE**
(PPG PAINTS / TOASTED ALMOND /
PPG1097-3 / LRV 61 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



LEFT



FRONT

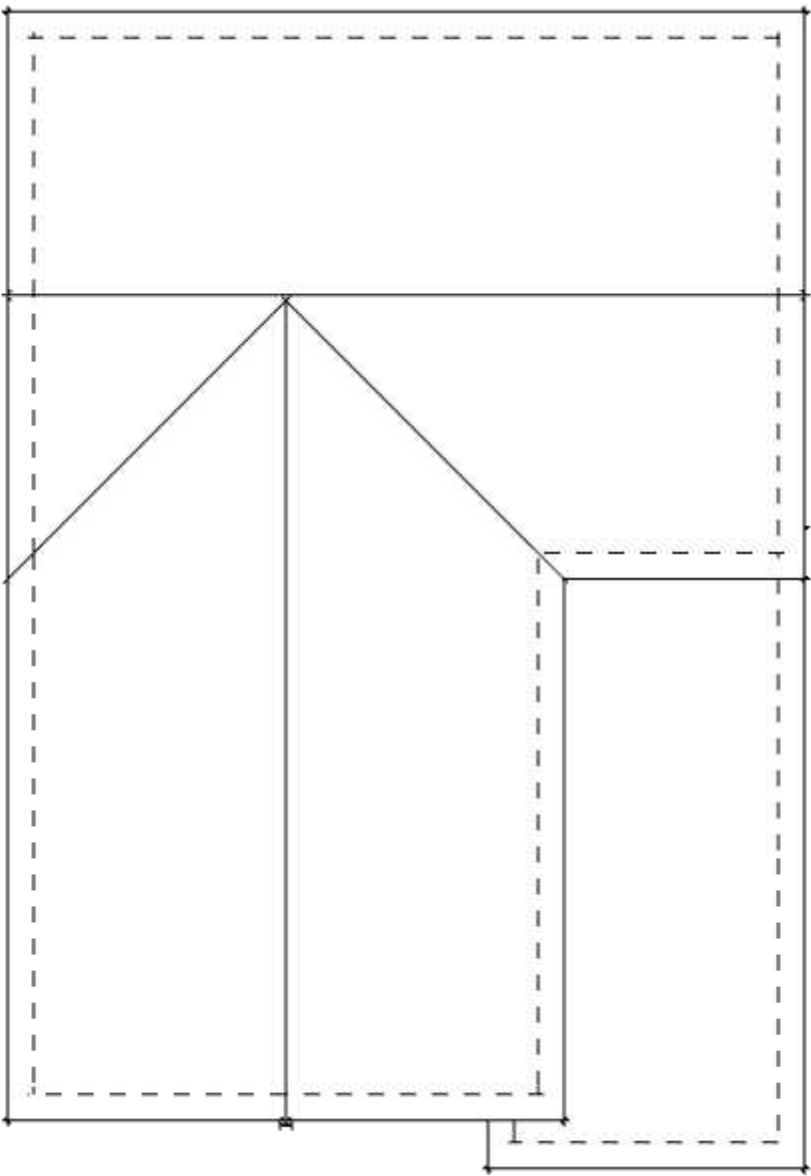
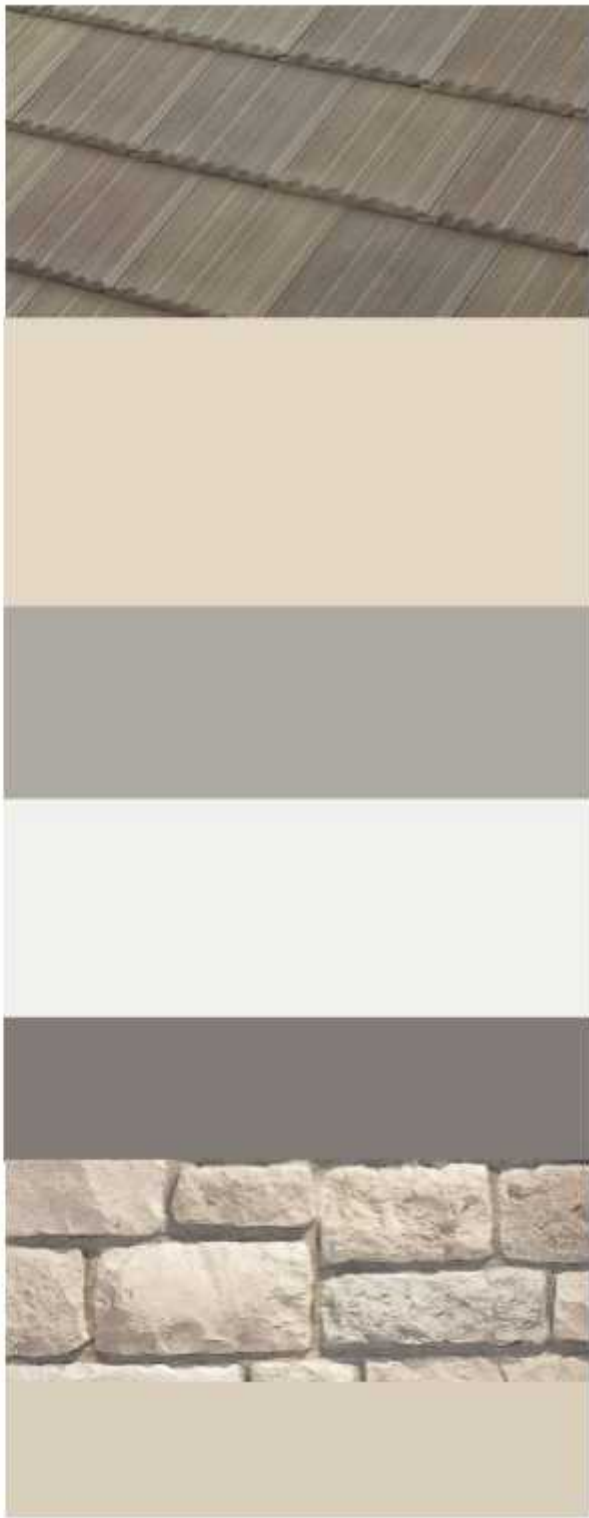


RIGHT ENHANCED



REAR ENHANCED

- ROOF**
(BORAL ROOFING / CONCRETE TILE / SAXONY 900 SHAKE / SEA PEARL BLEND)
- STUCCO BODY**
(PPG PAINTS / BONE WHITE / PPG1085-2 / LRV 70 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / HOT STONE / PPG1007-4 / LRV 40 / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)
- TRIM / TRIM PANEL / FASCIA / GARAGE DOOR**
(PPG PAINTS / DELICATE WHITE / PPG1001-1 / LRV 88 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / COOL CHARCOAL / PPG1007-6 / LRV 20 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LIMESTONE / AUSTIN CREAM)
- TRIM AT STONE**
(PPG PAINTS / TOASTED ALMOND / PPG1097-3 / LRV 61 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



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



RIGHT



REAR



LEFT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
CHARCOAL BROWN BLEND C/T)
- STUCCO BODY**
(PPG PAINTS / HURRICANE HAZE / LRV 49 /
PPG1032-2 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / MIRROR MIRROR /
PPG1039-3 / LRV 43 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / PHANTOM MIST /
PPG1002-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LEDGECUT / BIRCH)
- TRIM AT STONE**
(PPG PAINTS / MOTH GRAY /
PPG1024-4 / LRV 58 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT

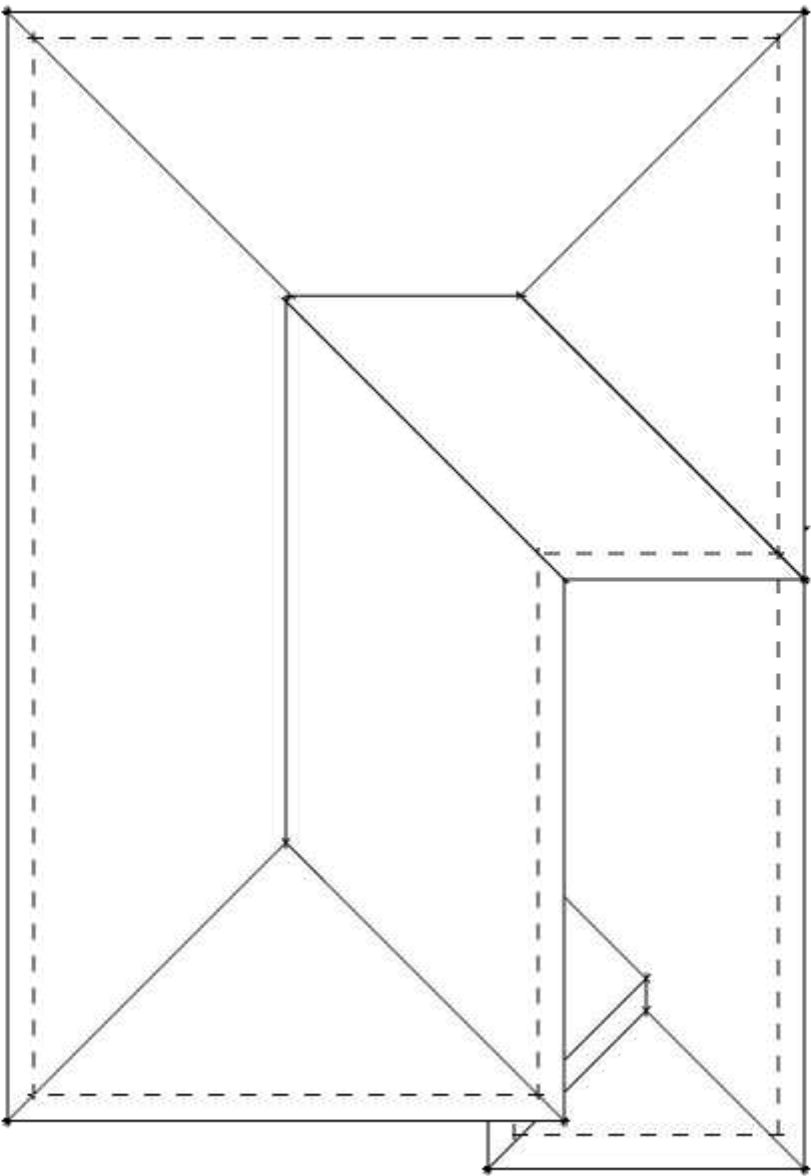


RIGHT ENHANCED

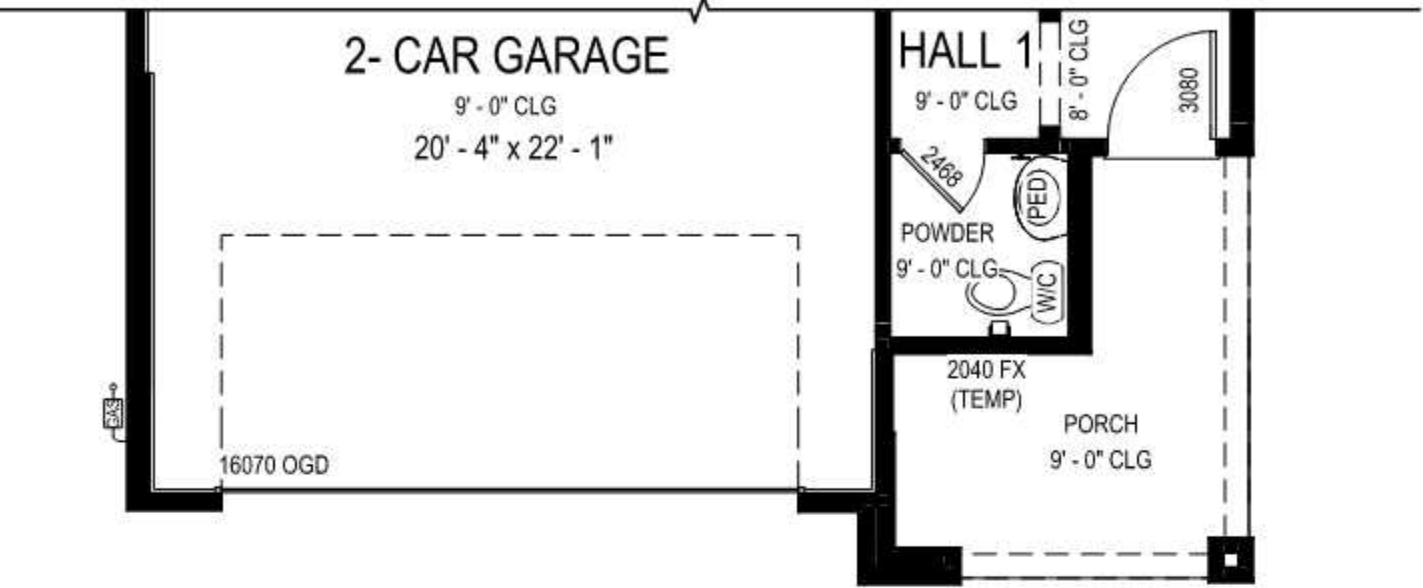
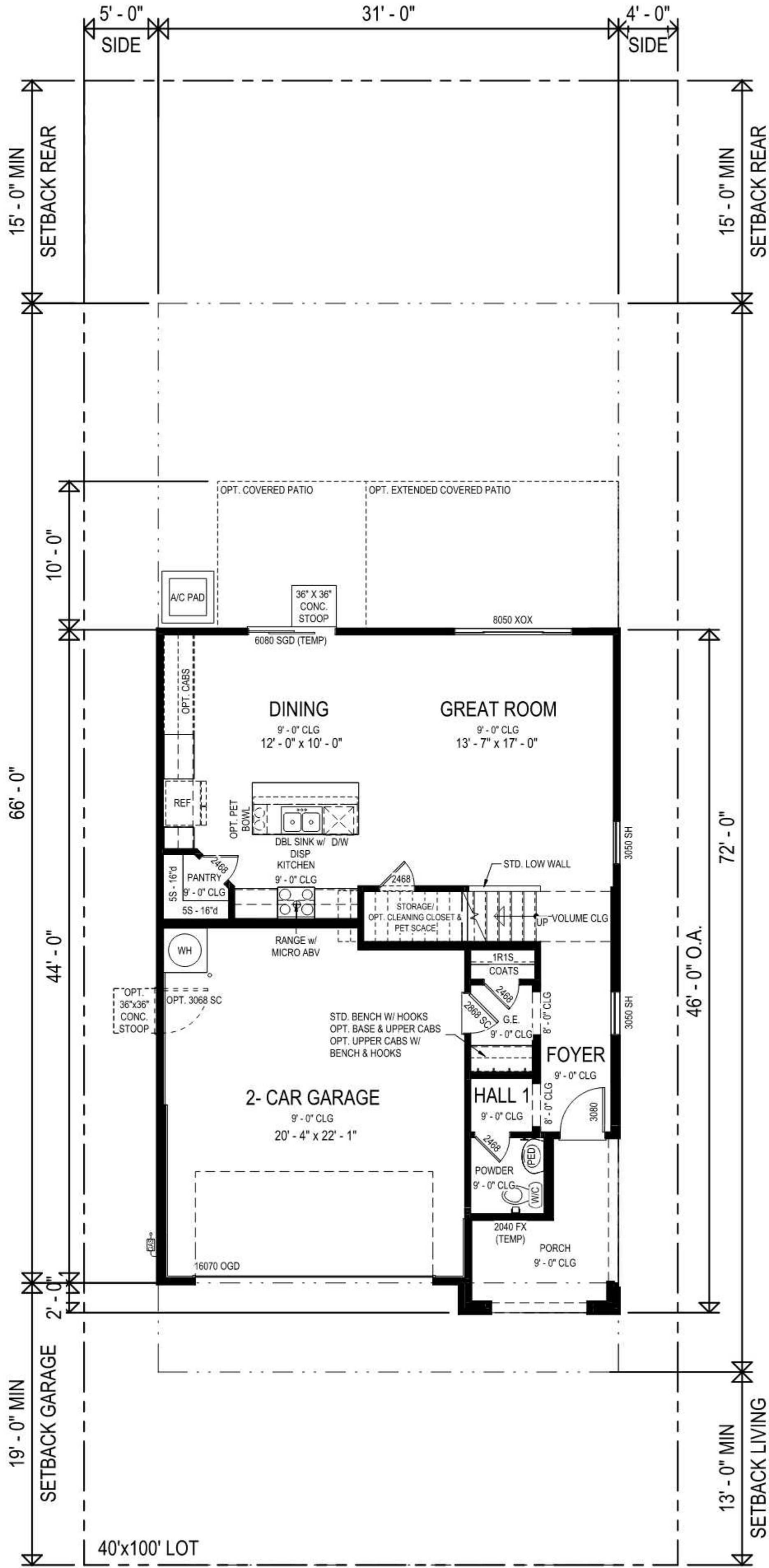


REAR ENHANCED

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
CHARCOAL BROWN BLEND C/T)
- STUCCO BODY**
(PPG PAINTS / HURRICANE HAZE / LRV 49 /
PPG1032-2 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / MIRROR MIRROR /
PPG1039-3 / LRV 43 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / PHANTOM MIST /
PPG1002-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LEDGECUT / BIRCH)
- TRIM AT STONE**
(PPG PAINTS / MOTH GRAY /
PPG1024-4 / LRV 58 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

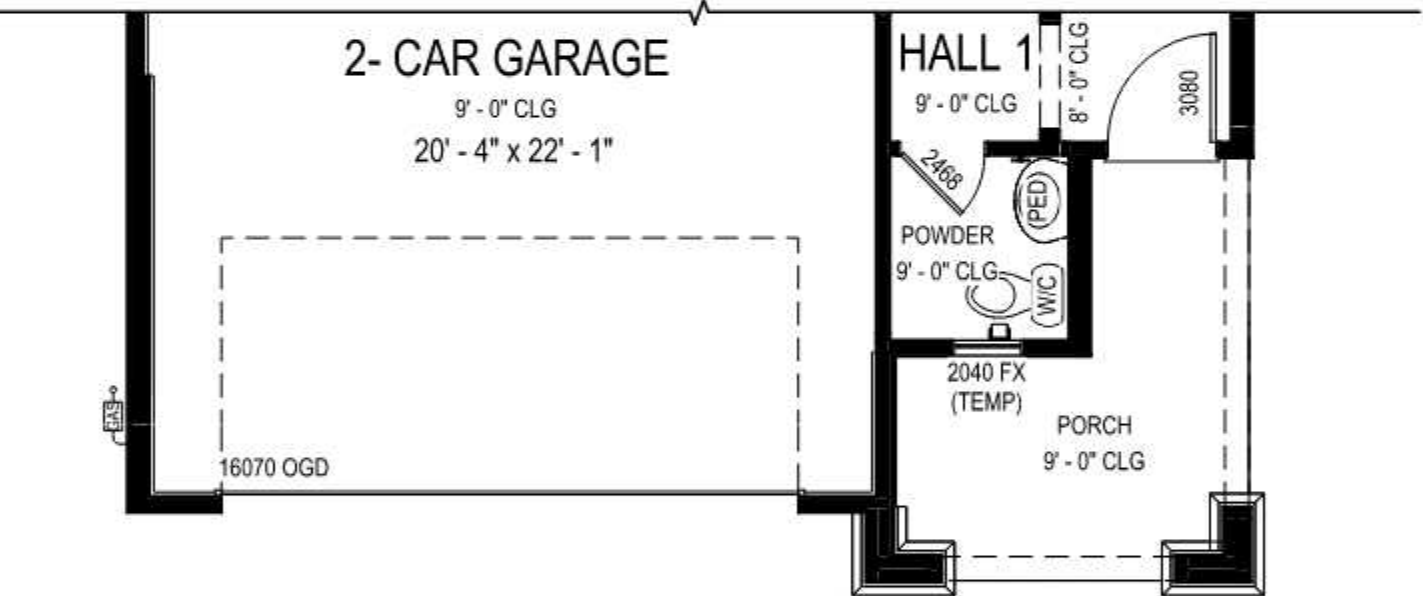


ROOF
SCALE : 1/8" = 1'-0"



Elevation C
Partial Main Floor Plan

SCALE: 3/16" = 1'-0"



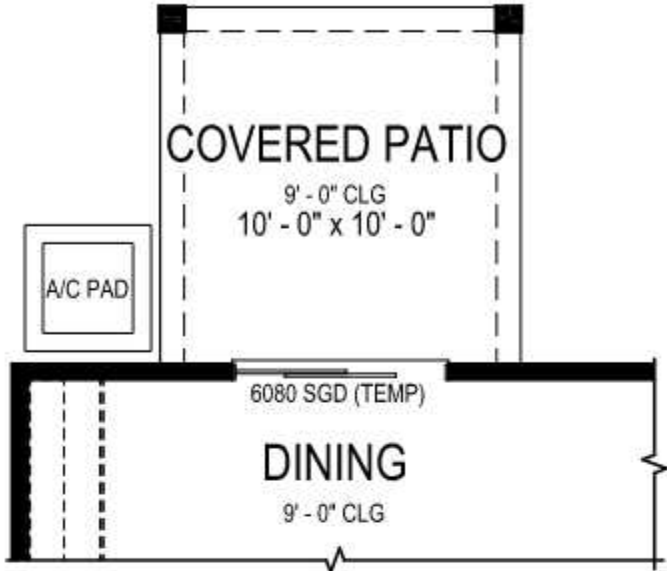
Elevation B
Partial Main Floor Plan

SCALE: 3/16" = 1'-0"

Elevation A
Main Floor Plan

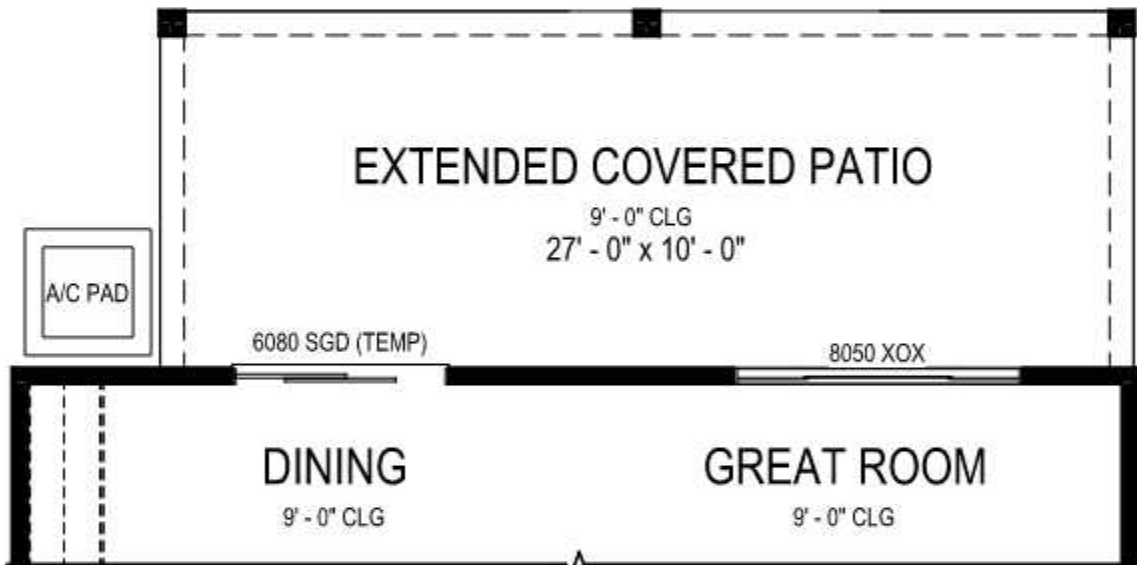
SCALE: 3/16" = 1'-0"

PLAN 2 (1124)
SCALE : 3/16" = 1'-0"



Opt. Covered Patio
Partial Main Floor Plan

SCALE: 3/16" = 1'-0"



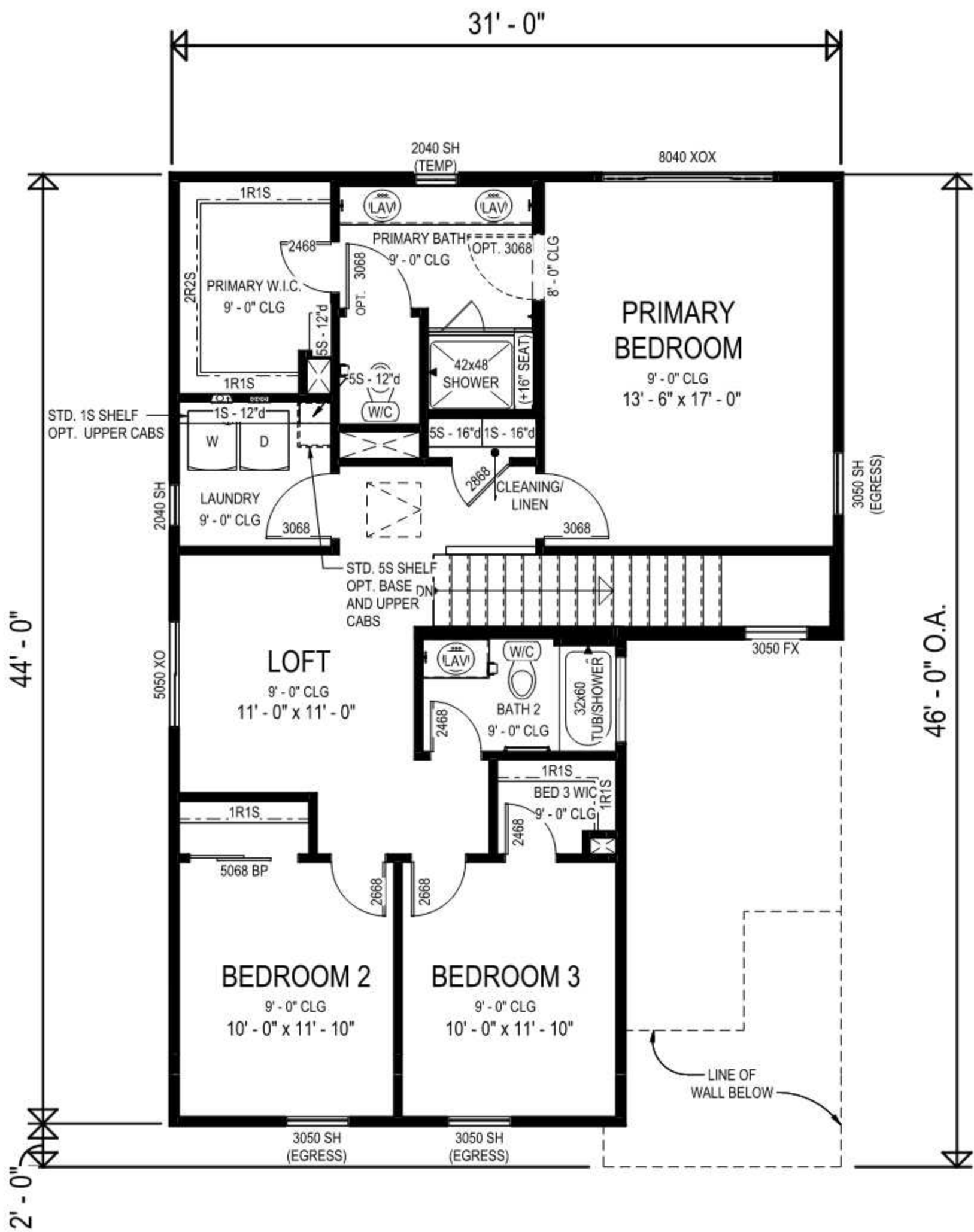
Opt. Extended Covered Patio
Partial Main Floor Plan

SCALE: 3/16" = 1'-0"

AREA SCHEDULE - STANDARD - ELEV A		
AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	808 SF
B	UPPER FLOOR LIVABLE	1072 SF
LIVABLE		1880 SF
C	2-CAR GARAGE	487 SF
D	PORCH	89 SF
NON-LIVABLE		576 SF
ELEVATION A		2456 SF

A2.7
CYPRESS - WILLOW
Rancho Cordova, California





Elevation C
Partial Upper Floor Plan

SCALE: 3/16" = 1'-0"



Elevation B
Partial Upper Floor Plan

SCALE: 3/16" = 1'-0"

Elevation A
Upper Floor Plan

SCALE: 3/16" = 1'-0"

PLAN 2 (1124)
SCALE : 3/16" = 1'-0"

AREA SCHEDULE - STANDARD - ELEV A		
AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	808 SF
B	UPPER FLOOR LIVABLE	1072 SF
LIVABLE		1880 SF
C	2-CAR GARAGE	487 SF
D	PORCH	89 SF
NON-LIVABLE		576 SF
ELEVATION A		2456 SF



RIGHT



REAR



LEFT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
BARCELONA 900 / CALIFORNIA
MISSION BLEND)
- STUCCO BODY**
(PPG PAINTS / INSTANT RELIEF / PPG1096-1 /
LRV 79 / DASHED FINISH)
- TRIM**
(PPG PAINTS / DUSTY TRAIL /
PPG1097-4 / LRV 50 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / SLEEPING GIANT /
PPG1025-6 / LRV 16 / 6-000 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / THYME GREEN /
PPG1128-6 / LRV 19 / 6-800 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT

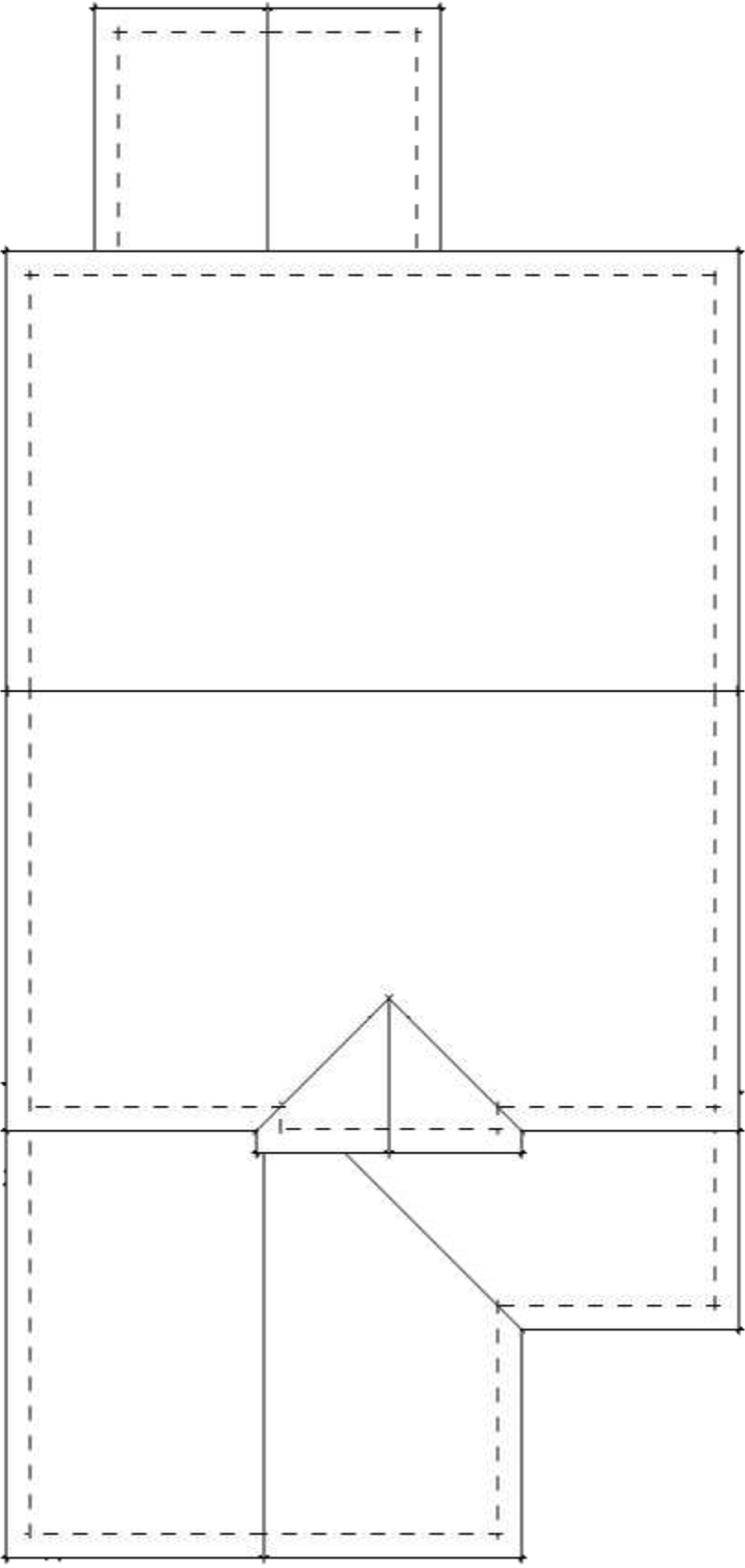


RIGHT ENHANCED

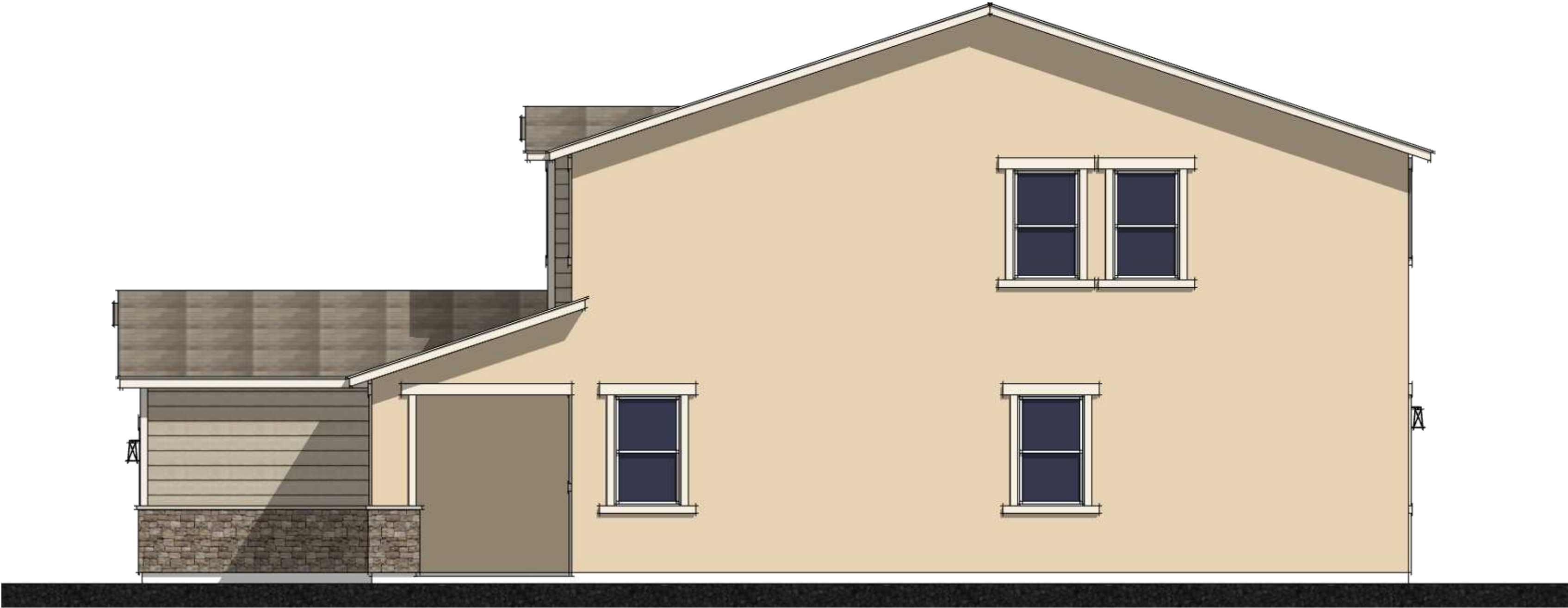


REAR ENHANCED

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
BARCELONA 900 / CALIFORNIA
MISSION BLEND)
- STUCCO BODY**
(PPG PAINTS / INSTANT RELIEF / PPG1096-1 /
LRV 79 / DASHED FINISH)
- TRIM**
(PPG PAINTS / DUSTY TRAIL /
PPG1097-4 / LRV 50 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / SLEEPING GIANT /
PPG1025-6 / LRV 16 / 6-000 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / THYME GREEN /
PPG1128-6 / LRV 19 / 6-800 SPEED HIDE
SEMI-GLOSS FINISH)



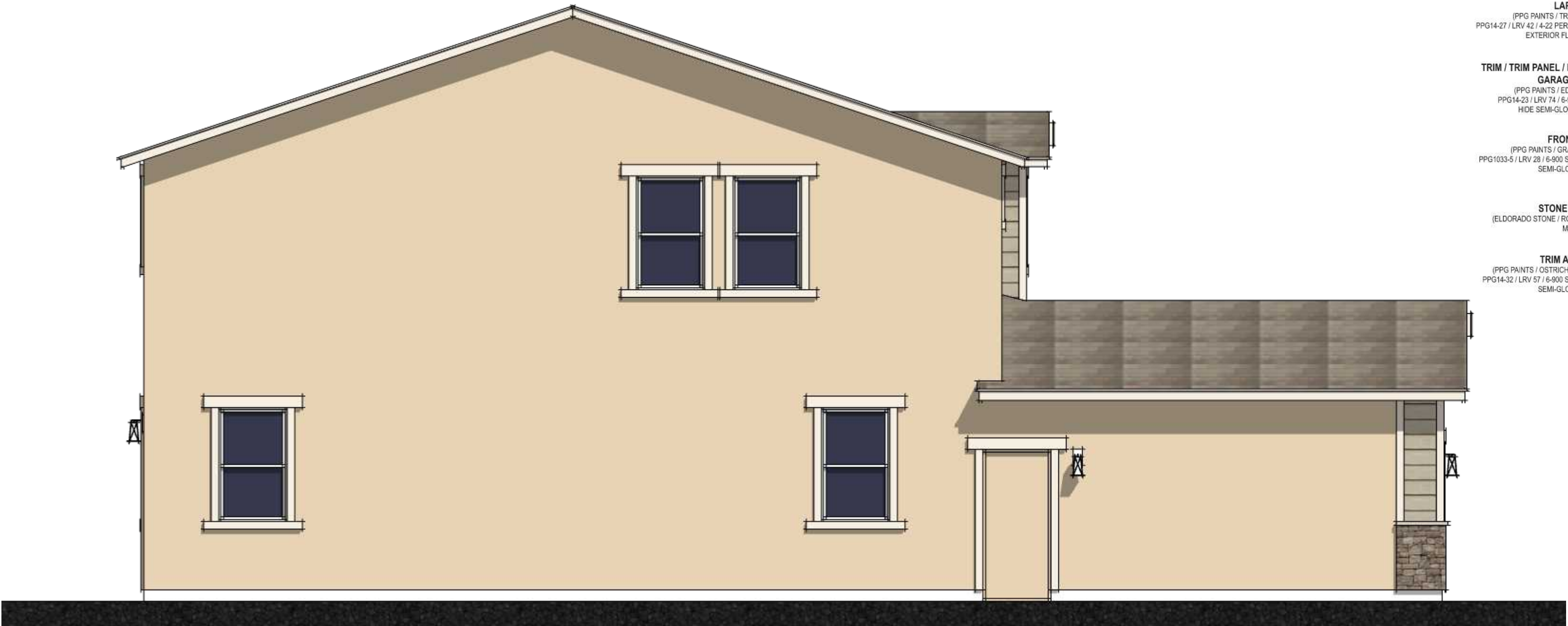
ROOF
SCALE : 1/8" = 1'-0"



RIGHT



REAR



LEFT

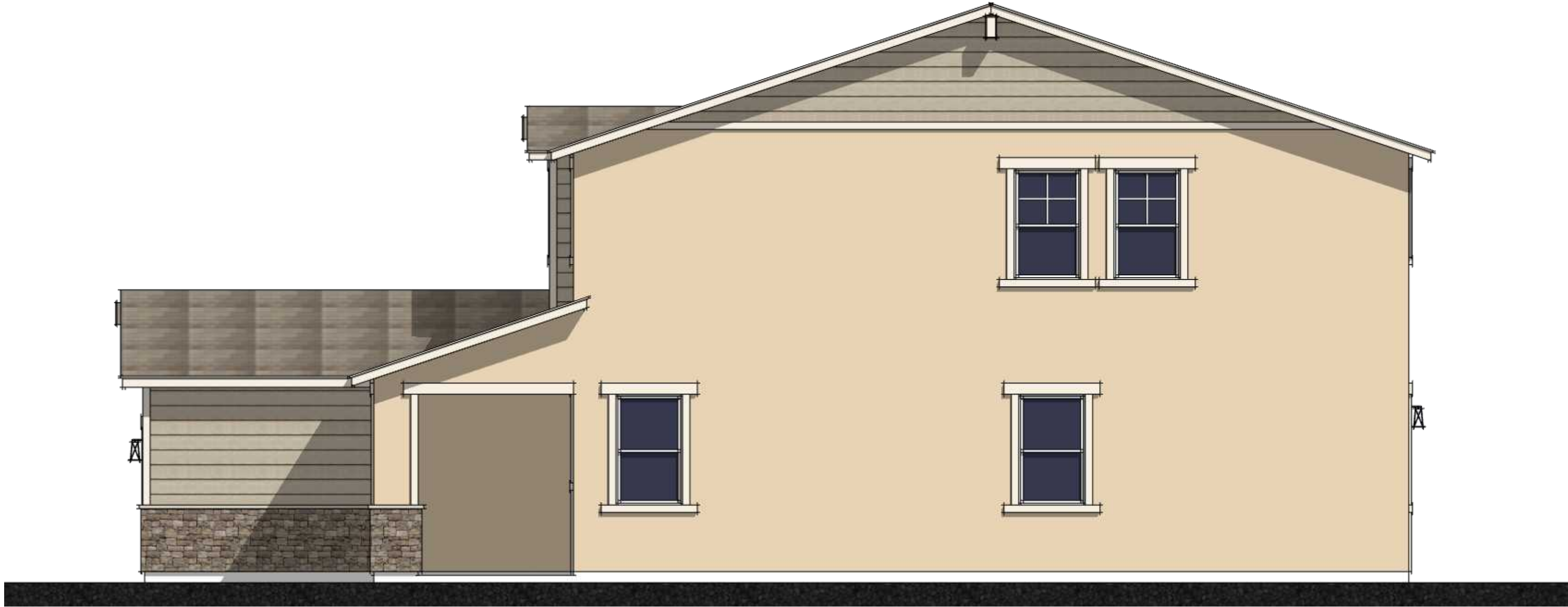
- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / SEA PEARL BLEND)
- STUCCO BODY**
(PPG PAINTS / ASSATEQUE SAND /
PPG12-26 / LRV 63 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / TRUE KHAKI /
PPG14-27 / LRV 62 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM / TRIM PANEL / FASCIA /
GARAGE DOOR**
(PPG PAINTS / EGGPLISS /
PPG14-23 / LRV 74 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / GRAY HERON /
PPG1033-5 / LRV 28 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE TROUGH CUT /
MOONLIGHT)
- TRIM AT STONE**
(PPG PAINTS / OSTRICH FEATHER /
PPG14-32 / LRV 57 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT

Top of Ridge

34'-9 15/16"

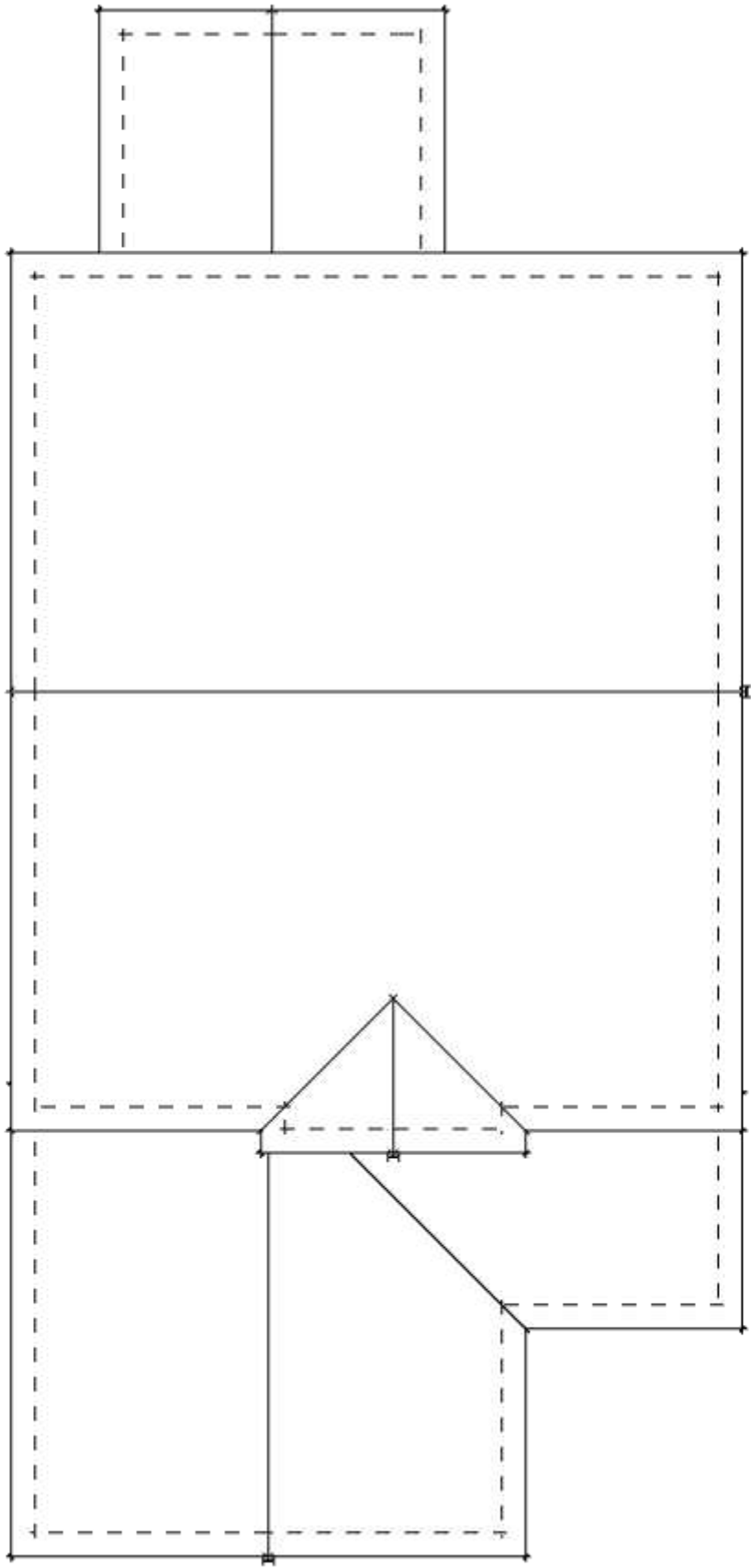


RIGHT ENHANCED



REAR ENHANCED

- ROOF
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / SEA PEARL BLEND)
- STUCCO BODY
(PPG PAINTS / ASSATEQUE SAND /
PPG12-26 / LRV 63 / DASHED FINISH)
- LAP SIDING
(PPG PAINTS / TRUE KHAKI /
PPG14-27 / LRV 62 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM / TRIM PANEL / FASCIA /
GARAGE DOOR
(PPG PAINTS / EGGPLISS /
PPG14-23 / LRV 74 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR
(PPG PAINTS / GRAY HERON /
PPG1033-5 / LRV 28 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)
- STONE VENEER
(ELDORADO STONE TROUGH CUT /
MOONLIGHT)
- TRIM AT STONE
(PPG PAINTS / OSTRICH FEATHER /
PPG14-32 / LRV 57 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



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



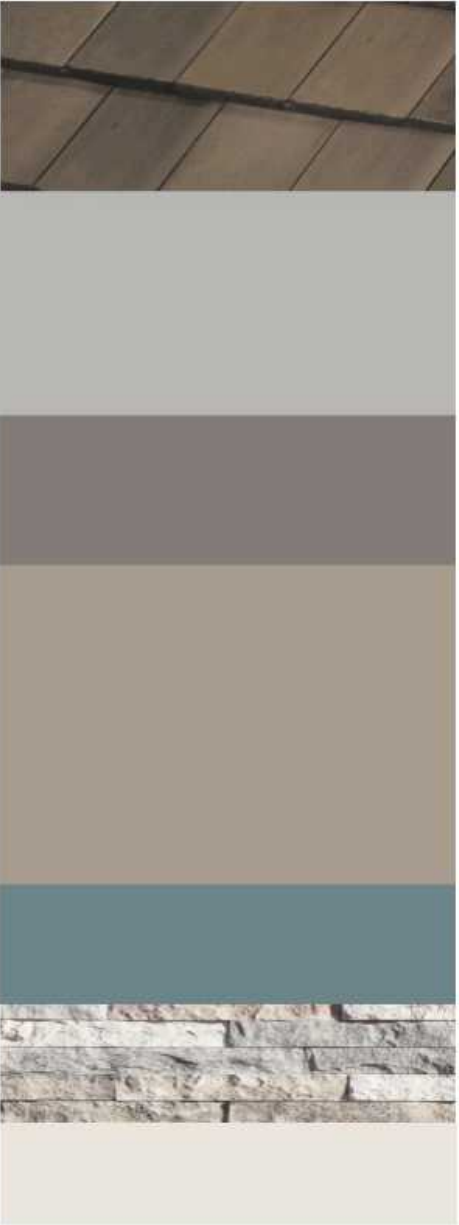
RIGHT



REAR



LEFT



- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE / CHARCOAL BROWN
BLEND CT)
- STUCCO BODY**
(PPG PAINTS / GRAY STONE / PPG1009-4 /
LRV 47 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / COOL CHARCOAL /
PPG1007-6 / LRV 20 / 4-02 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / STONEHENGE GREIGE /
PPG1024-5 / LRV 34 / 6-00 SPEED
HIDE SEMI-GLOSS FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / STONEHENGE GREIGE /
PPG1024-5 / LRV 34 / 6-00 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / PUDDLE JUMPER /
PPG1035-5 / LRV 22 / 6-00 SPEED HIDE
SEMI-GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LEDGECUT /
WHITE CAP)
- TRIM AT STONE**
(PPG PAINTS / DOGWOOD BLOSSOM /
PPG14-24 / LRV 79 / 6-00 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT

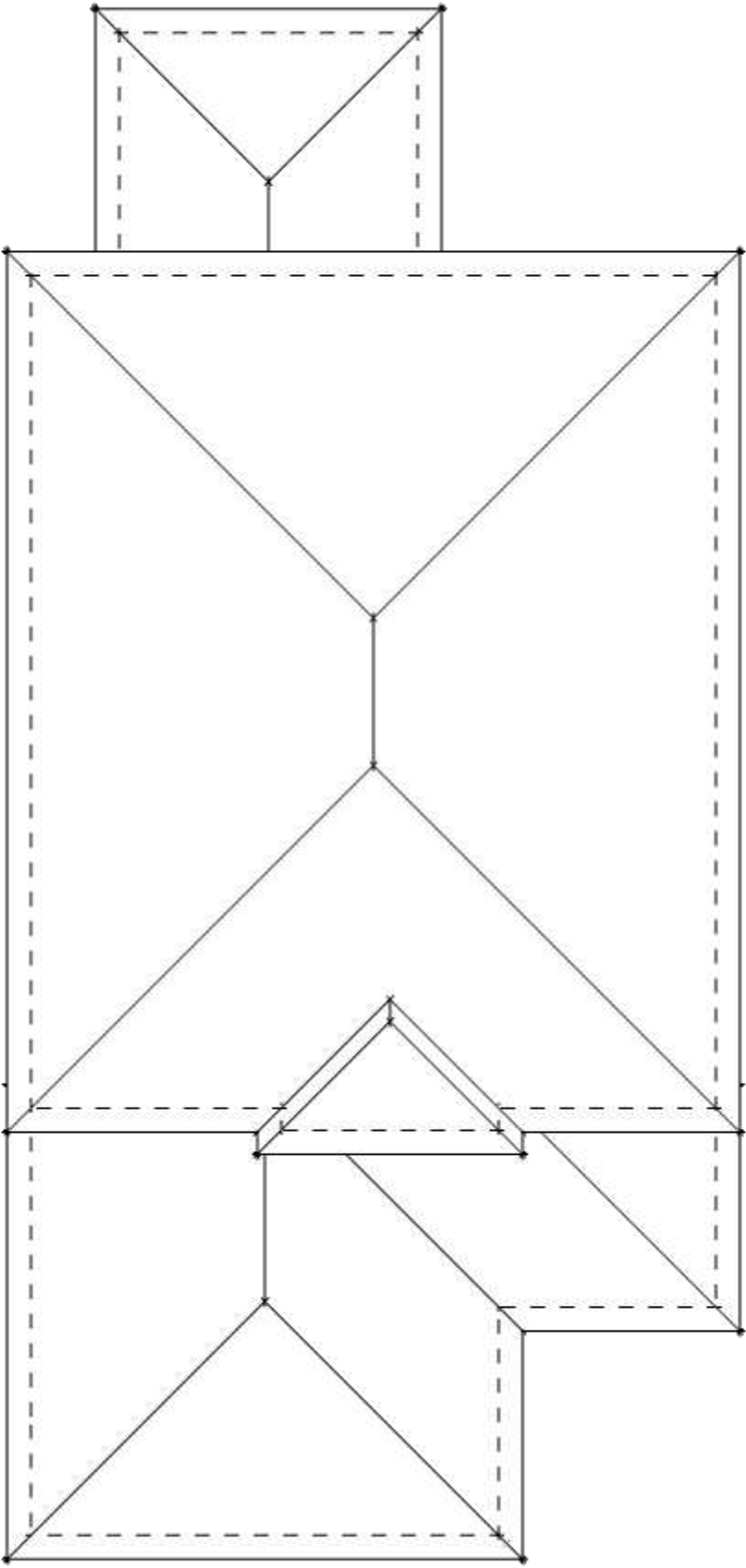
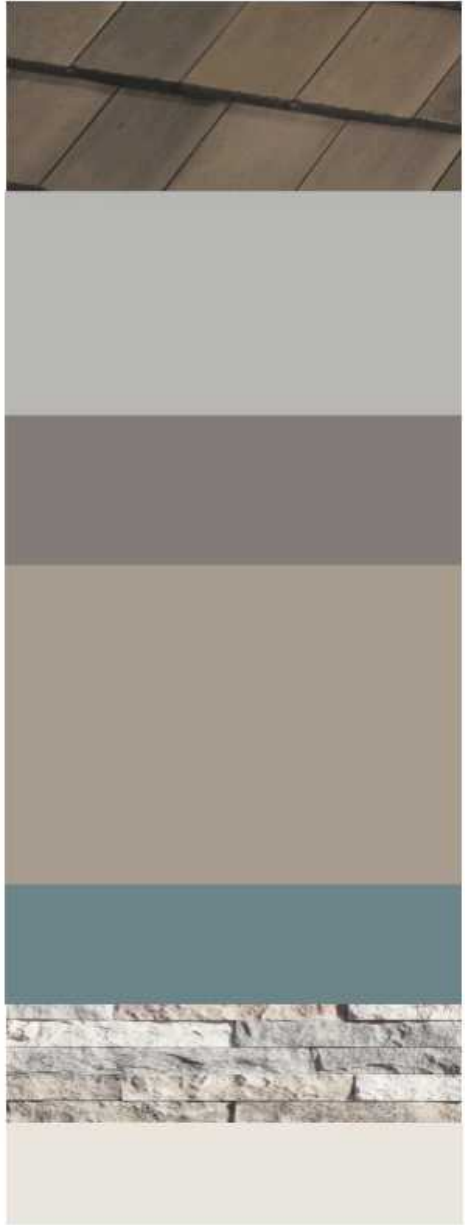


RIGHT ENHANCED



REAR ENHANCED

- ROOF
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE / CHARCOAL BROWN
BLEND C7)
- STUCCO BODY
(PPG PAINTS / GRAY STONE / PPG1009-4 /
LRV 47 / DASHED FINISH)
- LAP SIDING
(PPG PAINTS / COOL CHARCOAL /
PPG1007-6 / LRV 20 / 4-02 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM
(PPG PAINTS / STONEHENGE GREIGE /
PPG1024-5 / LRV 34 / 6-000 SPEED
HIDE SEMI-GLOSS FINISH)
- FASCIA / GARAGE DOOR
(PPG PAINTS / STONEHENGE GREIGE /
PPG1024-5 / LRV 34 / 6-000 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR
(PPG PAINTS / PUDDLE JUMPER /
PPG1035-5 / LRV 22 / 6-000 SPEED HIDE
SEMI-GLOSS FINISH)
- STONE VENEER
(ELDORADO STONE / LEDGEOUT /
WHITE CAP)
- TRIM AT STONE
(PPG PAINTS / DOGWOOD BLOSSOM /
PPG14-24 / LRV 79 / 6-000 SPEED HIDE
SEMI-GLOSS FINISH)



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



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

AREA SCHEDULE - STANDARD - ELEV A		
AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	1077 SF
B	UPPER FLOOR LIVABLE	1051 SF
LIVABLE		2128 SF
C	2-CAR GARAGE	500 SF
D	PORCH	89 SF
NON-LIVABLE		589 SF
ELEVATION A		2717 SF

Elevation A

Main Floor Plan

SCALE: 3/16" = 1'-0"

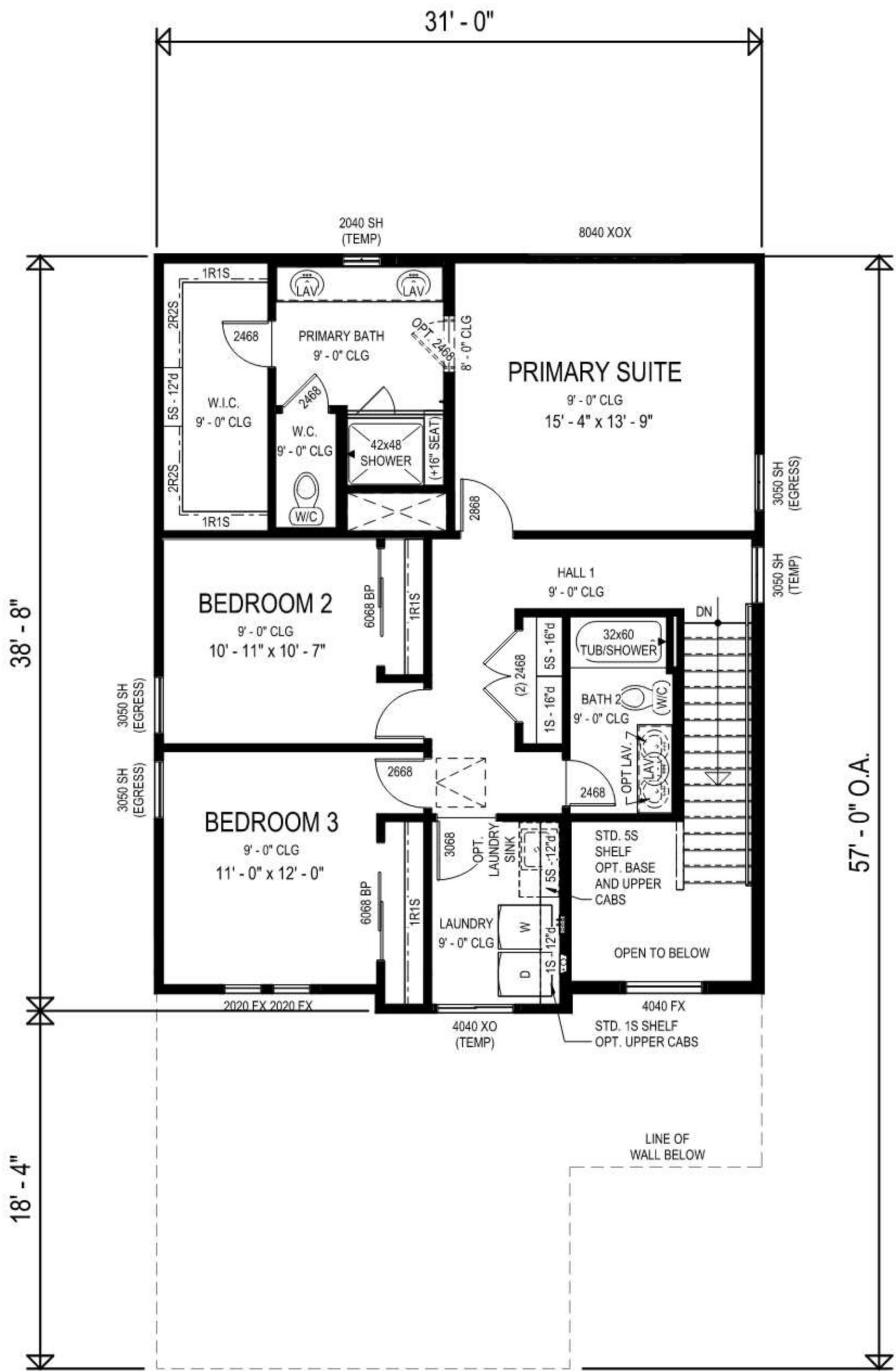
PLAN 3 (1104 - Version B)

SCALE : 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

A3.7
CYPRESS - WILLOW
Rancho Cordova, California

February 6, 2025 | MP230273.35



Elevation A
Upper Floor Plan

SCALE: 3/16" = 1'-0"



Elevation B
Partial Upper Floor Plan

SCALE: 3/16" = 1'-0"



Elevation C
Partial Upper Floor Plan

SCALE: 3/16" = 1'-0"

AREA SCHEDULE - STANDARD - ELEV A		
AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	1077 SF
B	UPPER FLOOR LIVABLE	1051 SF
LIVABLE		2128 SF
C	2-CAR GARAGE	500 SF
D	PORCH	89 SF
NON-LIVABLE		589 SF
ELEVATION A		2717 SF



RIGHT

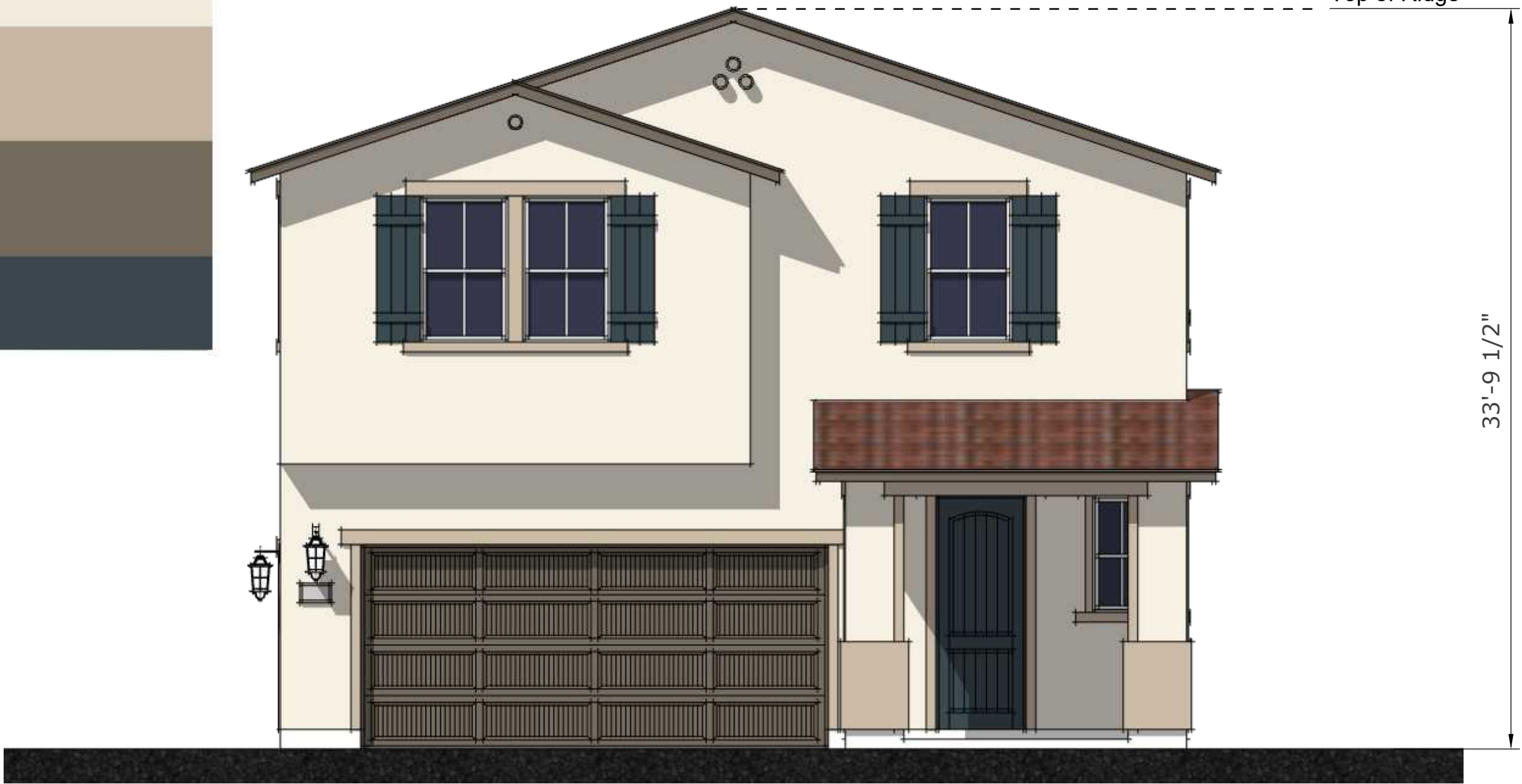


REAR



LEFT

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
BARCELONA 900 / CALIFORNIA
MISSION BLEND)
- STUCCO BODY**
(PPG PAINTS / QUEEN ANNE'S LACE /
PPG1092-1 / LRV 83 / DASHED FINISH)
- TRIM**
(PPG PAINTS / SUMMER SUEDE /
PPG14-14 / LRV 48 / SAND FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / GRANITE /
PPG1022-6 / LRV 14 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / MIDNIGHT HOUR /
PPG1038-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)



FRONT



RIGHT ENHANCED



REAR ENHANCED

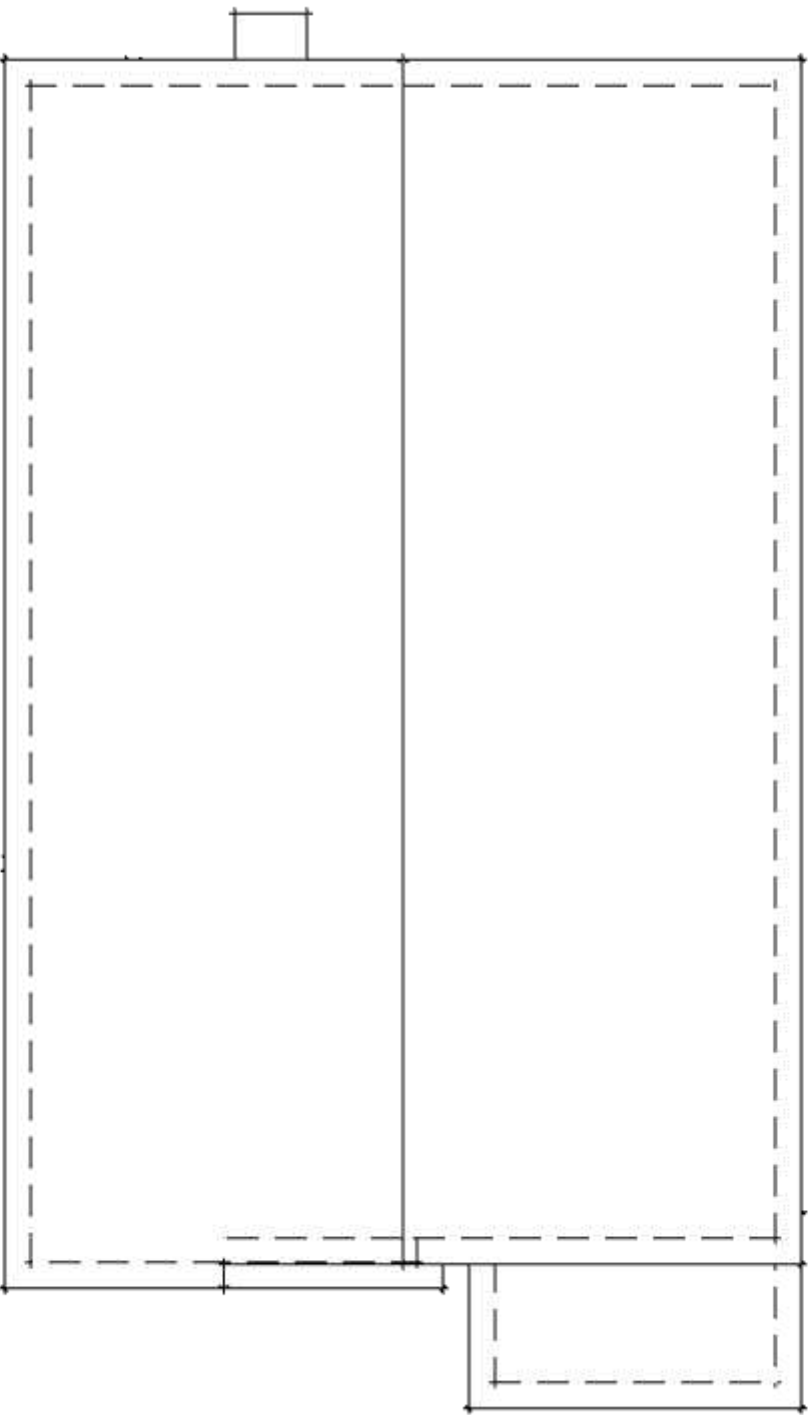
ROOF
(BORAL ROOFING / CONCRETE TILE /
BARCELONA 900 / CALIFORNIA
MISSION BLEND)

STUCCO BODY
(PPG PAINTS / QUEEN ANNE'S LACE /
PPG1092-1 / LRV 83 / DASHED FINISH)

TRIM
(PPG PAINTS / SUMMER SUEDE /
PPG14-14 / LRV 48 / SAND FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / GRANITE /
PPG1022-6 / LRV 14 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / MIDNIGHT HOUR /
PPG1038-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)



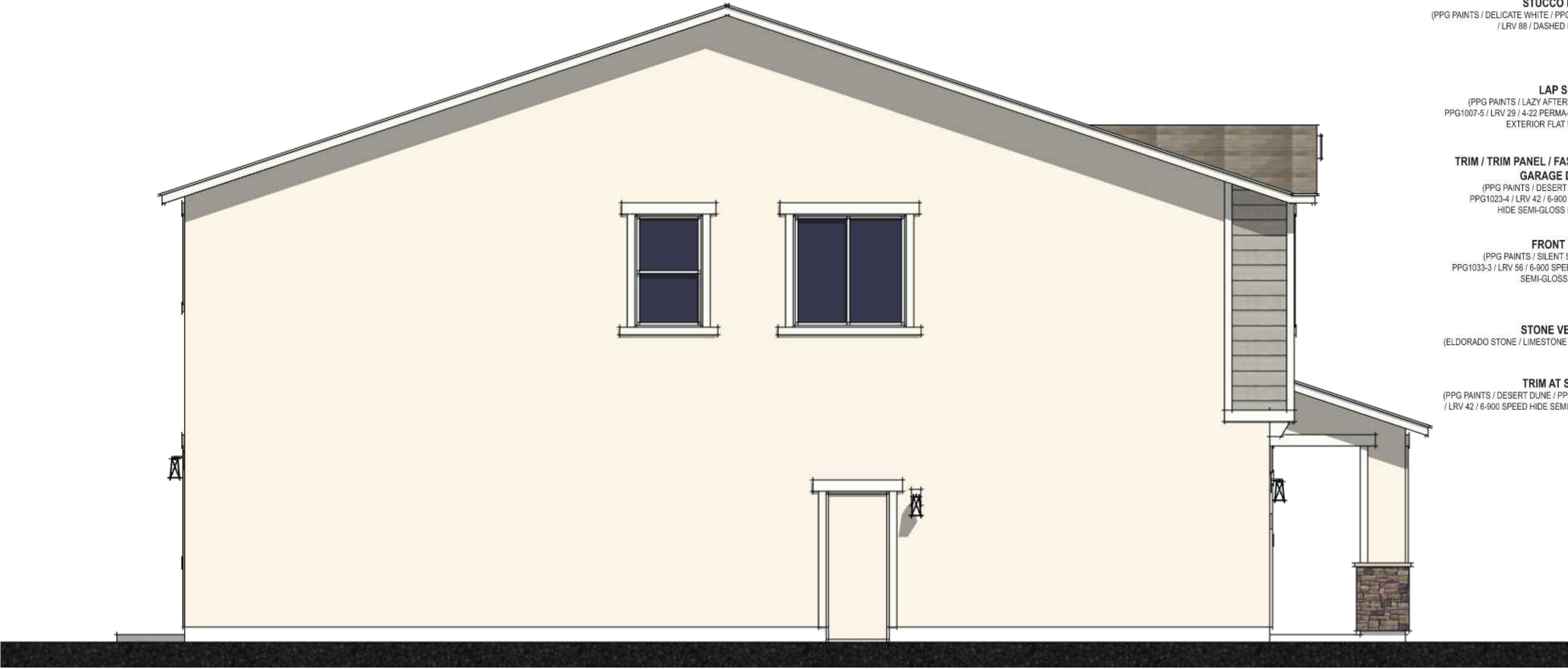
ROOF
SCALE : 1/8" = 1'-0"



RIGHT



REAR



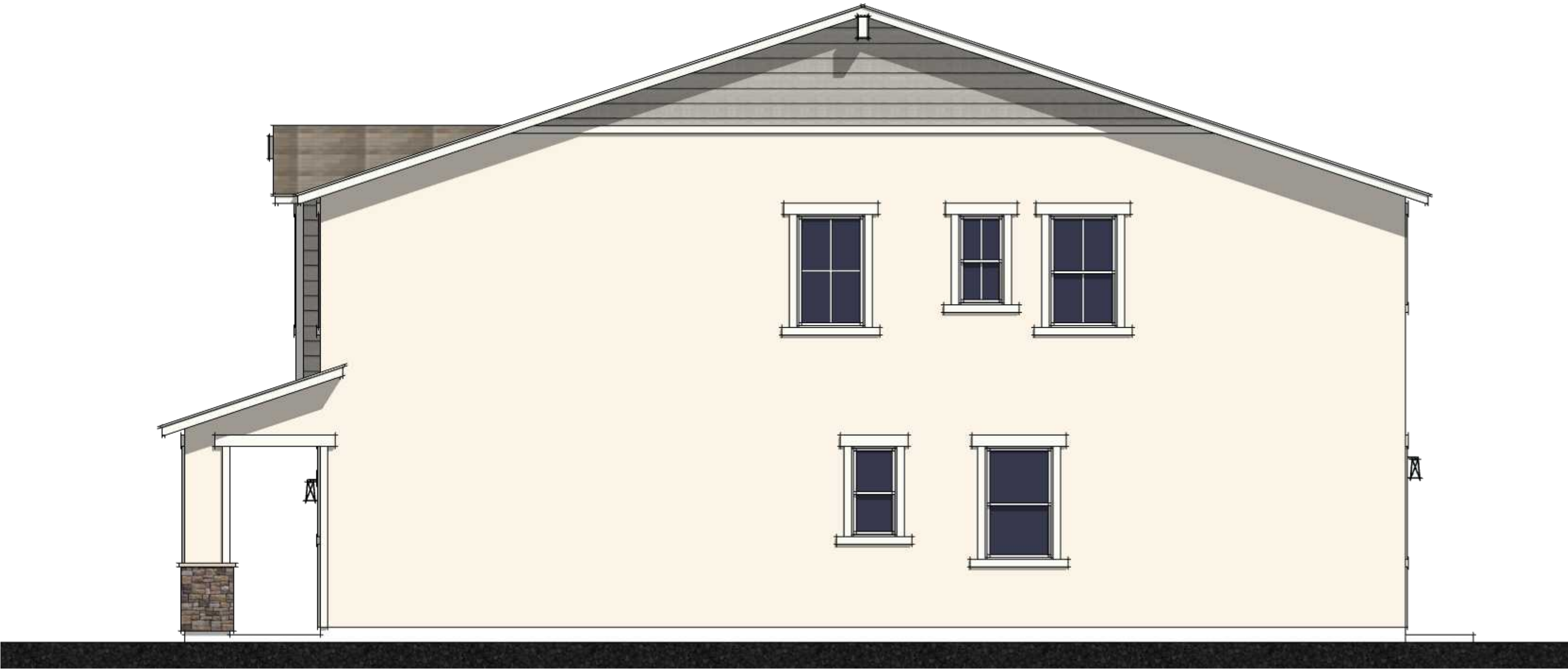
LEFT



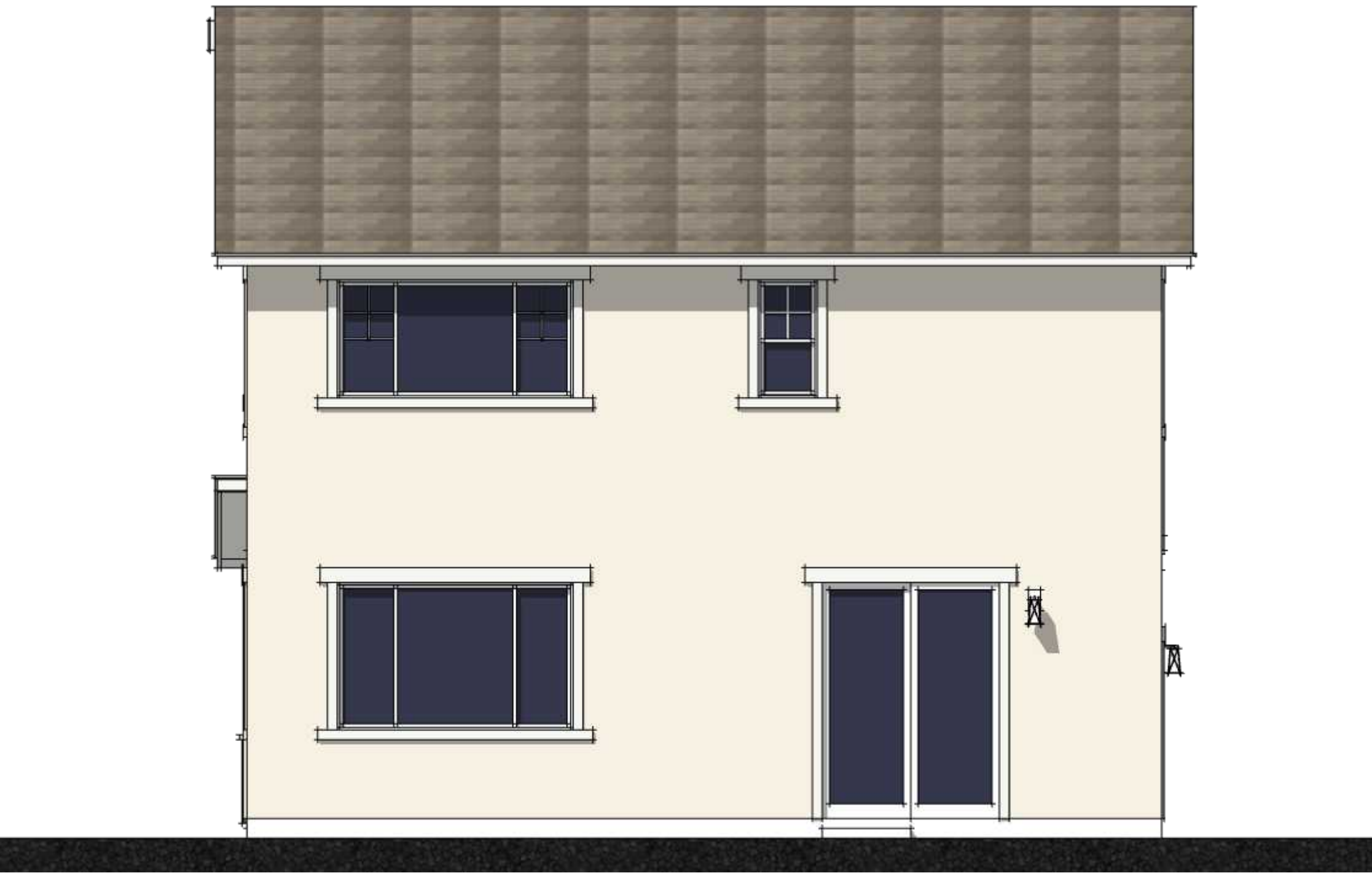
- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 800 SHAKE / SEA PEARL BLEND)
- STUCCO BODY**
(PPG PAINTS / DELICATE WHITE / PPG1001-1
/ LRV 88 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / LAZY AFTERNOON /
PPG1007-6 / LRV 29 / 4-2 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM / TRIM PANEL / FASCIA /
GARAGE DOOR**
(PPG PAINTS / DESERT DUNE /
PPG1023-4 / LRV 42 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / SILENT STORM /
PPG1033-3 / LRV 56 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LIMESTONE / YORK)
- TRIM AT STONE**
(PPG PAINTS / DESERT DUNE / PPG1023-4
/ LRV 42 / 6-900 SPEED HIDE SEMI-GLOSS
FINISH)



FRONT

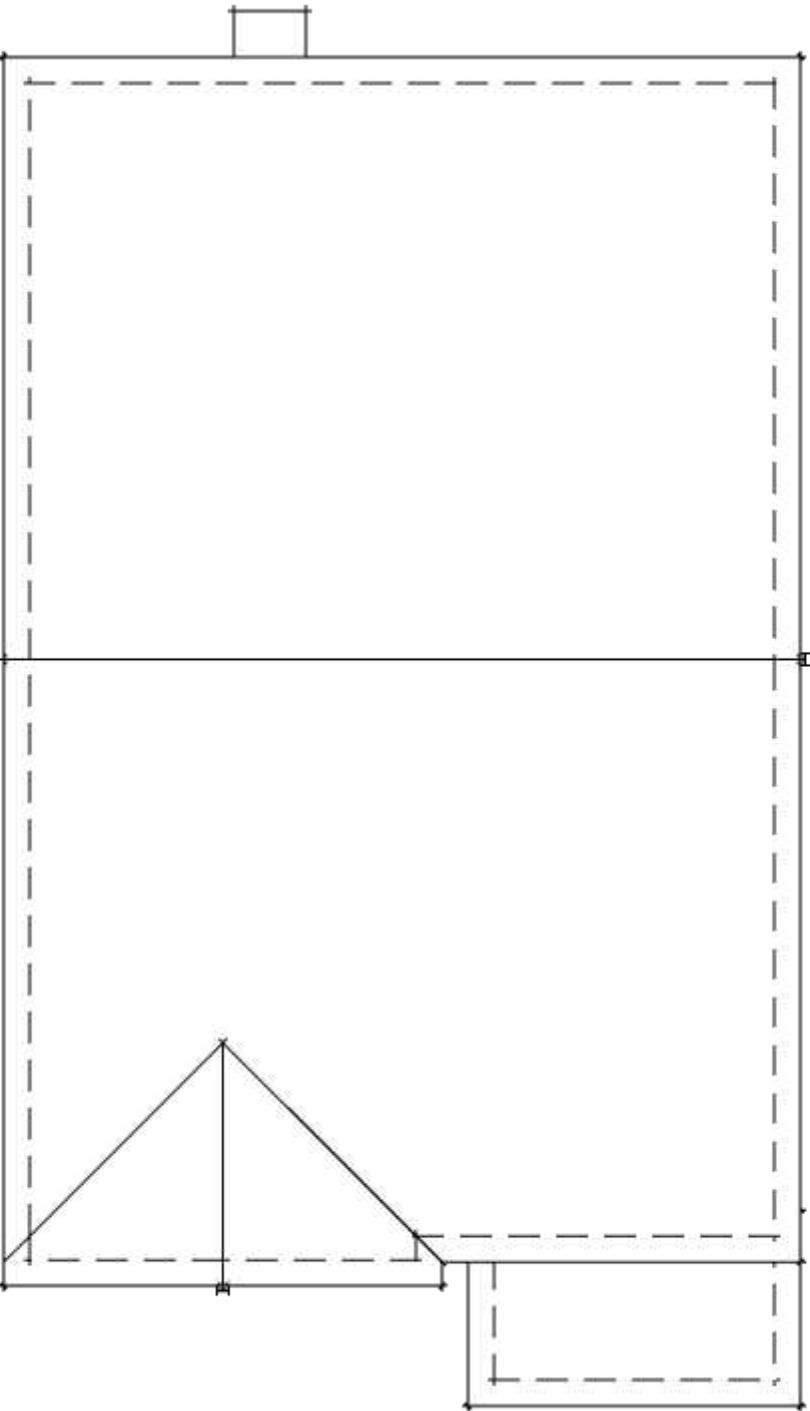


RIGHT ENHANCED



REAR ENHANCED

- ROOF**
(BORAL ROOFING / CONCRETE TILE /
SAXONY 800 SHAKE / SEA PEARL BLEND)
- STUCCO BODY**
(PPG PAINTS / DELICATE WHITE / PPG1001-1
/ LRV 88 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / LAZY AFTERNOON /
PPG1007-6 / LRV 29 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)
- TRIM / TRIM PANEL / FASCIA /
GARAGE DOOR**
(PPG PAINTS / DESERT DUNE /
PPG1023-4 / LRV 42 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / SILENT STORM /
PPG1033-3 / LRV 56 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LIMESTONE / YORK)
- TRIM AT STONE**
(PPG PAINTS / DESERT DUNE / PPG1023-4
/ LRV 42 / 6-900 SPEED HIDE SEMI-GLOSS
FINISH)



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



RIGHT



REAR



LEFT

ROOF
(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE / CHARCOAL BROWN
BLEND C/T)

STUCCO BODY
(PPG PAINTS / STONEHEDGE GREIGE /
PPG1024-5 / LRV 34 / DASHED FINISH)

LAP SIDING
(PPG PAINTS / SOUTHERN WOOD /
PPG16-07 / LRV 19 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)

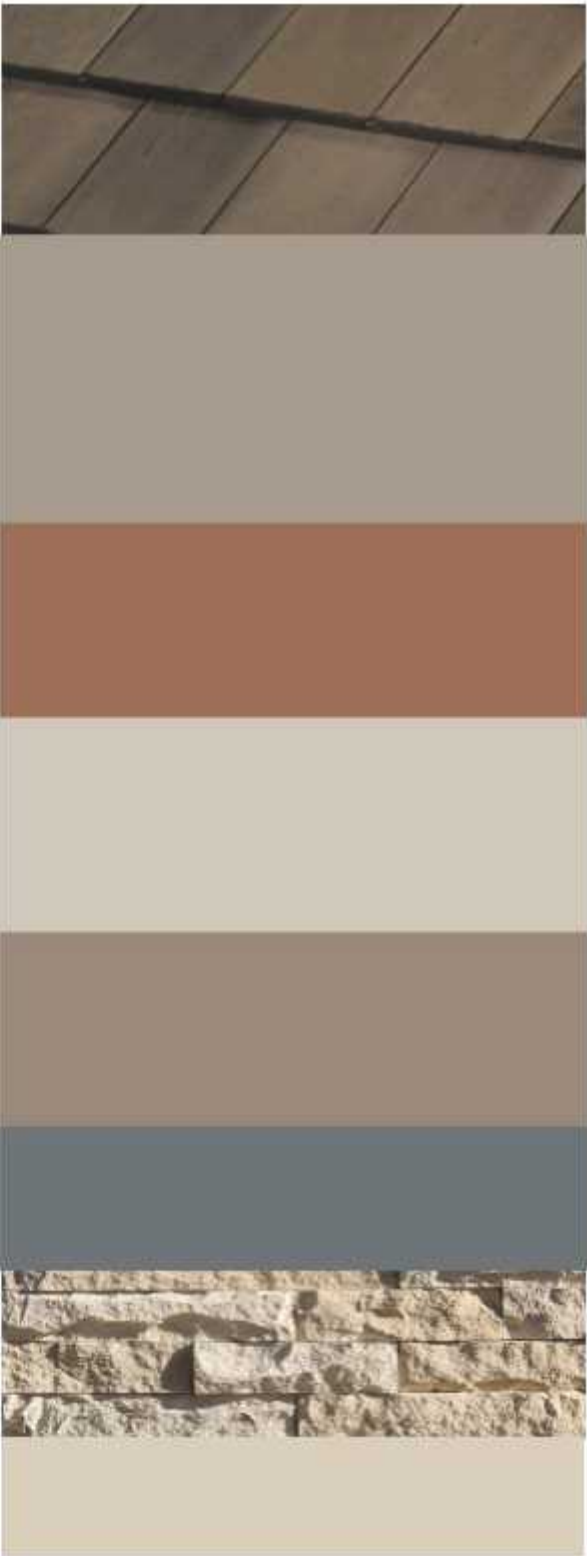
TRIM
(PPG PAINTS / MOTH GRAY /
PPG1024-4 / LRV 58 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FASCIA / GARAGE DOOR
(PPG PAINTS / ROASTED CHESTNUT /
PPG15-30 / LRV 27 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)

FRONT DOOR
(PPG PAINTS / VOLCANIC ASH /
PPG1012-6 / LRV 18 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

STONE VENEER
(ELDORADO STONE / LEDGECUT /
OCEAN FLOOR)

TRIM AT STONE
(PPG PAINTS / TOASTED ALMOND /
PPG1097-3 / LRV 61 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



FRONT

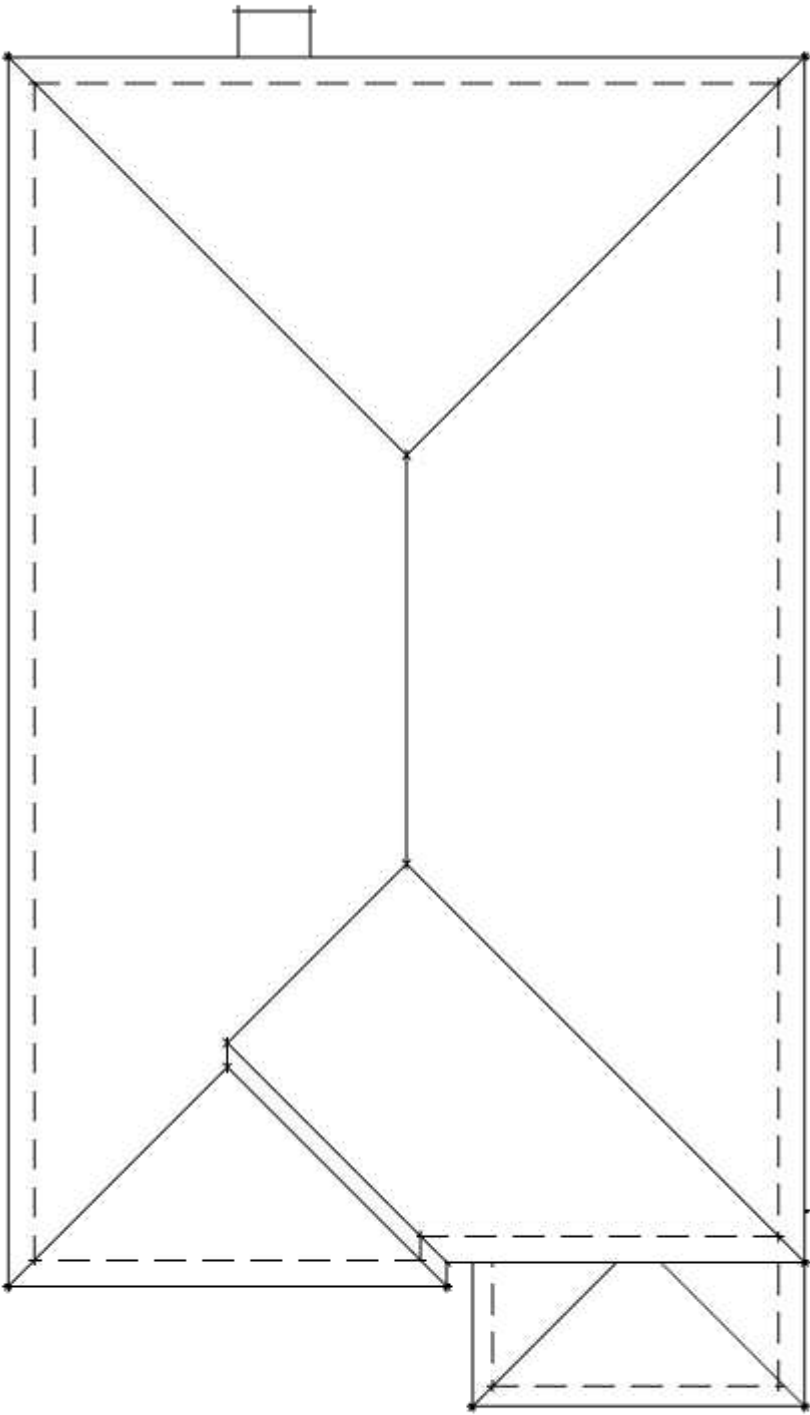
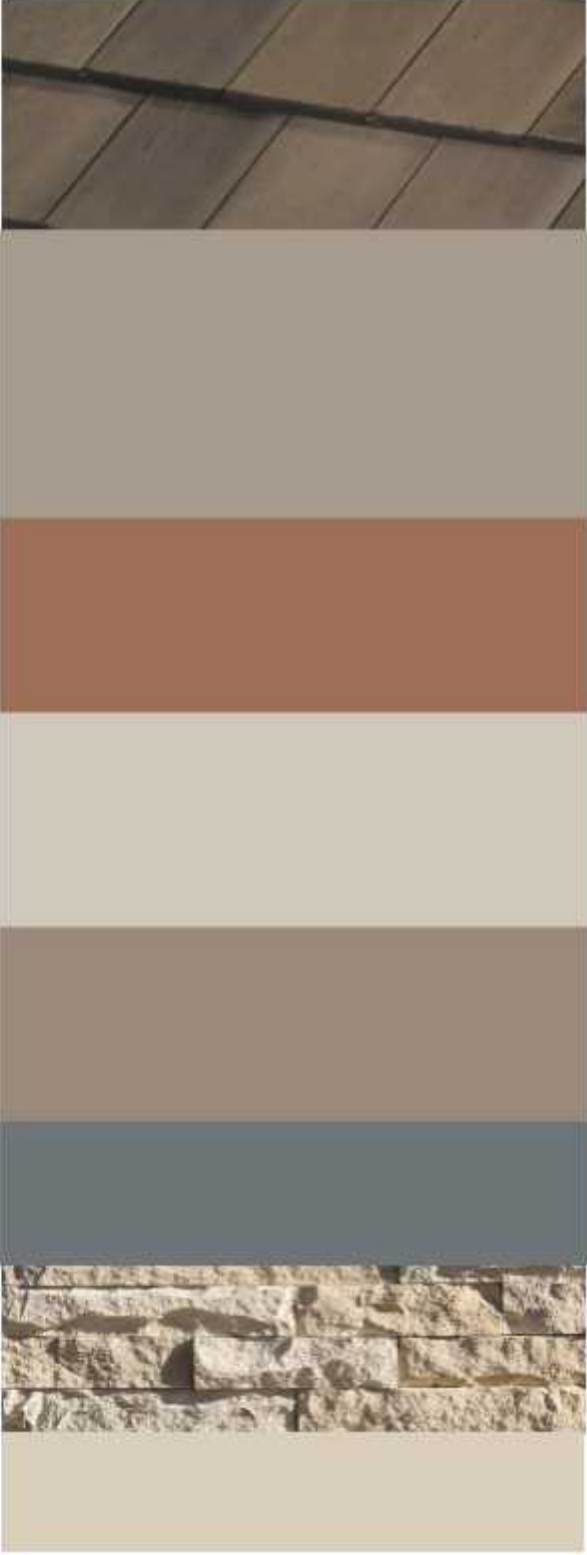


RIGHT ENHANCED



REAR ENHANCED

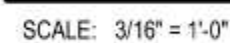
- ROOF**
(BORAL ROOFING / CONCRETE TILE / SAXONY 900 SLATE / CHARCOAL BROWN BLEND C/T)
- STUCCO BODY**
(PPG PAINTS / STONEHEDGE GREIGE / PPG1024-5 / LRV 34 / DASHED FINISH)
- LAP SIDING**
(PPG PAINTS / SOUTHERN WOOD / PPG16-07 / LRV 19 / 4-22 PERMA-CRETE EXTERIOR FLAT FINISH)
- TRIM**
(PPG PAINTS / MOTH GRAY / PPG1024-4 / LRV 58 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)
- FASCIA / GARAGE DOOR**
(PPG PAINTS / ROASTED CHESTNUT / PPG15-30 / LRV 27 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)
- FRONT DOOR**
(PPG PAINTS / VOLCANIC ASH / PPG1012-6 / LRV 18 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)
- STONE VENEER**
(ELDORADO STONE / LEDGECUT / OCEAN FLOOR)
- TRIM AT STONE**
(PPG PAINTS / TOASTED ALMOND / PPG1097-3 / LRV 61 / 6-900 SPEED HIDE SEMI-GLOSS FINISH)



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

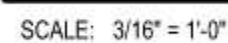


SCALE: 3/16" = 1'-0"

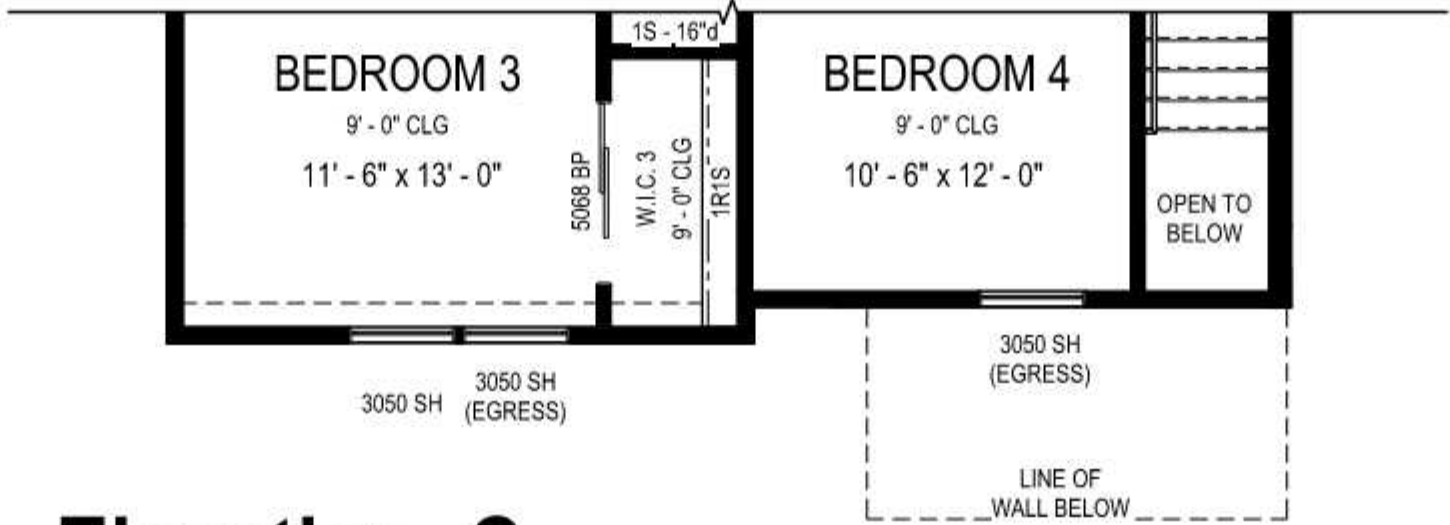
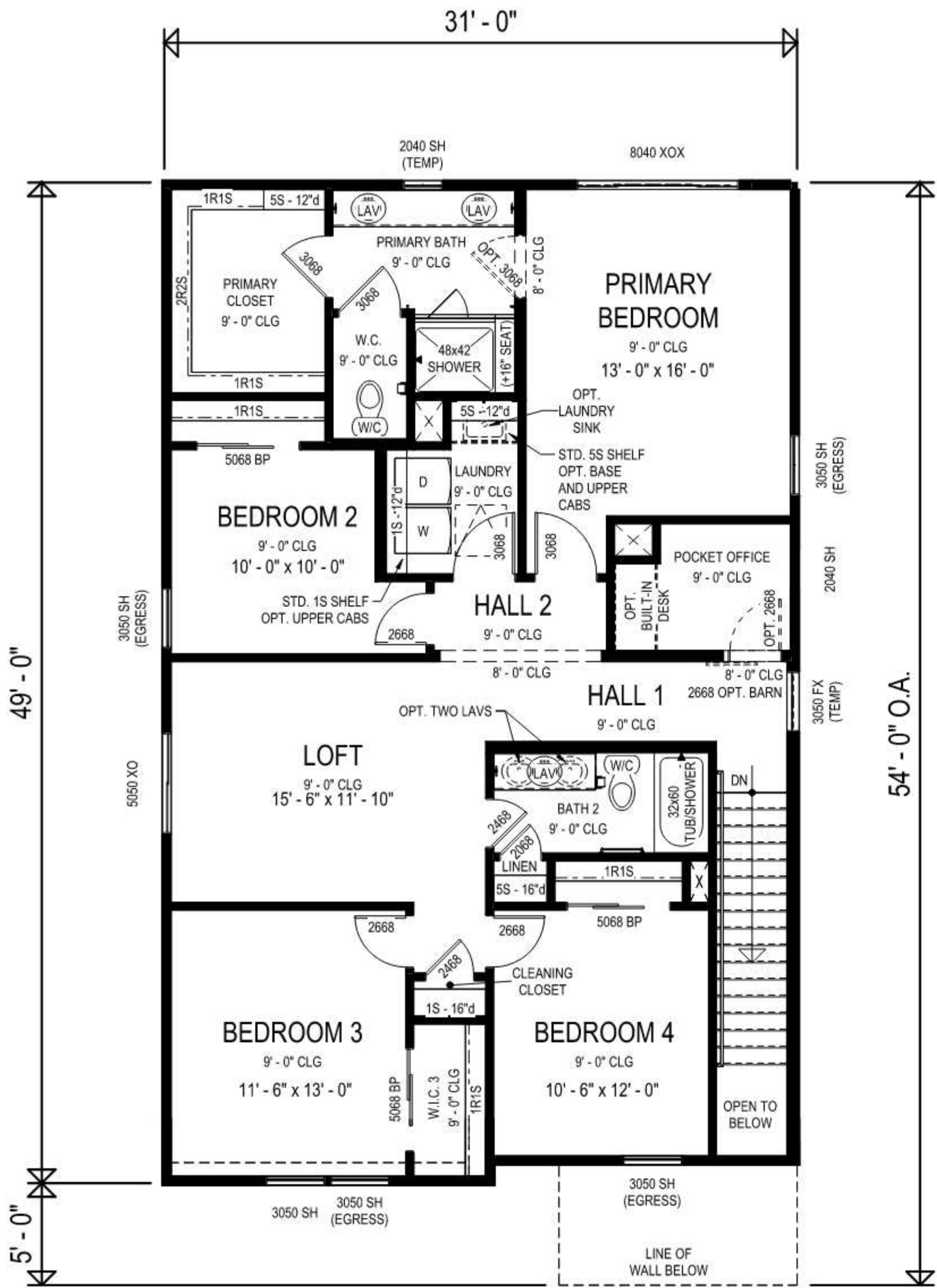


SCALE: 3/16" = 1'-0"

A4.7
CYPRESS - WILLOW
Rancho Cordova, California

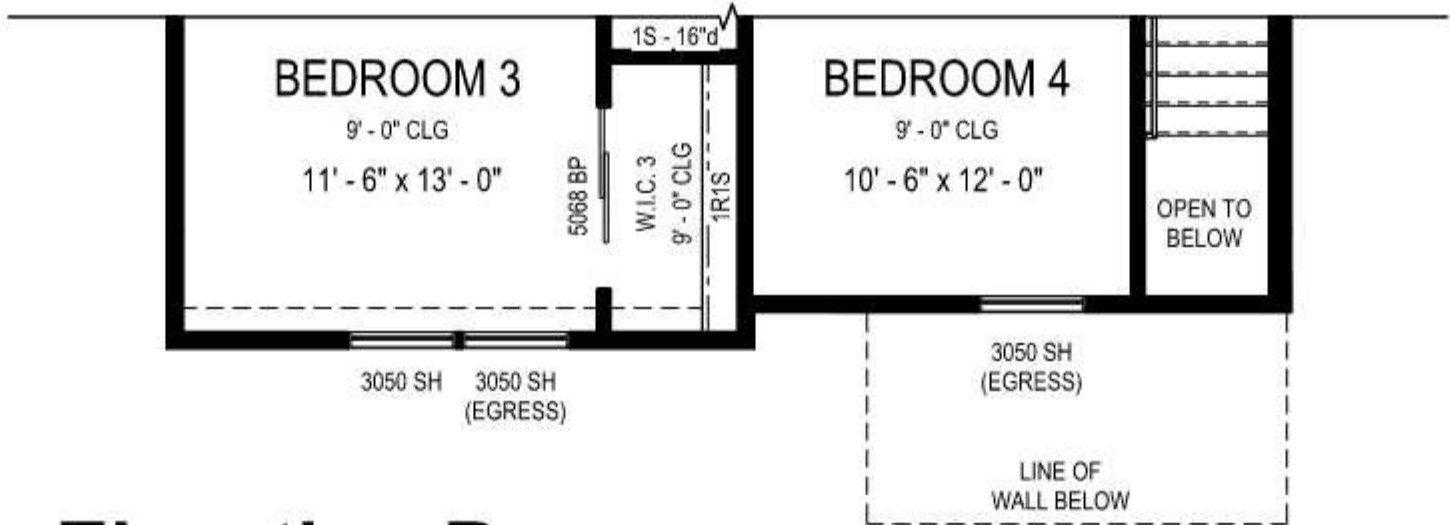


AREA SCHEDULE - STANDARD - ELEV A		
AREA KEY	AREA NAME	AREA



Elevation C
Partial Upper Floor Plan

SCALE: 3/16" = 1'-0"



Elevation B
Partial Upper Floor Plan

SCALE: 3/16" = 1'-0"

Elevation A
Upper Floor Plan

SCALE: 3/16" = 1'-0"

AREA SCHEDULE - STANDARD - ELEV A		
AREA KEY	AREA NAME	AREA

WILLOW

RANCHO CORDOVA, CA

EXTERIOR COLOR BOOK | MP230273.35

FEBRUARY 3, 2025

WOODSIDE HOMES
WILLOW

Exterior Color Schemes for Elevation A - Spanish

COLOR SCHEME	ROOF COLOR	TRIM COLOR	STUCCO BODY COLOR	SIDING COLOR	STONE COLOR	STONE TRIM COLOR	FRONT DOOR COLOR	FASCIA & GARAGE DOOR COLOR
1 LIGHT	1HBCS6464 CALIFORNIA MISSION BLEND	PPG14-14 SUMMER SUEDE LRV: 76	PPG1092-1 QUEEN ANNE'S LACE LRV: 83	N/A	N/A	N/A	PPG1038-7 MIDNIGHT HOUR LRV: 6	PPG1022-6 GRANITE LRV: 14
2 MEDIUM	1HBCS6464 CALIFORNIA MISSION BLEND	PPG14-27 TRUE KHAKI LRV: 42	PPG14-08 HORSERADISH LRV: 81	N/A	N/A	N/A	PPG1071-6 PRAIRIE FIRE LRV: 19	PPG1023-6 CLAM SHELL LRV: 18
3 DARK	1HBCS6464 CALIFORNIA MISSION BLEND	PPG1097-4 DUSTY TRAIL LRV: 50	PPG1096-1 INSTANT RELIEF LRV: 79	N/A	N/A	N/A	PPG1128-6 THYME GREEN LRV: 19	PPG1025-6 SLEEPING GIANT LRV: 16
MANUFACTURER / VENDOR	BORAL ROOFING BARCELONA 900	PPG PAINTS SAND FINISH	PPG PAINTS DASHED FINISH	PPG PAINTS DASHED FINISH	ELDORADO	PPG PAINTS SEMI-GLOSS FINISH	PPG PAINTS SEMI-GLOSS FINISH	PPG PAINTS SEMI-GLOSS FINISH

WINDOW FRAME COLOR: WHITE

Notes:

1. See color cartoon elevations for locations - colors shown in matrix correspond with color cartoons.
2. Stucco paint colors should transition on inside corners only.
3. Painting contractor shall review colors and color locations with architect before commencing work.
4. Paint wall vents to match surrounding surface.
5. Exposed gutters and downspouts shall be colored to match the surface to which they are attached.

WOODSIDE HOMES
WILLOW

Exterior Color Schemes for Elevation B - California Cottage

COLOR SCHEME	ROOF COLOR	TRIM COLOR	STUCCO BODY COLOR	SIDING COLOR	STONE COLOR	STONE TRIM COLOR	FRONT DOOR COLOR	FASCIA & GARAGE DOOR COLOR
1 LIGHT	31-FBCJ4070 SEA PEARL BLEND	PPG1023-4 DESERT DUNE LRV: 42	PPG1001-1 DELICATE WHITE LRV: 88	PPG1007-5 LAZY AFTERNOON LRV: 29	LIMESTONE YORK	PPG1023-4 DESERT DUNE LRV: 42	PPG1033-3 SILENT STORM LRV: 56	PPG1023-4 DESERT DUNE LRV: 42
2 MEDIUM	31-FBCJ4070 SEA PEARL BLEND	PPG1001-1 DELICATE WHITE LRV: 88	PPG1085-2 BONE WHITE LRV: 70	PPG1007-4 HOT STONE LRV: 40	LIMESTONE AUSTIN CREAM	PPG1097-3 TOASTED ALMOND LRV: 61	PPG1007-6 COOL CHARCOAL LRV: 20	PPG1001-1 DELICATE WHITE LRV: 88
3 DARK	31-FBCJ4070 SEA PEARL BLEND	PPG14-23 EDELWEISS LRV: 79	PPG12-26 ASSATEAGUE SAND LRV: 63	PPG14-27 TRUE KHAKI LRV: 42	ROUGH CUT MOONLIGHT	PPG14-32 OSTRICH FEATHER LRV: 57	PPG1033-5 GRAY HERON LRV: 28	PPG14-23 EDELWEISS LRV: 79
MANUFACTURER / VENDOR	BORAL ROOFING BARCELONA 900	PPG PAINTS SAND FINISH	PPG PAINTS DASHED FINISH	PPG PAINTS DASHED FINISH	ELDORADO	PPG PAINTS SEMI-GLOSS FINISH	PPG PAINTS SEMI-GLOSS FINISH	PPG PAINTS SEMI-GLOSS FINISH

WINDOW FRAME COLOR: WHITE

Notes:

1. See color cartoon elevations for locations - colors shown in matrix correspond with color cartoons.
2. Stucco paint colors should transition on inside corners only.
3. Painting contractor shall review colors and color locations with architect before commencing work.
4. Paint wall vents to match surrounding surface.
5. Exposed gutters and downspouts shall be colored to match the surface to which they are attached.

WOODSIDE HOMES
WILLOW

Exterior Color Schemes for Elevation E - Modern Prairie

COLOR SCHEME	ROOF COLOR	TRIM COLOR	STUCCO BODY COLOR	SIDING COLOR	STONE COLOR	STONE TRIM COLOR	FRONT DOOR COLOR	FASCIA & GARAGE DOOR COLOR
1 LIGHT	31-FACS1132 CHARCOAL BROWN BLEND/ C/T	PPG1024-4 MOTH GRAY LRV: 58	PPG1024-5 STONEHENGE GREIGE LRV: 34	PPPG16-07 SOUTHERN WOOD LRV: 19	LEDGECUT OCEAN FLOOR	PPG1097-3 TOASTED ALMOND LRV: 61	PPG1012-6 VOLCANIC ASH LRV: 56	PPG15-30 ROASTED CHESTNUT LRV: 42
2 MEDIUM	31-FACS1132 CHARCOAL BROWN BLEND/ C/T	PPG1001-1 DELICATE WHITE LRV: 88	PPG1032-2 HURRICANE HAZE LRV: 49	PPG1039-3 MIRROR MIRROR LRV: 43	LEDGECUT BIRCH	PPG1024-4 MOTH GRAY LRV: 58	PPG1002-7 PHANTOM MIST LRV: 20	PPG1001-1 DELICATE WHITE LRV: 88
3 DARK	31-FACS1132 CHARCOAL BROWN BLEND/ C/T	PPG1024-5 STONEHENGE GREIGE LRV: 34	PPG1009-4 GRAY STONE LRV: 47	PPG1007-6 COOL CHARCOAL LRV: 20	LEDGECUT WHITE CAP	PPG14-24 DOGWOOD BLOSSOM LRV: 79	PPG1035-5 PUDDLE JUMPER LRV: 28	PPG1024-5 STONEHENGE GREIGE LRV: 34
MANUFACTURER / VENDOR	BORAL ROOFING BARCELONA 900	PPG PAINTS SAND FINISH	PPG PAINTS DASHED FINISH	PPG PAINTS DASHED FINISH	ELDORADO	PPG PAINTS SEMI-GLOSS FINISH	PPG PAINTS SEMI-GLOSS FINISH	PPG PAINTS SEMI-GLOSS FINISH

WINDOW FRAME COLOR: WHITE

Notes:

1. See color cartoon elevations for locations - colors shown in matrix correspond with color cartoons.
2. Stucco paint colors should transition on inside corners only.
3. Painting contractor shall review colors and color locations with architect before commencing work.
4. Paint wall vents to match surrounding surface.
5. Exposed gutters and downspouts shall be colored to match the surface to which they are attached.

WOODSIDE HOMES WILLOW

Color Scheme 1
Elevation A - SPANISH

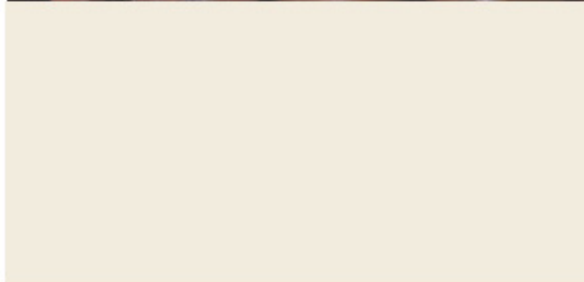
ROOF

(BORAL ROOFING / CONCRETE TILE /
BARCELONA 900 / CALIFORNIA
MISSION BLEND)



STUCCO BODY

(PPG PAINTS / QUEEN ANNE'S LACE /
PPG1092-1 / LRV 83 / DASHED FINISH)



TRIM

(PPG PAINTS / SUMMER SUEDE /
PPG14-14 / LRV 48 / SAND FINISH)



FASCIA / GARAGE DOOR

(PPG PAINTS / GRANITE /
PPG1022-6 / LRV 14 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)



FRONT DOOR

(PPG PAINTS / MIDNIGHT HOUR /
PPG1038-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)



WOODSIDE HOMES
WILLOW

Color Scheme 2
Elevation A - SPANISH

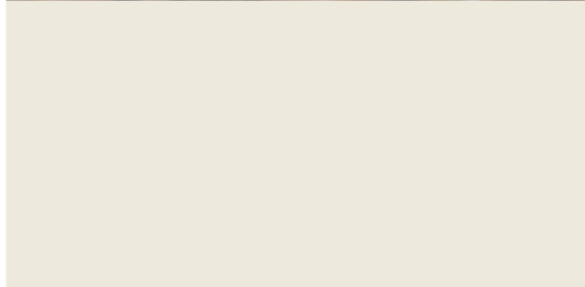
ROOF

(BORAL ROOFING / CONCRETE TILE /
BARCELONA 900 / CALIFORNIA
MISSION BLEND)



STUCCO BODY

(PPG PAINTS / HORSERADISH / PPG14-08 /
LRV 81 / DASHED FINISH)



TRIM

(PPG PAINTS / TRUE KHAKI /
PPG14-27 / LRV 42 / SAND FINISH)



FASCIA / GARAGE DOOR

(PPG PAINTS / CLAM SHELL /
PPG1023-6 / LRV 18 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)



FRONT DOOR

(PPG PAINTS / PRAIRIE FIRE /
PPG1071-6 / LRV 19 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)



WOODSIDE HOMES WILLOW

Color Scheme 3
Elevation A - SPANISH

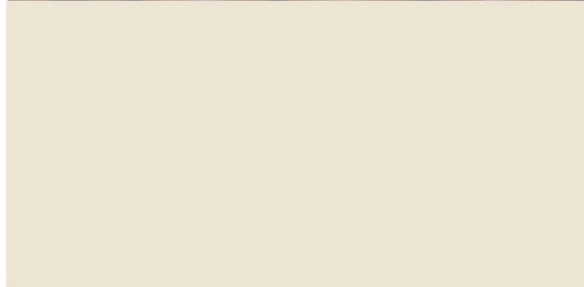
ROOF

(BORAL ROOFING / CONCRETE TILE /
BARCELONA 900 / CALIFORNIA
MISSION BLEND)



STUCCO BODY

(PPG PAINTS / INSTANT RELIEF / PPG1096-1 /
LRV 79 / DASHED FINISH)



TRIM

(PPG PAINTS / DUSTY TRAIL /
PPG1097-4 / LRV 50 / SAND FINISH)



FASCIA / GARAGE DOOR

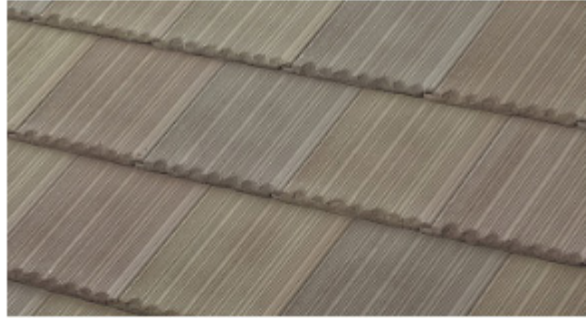
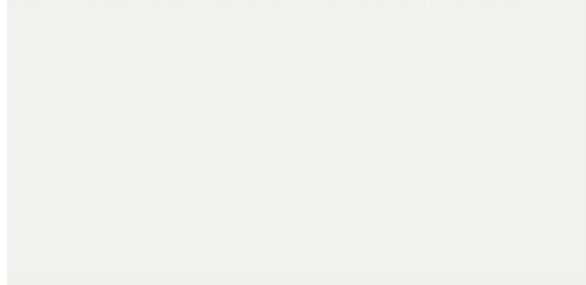
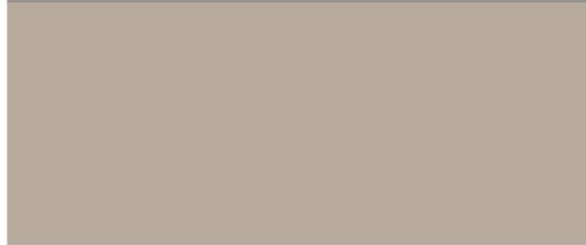
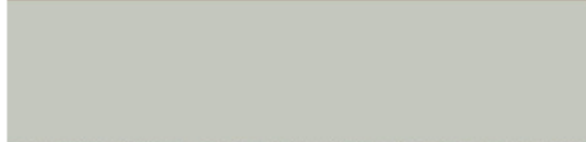
(PPG PAINTS / SLEEPING GIANT /
PPG1025-6 / LRV 16 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)



FRONT DOOR

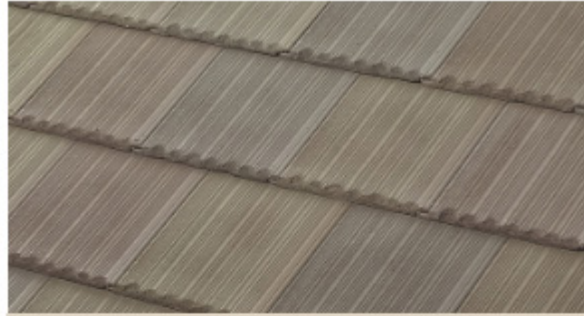
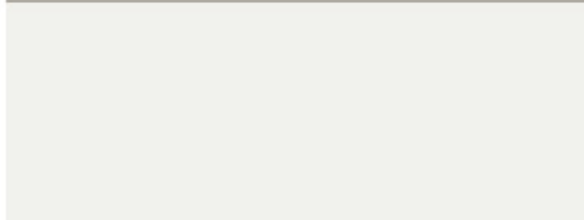
(PPG PAINTS / THYME GREEN /
PPG1128-6 / LRV 19 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

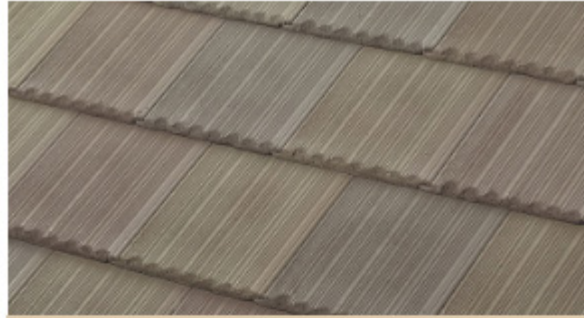
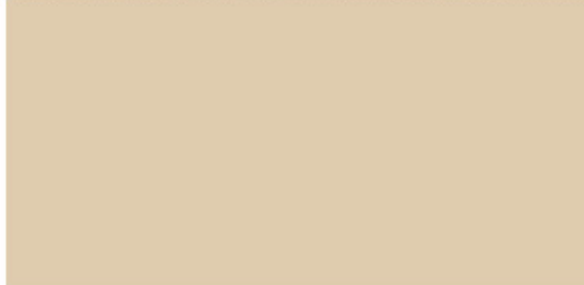
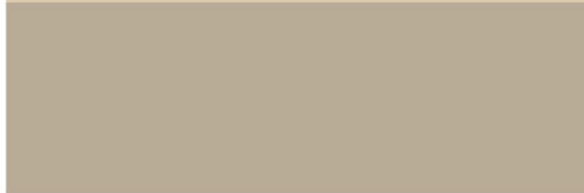
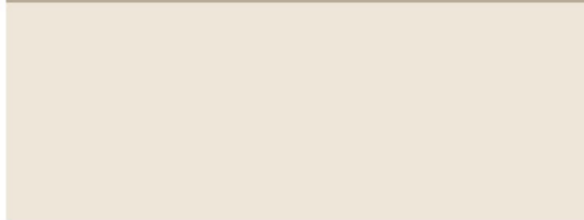


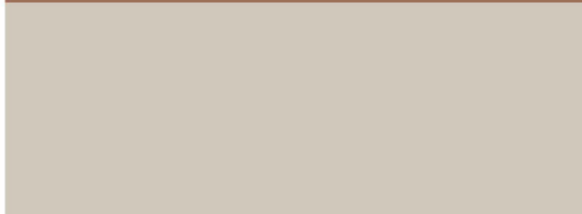
WOODSIDE HOMES
WILLOWColor Scheme 4
Elevation B - CALIFORNIA COTTAGE**ROOF**(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / SEA PEARL BLEND)**STUCCO BODY**(PPG PAINTS / DELICATE WHITE / PPG1001-1
/ LRV 88 / DASHED FINISH)**LAP SIDING**(PPG PAINTS / LAZY AFTERNOON /
PPG1007-5 / LRV 29 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)**TRIM / TRIM PANEL / FASCIA /
GARAGE DOOR**(PPG PAINTS / DESERT DUNE /
PPG1023-4 / LRV 42 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FRONT DOOR**(PPG PAINTS / SILENT STORM /
PPG1033-3 / LRV 56 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)**STONE VENEER**

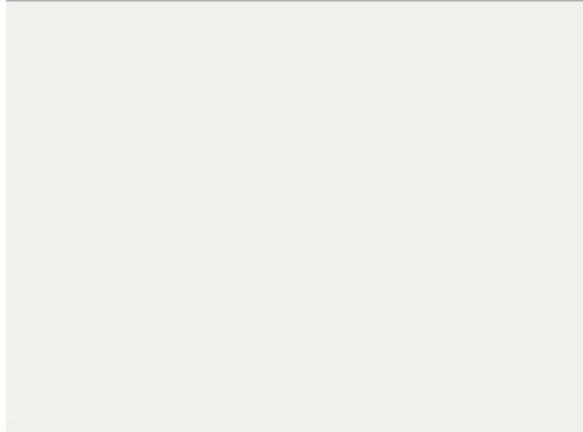
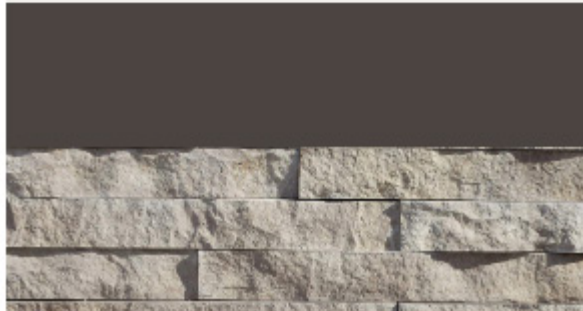
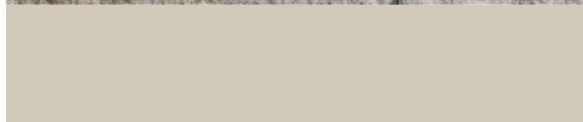
(ELDORADO STONE / LIMESTONE / YORK)

**TRIM AT STONE**(PPG PAINTS / DESERT DUNE / PPG1023-4
/ LRV 42 / 6-900 SPEED HIDE SEMI-GLOSS
FINISH)

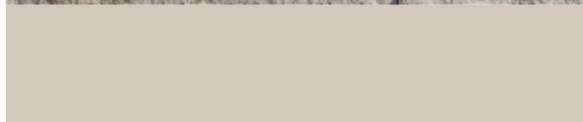
WOODSIDE HOMES
WILLOWColor Scheme 5
Elevation B - CALIFORNIA COTTAGE**ROOF**(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / SEA PEARL BLEND)**STUCCO BODY**(PPG PAINTS / BONE WHITE / PPG1085-2 /
LRV 70 / DASHED FINISH)**LAP SIDING**(PPG PAINTS / HOT STONE /
PPG1007-4 / LRV 40 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)**TRIM / TRIM PANEL / FASCIA /
GARAGE DOOR**(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FRONT DOOR**(PPG PAINTS / COOL CHARCOAL /
PPG1007-6 / LRV 20 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)**STONE VENEER**(ELDORADO STONE / LIMESTONE /
AUSTIN CREAM)**TRIM AT STONE**(PPG PAINTS / TOASTED ALMOND /
PPG1097-3 / LRV 61 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

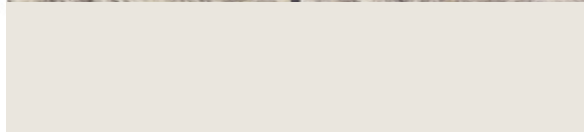
WOODSIDE HOMES
WILLOWColor Scheme 6
Elevation B - CALIFORNIA COTTAGE**ROOF**(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SHAKE / SEA PEARL BLEND)**STUCCO BODY**(PPG PAINTS / ASSATEAGUE SAND /
PPG12-26 / LRV 63 / DASHED FINISH)**LAP SIDING**(PPG PAINTS / TRUE KHAKI /
PPG14-27 / LRV 42 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)**TRIM / TRIM PANEL / FASCIA /
GARAGE DOOR**(PPG PAINTS / EDELWEISS /
PPG14-23 / LRV 74 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FRONT DOOR**(PPG PAINTS / GRAY HERON /
PPG1033-5 / LRV 28 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)**STONE VENEER**(ELDORADO STONE / ROUGH CUT /
MOONLIGHT)**TRIM AT STONE**(PPG PAINTS / OSTRICH FEATHER /
PPG14-32 / LRV 57 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

WOODSIDE HOMES
WILLOWColor Scheme 7
Elevation E - MODERN PRAIRIE**ROOF**(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE / CHARCOAL BROWN
BLEND C/T)**STUCCO BODY**(PPG PAINTS / STONEHENGE GREIGE /
PPG1024-5 / LRV 34 / DASHED FINISH)**LAP SIDING**(PPG PAINTS / SOUTHERN WOOD /
PPG16-07 / LRV 19 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)**TRIM**(PPG PAINTS / MOTH GRAY /
PPG1024-4 / LRV 58 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FASCIA / GARAGE DOOR**(PPG PAINTS / ROASTED CHESTNUT /
PPG15-30 / LRV 27 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FRONT DOOR**(PPG PAINTS / VOLCANIC ASH /
PPG1012-6 / LRV 18 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)**STONE VENEER**(ELDORADO STONE / LEDGECUT /
OCEAN FLOOR)**TRIM AT STONE**(PPG PAINTS / TOASTED ALMOND /
PPG1097-3 / LRV 61 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

WOODSIDE HOMES
WILLOWColor Scheme 8
Elevation E - MODERN PRAIRIE**ROOF**(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE /
CHARCOAL BROWN BLEND C/T)**STUCCO BODY**(PPG PAINTS / HURRICANE HAZE / LRV 49 /
PPG1032-2 / DASHED FINISH)**LAP SIDING**(PPG PAINTS / MIRROR MIRROR /
PPG1039-3 / LRV 43 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)**TRIM**(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FASCIA / GARAGE DOOR**(PPG PAINTS / DELICATE WHITE /
PPG1001-1 / LRV 88 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FRONT DOOR**(PPG PAINTS / PHANTOM MIST /
PPG1002-7 / LRV 6 / 6-900 SPEED HIDE SEMI-
GLOSS FINISH)**STONE VENEER**

(ELDORADO STONE / LEDGECUT / BIRCH)

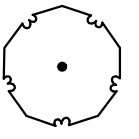
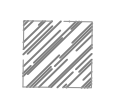
**TRIM AT STONE**(PPG PAINTS / MOTH GRAY /
PPG1024-4 / LRV 58 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

WOODSIDE HOMES
WILLOWColor Scheme 9
Elevation E - MODERN PRAIRIE**ROOF**(BORAL ROOFING / CONCRETE TILE /
SAXONY 900 SLATE / CHARCOAL BROWN
BLEND C/T)**STUCCO BODY**(PPG PAINTS / GRAY STONE / PPG1009-4 /
LRV 47 / DASHED FINISH)**LAP SIDING**(PPG PAINTS / COOL CHARCOAL /
PPG1007-6 / LRV 20 / 4-22 PERMA-CRETE
EXTERIOR FLAT FINISH)**TRIM**(PPG PAINTS / STONEHENGE GREIGE /
PPG1024-5 / LRV 34 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FASCIA / GARAGE DOOR**(PPG PAINTS / STONEHENGE GREIGE /
PPG1024-5 / LRV 34 / 6-900 SPEED
HIDE SEMI-GLOSS FINISH)**FRONT DOOR**(PPG PAINTS / PUDDLE JUMPER /
PPG1035-5 / LRV 22 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)**STONE VENEER**(ELDORADO STONE / LEDGECUT /
WHITE CAP)**TRIM AT STONE**(PPG PAINTS / DOGWOOD BLOSSOM /
PPG14-24 / LRV 79 / 6-900 SPEED HIDE
SEMI-GLOSS FINISH)

CONSTRUCTION NOTES

1. LOCAL CODES AND ORDINANCES: WORK SHALL CONFORM TO ALL LOCAL CODES, ORDINANCES, AND REQUIREMENTS, INCLUDING FEDERAL ACCESSIBILITY GUIDELINES. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS AN EXEMPTION TO APPLICABLE CODES OR OTHER JURISDICTIONAL REQUIREMENTS.
2. UTILITIES: CONTACT COMMON GROUND ALLIANCE (C.G.A.) AT 811, AT LEAST TWO WORKING DAYS IN ADVANCE OF WORK (PER CA GOV. CODE 4216). THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT, AND SHALL PAY FOR ANY REPAIRS REQUIRED DUE TO THE CONTRACTOR'S OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. DISCREPANCIES: NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. DO NOT PROCEED WHERE DIFFERENCES EXIST THAT WOULD AFFECT THE WORK. ALL ADJUSTMENTS DUE TO FIELD CONDITIONS MUST BE APPROVED BY THE DISTRICT'S REPRESENTATIVE PRIOR TO CONTINUING.
4. LAYOUT NOTES: THE WRITTEN DIMENSION SUPERCEDES SCALED OR GRAPHIC DENOTATION. DIMENSIONS ARE BETWEEN PARALLEL OR PERPENDICULAR POINTS UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO CENTERLINE OR FACE OF MASONRY, CONCRETE, OR FRAMING SUBSTRATE FINISH SURFACES, UNLESS NOTED OTHERWISE.
5. COORDINATION: CONTRACTOR SHALL COORDINATE WORK BETWEEN TRADES. ALL REQUIRED SLEEVING SHALL BE COORDINATED WITH SITE WORK, INCLUDING OTHER UNDERGROUND UTILITIES, CURBS, AND CONCRETE.
6. VERTICAL WORK: ALL VERTICAL CONSTRUCTION SHALL BE INSTALLED TRUE AND PLUMB. ALL UNIT COURSING AND TOPS OF WALLS, FENCES, ETC. SHALL BE LEVEL UNLESS NOTED OTHERWISE. ALL CURVES SHALL BE CONTINUOUS AND EVEN, WITH NO BREAKS OR ANGLES AT POINTS OF TANGENCY OR FORMWORK JOINTING.
7. LEAD TIME: SPECIFIED MATERIALS MAY REQUIRE A SIGNIFICANT LEAD TIME. CONTRACTOR IS SOLELY RESPONSIBLE TO LEAD TIMES AND TO PROVIDE SUBMITTALS, AND ORDER MATERIAL, AND ENSURE DELIVERY TO THE JOB SITE TO ALLOW TIMELY PROGRESSION OF WORK.
8. SUBSTITUTIONS: IF PROPOSED, SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR TO THE OWNER AND LANDSCAPE ARCHITECT, AND SHALL DEMONSTRATE HOW MATERIAL IS EQUAL OR BETTER TO ORIGINALLY SPECIFIED MATERIALS. ANY SUBSTITUTIONS NOT APPROVED IN WRITING ARE SUBJECT TO REJECTION.
9. EXISTING WORK: WHERE NEW CONSTRUCTION ABUTS EXISTING WORK, ALL EXISTING WORK SHALL BE PROTECTED. CONTRACTOR SHALL REPLACE ANY DAMAGED EXISTING WORK AT NO ADDITIONAL EXPENSE TO THE OWNER. ALL NEW WORK WILL CONFORM TO TO EXISTING WORK, INCLUDING FLATWORK JOINTS, ELEVATIONS, COLOR, AND FINISH.

STREET TREE & PARKWAY STRIP GROUNDCOVER LEGEND

 (NOT SHOWN AT THIS SCALE. SEE TYPICAL PLANS)				TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. USE SAME SPECIES THROUGHOUT EACH STREET, AS NOTED BELOW.			
 (NOT SHOWN AT THIS SCALE. SEE TYPICAL PLANS)							
STREET TREE:				STREET 3, CANYON CORAL WAY			
ACER BUEGERIANUM				24" BOX			
ARBUTUS X MARINA				24" BOX			
LAURUS X 'SARATOGA'				24" BOX			
PISTACHIA CHINENSIS 'RED PUSH'				24" BOX			
ULMUS PROPINQUA 'JFS-BIEBERICH' TM				24" BOX			
ZELKOVA SERRATA 'JFS-KWY'				24" BOX			
GROUNDCOVERS:				KNIGHTSBROOK WAY.			
HYPERICUM CALYGINUM				5 GAL.			
TRACHELOSPERMUM JASMINOIDES				5 GAL.			

1. THIS EXHIBIT INDICATES SPECIES, CONTAINER SIZE, AND PARAMETERS FOR PLACEMENT AND PLANTING OF STREET TREES IN PARKWAY STRIPS ON PRIVATE LOTS IN THE SUBJECT PROJECT AREA.
2. STREET TREE PLANTING SHALL FOLLOW, AT A MINIMUM, CITY OF ROSEVILLE STANDARDS.
3. MINIMUM OF (1) STREET TREE SHALL BE PLANTED PER INLINE LOT, AND THREE (3) STREET TREES SHALL BE PLANTED PER CORNER LOT, TYPICAL, EXCEPT WHERE STREETLIGHTS, UTILITIES, OR OTHER OBSTRUCTIONS PRECLUDE PLACEMENT.
4. TREES SELECTED FROM CITY APPROVED TREE LIST.

GENERAL PRODUCTION TYPICAL NOTES

1. "TYPICAL" PLANS: ONE TYPICAL LOT OF EACH PLAN TYPE (INLINE) AND ONE TYPICAL CORNER LOT ARE SHOWN. PLANS ARE NOT INDICATIVE OF ANY SPECIFIC LOT, BUT SHALL BE APPLIED TO EACH SPECIFIC LOT FOLLOWING THE FORMS, SPACING, AND OVERALL LAYOUT SHOWN. MINOR VARIATIONS WILL OCCUR BETWEEN DIFFERENT ELEVATIONS AND LOT SIZES. CONTRACTOR IS RESPONSIBLE TO VERIFY FIELD CONDITIONS AND TO ACCOMMODATE THESE DIFFERENCES, INCLUDING ADDITIONAL QUANTITIES REQUIRED TO INSTALL PLANTING IN ALL DESIGNATED AREAS, IN ALL BID PRICING.
2. DRAINAGE PLANS: REFER TO CIVIL PLANS/PLOT PLANS FOR SPECIFIC LOT GRADING, DRAINAGE, & OTHER LOT INFORMATION.
 - 2.1. REFER TO DETAILS FOR TYPICAL LOT DRAINAGE.
3. PAVING:
 - 3.1. VEHICULAR AND PEDESTRIAN PAVING (DRIVEWAYS) SECTION SHALL BE CONSTRUCTED PER APPLICABLE PROJECT GEOTECHNICAL REPORT PROVIDED BY BUILDER. DO NOT CONSTRUCT VEHICULAR PAVING AS PEDESTRIAN PAVING. INSTALL ALL WORK PER RELEVANT INDUSTRY GUIDELINES. SCORE (CONTROL) JOINTS SHALL BE PLACED PER PLAN AND AS REQUIRED NOT TO EXCEED ACI 224 GUIDELINES (MAXIMUM SPACING 24 TIMES SLAB THICKNESS). WHERE OVERLAP OF REQUIREMENTS OCCURS, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
 - 3.2. ALL DIMENSIONS ARE APPROXIMATE, SUBJECT TO FIELD ADJUSTMENTS.

FENCING NOTES

1. GENERAL:
 - 1.1. ALL FENCES VISIBLE FROM PUBLIC AREAS SHALL BE "SIDEYARD" FENCING. ALL FENCES BETWEEN PRIVATE LOTS SHALL BE "GOOD NEIGHBOR" FENCING.
2. SIDEYARD FENCES:
 - 2.1. UTILITY SIDE: IN GENERAL, FENCES SHALL SETBACK BE 10' FROM CORNER OF GARAGE TO ALLOW FOR ELECTRICAL PANEL, COMMUNICATION BOXES, AND OTHER UTILITIES LOCATED ON THE JOINT TRENCH / DRY UTILITY SIDE OF THE HOUSE, BUT IN NO CASE LESS THAN 5'.
 - 2.2. OPPOSITE SIDE: SIDEYARD FENCES SHALL BE SETBACK 4'-8" TO ALLOW LANDSCAPE TO WRAP THE FRONT CORNER OF THE HOUSE. THIS DISTANCE MAY BE INCREASED TO AVOID WINDOWS, ETC.
 - 2.3. ADJUSTMENT: SLIGHT MODIFICATIONS TO THESE DIMENSIONS SHALL BE ALLOWED WHEN REQUIRED TO ACCOMMODATE WINDOWS AND OTHER ARCHITECTURAL FEATURES, OR TO ALIGN SIDEYARD FENCES OF ADJACENT LOTS.
 - 2.4. CORNER LOTS: SIDEYARD FENCES SHALL RETURN AT OR NEAR THE REAR OF THE SIDE ELEVATION, ON THE P.U.E.
3. GATES: (1) SIDEYARD GATE PER LOT AT REAR (ALLEY FACED) OF THE HOUSE SHALL BE CONSTRUCTED. SEE PLANS FOR GATE SIDE (DEPENDENT ON BUYER'S OPTIONS), AND COORDINATE WITH BUILDER IN FIELD.
4. ALL FENCES SHALL BE PAINTED. SEE DETAILS.
5. ENSURE ALL REQUIRED CLEARANCES (UTILITIES, MANUFACTURER'S REQUIREMENTS FOR AC CONDENSER UNITS, ETC.) ARE MAINTAINED.

LANDSCAPE SUBMITTAL CHECKLIST

1. PROJECT INFORMATION:

DATE: 02/19/25

APPLICANT: ROACH + CAMPBELL LANDSCAPE ARCHITECTURE ON BEHALF OF: WOODSIDE HOMES
1130 IRON POINT ROAD, STE 200
FOLSOM, CA 95630

PROJECT CONTACT: MASON MARLOW
PHONE: 916-413-0301

PROJECT ADDRESS: RANCHO CORDOVA, CA
TOTAL LANDSCAPE AREA: 127,120 SF (ESTIMATED: 4 CORNERS W/ DETACHED WALK @2150 SF AVERAGE + 20 INLINE LOTS W/ DETACHED WALK @670 SF AVERAGE + 26 CORNERS W/ ATTACHED WALK @1520 SF AVERAGE + 160 INLINE LOTS W/ ATTACHED WALK @410 SF AVERAGE)

PROJECT TYPE: SINGLE FAMILY RESIDENTIAL

WATER SUPPLY TYPE: POTABLE WATER

CHECKLIST OF ALL DOCUMENTS INCLUDED:
☐ SOIL MANAGEMENT REPORT (SEE LANDSCAPE DESIGN PLAN)
☒ LANDSCAPE DESIGN PLAN
☒ IRRIGATION DESIGN PLAN
☐ GRADING DESIGN PLAN (SEE PREVIOUSLY APPROVED CIVIL DRAWINGS)

PROJECT CONTACTS: (SEE APPLICANT INFORMATION, ABOVE)

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

SIGNED:  DATE: 02/19/25

811 Know what's below. Call before you dig.

TYPICAL LANDSCAPE IMPROVEMENT
PLANS FOR

WILLOW AT ARISTA
PRODUCTION HOMES
RANCHO CORDOVA, CALIFORNIA
BY WOODSIDE HOMES

DIRECTORY

BUILDER/OWNER: WOODSIDE HOMES
1130 IRON POINT ROAD, STE 200
FOLSOM, CA 95630

LANDSCAPE ARCHITECT: ROACH & CAMPBELL
947 ENTERPRISE DR., LOFT B
SACRAMENTO, CA 95825

PROJECT CONTACT: DAVID CAMPBELL, ASLA
MASON MARLOW
PHONE: 916-413-0301

APPLICABLE CODES

2022 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, PARTS 1-12
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN (CALGREEN) BUILDING STANDARDS CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
CITY OF RANCHO CORDOVA MUNICIPAL CODE

SHEET INDEX

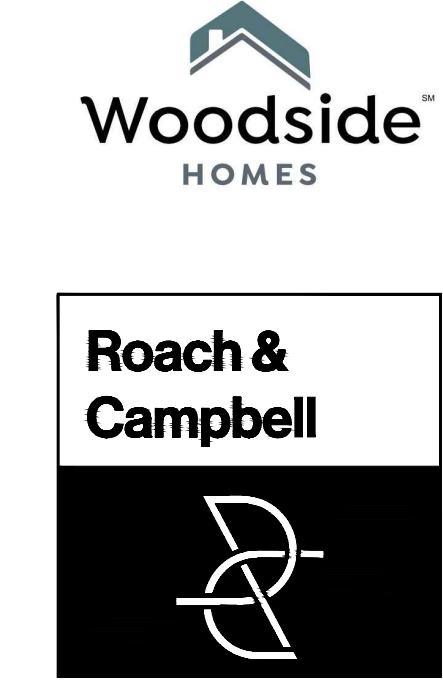
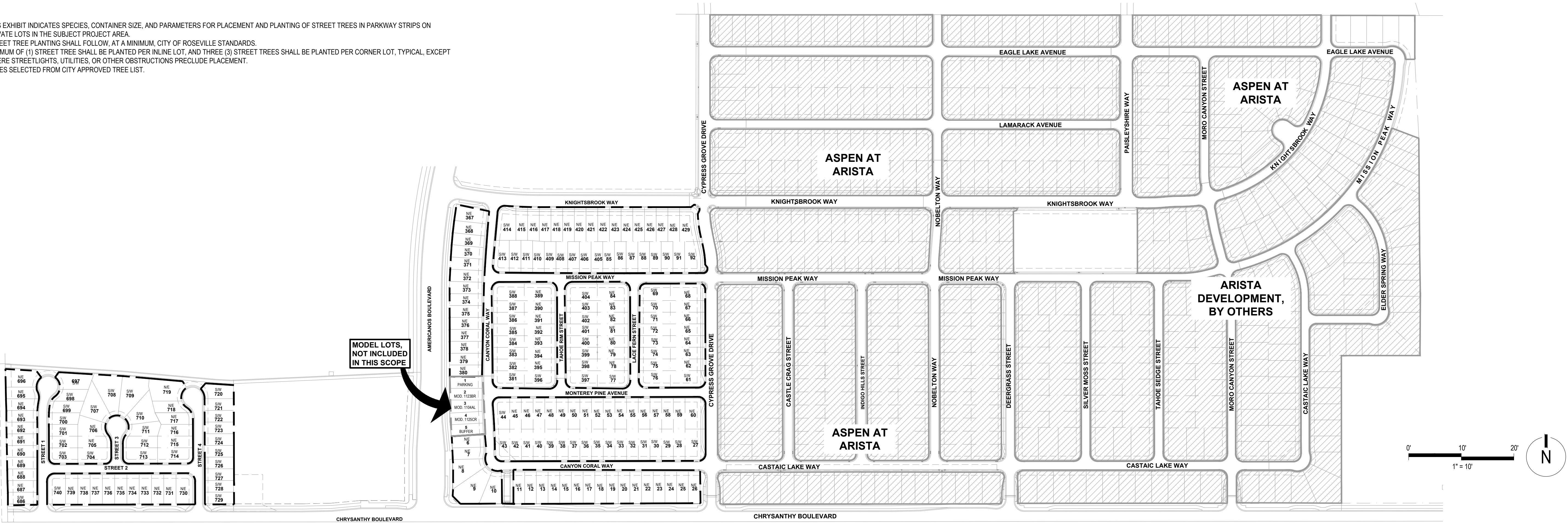
CS COVER SHEET
L1.1 CONSTRUCTION DETAILS
L2.1 IRRIGATION PLAN - INLINE LOTS
L2.2 IRRIGATION PLAN - CORNER LOTS
L2.3 IRRIGATION DETAILS
L2.4 IRRIGATION DETAILS
L3.1 PLANTING PLAN - INLINE LOTS
L3.2 PLANTING PLAN - CORNER LOTS
L3.3 PLANTING DETAILS
L3.4 PLANTING DETAILS

LEGEND

N/E
XX

 LOTS INCLUDED WITH THIS PROJECT UNDER CURRENT CONTRACT.

 AREA NOT IN PROJECT SCOPE



947 Enterprise Drive., Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 ORLA 5044

TYPICAL
LANDSCAPE
IMPROVEMENT
PLANS FOR

WILLOW AT
ARISTA

RANCHO CORDOVA,
CALIFORNIA
BY WOODSIDE HOMES

KEYMAP:

COVER SHEET

DRAWN BY:
JAB

CHECKED BY:
DWC

JOB NO.
24077D

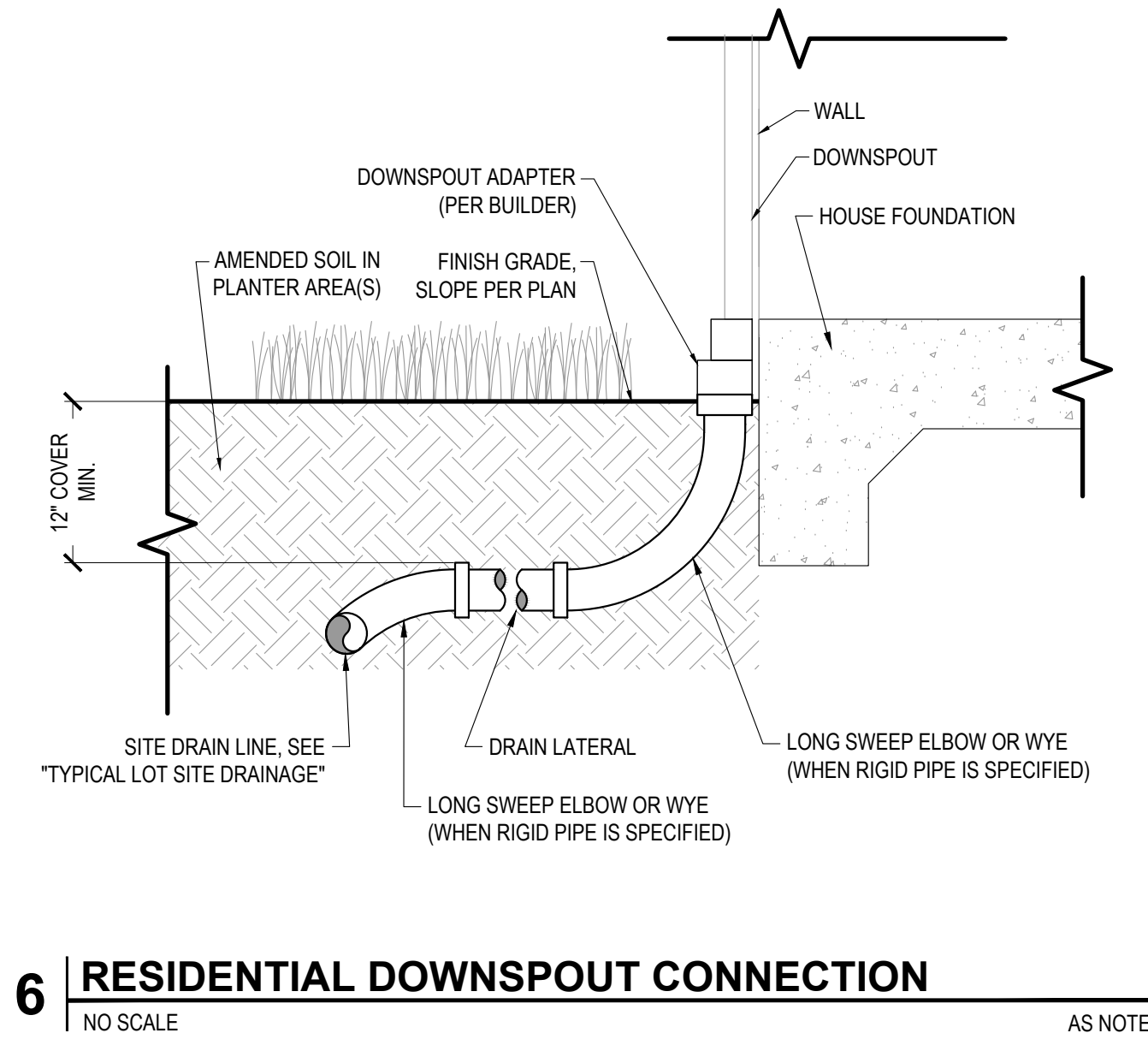
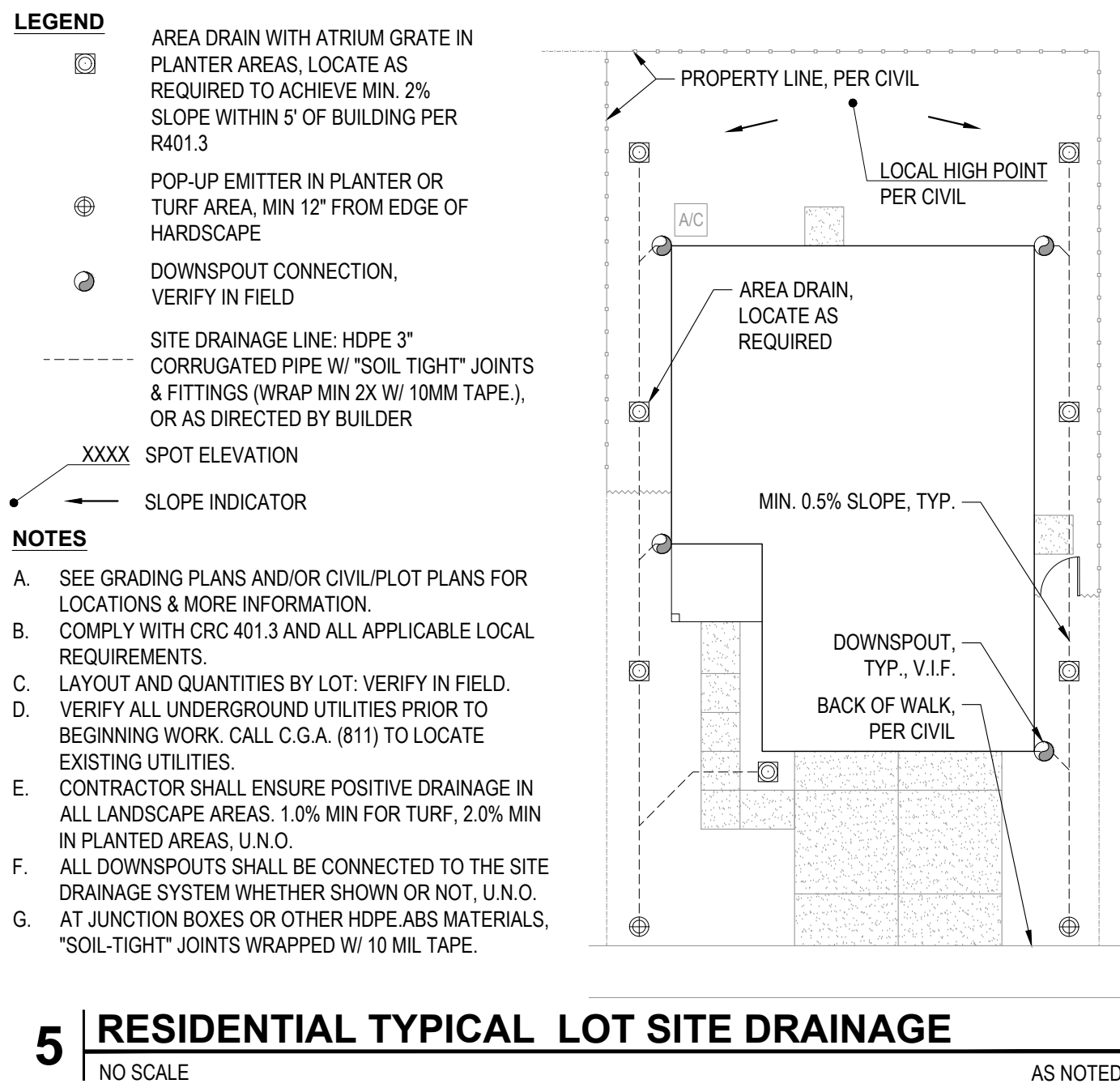
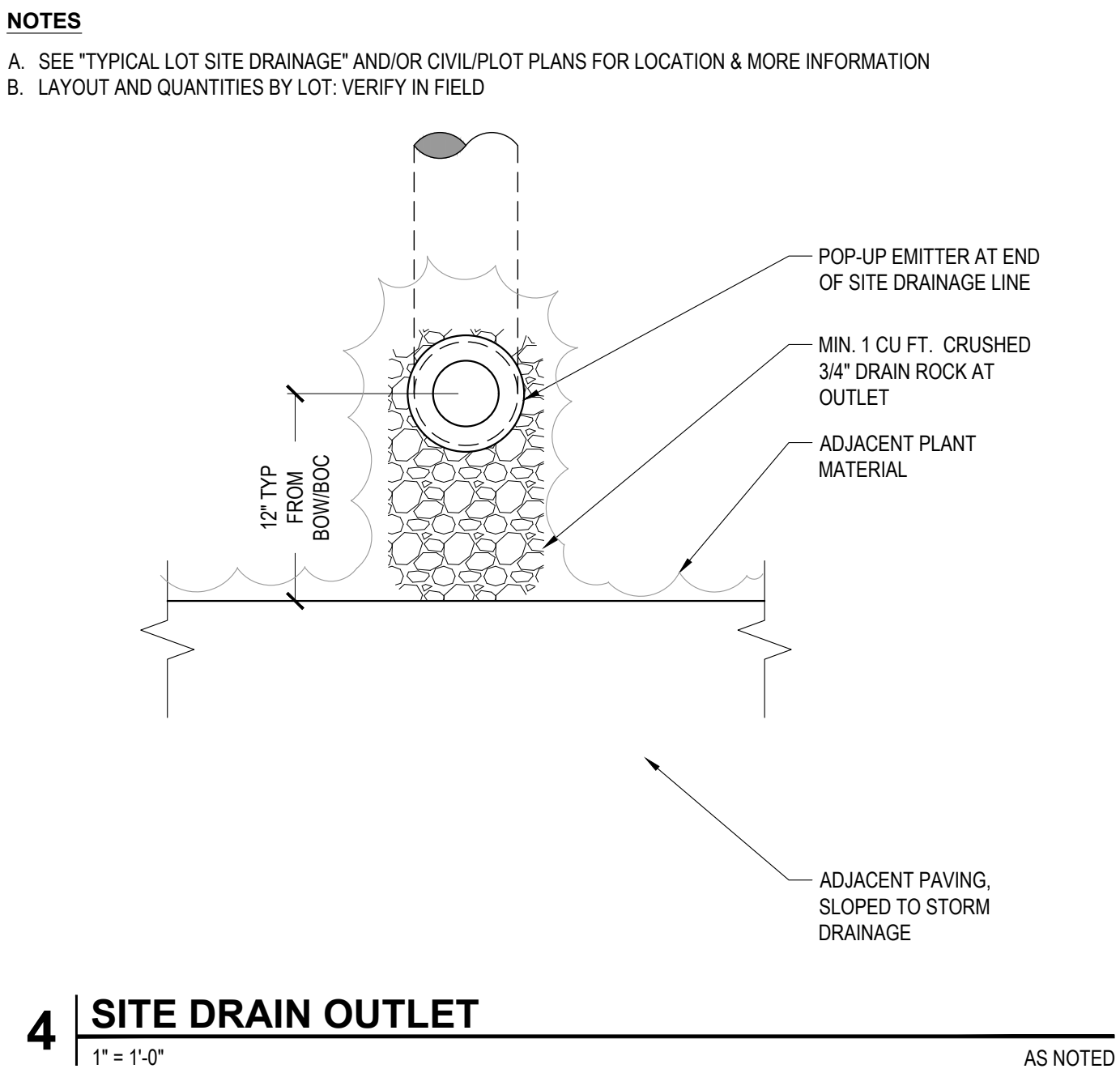
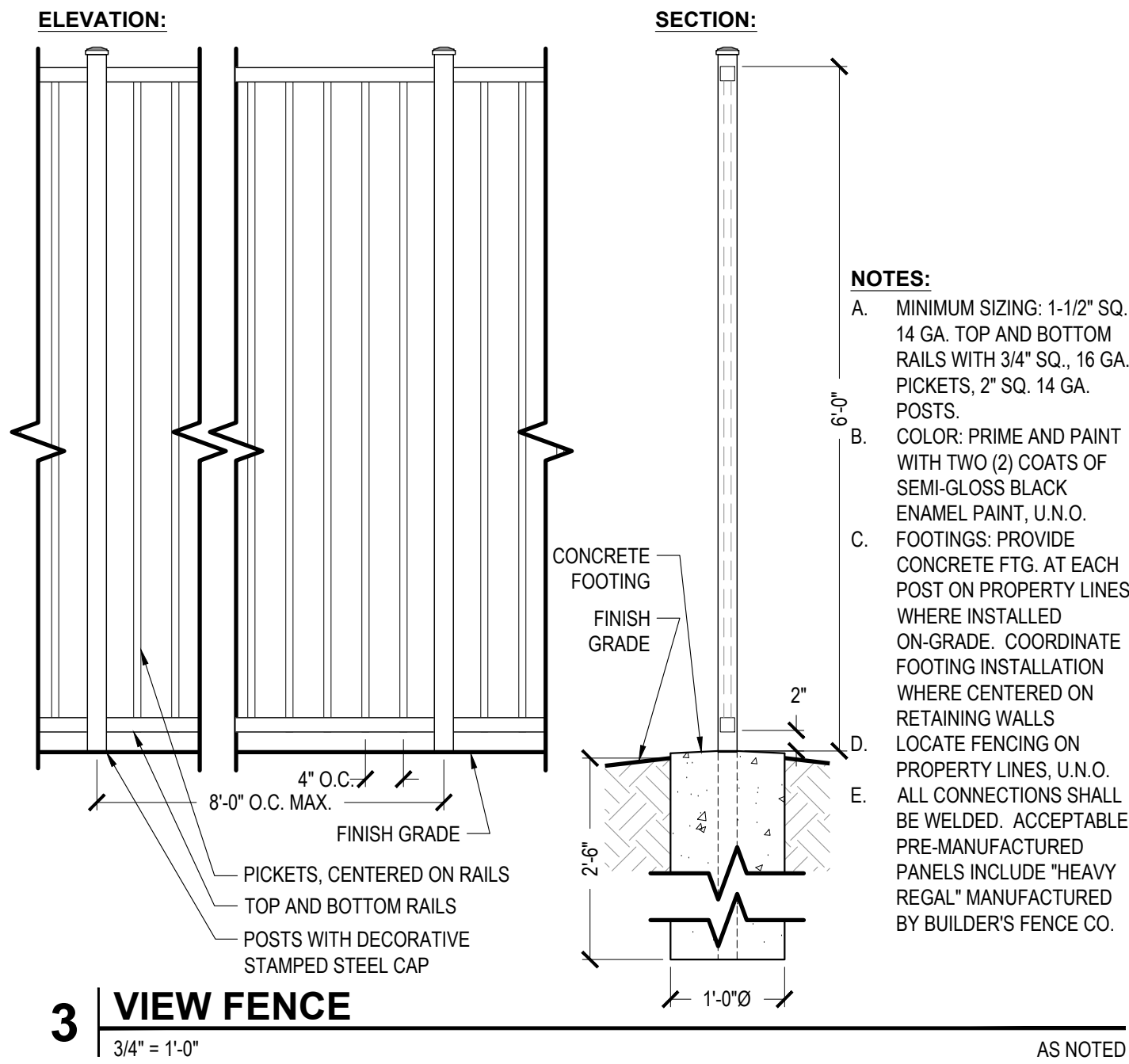
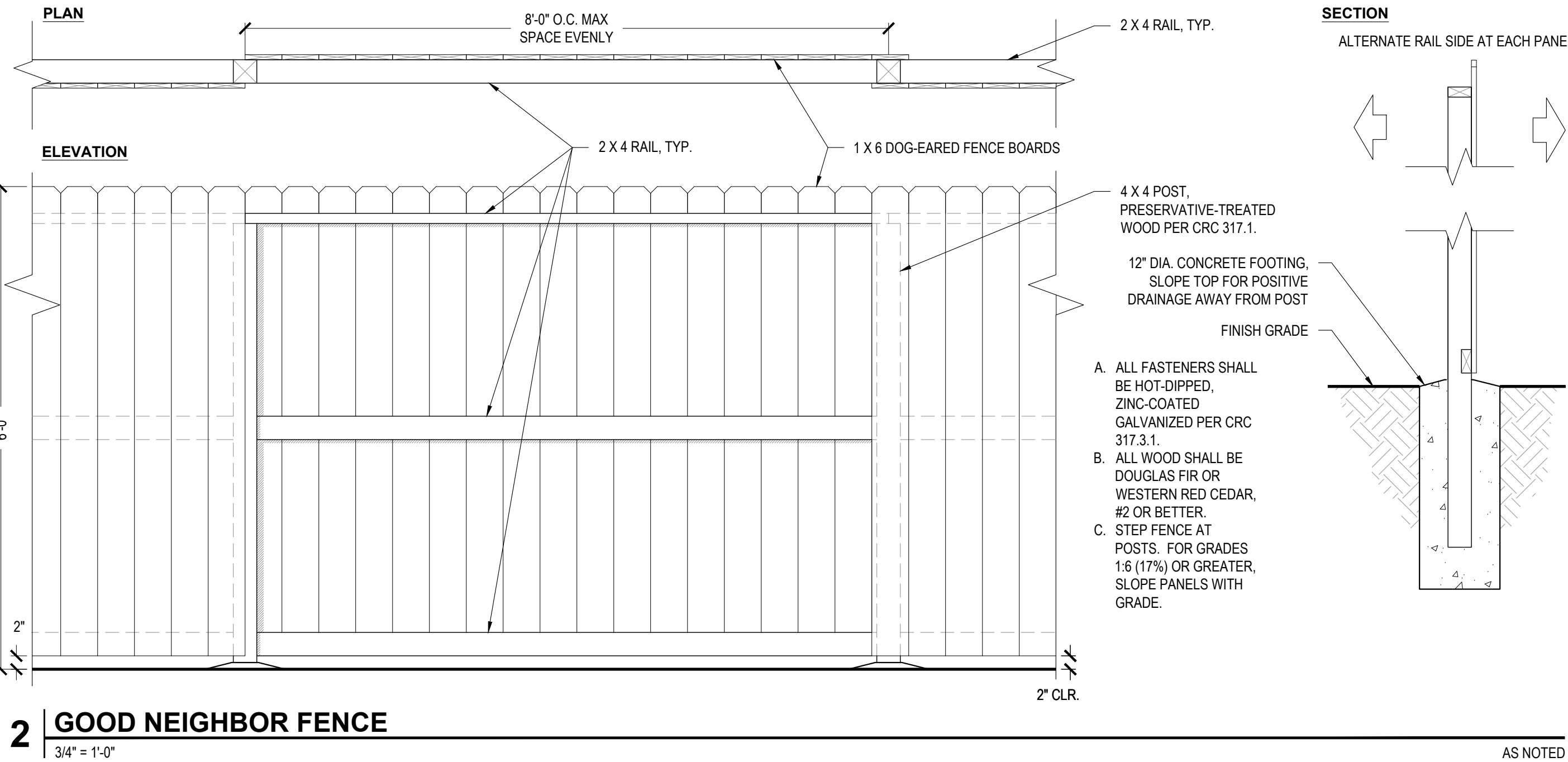
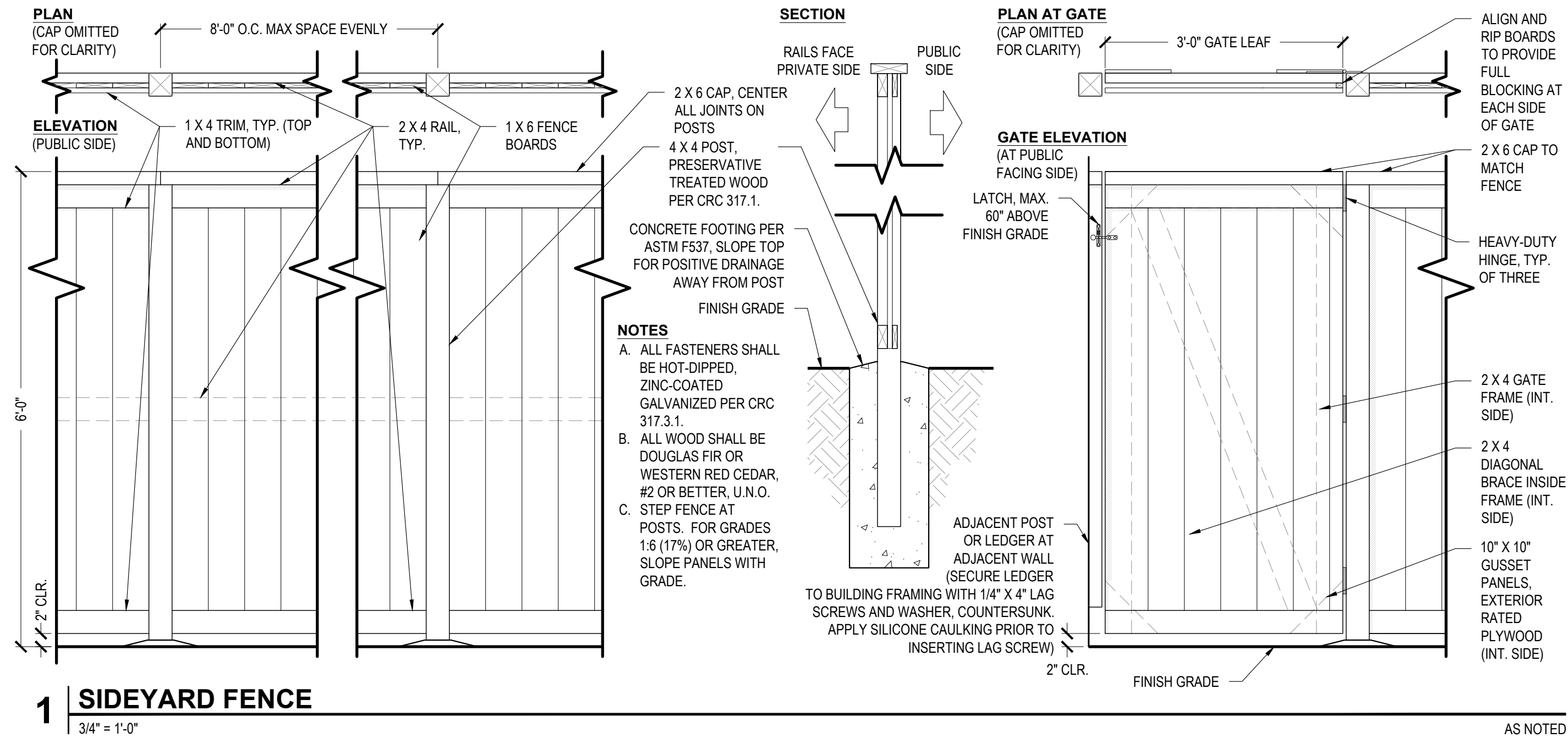
DATE
FEBRUARY 19, 2025

REVISIONS:

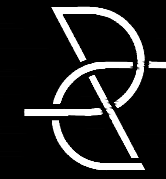


CS

DRAWINGS IN SET: 10



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TYPICAL LANDSCAPE IMPROVEMENT PLANS FOR

WILLOW AT ARISTA

RANCHO CORDOVA,
CALIFORNIA
BY WOODSIDE HOMES

KEYMAP:

CONSTRUCTION DETAILS

DRAWN BY:

JAB

CHECKED BY:

DWC

JOB NO.

24077D

DATE

FEBRUARY 19, 2025

REVISIONS:



DATE SIGNED: 02/19/25

L1.1

DRAWINGS IN SET:

10



IRRIGATION NOTES

- SITE ACCEPTANCE:** THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
- UNDERGROUND UTILITIES:** THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTORY OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
- QUANTITIES:** (IF SHOWN) FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM, WITH EVEN AND HEAD-TO-HEAD COVERAGE OF ALL IRRIGATED AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. AREAS SHOWN ARE REPRESENTATIVE OF FINAL LOTS. CONTRACTOR SHALL VERIFY ALL LOT SIZES PRIOR TO SUBMITTING A BID.
- DIAGRAMMATIC PLANS:** THESE PLANS ARE DIAGRAMMATIC IN NATURE, AND ARE NOT INTENDED TO SHOW EVERY FITTING OR EXACT PIPING LAYOUT. IN MANY CASES, THE MAINLINE AND LATERALS ARE SHOWN IN WALKWAYS OR PAVED AREAS. IRRIGATION EQUIPMENT AND PIPING SHALL BE INSTALLED IN PLANTED AREAS ONLY, UNLESS SPECIFICALLY NOTED OTHERWISE. MAINLINE SHALL BE INSTALLED AS CLOSELY AS POSSIBLE TO BACK OF WALK OR CURB, BUT IN NO CASE GREATER THAN 18" AWAY.
- FIELD CONDITIONS:** THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN EXISTING WORK, OBSTRUCTIONS, SITE CONDITIONS, GRADE DIFFERENCES, OR OTHER ASPECTS ARE APPARENT IN THE FIELD THAT AFFECT INSTALLATION OF THE IRRIGATION SYSTEM. IN THE EVENT THAT DISCREPANCIES ARE FOUND, INFORM THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING. IF WRITTEN NOTICE IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE IRRIGATION SYSTEM, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MAY BE REQUIRED.
- FIELD ADJUSTMENTS:** ARE REQUIRED TO OBTAIN OPTIMUM EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ADJUSTMENTS AS REQUIRED TO MINIMIZE OR ELIMINATE OVERSPRAY AND RUNOFF, AND TO MAXIMIZE DISTRIBUTION UNIFORMITY. ADJUSTMENTS INCLUDE BUT ARE NOT LIMITED TO: NOZZLE SELECTION, INSTALLATION OF IN-LINE OR IN-HEAD CHECK VALVES TO ELIMINATE LOW-HEAD DRAINAGE AND PONDING, AND ADJUSTMENT OF HEAD SPACING OR HEAD LAYOUT TO ACCOMMODATE IN-FIELD OBSTRUCTIONS OR CONDITIONS.
- POINT OF CONNECTION:** FIELD LOCATE PREVIOUSLY-INSTALLED EXTERIOR TEE AND STUB NEAR THE LOCATION SHOWN ON THE PLANS. INSTALL SHUTOFF VALVE ABOVE GRADE AND EXTEND MAIN TO VALVES. THE CONTRACTOR SHALL VERIFY A MINIMUM OF 35 PSI (STATIC) AND A MINIMUM FLOW OF 12 GPM IS AVAILABLE AT THE POINT OF CONNECTION. IN THE EVENT THIS PRESSURE IS NOT AVAILABLE, IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING. IF WRITTEN NOTICE IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE IRRIGATION SYSTEM DESIGN, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MAY BE REQUIRED.
- NEW MATERIALS:** ALL EQUIPMENT AND PIPING SHALL BE NEW. CONFORM TO ALL MANUFACTURER'S HANDLING AND INSTALLATION REQUIREMENTS.
- PIPE SIZING:** PIPE SIZES AS SHOWN ON PLAN INCLUDE THE LARGEST PIPE DIAMETER IN EACH ZONE, AND THEN PIPE DIAMETER AT REDUCTIONS ONLY. IF NO PIPE SIZE IS SHOWN, PIPE SHALL BE THE SAME DIAMETER AS THE NEXT UPSTREAM SIZE LABELED. SMALLEST PIPE SIZE IS 3/4". IN NO CASE SHALL THE VELOCITY OF WATER THROUGH IRRIGATION LATERALS EXCEED 5 FPS UNLESS SPECIFICALLY NOTED OTHERWISE.
- IRRIGATION SCHEDULE:** IS PROVIDED AS A GUIDELINE ONLY. THE CONTRACTOR SHALL OBSERVE EXISTING AND INSTALLED CONDITIONS, AND SHALL ADJUST THE CONTROLLER SCHEDULE ACCORDING TO ACTUAL FIELD CONDITIONS, USING THE PROVIDED SCHEDULE AS A BASELINE. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL PLANTED AREAS RECEIVE ADEQUATE MOISTURE, WITHOUT OVERWATERING. THIS INCLUDES MANUAL WATERING AS REQUIRED. DEPENDING ON SEASON, CONTRACTOR MAY ANTICIPATE ADJUSTING IRRIGATION SCHEDULE BY UP TO 50% DURING PLANT ESTABLISHMENT PERIOD. ALL OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN THE HOURS OF 8PM AND 10AM (OR AS PER LOCAL REQUIREMENTS).
- CONTROL WIRING (SINGLE FAMILY RESIDENTIAL ONLY):** CONTROL WIRING SHALL BE MINIMUM 18 AWG FOR MULTI-STRAND JACKETED DIRECT BURIAL WIRE. COMMON WIRE INSULATION SHALL BE WHITE. BUNDLED WIRE SHALL BE SIZED TO INCLUDE INCLUDE TWO SPARE CONDUCTORS.

TYPICAL STREET

ADJACENT STREET

IRRIGATION KEYNOTES

- LOCATE POINT-OF-CONNECTION IN FIELD. EQUIPMENT SHOWN IN HOUSE FOR PLAN CLARITY ONLY.
- STUB MAINLINE FOR FUTURE EXPANSION
- LOCATE CONTROLLER AS DIRECTED BY BUILDER. COORDINATE WITH BUILDER FOR ALL REQUIRED PENETRATIONS AND 120V POWER.
- COORDINATE WITH OTHER TRADES FOR ALL SLEEVING, ETC. IRRIGATION CONTROL WIRING SHALL BE SLEEVED (SEPARATELY FROM IRRIGATION PIPING) WHEN UNDER PAVING. INSTALL SLEEVES/PROVISIONS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM TO REAR YARD.
- LOCATE ET-SENSOR IN FULL SUN AND PER MANUFACTURER'S REQUIREMENTS. VERIFY COMMUNICATION AND CORRECT OPERATION WITH CONTROLLER
- WHERE MULTIPLE DRIP ZONES ARE ASSIGNED TO A SIMILAR AREA, CONTRACTOR SHALL SEPARATE BY EXPOSURE OR SLOPE (FOR EXAMPLE, PLANTS WITH SOUTH AND/OR WEST EXPOSURE SHALL BE IRRIGATED BY ONE VALVE, AND PLANTS WITH EAST AND/OR NORTH EXPOSURE SHALL BE IRRIGATED BY ANOTHER VALVE).

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

SIGNED *[Signature]* 02/19/25
DATE



Know what's below.
Call before you dig.

0' 8' 16'
1/8" = 1'-0"

SEE SHEET L2.2 FOR
IRRIGATION LEGEND & CALCS,
AND L2.3 FOR DETAILS



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California 95825
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TYPICAL
LANDSCAPE
IMPROVEMENT
PLANS FOR

WILLOW AT
ARISTA

RANCHO CORDOVA,
CALIFORNIA
BY WOODSIDE HOMES

KEYMAP:

IRRIGATION PLAN

DRAWN BY:

JAB

CHECKED BY:

DWC

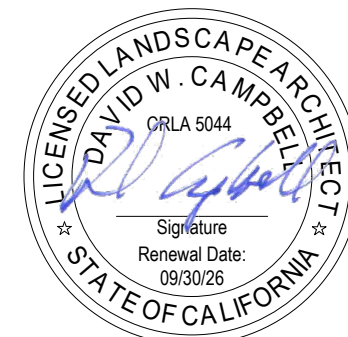
JOB NO.

24077D

DATE

FEBRUARY 19, 2025

REVISIONS:



DATE SIGNED: 02/19/25

L2.1

DRAWINGS IN SET:

10

IRRIGATION SCHEDULE

Recommended Irrigation Schedule
Site DescriptionWoodside - Willow at Arista Production Typicals

Project: 24077D
Date: 2/18/2025

Reference data

Nearest data location: Sacramento

Reference Eto (in./mo.)
Historical average precipitation
Effective precip (hist. ave. - 0.2" + 75%)
Base required irrigation (in./mo.)

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1.00	1.80	3.20	4.70	6.40	7.70	8.40	7.20	5.40	3.70	1.70	0.90
3.75	3.27	2.39	1.48	0.46	0.13	0.03	0.06	0.21	0.92	2.03	3.19
2.66	2.30	1.64	0.96	0.20	0.00	0.00	0.00	0.01	0.54	1.37	2.24
0.00	0.00	1.56	3.74	6.21	7.70	8.40	7.20	5.39	3.16	0.33	0.00

Hydrozone Information Table

Hydrozone data summary

Zone	Description	Ks	Kd	Kmc	KL	Ir Type	IE	PR	Soil Type	BIR	AW	RZ	PAW	MAD	AD	HA (sqft)	% of landscape area
X1	Drip, Front	0.3	1.0	1.0	0.35	DripEmtr	0.88	0.43	Clay Loam	0.2	0.18	18	3.24	50%	1.62	411	31%
X2	Drip, Sideyard (Corner Lot Only)	0.3	1.0	1.0	0.35	DripEmtr	0.88	0.43	Clay Loam	0.2	0.18	8	1.44	50%	0.72	917	69%
Total:																1328	100%

Controller Schedule by Zone

Zone	Description	Temp?	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
X1	Drip, Front	N	0	0	1	1	1	1	1	1	1	1	1	0
	Ir. Days / Wk		0	0	1	1	1	1	1	1	1	1	1	0
	Cycles / Day		0	0	1	2	3	4	4	4	3	2	1	0
X2	Drip, Front	N	0	0	20	25	26	25	27	23	24	20	5	0
	Max. Minutes / Cycle		0	0	20	25	26	25	27	23	24	20	5	0
	Min. / Cycle		0	0	20	25	26	25	27	23	24	20	5	0

IRRIGATION LEGEND

SYMBOL

MANUFACTURER/MODEL/DESCRIPTION

PSI

DRIp CONTROL KIT
HUNTER ACZ-075-40 DRIp CONTROL KIT FEATURING A 3/4" PGV-ASV VALVE, WITH 3/4" HY075 FILTER SYSTEM, AND 40PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.

DRIp RING
HUNTER HDL-06-18-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. INSTALL WITH HUNTER PLD BARBED FITTINGS.

AREA TO RECEIVE DRIp EMITTERS
HUNTER HE-8 OR EQUAL
PRESSURE COMPENSATING (PC) POINT SOURCE DRIp EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING. PC RANGE 15-50 PSI. OPTIONAL DIFFUSER CAP (HE)

SHUT-OFF VALVE
NIBCO T-113 OR EQUAL: CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3". INSTALL ABOVE GRADE ON COPPER RISER FROM EXTERIOR HOSE BIB, UPSTREAM OF VALVE MANIFOLD.

CONTROLLER (HOMEOWNER-6-STATION)
HUNTER XC-600I: 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, INDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC. PROVIDE BID ALTERNATE FOR HUNTER HC WIFI ENABLED CONTROLLER, OMITTING WEATHER SENSOR.

HUNTER WSS-SEN
WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE AND ACC CONTROLLERS, INSTALL AS NOTED. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT REQUIRED/INCLUDED.

CAP FOR FUTURE USE
CAP AT THE MAINLINE OR LATERAL LINE FOR FUTURE USE.

POINT OF CONNECTION 1"
FIELD LOCATE EXISTING EXTERIOR HOSE BIB, INSTALL COPPER TEE AND MAINLINE TO BELOW GRADE

IRRIGATION LATERAL LINE: PVC SCHEDULE 40
PVC 1120 SCH. 40, SIZE 3/4" THROUGH 2", BELL END, SOLVENT WELD.

IRRIGATION MAINLINE: PVC SCHEDULE 40
PVC 1120 SCH. 40, MIN. SIZE 1" (U.N.O.) THROUGH 2", BELL END, SOLVENT WELD.

PIPE SLEEVE: PVC SCHEDULE 40
PVC 1120 SCH. 40, SEPARATE SLEEVES FOR EACH LINE, TWICE THE DIAMETER OF THE LINE BEING SLEEVED.

Valve Callout
Valve Number
Valve Flow
Valve Size

WATER USE CALCULATIONS

Water Efficient Landscape Worksheet
Woodside - Willow at Arista TYP

Plan 1 (1123) Inline

Project: 24077D
Date: 2/18/2025

Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
Drip, Front	0.35	DripEmtr	0.81	0.43	358	155	5,042
Totals					358	155	

Nearest Data Location: Sacramento

Reference Eto: 51.9

Reference ETAF: 0.55

Estimated Total Water Use (ETWU)¹

Maximum Allowed Water Allowance (MAWA)²

5,042

6,336

ETAF Calculations/Regular Landscape

Total ETAF x Area

Total Area (sf)

Average ETAF

155

358

0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

ETAF Calculations/All Landscape

Total ETAF x Area

Total Area (sf)

Average ETAF

155

358

0.43

¹ETWU= Eto x 0.62 x ETAF x Area

²MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

**ETWU must be less than or equal to MAWA*

Water Efficient Landscape Worksheet
Woodside - Willow at Arista TYP

Plan 2 (1124) Inline

Project: 24077D
Date: 2/18/2025

Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
Drip, Front	0.35	DripEmtr	0.81	0.43	353	153	4,971
Totals					353	153	

Nearest Data Location: Sacramento

Reference Eto: 51.9

Reference ETAF: 0.55

Estimated Total Water Use (ETWU)¹

Maximum Allowed Water Allowance (MAWA)²

4,971

6,247

ETAF Calculations/Regular Landscape

Total ETAF x Area

Total Area (sf)

Average ETAF

153

353

0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

ETAF Calculations/All Landscape

Total ETAF x Area

Total Area (sf)

Average ETAF

153

353

0.43

¹ETWU= Eto x 0.62 x ETAF x Area

²MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

**ETWU must be less than or equal to MAWA*

Water Efficient Landscape Worksheet
Woodside - Willow at Arista TYP

Plan 3 (1104) Inline

Project: 24077D
Date: 2/18/2025

Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
Drip, Front	0.35	DripEmtr	0.81	0.43	462	200	6,507
Totals					462	200	

Nearest Data Location: Sacramento

Reference Eto: 51.9

Reference ETAF: 0.55

Estimated Total Water Use (ETWU)¹

Maximum Allowed Water Allowance (MAWA)²

6,507

8,176

ETAF Calculations/Regular Landscape

Total ETAF x Area

Total Area (sf)

Average ETAF

200

462

0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

ETAF Calculations/All Landscape

Total ETAF x Area

Total Area (sf)

Average ETAF

200

462

0.43

¹ETWU= Eto x 0.62 x ETAF x Area

²MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

**ETWU must be less than or equal to MAWA*

Water Efficient Landscape Worksheet
Woodside - Willow at Arista TYP

Plan 4 (1125) Inline

Project: 24077D
Date: 2/18/2025

Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
Drip, Front	0.35	DripEmtr	0.81	0.43	276	119	3,887
Totals					276	119	

Nearest Data Location: Sacramento

Reference Eto: 51.9

Reference ETAF: 0.55

Estimated Total Water Use (ETWU)¹

Maximum Allowed Water Allowance (MAWA)²

3,887

4,885

ETAF Calculations/Regular Landscape

Total ETAF x Area

Total Area (sf)

Average ETAF

119

276

0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

ETAF Calculations/All Landscape

Total ETAF x Area

Total Area (sf)

Average ETAF

119

276

0.43

¹ETWU= Eto x 0.62 x ETAF x Area

²MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

**ETWU must be less than or equal to MAWA*

Water Efficient Landscape Worksheet
Woodside - Willow at Arista TYP

Plan 4 (1125) Corner

Project: 24077D
Date: 2/18/2025

Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
Drip, Front	0.35	DripEmtr	0.81	0.43	602	260	8,478
Drip, Sideyard	0.35	DripEmtr	0.81	0.43	917	396	12,915
Totals					1,519	656	

Nearest Data Location: Sacramento

Reference Eto: 51.9

Reference ETAF: 0.55

Estimated Total Water Use (ETWU)¹

Maximum Allowed Water Allowance (MAWA)²

21,393

26,883

ETAF Calculations/Regular Landscape

Total ETAF x Area

Total Area (sf)

Average ETAF

656

1,519

0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

ETAF Calculations/All Landscape

Total ETAF x Area

Total Area (sf)

Average ETAF

656

1,519

0.43

¹ETWU= Eto x 0.62 x ETAF x Area

²MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

**ETWU must be less than or equal to MAWA*

SEE SHEET L2.2 FOR
IRRIGATION LEGEND & CALCS,
AND L2.3 FOR DETAILS

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL
WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
AND APPLIED THEM FOR THE EFFICIENT USE OF
WATER IN THE LANDSCAPE AND IRRIGATION DESIGN
PLANS.

SIGNED 02/19/25
DATE



Roach & Campbell



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4409 CRLA 5044

TYPICAL
LANDSCAPE
IMPROVEMENT
PLANS FOR

WILLOW AT
ARISTA

RANCHO CORDOVA,
CALIFORNIA
BY WOODSIDE HOMES

KEYMAP:

IRRIGATION SUPPORT

DRAWN BY:

JAB

CHECKED BY:

DWC

JOB NO.

24077D

DATE

FEBRUARY 19, 2025

REVISIONS:



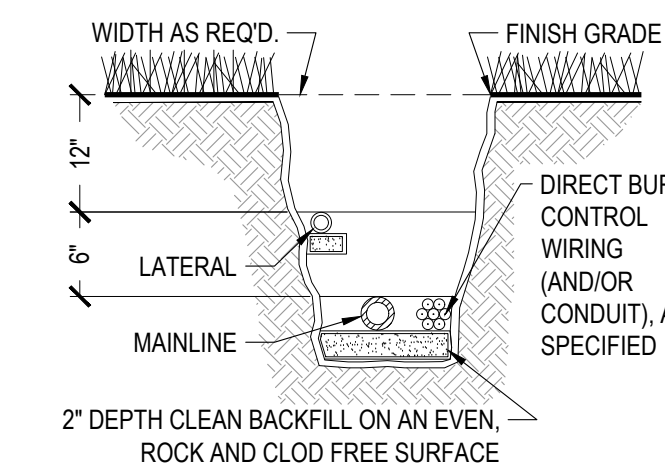
DATE SIGNED: 02/19/25

L2.2

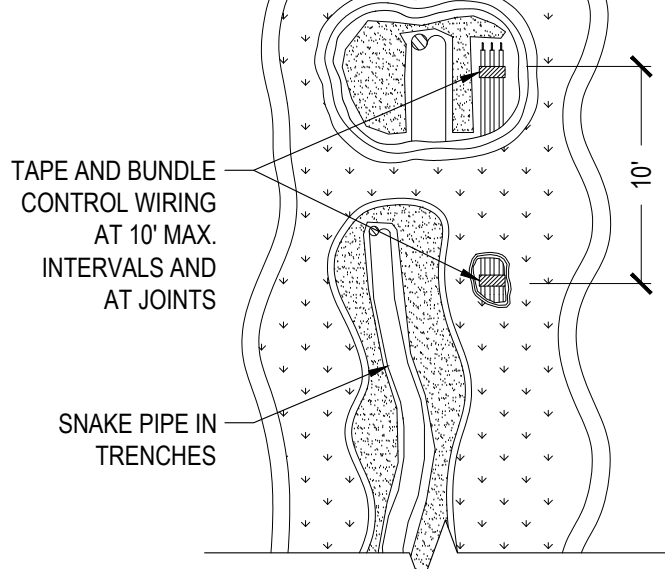
DRAWINGS IN SET:

10

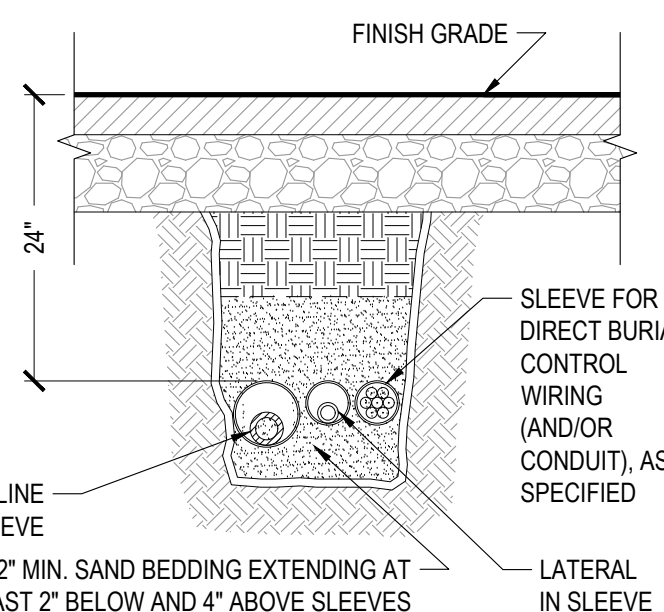
SECTION IN PLANTED AREAS



PLAN



SECTION IN PAVED AREAS



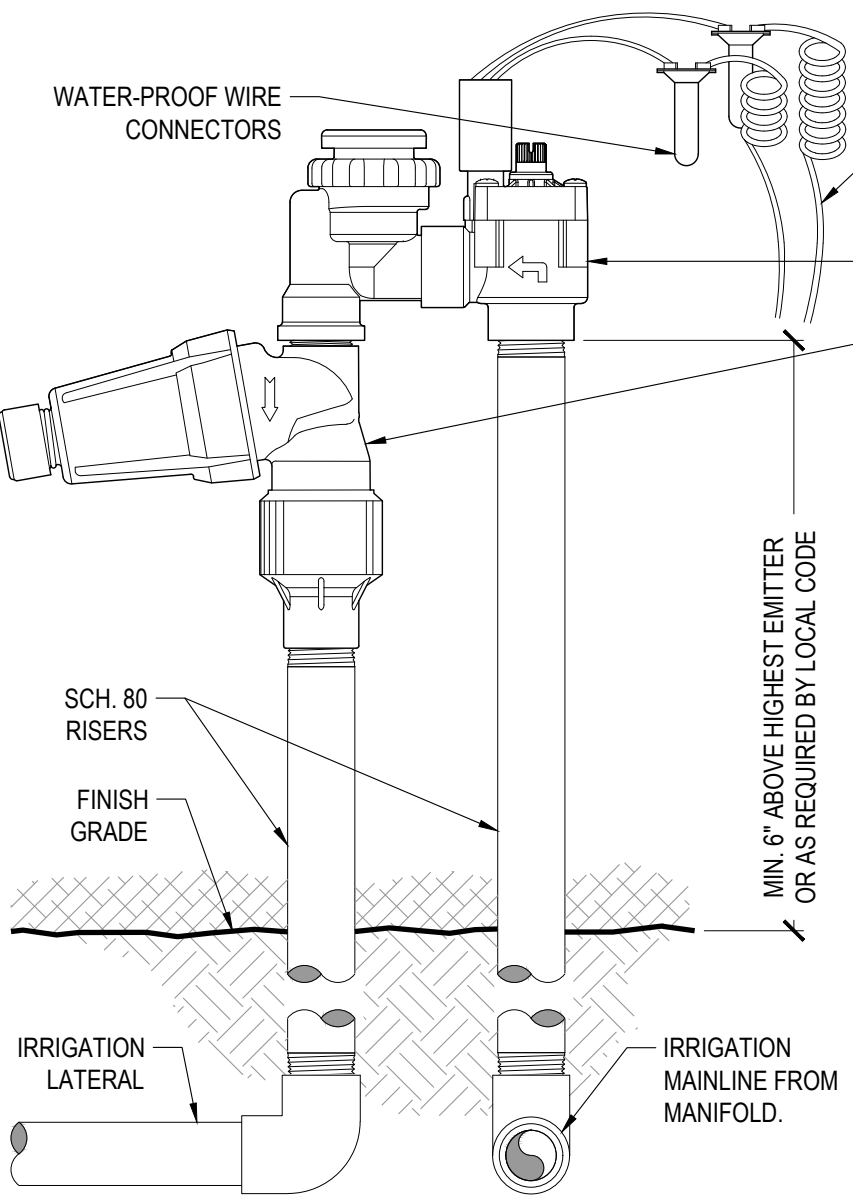
NOTES

1. INSTALL 24-VOLT CONTROL WIRING ADJACENT TO PRESSURE MAINLINE, MAX. 3-INCHES ABOVE AND TO THE SIDE OF MAINLINE.
2. PROVIDE EXPANSION LOOP IN WIRE BUNDLES AT ALL CHANGES IN DIRECTION (45° 90° CORNERS, ETC.)
3. PVC PIPE SHALL NOT BE BENT INSIDE TRENCH TO A POINT WHERE THERE IS STRESS ON GLUED FITTINGS.
4. NO STACKING OF PIPES ALLOWED, OR MORE THAN THREE PIPES IN CONJOINED TRENCHES.
5. COMPACT TRENCHES TO 85% IN PLANTED AREAS, 95% IN PAVED AREAS. SETTLEMENT SHALL BE EVIDENCE OF INSUFFICIENT COMPACTION AND SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER.
6. EXTEND SLEEVING MIN. 12" BEYOND PAVING
7. ONE LINE/PIPE PER SLEEVE, SEP. SLEEVE FOR WIRING

1 IRRIGATION TRENCHING

NO SCALE

AS NOTED

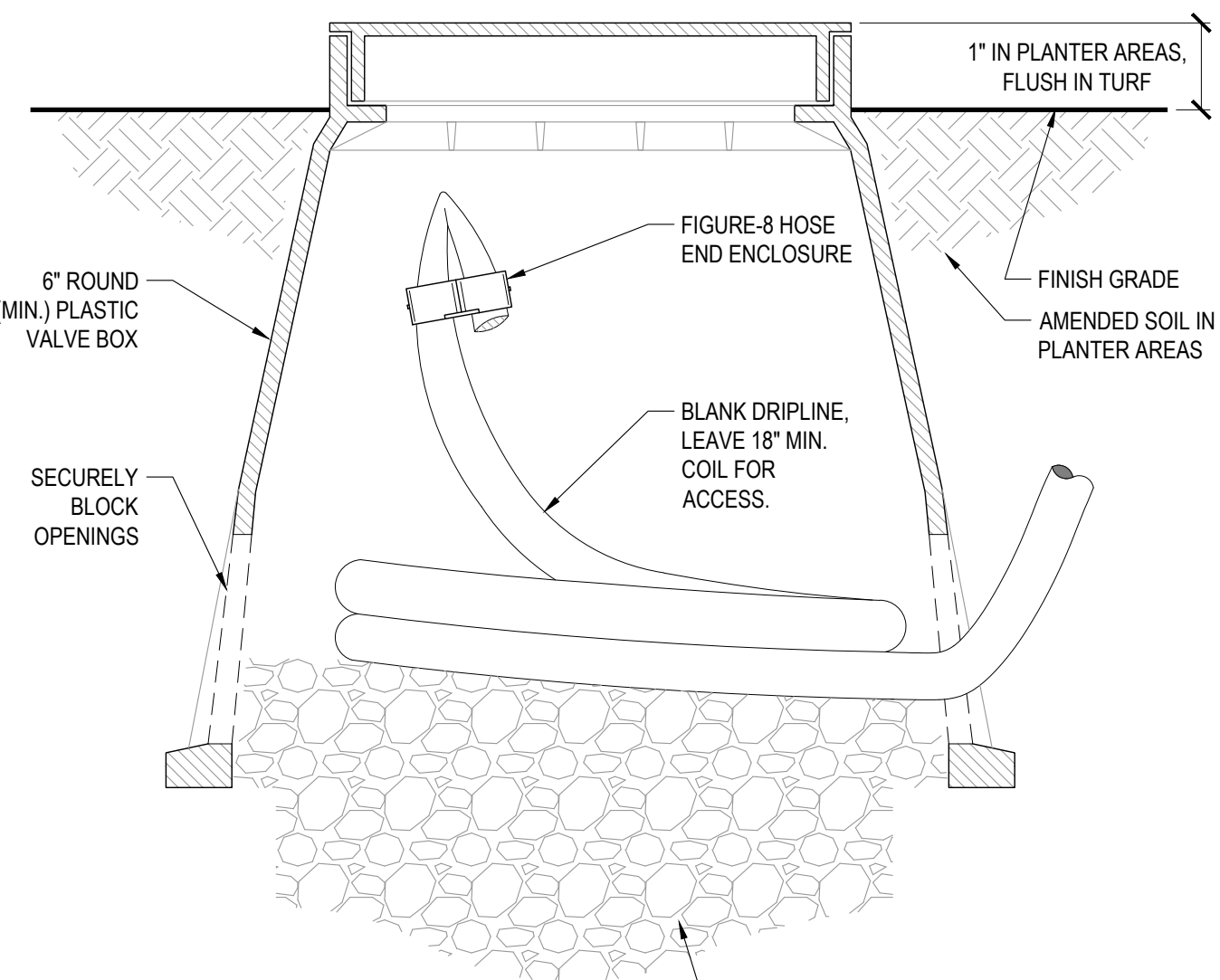


NOTES

- A. LOCATE VALVES IN PLANTING AREAS, ADJACENT WALLS OR VERTICAL WORK. ALIGN ALL VALVES, LEAVING ROOM FOR SERVICE INCLUDING FILTER REMOVAL.
- B. ALL THREADED CONNECTIONS SHALL RECEIVE 3 WRAPS TEFLON TAPE. ALL THREADED RISERS AND NIPPLES SHALL BE SCHEDULE 80.
- C. MINIMUM MAINLINE SIZE SHALL BE 1" FOR SYSTEMS WITH UP TO 12 GPM, AND 1-1/4" FOR SYSTEMS UP TO 22 GPM.
- D. RISER SIZE SHALL MATCH INLET SIZE. INSTALL VALVES ON MANIFOLD, MIN. 8" SEPARATION. ALL VALVES SHALL BE ON TEES, WITH THE MAINLINE EXTENDED MIN. 12" FROM THE LAST VALVE AND CAPPED FOR FUTURE EXPANSION.
- E.

5 REMOTE CONTROL VALVE: ANTI-SIPHON

NO SCALE

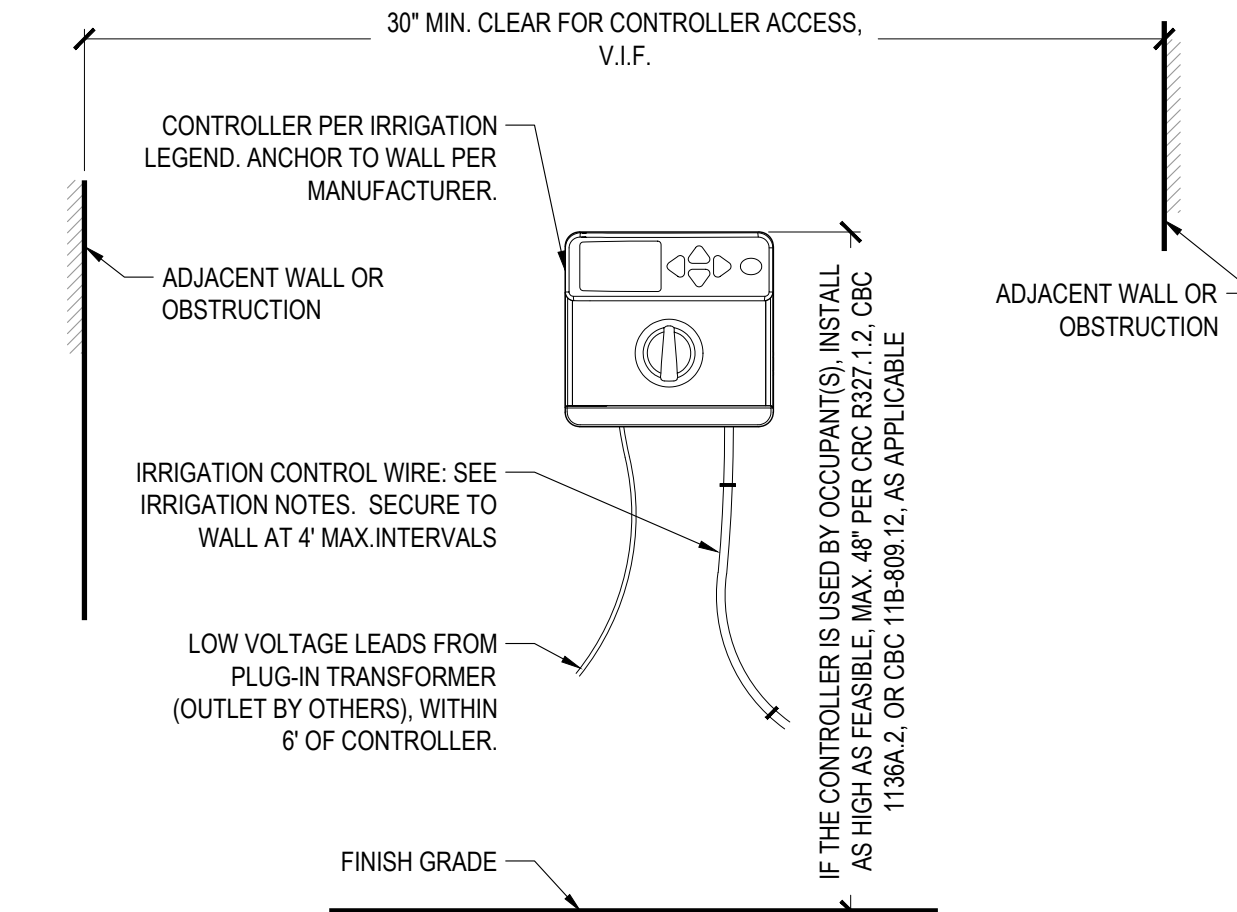


NOTES

- A. LOCATE FLUSH VALVE AT END OF EACH DISTRIBUTION TUBING RUN, WHETHER SHOWN ON PLAN OR NOT.

9 DRIPLINE: FLUSH VALVE

NO SCALE



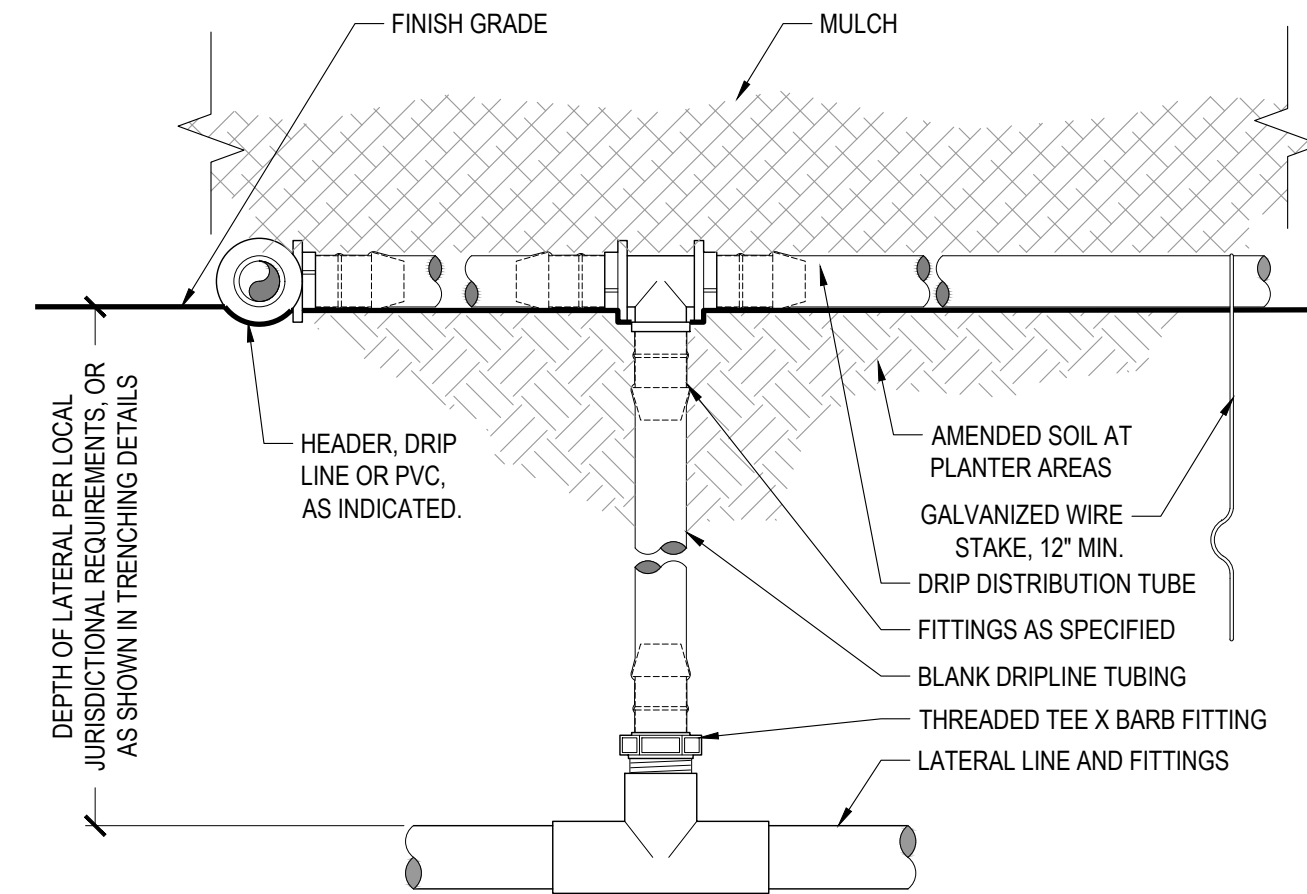
NOTES

- A. VERIFY CONTROLLER LOCATION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE POWER AND ROUTING OF IRRIGATION CONTROL WIRES WITH SUPERINTENDENT AND LOCAL INSPECTOR.
- B. ALL WIRING AND ATTACHMENT PER NEC AND APPLICABLE LOCAL REQUIREMENTS.
- C. TYPE OR NEATLY HAND-WRITE CONTROLLER STATION ASSIGNMENTS AND SCHEDULE ON MANUFACTURER-PROVIDED INFORMATION CARD OR ON SEPARATE SHEET ATTACHED TO CONTROLLER MANUAL. LEAVE ALL PRODUCT LITERATURE WITH CONTROLLER OR AS DIRECTED BY BUILDER.

2 IRRIGATION CONTROLLER: INTERIOR WALL MOUNT

NO SCALE

AS SHOWN

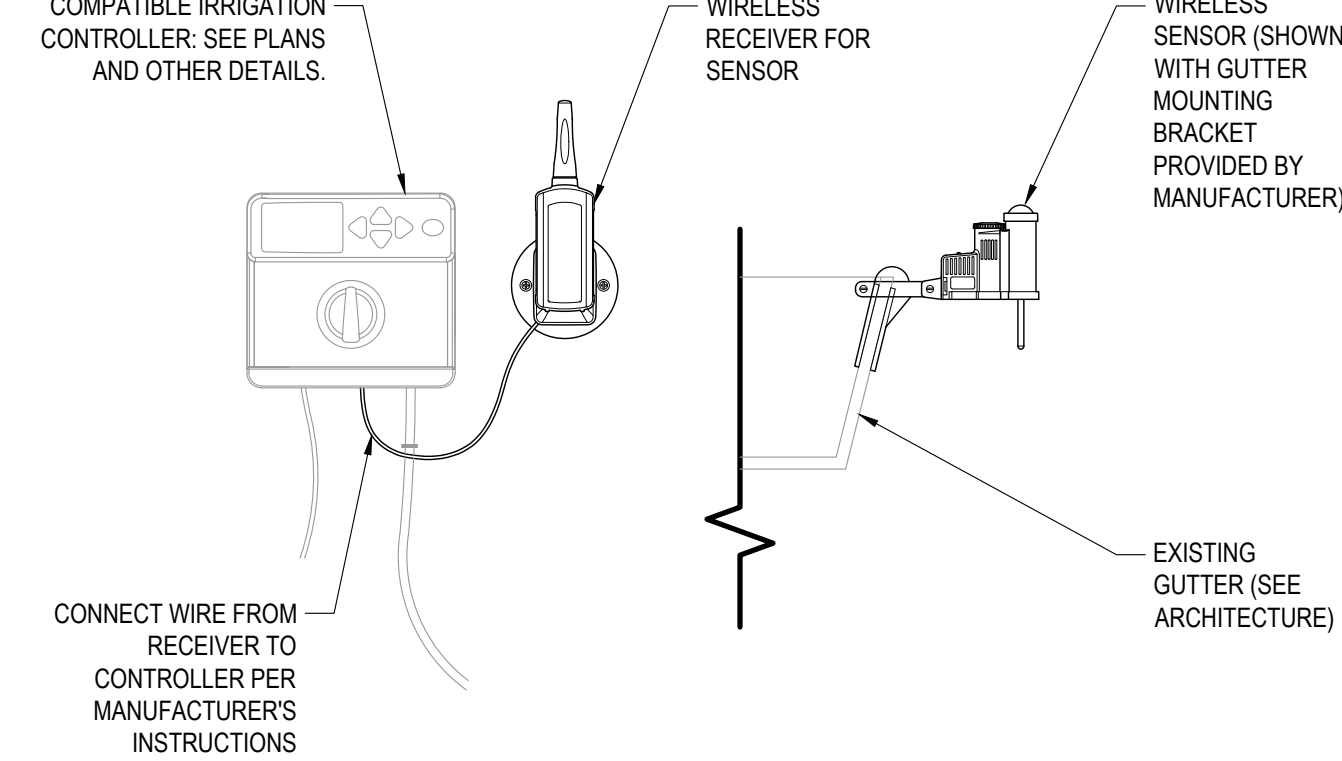


NOTES

- A. INSTALL PER MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- B. PLACE STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
- C. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

6 AT-GRADE DRIP: LATERAL CONNECTION

NO SCALE



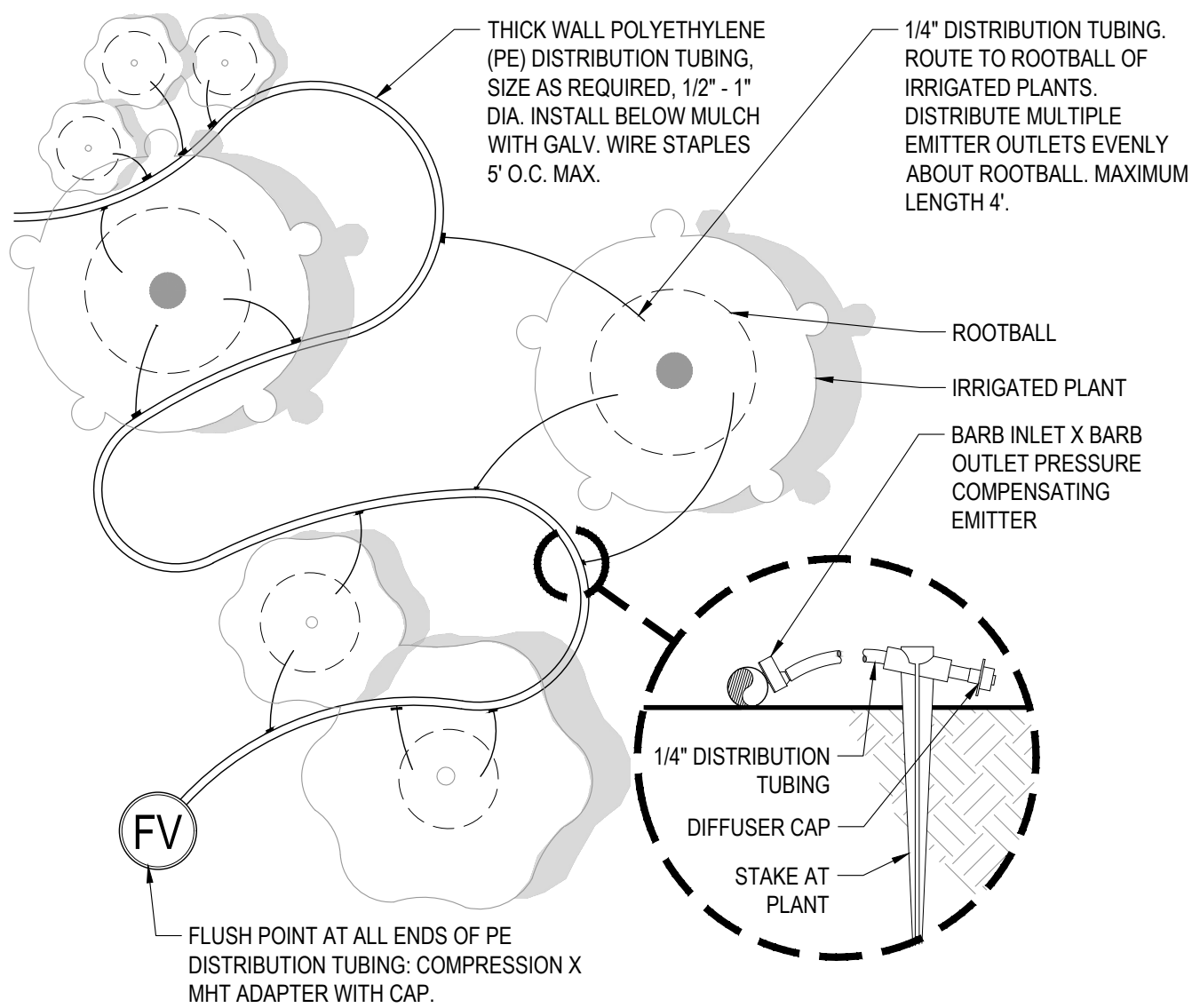
NOTES

- A. LOCATE SENSOR IN FULL SUN, PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
- B. ENSURE WIRELESS CONNECTION, COMMUNICATION, AND OPERATION WITH CONTROLLER.
- C. CONTRACTOR RESPONSIBLE FOR PROGRAMMING CONTROLLER TO AUTOMATICALLY ADJUST IRRIGATION SCHEDULING BASED ON SENSOR INPUT.
- D. PROVIDE PRODUCT LITERATURE AND MANUFACTURER'S WARRANTY TO OWNER AS DIRECTED BY BUILDER.

3 WEATHER SENSOR (WIRELESS)

NO SCALE

AS NOTED

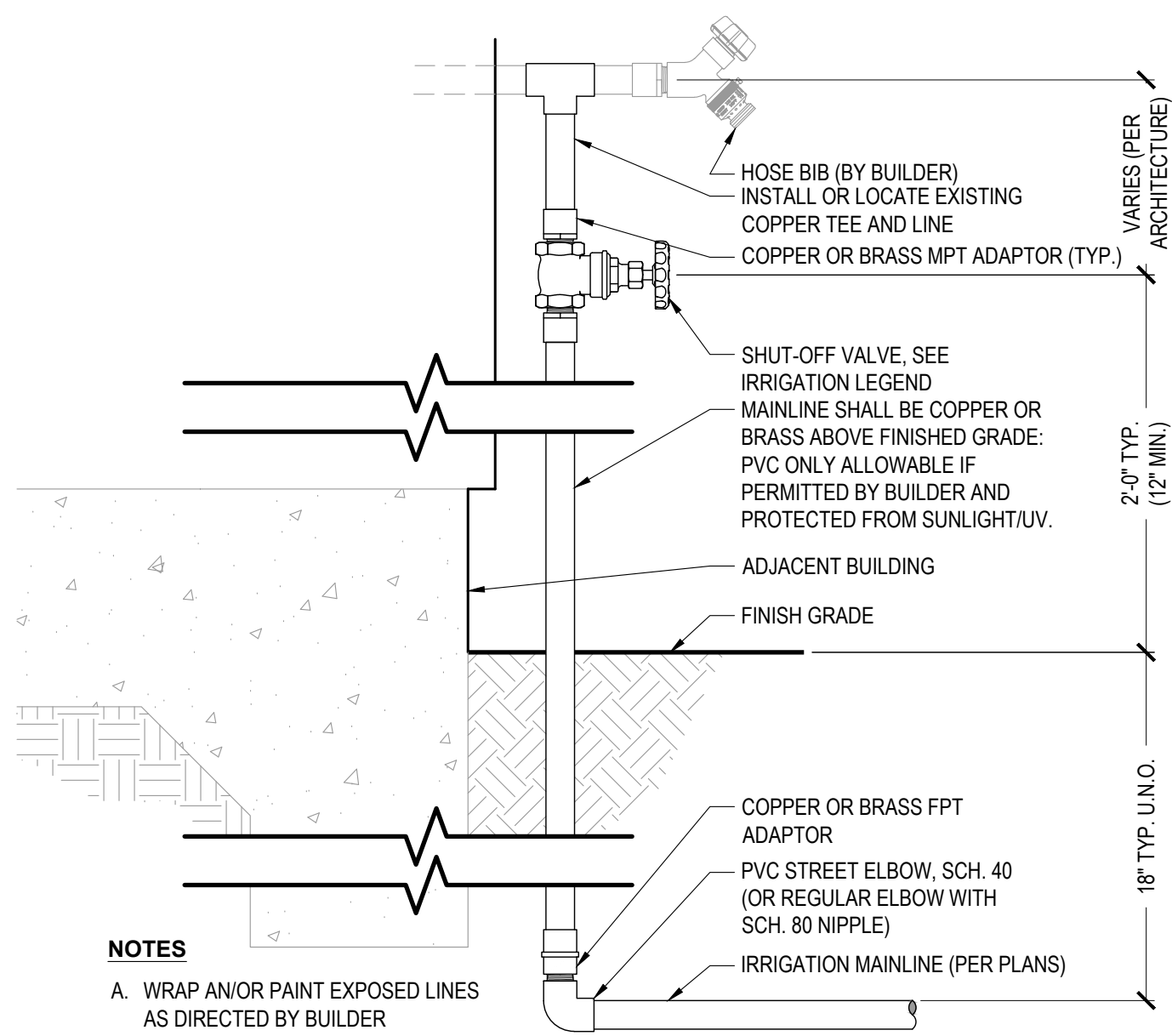


NOTES

- A. EQUALLY SPACE EMITTER OUTLETS AROUND ROOTBALL.
- B. REFER TO IRRIGATION LEGEND FOR QUANTITY AND FLOW OF EMITTERS

7 DRIP EMITTER LAYOUT

NO SCALE

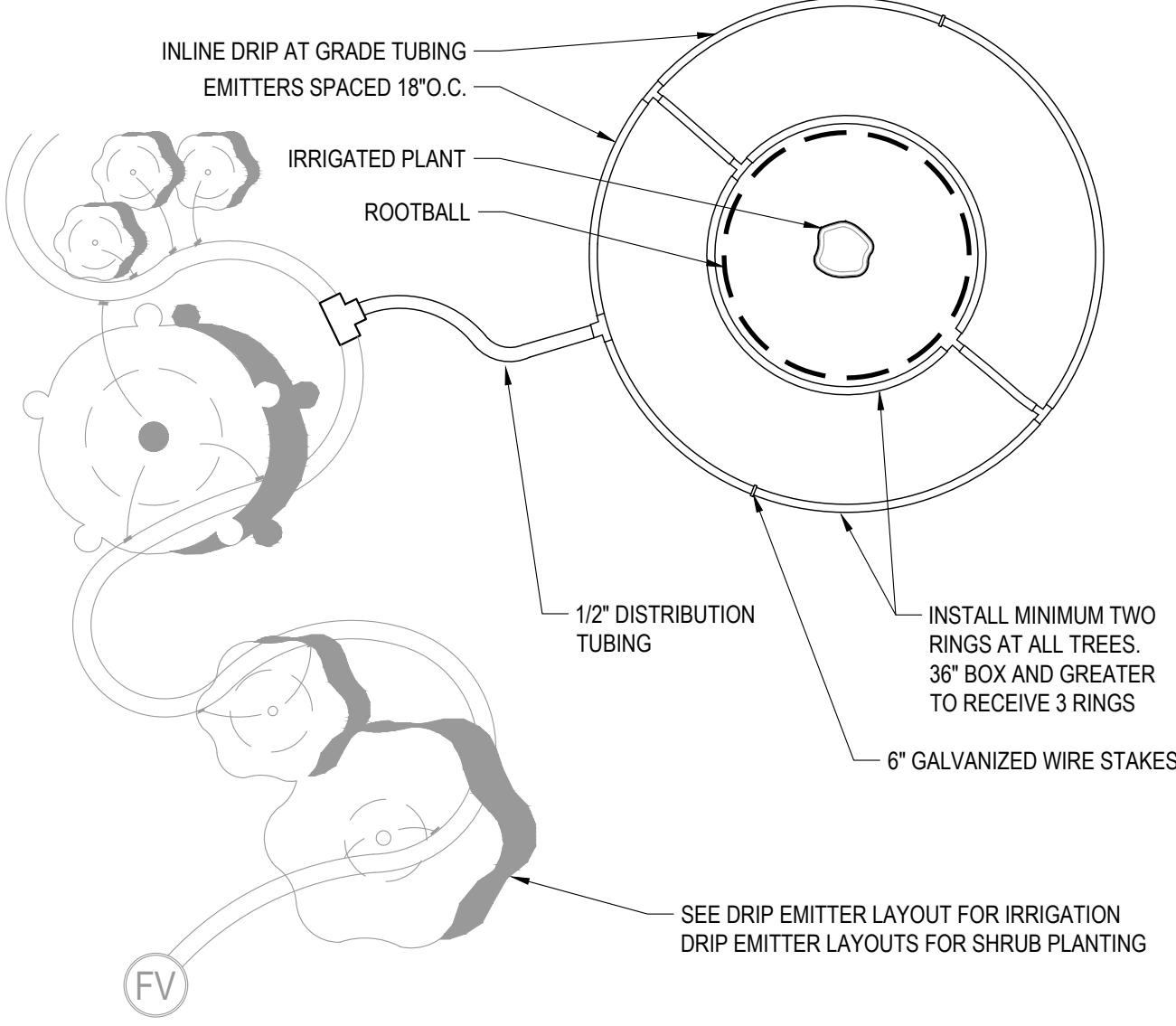


NOTES

- A. WRAP AN/OR PAINT EXPOSED LINES AS DIRECTED BY BUILDER

4 SHUTOFF VALVE AT HOSE BIB

NO SCALE



NOTES

- A. DETAIL APPLIES TO TREES WITHIN AREAS IRRIGATED BY INDIVIDUAL POINT-SOURCE DRIPPERS ONLY.
- B. PLACE TIE DOWN STAKES AT MAXIMUM ON CENTER SPACING OF THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.

8 INLINE DRIP AT TREES

NO SCALE



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TYPICAL
LANDSCAPE
IMPROVEMENT
PLANS FOR

WILLOW AT
ARISTA

RANCHO CORDOVA,
CALIFORNIA
BY WOODSIDE HOMES

KEYMAP:

PLANTING PLAN

DRAWN BY:

JAB

CHECKED BY:

DWC

JOB NO.

24077D

DATE

FEBRUARY 19, 2025

REVISIONS:

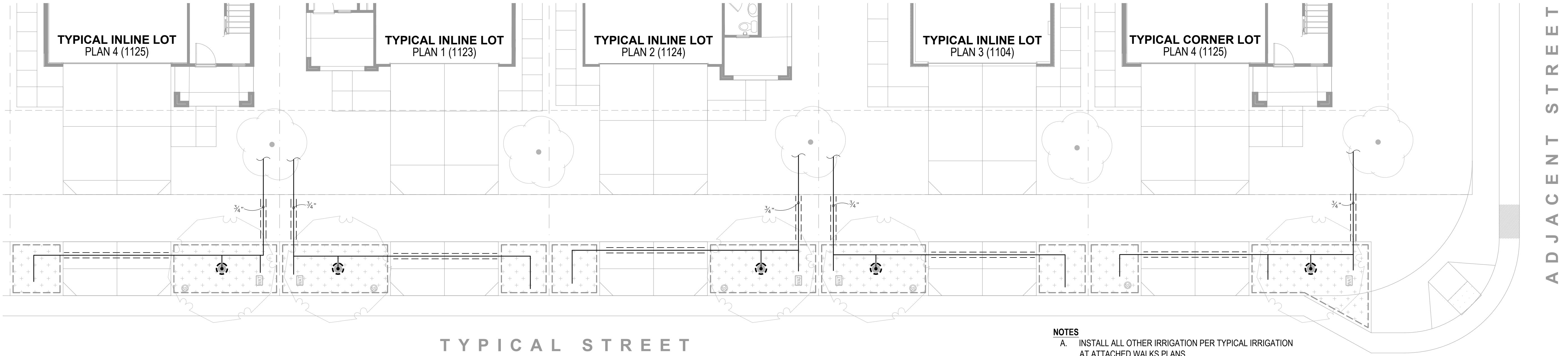


DATE SIGNED: 02/19/25

L2.3

DRAWINGS IN SET:

10



- NOTES**
- A. INSTALL ALL OTHER IRRIGATION PER TYPICAL IRRIGATION AT ATTACHED WALKS PLANS.
 - B. ALL PLANTING AREA IN PARKWAY STRIPS SHALL BE IRRIGATED BY SEPARATE VALVE.

1 | TYPICAL PLANTING AT DETACHED WALK (APPLIES TO LOTS 61-68, 414-429)

1" = 10'-0"

PLAN



Roach & Campbell



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**TYPICAL
LANDSCAPE
IMPROVEMENT
PLANS FOR**

**WILLOW AT
ARISTA**

**RANCHO CORDOVA,
CALIFORNIA
BY WOODSIDE HOMES**

KEYMAP:

PLANTING PLAN

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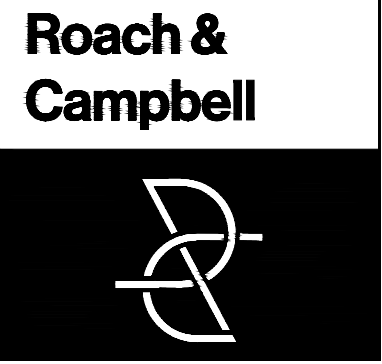
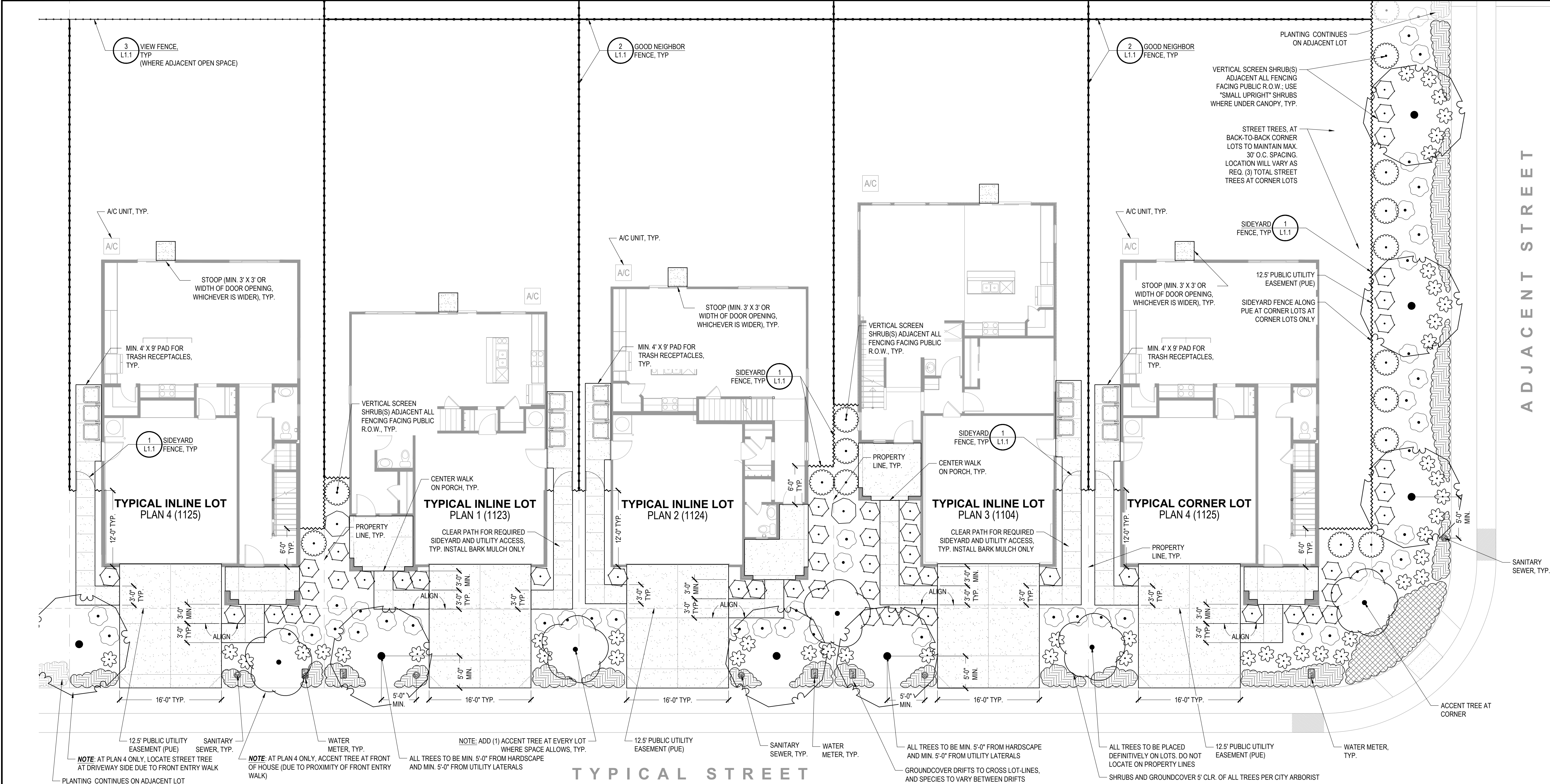


DATE SIGNED: 02/19/25

L2.4

DRAWINGS IN SET:

10



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TYPICAL LANDSCAPE IMPROVEMENT PLANS FOR

WILLOW AT ARISTA

RANCHO CORDOVA, CALIFORNIA BY WOODSIDE HOMES

KEYMAP:
[Redacted]

PLANTING PLAN

DRAWN BY:
JAB
CHECKED BY:
DWC
JOB NO.
24077D
DATE
FEBRUARY 19, 2025
REVISIONS:



DATE SIGNED: 02/19/25



Know what's below.
Call before you dig.

SEE SHEET L3.2 FOR PLANT
LEGEND AND NOTES, AND
L3.3-L3.4 FOR DETAILS

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL
WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
AND APPLIED THEM FOR THE EFFICIENT USE OF
WATER IN THE LANDSCAPE AND IRRIGATION DESIGN
PLANS.
SIGNED: [Signature] DATE: 02/19/25

0' 8' 16'
1/8" = 1'-0"

L3.1

DRAWINGS IN SET: 10

PLANT LEGEND

T1
SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, MIN. 4' FROM ALL PAVING, MIN. 5' FROM ALL UTILITIES.
ACER BUERGERIANUM / TRIDENT MAPLE 24" BOX, M
ARBUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD 24" BOX, L
WUCOLS (L), EVER. 20'- 30' H X 20'- 30' W AT MATURITY.
LAURUS NOBILIS 'SARATOGA' / SARATOGA SWEET BAY 24" BOX, L
WUCOLS (L), EVER. 25'-30' H X 25'-30' W AT MATURITY
PISTACIA CHINENSIS 'RED PUSH' / RED PUSH PISTACHE 24" BOX, L
WUCOLS (L), DECI. 30'- 60' H X 30'- 60' W AT MATURITY.
ULMUS PROPINQUA 'JFS-DIEBERGH' TM / EMERALD SUNSHINE ELM 24" BOX, M
WUCOLS (M), DECI. 25'- 40' H X 15'- 25' W AT MATURITY
ZELKOVA SERRATA 'JFS-KWY1' / CITY SPRITE® JAPANESE ZELKOVA 24" BOX, M
WUCOLS (M), DECI. 20'- 30' H X 15'- 25' W AT MATURITY.

T2
ACCENT TREES: SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS
ACER BUERGERIANUM / TRIDENT MAPLE 24" BOX, M
WUCOLS (M), 25-30' H. X 20-25' W. AT MATURITY.
ACER PALMATUM 'ATROPURPUREUM' / RED-LEAF JAPANESE MAPLE 24" BOX, M
WUCOLS (M), DECI. 'BLOODGOOD' OR AS AVAIL, NIE EXPOSURES ONLY, 5' - 20' H X 5' - 20' W AT MATURITY.
CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD 24" BOX, M
WUCOLS (M), DECI. 20'- 30' H X 20'- 30' W AT MATURITY.
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE 24" BOX, M
WUCOLS (M), DECI. 10'- 30' H X 10'- 30' W AT MATURITY.
MAGNOLIA GRANDIFLORA 'KAY PARRIS' / KAY PARRIS SOUTHERN MAGNOLIA 24" BOX, M
WUCOLS (M), EVER. 15'- 20' H X 8'- 10' W AT MATURITY.
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA 24" BOX, M
WUCOLS (M), EVER. 15'- 20' H X 10'- 15' W AT MATURITY.

S1
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.
ELAEOCARPUS DECIPIENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE 5 GAL., M
WUCOLS (M), 8'-10' H X 6'-8' W AT MATURITY
HETEROMELES ARBUTIFOLIA / TOYON 5 GAL., L
WUCOLS (L), 8'-10' H X 8'-10' W AT MATURITY, PRUNE TO KEEP 6' H X 5' W.
LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET 5 GAL., M
WUCOLS (M), 10' H X 6' W AT MATURITY, PRUNE TO KEEP 6' H X 5' W.
PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS 5 GAL., M
WUCOLS (M), 8'-10' H X 6'-8' W AT MATURITY, PRUNE TO KEEP 6' H X 5' W.
PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL 5 GAL., L
WUCOLS (L), 8'-10' H X 6'-8' W AT MATURITY, PRUNE TO KEEP 6' H X 5' W.

S2
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.
ARBUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE 5 GAL., L
WUCOLS (L), 4' H X 5'-6' W WITH OCCASIONAL PRUNING
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA 5 GAL., L
WUCOLS (L), S/W EXPOSURES, 4' H X 5'-6' W WITH OCCASIONAL PRUNING
GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA 5 GAL., L
WUCOLS (L), 4' H X 5'-6' W WITH OCCASIONAL PRUNING
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE 5 GAL., M
WUCOLS (M), S/W EXPOSURES, 4' H X 5'-6' W WITH OCCASIONAL PRUNING
PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKEN'S LAUREL 5 GAL., M
WUCOLS (M), NIE EXPOSURES, 3'-4' H X 6'-8' W AT MATURITY
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY 5 GAL., L
WUCOLS (L), 4' H X 5'-6' W WITH OCCASIONAL PRUNING
RHAPHIOLEPIS INDICA 'JACK EVANS' / JACK EVANS INDIAN HAWTHORN 5 GAL., M
WUCOLS (M), 3'-6' H X 3'-6' W AT MATURITY
VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS 5 GAL., M
WUCOLS (M), 4'-6' H X 4'-6' W AT MATURITY

S3
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE.
ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA 5 GAL., M
WUCOLS (M), 2'-3' H X 3'-4' W AT MATURITY
CALLISTEMON VIMINALIS 'BETTER JOHN' / BETTER JOHN WEEPING BOTTLEBRUSH 5 GAL., L
WUCOLS (L), 2'-3' H X 3'-4' W AT MATURITY
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE 5 GAL., L
WUCOLS (L), 2'-3' H X 6'-8' W AT MATURITY
ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA 5 GAL., M
WUCOLS (M), 3'-4' H X 5'-6' W AT MATURITY
LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER 5 GAL., L
WUCOLS (L), S/W EXPOSURES, 3' H X 5' W AT MATURITY
LAVANDULA X INTERMEDIA 'PROVENCE' / PROVENCE LAVENDIN 5 GAL., L
WUCOLS (L), S/W EXPOSURE, 2'-3' H X 2'-3' W AT MATURITY
LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER 5 GAL., M
WUCOLS (M), 4'-5' H X 4'-5' W AT MATURITY
NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO 5 GAL., L
WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY
PITTOSPORUM TENUIFOLIUM 'COMPACTA' / COMPACT TAIWIIWHI 5 GAL., M
WUCOLS (M), 4'-5' H X 4'-5' W AT MATURITY
PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTOSPORUM 5 GAL., M
WUCOLS (M), 2'-3' H X 4'-5' W AT MATURITY
RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN 5 GAL., M
WUCOLS (M), 4'-5' H X 4'-5' W AT MATURITY
RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE 5 GAL., M
WUCOLS (M), S/W EXPOSURE, 3'-4' H X 3'-4' W AT MATURITY
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE 5 GAL., L
WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY
ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE 5 GAL., M
WUCOLS (M), NIE EXPOSURES, 4'-5' H X 3'-4' W AT MATURITY
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY 5 GAL., L
WUCOLS (L), S/W EXPOSURE, 3'-4' H X 4'-5' W AT MATURITY
SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE 5 GAL., L
WUCOLS (L), 2'-3' H X 4'-5' W AT MATURITY
SPIRAEA X BUMALDA 'GOLDMOUND' TM / GOLD MOUND SPIREA 5 GAL., M
WUCOLS (M), 3'-4' H X 4'-5' W AT MATURITY
TEUCRIUM FRUTICANS 'COMPACTUM' / COMPACT BUSH GERMANDER 5 GAL., L
WUCOLS (L), 3'-4' H X 3'-4' W AT MATURITY
TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER 5 GAL., L
WUCOLS (L), 3'-4' H X 4'-5' W AT MATURITY
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY 5 GAL., L
WUCOLS (L), 2'-3' H X 4'-5' W AT MATURITY
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY 5 GAL., L
WUCOLS (L), S/W EXPOSURE, 2'-3' H X 3'-4' W AT MATURITY

S4
ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.
AGAPANTHUS AFRICANUS 'WHITE' / WHITE AFRICAN LILY 1 GAL., M
WUCOLS (M), NIE EXPOSURE, 2'-3' H X 3'-4' W AT MATURITY
AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE 1 GAL., VL
WUCOLS (VL), 2'-3' H X 2'-3' W AT MATURITY
AGAVE X 'GREEN GLOW' / GREEN GLOW AGAVE 1 GAL., VL
WUCOLS (VL), 2'-3' H X 2'-3' W AT MATURITY
BULBINE FRUTESCENS / BULBINE 1 GAL., L
WUCOLS (L), 1'-2' H X 1'-2' W AT MATURITY
COLEONEMA PULCHRUM 'SUNSET GOLD' / GOLDEN BREATH OF HEAVEN 1 GAL., M
WUCOLS (M), 2'-3' H X 3'-4' W AT MATURITY
DIANELLA REVOLUTA 'LITTLE REV' / 'LITTLE REV' FLAX LILY 1 GAL., L
WUCOLS (L), S/W EXPOSURE, 2'-4' H X 1'-2' W AT MATURITY
DIETES VEGETA / FORTNIGHT LILY 1 GAL., L
WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY
ERIGERON KARVINSKIANUS 'PROFUSION' / PROFUSION SANTA BARBARA DAISY 1 GAL., L
WUCOLS (L), 1'-2' H X 3'-5' W AT MATURITY
HESPERALOE X 'PERFU', 'BRAKELIGHTS' / RED YUCCA VAR. AS AVAILABLE 1 GAL., L
WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY
LIRIOPE MUSCARI 'SILVERY SUNPROOF' / SILVERY SUNPROOF LILYTURF 1 GAL., M
WUCOLS (M), 1'-2' H X 1'-2' W AT MATURITY
PHORMIUM TENAX 'MAORI MAIDENSUNRISE' / TRICOLOR NEW ZEALAND FLAX 1 GAL., M
WUCOLS (M), S/W EXPOSURE, 2'-3' H X 2'-3' W AT MATURITY

S6
UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN.
BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD 5 GAL., M
WUCOLS (M), 3'-4' H X 2'-4' W AT MATURITY
ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA 5 GAL., M
WUCOLS (M), 3'-4' H X 5'-6' W AT MATURITY
ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA 5 GAL., M
WUCOLS (M), 2'-3' H X 4'-6' W AT MATURITY
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE 5 GAL., L
WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY
ROSMARINUS OFFICINALIS 'BARBEQUE' / BARBEQUE ROSEMARY 5 GAL., L
WUCOLS (L), 4'-5' H X 3'-4' W AT MATURITY
SPIRAEA JAPONICA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA 5 GAL., M
WUCOLS (M), 3'-4' H X 4'-5' W AT MATURITY

G1
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA 1 GAL., M
WUCOLS (M), 1' H X 4' W AT MATURITY
COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER 1 GAL., L
WUCOLS (L), 1' H X 10' W AT MATURITY
JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER 1 GAL., L
WUCOLS (L), 6' H X 8' W AT MATURITY
MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM 1 GAL., L
WUCOLS (L), 1' H X 12' W AT MATURITY
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY 1 GAL., L
WUCOLS (L), 1'- 2' H X 8' W AT MATURITY
TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE 1 GAL., M
WUCOLS (M), 2' H AT MATURITY
WESTRINGIA FRUTICOSA MUNDI TM / COAST ROSEMARY 1 GAL., L
WUCOLS (L), S/W EXPOSURES, 1'-2' H X 1'-3' W AT MATURITY

G3
LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS.
LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA 1 GAL., L
WUCOLS (L), 1' - 1.5' H X 3' - 5' W AT MATURITY
LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA 1 GAL., L
WUCOLS (L), 1' - 1.5' H X 3' - 5' W AT MATURITY
ROSA X 'NOASCHMEE' / FLOWER CARPET® WHITE GROUNDCOVER ROSE 1 GAL., M
WUCOLS (M), 2' - 3' H X 3' - 4' W AT MATURITY
VERBENA CANADENSIS 'HOMESTEAD PINK' / HOMESTEAD PINK VERBENA 1 GAL., L
WUCOLS (L), 6' H X 1.5' - 2.5' W AT MATURITY
VERBENA CANADENSIS 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA 1 GAL., L
WUCOLS (L), 6' H X 1.5' - 2.5' W AT MATURITY
VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA 1 GAL., L
WUCOLS (L), 1' H X 1.5' - 2' W AT MATURITY

G4
PARKWAY STRIP GROUNDCOVER: EVERGREEN GROUNDCOVERS, SOME FLOWERING, USED TO ADD INTEREST AND COLOR AT SEPARATED PLANTERS. PLANT THE SAME GROUNDCOVER THROUGHOUT EACH STREET.
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY 1 GAL., L
WUCOLS (L), 1' - 2' H X 8' W AT MATURITY
WESTRINGIA FRUTICOSA MUNDI TM / COAST ROSEMARY 1 GAL., L
WUCOLS (L), S/W EXPOSURES, 1'-2' H X 1'-3' W AT MATURITY

PLANTING NOTES

1. SITE ACCEPTANCE: THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
2. SITE PREPARATION: ALL EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB), PRIOR TO ROUGH GRADING OPERATIONS. PRESERVE ALL TOPSOIL BY STOCKPILING ON SITE. TOPSOIL SHALL BE REPLACED IN PLANTING AREAS TO ACHIEVE FINAL FINISH GRADES. FOR PLANTERS IN LIME-TREATED AREAS, REMOVE AND DISPOSE OF EXISTING SOIL TO A DEPTH OF 24" THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.
3. POSITIVE DRAINAGE: ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND SHALL ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET, MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1.0%.
4. EXPLANATION OF DRAWINGS: PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. QUANTITIES, (IF SHOWN) ARE FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL PLANTS TO MEET THIS INTENT. PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
5. SUBSTITUTIONS: IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE THE SUITABILITY OF ANY PROPOSED SUBSTITUTION. SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTING PIT DRAINAGE: EXCAVATED PLANTING PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF FILLING. IF PLANTING PITS DO NOT DRAIN, OTHER MEASURES, INCLUDING A 1" DIAMETER X 8' DEEP AUGURED HOLE BACKFILLED WITH CRUSHED DRAIN ROCK, WILL BE REQUIRED.
7. PLANT MATERIAL: ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 "STANDARD FOR NURSERY STOCK," NOTES AND DETAILS ON THE DRAWINGS, UNLESS OTHERWISE NOTED MINIMUM PLANT SIZES SHALL BE AS FOLLOWS. EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 9" H. X 8" W. FOR 1-GALLON (#1); 15" H. X 12" W. FOR 5-GALLON (#5); AND 30" H. X 24" W. FOR 15-GALLON (#15). SINGLE TRUNK TREES: 5" H. W/ 1" CALIPER FOR 15-GALLON (#15); 8" H. W/ 2" CALIPER FOR 24" BOX (#25). CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES 36" AND ABOVE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PURCHASE OR DELIVERY. APPROVAL OF PHOTOS DOES NOT PRECLUDE ON-SITE REJECTION OF UNSUITABLE PLANT MATERIAL.
8. SITE CLEANLINESS: THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN, FOR SOIL EROSION CONTROL MEASURES, AND FOR 16. ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.
9. UNDERGROUND UTILITIES: THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTORY OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
10. BARK MULCH: A 3" LAYER OF 'WALK-ON' BARK MULCH SHALL BE INSTALLED IN ALL PLANTER AREAS. CONTRACTOR SHALL SUBMIT A MULCH SAMPLE PRIOR TO ORDER. APPLY PRE-EMERGENT PRIOR TO PLACING MULCH. IF MAINTENANCE PERIOD EXTENDS PAST 90 CALENDAR DAYS FROM APPLICATION, APPLY AGAIN PER MANUFACTURER'S INSTRUCTIONS.

PRODUCTION TYPICAL TREE PLANTING NOTES

1. STREET TREES:
 - 1.1. TREES WILL BE SPACED SUCH THAT ALL TREES ARE A MINIMUM OF 5' CLEAR OF ALL DRIVEWAY APRONS AND SIDEWALKS, A MINIMUM OF 10' CLEAR FROM THE FRONT OF THE HOUSE, 10' OF STREET LIGHTS, UTILITY MAINLINES, AND FIRE HYDRANTS, AND 5' FROM UTILITY LATERALS WITHIN PRIVATE LOTS.
 - 1.2. SPACE STREET TREES TO AVOID OBSTRUCTIONS (AND OMIT TREE IF REQUIRED BY SPECIFIC LOT CONDITIONS), BUT MAINTAIN AN AVERAGE SPACING OF 40' O.C. ACROSS ALL FRONTAGE WITHIN THIS PROJECT.
 - 1.3. NO TREES SHALL BE PLANTED DIRECTLY ON PROPERTY LINES.
 - 1.4. SINGLE SPECIES OF STREET TREE PER STREET. REFER TO LEGEND.
 - 1.5. WHERE WALK IS ATTACHED, STREET TREES WILL BE PLANTED AT LOT FRONTPAGES, UNLESS SPECIAL CIRCUMSTANCES OCCUR. REFER.
 - 1.6. QUANTITY AT INLINE LOTS: (1) OR (2) TREES AS CONDITIONS AND UTILITIES ALLOW.
 - 1.7. ADDITIONAL QUANTITY AT CORNER LOTS: TYPICALLY (3) TREES AT CORNER LOT SIDEYARDS UNLESS SITE CONDITIONS PROHIBIT PLACEMENT (RETAINING WALLS, ETC.).
2. SECONDARY/ACCENT TREES:
 - 2.1. MINIMUM SECONDARY/ACCENT TREE QUANTITY SHOWN FOR INLINE AND CORNER LOTS. IF OBSTRUCTIONS PROHIBIT PLACEMENT.
 - 2.2. TYPICALLY (1) SECONDARY/ACCENT TREE PER LOT. TREE SHALL BE PLACED ON ONE LOT OR THE OTHER, NOT ON LOT LINE.

PRODUCTION TYPICAL PLANTING NOTES

1. MINOR VARIATIONS WILL OCCUR BETWEEN DIFFERENT ELEVATIONS AND LOT SIZES. CONTRACTOR IS RESPONSIBLE TO VERIFY FIELD CONDITIONS AND TO ACCOMMODATE THESE DIFFERENCES IN ALL BID PRICING.
2. MULTIPLE PLANT SELECTIONS ARE PROVIDED FOR EACH PLANT TYPE TO ACHIEVE VARIETY AND INTEREST THROUGHOUT THE PROJECT.
3. PLANTS SHALL BE SELECTED FROM LEGEND. PLANTS SHALL BE PLACED IN DRIFTS OF NOT LESS THAN 5 PLANTS OF SIMILAR SPECIES.
4. SHRUB DRIFTS (SAME SPECIES) SHALL EXTEND ACROSS PROPERTY LINES. GROUNDCOVER SHALL BE CONTINUOUS ACROSS PROPERTY LINES.
5. GENERAL NOTES AS TO SUITABILITY OF EACH SPECIES FOR VARYING EXPOSURES ARE LISTED, HOWEVER, EXACT PLANT SPECIES SELECTION SHALL RESPOND TO ON-SITE SUNSHADE CONDITIONS.
6. PLANTS OF THE SAME GENUS AND/OR SPECIES BUT DIFFERING CATEGORIES (I.E., SHRUBS/GROUNDCOVER) SHALL NOT BE USED ADJACENT TO EACH OTHER. FOR EXAMPLE, PROSTRATE ROSEMARY (GROUNDCOVER) SHALL NOT BE USED ADJACENT UPRIGHT (SHRUB) ROSEMARY.

11. SOIL FERTILITY ANALYSIS AND AMENDMENT: THE CONTRACTOR SHALL OBTAIN A SOILS FERTILITY ANALYSIS FOR 15% OF ALL LOTS (1 IN 7). ALL PLANTING AREAS SHALL BE AMENDED PER THE SOILS REPORT, AND PER LOCAL ORDINANCE. EVEN WHEN NOT REQUIRED BY THE SOILS FERTILITY TEST, APPLY A MINIMUM OF 4 CUBIC YARDS PER 1,000 S.F. COMPOST OVER ALL PLANTED AREAS AND TILL INTO TOP 8" OF SOIL, ALONG WITH OTHER RECOMMENDATIONS PER THE SOILS FERTILITY TEST. ALL PLANTING PITS SHALL BE BACKFILLED WITH AMENDED SOIL MIX. DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE AHI PRIOR TO OCCUPANCY (PER AHI WATER EFFICIENT LANDSCAPE ORDINANCE). IN ADDITION, BACKFILL FOR ALL SUCCULENTS SHALL BE 50% CLEAN WASHED SAND.
12. ESTABLISHMENT PERIOD: SHALL BE A MINIMUM OF 30 CALENDAR DAYS, BEGINNING UPON WRITTEN VERIFICATION OF SUBSTANTIAL COMPLETION BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. ESTABLISHMENT PERIOD SHALL CONSIST OF REGULAR LANDSCAPE MAINTENANCE BY THE INSTALLING CONTRACTOR, ENSURING ALL PLANTING IS IN A VIGOROUS AND HEALTHY CONDITION, AND ALLOWING PLANTS TO GROW-IN AND ACCLIMATIZE TO THE SITE. ANY PLANT THAT HAS BEEN REPLACED DURING THE ESTABLISHMENT PERIOD SHALL BE SUBJECT TO AN ADDITIONAL ESTABLISHMENT PERIOD EQUAL TO THE ORIGINAL ESTABLISHMENT PERIOD, BEGINNING ON THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COUNT TOWARD THE ESTABLISHMENT PERIOD.
13. ROOT CONTROL BARRIERS: CONTINUOUS ROOT BARRIERS ARE REQUIRED ALONG PUBLICLY MAINTAINED STREETS CAPES, NOT REQUIRED AT PRIVATELY MAINTAINED PRIVATE LOTS. EXCEPT WHERE TREES OCCUR, SEE BELOW, FOLLOW ALL JURISDICTIONAL REQUIREMENTS. AT MINIMUM IF NOT OTHERWISE REQUIRED OR NOTED: WHERE STREET TREES ARE WITHIN 10 FEET OF THE PAVING OR CURB (HARDSCAPE), PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF HARDSCAPE. PANELS SHALL BE MINIMUM 18" DEEP. FROM CENTERLINE OF TREE, EXTEND PANELS EXTEND 10" IN EACH DIRECTION AT EDGE OF HARDSCAPE. ADDITIONALLY, MEDIANS WITH TREES SHALL HAVE A 24" DEEP CONTINUOUS ROOT CONTROL BARRIER PANEL. "ENCIRCLING" APPLICATIONS ARE NOT ALLOWED.
14. UTILITY CLEARANCE: FOLLOW ALL JURISDICTIONAL REQUIREMENTS. AT MINIMUM IF NOT OTHERWISE REQUIRED OR NOTED: NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWERLINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING EXCEPT LOW-GROWING GROUNDCOVER SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 18.5.7.
15. WORK IN RIGHT-OF-WAY: ALL WORK WITHIN THE RIGHT OF WAY OR TO BE MAINTAINED BY THE LOCAL AGENCY SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.
16. LIME TREATED AREAS: ANY PLANTER AREA TREATED WITH LIME SHALL BE EXCAVATED TO A DEPTH OF 2", AND THE SPOILS LEGALLY DISPOSED OF OFF SITE. EXCAVATED AREAS SHALL BE BACKFILLED WITH CLEAN TOPSOIL. PROVIDE A SOILS FERTILITY TEST OF PROPOSED TOPSOIL PRIOR TO IMPORT.
17. SLOPES EXCEEDING 3:1: JUTE MESH NETTING IS REQUIRED WITHIN DISTURBED, PLANTED AREAS FOR TEMPORARY STABILIZATION. REFER TO APPLICABLE JURISDICTIONAL STANDARDS FOR SPECIFIC INSTALLATION REQUIREMENTS. MINIMUM OVERLAP 3' AT NEW PIECES, BURY UPPER END OF NETTING IN 18" DEEP TRENCH.

TREE CALCULATIONS

WHERE:

1. 26 CORNER LOTS WITH ATTACHED SIDEWALK, W/ AVERAGE OF (3) STREET TREES AND (1) ACCENT TREE PER LOT AT SIDE YARD.
2. 4 CORNER LOTS WITH DETACHED SIDEWALK, W/ AVERAGE OF (3) STREET TREES AND (1) ACCENT TREES PER LOT AT SIDE YARD.
3. 160 INLINE LOTS WITH ATTACHED SIDEWALK, W/ AVERAGE OF (1) STREET TREE AT EVERY LOT, AND (1) ACCENT TREE PER LOT.
4. 20 INLINE LOTS WITH DETACHED SIDEWALK, W/ AVERAGE OF (1) STREET TREE PER LOT, AND (1) ACCENT TREE PER LOT.
5. PROJECT TOTALS: 270 STREET TREES + 210 ACCENT TREES = **480 TOTAL TREES.**
6. 33% OF STREET TREES ARE EVERGREEN, 33% OF ACCENT TREE SPECIES ARE EVERGREEN
NOTE: NORTH-SOUTH DIRECTION ON CASTAIC LAKE WAY ONLY, SEE STREET TREE AND GROUNDCOVER LEGEND ON COVER SHEET FOR TREE SPECIES ON EAST-WEST DIRECTION OF CASTAIC LAKE WAY.
7. ALL STREET TREES ARE 24" BOX SIZE AND ALL ACCENT TREES ARE 24" BOX SIZE.

- THEN:
8. APPROXIMATELY 89 STREET TREES AND 89 ACCENT TREES ARE EVERGREEN FOR A TOTAL OF (158) EVERGREEN > 30% (144 REQUIRED)
 9. ALL ACCENT TREES (210) PROPOSED AS 24" BOX > 25% (120 REQUIRED)

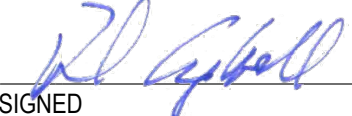
PER RCMC 23.716.050

CITY OF RANCHO CORDOVA: COMPLIANCE REQUIREMENTS

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

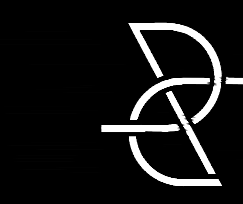
1. A MINIMUM OF 25% OF ALL TREES SHALL BE 24" BOX CONTAINER SIZE OR LARGER.
2. A MINIMUM OF 30% OF ALL TREES SHALL BE EVERGREEN. (WITHIN THE PLANT LEGEND, "EVER," = EVERGREEN, "DECI," = DECIDUOUS)
3. ROOT BARRIERS ARE REQUIRED FOR TREES PLANTED WITHIN 10' OF PAVING OR HARDSCAPE PER ZONING CODE SECTION 23.716.
4. PRE-EMERGENT SHALL BE APPLIED TO ALL NON-SEEDED LANDSCAPE AREAS PRIOR TO PLANTING.
5. A 3" MINIMUM OF BARK MULCH IS REQUIRED IN ALL NON-TURF PLANTERS.
6. A WEED CONTROL LAYER (FABRIC) IS REQUIRED IN ALL BARK MULCH AREAS.
7. HEIGHT (H = HEIGHT) AND WIDTH (W. = WIDE) AS LISTED IN THE PLANT LEGEND INDICATE POTENTIAL ANTICIPATED SIZE OF PLANTS AT MATURITY. PLANTS SPECIFIED MAY NOT GROW TO SIZE INDICATED, CONVERSELY, PLANTS MAY REQUIRE PRUNING TO KEEP DESIRED FORM AND SHAPE.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

SIGNED  02/19/25
DATE



Roach & Campbell



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TYPICAL LANDSCAPE IMPROVEMENT PLANS FOR

WILLOW AT ARISTA

RANCHO CORDOVA, CALIFORNIA BY WOODSIDE HOMES

KEYMAP:

PLANTING SUPPORT

DRAWN BY:

JAB

CHECKED BY:

DWC

JOB NO.

24077D

DATE

FEBRUARY 19, 2025

REVISIONS:

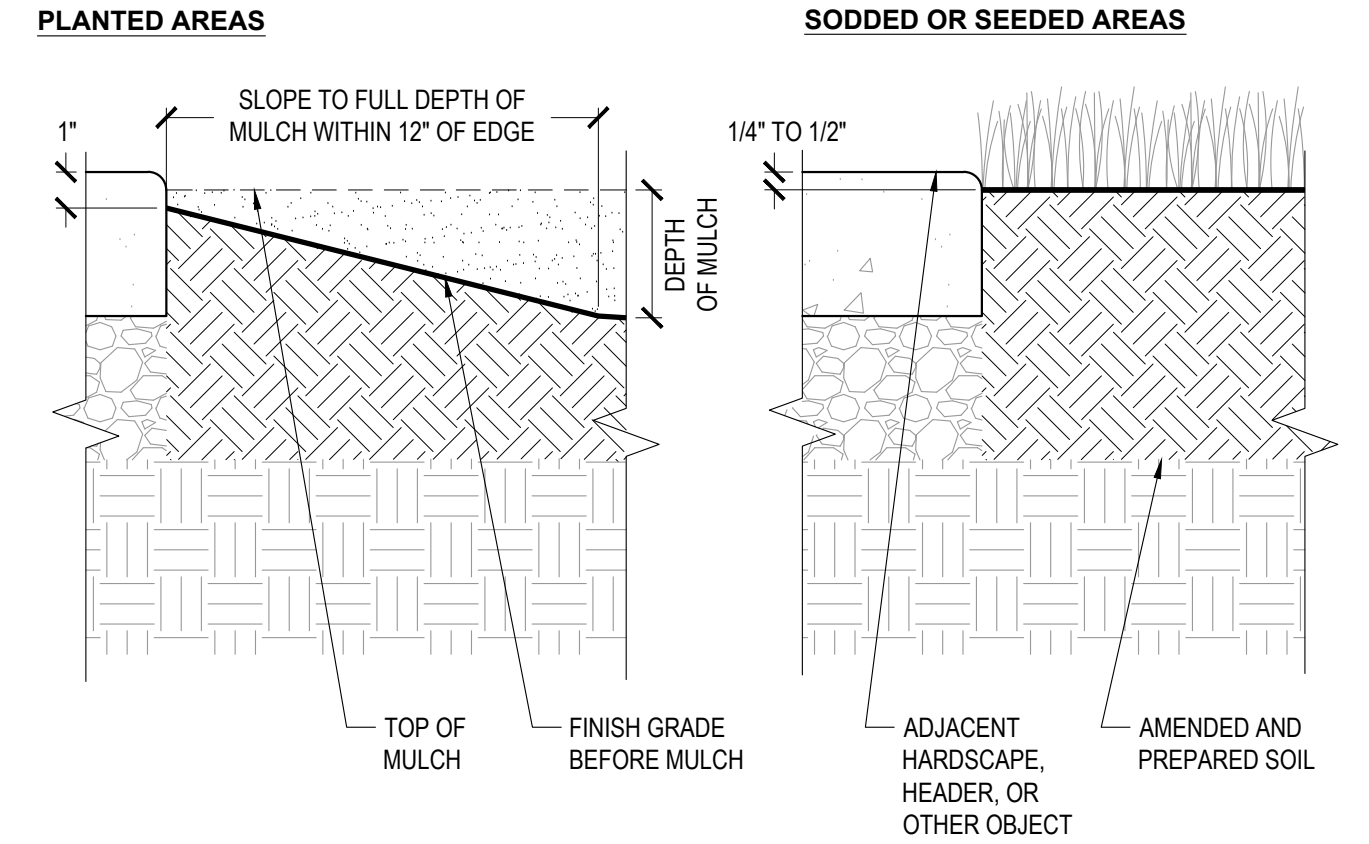


DATE SIGNED: 02/19/25

L3.2

DRAWINGS IN SET:

CLIENT REVIEW / SUBMITTAL SET

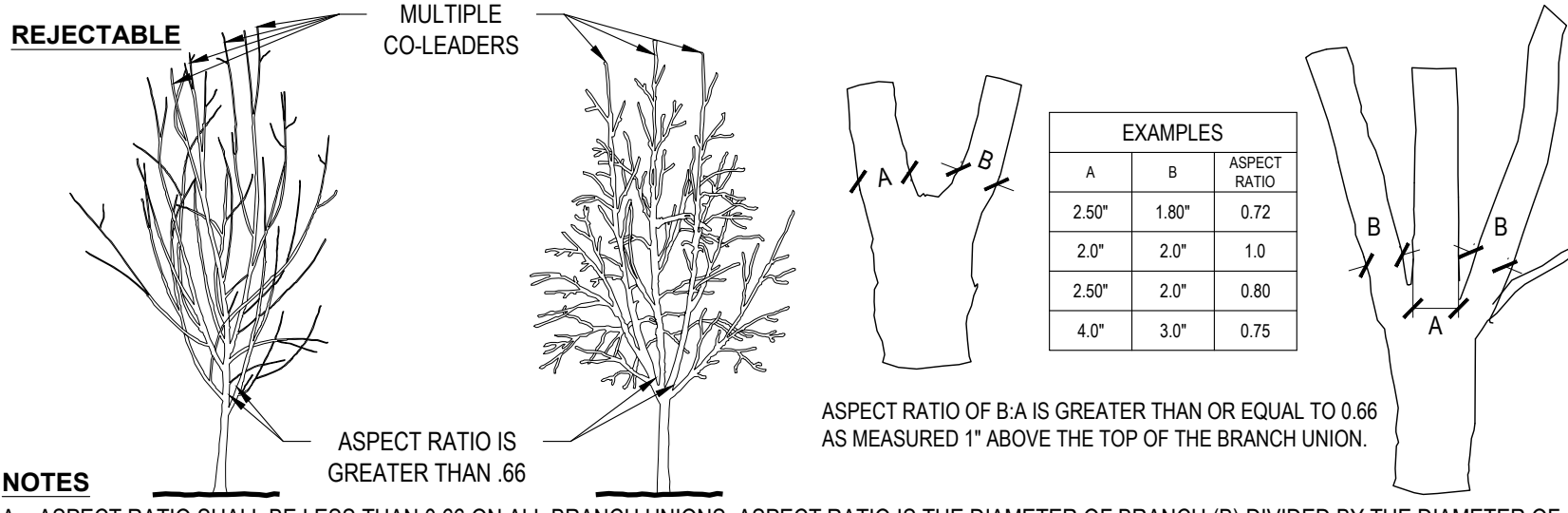
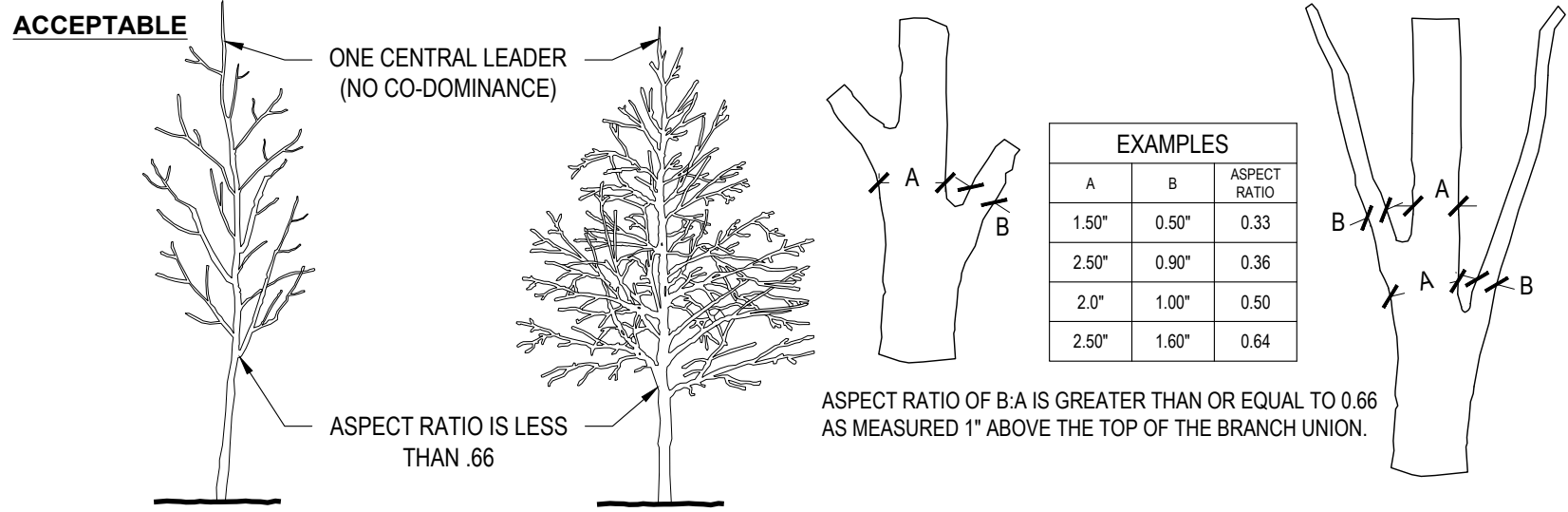


NOTES

A. PROVIDE POSITIVE DRAINAGE TO OUTLET IN ALL PLANTED AREAS. DO NOT ALLOW SURFACE DRAINAGE ONTO WALKWAYS, DRIVEWAYS, OR OTHER HARDSCAPE, OR SURFACE DRAINAGE TOWARD OR AGAINST STRUCTURES.

1 PLANTED AREA EDGE CONDITION AT HARDSCAPE

NO SCALE SECTION



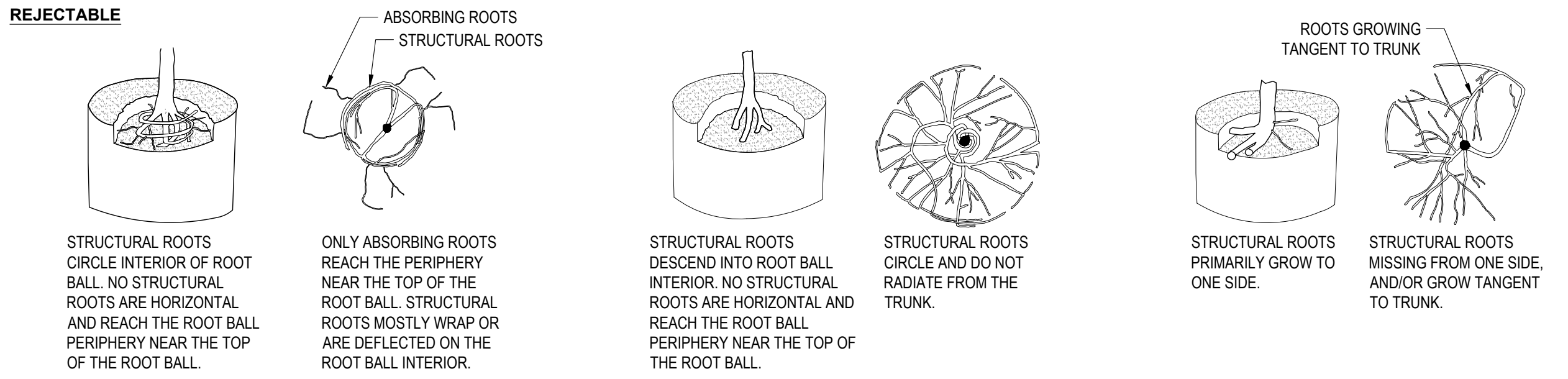
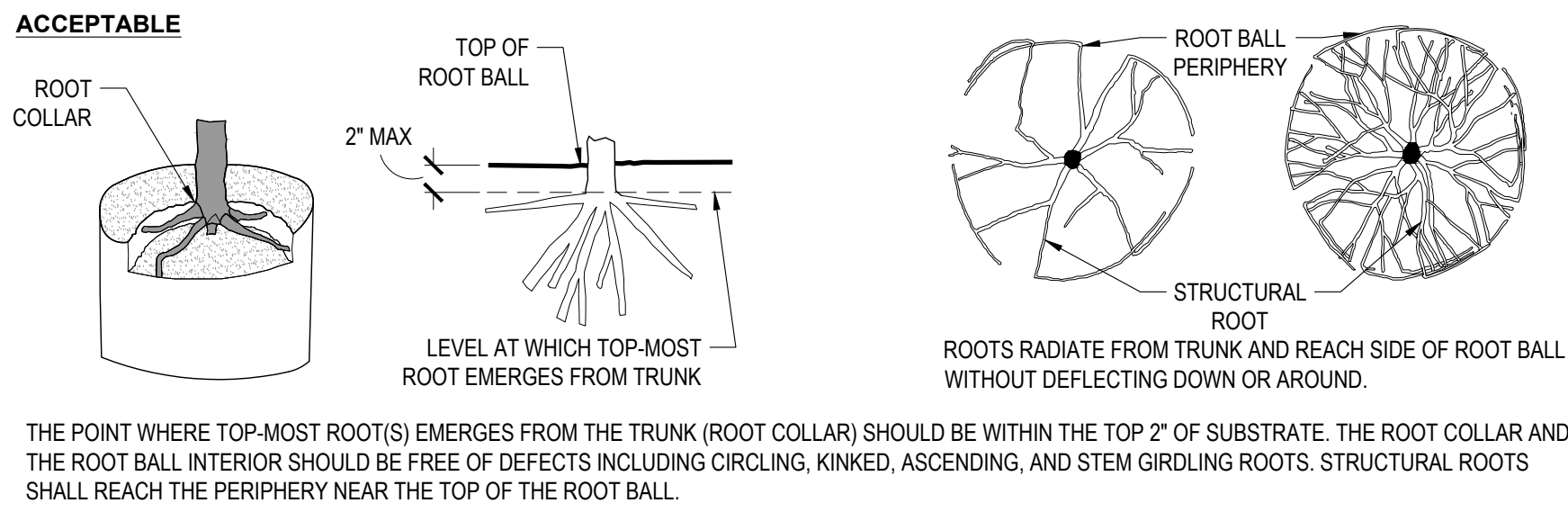
NOTES

A. ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.

B. ANY TREE NOT MEETING THESE REQUIREMENTS MAY BE REJECTED, EXCEPTING THOSE NOTED AS "MULTI-TRUNKED"

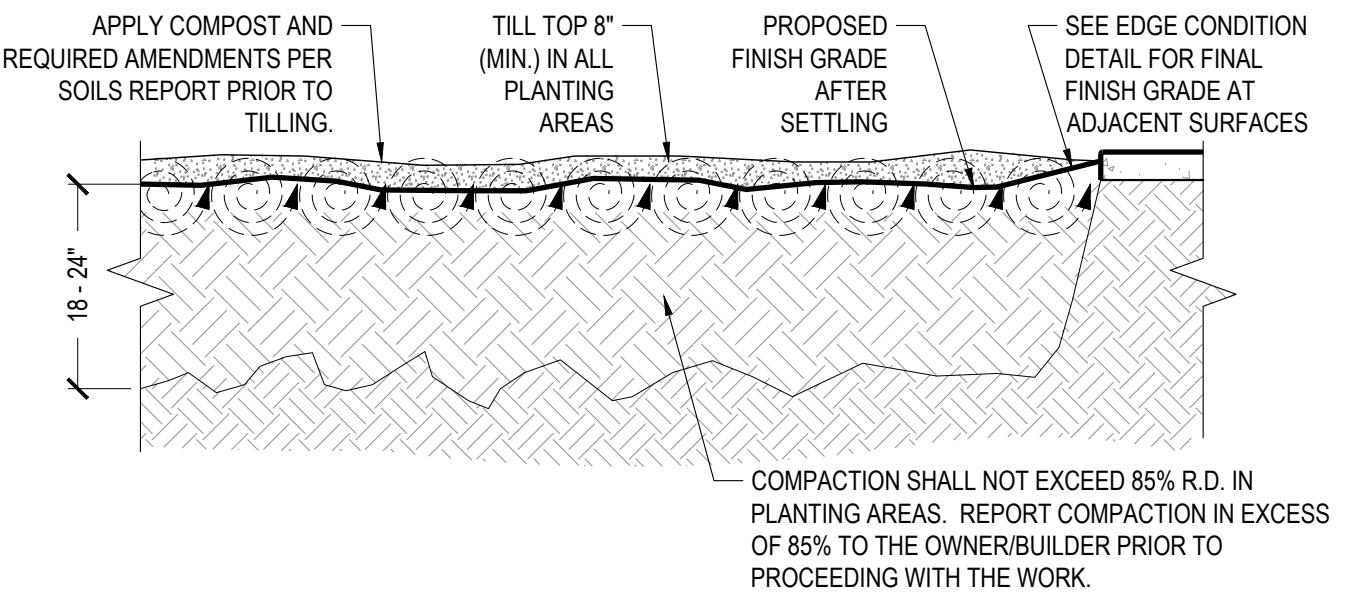
2 TREE BRANCHING STRUCTURE

NO SCALE AS NOTED



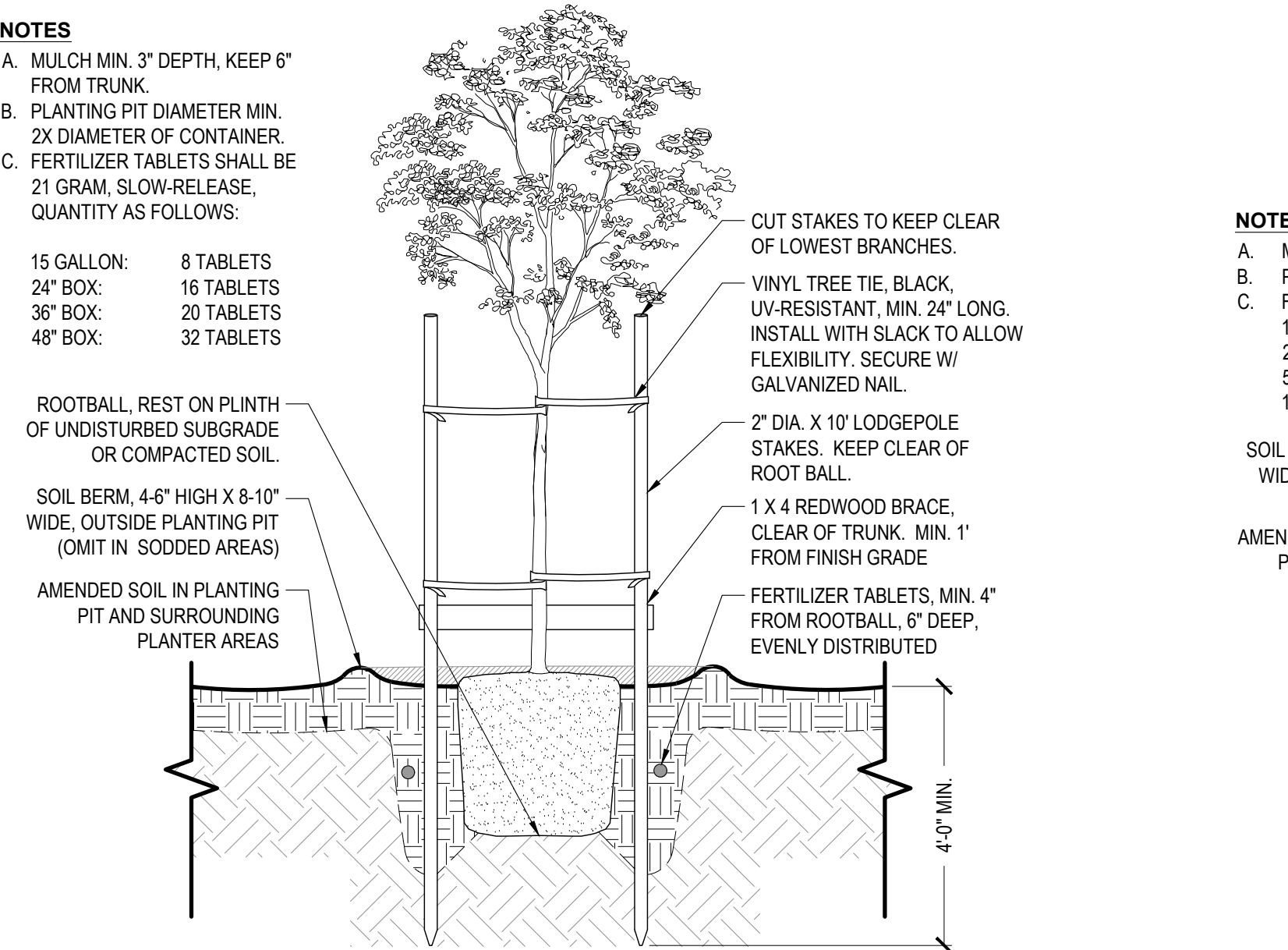
3 ROOT STRUCTURE: CONTAINERIZED PLANTS

NO SCALE AS NOTED



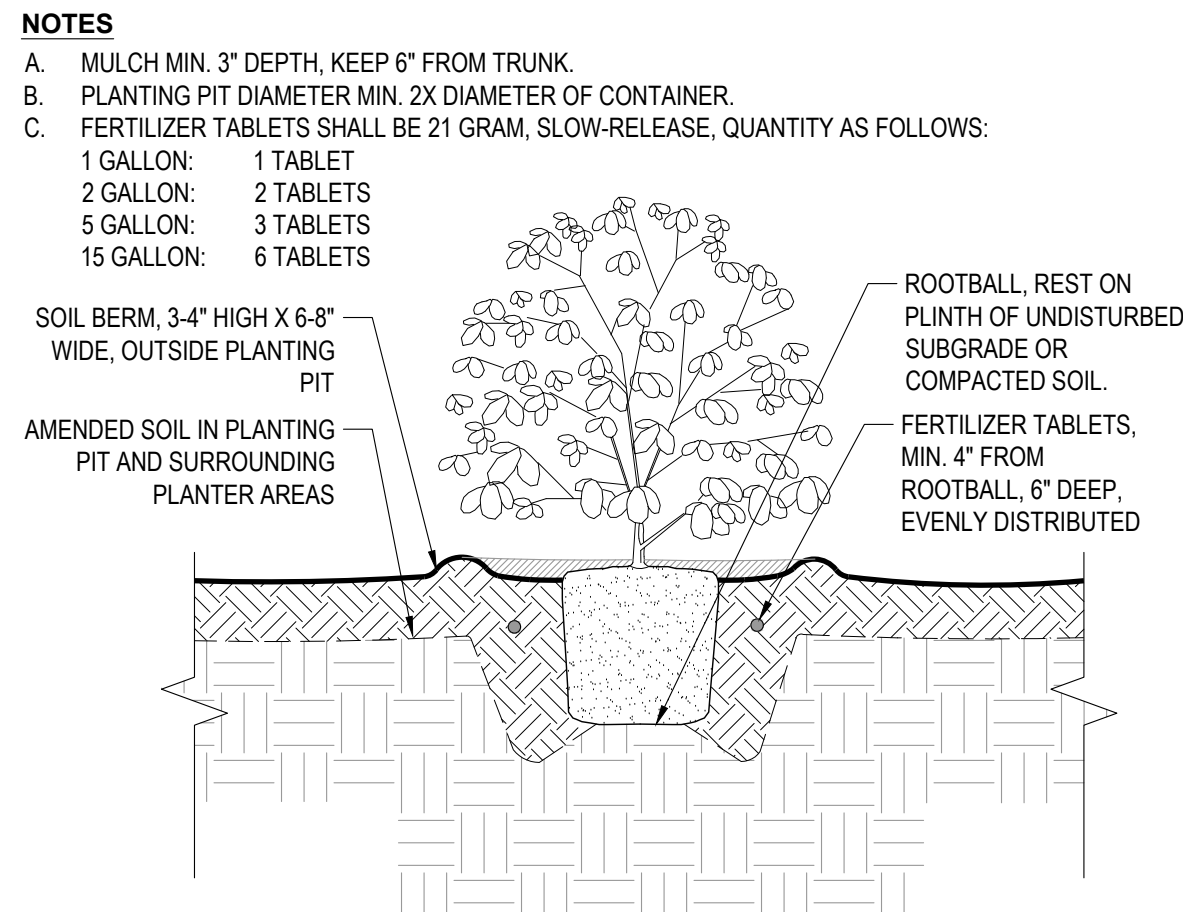
4 PLANTING AREA SOIL PREPARATION

NO SCALE SECTION



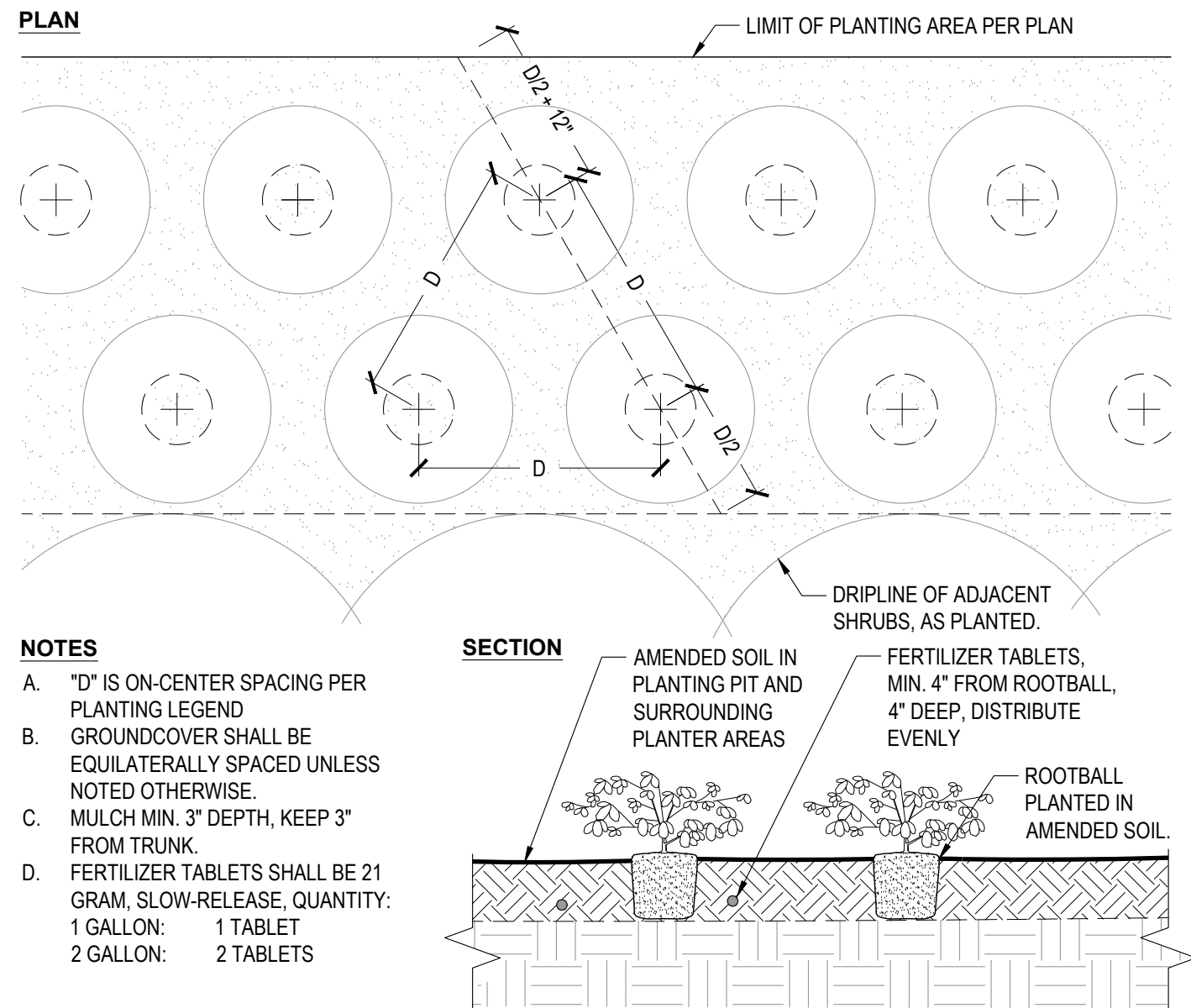
5 TREE PLANTING: STANDARD UP TO 36" BOX

NO SCALE SECTION



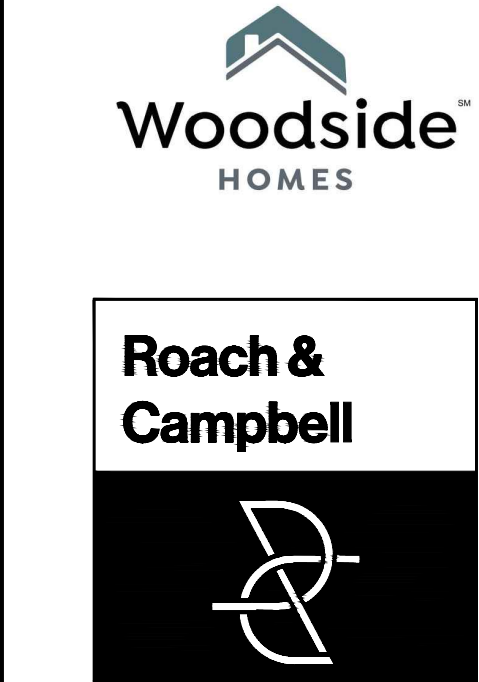
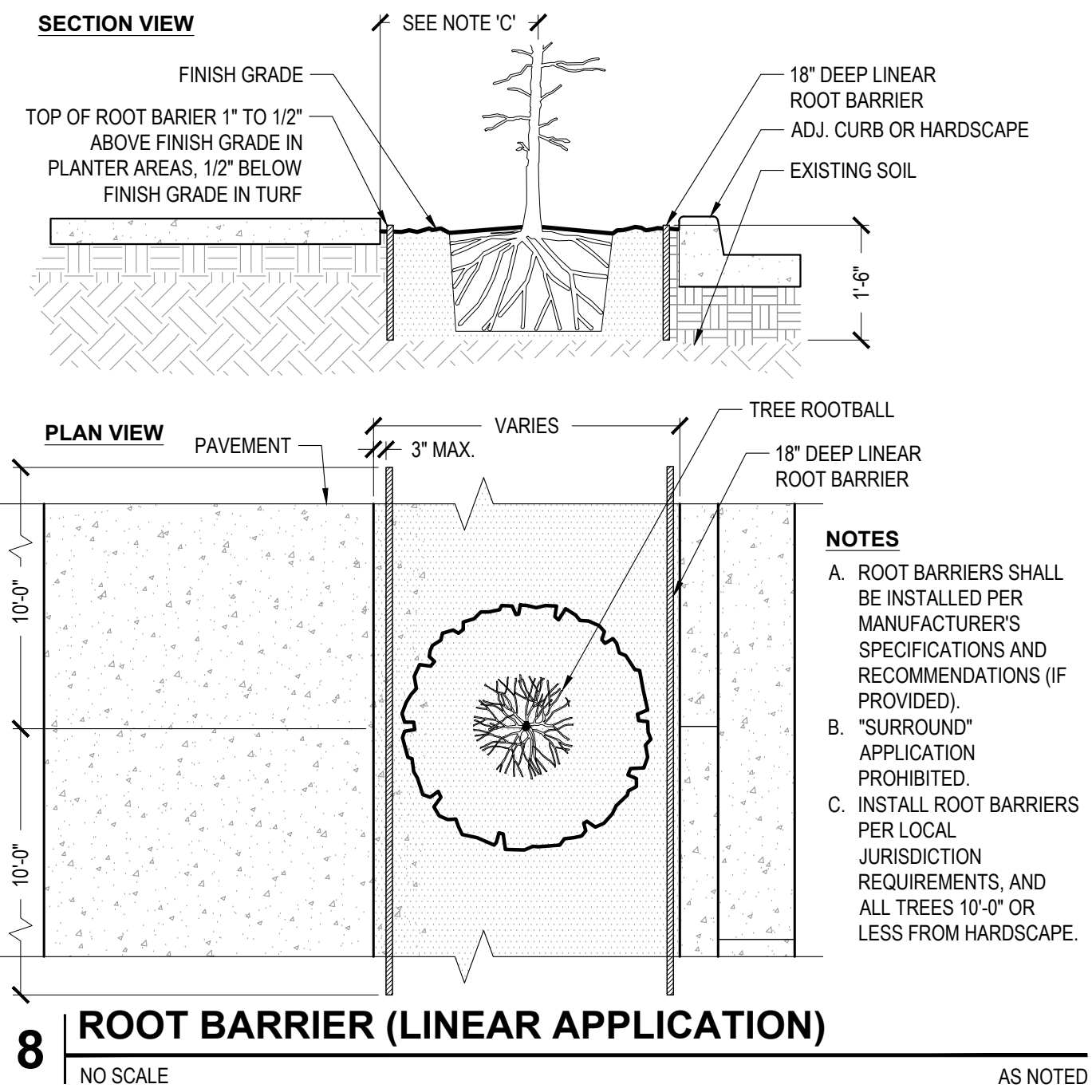
6 SHRUB PLANTING

NO SCALE SECTION



7 GROUNDCOVER PLANTING

NO SCALE SECTION



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TYPICAL LANDSCAPE IMPROVEMENT PLANS FOR

WILLOW AT ARISTA

RANCHO CORDOVA, CALIFORNIA BY WOODSIDE HOMES

KEYMAP:

PLANTING PLAN

DRAWN BY:
JAB

CHECKED BY:
DWC

JOB NO.
24077D

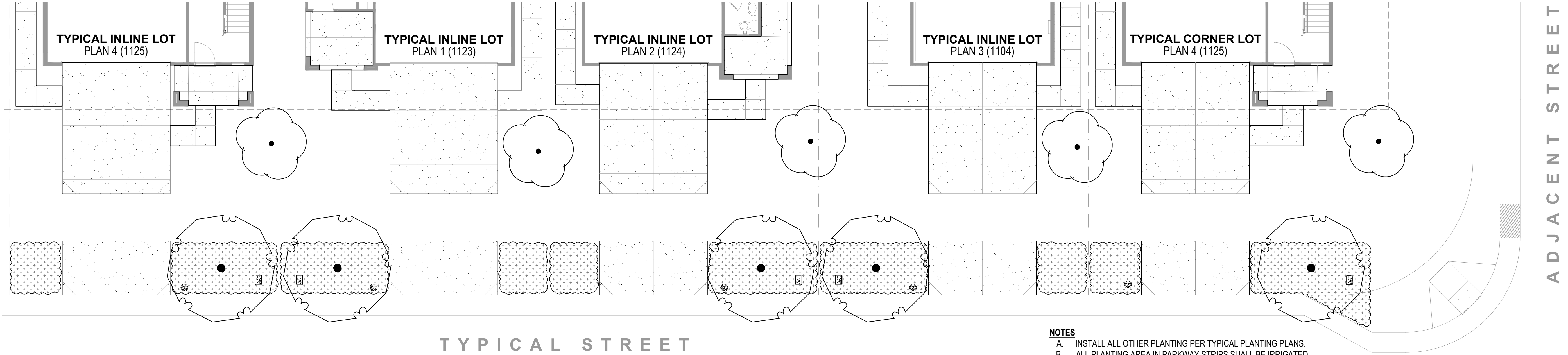
DATE
FEBRUARY 19, 2025

REVISIONS:



L3.3

DRAWINGS IN SET: 10



- NOTES
- A. INSTALL ALL OTHER PLANTING PER TYPICAL PLANTING PLANS.
 - B. ALL PLANTING AREA IN PARKWAY STRIPS SHALL BE IRRIGATED BY SEPARATE VALVE.

1 | TYPICAL PLANTING AT DETACHED WALK (APPLIES TO LOTS 61-68, 414-429)

1" = 10'-0"

PLAN



Roach & Campbell



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TYPICAL
LANDSCAPE
IMPROVEMENT
PLANS FOR

WILLOW AT
ARISTA

RANCHO CORDOVA,
CALIFORNIA
BY WOODSIDE HOMES

KEYMAP:

PLANTING DETAILS

DRAWN BY:

JAB

CHECKED BY:

DWC

JOB NO.

24077D

DATE

FEBRUARY 19, 2025

REVISIONS:



DATE SIGNED: 02/19/25

L3.4

DRAWINGS IN SET:

10

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 a Major Design Review and Special Development Permit for Woodside Homes, Aspen and Willow at Cypress. The project shall be constructed consistent with the Design Booklet (<u>Exhibit A</u>) for two architectural communities with ten residential floor plans, and preliminary landscape plans. Project PLND-1224-0118.	Project Description	On-Going	Planning
2.	The Special Development Permit setbacks shall include the following setbacks consistent with Arista Del Sol (PLND-1021-0011): 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.	The Special Development permit also allows for a deviation from Design Standard 75 of the Sunridge Specific Plan for both the Willow and Aspen Development. However, for Aspen, this deviation only applies to lots with detached sidewalks such as those along Knightsbrook Avenue and Cypress Grove Drive.	Special Development Permit	On-Going	Planning
4.	When feasible a minimum 5 foot side yard setback shall be on the garage person door side.	Special Development Permit	On-Going	Planning
5.	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	General	On-Going	Planning

ITEM 6.1.**CONDITIONS OF APPROVAL****ATTACHMENT 3
Exhibit B to the Resolution**

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	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.			
6.	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
7.	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
8.	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
9.	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
10.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
11.	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	Noise	On-Going	Code Enforcement /Building

ITEM 6.1.
CONDITIONS OF APPROVAL

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Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	16.18.1407(F).			
12.	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
13.	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				
14.	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
15.	Final landscape plan shall include the addition of weed and root barrier installed in front yard prior to installation of ground cover and trees for each production home.	Weed Barrier	Prior to Issuance of Building Permits	Planning
16.	The following criteria will be used in the Aspen development to ensure the project meets the adopted design guidelines: - No two identical elevation styles shall be located directly adjacent to each other (applies to both Aspen & Willow). - No more than three, two-story homes shall be placed adjacently, with the exception of homes with detached sidewalks (applies to Aspen).	Plan Layout and Architecture	Prior to Issuance of Building Permits	Planning
17.	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
18.	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
19.	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	Water	Prior to Issuance of Building Permits	Sacramento Water Agency

ITEM 6.1.
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Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.			
20.	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
21.	A final landscape plan shall be submitted to the Planning Department in conjunction with the 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
22.	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	SMUD Infrastructure	Prior to issuance of Building Permits	SMUD

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<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). 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				
23.	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
24.	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
25.	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
26.	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

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<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
27.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to final Building Inspection	Fire
28.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to final Building Inspection	Fire

MEMORANDUM



ITEM 6.2.

DATE: April 9, 2025
TO: Planning Commission Members
FROM: Arlene Granadosin-Jones, Planning Manager
SUBJECT: **A RESOLUTION PROVIDING A RECOMMENDATION TO CITY COUNCIL FOR THE ADOPTION OF AN ORDINANCE AMENDING TITLE 23, CHAPTER 23.313 MIXED-USE ZONING DISTRICT, CHAPTER 23.316 GENERAL COMMERCIAL AND INDUSTRIAL ZONES, CHAPTER 23.325 OVERLAY ZONING DISTRICTS, CHAPTER 23.734 ACCESSORY STRUCTURES, CHAPTER 23.919 SPECIAL REGULATED USES, CHAPTER 23.1104 DEFINITIONS, AND THE FOLSOM BOULEVARD SPECIFIC PLAN**

RECOMMENDATION

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

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

RESULT OF RECOMMENDED ACTION

The Ordinance will be scheduled for a public hearing at the next regular City Council meeting. City Council will waive the first reading and introduce the Ordinance. The Ordinance will then be scheduled for a second reading and adoption at a subsequent City Council meeting. Approval of the Ordinance would amend Title 23 Zoning Code and the Folsom Boulevard Specific Plan.

BACKGROUND

Periodically, amendments to the Municipal Code are necessary to address ambiguities, provide clarification, to be consistent with customary practice or comply with changes in State law. In the past, various Titles of the Code and Specific Plan documents have routinely been amended for these assorted reasons, as well as to include new development standards to address new uses. The amendments proposed are mostly clean up items to address. Staff did not believe these minor changes warranted a discussion with the Planning Commission prior to scheduling the amendments for a public hearing.

ANALYSIS

Attachment 4 includes all draft amendments, shown in track changes. Draft amendments are shown in track changes with new draft language underlined and language proposed for removal with strikethroughs. Only those chapters and/or sections with proposed changes are included in the attached documents as excerpts from the Rancho Cordova Municipal Code and the Folsom Boulevard Specific Plan. A summary of the changes is provided below. As a note, Attachment 3 includes all the amendments in a non-track change format. This is provided as an exhibit to the Ordinance.

ZONING CODE AND FOLSOM BOULEVARD SPECIFIC PLAN AMENDMENTS

Consistency with AB 2632

Assembly Bill 2632 went into effect on January 1, 2025, and prohibits local governments from treating thrift retail establishments differently than non-thrift retail establishments for zoning, land use, approval, and development purposes or from receiving used or donated items for sale in that or another store. The proposed amendments would permit “Thrift Store” in zoning districts where “Retail, General” is permitted or conditionally permitted.

Per State law, a city may still require:

- That thrift retail stores meet certain aesthetic or design standards.
- That the delivery of goods or donations is conducted within a specified area of the store’s premises.
- That donations be accepted only during business hours.
- That the donation process is operated by employees of the store and that the donations of goods from the public are collected and received by employees of the thrift retail store.
- Limits on the size of the area within which collecting and receiving activities are conducted.
- Limits on operation of equipment associated with the collection, receipt, processing, or disposal of used and donated goods.
- Enforce health and safety standards including, but not limited to, those relating to shopping center ingress and egress or the enforcement of illegal dumping.

Chapter 23.919.090 of the Zoning Code includes design standards and operational requirements that thrift store uses will still be required to follow and adhere to.

The following Zoning Code sections and the allowed uses chapter of the Folsom Boulevard Specific Plan are updated to be consistent with AB 2632:

- Title 23 Zoning Code, Chapter 23.313 Mixed-Use Zoning Districts
- Title 23 Zoning Code, Chapter 23.316 General Commercial and Industrial Zones
- Title 23 Zoning Code, Chapter 23.325 Overlay Zoning Districts
- Title 23 Zoning Code, Chapter 23.919 Special Regulated Uses
- Folsom Boulevard Specific Plan, Chapter 2 Land Use Plan and Allowed Uses

Other Amendments

Chapter 23.734 Accessory Structures

The proposed amendment provides clarity for the term “architecturally compatible” to indicate that accessory structures should be similar in materials, color, architectural details, and façade treatments with the primary building. The proposed amendment also clarifies the location standard for accessory structures on residential properties. Currently, the Zoning Code states that accessory structures are not permitted to be in front of the principal building, however, there are instances where garages are located closer to the front property line than the living area of a house. The intent of the standard is to make sure that accessory structures are placed behind the front-most façade of the living area of a house to maintain the integrity of the residential neighborhood streetscape.

Chapter 23.1104 General Definitions

The proposed amendment would revise the definition of the following:

- “Home Occupation” to include “internet sales” in the definition. All home-based businesses would still be required to adhere to Zoning Code Chapter 23.901.030, which includes specific regulations to ensure compatibility with the principal residential use.
- “Vehicle Services- Major” to delete “cleaning (e.g., self-service and attended car washes)” in the definition. This type of use has a separate land use definition as “car washing” in the Zoning Code.
- “Recreational Vehicle” to revise the definition to be consistent with the definition used by the California Department of Motor Vehicles (DMV).

ENVIRONMENTAL ANALYSIS

CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment...” The proposed amendments are not a “project” within the meaning of CEQA because the amendments seek to further regulate or clarify uses that are already present in the City or provide consistency with State law and no significant expansion of these activities can reasonably be anticipated to occur. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. Any specific development projects that may result from these changes will be subject to environmental review. The proposed amendments are consistent with the City’s General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review

under CEQA and no further environmental review is necessary.

ATTACHMENT(S)

1. Resolution
2. Draft Ordinance
3. Exhibit A to the Draft Ordinance
4. Track Changes - Amendments

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 23, CHAPTER 23.313 MIXED-USE ZONING DISTRICT, CHAPTER 23.316 GENERAL COMMERCIAL AND INDUSTRIAL ZONES, CHAPTER 23.325 OVERLAY ZONING DISTRICTS, CHAPTER 23.734 ACCESSORY STRUCTURES, CHAPTER 23.919 SPECIAL REGULATED USES, CHAPTER 23.1104 GENERAL DEFINITIONS, AND FOLSOM BOULEVARD SPECIFIC PLAN CHAPTER 2 LAND USE PLAN AND ALLOWED USES

WHEREAS, the City conducts periodic updates of the provisions of the Rancho Cordova Municipal Code (RCMC) to ensure compliance with current laws, changes in local policy, consistency with adopted plans and programs, clarify ambiguities, address changing market conditions, reflect best practices, and to address issues or concerns with current regulations; and

WHEREAS, Chapter 23.313 Mixed-Use Zoning District, establishes mixed-use zoning districts in the City:

- The Ordinance would revise Section 23.313.030 to allow “thrift stores” in the same zoning districts as “Retail, General” to be consistent with state law AB 2632, and

WHEREAS, Chapter 23.316 General Commercial and Industrial Zones, establishes commercial and industrial zoning districts in the City:

- The Ordinance would revise Section 23.316.030 to allow “thrift stores” in the same zoning districts as “Retail, General” to be consistent with state law AB 2632, and

WHEREAS, Chapter 23.325 Overlay Zoning Districts, establishes overlay zoning districts in the City:

- The Ordinance would revise Section 23.325.020 to allow “thrift stores” in the same zoning districts as “Retail, General” to be consistent with state law AB 2632, and

WHEREAS, Chapter 23.734 Accessory Structures, establishes standards and regulations for accessory structures in the City:

- The Ordinance would revise Section 23.734.050 to provide clarity on the term “architecturally compatible” and clarify the location standard for accessory structures, and

WHEREAS, Chapter 23.919 Special Regulated Uses, establishes additional regulations for specific types of uses in the City:

- The Ordinance would revise Section 23.919.090 to remove the location requirement for “thrift stores” to be consistent with state law AB 2632, and

WHEREAS, Chapter 23.1104 General Definitions of the Municipal Code provides all definitions used throughout the Zoning Code:

- The Ordinance would revise the definition for “Home Occupation,” “Vehicle Services-Major,” and “Recreational Vehicle,” and

WHEREAS, the Folsom Boulevard Specific Plan provides the goals, policies, development standards, and design guidelines for future development in the Folsom Boulevard Specific Plan area:

- The Ordinance would revise Chapter 2 Land Use Plan and Allowed Uses to allow “thrift stores” in the same zoning districts as “Retail, General” to be consistent with state law AB 2632, and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Rancho Cordova hereby recommends that the City Council adopt an Ordinance amending Title 23, Chapter 23.313 Mixed-Use Zoning District, Chapter 23.316 General Commercial and Industrial Zones, Chapter 23.325 Overlay Zoning Districts, Chapter 23.734 Accessory Structures, Chapter 23.919 Special Regulated Uses, Chapter 23.1104 General Definitions, and the Folsom Boulevard Specific Plan, Chapter 2 Land Use Plan and Allowed Uses based upon the following findings and evidence:

- A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, “[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment...” The proposed amendments are not a “project” within the meaning of CEQA because the amendments seek to provide clarification of uses, standards and/or enforcement procedures, address inconsistencies between definitions, delete text that is no longer necessary. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. Any specific development projects that may result from these changes will be subject to

environmental review. The proposed amendments are consistent with the City's General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

- B. **The proposed amendment is consistent with the General Plan.** The Municipal Code Amendments and Folsom Boulevard Specific Plan Amendment ("Amendments") are consistent with the General Plan. The amendments would address inconsistencies, delete text and graphics that are no longer necessary, and provide clarifying language for implementation.
- C. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The amendments would address inconsistencies, delete text and graphics that are no longer necessary, and provide clarifying language for implementation. None of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- D. **The proposed amendments are internally consistent with other applicable provisions in this Zoning Code.** The Amendments have been reviewed for consistency with the entirety of the Municipal Code and are consistent with other applicable provisions of the Municipal Code.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 9th day of April 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lee Frechette, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. ____-2025

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA AMENDING TITLE 23, CHAPTER 23.313 MIXED-USE ZONING
DISTRICT, CHAPTER 23.316 GENERAL COMMERCIAL AND INDUSTRIAL ZONES,
CHAPTER 23.325 OVERLAY ZONING DISTRICTS, CHAPTER 23.734 ACCESSORY
STRUCTURES, CHAPTER 23.919 SPECIAL REGULATED USES, CHAPTER 23.1104
GENERAL DEFINITIONS, AND FOLSOM BOULEVARD SPECIFIC PLAN CHAPTER 2 LAND
USE PLAN AND ALLOWED USES**

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**Section 1. Purpose and Declarations.**

WHEREAS, the City conducts periodic updates of the provisions of the Rancho Cordova Municipal Code (RCMC) to ensure compliance with current laws, changes in local policy, consistency with adopted plans and programs, clarify ambiguities, address changing market conditions, reflect best practices, and to address issues or concerns with current regulations; and

WHEREAS, Chapter 23.313 Mixed-Use Zoning District, establishes mixed-use zoning districts in the City:

- The Ordinance would revise Section 23.313.030 to allow “thrift stores” in the same zoning districts as “Retail, General” to be consistent with state law AB 2632; and

WHEREAS, Chapter 23.316 General Commercial and Industrial Zones, establishes commercial and industrial zoning districts in the City:

- The Ordinance would revise Section 23.316.030 to allow “thrift stores” in the same zoning districts as “Retail, General” to be consistent with state law AB 2632, and

WHEREAS, Chapter 23.325 Overlay Zoning Districts, establishes overlay zoning districts in the City:

- The Ordinance would revise Section 23.325.020 to allow “thrift stores” in the same zoning districts as “Retail, General” to be consistent with state law AB 2632, and

WHEREAS, Chapter 23.734 Accessory Structures, establishes standards and regulations for accessory structures in the City:

- The Ordinance would revise Section 23.734.050 to provide clarity on the term “architecturally compatible” and clarify the location standard for accessory structures, and

WHEREAS, Chapter 23.919 Special Regulated Uses, establishes additional regulations for specific types of uses in the City:

- The Ordinance would revise Section 23.919.090 to remove the location requirement for “thrift stores” to be consistent with state law AB 2632, and

WHEREAS, Chapter 23.1104 General Definitions of the Municipal Code provides all definitions used throughout the Zoning Code:

- The Ordinance would revise the definition for “Home Occupation,” “Vehicle Services-Major,” and “Recreational Vehicle,” and

WHEREAS, the Folsom Boulevard Specific Plan provides the goals, policies, development standards, and design guidelines for future development in the Folsom Boulevard Specific Plan area:

- The Ordinance would revise Chapter 2 Land Use Plan and Allowed Uses to allow “thrift stores” in the same zoning districts as “Retail, General” to be consistent with state law AB 2632, and

WHEREAS, on DATE XX, 2025, the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

Section 2: Findings. This Ordinance is adopted pursuant to the following findings:

- A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, “[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment...” The proposed amendments are not a “project” within the meaning of CEQA because the amendments seek to provide clarification of uses, standards and/or enforcement procedures, address inconsistencies between definitions, delete text that is no longer necessary. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. Any specific development projects that may result from these changes will be subject to environmental review. The proposed amendments are consistent with the City’s General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these

Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

- B. **The proposed amendment is consistent with the General Plan.** The attached Municipal Code Amendments and Folsom Boulevard Specific Plan Amendment (“Amendments”) are consistent with the General Plan. The amendments would address inconsistencies, delete text and graphics that are no longer necessary, and provide clarifying language for implementation.
- C. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The amendments would address inconsistencies, delete text and graphics that are no longer necessary, and provide clarifying language for implementation. None of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- D. **The proposed amendments are internally consistent with other applicable provisions in this Zoning Code.** The Amendments have been reviewed for consistency with the entirety of the Municipal Code and are consistent with other applicable provisions of the Municipal Code.

Section 3. Amendments to Title 23 Zoning Code

The City Council hereby adopts the amendments to Title 23 Zoning Code of the Rancho Cordova Municipal Code, as shown and incorporated in Exhibit A to this Ordinance.

Section 4. Amendments to the Folsom Boulevard Specific Plan

The City Council hereby adopts the amendment to the Folsom Boulevard Specific Plan, as shown and incorporated in Exhibit A to this Ordinance.

Section 5. Severability

If any provision of this Ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 6. Effective Date

Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

ITEM 6.2.

ATTACHMENT 2

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of ____, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Siri Pulipati, Mayor

ATTEST:

Stacy Leitner, CMC,
City Clerk

Rancho Cordova

Municipal Code Amendments

April 9, 2025

Note to Reader: Only those sections and/or subsections listed within this document are being amended. Unless otherwise indicated, all sections and subsections prior to and after the amended section and/or subsection shall remain, unchanged.

23.313.030 Allowed land uses and permit requirements.

Table 23.313-1 identifies allowed uses and corresponding permit requirements for the mixed-use districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title.

Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with a representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require approval of an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

Table 23.313-1: Allowed Use and Permit Requirements for Mixed-Use Districts

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Residential Uses									
Adult Day Care Home	P	N	N	N	N	N	N	N	
Caretaker Housing	P	P	P	P	P	P	P	P	RCMC 23.901.020
Dwelling, Multifamily	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Accessory Unit	P	N	N	N	N	N	N	N	RCMC 23.901.060
Dwelling, Single-Family	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Two-Family	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹	
Emergency Shelter	C	C	C	C	N	N	N	N	
Family Day Care Home, Small	P	N	N	N	N	N	N	N	
Family Day Care Home, Large ¹⁷	P	N	N	N	N	N	N	N	RCMC 23.901.080
Group Residential	AUP	N	N	N	N	N	N	N	
Home Occupations	P	P	P	N	N	P	P	P	RCMC 23.901.030
Live-Work Facility	P ¹	P ¹	P ¹	N	N	P ¹	P ¹	P ¹	RCMC 23.901.040
Residential Care Home, Small	P	N	N	N	N	N	N	N	
Residential Care Home, Large ¹⁸	AUP	N	N	N	N	N	N	N	RCMC 23.901.090
Transitional Housing	P	N	N	N	N	N	N	N	
Low-Barrier Navigation Center	P	N	N	N	N	N	N	N	
Agriculture, Resource, and Open Space Uses									

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Beekeeping	N	N	N	N	N	N	N	N	Chapter 8.12 RCMC
Recreation, Education, and Public Assembly Uses									
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	AUP	P	P	P	
Community Centers/Civic Uses	P	P	P	P	AUP	P	P	P	
Indoor Amusement/Entertainment Facility ^{32, 33}	AUP	P	P	P	AUP	AUP	P	P	
Indoor Fitness and Sports Facility ^{32, 33}	AUP	P	P	P	AUP	AUP	P	P	
Libraries and Museums	P	P	P	P	P	P	P	P	
Outdoor Commercial Recreation ^{32, 33}	N	C	N	N	P	C	C	C	
Parks and Public Plazas	P	P	P	P	C	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
Religious Institutions	P	P	P	P	P	P	P	P	
Schools, Private and Special/Studios ³¹	P	P	P	P	C	P	P	P	
Schools, Public ³¹	P	P	P	P	P	P	P	P	
Theaters and Auditoriums ^{32, 33}	C	P	P	P	N	AUP	P	P	
Urban Agriculture									
Aquaculture	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	RCMC 23.904.030
Community Garden, Public	C	C	C	C	C	C	C	C	RCMC 23.904.030
Community Garden, Private	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	RCMC 23.904.030
Market Garden	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	RCMC 23.904.030
Private Garden	P	P	P	P	P	P	P	P	RCMC 23.904.030
Urban Ag Stand	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	RCMC 23.904.030
Utility, Transportation, and Communication Use Listings									
Broadcasting and Recording Studios	N	P	P	P	P	N	N	N	
Bus and Transit Shelters	P	P	P	P	P	P	P	P	
Freight Yard/Truck Terminal	N	N	N	C	C	N	N	N	
Fuel Storage and Distribution	N	N	N	N	C	N	N	N	
Heliports	N	AUP	AUP	AUP	AUP	N	N	N	
Park and Ride Facility	C	P	P	P	P	C	C	P	

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Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Parking Facility	AUP	P	P	P	P	AUP	P	P	
Telecommunication Facility	C	AUP/ C ²¹	AUP/ C ²¹	AUP/ C ²¹	AUP/ C ²¹	AUP/ C ²¹	AUP/ C ²¹	AUP/ C ²¹	RCMC 23.907.020
Transit Facilities	N	N	N	C	P	N	N	N	
Transit Stations and Terminals	C	P	P	P	P	P	P	P	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	RCMC 23.907.030
Retail, Service, and Office Uses²²									
Adult Day Care Facility	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Alcoholic Beverage Sales, Off-Site ¹⁶	N	C	C ²	C ²	C ²	C	C	C	
Ambulance Service	N	AUP	AUP	P	P	N	N	N	
Animal Sales and Grooming	AUP	P	N	N	N	P	P	P	
Art, Antique, Collectible	P ²	P	P ²	P ²	N	P	P	P	
Artisan Shops	AUP	P	P ²	P ²	P ²	P	P	P	
Bail Bonds	N	C	N	N	N	N	N	N	
Banks and Financial Services	P ²	P	P	P	P	P	P	P	
Bars and Nightclubs ²³	C ³	C ³	C ^{2,3}	C ^{2,3}	C ^{2,3}	C ³	C ³	C ³	
Bed and Breakfast Inns	P	P	N	N	N	N	N	N	
Brew Pub ²³	N	P	P ²	P ²	P ²	P	P	P	
Building Materials Stores and Yards	N	P ⁴	N	C ⁴	N	N	C ⁴	C ⁴	
Business Support Services	AUP ^{2,4,5}	P	P	P	AUP	P ⁵	P	P	
Call Centers	N	N	P	P	AUP	N	N	N	
Commercial Marijuana Uses	N	N	N	N	N	N	N	N	
Child Day Care Facility	P	AUP	AUP ²	AUP ²	AUP ²	P	C	C	
Consignment Store	N	P	N	N	N	N	AUP	N	
Convenience Stores	AUP ^{2,26}	AUP ²⁶	AUP ^{2,26}	AUP ^{2,26}	AUP ^{2,26}	AUP ²⁶	AUP ²⁶	AUP ²⁶	RCMC 23.910.020
Drive-In and Drive-Through Sales and Service	N	C ^{20,21}	N	N	C ^{6,20,21}	C ^{20,21}	C ^{20,21}	C ^{20,21}	RCMC 23.910.030
Equipment Sales and Rental	N	N	N	P	P	N	N	N	
Furniture, Furnishings, and Appliance Stores	N	P	N	N	N	N	C	P	
Garden Center/ Plant Nursery	N	P	N	AUP	N	N	C	C	
Grocery Stores/Supermarkets	AUP ²	P	P ²	AUP ²	N	AUP ⁸	P	P	
Home Improvement Supplies	N	P ⁹	N	P	P	N	P ⁹	P ⁹	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Hotels and Motels ^{32, 33}	C ²	P	P	C	N	C	P	P	
Hotels and Motels, Extended Stay ^{32, 33}	C ²	C	C	C	N	C	C	C	
Kennels, Commercial	C ^{2, 4}	N	N	N	AUP ⁴	N	N	N	
Maintenance and Repair, Small Equipment	N	P	N	P	P	AUP	P	P	
Medical Services, General	AUP ²	P	P	P	P	P	P	P	
Medical Services, Extended Care	P	C	C	C	N	N	N	N	
Medical Services, Hospitals	N	P	P	P	P	P	P	P	
Mortuaries and Funeral Homes ¹⁵	N	P	N	N	P ¹⁵	N	N	N	
Neighborhood Market	P ²	P	P ²	AUP ²	N	P	P	P	
Offices, Business and Professional	P ²	P ²	P	P	N	P ²	P ²	P ²	
Offices, Accessory	P	P	P	P	P	P	P	P	
Personal Services	P ^{2, 5}	P	P ²	P ²	P ²	P	P	P	
Residential Care Facility	AUP	C	C	N	N	N	N	N	
Restaurants	P ²	P	P ²	P ²	P ²	P	P	P	
Retail, Accessory	P ²	P	P ⁶	P ⁶	P ⁶	P	P	P	
Retail, General	P ^{2, 11}	P	N	N	N	P	P	P	
Retail, Warehouse Club	N	P	N	N	N	N	C	P	
Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, and Vapor Lounge	N	N	N	N	N	N	N	N	RCMC 23.919.100
Tasting Room, Off-Site ²³	N	P	P ²	P ²	P ²	P	P	P	
Veterinary Facility	AUP ²	P	N	AUP	AUP	AUP	P	P	
Automobile and Vehicle Uses									
Auto and Vehicle Sales and Rental	N	P ¹⁹	N	N	P ¹⁹	N	N	N	RCMC 23.913.040
Auto and Vehicle Sales, Wholesale	N	N	N	C	P	N	N	N	
Auto and Vehicle Storage	N	N	N	C ¹²	P ¹²	N	N	N	
Auto Parts Sales	N	P ^{11, 12}	N	N	P ^{11, 12}	N	N	N	
Car Washing	N	C	C	C	C	N	C	C	RCMC 23.913.050
Detailing/Waterless Car Wash	N	AUP	AUP	AUP	N	N	N	N	
Service Stations	N	AUP	C	C	P	N	C	C	
Vehicle Services, Major	N	N	N	C ¹²	P ¹²	N	N	N	
Vehicle Services, Minor	N	AUP ^{12, 13}	N	AUP ¹²	P ¹²	N	N	N	
Industrial, Manufacturing, and Processing Uses									

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Agricultural Products Processing	N	N	N	N	C	N	N	N	
Artisanal and Specialty Manufacture, Display, and Sales	N	P	P	P	P	P	P	P	
Brewery, Winery, Distillery	N	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	
Manufacturing, Major	N	N	N	N	C ¹⁴	N	N	N	
Manufacturing, Minor	N	N	N	P	P	N	N	N	
Manufacturing, Small Scale	N	P	P	P	P	P	N	N	
Printing and Publishing	N	C	C	P	P	N	N	N	
Recycling Facility, Processing	N	N	N	N	C	N	N	N	
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	C	N	N	N	
Research and Development	N	N	P	P	P	N	N	N	
Storage, Personal Storage Facility	N	N	N	C ²⁷	p ²⁷	N	N	N	Chapter 23.915 RCMC
Storage, Warehouse	N	N	N	P	P	N	N	N	
Storage, Yards	N	N	N	C ³⁴	p ¹⁴	N	N	N	Chapter 23.728 RCMC
Wholesaling and Distribution	N	N	N	p ¹⁴	p ¹⁴	N	N	N	
Special Regulated Uses									
Bingo Parlors	N	p ³⁰	p ³⁰	p ³⁰	N	N	N	N	Chapter 4.26 RCMC
Card Rooms	N	P	C	C	C	N	N	N	RCMC 23.919.020
Check Cashing Businesses	N	P	N	N	N	N	N	N	RCMC 23.919.030
Massage Parlors, Massage Establishments	N	p ²⁸	N	N	N	N	N	N	Chapter 4.33 RCMC
Pawnshops	N	P	N	N	N	N	N	N	RCMC 23.919.040
Recycling Facility, Collection Facility	N	C	C	C	P	C	C	C	RCMC 23.919.050
Sexually Oriented Businesses	N	N	N	N	P	N	N	N	RCMC 23.919.060
Smoke Shops	N	P	N	N	C	N	N	N	RCMC 23.919.070
Tattoo Parlors	N	P	N	N	N	N	N	N	RCMC 23.919.080
Thrift Stores	p ^{2,11}	P	N	N	N	P	P	P	RCMC 23.919.090

Notes:

1. See the density restrictions in the underlying zoning district.
2. This use is permitted or permitted with a use permit as specified only in conjunction with the predominant use of the mixed-use district. In other words, this use is only allowed as part of an integrated development and not as a standalone use. Other uses in the table are allowed as standalone uses.

3. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in combination with project approval or amendment thereto.
 4. All activities shall occur within a completely enclosed building or shall be located behind a solid/screened enclosure directly adjacent to the building.
 5. Maximum gross floor area is less than 5,000 square feet.
 6. Limited to a maximum of 25 percent of the gross floor area of the integrated development.
 7. Maximum tenant space shall be 25,000 square feet.
 8. Maximum tenant space shall be 50,000 square feet.
 9. Uses 25,000 square feet and over require a conditional use permit.
 10. Limited to less than 50 percent of the gross floor area of the integrated development.
 11. Maximum tenant space shall be 15,000 square feet.
 12. All activity and storage must be located within an enclosed structure.
 13. No portion of the use shall be located within 500 feet of an intersection.
 14. All activity must be entirely screened from public view and not within 500 feet of a residential use. The 500-foot separation from residential uses may be waived if the storage yard adheres to the standards in RCMC 23.728.030(C)(1).
 15. A crematory is prohibited in all zones with the exception of LIBP, where it is permitted in association with a mortuary or funeral home.
 16. Only establishments that sell alcoholic beverages for off-site consumption require a conditional use permit.
 17. See additional provisions in RCMC 23.901.080, Family day care (large).
 18. See additional provisions in RCMC 23.901.090, Residential care home (large).
 19. This use is not permitted if incidental to and not a primary part of the operation of the primary use. Rentals that are an integral part of a primary use are subject to the additional provisions of RCMC 23.913.040.
 20. Drive-throughs that are added to existing buildings may be processed with an AUP.
 21. Conditional use permit required if any portion of proposed facility is within 500 feet of a residential zoning district or existing residential use.
 22. All commercial activity, display and storage shall occur within a building or within a screen enclosure. A temporary use permit, administrative use permit, or conditional use permit may be obtained to deviate from this requirement.
 23. Uses which serve alcohol for on-site consumption and which have an "on-sale" license from the California Department of Alcoholic Beverage Control must be located at least 250 feet from any adult live theater at which live nude dancing is performed and which is subject to Section 143.3 of the California Code of Regulations.
 24. Private community gardens and market gardens are allowed in the city's mixed-use districts up to a maximum three acres in size and pursuant to applicable regulations in RCMC 23.904.030. Approval of an administrative use permit is required for said uses greater than three acres in size.
 25. On-site urban agriculture stands are allowed up to 120 square feet, on the site of an urban agricultural use consistent with applicable regulations in RCMC 23.904.030.
 26. See RCMC 23.910.020 (Convenience stores).
 27. See Chapter 23.915 RCMC (Storage, Personal Storage Facility Development Standards).
 28. Massage parlors and massage establishments must be located at least 1,000 feet from other massage parlors and massage establishments, as measured from the entrance of each establishment. This shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in Chapter 23.901 RCMC.
 29. Over 20,000 square feet requires an administrative use permit.
 30. Bingo games and parlors are regulated by Chapter 4.26 RCMC. The city has a limit of no more than two bingo parlors in the city limits at any given time.
 31. Dormitories on any parcel that is part of a contiguous campus are permitted as an accessory use to a public or private school.
 32. On-site consumption of food is considered a permitted use if the related primary use is a permitted use.
 33. On-site consumption of alcohol, as an accessory use to a permitted use, requires approval of an administrative use permit.
 34. All storage yards proposed in the OIMU zoning district require a conditional use permit and not subject to RCMC 23.728.020 (Permit requirements and exemptions).
- [Ord. 4-2024 § 3 (Exh. A); Ord. 12-2022 § 3 (Exh. A); Ord. 1-2022 § 3 (Exh. A); Ord. 11-2021 § 3 (Exh. A); Ord. 1-2021 § 3 (Exh. A); Ord. 1-2020 § 3 (Exh. A); Ord. 5-2019 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 17-2018 § 4 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 1-2016 § 4; Ord. 15-2015 §§ 2, 3; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.030)].

23.316.030 Allowed land uses and permit requirements.

Table 23.316-1 identifies allowed uses and corresponding requirements for the general commercial and industrial zoning districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

This zoning code relies upon a generalized list of allowed and conditionally allowed uses. Some interpretation is required to determine whether or not a specific use falls into a particular use category. Typically a use clearly falls into a particular category, but three additional tools are provided in this title to identify the appropriate use category when necessary:

A. RCMC 23.1104.040 (Land use definitions) includes land use descriptions.

B. Similar Use Determinations. For uses that are not listed in Table 23.316-1 or where it is not clear whether a use would be permitted, a similar use determination can be processed according to Chapter 23.122 RCMC (Similar Use Determinations). All of the definitions, tables and other provisions of this title, in addition to the operational characteristics of the intended use, can be used to make a similar use determination.

Use regulations in the table are shown with a representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require approval of an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

**Table 23.316-1: Allowed Use and Permit Requirements for
General Commercial and Industrial Zoning Districts**

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Residential Uses				
Caretaker Housing	P	P	AUP	RCMC 23.901.020
Dwelling, Multifamily	P	C	N	RCMC 23.901.070 (if senior independent living)
Emergency Shelters	C	C	C	
Home Occupations	P	P	N	RCMC 23.901.030
Live-Work Facility	P	P	N	RCMC 23.901.040
Mobile Home Park	C	N	N	RCMC 23.901.050
Single-Room Occupancy (SRO)	C	C	N	
Transitional Housing	P	P	N	
Low-Barrier Navigation Center	P	N	N	
Agriculture, Resource, and Open Space Uses				
Beekeeping	N	N	N	Chapter 8.12 RCMC
Recreation, Education, and Public Assembly Uses				
Cemeteries, Mausoleums	C	C	C	
Clubs, Lodges, and Private Meeting Halls	P	P	P	
Indoor Amusement/Entertainment Facility ^{16, 17}	P	AUP	AUP	
Indoor Fitness and Sports Facility ^{16, 17}	P	AUP	AUP	

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Libraries and Museums	P	P	C	
Outdoor Commercial Recreation ^{16, 17}	C	C	C	
Public Safety Facility	P	P	P	
Recreational Vehicle Parks	P	C	C	
Religious Institutions	P	AUP	AUP	
Schools, Private and Special/Studios	P	AUP ¹	AUP ¹	
Schools, Public	P	P	P	
Theaters and Auditoriums ^{16, 17}	P	C	C	
Urban Agriculture				
Aquaculture	P	P	P	RCMC 23.904.030
Community Garden, Public	C	C	C	RCMC 23.904.030
Community Garden, Private	P	P	P	RCMC 23.904.030
Market Garden	P	P	P	RCMC 23.904.030
Private Garden	P	P	P	RCMC 23.904.030
Urban Ag Stand	P ¹¹	P ¹¹	P ¹¹	RCMC 23.904.030
Utility, Transportation, and Communication Use Listings				
Broadcasting and Recording Studios	P	P	P	
Bus and Transit Shelters	P	P	P	
Freight Yard/Truck Terminal	N	P ²	P ²	
Fuel Storage and Distribution	N	P ²	P	
Heliports	C	C	C	
Park and Ride Facility	P	P	P	
Parking Facility	P	P	P	
Telecommunication Facility	AUP	AUP	AUP	RCMC 23.907.020
Transit Facilities	N	P	P	
Transit Stations and Terminals	P	P	P	
Utility Facilities and Infrastructure	AUP	P	P	RCMC 23.907.030
Retail, Service, and Office Use Listings				
Alcoholic Beverage Sales ¹⁰	C ⁴	C ³	C ³	
Ambulance Service	AUP	AUP	AUP	
Animal Sales and Grooming	P	AUP	AUP	
Art, Antique, Collectable	P	AUP	AUP	
Artisan Shops	P	AUP	AUP	

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Land Use Category	GC	M-1	M-2	Specific Use Regulations
Banks and Financial Services	P	AUP	AUP	
Bars and Nightclubs ¹⁰	C	C	C	
Brew Pub ¹⁰	P	AUP	AUP	
Building Materials Stores and Yards	P	P ²	P ²	
Business Support Services	P	P ²	P ²	
Call Centers	AUP	AUP	AUP	
Child Day Care Facility	P	C	N	
Commercial Marijuana Uses	N	N	N	
Consignment Store	P	N	N	
Convenience Stores	P ¹²	C ¹²	C ¹²	RCMC 23.910.020
Drive-In and Drive-Through Sales and Service	P	C	C	RCMC 23.910.030
Equipment Sales and Rental	P ^{2, 8}	P ^{2, 8}	P	
Furniture, Furnishings, and Appliance Stores	P	P ²	AUP	
Garden Center/Plant Nursery	P	P ²	AUP	
Grocery Stores/Supermarket	P	AUP	AUP	
Home Improvement Supplies	P ²	P ²	P	
Hotels and Motels ^{16, 17}	P	N	N	
Hotels and Motels, Extended Stay ^{16, 17}	P	N	N	
Kennels, Commercial	AUP	AUP	AUP	
Maintenance and Repair, Small Equipment	P ²	P	P	
Medical Services, General	P	AUP	AUP	
Medical Services, Extended Care	P	N	N	
Medical Services, Hospitals	P	AUP	P	
Mortuaries and Funeral Homes	P	C	C	
Neighborhood Market	P	AUP	AUP	
Offices, Business and Professional	P	AUP	AUP	
Offices, Accessory	P ⁶	P ⁶	P ⁷	
Personal Services	P	AUP	AUP	
Restaurants ¹⁰	P	AUP	AUP	
Retail, Accessory	P ⁶	P ⁶	P ⁷	
Retail, General	P	AUP	AUP	
Retail, Warehouse Club	P	AUP	AUP	
Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, Vapor Lounge	P	P	N	RCMC 23.919.100; specific distance and other requirements

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Tasting Room, Off-Site ¹⁰	P	AUP	AUP	
Veterinary Facility	P	P ²	P ²	
Automobile and Vehicle Uses				
Auto and Vehicle Dismantling	N	N	C	RCMC 23.913.020
Auto and Vehicle Sales	AUP	AUP ⁵	AUP ⁵	RCMC 23.913.040
Auto and Vehicle Rental	P ⁹	P ⁹	P ⁹	RCMC 23.913.040
Auto and Vehicle Sales, Wholesale	AUP ⁵	AUP	AUP	RCMC 23.913.040
Auto and Vehicle Storage	P ²	P ²	P ²	
Auto Parts Sales	P ²	P ²	P ²	
Car Washing	C	P	P	RCMC 23.913.050
Detailing/Waterless Car Wash	AUP	P	P	
Service Stations	C	C	C	RCMC 23.913.030
Vehicle Services, Major	P ²	P ²	P ²	
Vehicle Services, Minor	P ²	P ²	P ²	
Industrial, Manufacturing, and Processing Uses				
Agricultural Products Processing	N	C	P	
Artisanal and Specialty Manufacture, Display and Sales	P	AUP	AUP	
Brewery, Winery, Distillery	N	P ¹⁵	P ¹⁵	
Junk Tire Facility	N	N	P	RCMC 23.916.020
Manufacturing, Major	N	AUP ²	P	
Manufacturing, Minor	N	P ²	P	
Manufacturing, Small Scale	P	P ²	P	
Printing and Publishing	N	P	P	
Recycling Facility, Processing	N	AUP	P	
Recycling Facility, Scrap and Dismantling Facility	N	N	C	
Research and Development	N	P	P	
Storage, Personal Storage Facility	N	P ^{2, 13}	P ¹³	Chapter 23.915 RCMC
Storage, Warehouse	AUP	P ²	P	
Storage, Yards	N	N	P ²	Chapter 23.728 RCMC
Wholesaling and Distribution	P	P ²	P	
Special Regulated Uses				
Card Rooms	N	C	C	RCMC 23.919.020
Check Cashing Businesses	N	N	N	RCMC 23.919.030

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Massage Parlor, Massage Establishment	N	N	C ¹⁴	Chapter 4.33 RCMC
Pawnshops	N	N	C	RCMC 23.919.040
Recycling Facility, Collection Facility	N	AUP	P	RCMC 23.919.050
Sexually Oriented Businesses	N	P	P	RCMC 23.919.060
Smoke Shops	N	N	C	RCMC 23.919.070
Tattoo Parlors	N	N	C	RCMC 23.919.080
Thrift Store	P	AUP	AUP	RCMC 23.919.090

Notes:

1. Trade schools permitted by right; all other schools require an AUP.
 2. Permitted if the entire operation is conducted within a completely enclosed building or screened from view behind a fence or wall.
 3. Off-site sales of alcohol permitted as an allowed use if incidental to a permitted use (e.g., breweries, wineries). Only retail sale of alcohol is permitted as part of the primary use. All other types of off-site sales (e.g., convenience store) require a conditional use permit. See Wholesaling and Distribution for nonretail sales.
 4. On-site sales permitted with limited use permit. Off-site requires a conditional use permit.
 5. Incidental sales up to 15 percent of developed portion of site are permitted as a by-right use and must be fully screened from view or enclosed within a building. Automotive sales that exceed 15 percent of the developed portion of the site or outdoor display areas that are not screened from view may be permitted with the issuance of an administrative use permit.
 6. All retail, accessory and office, accessory uses are permitted up to a combined 50 percent of total building square footage.
 7. The following limitations apply to retail, accessory and office, accessory in the M-2 district:
 - a. Sales are allowed when incidental to a permitted use and sales and stock room area does not exceed 25 percent of total floor area;
 - b. Offices are allowed when incidental to a permitted use and do not exceed 25 percent of total floor area;
 - c. Cafes/restaurants are allowed up to 15 percent of building square footage (freestanding restaurants require the issuance of a conditional use permit).
 8. Up to 50 percent of total building area may be used for storage, warehousing, distribution or similar use as a permitted use. A conditional use permit is required to exceed this percentage.
 9. This use is permitted if an integral part of the primary use (unrelated, incidental rental operations are not permitted). Additional provisions in RCMC 23.913.040 (Accessory automobile sales and rental uses) apply.
 10. Uses which serve alcohol for on-site consumption and which have an "on-sale" license from the California Department of Alcoholic Beverage Control must be located at least 250 feet from any adult live theater in which live nude dancing is performed and which is subject to Section 143.3 of the California Code of Regulations.
 11. On-site urban agriculture stands are allowed up to 120 square feet, on the site of an urban agriculture use consistent with applicable regulations in RCMC 23.904.030.
 12. See RCMC 23.910.020 (Convenience stores).
 13. See Chapter 23.915 RCMC (Storage, Personal Storage Facility Development Standards).
 14. Massage parlors and massage establishments must be located at least 1,000 feet from other massage parlors and massage establishments, as measured from the entrance of each establishment. This shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in Chapter 23.901 RCMC.
 15. Over 20,000 square feet requires an administrative use permit.
 16. On-site consumption of food is considered a permitted use if the related primary use is a permitted use.
 17. On-site consumption of alcohol, as an accessory use to a permitted use, requires approval of an administrative use permit.
- [Ord. 1-2022 § 3 (Exh. A); Ord. 8-2021 § 3 (Exh. A); Ord. 11-2020 § 3 (Exh. A); Ord. 5-2019 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 1-2016 § 3; Ord. 15-2015 §§ 4, 5; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 20-2010 § 3 (Exh. B); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.030)].

23.325.020 Convention (CO) overlay zoning district.

A. Purpose and Intent. The purpose of the convention (CO) overlay zoning district is to establish an area in the city specifically for the development of a convention center with related and supporting uses. The convention district is intended to be a special place in the city that is entertaining, vibrant, and inviting to tourists, visitors, and residents alike. This overlay district supplements the provisions of the underlying zoning districts for the special purposes identified herein. Where there is conflict between this overlay district and the underlying base district, the overlay district regulations prevail.

B. Convention Overlay District Area. The convention overlay zoning district is applied to those parcels described in Figure 23.325-1 (Convention Overlay District Area), consistent with the General Plan's convention overlay. The convention overlay district is generally defined as that area south of Highway 50, east of Kilgore Road, north of Sun Center Drive, and west of Citrus Road.

Figure 23.325-1: Convention Overlay District Area



C. Allowed Uses. Table 23.325-1 identifies the allowed use provisions specific to the convention overlay zoning district. The allowed use provisions of Table 23.325-1 supersede and replace the allowed use provisions of the underlying base zoning district of the applicable property. Similar uses may be determined as identified in this title. The allowed use provisions are listed in compliance with Chapter 23.304 RCMC (Land Use Classification).

Use regulations in the table are shown with a representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require approval of an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

Table 23.325-1: Allowed Use Provisions in the Convention Overlay Zoning District

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Residential Uses		
Dwelling, Multifamily	P ¹	
Home Occupations	C	RCMC 23.901.030
Live-Work Facility	C	RCMC 23.901.040

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Recreation, Education, and Public Assembly Uses		
Clubs, Lodges, and Private Meeting Halls	P	
Community Centers/Civic Uses	P	
Convention Center	P	
Indoor Amusement/Entertainment Facility	P	
Indoor Fitness and Sports Facility	AUP	
Libraries and Museums	P	
Outdoor Commercial Recreation	AUP	
Parks and Public Plazas	P	
Public Safety Facility	P	
Religious Institutions	C	
Schools, Private and Special/Studios ³	P	
Schools, Public ³	P	
Theaters and Auditoriums	P	
Utility, Transportation, and Communication Use Listings		
Broadcasting and Recording Studios	P	
Heliports	C	
Park and Ride Facility	P	
Telecommunication Facility	C	RCMC 23.907.020
Transit Stations and Terminals	C	
Utility Facilities and Infrastructure	C	RCMC 23.907.030
Retail, Service, and Office Uses		
Alcoholic Beverage Sales (off-premises consumption) ²	C	
Art, Antique, Collectable	P	
Artisan Shop	P	
Banks and Financial Services	P	
Bars and Nightclubs	C	
Brew Pub ²	P	
Business Support Services	P	
Child Day Care Facility	C	
Commercial Marijuana Uses	N	
Convenience Store	P	
Drive-In and Drive-Through Sales and Service	C	RCMC 23.910.030

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Home Improvement Supplies	AUP	
Hotels and Motels	P	
Hotels and Motels, Extended Stay	C	
Medical Services, General	P	
Medical Services, Extended Care	P	
Medical Services, Hospitals	P	
Neighborhood Market/Grocery Stores/Supermarket	P	
Offices, Business and Professional	P	
Offices, Accessory	P	
Personal Services	P	
Restaurants	P	
Retail, Accessory	P	
Retail, General	P	
Tasting Room ²	P	
Veterinary Facility	AUP	
Automobile and Vehicle Uses		
Auto and Vehicle Sales and Rental	AUP	
Car Washing and Detailing	C	RMC 23.913.050
Service Stations	C	
Vehicle Services, Minor	AUP	
Industrial, Manufacturing, and Processing Uses		
Brewery, Winery, Distillery ²	P	
Manufacturing – Small Scale	AUP	
Printing and Publishing	AUP	
Research and Development	AUP	
Warehousing	AUP	
Special Regulated Uses		
Thrift Store	P	RCMC 23.919.090

Notes:

1. For mixed-use zones, the use is permitted in conjunction with the predominant use of the underlying base zoning district. In other words, this use is only allowed as part of an integrated development.
2. Off-premises sale of alcohol is an allowed use where such sales are incidental to an allowed use that provides on-site alcohol consumption (restaurant, brew pub, tasting room, etc.).
3. Dormitories on any parcel that is part of a contiguous campus are permitted as an accessory use to the public or private school.

D. Development Standards. The following development standards are applicable to the convention overlay zoning district. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development. Where site development standards listed herein are in conflict with the site development standards in other chapters of this code or the underlying zoning district, these standards shall apply. The designated approval authority will review development applications against these standards to determine compliance with applicable zoning regulations.

Table 23.325-2: Development Standards in the Convention Overlay District

Development Standard	Convention Overlay District
Density¹	
Minimum	10 du/ac
Maximum	40.0 du/ac
Floor Area Ratio²	
Minimum	0.25
Maximum	3.0
Setbacks	
Front and Street-Side	0 ft.
Rear	10 ft.
Between Structures	10 ft. ³
Interior	0 ft.
Residential, Standalone Structure ⁴	Refer to setbacks for the MDR zone
Height Limit	
Primary Structures	No maximum ⁵

Notes:

1. The minimum and maximum density standards are only applicable to mixed-use and integrated developments that include residential uses. Residential projects shall include a minimum of four units.
2. Includes residential uses and square footage. See Article 11 of this title for definition of floor area ratio (FAR).
3. The distance between structures may be modified as part of design review; however, any modifications must be consistent with the Uniform Building Code.
4. For residential units developed as part of an integrated development but not in the same building as the primary use(s), refer to the MDR zone for all setbacks. In all other instances, the setbacks shall be the same as the primary structure(s).
5. While there is no height maximum, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the safety element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.

E. Parking Standards. Parking standards for uses in the convention overlay zoning district shall be consistent with Chapter 23.719 RCMC (Parking and Loading). Required off-street loading/unloading and passenger loading areas shall also be consistent with applicable provisions of Chapter 23.719 RCMC (Parking and Loading).

F. Exceptions. The council desires to provide flexibility for projects within the convention overlay district that will benefit the community in specific, identified ways. In conjunction with a major design review, project-level CEQA review, and any other required entitlements, an applicant may request that the council approve an exception to allow a development project that does not strictly adhere to the convention overlay development standards identified in

Table 23.325-2. The council may grant an exception for any development standard in Table 23.325-2 for projects that are uses allowed in Table 23.325-1, and meet at least four of the following six conditions:

1. Will fulfill a compelling community need, as indicated by an existing city goal, General Plan policy, budget priority, or other council adopted policy document.
2. Will improve an existing blighted situation by removing 100 percent of the blight located upon the subject property.
3. Will provide unmet services to a currently underserved community.
4. Will create at least 15 new permanent full-time jobs (or new jobs equivalent to at least 15 full-time jobs) or a minimum of one job per 500 square feet.
5. Will generate annual sales tax contributions to the city in excess of \$25,000.
6. Investments in the property will increase the property tax revenue for the subject parcel(s) by at least 250 percent.

To the extent practical, development projects should comply with the development standards in Table 23.325-2. All projects remain subject to design review as established in Chapter 23.140 RCMC (Minor Design Review) and Chapter 23.141 RCMC (Major Design Review). An exception request must be included and will be reviewed in conjunction with the project's design review application. It is the applicant's responsibility to request relief from the development standards in Table 23.325-2 and provide justifications for why standards cannot be met. It is also the applicant's responsibility to provide evidence of compliance with at least four of the conditions listed in this section to support the exception request. The council is the approval authority for all exception requests.

Under no circumstance shall an exception result in any of the following:

1. Allow a land use not otherwise permitted or conditionally permitted in the zone;
2. Allow a detrimental environmental impact not adequately analyzed;
3. Waive a specific prohibition; or
4. Waive or modify a procedural requirement.

The procedure for granting exceptions allowed under this provision is provided in RCMC 23.110.130. In granting the exception, the council shall make the following findings:

1. The proposed project qualifies for an exception by meeting at least four of the six conditions required for granting an exception as defined in this subsection (F).
2. The council has determined that the proposed project has adhered to the development standards in Table 23.325-2 to the fullest extent practicable.
3. The applicant has provided substantial evidence that the conditions for the exception will be met following construction and operation of the project. Further, the applicant has agreed to conditions of approval that provide assurances that these requirements will likely be met or exceeded throughout the life of the project.
4. Granting the exception will not adversely affect the interests of the public or the interests of the residents and property owners in the vicinity of the premises in question, and shall not establish a precedence for other project requests.
5. Granting the exception will not endanger the public health and safety. [Ord. 15-2023 § 3 (Exh. A); Ord. 11-2021 § 3 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 1-2017 § 3; Ord. 11-2015 § 3; Ord. 19-2013 § 3 (Exh. A); Ord. 18-2013 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.9.020)]._____

23.919.090 Thrift store.

A. Purpose and Applicability. The regulations contained in this section shall apply to new and qualifying expansion of existing thrift stores as defined in RCMC 23.1104.040 (Land use definitions). The establishment of new thrift stores shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained in this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The purpose of these regulations is to limit the overconcentration of thrift stores in the city by applying minimum distance standards between thrift stores and ensuring compatibility with surrounding uses by requiring special standards for collection/receiving and refuge areas and requiring additional property maintenance.

B. Development Standards. All new thrift stores shall observe all development standards of the underlying zoning district, except that they shall also comply with the following additional standards:

1. Enclosed Activities. All activities shall be completely enclosed within the building for the use.
 2. Collection/Receiving Area. The collection area shall be located on the side or rear of the building. Adequate directional signage shall be provided from the main entrance to the use to direct individuals to the collection area. The collection area shall be noticed to prohibit depositing goods when the store is closed.
 3. Property Maintenance. Management shall be responsible for the removal of litter from the subject property, adjacent property, and streets that results from the thrift store (with adjacent property owner consent). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.7.090)].
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Folsom Boulevard Specific Plan Chapter 2: Land Use Plan and Allowed Uses

Table 2-2 Use Table for Mixed Use Classifications

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Residential Use Listings			
Child Day Care Facility	P	C	C
Caretaker Housing	P	P	P
Day Care Home (Adult Day Care, Family Day Care (Small), and Residential Care)	P	N	N
Dwelling, Multifamily	P ¹	P ¹	N
Emergency Shelter	P	N	P
Family Day Care Home, Large	C	N	N
Live-Work Facility	P ¹	P ¹	P
Community Service Use Listings			
Club, Lodge, Private Meeting Hall	P ²	P	P
Community Center	P	P	A
Community Garden	P	A	A
Indoor Amusement/Entertainment	C ²	P	P
Indoor Fitness and Sports Facility	C ²	P	A
Library, Museum	P ²	P	P
Outdoor Commercial Recreation	A	A	P
Park, Public Plaza	P ²	P	A
Public Safety Facility	P ²	P	P
Religious Institution	P ²	P	P
School – Public	P ²	P	P
School – Private, Special/Studio	P ²	P	P
Theatre, Auditorium	C ²	P	P
Utility, Transportation, and Communication Use Listings			
Heliport	N	C	C
Park-and-Ride Facility	N	P	P
Telecommunications Facility	A ^{2, 3}	A ³	P ³
Transit Station or Terminal	N	P	P

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Utility Facility or Infrastructure	A ^{2, 4}	A ⁴	A ⁴
Retail, Service, and Office Listings			
Alcoholic Beverage Sales	N	C	C
Artisan Shop	A	P	P
Artisanal and Specialty Manufacture, Display and Sales	N	P	P
Art, Antique, Collectable	A	P	P
Bail Bonds	N	N	N
Bank, Financial Services	P ²	P	P
Bar, Nightclub	C ^{6, 2}	C ⁵	C ⁵
Bed and Breakfast	P ²	N	N
Brewery, Winery, Distillery	N	C	C
Brew Pub	N	P	A
Building Material Store and Yard	N	P ⁶	A ⁷
Business Support Services	A ^{7, 8, 2}	P	P
Drive-In/Drive-Through Sales/Services	N	C	C
Event and Office Equipment Sales and Rental	N	P ⁷	P ⁷
Grocery store/supermarket	N	P	A
Home Improvement Supplies	A ²	A ²	P ⁹
Hotel/Motel	C ²	P	C
Kennel	N	C	A
Medical Services – Extended Care	P ²	C	C
Medical Services – General	P ²	P	P
Medical Services – Hospital	P ²	P	P
Neighborhood market	A ²	P	C
Office – Business and Professional	A ²	P	P
Office – Accessory	P ²	P	P
Personal Services	P ^{2, 8}	P	P
Restaurant	A ²	P	A ²
Retail – Accessory	A ²	P	P
Retail – General	A ^{2, 9}	P	P

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Tasting Room, Off-site	N	P	P
Veterinary Facility	N	P	P
Automotive and Vehicle Use Listings			
Auto Parts Sales	N	P ⁹	N
Auto/Vehicle Retail Sales/Rental	N	C	N
Car Wash and Detailing	N	C ¹⁰	N
Service Station	N	C	N
Vehicle Services – Minor	N	C ¹⁰	A
Industrial, Manufacturing, and Processing Use Listings			
Manufacturing – Minor	N	P	P
Manufacturing – Small-Scale	N	P	P
Printing and Publishing	N	C	P ¹⁰
Research and Development	N	P	P
Storage, Personal	N	N	C
Storage, Warehouse	N	P	P
Wholesaling and distribution	N	A	P
Special Regulated Uses			
Bingo Parlor	N	N	P
Card Room	N	N	N
Check Cashing Business	N	N	N
Massage Parlor	N	N	N
Pawnshop	N	N	N
Recycling Facility, Collection Facility	N	N	C
Sexually Oriented Business	N	N	N
Smoke Shop	N	N	N
Tattoo Parlor	N	N	N
Thrift Store ¹²	A ^{2,9}	P	P

Notes:

1. See the density allowance in the development standards for the corresponding land use designation as listed in Chapters 4 (Development Standards) and 5 (Opportunity Sites).
2. Limited to less than 50 percent of the gross floor area of the integrated development as a secondary use only. See exception for vertical mixed use in the FB-CMU as outlined in Chapter 5 (Development Standards).

3. *Subject to the provisions of the Telecommunications Facility section of the City's Zoning Code (23.907.020).*
4. *Subject to the provisions of the Utility, Facilities, and Infrastructure section of the City's Zoning Code (23.907.030).*
5. *In an effort to add retail vibrancy, formalize display opportunities, and create a free flow of sales interaction along Folsom Boulevard, the minimum amount of interior sales and display space shall be 25% located to maximize public accessibility.*
6. *All forms of speaker amplification exterior to the building shall be prohibited unless authorized in project approval.*
7. *All activities shall occur within a completely enclosed building or screened from view behind a fence or wall.*
8. *Maximum gross floor area is less than 5,000 square feet.*
9. *All activity and storage must be located within an enclosed structure.*
10. *No portion of the use shall be located within 500 feet of an intersection within the FB-CMU district.*
11. *Bingo Parlors are regulated by RCMC Chapter 4.28. The City has a limit of no more than two (2) Bingo Parlors in the City limits at any given time.*
12. *Subject to provisions in RCMC Section 23.919.090.*

23.734.050 Architecture standards.

A. Accessory structures less than 120 square feet shall be constructed of appropriate materials and colors of the residential neighborhood. Premanufactured kits that require assembly are exempt from this requirement.

B. Accessory structures 120 square feet and over shall be architecturally compatible (e.g., similar in materials, colors, architectural details, façade treatments, etc.) and constructed of appropriate materials and colors of the residential neighborhood. Walls that are longer than 15 feet in length shall include doors, window, or architecture features that break up the wall. [Ord. 4-2017 § 3 (Exh. B)].

23.734.060 Percentage of required yard occupied and required setbacks.

A. Proposed structures must meet the development standards outlined in Table 23.734-1 (Development Standards for Accessory Structures); also see Figure 23.734-1 (Development Standards for Accessory Structures). Unless otherwise described in the table, all accessory structures must meet the setbacks in the General Accessory Structure category.

B. Lots less than one-half acre in size: the total square footage of all accessory structures on a single parcel, except swimming pools, shall not exceed 30 percent of the habitable floor area of the primary residential dwelling on the same parcel. Landscape features are exempt from the total square footage of accessory structures.

C. Lots one-half acre and greater in size: The total square footage of all accessory structures on a single parcel, except swimming pools, shall not exceed 50 percent of the habitable floor area of the primary residential dwelling on the same parcel. Landscape features are exempt from the total square footage of accessory structures.

D. Not more than 30 percent of the required rear yard shall be occupied by all permitted structures. Landscape features are exempt from the 30 percent calculation.

E. Accessory structures and swimming pools, spas, and pool equipment shall not be located within recorded public utility easement or public easement.

Front Yard

F. On all lots, the accessory structures shall not be placed in front of the living area of the principal building.

G. Swimming pools, spas, and pool equipment may not be located within the required front yard.

Street Side Setback/Corner Lots

H. The minimum setback distance shall be consistent with the primary structure underlying zoning district.

I. Swimming pools, spas, and pool equipment may not be located within the required street side yard.

Height of Accessory Structures

J. Maximum structure height is 16 feet as indicated in Table 23.310-2 (Residential Zoning Districts Development Standards).

Building Separation

K. Detached accessory structures shall not be located closer than six feet from any structure.

L. Any accessory structure located less than six feet from a primary building shall be considered attached to (and part of) the primary building (RCMC 23.704.030(D)).

M. Swimming pools and spas shall not be located closer than three feet from the principal building and detached structure. The building official may approve setbacks of less than three feet with submitted structured engineered plans.

Table 23.734-1: Development Standards for Accessory Structures

Accessory Use	Type	Interior Property Line	Rear Property Line	Zoning Certification
General Accessory Structure	Square footage less than 120 and less than 8 feet in height overall	3 feet The structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building.	3 feet	No
	Square footage 120 and more and/or more than 8 feet in height overall	For structures 8 feet in height, the minimum setback from the rear and side property lines is 5 feet. Up to every 1/2-foot increase in height over 8 feet, the setback shall increase by another 1/2 foot. (For example: 8 feet tall = 5-foot setback; 8.5 feet tall = 5.5-foot setback; 8.75 feet tall = 6-foot setback...).	For structures 8 feet in height, the minimum setback from the rear and side property lines is 5 feet. Up to every 1/2-foot increase in height over 8 feet, the setback shall increase by another 1/2 foot. (For example: 8 feet tall = 5-foot setback; 8.5 feet tall = 5.5-foot setback; 8.75 feet tall = 6-foot setback...).	Yes
Swimming Pools, Spas, and Pool Equipment (Setbacks shall be from the right-of-way or property line to the water line or pool equipment)		3 feet	3 feet	Yes
Landscape Features	Square footage less than 120 and less than 8 feet in height	3 feet	3 feet	No
Pad, Less Than 8 Inches Tall		None	None	No
Pad, Driveway		5 feet from the property line	None	No

23.1104.020 General definitions.

“Recreational vehicle (RV)” means an enclosed piece of equipment designed for dual use as both a vehicle and a temporary travel home. This includes travel trailers and motorhomes primarily intended for personal, non-commercial use, such as vacations, camping, or full-time residential living. RVs are typically registered and designated as recreational vehicles by the Department of Motor Vehicles (DMV). Vehicles originally manufactured or used as commercial vehicles—such as buses or trucks—that have been converted for recreational use must be reclassified and registered as an RV with the DMV to fall under this definition. Unlike “Commercial vehicles”, which include those used for business purposes—such as large trucks, trailers, buses, and heavy equipment—RVs are not designed for the transport of goods, commercial passenger services, or industrial applications.

23.1104.040 Land use definitions.

“Home occupation” means the conduct of a business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property. Examples include, but are not limited to, accountants and financial advisors, architects, artists, attorneys, offices for construction businesses (no equipment or material storage), internet sales, and real estate sales.

“Vehicle services – major” means the repair, alteration, restoration, towing, painting, or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

Rancho Cordova

Municipal Code Amendments

Track Changes

Note to Reader: Only those sections and/or subsections listed within this document are being amended. Unless otherwise indicated, all sections and subsections prior to and after the amended section and/or subsection shall remain, unchanged.

23.313.030 Allowed land uses and permit requirements.

Table 23.313-1 identifies allowed uses and corresponding permit requirements for the mixed-use districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title.

Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with a representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require approval of an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

Table 23.313-1: Allowed Use and Permit Requirements for Mixed-Use Districts

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Residential Uses									
Adult Day Care Home	P	N	N	N	N	N	N	N	
Caretaker Housing	P	P	P	P	P	P	P	P	RCMC 23.901.020
Dwelling, Multifamily	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Accessory Unit	P	N	N	N	N	N	N	N	RCMC 23.901.060
Dwelling, Single-Family	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Two-Family	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹	
Emergency Shelter	C	C	C	C	N	N	N	N	
Family Day Care Home, Small	P	N	N	N	N	N	N	N	
Family Day Care Home, Large ¹⁷	P	N	N	N	N	N	N	N	RCMC 23.901.080
Group Residential	AUP	N	N	N	N	N	N	N	
Home Occupations	P	P	P	N	N	P	P	P	RCMC 23.901.030
Live-Work Facility	P ¹	P ¹	P ¹	N	N	P ¹	P ¹	P ¹	RCMC 23.901.040
Residential Care Home, Small	P	N	N	N	N	N	N	N	
Residential Care Home, Large ¹⁸	AUP	N	N	N	N	N	N	N	RCMC 23.901.090
Transitional Housing	P	N	N	N	N	N	N	N	
Low-Barrier Navigation Center	P	N	N	N	N	N	N	N	
Agriculture, Resource, and Open Space Uses									

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Beekeeping	N	N	N	N	N	N	N	N	Chapter 8.12 RCMC
Recreation, Education, and Public Assembly Uses									
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	AUP	P	P	P	
Community Centers/Civic Uses	P	P	P	P	AUP	P	P	P	
Indoor Amusement/Entertainment Facility ^{32, 33}	AUP	P	P	P	AUP	AUP	P	P	
Indoor Fitness and Sports Facility ^{32, 33}	AUP	P	P	P	AUP	AUP	P	P	
Libraries and Museums	P	P	P	P	P	P	P	P	
Outdoor Commercial Recreation ^{32, 33}	N	C	N	N	P	C	C	C	
Parks and Public Plazas	P	P	P	P	C	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
Religious Institutions	P	P	P	P	P	P	P	P	
Schools, Private and Special/Studios ³¹	P	P	P	P	C	P	P	P	
Schools, Public ³¹	P	P	P	P	P	P	P	P	
Theaters and Auditoriums ^{32, 33}	C	P	P	P	N	AUP	P	P	
Urban Agriculture									
Aquaculture	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	RCMC 23.904.030
Community Garden, Public	C	C	C	C	C	C	C	C	RCMC 23.904.030
Community Garden, Private	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	RCMC 23.904.030
Market Garden	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	RCMC 23.904.030
Private Garden	P	P	P	P	P	P	P	P	RCMC 23.904.030
Urban Ag Stand	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	RCMC 23.904.030
Utility, Transportation, and Communication Use Listings									
Broadcasting and Recording Studios	N	P	P	P	P	N	N	N	
Bus and Transit Shelters	P	P	P	P	P	P	P	P	
Freight Yard/Truck Terminal	N	N	N	C	C	N	N	N	
Fuel Storage and Distribution	N	N	N	N	C	N	N	N	
Heliports	N	AUP	AUP	AUP	AUP	N	N	N	
Park and Ride Facility	C	P	P	P	P	C	C	P	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Parking Facility	AUP	P	P	P	P	AUP	P	P	
Telecommunication Facility	C	AUP/ C ²¹	AUP/ C ²¹	AUP/ C ²¹	AUP/ C ²¹	AUP/ C ²¹	AUP/ C ²¹	AUP/ C ²¹	RCMC 23.907.020
Transit Facilities	N	N	N	C	P	N	N	N	
Transit Stations and Terminals	C	P	P	P	P	P	P	P	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	RCMC 23.907.030
Retail, Service, and Office Uses²²									
Adult Day Care Facility	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Alcoholic Beverage Sales, Off-Site ¹⁶	N	C	C ²	C ²	C ²	C	C	C	
Ambulance Service	N	AUP	AUP	P	P	N	N	N	
Animal Sales and Grooming	AUP	P	N	N	N	P	P	P	
Art, Antique, Collectible	P ²	P	P ²	P ²	N	P	P	P	
Artisan Shops	AUP	P	P ²	P ²	P ²	P	P	P	
Bail Bonds	N	C	N	N	N	N	N	N	
Banks and Financial Services	P ²	P	P	P	P	P	P	P	
Bars and Nightclubs ²³	C ³	C ³	C ^{2,3}	C ^{2,3}	C ^{2,3}	C ³	C ³	C ³	
Bed and Breakfast Inns	P	P	N	N	N	N	N	N	
Brew Pub ²³	N	P	P ²	P ²	P ²	P	P	P	
Building Materials Stores and Yards	N	P ⁴	N	C ⁴	N	N	C ⁴	C ⁴	
Business Support Services	AUP ^{2,4,5}	P	P	P	AUP	P ⁵	P	P	
Call Centers	N	N	P	P	AUP	N	N	N	
Commercial Marijuana Uses	N	N	N	N	N	N	N	N	
Child Day Care Facility	P	AUP	AUP ²	AUP ²	AUP ²	P	C	C	
Consignment Store	N	P	N	N	N	N	AUP	N	
Convenience Stores	AUP ^{2,26}	AUP ²⁶	AUP ^{2,26}	AUP ^{2,26}	AUP ^{2,26}	AUP ²⁶	AUP ²⁶	AUP ²⁶	RCMC 23.910.020
Drive-In and Drive-Through Sales and Service	N	C ^{20,21}	N	N	C ^{6,20,21}	C ^{20,21}	C ^{20,21}	C ^{20,21}	RCMC 23.910.030
Equipment Sales and Rental	N	N	N	P	P	N	N	N	
Furniture, Furnishings, and Appliance Stores	N	P	N	N	N	N	C	P	
Garden Center/ Plant Nursery	N	P	N	AUP	N	N	C	C	
Grocery Stores/Supermarkets	AUP ²	P	P ²	AUP ²	N	AUP ⁸	P	P	
Home Improvement Supplies	N	P ⁹	N	P	P	N	P ⁹	P ⁹	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Hotels and Motels ^{32, 33}	C ²	P	P	C	N	C	P	P	
Hotels and Motels, Extended Stay ^{32, 33}	C ²	C	C	C	N	C	C	C	
Kennels, Commercial	C ^{2, 4}	N	N	N	AUP ⁴	N	N	N	
Maintenance and Repair, Small Equipment	N	P	N	P	P	AUP	P	P	
Medical Services, General	AUP ²	P	P	P	P	P	P	P	
Medical Services, Extended Care	P	C	C	C	N	N	N	N	
Medical Services, Hospitals	N	P	P	P	P	P	P	P	
Mortuaries and Funeral Homes ¹⁵	N	P	N	N	P ¹⁵	N	N	N	
Neighborhood Market	P ²	P	P ²	AUP ²	N	P	P	P	
Offices, Business and Professional	P ²	P ²	P	P	N	P ²	P ²	P ²	
Offices, Accessory	P	P	P	P	P	P	P	P	
Personal Services	P ^{2, 5}	P	P ²	P ²	P ²	P	P	P	
Residential Care Facility	AUP	C	C	N	N	N	N	N	
Restaurants	P ²	P	P ²	P ²	P ²	P	P	P	
Retail, Accessory	P ²	P	P ⁶	P ⁶	P ⁶	P	P	P	
Retail, General	P ^{2, 11}	P	N	N	N	P	P	P	
Retail, Warehouse Club	N	P	N	N	N	N	C	P	
Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, and Vapor Lounge	N	N	N	N	N	N	N	N	RCMC 23.919.100
Tasting Room, Off-Site ²³	N	P	P ²	P ²	P ²	P	P	P	
Veterinary Facility	AUP ²	P	N	AUP	AUP	AUP	P	P	
Automobile and Vehicle Uses									
Auto and Vehicle Sales and Rental	N	P ¹⁹	N	N	P ¹⁹	N	N	N	RCMC 23.913.040
Auto and Vehicle Sales, Wholesale	N	N	N	C	P	N	N	N	
Auto and Vehicle Storage	N	N	N	C ¹²	P ¹²	N	N	N	
Auto Parts Sales	N	P ^{11, 12}	N	N	P ^{11, 12}	N	N	N	
Car Washing	N	C	C	C	C	N	C	C	RCMC 23.913.050
Detailing/Waterless Car Wash	N	AUP	AUP	AUP	N	N	N	N	
Service Stations	N	AUP	C	C	P	N	C	C	
Vehicle Services, Major	N	N	N	C ¹²	P ¹²	N	N	N	
Vehicle Services, Minor	N	AUP ^{12, 13}	N	AUP ¹²	P ¹²	N	N	N	
Industrial, Manufacturing, and Processing Uses									

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Agricultural Products Processing	N	N	N	N	C	N	N	N	
Artisanal and Specialty Manufacture, Display, and Sales	N	P	P	P	P	P	P	P	
Brewery, Winery, Distillery	N	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	
Manufacturing, Major	N	N	N	N	C ¹⁴	N	N	N	
Manufacturing, Minor	N	N	N	P	P	N	N	N	
Manufacturing, Small Scale	N	P	P	P	P	P	N	N	
Printing and Publishing	N	C	C	P	P	N	N	N	
Recycling Facility, Processing	N	N	N	N	C	N	N	N	
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	C	N	N	N	
Research and Development	N	N	P	P	P	N	N	N	
Storage, Personal Storage Facility	N	N	N	C ²⁷	p ²⁷	N	N	N	Chapter 23.915 RCMC
Storage, Warehouse	N	N	N	P	P	N	N	N	
Storage, Yards	N	N	N	C ³⁴	p ¹⁴	N	N	N	Chapter 23.728 RCMC
Wholesaling and Distribution	N	N	N	p ¹⁴	p ¹⁴	N	N	N	
Special Regulated Uses									
Bingo Parlors	N	p ³⁰	p ³⁰	p ³⁰	N	N	N	N	Chapter 4.26 RCMC
Card Rooms	N	P	C	C	C	N	N	N	RCMC 23.919.020
Check Cashing Businesses	N	P	N	N	N	N	N	N	RCMC 23.919.030
Massage Parlors, Massage Establishments	N	p ²⁸	N	N	N	N	N	N	Chapter 4.33 RCMC
Pawnshops	N	P	N	N	N	N	N	N	RCMC 23.919.040
Recycling Facility, Collection Facility	N	C	C	C	P	C	C	C	RCMC 23.919.050
Sexually Oriented Businesses	N	N	N	N	P	N	N	N	RCMC 23.919.060
Smoke Shops	N	P	N	N	C	N	N	N	RCMC 23.919.070
Tattoo Parlors	N	P	N	N	N	N	N	N	RCMC 23.919.080
Thrift Stores	NP ^{2,11}	P	N	AUPN	AUPN	NP	NP	NP	RCMC 23.919.090

Notes:

1. See the density restrictions in the underlying zoning district.

2. This use is permitted or permitted with a use permit as specified only in conjunction with the predominant use of the mixed-use district. In other words, this use is only allowed as part of an integrated development and not as a standalone use. Other uses in the table are allowed as standalone uses.

3. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in combination with project approval or amendment thereto.
 4. All activities shall occur within a completely enclosed building or shall be located behind a solid/screened enclosure directly adjacent to the building.
 5. Maximum gross floor area is less than 5,000 square feet.
 6. Limited to a maximum of 25 percent of the gross floor area of the integrated development.
 7. Maximum tenant space shall be 25,000 square feet.
 8. Maximum tenant space shall be 50,000 square feet.
 9. Uses 25,000 square feet and over require a conditional use permit.
 10. Limited to less than 50 percent of the gross floor area of the integrated development.
 11. Maximum tenant space shall be 15,000 square feet.
 12. All activity and storage must be located within an enclosed structure.
 13. No portion of the use shall be located within 500 feet of an intersection.
 14. All activity must be entirely screened from public view and not within 500 feet of a residential use. The 500-foot separation from residential uses may be waived if the storage yard adheres to the standards in RCMC 23.728.030(C)(1).
 15. A crematory is prohibited in all zones with the exception of LIBP, where it is permitted in association with a mortuary or funeral home.
 16. Only establishments that sell alcoholic beverages for off-site consumption require a conditional use permit.
 17. See additional provisions in RCMC 23.901.080, Family day care (large).
 18. See additional provisions in RCMC 23.901.090, Residential care home (large).
 19. This use is not permitted if incidental to and not a primary part of the operation of the primary use. Rentals that are an integral part of a primary use are subject to the additional provisions of RCMC 23.913.040.
 20. Drive-throughs that are added to existing buildings may be processed with an AUP.
 21. Conditional use permit required if any portion of proposed facility is within 500 feet of a residential zoning district or existing residential use.
 22. All commercial activity, display and storage shall occur within a building or within a screen enclosure. A temporary use permit, administrative use permit, or conditional use permit may be obtained to deviate from this requirement.
 23. Uses which serve alcohol for on-site consumption and which have an "on-sale" license from the California Department of Alcoholic Beverage Control must be located at least 250 feet from any adult live theater at which live nude dancing is performed and which is subject to Section 143.3 of the California Code of Regulations.
 24. Private community gardens and market gardens are allowed in the city's mixed-use districts up to a maximum three acres in size and pursuant to applicable regulations in RCMC 23.904.030. Approval of an administrative use permit is required for said uses greater than three acres in size.
 25. On-site urban agriculture stands are allowed up to 120 square feet, on the site of an urban agricultural use consistent with applicable regulations in RCMC 23.904.030.
 26. See RCMC 23.910.020 (Convenience stores).
 27. See Chapter 23.915 RCMC (Storage, Personal Storage Facility Development Standards).
 28. Massage parlors and massage establishments must be located at least 1,000 feet from other massage parlors and massage establishments, as measured from the entrance of each establishment. This shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in Chapter 23.901 RCMC.
 29. Over 20,000 square feet requires an administrative use permit.
 30. Bingo games and parlors are regulated by Chapter 4.26 RCMC. The city has a limit of no more than two bingo parlors in the city limits at any given time.
 31. Dormitories on any parcel that is part of a contiguous campus are permitted as an accessory use to a public or private school.
 32. On-site consumption of food is considered a permitted use if the related primary use is a permitted use.
 33. On-site consumption of alcohol, as an accessory use to a permitted use, requires approval of an administrative use permit.
 34. All storage yards proposed in the OIMU zoning district require a conditional use permit and not subject to RCMC 23.728.020 (Permit requirements and exemptions).
- [Ord. 4-2024 § 3 (Exh. A); Ord. 12-2022 § 3 (Exh. A); Ord. 1-2022 § 3 (Exh. A); Ord. 11-2021 § 3 (Exh. A); Ord. 1-2021 § 3 (Exh. A); Ord. 1-2020 § 3 (Exh. A); Ord. 5-2019 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 17-2018 § 4 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 1-2016 § 4; Ord. 15-2015 §§ 2, 3; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.030)].

23.316.030 Allowed land uses and permit requirements.

Table 23.316-1 identifies allowed uses and corresponding requirements for the general commercial and industrial zoning districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

This zoning code relies upon a generalized list of allowed and conditionally allowed uses. Some interpretation is required to determine whether or not a specific use falls into a particular use category. Typically a use clearly falls into a particular category, but three additional tools are provided in this title to identify the appropriate use category when necessary:

A. RCMC 23.1104.040 (Land use definitions) includes land use descriptions.

B. Similar Use Determinations. For uses that are not listed in Table 23.316-1 or where it is not clear whether a use would be permitted, a similar use determination can be processed according to Chapter 23.122 RCMC (Similar Use Determinations). All of the definitions, tables and other provisions of this title, in addition to the operational characteristics of the intended use, can be used to make a similar use determination.

Use regulations in the table are shown with a representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require approval of an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

Table 23.316-1: Allowed Use and Permit Requirements for General Commercial and Industrial Zoning Districts

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Residential Uses				
Caretaker Housing	P	P	AUP	RCMC 23.901.020
Dwelling, Multifamily	P	C	N	RCMC 23.901.070 (if senior independent living)
Emergency Shelters	C	C	C	
Home Occupations	P	P	N	RCMC 23.901.030
Live-Work Facility	P	P	N	RCMC 23.901.040
Mobile Home Park	C	N	N	RCMC 23.901.050
Single-Room Occupancy (SRO)	C	C	N	
Transitional Housing	P	P	N	
Low-Barrier Navigation Center	P	N	N	
Agriculture, Resource, and Open Space Uses				
Beekeeping	N	N	N	Chapter 8.12 RCMC
Recreation, Education, and Public Assembly Uses				
Cemeteries, Mausoleums	C	C	C	
Clubs, Lodges, and Private Meeting Halls	P	P	P	
Indoor Amusement/Entertainment Facility ^{16, 17}	P	AUP	AUP	
Indoor Fitness and Sports Facility ^{16, 17}	P	AUP	AUP	

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Libraries and Museums	P	P	C	
Outdoor Commercial Recreation ^{16, 17}	C	C	C	
Public Safety Facility	P	P	P	
Recreational Vehicle Parks	P	C	C	
Religious Institutions	P	AUP	AUP	
Schools, Private and Special/Studios	P	AUP ¹	AUP ¹	
Schools, Public	P	P	P	
Theaters and Auditoriums ^{16, 17}	P	C	C	
Urban Agriculture				
Aquaculture	P	P	P	RCMC 23.904.030
Community Garden, Public	C	C	C	RCMC 23.904.030
Community Garden, Private	P	P	P	RCMC 23.904.030
Market Garden	P	P	P	RCMC 23.904.030
Private Garden	P	P	P	RCMC 23.904.030
Urban Ag Stand	P ¹¹	P ¹¹	P ¹¹	RCMC 23.904.030
Utility, Transportation, and Communication Use Listings				
Broadcasting and Recording Studios	P	P	P	
Bus and Transit Shelters	P	P	P	
Freight Yard/Truck Terminal	N	P ²	P ²	
Fuel Storage and Distribution	N	P ²	P	
Heliports	C	C	C	
Park and Ride Facility	P	P	P	
Parking Facility	P	P	P	
Telecommunication Facility	AUP	AUP	AUP	RCMC 23.907.020
Transit Facilities	N	P	P	
Transit Stations and Terminals	P	P	P	
Utility Facilities and Infrastructure	AUP	P	P	RCMC 23.907.030
Retail, Service, and Office Use Listings				
Alcoholic Beverage Sales ¹⁰	C ⁴	C ³	C ³	
Ambulance Service	AUP	AUP	AUP	
Animal Sales and Grooming	P	AUP	AUP	
Art, Antique, Collectable	P	AUP	AUP	
Artisan Shops	P	AUP	AUP	

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Banks and Financial Services	P	AUP	AUP	
Bars and Nightclubs ¹⁰	C	C	C	
Brew Pub ¹⁰	P	AUP	AUP	
Building Materials Stores and Yards	P	P ²	P ²	
Business Support Services	P	P ²	P ²	
Call Centers	AUP	AUP	AUP	
Child Day Care Facility	P	C	N	
Commercial Marijuana Uses	N	N	N	
Consignment Store	P	N	N	
Convenience Stores	P ¹²	C ¹²	C ¹²	RCMC 23.910.020
Drive-In and Drive-Through Sales and Service	P	C	C	RCMC 23.910.030
Equipment Sales and Rental	P ^{2, 8}	P ^{2, 8}	P	
Furniture, Furnishings, and Appliance Stores	P	P ²	AUP	
Garden Center/Plant Nursery	P	P ²	AUP	
Grocery Stores/Supermarket	P	AUP	AUP	
Home Improvement Supplies	P ²	P ²	P	
Hotels and Motels ^{16, 17}	P	N	N	
Hotels and Motels, Extended Stay ^{16, 17}	P	N	N	
Kennels, Commercial	AUP	AUP	AUP	
Maintenance and Repair, Small Equipment	P ²	P	P	
Medical Services, General	P	AUP	AUP	
Medical Services, Extended Care	P	N	N	
Medical Services, Hospitals	P	AUP	P	
Mortuaries and Funeral Homes	P	C	C	
Neighborhood Market	P	AUP	AUP	
Offices, Business and Professional	P	AUP	AUP	
Offices, Accessory	P ⁶	P ⁶	P ⁷	
Personal Services	P	AUP	AUP	
Restaurants ¹⁰	P	AUP	AUP	
Retail, Accessory	P ⁶	P ⁶	P ⁷	
Retail, General	P	AUP	AUP	
Retail, Warehouse Club	P	AUP	AUP	
Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, Vapor Lounge	P	P	N	RCMC 23.919.100; specific distance and other requirements

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Tasting Room, Off-Site ¹⁰	P	AUP	AUP	
Veterinary Facility	P	P ²	P ²	
Automobile and Vehicle Uses				
Auto and Vehicle Dismantling	N	N	C	RCMC 23.913.020
Auto and Vehicle Sales	AUP	AUP ⁵	AUP ⁵	RCMC 23.913.040
Auto and Vehicle Rental	P ⁹	P ⁹	P ⁹	RCMC 23.913.040
Auto and Vehicle Sales, Wholesale	AUP ⁵	AUP	AUP	RCMC 23.913.040
Auto and Vehicle Storage	P ²	P ²	P ²	
Auto Parts Sales	P ²	P ²	P ²	
Car Washing	C	P	P	RCMC 23.913.050
Detailing/Waterless Car Wash	AUP	P	P	
Service Stations	C	C	C	RCMC 23.913.030
Vehicle Services, Major	P ²	P ²	P ²	
Vehicle Services, Minor	P ²	P ²	P ²	
Industrial, Manufacturing, and Processing Uses				
Agricultural Products Processing	N	C	P	
Artisanal and Specialty Manufacture, Display and Sales	P	AUP	AUP	
Brewery, Winery, Distillery	N	P ¹⁵	P ¹⁵	
Junk Tire Facility	N	N	P	RCMC 23.916.020
Manufacturing, Major	N	AUP ²	P	
Manufacturing, Minor	N	P ²	P	
Manufacturing, Small Scale	P	P ²	P	
Printing and Publishing	N	P	P	
Recycling Facility, Processing	N	AUP	P	
Recycling Facility, Scrap and Dismantling Facility	N	N	C	
Research and Development	N	P	P	
Storage, Personal Storage Facility	N	P ^{2, 13}	P ¹³	Chapter 23.915 RCMC
Storage, Warehouse	AUP	P ²	P	
Storage, Yards	N	N	P ²	Chapter 23.728 RCMC
Wholesaling and Distribution	P	P ²	P	
Special Regulated Uses				
Card Rooms	N	C	C	RCMC 23.919.020
Check Cashing Businesses	N	N	N	RCMC 23.919.030

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Massage Parlor, Massage Establishment	N	N	C ¹⁴	Chapter 4.33 RCMC
Pawnshops	N	N	C	RCMC 23.919.040
Recycling Facility, Collection Facility	N	AUP	P	RCMC 23.919.050
Sexually Oriented Businesses	N	P	P	RCMC 23.919.060
Smoke Shops	N	N	C	RCMC 23.919.070
Tattoo Parlors	N	N	C	RCMC 23.919.080
Thrift Store	N	AUP	C AUP	RCMC 23.919.090

Notes:

1. Trade schools permitted by right; all other schools require an AUP.
 2. Permitted if the entire operation is conducted within a completely enclosed building or screened from view behind a fence or wall.
 3. Off-site sales of alcohol permitted as an allowed use if incidental to a permitted use (e.g., breweries, wineries). Only retail sale of alcohol is permitted as part of the primary use. All other types of off-site sales (e.g., convenience store) require a conditional use permit. See Wholesaling and Distribution for nonretail sales.
 4. On-site sales permitted with limited use permit. Off-site requires a conditional use permit.
 5. Incidental sales up to 15 percent of developed portion of site are permitted as a by-right use and must be fully screened from view or enclosed within a building. Automotive sales that exceed 15 percent of the developed portion of the site or outdoor display areas that are not screened from view may be permitted with the issuance of an administrative use permit.
 6. All retail, accessory and office, accessory uses are permitted up to a combined 50 percent of total building square footage.
 7. The following limitations apply to retail, accessory and office, accessory in the M-2 district:
 - a. Sales are allowed when incidental to a permitted use and sales and stock room area does not exceed 25 percent of total floor area;
 - b. Offices are allowed when incidental to a permitted use and do not exceed 25 percent of total floor area;
 - c. Cafes/restaurants are allowed up to 15 percent of building square footage (freestanding restaurants require the issuance of a conditional use permit).
 8. Up to 50 percent of total building area may be used for storage, warehousing, distribution or similar use as a permitted use. A conditional use permit is required to exceed this percentage.
 9. This use is permitted if an integral part of the primary use (unrelated, incidental rental operations are not permitted). Additional provisions in RCMC 23.913.040 (Accessory automobile sales and rental uses) apply.
 10. Uses which serve alcohol for on-site consumption and which have an "on-sale" license from the California Department of Alcoholic Beverage Control must be located at least 250 feet from any adult live theater in which live nude dancing is performed and which is subject to Section 143.3 of the California Code of Regulations.
 11. On-site urban agriculture stands are allowed up to 120 square feet, on the site of an urban agriculture use consistent with applicable regulations in RCMC 23.904.030.
 12. See RCMC 23.910.020 (Convenience stores).
 13. See Chapter 23.915 RCMC (Storage, Personal Storage Facility Development Standards).
 14. Massage parlors and massage establishments must be located at least 1,000 feet from other massage parlors and massage establishments, as measured from the entrance of each establishment. This shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in Chapter 23.901 RCMC.
 15. Over 20,000 square feet requires an administrative use permit.
 16. On-site consumption of food is considered a permitted use if the related primary use is a permitted use.
 17. On-site consumption of alcohol, as an accessory use to a permitted use, requires approval of an administrative use permit.
- [Ord. 1-2022 § 3 (Exh. A); Ord. 8-2021 § 3 (Exh. A); Ord. 11-2020 § 3 (Exh. A); Ord. 5-2019 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 1-2016 § 3; Ord. 15-2015 §§ 4, 5; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 20-2010 § 3 (Exh. B); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.030)].

23.325.020 Convention (CO) overlay zoning district.

A. Purpose and Intent. The purpose of the convention (CO) overlay zoning district is to establish an area in the city specifically for the development of a convention center with related and supporting uses. The convention district is intended to be a special place in the city that is entertaining, vibrant, and inviting to tourists, visitors, and residents alike. This overlay district supplements the provisions of the underlying zoning districts for the special purposes identified herein. Where there is conflict between this overlay district and the underlying base district, the overlay district regulations prevail.

B. Convention Overlay District Area. The convention overlay zoning district is applied to those parcels described in Figure 23.325-1 (Convention Overlay District Area), consistent with the General Plan's convention overlay. The convention overlay district is generally defined as that area south of Highway 50, east of Kilgore Road, north of Sun Center Drive, and west of Citrus Road.

Figure 23.325-1: Convention Overlay District Area



C. Allowed Uses. Table 23.325-1 identifies the allowed use provisions specific to the convention overlay zoning district. The allowed use provisions of Table 23.325-1 supersede and replace the allowed use provisions of the underlying base zoning district of the applicable property. Similar uses may be determined as identified in this title. The allowed use provisions are listed in compliance with Chapter 23.304 RCMC (Land Use Classification).

Use regulations in the table are shown with a representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require approval of an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

Table 23.325-1: Allowed Use Provisions in the Convention Overlay Zoning District

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Residential Uses		
Dwelling, Multifamily	P ¹	
Home Occupations	C	RCMC 23.901.030
Live-Work Facility	C	RCMC 23.901.040

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Recreation, Education, and Public Assembly Uses		
Clubs, Lodges, and Private Meeting Halls	P	
Community Centers/Civic Uses	P	
Convention Center	P	
Indoor Amusement/Entertainment Facility	P	
Indoor Fitness and Sports Facility	AUP	
Libraries and Museums	P	
Outdoor Commercial Recreation	AUP	
Parks and Public Plazas	P	
Public Safety Facility	P	
Religious Institutions	C	
Schools, Private and Special/Studios ³	P	
Schools, Public ³	P	
Theaters and Auditoriums	P	
Utility, Transportation, and Communication Use Listings		
Broadcasting and Recording Studios	P	
Heliports	C	
Park and Ride Facility	P	
Telecommunication Facility	C	RCMC 23.907.020
Transit Stations and Terminals	C	
Utility Facilities and Infrastructure	C	RCMC 23.907.030
Retail, Service, and Office Uses		
Alcoholic Beverage Sales (off-premises consumption) ²	C	
Art, Antique, Collectable	P	
Artisan Shop	P	
Banks and Financial Services	P	
Bars and Nightclubs	C	
Brew Pub ²	P	
Business Support Services	P	
Child Day Care Facility	C	
Commercial Marijuana Uses	N	
Convenience Store	P	
Drive-In and Drive-Through Sales and Service	C	RCMC 23.910.030

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Home Improvement Supplies	AUP	
Hotels and Motels	P	
Hotels and Motels, Extended Stay	C	
Medical Services, General	P	
Medical Services, Extended Care	P	
Medical Services, Hospitals	P	
Neighborhood Market/Grocery Stores/Supermarket	P	
Offices, Business and Professional	P	
Offices, Accessory	P	
Personal Services	P	
Restaurants	P	
Retail, Accessory	P	
Retail, General	P	
Tasting Room ²	P	
Veterinary Facility	AUP	
Automobile and Vehicle Uses		
Auto and Vehicle Sales and Rental	AUP	
Car Washing and Detailing	C	RMC 23.913.050
Service Stations	C	
Vehicle Services, Minor	AUP	
Industrial, Manufacturing, and Processing Uses		
Brewery, Winery, Distillery ²	P	
Manufacturing – Small Scale	AUP	
Printing and Publishing	AUP	
Research and Development	AUP	
Warehousing	AUP	
<u>Special Regulated Uses</u>		
<u>Thrift Store</u>	<u>P</u>	<u>RCMC 23.919.090</u>

Notes:

1. For mixed-use zones, the use is permitted in conjunction with the predominant use of the underlying base zoning district. In other words, this use is only allowed as part of an integrated development.
2. Off-premises sale of alcohol is an allowed use where such sales are incidental to an allowed use that provides on-site alcohol consumption (restaurant, brew pub, tasting room, etc.).
3. Dormitories on any parcel that is part of a contiguous campus are permitted as an accessory use to the public or private school.

D. Development Standards. The following development standards are applicable to the convention overlay zoning district. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development. Where site development standards listed herein are in conflict with the site development standards in other chapters of this code or the underlying zoning district, these standards shall apply. The designated approval authority will review development applications against these standards to determine compliance with applicable zoning regulations.

Table 23.325-2: Development Standards in the Convention Overlay District

Development Standard	Convention Overlay District
Density¹	
Minimum	10 du/ac
Maximum	40.0 du/ac
Floor Area Ratio²	
Minimum	0.25
Maximum	3.0
Setbacks	
Front and Street-Side	0 ft.
Rear	10 ft.
Between Structures	10 ft. ³
Interior	0 ft.
Residential, Standalone Structure ⁴	Refer to setbacks for the MDR zone
Height Limit	
Primary Structures	No maximum ⁵

Notes:

1. The minimum and maximum density standards are only applicable to mixed-use and integrated developments that include residential uses. Residential projects shall include a minimum of four units.
2. Includes residential uses and square footage. See Article 11 of this title for definition of floor area ratio (FAR).
3. The distance between structures may be modified as part of design review; however, any modifications must be consistent with the Uniform Building Code.
4. For residential units developed as part of an integrated development but not in the same building as the primary use(s), refer to the MDR zone for all setbacks. In all other instances, the setbacks shall be the same as the primary structure(s).
5. While there is no height maximum, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the safety element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.

E. Parking Standards. Parking standards for uses in the convention overlay zoning district shall be consistent with Chapter 23.719 RCMC (Parking and Loading). Required off-street loading/unloading and passenger loading areas shall also be consistent with applicable provisions of Chapter 23.719 RCMC (Parking and Loading).

F. Exceptions. The council desires to provide flexibility for projects within the convention overlay district that will benefit the community in specific, identified ways. In conjunction with a major design review, project-level CEQA review, and any other required entitlements, an applicant may request that the council approve an exception to allow a development project that does not strictly adhere to the convention overlay development standards identified in

Table 23.325-2. The council may grant an exception for any development standard in Table 23.325-2 for projects that are uses allowed in Table 23.325-1, and meet at least four of the following six conditions:

1. Will fulfill a compelling community need, as indicated by an existing city goal, General Plan policy, budget priority, or other council adopted policy document.
2. Will improve an existing blighted situation by removing 100 percent of the blight located upon the subject property.
3. Will provide unmet services to a currently underserved community.
4. Will create at least 15 new permanent full-time jobs (or new jobs equivalent to at least 15 full-time jobs) or a minimum of one job per 500 square feet.
5. Will generate annual sales tax contributions to the city in excess of \$25,000.
6. Investments in the property will increase the property tax revenue for the subject parcel(s) by at least 250 percent.

To the extent practical, development projects should comply with the development standards in Table 23.325-2. All projects remain subject to design review as established in Chapter 23.140 RCMC (Minor Design Review) and Chapter 23.141 RCMC (Major Design Review). An exception request must be included and will be reviewed in conjunction with the project's design review application. It is the applicant's responsibility to request relief from the development standards in Table 23.325-2 and provide justifications for why standards cannot be met. It is also the applicant's responsibility to provide evidence of compliance with at least four of the conditions listed in this section to support the exception request. The council is the approval authority for all exception requests.

Under no circumstance shall an exception result in any of the following:

1. Allow a land use not otherwise permitted or conditionally permitted in the zone;
2. Allow a detrimental environmental impact not adequately analyzed;
3. Waive a specific prohibition; or
4. Waive or modify a procedural requirement.

The procedure for granting exceptions allowed under this provision is provided in RCMC 23.110.130. In granting the exception, the council shall make the following findings:

1. The proposed project qualifies for an exception by meeting at least four of the six conditions required for granting an exception as defined in this subsection (F).
2. The council has determined that the proposed project has adhered to the development standards in Table 23.325-2 to the fullest extent practicable.
3. The applicant has provided substantial evidence that the conditions for the exception will be met following construction and operation of the project. Further, the applicant has agreed to conditions of approval that provide assurances that these requirements will likely be met or exceeded throughout the life of the project.
4. Granting the exception will not adversely affect the interests of the public or the interests of the residents and property owners in the vicinity of the premises in question, and shall not establish a precedence for other project requests.
5. Granting the exception will not endanger the public health and safety. [Ord. 15-2023 § 3 (Exh. A); Ord. 11-2021 § 3 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 1-2017 § 3; Ord. 11-2015 § 3; Ord. 19-2013 § 3 (Exh. A); Ord. 18-2013 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.9.020)]._____

23.919.090 Thrift store.

A. Purpose and Applicability. The regulations contained in this section shall apply to new and qualifying expansion of existing thrift stores as defined in RCMC 23.1104.040 (Land use definitions). The establishment of new thrift stores shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained in this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply. The purpose of these regulations is to limit the overconcentration of thrift stores in the city by applying minimum distance standards between thrift stores and ensuring compatibility with surrounding uses by requiring special standards for collection/receiving and refuge areas and requiring additional property maintenance.

~~B. Location. Thrift stores shall not be located closer than 1,000 feet from another thrift store.~~

B. Development Standards. All new thrift stores shall observe all development standards of the underlying zoning district, except that they shall also comply with the following additional standards:

1. Enclosed Activities. All activities shall be completely enclosed within the building for the use.
 2. Collection/Receiving Area. The collection area shall be located on the side or rear of the building. Adequate directional signage shall be provided from the main entrance to the use to direct individuals to the collection area. The collection area shall be noticed to prohibit depositing goods when the store is closed.
 3. Property Maintenance. Management shall be responsible for the removal of litter from the subject property, adjacent property, and streets that results from the thrift store (with adjacent property owner consent). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.7.090)].
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Folsom Boulevard Specific Plan Chapter 2: Land Use Plan and Allowed Uses

Table 2-2 Use Table for Mixed Use Classifications

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Residential Use Listings			
Child Day Care Facility	P	C	C
Caretaker Housing	P	P	P
Day Care Home (Adult Day Care, Family Day Care (Small), and Residential Care)	P	N	N
Dwelling, Multifamily	P ¹	P ¹	N
Emergency Shelter	P	N	P
Family Day Care Home, Large	C	N	N
Live-Work Facility	P ¹	P ¹	P
Community Service Use Listings			
Club, Lodge, Private Meeting Hall	P ²	P	P
Community Center	P	P	A
Community Garden	P	A	A
Indoor Amusement/Entertainment	C ²	P	P
Indoor Fitness and Sports Facility	C ²	P	A
Library, Museum	P ²	P	P
Outdoor Commercial Recreation	A	A	P
Park, Public Plaza	P ²	P	A
Public Safety Facility	P ²	P	P
Religious Institution	P ²	P	P
School – Public	P ²	P	P
School – Private, Special/Studio	P ²	P	P
Theatre, Auditorium	C ²	P	P
Utility, Transportation, and Communication Use Listings			
Heliport	N	C	C
Park-and-Ride Facility	N	P	P
Telecommunications Facility	A ^{2,3}	A ³	P ³
Transit Station or Terminal	N	P	P

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Utility Facility or Infrastructure	A ^{2, 4}	A ⁴	A ⁴
Retail, Service, and Office Listings			
Alcoholic Beverage Sales	N	C	C
Artisan Shop	A	P	P
Artisanal and Specialty Manufacture, Display and Sales	N	P	P
Art, Antique, Collectable	A	P	P
Bail Bonds	N	N	N
Bank, Financial Services	P ²	P	P
Bar, Nightclub	C ^{6, 2}	C ⁵	C ⁵
Bed and Breakfast	P ²	N	N
Brewery, Winery, Distillery	N	C	C
Brew Pub	N	P	A
Building Material Store and Yard	N	P ⁶	A ⁷
Business Support Services	A ^{7, 8, 2}	P	P
Drive-In/Drive-Through Sales/Services	N	C	C
Event and Office Equipment Sales and Rental	N	P ⁷	P ⁷
Grocery store/supermarket	N	P	A
Home Improvement Supplies	A ²	A ²	P ⁹
Hotel/Motel	C ²	P	C
Kennel	N	C	A
Medical Services – Extended Care	P ²	C	C
Medical Services – General	P ²	P	P
Medical Services – Hospital	P ²	P	P
Neighborhood market	A ²	P	C
Office – Business and Professional	A ²	P	P
Office – Accessory	P ²	P	P
Personal Services	P ^{2, 8}	P	P
Restaurant	A ²	P	A ²
Retail – Accessory	A ²	P	P
Retail – General	A ^{2, 9}	P	P

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Tasting Room, Off-site	N	P	P
Veterinary Facility	N	P	P
Automotive and Vehicle Use Listings			
Auto Parts Sales	N	P ⁹	N
Auto/Vehicle Retail Sales/Rental	N	C	N
Car Wash and Detailing	N	C ¹⁰	N
Service Station	N	C	N
Vehicle Services – Minor	N	C ¹⁰	A
Industrial, Manufacturing, and Processing Use Listings			
Manufacturing – Minor	N	P	P
Manufacturing – Small-Scale	N	P	P
Printing and Publishing	N	C	p ¹⁰
Research and Development	N	P	P
Storage, Personal	N	N	C
Storage, Warehouse	N	P	P
Wholesaling and distribution	N	A	P
Special Regulated Uses			
Bingo Parlor	N	N	P
Card Room	N	N	N
Check Cashing Business	N	N	N
Massage Parlor	N	N	N
Pawnshop	N	N	N
Recycling Facility, Collection Facility	N	N	C
Sexually Oriented Business	N	N	N
Smoke Shop	N	N	N
Tattoo Parlor	N	N	N
Thrift Store ¹²	NA ^{2,9}	NP	NP

Notes:

1. See the density allowance in the development standards for the corresponding land use designation as listed in Chapters 4 (Development Standards) and 5 (Opportunity Sites).
2. Limited to less than 50 percent of the gross floor area of the integrated development as a secondary use only. See exception for vertical mixed use in the FB-CMU as outlined in Chapter 5 (Development Standards).

3. *Subject to the provisions of the Telecommunications Facility section of the City's Zoning Code (23.907.020).*
4. *Subject to the provisions of the Utility, Facilities, and Infrastructure section of the City's Zoning Code (23.907.030).*
5. *In an effort to add retail vibrancy, formalize display opportunities, and create a free flow of sales interaction along Folsom Boulevard, the minimum amount of interior sales and display space shall be 25% located to maximize public accessibility.*
6. *All forms of speaker amplification exterior to the building shall be prohibited unless authorized in project approval.*
7. *All activities shall occur within a completely enclosed building or screened from view behind a fence or wall.*
8. *Maximum gross floor area is less than 5,000 square feet.*
9. *All activity and storage must be located within an enclosed structure.*
10. *No portion of the use shall be located within 500 feet of an intersection within the FB-CMU district.*
11. *Bingo Parlors are regulated by RCMC Chapter 4.28. The City has a limit of no more than two (2) Bingo Parlors in the City limits at any given time.*

12. Subject to provisions in RCMC Section 23.919.090.

23.734.050 Architecture standards.

A. Accessory structures less than 120 square feet shall be constructed of appropriate materials and colors of the residential neighborhood. Premanufactured kits that require assembly are exempt from this requirement.

B. Accessory structures 120 square feet and over shall be architecturally compatible (e.g., similar in materials, colors, architectural details, façade treatments, etc.) and constructed of appropriate materials and colors of the residential neighborhood. Walls that are longer than 15 feet in length shall include doors, window, or architecture features that break up the wall. [Ord. 4-2017 § 3 (Exh. B)].

23.734.060 Percentage of required yard occupied and required setbacks.

A. Proposed structures must meet the development standards outlined in Table 23.734-1 (Development Standards for Accessory Structures); also see Figure 23.734-1 (Development Standards for Accessory Structures). Unless otherwise described in the table, all accessory structures must meet the setbacks in the General Accessory Structure category.

B. Lots less than one-half acre in size: the total square footage of all accessory structures on a single parcel, except swimming pools, shall not exceed 30 percent of the habitable floor area of the primary residential dwelling on the same parcel. Landscape features are exempt from the total square footage of accessory structures.

C. Lots one-half acre and greater in size: The total square footage of all accessory structures on a single parcel, except swimming pools, shall not exceed 50 percent of the habitable floor area of the primary residential dwelling on the same parcel. Landscape features are exempt from the total square footage of accessory structures.

D. Not more than 30 percent of the required rear yard shall be occupied by all permitted structures. Landscape features are exempt from the 30 percent calculation.

E. Accessory structures and swimming pools, spas, and pool equipment shall not be located within recorded public utility easement or public easement.

Front Yard

F. On all lots, the accessory structures shall not be placed in front of the living area of the principal building.

G. Swimming pools, spas, and pool equipment may not be located within the required front yard.

Street Side Setback/Corner Lots

H. The minimum setback distance shall be consistent with the primary structure underlying zoning district.

I. Swimming pools, spas, and pool equipment may not be located within the required street side yard.

Height of Accessory Structures

J. Maximum structure height is 16 feet as indicated in Table 23.310-2 (Residential Zoning Districts Development Standards).

Building Separation

K. Detached accessory structures shall not be located closer than six feet from any structure.

L. Any accessory structure located less than six feet from a primary building shall be considered attached to (and part of) the primary building (RCMC 23.704.030(D)).

M. Swimming pools and spas shall not be located closer than three feet from the principal building and detached structure. The building official may approve setbacks of less than three feet with submitted structured engineered plans.

Table 23.734-1: Development Standards for Accessory Structures

Accessory Use	Type	Interior Property Line	Rear Property Line	Zoning Certification
General Accessory Structure	Square footage less than 120 and less than 8 feet in height overall	3 feet The structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building.	3 feet	No
	Square footage 120 and more and/or more than 8 feet in height overall	For structures 8 feet in height, the minimum setback from the rear and side property lines is 5 feet. Up to every 1/2-foot increase in height over 8 feet, the setback shall increase by another 1/2 foot. (For example: 8 feet tall = 5-foot setback; 8.5 feet tall = 5.5-foot setback; 8.75 feet tall = 6-foot setback...).	For structures 8 feet in height, the minimum setback from the rear and side property lines is 5 feet. Up to every 1/2-foot increase in height over 8 feet, the setback shall increase by another 1/2 foot. (For example: 8 feet tall = 5-foot setback; 8.5 feet tall = 5.5-foot setback; 8.75 feet tall = 6-foot setback...).	Yes
Swimming Pools, Spas, and Pool Equipment (Setbacks shall be from the right-of-way or property line to the water line or pool equipment)		3 feet	3 feet	Yes
Landscape Features	Square footage less than 120 and less than 8 feet in height	3 feet	3 feet	No
Pad, Less Than 8 Inches Tall		None	None	No
Pad, Driveway		5 feet from the property line	None	No

23.1104.020 General definitions.

“Recreational vehicle (RV)” means an enclosed piece of equipment designed for dual use as both a vehicle and a temporary travel home. This includes travel trailers and motorhomes primarily intended for personal, non-commercial use, such as vacations, camping, or full-time residential living. RVs are typically registered and designated as recreational vehicles by the Department of Motor Vehicles (DMV). Vehicles originally manufactured or used as commercial vehicles—such as buses or trucks—that have been converted for recreational use must be reclassified and registered as an RV with the DMV to fall under this definition. Unlike “Commercial vehicles”, which include those used for business purposes—such as large trucks, trailers, buses, and heavy equipment—RVs are not designed for the transport of goods, commercial passenger services, or industrial applications. dually used as both a vehicle and a temporary travel home. Travel trailers are included under this definition. RVs are intended for everything from brief leisure activities, such as vacations and camping, to full time living.

23.1104.040 Land use definitions.

“Home occupation” means the conduct of a business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property. Examples include, but are not limited to, accountants and financial advisors, architects, artists, attorneys, offices for construction businesses (no equipment or material storage), internet sales, and real estate sales.

“Vehicle services – major” means the repair, alteration, restoration, towing, painting, cleaning (e.g., self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

MEMORANDUM

ITEM 7.1.



DATE: April 9, 2025
TO: Planning Commission Members
FROM: Arlene Granadosin-Jones, AICP, Planning Manager
SUBJECT: GENERAL PLAN UPDATE

RECOMMENDATION

No formal action will be taken. Staff is providing a presentation on the progress of the General Plan Update project.

RESULT OF RECOMMENDED ACTION

No formal action will be taken. Staff is providing a presentation on the progress of the General Plan Update project.

BACKGROUND

A General Plan is the City's guiding policy document for meeting the community's long-term vision for the future. General Plans are required by California law to address the mandated elements in Government Code Section 65302, including land use, circulation, housing, conservation, open space, noise, safety and environmental justice. A General Plan is typically a 20-year community vision for how the city will grow.

General Plan Elements



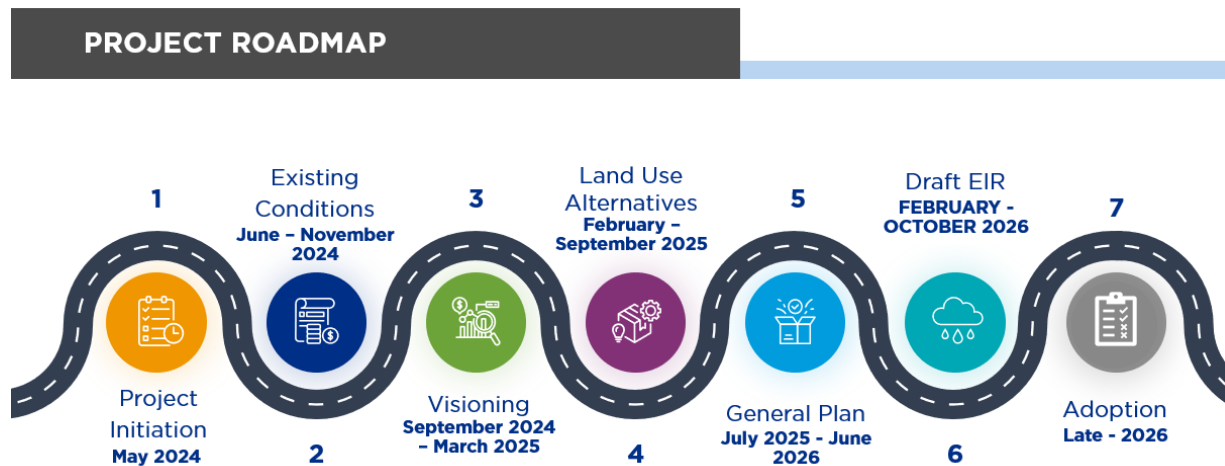
The City of Rancho Cordova's General Plan was adopted in 2006 and has undergone a few minor updates throughout the years. Given changing economic conditions, environmental considerations, housing needs, and new State requirements, this General Plan update provides an opportunity for the City to reaffirm and identify new goals to guide growth in the community through the year 2045.

To begin the update process, staff circulated a Request for Qualifications (RFQ) for a consultant to assist City staff with the General Plan update in July 2023 and received two proposals. On February 20, 2024, the City Council approved a contract with Ascent Environmental, Inc. (Consultant) to help prepare the General Plan update.

General Plan Update Process

The General Plan update process includes the following components:

- Establishing Existing Conditions and Community Priorities
- Land Use Alternatives and Policy Options
- Environmental Review
- Community Engagement



This General Plan process will review and update all existing elements (except the Housing Element recently adopted and certified by HCD), including the introduction of new topics including environmental justice. Community outreach and engagement is a critical component of the General Plan update process.

The General Plan has a dedicated website where all the meetings, workshops, and draft documents will be readily available for the public to review and comment. In addition, community members have an opportunity to sign up for updates from the City throughout the process. The project website is www.cityofranhocordova.org/gpu2050 and the project email address is generalplan@cityofranhocordova.org

FISCAL IMPACT AND FUNDING SOURCE

The City has collected \$1.3 million in General Plan fees through the issuance of permits that will go towards the cost of the General Plan update. The remaining cost will come from the General Fund.

ATTACHMENT(S)

1. General Plan Update Presentation

General Plan Update Presentation

April 9, 2025



RANCHO CORDOVA
GENERAL PLAN 2050



What is the General Plan?

- **Required** by State Law for every City and County in California
- Sometimes called a City's "**constitution**" of "**blueprint**" for the future
- Establishes a **vision** for the City for a 20–25 year horizon
- Guides local **decision-making** about how and where the City will grow

What makes up a General Plan?

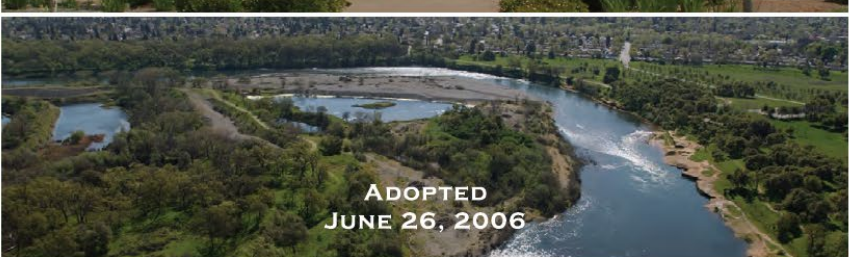
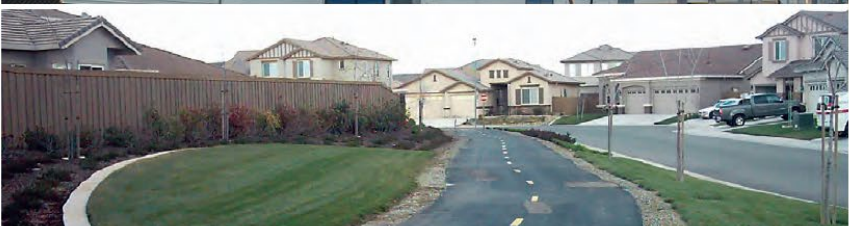


2006 Rancho Cordova General Plan



GENERAL PLAN

RANCHO CORDOVA GENERAL PLAN

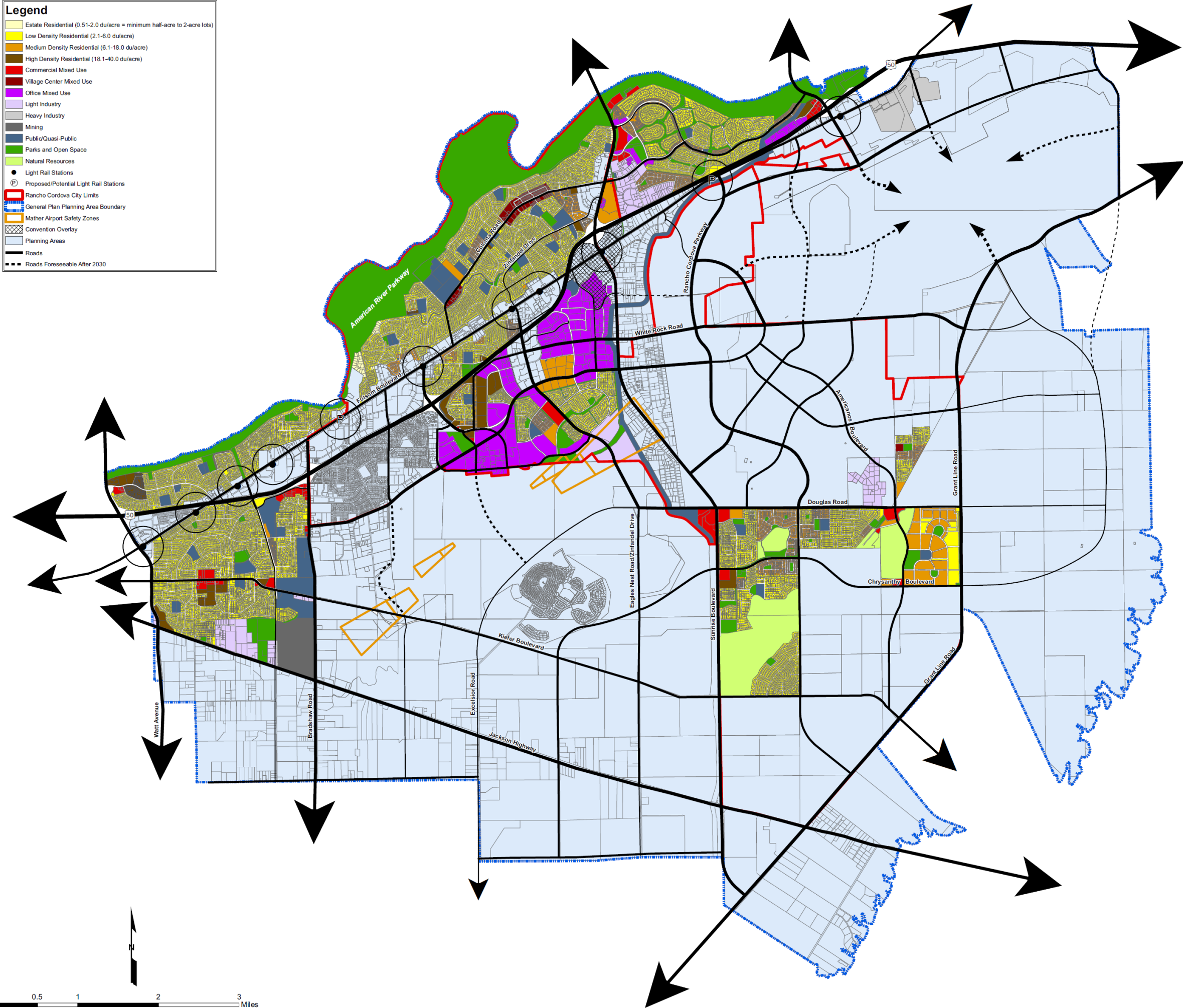


ADOPTED
JUNE 26, 2006

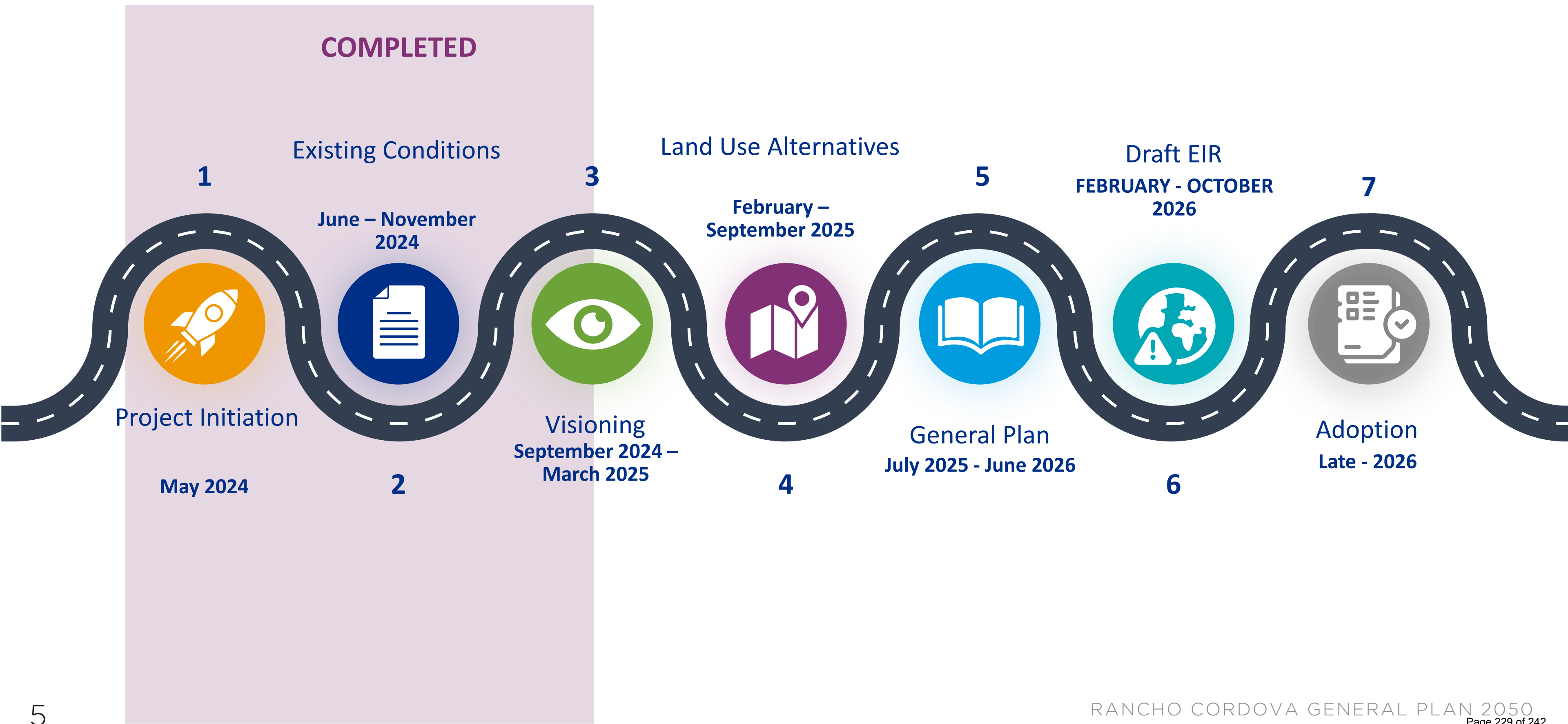
BUILDING OUR CITY
GUIDING OUR FUTURE

Legend

- Estate Residential (0.51-2.0 du/acre = minimum half-acre to 2-acre lots)
- Low Density Residential (2.1-6.0 du/acre)
- Medium Density Residential (6.1-18.0 du/acre)
- High Density Residential (18.1-40.0 du/acre)
- Commercial Mixed Use
- Village Center Mixed Use
- Office Mixed Use
- Light Industry
- Heavy Industry
- Mining
- Public/Quasi-Public
- Parks and Open Space
- Natural Resources
- Light Rail Stations
- Proposed/Potential Light Rail Stations
- Rancho Cordova City Limits
- General Plan Planning Area Boundary
- Mather Airport Safety Zones
- Convention Overlay
- Planning Areas
- Roads
- Roads Foreseeable After 2030



Where we are in the process?



Summary of GPU Project Milestones



Established General Plan Planning Area



Phase 1 Community Outreach

Environmental Justice Focus Group
Community Workshop #1
Pop-Up Events
Stakeholder Interviews and Focus Groups
Online Survey: Assets & Opportunities, Big Ideas



Existing Conditions

Background Reports
Snapshot Report



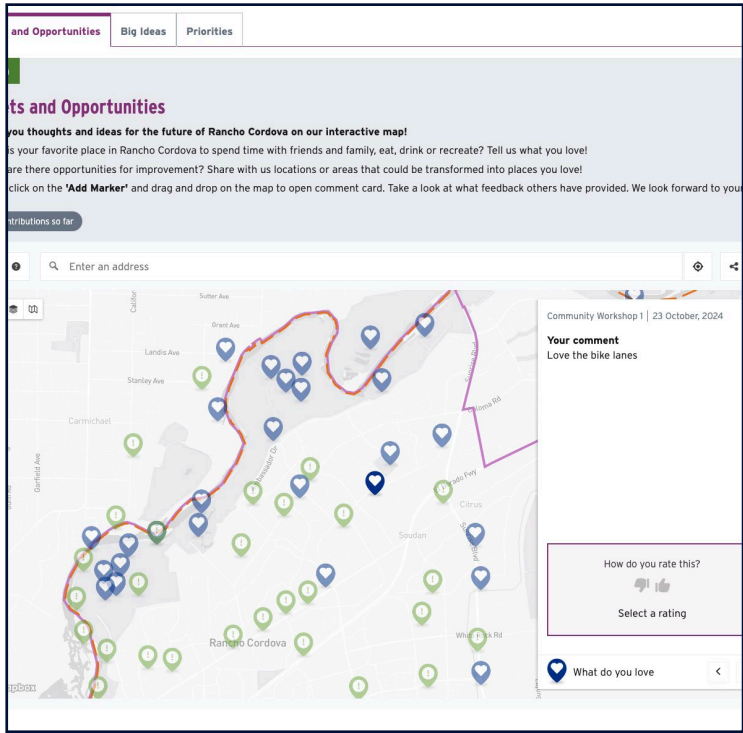
Phase 2 Community Outreach

Community Workshop #2
Online Survey: Vision, Guiding Principles, New Land Use Ideas



Draft Vision and Guiding Principles

Phase 1 - Outreach Activities



COMMUNITY WORKSHOP #1
October 15, 2024
Approx. 140 in attendance

POP UP EVENTS
Good Neighbor Day – October 24,
2024
State of the City – November 11,
2024

ONLINE SURVEY
October 15 – December 15, 2024
Approx. 40 responses

STAKEHOLDER OUTREACH
Developer Meetings
Environmental Focus Group
Meeting
Environmental Justice Focus Group
Meeting

Assets and Opportunities

ASSETS

- Hagan Park, the American River Parkway, and other neighborhood parks
- Existing bike paths
- Local restaurants like Tacos El Rey, Soho Sushi, Seoul 1979
- The library and existing public spaces
- The people and communities of Rancho Cordova

OPPORTUNITIES

- Increased road safety and maintenance: repair potholes and control traffic
- More opportunities for recreation, outdoor programming, public events, and children's activities
- Create safer biking and walking networks, including better lighting in some neighborhoods
- More restaurants, breweries, shopping, groceries, and community amenities
- Protect existing open space, river corridor
- Bring more schools to Rancho Cordova
- Infill development, make use of underutilized space



Top Priorities

Priorities Prioridades / Приоритеты

What are your top 5 priorities in Rancho Cordova?

¿Qué 5 prioridades principales deberían guiar el desarrollo/cambio en Rancho Cordova? / Каковы 5 главных приоритетных направлений развития или изменения Ранчо Кордова?

AD MORE AFFORDABLE HOUSING

Aumentar el número de viviendas asequibles / Добавить больше доступного жилья

BRING IN NEW EMPLOYERS TO RANCHO CORDOVA

Atraer a nuevos empresarios a Rancho Cordova / Привлечь в Ранчо Кордова новых работодателей

IMPROVE PUBLIC SAFETY

Mejorar la seguridad pública / Повысить общественную безопасность

A NEW, ENERGETIC DOWNTOWN FILLED WITH SHOPPING AND DINING

Una nueva y energética zona central llena de tiendas y restaurantes / Новый энергичный центр города с магазинами и ресторанами

ADD MORE PARKS

Más parques en el vecindario y en la región / Добавить больше районных и региональных парков

PROVIDE MORE SERVICES FOR SENIORS, YOUNG PEOPLE AND FAMILIES

Más servicios para mayores, jóvenes y familias / Предоставить больше услуг для людей старшего возраста, молодежи и семей

MORE WALKABLE NEIGHBORHOODS

Vecindarios más transitables / Больше пешеходных районов

ANNEX AREAS FOR FUTURE GROWTH

Anejar áreas de crecimiento futuro / Присоединить территории для будущего развития

PROTECT THE ENVIRONMENT

Proteger el ambiente / Защита окружающей среды

ROBUST TRANSPORTATION SYSTEM

Sistema de transporte sólido / Надежная транспортная система

ENTERTAINMENT, ART AND CULTURAL OPPORTUNITIES

Oportunidades de entretenimiento, arte y cultura / Развлечения, искусство и культурные возможности

ENLIVEN COMMERCIAL CORRIDORS WITH NEW HOUSING

Revitalizar los corredores comerciales con nuevas viviendas / Оживить коммерческие коридоры новым жильем



RANCHO CORDOVA
GENERAL PLAN 2050

We need more restaurants
Ideally ones that are different
already have

Consolidate
the sports to
a complex west
of the golf
course / in
the new park area

Unique restaurants,
coffee shops & other
retailers
- less national brands

more middle
high schools

middle school
to high

Hospital

Lighting in existing
residential
neighborhoods

Animal services
spay & neuter

Walking trails
in Rancho Cordova
especially
around the park

Arts & culture
(lighting issues)

Speed
Bumps

Planning capacity
for cars,
peds, bikes

Sit down
restaurants
(special
events)

community gardens

TRAILS

lighting in older
neighborhoods

Relocate
homeless
people

IBIT
Site 1000
not allowed
at this time
snackery
needed

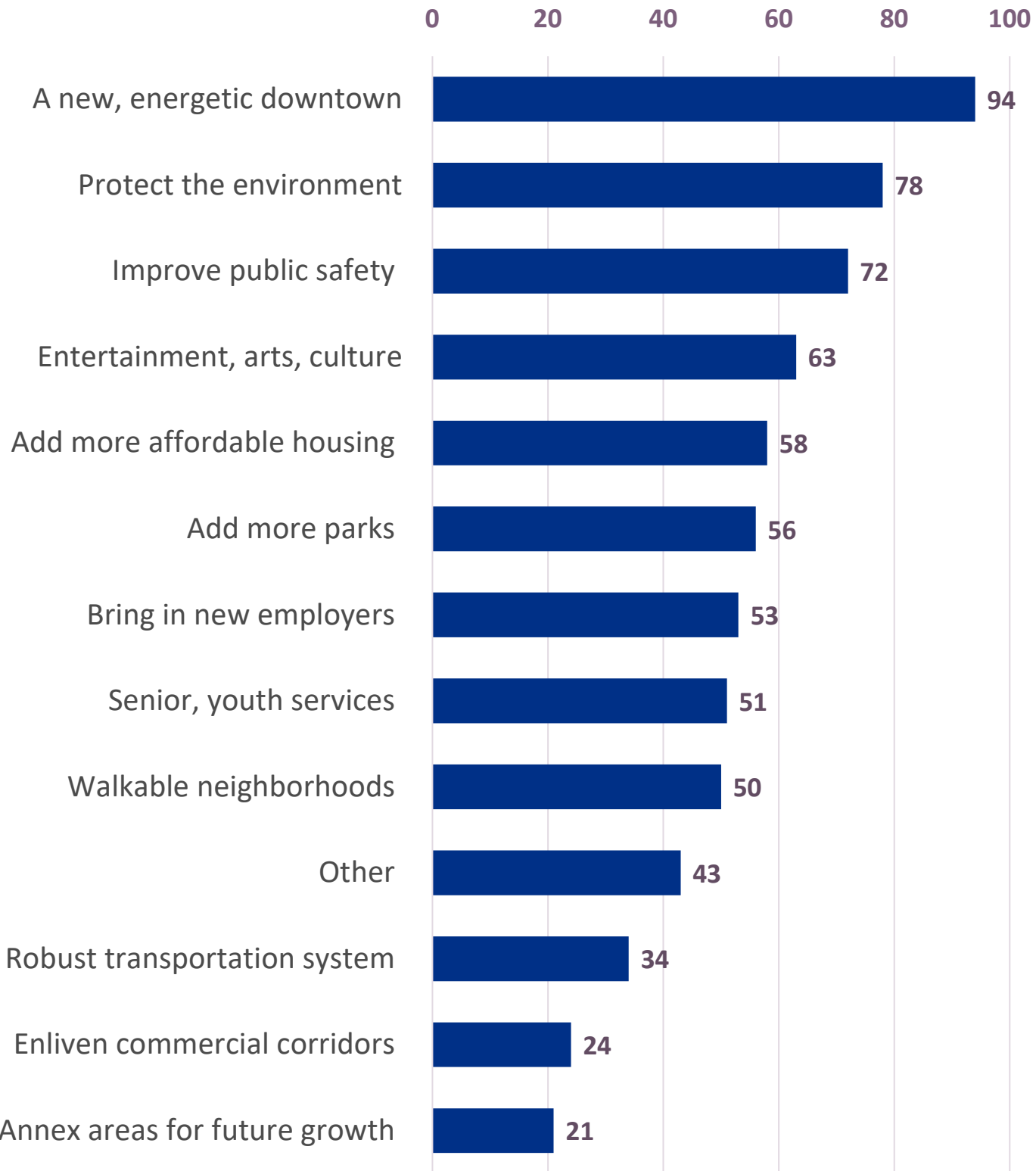
blight on
Folsom blvd

Regional
Park like
Golden Gate
Park

recreation
center

traffic on
Coloma

Votes were counted....



Big Ideas

HOUSING

Affordable housing/shelters

Posted by Good Neighbor Day | 11/15/2024

More affordable housing and shelters

0

LOCAL ECONOMY

Casino

Posted by Good Neighbor Day | 11/15/2024

Casino

0

LOCAL ECONOMY

Outdoor mall

Posted by Good Neighbor Day | 11/15/2024

Outdoor mall - shopping / restaurants

1

RECREATION AND OS

More sports facilities South of Douglas

Posted by Good Neighbor Day | 11/15/2024

0

GENERAL

Centralize trade schools

0

GENERAL

Robotics classes

Posted by Good Neighbor Day | 11/15/2024

Robotics classes

0

RECREATION AND OS

Movie theater

Posted by Good Neighbor Day | 11/15/2024

Movie theater

2

HOUSING

Affordable senior housing

Posted by Good Neighbor Day | 11/15/2024

Affordable senior housing

0

GENERAL

New city logo

Posted by Good Neighbor Day | 11/15/2024

0

GENERAL

Stop mail theft

1

GENERAL

Library / coworking space

Posted by Good Neighbor Day | 11/15/2024

Library or a coworking space! Educated citizen is the future

0

RECREATION AND OS

Park / garden

Posted by Good Neighbor Day | 11/15/2024

Park with pond, trail, etc, to boat or kayak, or botanical garden

0

GENERAL

More schools

Posted by Good Neighbor Day | 11/15/2024

More schools

1

GENERAL

Get rid of strip clubs

1

GENERAL

Youth Center

Posted by Good Neighbor Day | 11/15/2024

Youth center on west side of town

0

RECREATION AND OS

Bowling

Posted by Good Neighbor Day | 11/15/2024

Bowling

1

SUSTAINABILITY

Ban to go cups

Posted by Good Neighbor Day | 11/15/2024

Ban to go cups

0

GENERAL

Kids indoor activity

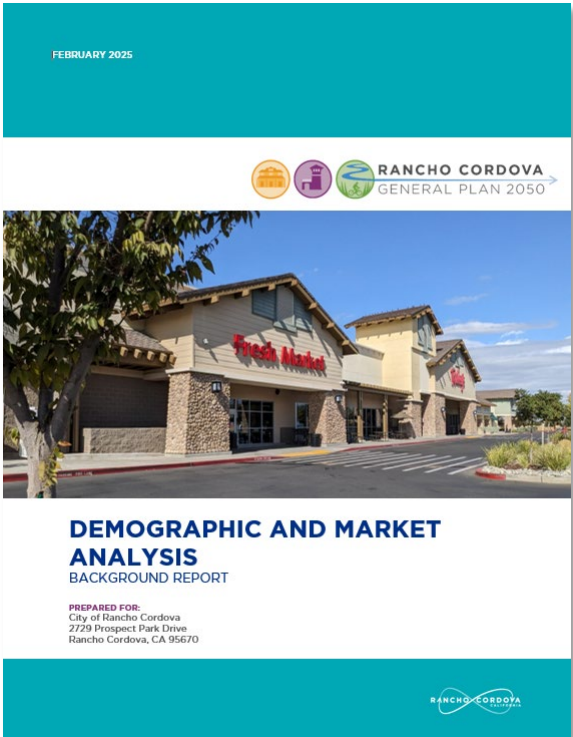
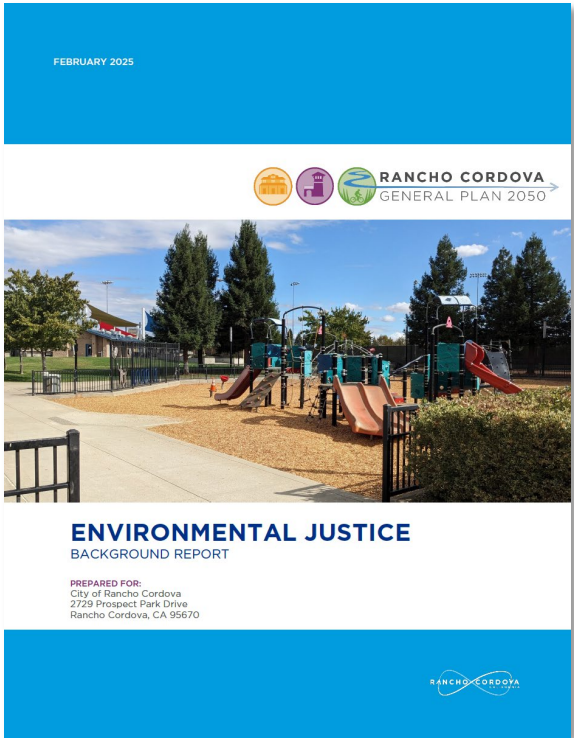
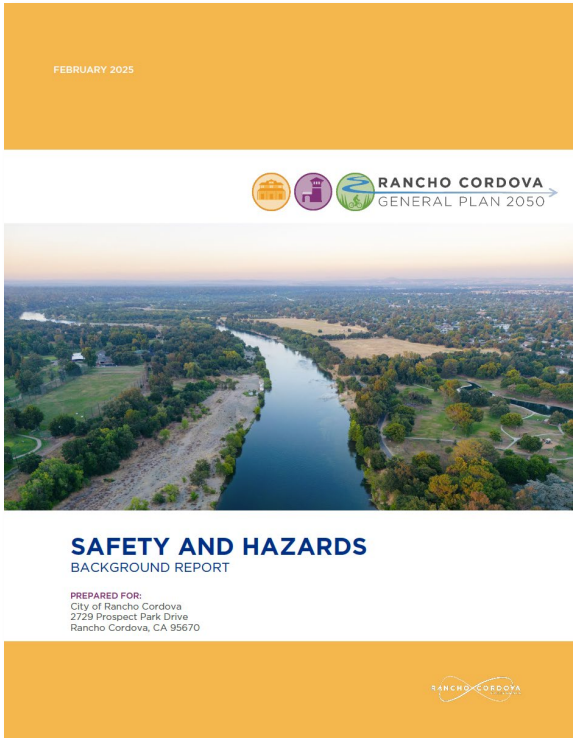
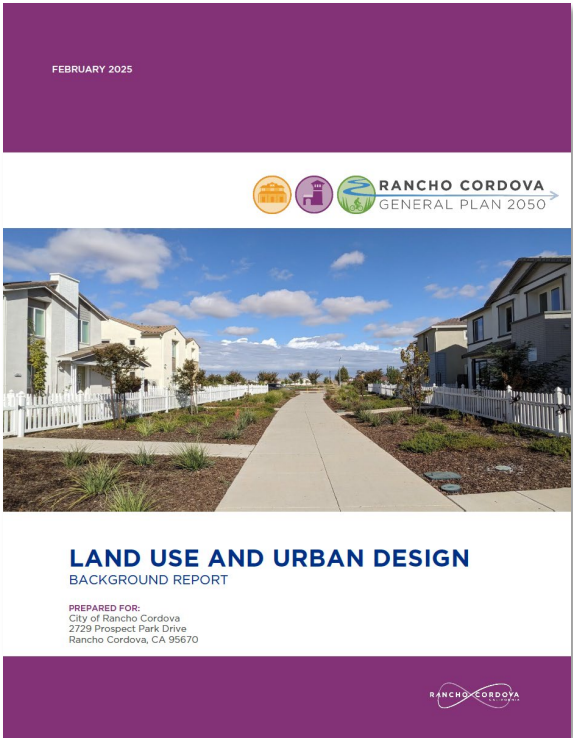
Posted by Good Neighbor Day | 11/15/2024

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A photograph of two people, a man and a woman, standing in front of a wall covered with many "My BIG IDEA for the future of Rancho Cordova" cards. The man on the left is wearing a grey patterned long-sleeve shirt, blue jeans, and brown shoes. The woman on the right is wearing a green long-sleeve shirt, blue jeans, a colorful fanny pack, and a colorful baseball cap. Both are holding up their own "My BIG IDEA" cards. The cards are white with a purple header and footer, and contain handwritten ideas. The wall behind them is densely packed with these cards, some of which are pinned with blue pushpins. The floor is a grey carpet.

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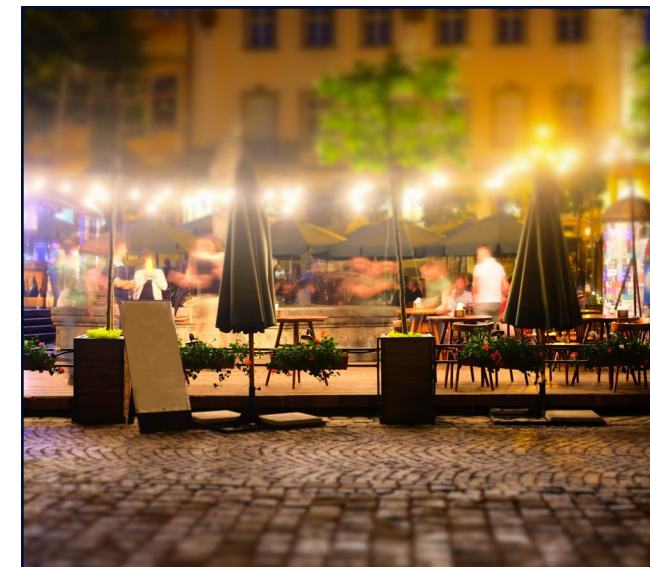
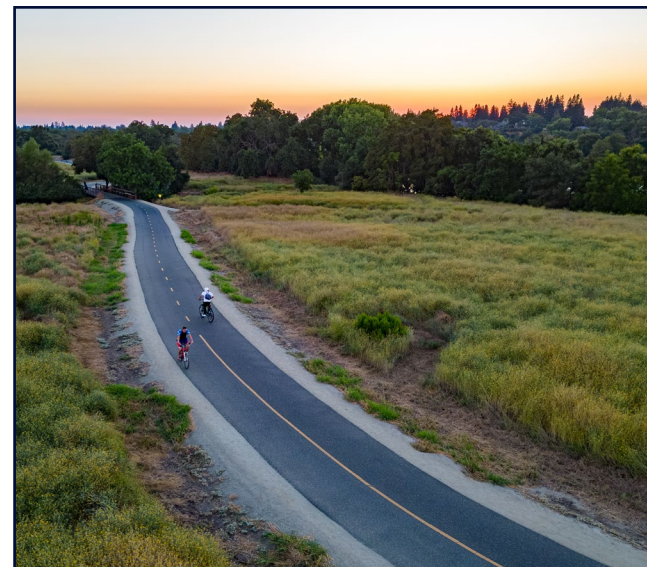
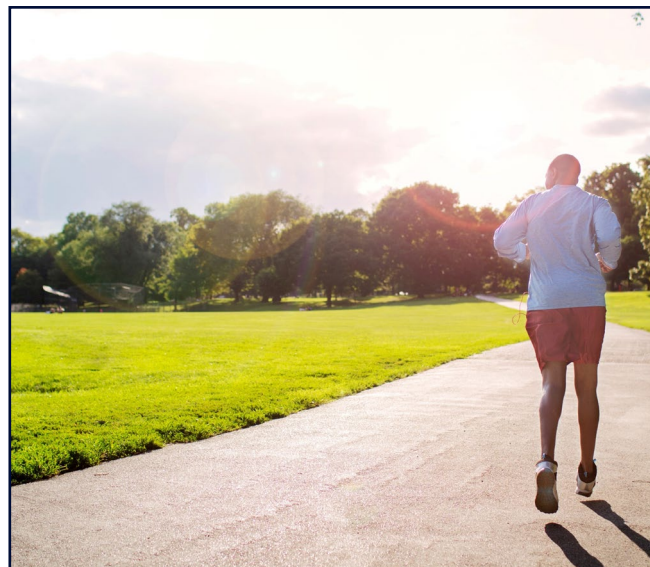
Existing Conditions + Engagement Summary Report



www.cityofranchocordova.org/gpu2050

Draft Vision Statement

*The City of Rancho Cordova is an **inclusive and welcoming** city, that **celebrates diversity** and cultivates a deep sense of belonging for all. This vibrant community of **strong, established neighborhoods** connected to one another with well-planned roadways, **trails, parks and open space** networks is known in the region as a **dynamic destination** for **good jobs, rich culture, diverse shopping and dining**, and abundant **outdoor recreation**. Rancho Cordova celebrates the beauty and diversity of the **natural environment** through preservation and enhancement of its connection to the **American River** and **wide-open spaces**.*



Draft Guiding Principles



Gathering Places



Economic Prosperity



Neighborhoods



Sustainability



Access to Open Space
and Recreation



Uplift our Youth



Entertainment,
Arts and Culture

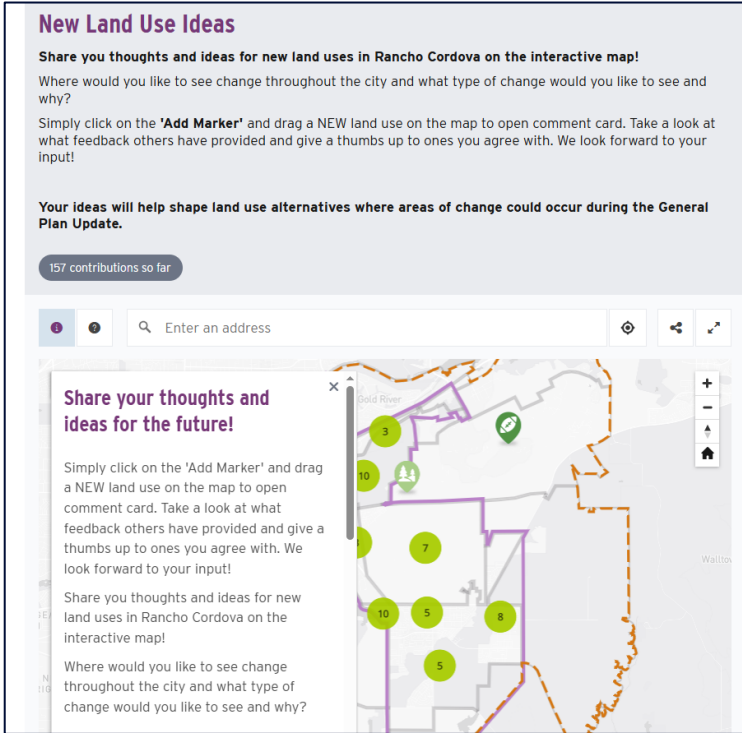


Mobility



Healthy
Community For All

Phase 2 – Outreach Activities



COMMUNITY WORKSHOP #2
February 19, 2025
Approx. 45 in attendance

ONLINE SURVEY
February 19 – March 31, 2025

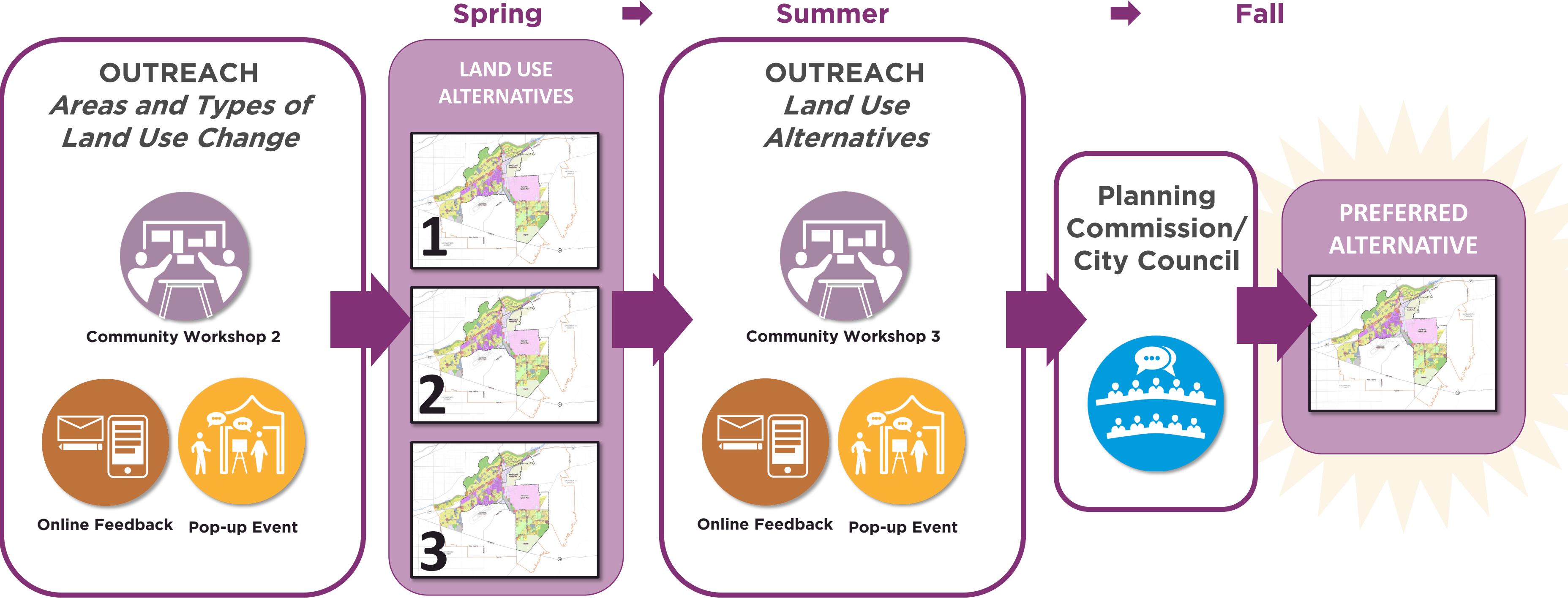
POP UP EVENTS
Sunrise Farmers Market – March
29, 2025

**UPCOMING STAKEHOLDER
OUTREACH**
Senior Center
Lincoln Village Neighborhood
Group
Folsom Cordova Community
Partnership
Afghan Community Group

Next Steps



What's Coming Next?



www.cityofranchocordova.org/gpu2050



RANCHO CORDOVA

GENERAL PLAN 2050

Home

About

Get Involved

Resources

Contact

YOUR CITY 2050

Help Shape the Future of Rancho Cordova

Rancho Cordova's General Plan Update

Welcome to the City of Rancho Cordova General Plan Update website! As we embark on updating our General Plan, this site serves as your resource to provide input, track progress, review documents, and engage in this important project.

Our current General Plan from 2006 no longer reflects today's realities. With new housing, evolving business needs, and changing transportation habits, it's time to prepare for the future. What will the next 20 years bring for Rancho Cordova amidst state and regional trends? How will new technologies reshape our lives?

Your input is crucial. Share your vision for Rancho Cordova's future. What do you cherish about our city? What challenges and opportunities do you foresee? Participate in open houses and online discussions to ensure our updated General Plan reflects the values and priorities of all residents and businesses. Together, let's shape the future of our community. Learn more [HERE](#).

FAQs

Upcoming Events



Community Workshop

Oct 15, 2024



Pop-Up at Good Neighbor Day

Oct 24, 2024

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THANK YOU!

If you have questions, please send
an email to:
generalplan@cityofranchocordova.org

Or visit:
www.cityofranchocordova.org/gpu2050