

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING **Wednesday, December 10, 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, December 10, 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 Mauldin, 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. PRESENTATIONS

3.1. **Subject:** Chair Lee Frechette's Birthday on December 16, 2025.

3.2. **Subject:** Planning Commissioner Rehana Rehman's Birthday on December 17, 2025.

4. 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.

5. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

5.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of November 12, 2025.

Recommendation: Adopt the minutes.

5.2. **Subject:** A Resolution Finding that the Disposition of Property Located at 3641 Bleckely Street, APN: 067-0010-114-0000, is Consistent with the Rancho Cordova General Plan (CEQA Exempt Pursuant to Section 15061(b)(3)).

Recommendation: Adopt the Resolution.

6. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

6.1. **Subject:** A Recommendation that City Council adopt an Ordinance approving the Second Amendment to the Development Agreement and a Resolution approving an Amendment to the Conditions of Approval Between the City of Rancho Cordova and LAL Brothers, LLC Relative to the Douglas 103 Project (CEQA Exempt Pursuant to Section 15061(b)(3)).

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

- Adopt an Ordinance approving the Second Amendment to the Development Agreement and a Resolution approving the Amendment to the Conditions of Approval between the City of Rancho Cordova and LAL Brothers, LLC relative to Douglas 103 project.

6.2. **Subject:** Rio del Oro Parcel 67B & 67C - Major Design Review - Project No. PLND-0425-0125 (CEQA Exempt Pursuant to Section 15182, C, Residential Projects Implementing Specific Plans).

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project is Exempt per CEQA Guidelines Section 15182, "Projects Pursuant to a Specific Plan"; and
2. Adopt the Resolution for Rio del Oro Parcel 67B & 67C, Major Design Review.

7. PUBLIC HEARING ITEMS

None.

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

January 14, 2026	5:30 PM Regular Meeting
February 11, 2026	5:30 PM Regular Meeting
March 11, 2026	5:30 PM Regular Meeting
April 8, 2026	5:30 PM Regular Meeting
May 13, 2026	5:30 PM Regular Meeting
June 10, 2026	5:30 PM Regular Meeting
July 8, 2026	5:30 PM Regular Meeting
August 12, 2026	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 December 10, 2025 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on December 5, 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 December 5, 2025 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 5.1.

DATE: December 10, 2025
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION
MEETING OF NOVEMBER 12, 2025**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. November 12, 2025 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING
Wednesday, November 12, 2025

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

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 P.M.

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

Planning Commission Members Absent: None

Staff Members Present: Anthony Amara, Arlene Granadosin-Jones, Ariona Jean-Johnson, Bryan Pineda, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Vice Chair Mauldin led the pledge.

3. PRESENTATIONS

- 3.1. **Subject:** Planning Commissioner Surender Devarapalli's Birthday on November 6, 2025

- 3.2. **Subject:** Introduction of New Employees: Bryan Pineda, Planning Technician I by Arlene Granadosin-Jones, Planning Manager

Planning Manager Arlene Granadosin-Jones also introduced Ariona Jean-Johnson, Deputy City Attorney.

4. PUBLIC COMMENT

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

ITEM 5.1.

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

ATTACHMENT 1

Frechette closed the public comment period.

5. **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 5.1 by Rehman second by Huhn;
Motion passed with a 6:0 vote.
AYES: Huhn, Mauldin, Rehman, Stauss, Stevenson, Frechette
NOES: None
ABSENT: None
ABSTAIN: Devarapalli

ACTION: Motion to approve item 5.2 by Stauss second by Rehman;
Motion passed with a 7:0 vote.

- 5.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of September 10, 2025

Recommendation: Adopt the minutes.

- 5.2. **Subject:** 2026 Rancho Cordova Planning Commission Meeting Schedule

Recommendation: Adopt the Resolution.

6. **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 approve item 6.1 by Devarapalli second by Stevenson;
Motion passed with a 7:0 vote.

- 6.1. **Subject:** Second Amendment to the Development Agreement between the City of Rancho Cordova and Grantline & Chrysanthy Investors, LLC relative to the Sun creek project (CEQA Exempt Pursuant to Section 15061(b)(3))

Recommendation:

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

- Introduce and waive the first reading of the Ordinance for the Second Amendment of the Development Agreement with Grantline & Chrysanthy Investors, LLC.

7. **PUBLIC HEARING ITEMS**

None.

8. **REGULAR CALENDAR ITEMS**

- 8.1. **Subject:** Selection of 2026 Chair and Vice Chair

Recommendation: Nominate and make a motion to appoint one member of the Planning Commission to serve as the Planning Commission Chair and one member to serve as the Vice Chair for the 2026 calendar year.

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

ITEM 5.1.

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

ATTACHMENT 1

Chair Frechette nominated Commissioner Stevenson for Vice Chair.
Commissioner Stevenson accepted the nomination for Vice Chair.
Commissioner Huhn nominated Vice Chair Mauldin for Chair.
Vice Chair Mauldin accepted the nomination for Chair.
Commissioner Stauss nominated Commissioner Devarapalli for Vice Chair.
Commissioner Devarapalli accepted the nomination for Vice Chair.

ACTION: Motion to appoint Vice Chair Mauldin as the 2026 Chair by Huhn second by Rehman;
Motion passed with a 7:0 vote.

ACTION: Motion to appoint Commissioner Stevenson as the 2026 Vice Chair by Huhn second by Frechette;
Motion passed with a 4:3 vote.

AYES: Huhn, Mauldin, Stevenson, Frechette

NOES: Devarapalli, Rehman, Stauss

ABSENT: None

ABSTAIN: None

8.2. **Subject:** Code of Conduct for the Council, Boards, and Commissions Training

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

ACTION: Input was received regarding Code of Conduct for the Council, Boards, and Commissions Training.

9. **COMMISSION COMMENTS/IDEAS/QUESTIONS**

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

10. **DIRECTOR'S REPORT**

Planning Manager Arlene Granadosin-Jones provided her report.

11. **ADJOURNMENT**

Chair Frechette adjourned the meeting at 6:17 P.M.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 5.2.

DATE: December 10, 2025
TO: Planning Commission Members
FROM: Stefan Heisler, Housing Manager
SUBJECT: **A RESOLUTION FINDING THAT THE DISPOSITION OF PROPERTY LOCATED AT 3641 BLECKELY STREET, APN: 067-0010-114-0000, IS CONSISTENT WITH THE RANCHO CORDOVA GENERAL PLAN (CEQA EXEMPT PURSUANT TO SECTION 15061(B)(3))**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would find the disposition of the city-owned property located at 3641 Bleckely Street ("Property") is consistent with the Rancho Cordova General Plan.

BACKGROUND

Sacramento County was the owner of the parcel on the southeast corner of Bleckely Street and Schirra Avenue, APN: 067-0010-093-0000. The County has agreed to convey the approximately 2.0 acre northwest portion of the parcel (the Parcel) to the City for a purchase price of \$10 on condition that the City agrees to use the property for affordable multifamily rental housing of homeless and disabled veterans and homeless families at very low incomes (50% area median income or below) for 55 years. The City now seeks to sell the Property to Mercy Housing California for completion of the project.

The City has partnered with Mercy Housing California to develop the affordable housing project on the Parcel. The project is known as Mather Veterans Village Phase 4 and consists of a 70-unit multifamily residential apartment project for homeless and/or disabled veterans or homeless households (the Project). Sixty-nine (69) of the units will be rented at an affordable monthly rent to households earning up to 50 percent of area median income for a period of 55 years. One (1) unit will be an unrestricted manager's unit.

Pursuant to Section 65402 of the California Government Code, the Rancho Cordova Planning Commission is required to review the proposed disposition of real property and determine whether the proposed disposition is in conformance with the Rancho Cordova General Plan. This determination is based on the property's intended use and its consistency with the goals, policies, and land use designations outlined in the General Plan. The site will be used to construct and operate 70 units of homeless and disabled veterans housing by the nonprofit Mercy Housing California, also known as Mather Veterans Village Phase 4 (the "Project").

City staff have identified the Project is consistent with the following General Plan sections:

- A. Policy H.1.1 – Improve the City's jobs-housing balance by ensuring that housing development in Rancho Cordova provides opportunities for all income levels to serve the full range of available and projected jobs in the City.
- B. Policy H.1.4 – Promote higher-density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development.
- C. Action H.2.4.2 – In an effort to increase the supply of affordable housing to mitigate displacement risk for lower income households due to housing costs and limited supply, the City will work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects that need rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.
- D. Action H.1.5.3 – Together with the developer and nonprofit partners, including but not limited to, Mercy Housing, Nations Finest, Bridge Housing, Sacramento Self Help Housing, Urban Housing Communities (UHC), and Related California, the City will use maximum efforts to seek available resources to support the construction of affordable housing production for feasible projects, including, but not limited to, state and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund).
- E. Policy H.3.3 – Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), persons with developmental disabilities, large households, people experiencing homelessness, farmworkers, and single-parent households.
- F. Policy H.5.2 – Pursue state and federal funding sources needed to achieve the desired range of housing choice.
- G. Policy H.5.3 – Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to extremely low-, very low-, low-, or moderate-income households.

The Project has received a Conditional Use Permit and Major Design Review approval on July 1, 2024 and December 11, 2024, respectively, and has been found to be exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15332 "In-Fill Development Projects".

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter 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." The disposition of property by a public agency is a project as defined by CEQA. Pursuant to CEQA Guidelines Section 15061(b)(3), an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The 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.

As noted above, the action is to allow the City Manager to proceed with the execution of documents necessary to dispose of the property. Because the current action would only result in the change of ownership of the property and no physical changes would occur on the site that could result in physical environmental effects, the activity is not subject to CEQA pursuant to CEQA Guidelines section 15061(b)(3). However, as a development has been proposed on the Property, that proposal has undergone a project-level analysis during the time of the Conditional Use Permit and Major Design Review approvals and has been found to be exempt pursuant to CEQA Guidelines Section 15332 "In-Fill Development Projects".

FISCAL IMPACT AND FUNDING SOURCE

The Property is being sold to Mercy Housing California for \$10 in agreement that the Property will be used for homeless and disabled veteran households for a minimum of 55 years.

ATTACHMENT(S)

1. Resolution

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, FINDING THAT THE DISPOSITION OF PROPERTY FOR PUBLIC PURPOSES IS CONSISTENT WITH THE RANCHO CORDOVA GENERAL PLAN

WHEREAS, City owns fee title to that certain real property located at 3641 Bleckely Street in the City of Rancho Cordova, California, APN 067-0010-114 ("Property"). The Property is located adjacent to the Mather Veterans Village project which has been developed by Mercy Housing California and its affiliates; and

WHEREAS, On July 1, 2024, the City and Mercy Housing California, LLC ("Buyer") executed an Option Agreement to provide the Buyer an exclusive right and option to purchase the Property from City;

WHEREAS, The City and Buyer, along with Sacramento County, wish to execute and record documents concurrently with this Agreement, including state and federal funding, and specific provisions to allow Mercy Housing California and its affiliates to develop and operate the Property for affordable rental housing units for very low income disabled and/or homeless veteran households or homeless families for a period of fifty-five (55) years; and

WHEREAS, Buyer proposes to construct an affordable housing project on the Property consisting of approximately 70 affordable rental housing units for very low income disabled and/or homeless veteran households or homeless families, and related improvements; and

WHEREAS, Section 65402 of the California Government Code requires that the Planning Commission report to the City Council as to whether the acquisition of real property for public purposes conforms with the Rancho Cordova General Plan; and

WHEREAS, the Planning Commission did receive information regarding the location, purpose and extent of the acquisition of the Property concurrently with this Resolution; and

WHEREAS, the Project has received project-level analysis under the California Environmental Quality Act ("CEQA") for a conditional use permit and major design review approvals, approved on July 1, 2024 and December 11, 2024, respectively, and has been found to be exempt pursuant to CEQA Guidelines Section 15332 "In-Fill Development Projects"; and

WHEREAS, the Planning Commission has considered the relevant portions of the Rancho Cordova General Plan with regards to the acquisition of Property.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA RESOLVES AS FOLLOWS:

Section 1. The foregoing recitals are true, correct, and incorporated herein by reference.

Section 2. The disposition of the Property conforms with the General Plan because it will advance the following:

A. Policy H.1.1 – Improve the City's jobs-housing balance by ensuring that housing development in Rancho Cordova provides opportunities for all income levels to serve the full range of available and projected jobs in the City.

ITEM 5.2.

ATTACHMENT 1

B. Policy H.1.4 – Promote higher-density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development.

C. Action H.2.4.2 – In an effort to increase the supply of affordable housing to mitigate displacement risk for lower income households due to housing costs and limited supply, the City will work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects that need rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.

D. Action H.1.5.3 – Together with the developer and nonprofit partners, including but not limited to, Mercy Housing, Nations Finest, Bridge Housing, Sacramento Self Help Housing, Urban Housing Communities (UHC), and Related California, the City will use maximum efforts to seek available resources to support the construction of affordable housing production for feasible projects, including, but not limited to, state and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund).

E. Policy H.3.3 – Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), persons with developmental disabilities, large households, people experiencing homelessness, farmworkers, and single-parent households.

F. Policy H.5.2 – Pursue state and federal funding sources needed to achieve the desired range of housing choice.

G. Policy H.5.3 – Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to extremely low-, very low-, low-, or moderate-income households.

Section 3. Pursuant to Government Code section 65402(a), this Resolution constitutes the Planning Commission's report to the City Council showing that the proposed disposition of the Property is consistent with and conforms to the General Plan

Section 4. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 10th day of December 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lee Frechette, Chair

ITEM 5.2.

ATTACHMENT 1

ATTEST:

Kelly Whitman,
Planning Commission Clerk

MEMORANDUM

ITEM 6.1.



DATE: December 10, 2025

TO: Planning Commission Members

FROM: Rachel Trinh, Development Senior Analyst

SUBJECT: A RECOMMENDATION THAT CITY COUNCIL ADOPT AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT AND A RESOLUTION APPROVING AN AMENDMENT TO THE CONDITIONS OF APPROVAL BETWEEN THE CITY OF RANCHO CORDOVA AND LAL BROTHERS, LLC RELATIVE TO THE DOUGLAS 103 PROJECT (CEQA EXEMPT PURSUANT TO SECTION 15061(B)(3))

RECOMMENDATION

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

- Adopt an Ordinance approving the Second Amendment to the Development Agreement and a Resolution approving the Amendment to the Conditions of Approval between the City of Rancho Cordova and LAL Brothers, LLC relative to Douglas 103 project.

RESULT OF RECOMMENDED ACTION

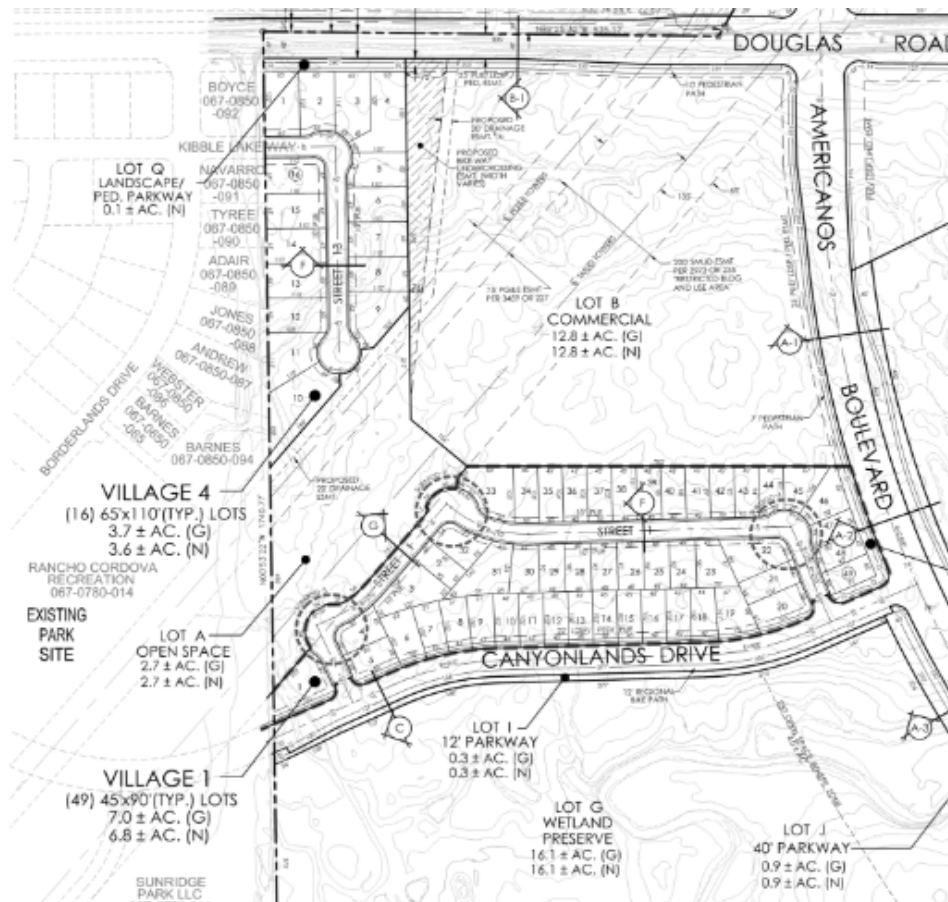
Following the Planning Commission's adoption of the resolution recommending the City Council Adopt an Ordinance approving the Second Amendment of the Development Agreement and a Resolution approving an Amendment to the Conditions of Approval, the item will be scheduled for a public hearing at the next available regular City Council meeting.

BACKGROUND

The Douglas 103 project was originally approved in 2006 and included a Specific Plan Amendment/Rezone and a Tentative Subdivision Map (Large and Small) for 301 lots in an RD-15, RD-10, and RD-5 (residential) and O (open space) designations. The project included two park areas totaling 5.2 acres, 43.8 acres of wetland preserve, 0.3 acre of landscape corridor, and three commercial parcels. A Development Agreement (DA) was also adopted in 2006. On April 6, 2015, the City approved amendments to the Large Lot Tentative Map, Small Lot Tentative Map, and the conditions of approval. The first amendment to the DA (First Amendment) was adopted on May 4, 2015, which amended certain sections of the DA including certain project approvals, the term of the DA, park development and dedication obligations among other material terms. Specifically, the First Amendment addressed the dedication, improvements, and the maintenance of the open space, Lot "A".

Lot “A” (**Figure 1**) is located within the powerline corridor, immediately north of an existing park, Sunridge Park. Per the First Amendment to the DA, Lot “A” will be dedicated to the city and will be improved with landscaping, a 12-foot-wide Class 1 trail with 2-foot-wide shoulders, and other associated facilities to the satisfaction of the city. This Class 1 trail is intended to serve as a trail connection within the powerline corridor, connecting the existing trail improved by The Ranch project to Sunridge Park and along the westerly boundary of the project’s commercial parcel and ultimately to Douglas Blvd.

Figure 1: Lot “A” Site Location



In February 2025, Lennar Homes of California, LLC submitted, and staff approved, a phasing plan (**Figures 2 and 3**) rerouting the proposed Class 1 trail in Lot “A” to be along Canyonlands Drive then heading north on Americanos Blvd and ultimately, connecting to the intersection of Americanos Blvd and Douglas Blvd.

Figure-2: Trail on Canyonlands Drive

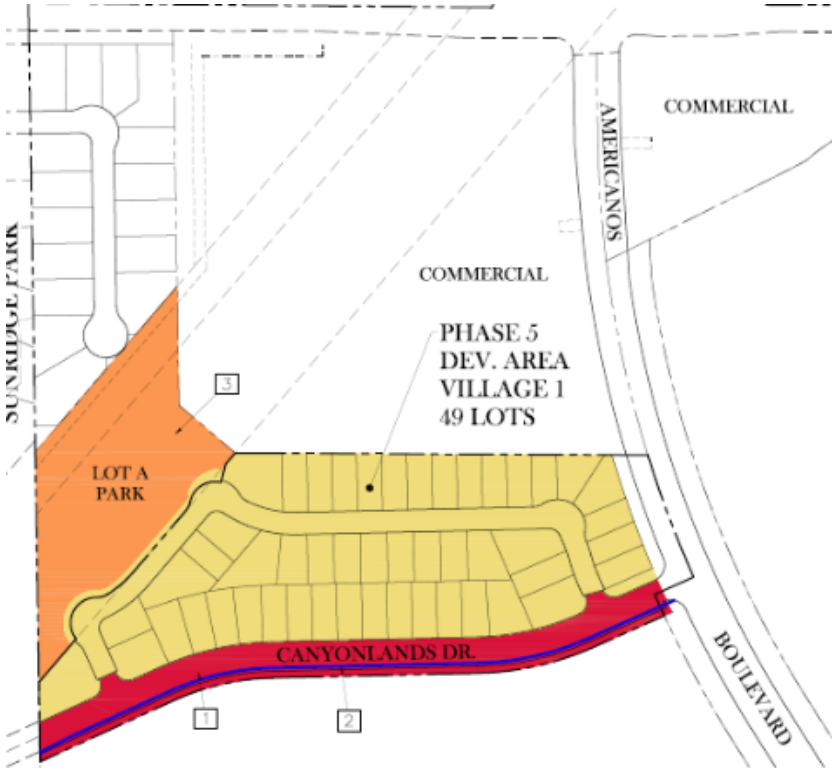
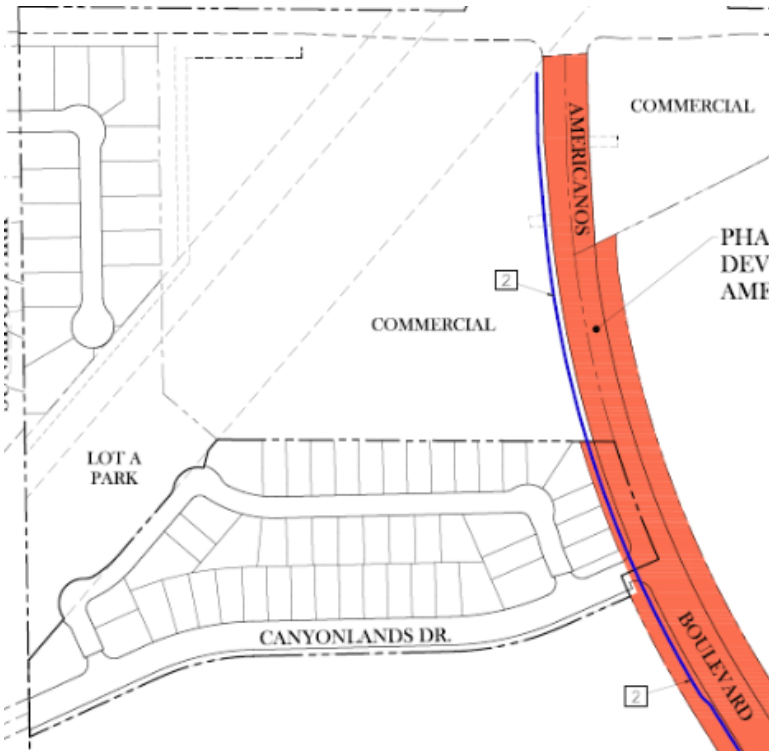


Figure-3: Trail on Americanos Blvd



Since the Class 1 trail is no longer going to be located within Lot “A”, Cordova Recreation and Park District (CRPD) has agreed to take over the ownership and maintenance of this lot, as an extension to the existing park. Lot “A” will be improved by CRPD with minimal landscaping and internal walkways, connecting this open space area to adjacent residential streets.

PROJECT ANALYSIS

Development Agreement Second Amendment:

The proposed Second Amendment to the DA would modify the improvement requirements, ownership, and maintenance of Lot “A” as listed in Section 6.4.1 (Attachment 3). All other terms of the DA remain unchanged.

Amendment to the Conditions of Approval:

The original approved conditions of approval reflected the first amendment to the DA. Therefore, amending the conditions of approval (Attachment 5) is necessary to reflect the new requirements of Lot “A”, as specified in the Second Amendment.

ENVIRONMENTAL ANALYSIS

The proposed project has been analyzed as part of the Sunridge East Project Environmental Impact Report (EIR), in compliance with the California Environmental Quality Act (CEQA). Approval of this Second Amendment is exempt from further environmental review under the general rule in California Environmental Quality Act (“CEQA”) Guidelines section 15061(b)(3) which states that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed Amendment is exempt from CEQA because the ownership and maintenance responsibilities would change from the City to CRPD, and the land use would remain the same (Open Space). It can therefore be seen with a certainty that there will be no significant effect on the environment.

FISCAL IMPACT AND FUNDING SOURCE

The proposed Second Amendment to the Development Agreement and the Amendment to the Conditions of Approval would not have any fiscal impact since the city will not own or be responsible for the maintenance for Lot “A”.

ATTACHMENT(S)

1. Resolution
2. Draft Ordinance
3. Exhibit A to the Draft Ordinance – Second Amendment to the Douglas 103 Development Agreement
4. Draft Resolution
5. Exhibit A to the Draft Resolution – Douglas 103 Conditions of Approval Amendment

CITY OF RANCHO CORDOVA

RESOLUTION NO. ____-2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL FIND THE
PROJECT EXEMPT FROM CEQA AND ADOPT AN ORDINANCE
APPROVING A SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT AND A
RESOLUTION APPROVING AN AMENDMENT TO THE CONDITIONS OF APPROVAL FOR
THE DOUGLAS 103 PROJECT**

WHEREAS, in order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), authorizing the City, and any person having a legal or equitable interest in the real property, to enter into a development agreement and establish certain development rights in the property, which is the subject of the development project application. Pursuant to Government Code section 65868, Development Agreements may be amended by mutual assent of the parties; and

WHEREAS, In 2005, the City adopted a Mitigated Negative Declaration ("MND") as the California Environmental Quality Act ("CEQA") environmental review for the Sunridge East Projects which included Douglas 103, Douglas 98, Grant Line 208, and Arista Del Sol. The Sunridge East MND relied upon, and incorporated by reference, the SDCP/SRSP EIR. In the Sunridge East MND, the City concluded that the Project would not have a significant impact on the environment due to the mitigation measures adopted by the City in the SDCP/SRSP EIR and the MND. All environmental impacts were reviewed and addressed at the time the Project was approved. All recitals and findings of determination in Ordinance 21-2006, which adopted the Development Agreement, are still accurate and relevant to this Second Amendment; and

WHEREAS, on March 6, 2006, the City and Douglas Grant Line 103, LLC entered into a Development Agreement for the Douglas 103 Project, consisting of 111.2 acres of commercial and low-density residential development (Ordinance No. 07-2006). The Douglas 103 Project is located at the southwest and southeast corner of Douglas Road and the future Americanos Blvd (hereinafter known as the "Property"); and

WHEREAS, in 2012 an Assumption Agreement was recorded transferring ownership of the Douglas 103 project from Douglas Grantline 103 LLC to LAL Brothers LLC ("Landowner"); and

WHEREAS, on April 6, 2015, the City Council adopted Resolution 45-2015 approving amendments to the Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map and the conditions of approval for the Douglas 103 Project.

WHEREAS, on May 4, 2015, the City Council, adopted Ordinance No. 07-2015, which was recorded in the Official Records of Sacramento County as Book 20200513 Page 0862. The Ordinance amended certain sections of the Development Agreement ("First Amendment") including certain project approvals, the term of the Development, park development and dedication obligations among other materials terms; and

WHEREAS, Pursuant to Government Code section 65868, the City and Landowner desire to modify and revise the Development Agreement, the First Amendment, and the approved Conditions of Approval for the Landowner to dedicate the open space site ("Lot A") to Cordova Recreation and Park District ("CRPD").

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA that the Planning Commission finds that project has been analyzed in accordance with the California Environmental Quality Act (CEQA)(Public Resource Code Section 2100 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et. Seq.) based upon the following finding:

1. The project is exempt from further environmental review under the general rule in California Environmental Quality Act ("CEQA") Guidelines section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed action is exempt from CEQA because the only change is the ownership and maintenance of Lot A, and it can therefore be seen with a certainty that there will be no significant effect on the environment.

AND IT BE FURTHER RESOLVED, that the Planning Commission of the City of Rancho Cordova hereby recommends that the City Council adopt an Ordinance approving the Second Amendment to the Project Development Agreement and a Resolution approving the Amendment to the approved Conditions of Approval based upon the following findings and evidence:

1. The Second Amendment to the Development Agreement and the Amendment to the Conditions of Approval are consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan in that: (a) the Project remains predominantly low-density residential and consistent with the General Plan and Zoning Code; (b) the only changes made to the Development Agreement and the Conditions of Approval is to dedicate the open space, Lot A to and be maintained by CRPD. All other previously approved terms and conditions remain the same.
2. Because the Second Amendment and the Amendment to the Conditions of Approval only change the ownership and maintenance of Lot A, it is compatible with the uses authorized in, and the regulations prescribed for, the land use area in which the Property is located.
3. The Second Amendment and the Amendment to the Conditions of Approval are in conformity with public convenience, general welfare and good land use policies in that the Second Amendment and the Amendment to the Conditions of Approval will continue to implement land use guidelines set forth in the General Plan and help fund infrastructure needed to serve new development.
4. The Second Amendment and the Amendment to the Conditions of Approval will not be detrimental to the health, safety, and general welfare in that the Project will proceed in accordance with the programs and policies of the General Plan.
5. The Second Amendment and the Amendment to the Conditions of Approval will not adversely affect the orderly development of property, or the preservation of property values, in that the amendment is consistent with the General Plan.
6. The Second Amendment and the Amendment to the Conditions of Approval are consistent with and includes the substantive elements of Government Code sections 65864 through 65869.5, and have been processed consistent with all the procedural requirements thereof.

ITEM 6.1.

ATTACHMENT 1

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 10th day of December 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
ADOPTING A SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE
DOUGLAS 103 PROJECT**

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ORDAINS AS FOLLOWS:

SECTION 1. Recitals.

A. In order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), authorizing the City, and any person having a legal or equitable interest in the real property, to enter into a development agreement and establish certain development rights in the property, which is the subject of the development project application. Pursuant to Government Code section 65868, Development Agreements may be amended by mutual assent of the parties.

B. In 2005, the City adopted a Mitigated Negative Declaration ("MND") as the California Environmental Quality Act ("CEQA") environmental review for the Sunridge East Projects which included the Project, Douglas 98, Grant Line 208, and Arista Del Sol. The Sunridge East MND relied upon, and incorporated by reference, the SDCP/SRSP EIR. In the Sunridge East MND, the City concluded that the Project would not have a significant impact on the environment due to the mitigation measures adopted by the City in the SDCP/SRSP EIR and the MND. All environmental impacts were reviewed and addressed at the time the Project was approved. All recitals and findings of determination in Ordinance 21-2006, which adopted the Development Agreement, are still accurate and relevant to this Amendment.

C. On March 6, 2006, the City and Douglas Grant Line 103, LLC entered into a Development Agreement for the Douglas 103 project ("Project"), consisting of 111.2 acres of commercial and low-density residential development (Ordinance Number 07-2006). The Douglas 103 Project is located south of Douglas Blvd, at the corner of Douglas Road and the future Americanos Blvd extension (the "Property").

D. In 2012 an Assumption Agreement was recorded transferring ownership of the Douglas 103 project from Douglas Grantline 103 LLC to LAL Brothers LLC ("Landowner")

E. On May 4, 2015, the City Council, adopted Ordinance No. 07-2015, which was recorded in the Official Records of Sacramento County as Book 20200513 Page 0862. The Ordinance amended certain sections of the Development Agreement ("First Amendment") including certain project approvals, the term of the Development, park development and dedication obligations among other materials terms.

F. Pursuant to Government Code section 65868, the City and Landowner desire to modify and revise the Development Agreement and the approved Conditions of Approval for the Landowner to dedicate the open space site ("Lot A") to Cordova Recreation and Park District ("CRPD").

G. On ____, 2025, the City Council, as the legislative body for the purposes of Development Agreement approval, held a properly noticed public hearing pursuant to Government Code section 65867 and considered all comments received in writing and all testimony received at the public hearing. Following the public hearing, the Applicant is required to pay all costs associated with processing of the Second Amendment and maintain a minimum \$5,000 deposit with the City for Development Agreement compliance review as the project builds out.

SECTION 2. Findings.

Therefore, on the basis of: (a) the foregoing recitals, which are incorporated herein; (b) the City of Rancho Cordova's General Plan and General Plan EIR; (c) the SDCP/SRSP EIR; and (d) the Project MND, the City Council finds and determines that:

A. The Second Amendment to the Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan in that: (a) the Project remains predominantly low-density residential and consistent with the General Plan and Zoning Code; (b) the only change made to the Development Agreement is to dedicate the open space, Lot A to and be maintained by the Cordova Recreation and Park District. All other previously approved terms and conditions remain the same.

B. Because the Second Amendment allows for only the change in ownership and maintenance of Lot A, it is compatible with the uses authorized in, and the regulations prescribed for, the land use area in which the Property is located.

C. The Second Amendment to the Development Agreement is in conformity with public convenience, general welfare and good land use policies in that the Second Amendment will continue to implement land use guidelines set forth in the General Plan and help fund infrastructure needed to serve new development.

D. The Second Amendment will not be detrimental to the health, safety, and general welfare in that the Project will proceed in accordance with the programs and policies of the General Plan.

E. The Second Amendment will not adversely affect the orderly development of property, or the preservation of property values, in that the amendment is consistent with the General Plan.

F. The Second Amendment is consistent with and includes the substantive elements of Government Code sections 65864 through 65869.5, and has been processed consistent with all the procedural requirements thereof.

SECTION 3. Approval of Second Amendment to Development Agreement.

The City Council hereby approves the Second Amendment to the Development Agreement, attached to this Ordinance and incorporated herein by reference as Exhibit A, and authorizes the City manager to sign the amended Development Agreement after the effective date of this Ordinance.

SECTION 4. CEQA. Approval of this Ordinance Amendment is exempt from further environmental review under the general rule in California Environmental Quality Act ("CEQA") Guidelines section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed Ordinance exempt from CEQA because the only change is the ownership and maintenance of Lot A and it can therefore be seen with a certainty that there will be no significant effect on the environment.

SECTION 5. Recordation. Within ten (10) days after the Second Amendment to the Development Agreement is executed by the City Manager, the City Clerk shall submit the amendment to the County Recorder for recordation.

SECTION 6. 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 7. 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 30 days after its adoption and, pursuant to Government Code section 66017(a), the fees established hereby shall be effective 60 days after the adoption of this Ordinance.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Siri Pulipati, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

5641694.1

OFFICIAL BUSINESS

Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City of Rancho Cordova 2729
Prospect Park Drive Rancho
Cordova, CA 95670 Attn: City
Clerk

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

SECOND AMENDMENT TO
DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF RANCHO CORDOVA AND
LAL BROTHERS, LLC
RELATIVE TO DOUGLAS 103

**SECOND AMENDMENT TO
DEVELOPMENT AGREEMENT BY AND BETWEEN
THE CITY OF RANCHO CORDOVA AND
LAL BROTHERS, LLC
RELATIVE TO DOUGLAS 103**

This Second Amendment to Development Agreement (“Second Amendment”) is entered into as of this ____ day of ____ 2026, by and between the CITY OF RANCHO CORDOVA, a municipal corporation (“City”), and LAL BROTHERS, LLC, a California limited liability company (“Landowner”) pursuant to Government Code section 65864 et. seq., relating to Development Agreements. City and Landowner are hereinafter collectively referred to as the “Parties,” and singularly as “Party.”

RECITALS

A. City and Landowner’s predecessor in interest entered into that certain Development Agreement (the “Original Development Agreement”) dated March 6, 2006, and recorded on May 2, 2006, in the Official Records of Sacramento County as Book 20060502 Page 2498 establishing certain development rights for real property located in the City of Rancho Cordova, California, as more particularly described in Exhibit A-1 and Exhibit A-2 of the Development Agreement (the “Property”).

B. City and Landowner entered into that certain First Amendment to Development Agreement (“First Amendment”) dated April 23, 2020, and recorded On May 13, 2020, in the Official Records of Sacramento County as Document No. 202005130862, which amended certain sections of the Original Development Agreement including certain project approvals, the term of the Original Development Agreement, and park development and dedication obligations among other material terms. The Original Development Agreement and First Amendment are hereinafter collectively referred to as the “Development Agreement”.

C. Pursuant to Government Code section 65868, City and Landowner now desire to modify and revise the Development Agreement for the Landowner to irrevocably offer to dedicate the open space site (“Lot ‘A’”) to Cordova Recreation and Park District (“CRPD”).

D. This Second Amendment affects the entire Property as more precisely defined in Exhibits “A-1” and “A-2” of the Development Agreement. This Second Amendment is authorized by Section 11.2 of the Development Agreement and shall run with the Property.

E. On _____, 2025, the City Council held a public hearing and introduced City Council Ordinance No. _____ approving this Second Amendment. City adopted City Council Ordinance _____ on _____, 2026. On _____, 2026, by Ordinance No. _____, the City Council found the adoption of this Second Amendment exempt from CEQA under Public Resources Code Section 21166 as the impacts of the Project have already been analyzed, and no substantial changes result from this Second Amendment.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Amendment of the Development Agreement.** The following sections of the Development Agreement are hereby amended as follows:

2. **Revised Section 6.4.1(ii).** City and Landowner agree that Section 6.4.1(ii) of the Development Agreement is hereby deleted in its entirety and replaced with the following:

ITEM 6.1.

Exhibit A to the Draft Ordinance

6.4.1(ii) Dedication of Open Space Land. Landowner's obligation to dedicate open space land shall be satisfied by Landowner's dedication of Lot "A" to CRPD and Lot "H" to the City as shown on the Large Lot Tentative Subdivision Map, attached hereto as Exhibit 1.

3. **Revised Section 6.4.1(iii).** City and Landowner agree that Section 6.4.1(iii) of the Development Agreement is hereby deleted in its entirety and replaced with the following:

6.4.1(iii) Open Space Land Improvement. Lot "A" shall be rough graded and improved with abutting street frontage, public sidewalks along the street frontage, and public storm water facilities and utility connections as described in the Conditions of Approval and as approved by the City and CRPD in the mass grading plans for Lot A and the subdivision improvement plans. The mass graded site will be landscaped with erosion control seeding approved by CRPD specified in the mass grading plans and the subdivision improvement plans. Mass grading, subdivision improvement plans, and erosion control seeding will be to the satisfaction of CRPD and per CRPD specifications. Improvements shall be constructed by Landowner, at Landowner's cost, at the time noted in the phasing plan. The improved Lot "A" shall be dedicated to CRPD. There will be no reimbursement to developer for the Lot "A" improvements described in this paragraph.

CRPD agrees to design and construct additional enhancements on Lot "A" as described in the Park Development Agreement utilizing Park Development Impact Fees.

Lot "H" shall be improved with landscaping, a 7-foot wide sidewalk, and other associated facilities to the satisfaction of the City and per City specifications. Improvements shall be constructed by Landowner, at Landowner's cost, at the time noted in the phasing plan. The improved Lot "H" shall be dedicated to the City. The Lot "H" improvements described in this paragraph shall be eligible for credit/reimbursement under City's Community Places fee program subject to Landowner and City entering into a credit/reimbursement agreement for such improvements.

4. **Revised Section 6.4.2(i).** City and Landowner agree that Section 6.4.1(i) of the Development Agreement shall be revised to delete the fourth sentence: "The City shall be named a third party beneficiary to the park development agreement."

5. **Revised Section 6.4.2(ii).** City and Landowner agree that Section 6.4.2(ii) of the Development Agreement is hereby deleted in its entirety and replaced with the following:

6.4.2(ii) Open Space. Landowner shall irrevocably offer to dedicate Lot "A" to CRPD and Lot "H" to the City as shown on the Large Lot Tentative Subdivision Map prior to or concurrent with the recordation of the final subdivision map including any portion of such property.

6. **Consistency with General Plan.** The City Council has found and determined that this Second Amendment is consistent with the General Plan and the Sunridge Specific Plan.

7. **Amendment Applicable to Property.** This Second Amendment applies to development of the Property and does not affect or apply in any manner with respect to the development of any other property within the Sunridge Specific Plan Area.

8. **Amendment.** This Second Amendment amends, but does not replace or supersede, the

Development Agreement except as specified herein. As amended hereby with respect to the Property, the Development Agreement remains in full force and effect.

9. **Incorporation of Recitals.** The Preamble, Recitals, and all exhibits attached hereto are incorporated into this Second Amendment as if set forth herein in full.

10. **Effective Date and Term of Second Amendment.** The Effective Date of this Second Amendment is _____, 2026 which is the effective date of City Ordinance No. _____-2026, adopting this Second Amendment.

City Manager Authorization. City, a municipal corporation, has authorized this Second Amendment to be executed in two (2) duplicate originals, each of which is deemed to be an original, by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____-2026 adopted by the City Council on the ____th day of _____, 2026, and has caused this Second Amendment to be executed.

“CITY”

CITY OF RANCHO CORDOVA,
a municipal corporation

By: _____

Name: Micah Runner

Its: City Manager

Date: _____

“LANDOWNER”

LAL BROTHERS, LLC,
a California limited liability company

By: _____
Aman Lal, Managing Partner

Date: _____

ATTEST:

City Clerk

EXHIBIT 'A-1'

DESCRIPTION OF PROPERTY
DOUGLAS 103 DEVELOPMENT AGREEMENT

All that certain real property situate in the City of Rancho Cordova, County of Sacramento, State of California, and being more particularly described as follows:

The South 53 1/2 acres of the East One-Half of the Southwest One-Quarter, the Southwest One-Quarter of the Southwest One-Quarter and Lot 4 of the Southwest one quarter of Section 10, Township 8 North, Range 7 East, MDB&M.

APN: 067-0040-004

This description is for a **development agreement only** and not intended to circumvent the Subdivision Map Act and shall not be used for sale, lease or finance. Any conveyance must comply with the Subdivision Map Act and local ordinances.



Craig E. Spiess P.L.S. 7944
Expires: December 31, 2007

Date: 3/22/06

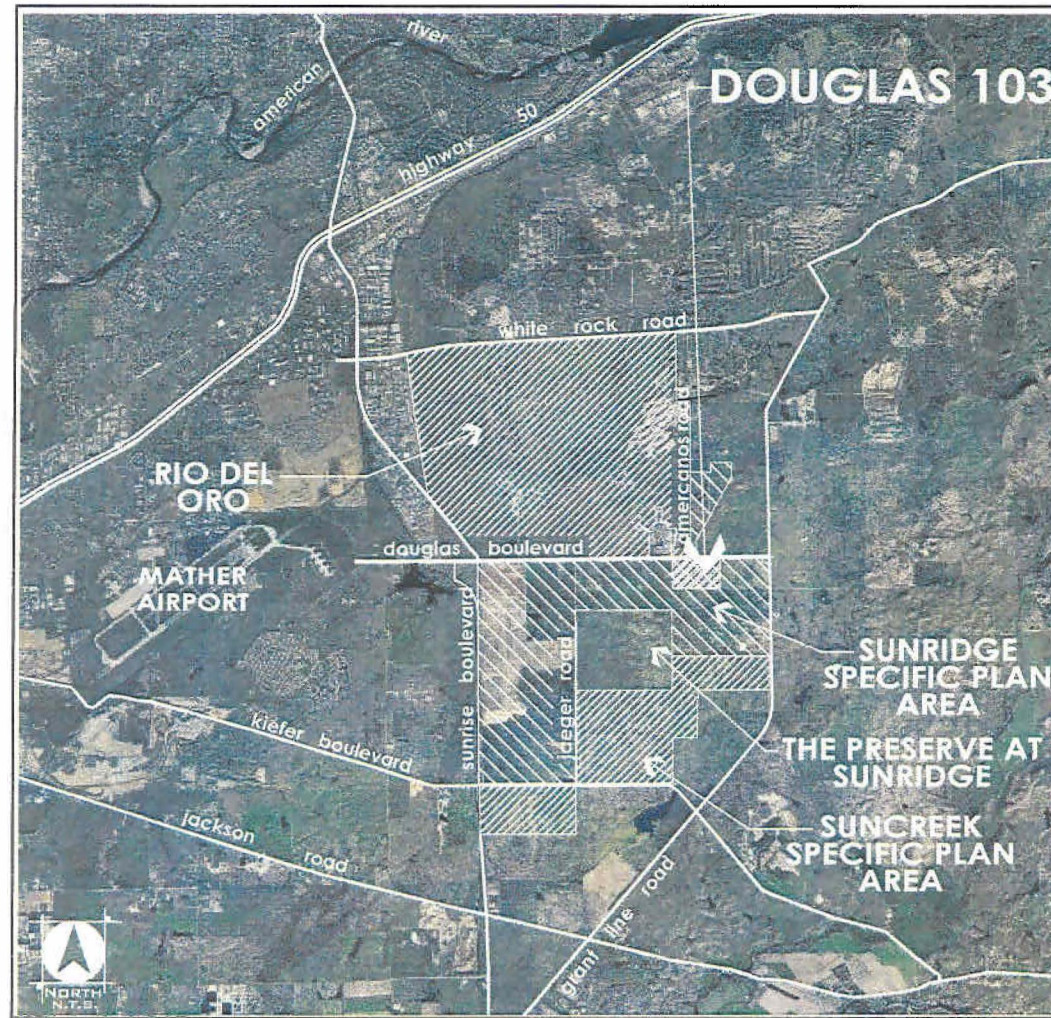
PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT A-2 LOCATION MAP

DOUGLAS 103

CITY OF RANCHO CORDOVA, CALIFORNIA

OCTOBER 3, 2005



WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
 PHONE: (916) 341-7760 FAX: (916) 341-7767

CITY OF RANCHO CORDOVA

CITY COUNCIL RESOLUTION NO. ____-2026

**A RESOLUTION OF THE CITY COUNCIL
APPROVING AN AMENDMENT TO THE CONDITIONS OF APPROVAL FOR DOUGLAS 103
PROJECT NO. DD8502**

WHEREAS, In 2005, the City adopted a Mitigated Negative Declaration (“MND”) as the California Environmental Quality Act (“CEQA”) environmental review for the Sunridge East Projects which included Douglas 103, Douglas 98, Grant Line 208, and Arista Del Sol. The Sunridge East MND relied upon, and incorporated by reference, the SDCP/SRSP EIR. In the Sunridge East MND, the City concluded that the Project would not have a significant impact on the environment due to the mitigation measures adopted by the City in the SDCP/SRSP EIR and the MND. All environmental impacts were reviewed and addressed at the time the Project was approved. All recitals and findings of determination in Ordinance 21-2006, which adopted the Development Agreement, are still accurate and relevant to this Second Amendment; and

WHEREAS, In 2006, the City Council approved a Specific Plan Amendment, Rezone, Development Agreement, and Tentative Subdivision Map for Douglas 103 Project, consisting of 111.2 acres of commercial and low-density residential development. The Douglas 103 Project is located at the southwest and southeast corner of Douglas Road and the future Americanos Blvd (hereinafter known as the “Property”); and

WHEREAS, in 2012 an Assumption Agreement was recorded transferring ownership of the Douglas 103 project from Douglas Grantline 103 LLC to LAL Brothers LLC (“Landowner”); and

WHEREAS, on April 6, 2015, the City Council adopted Resolution 45-2015 approving amendments to the Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map and the conditions of approval for the Douglas 103 Project.

WHEREAS, on May 4, 2015, the City Council, adopted Ordinance No. 07-2015, which was recorded in the Official Records of Sacramento County as Book 20200513 Page 0862. The Ordinance amended certain sections of the Development Agreement (“First Amendment”) including certain project approvals, the term of the Development, park development and dedication obligations among other materials terms; and

WHEREAS, pursuant to Government Code Section 65868, the City and Landowner desire to modify and revise the Development Agreement and the approved Conditions of Approval for the Landowner to dedicate the open space site (“Lot A”) to Cordova Recreation and Park District (“CRPD”).

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

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

1. The project has been analyzed in accordance with the California Environmental Quality Act (CEQA)(Public Resource Code Section 2100 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et. Seq.) based upon the following finding:

The project is exempt from further environmental review under the general rule in California Environmental Quality Act ("CEQA") Guidelines section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed action is exempt from CEQA because the only change is the ownership and maintenance of Lot A, and it can therefore be seen with a certainty that there will be no significant effect on the environment.

2. The Amendment to the Conditions of Approval are consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan in that: (a) the Project remains predominantly low-density residential and consistent with the General Plan and Zoning Code; (b) the only changes made to the Conditions of Approval is the dedication of the open space, Lot A to and be maintained by CRPD. All other previously approved conditions remain the same.
3. Because the Amendment to the Conditions of Approval only changes the ownership and maintenance of Lot A, it is compatible with the uses authorized in, and the regulations prescribed for, the land use area in which the Property is located.
4. The Amendment to the Conditions of Approval is in conformity with public convenience, general welfare and good land use policies in that the Amendment to the Conditions of Approval will continue to implement land use guidelines set forth in the General Plan and help fund infrastructure needed to serve new development.
5. The Amendment to the Conditions of Approval will not be detrimental to the health, safety, and general welfare in that the Project will proceed in accordance with the programs and policies of the General Plan.
6. The Amendment to the Conditions of Approval will not adversely affect the orderly development of property, or the preservation of property values, in that the amendment is consistent with the General Plan.
7. The Amendment to the Conditions of Approval is consistent with and includes the substantive elements of Government Code sections 65864 through 65869.5, and have been processed consistent with all the procedural requirements thereof.

NOW THEREFORE BE IT FURTHER RESOLVED, that the City Council of the City of Rancho Cordova hereby:

Approves the Amendment to the Conditions of Approval as set forth in Exhibit A, attached hereto, for the Douglas 103 Project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this ____ day of _____, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Siri Pulipati, Mayor

ATTEST

Stacy Leitner, City Clerk

DRAFT

ITEM 6.1.

Conditions of Approval

<u>Action/Task</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The project approval is for a Rezone of the SunRidge Specific Plan and a Tentative Tract Map for 198 residential lots in the RD-5 and RD-10 designations. A total of 2.7 acres of Neighborhood Green, 0.8 Acres of Open Space 16.1 acres of commercial and 3.8 acres of commercial/mixed use are provided, along with a delineated 43.8 acres wetland preserve. A Development Agreement will accompany the project approval. In addition to the conditions within this exhibit, the applicant shall comply with the applicable zoning conditions in SZC 2002-0015 for the SunRidge Specific Plan.	General	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning	
3.	The Tentative Subdivision Map approval is valid for three years from the date of City Council	Subdivision	Three years, commencing	Planning	

ITEM 6.1.

Conditions of Approval

<u>Action/Task</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), unless extended by the terms of a Development Agreement.		with the date of approval.		
4.	The applicant shall comply with all the mitigation measures included in the Sunridge East Mitigated Negative Declaration dated August 2005 and pay the costs of any technical consultant services incurred during implementation of the MMRP. The initial estimate of these costs is \$7,500. If the initial estimate exceeds the actual monitoring costs, the balance shall be refunded to the proponent, and if the actual monitoring costs exceed the initial estimate, the proponent shall be responsible to pay the additional amount.	Environmental	On-Going	Planning	
5.	A \$5,000 balance must be in place to ensure annual review of the Development Agreement required by State Law.	Development Agreement	On-Going	Planning	
6.	As described in Section 6.4.1.i of the Amended Development Agreement, the Landowner's open space land obligation of 0.58 acres calculated by 198 DUE x .00295 (factor) will be satisfied by the dedication of the improved Open Space Lot A and Lot H. Lot A will be dedicated to and maintained by Cordova Recreation and Park District (CRPD). Lot H All open space and trails parcels will be dedicated to and maintained by the City. Lot H will be designed and constructed	Open Spaces (Lot A and Lot H)	Prior to or concurrent with recordation of final map.	CRPD/Planning/ Public Works	

ITEM 6.1.

Conditions of Approval

<u>Action/Task</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	by the applicant to the satisfaction of the City prior to the dedication. Dedicate land through an irrevocable deed of dedication or pay in-lieu fees or a combination of both for park purposes, as described above and in accordance with the Development Agreement between the City and the Developer and the Park Development Agreement between the Park District and the Developer.				
7.	The Applicant shall submit payment as needed for Development Review, Plan Review/ Plan Check Fees required by the Cordova Recreation and Parks City (CRPD).	Construction	On-Going	CRPD	
8.	Repair all damage to existing road system attributed to the construction of the project, as determined by the Public Works Director.	Construction	On-Going	Public Works	
9.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	Financial	On-Going	Public Works/Building/Planning	

ITEM 6.1.

Conditions of Approval

<u>Action/Task</u>		<u>Category</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification</u> (date and Signature)
10.	To ensure adequate access to SMUD equipment, all paved surfaces shall be accessible to a 26,000 pound SMUD service vehicle in all weather. The placement of SMUD equipment shall be no further than 15 feet from a said drivable street surface that has a minimum width of 20 feet.	Utilities	On-Going	SMUD	
Prior to Final Map					
11.	Applicant shall record the Conditions of Approval/Mitigation Monitoring Report Program and pay recordation fees to the County Recorder's Office.	Subdivision	Prior to approval of final map.	Planning/Public Works	
12.	Applicant shall pay any outstanding staff costs associated with the preparation of the tentative map.	Subdivision	Prior to approval of final map.	Planning/Public Works	
13.	Grant Irrevocable Offer of Dedication for all streets to serve the Large Lots, to the satisfaction of the City Engineer.	Subdivision	Prior to or concurrent with recordation of Final Map	Public Works	
14.	Dedicate the right of way for Douglas Road and Americanos Blvd, within the project boundary per the approved tentative map cross section.	Subdivision	Prior to recording of the first Map	Public Works	
15.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units.	Subdivision	Prior to recording of the first Map	Public Works	
16.	Applicant agrees to dedicate Lot A and receive Quimby park land credit at 25% (0.67 acres to apply to Quimby park land credit for 2.7-acre	Parks	Prior to or concurrent with	CRPD/Planning/ Public Works	

ITEM 6.1.

Conditions of Approval

<u>Action/Task</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	parcel). The remaining Quimby park land requirement will be satisfied by submitting payment of In Lieu fee directly to Cordova Recreation and Park District (CRPD) for 2.25 acres to satisfy the project's 2.92 acre Quimby Parkland requirement per RCMC 22.40. CRPD will provide the City with written receipt of the in-lieu fee and confirmation that the applicant has fully satisfied the Quimby requirements prior to the City approving final maps. Amount to be paid shall be a sum calculated per RCMC 22.40.040. The appraisal shall be performed per RCMC 22.40.045. Payment for in-lieu fees shall be received by CRPD prior to City's approval of final map.		recordation final map.		
17.	Prior to the recordation of any final subdivision map, Landowner shall enter into a park development agreement with the Park District. Park sites will be accepted by the Park District for maintenance pursuant to the terms of the park development agreement. The park development agreement shall address, but not be limited to, the specific facilities to be constructed, deeding of the dedicated Quimby	Parks	Prior to approval of final map.	Public Works/CRPD	

ITEM 6.1.

Conditions of Approval

<u>Action/Task</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	Act park land to the Park District, and payment of in-lieu Quimby Act fees by Landowner to the Park District. The City shall be named a third party beneficiary to the park development agreement. Landowner shall pay all costs incurred by the City and the Park District in preparing the park development agreement. Landowner will be deemed to have satisfied in full its new park development obligation, after fulfilling the requirements described in Development Agreement Section 6.4.1 and 6.4.2.				
18.	Wetland Lots F & G shall have a maintenance entity established and a financing plan approved by the Public Works and Community Development Directors.	Environmental	Prior to approval of final map.	Planning/Public Works	
19.	Obtain all applicable permits from the California Department and Fish and Wildlife and U.S. Army Corp. of Engineers. The City will not accept any conservation or other conditional easement on the drainage courses to be conveyed to the City.	Environmental	Prior to approval of final map.	Planning/Public Works	
20.	Provide a floodplain easement/IOD pursuant to the City of Rancho Cordova Floodplain Management Ordinance, Sacramento County Water Agency Code, and City of Rancho Cordova Improvement Standards	Environmental	Prior to approval of final map.	Planning/Public Works	
21.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new	Infrastructure	Prior to final map or issuance of building	Public Works	

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	public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lights, and public frontage and median landscape improvements. This may be accomplished through annexation to the City of Rancho Cordova's Communities Facilities City No. 2014-2 (Street, Lighting and Landscaping Maintenance), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the project's public improvements. The property owner shall support the annexation of the project into CFD 2014-2 and cover property owner's fair share costs of the CFD annexation not to exceed \$7,000.		permit, whichever occurs first.		
22.	Install or bond for Douglas Road public street improvements pursuant to City Improvement Standards and the Tentative Map, to the satisfaction of the City Engineer.	Infrastructure	Prior to Recordation of the Subdivision Map	Public Works	
23.	Dedicate the right-of-way on Americanos Blvd. and Douglas Road per the approved tentative map, and install or bond for public street improvements pursuant to City of Rancho Cordova Improvement Standards, to the satisfaction of the City Engineer.	Infrastructure	Prior to Recordation of the Subdivision Map	Public Works	

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24.	Dedicate to the City all the right-of-ways as shown on the Tentative Map and install or bond for public street improvements, consistent with the City adopted cross sections to the satisfaction of the City Engineer.	Infrastructure	Prior to Recordation of the Subdivision Map	Public Works	
25.	The proposed public street entrances to Americanos Blvd shall be a minimum of 50 feet in width for a distance of 100 feet pursuant to the City of Rancho Cordova Improvement Standards and to the satisfaction of the City Engineer.	Infrastructure	Prior to Recordation of the Subdivision Map	Public Works	
26.	Property Owner/Applicant shall work with the City of Rancho Cordova to provide a funding mechanism for maintenance of City-owned neighborhood greens, open spaces, and regional trails associated facilities. All costs associated with the dedication shall be borne by the Property Owner/Applicant. Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new community places and neighborhood greens as required by the City's Open Space Standards. This may be accomplished through annexation to the City's Community Facilities District No. 2018-1 (Maintenance of Community Places and Neighborhood Greens), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of	Lot A Lot H	Prior to approval of final map.	Public Works	

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	providing a financial mechanism to fund the operation and maintenance of the Project's public improvements related to community places and neighborhood greens. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$7,000 per annexation. Contact Khaliq McClean at (916) 851-8708 with regard to the process to satisfy this condition of approval.				
27.	Property Owner/Applicant shall work with the Cordova Recreation and Park District to provide a funding mechanism for maintenance of District-owned open space (Lot A, neighborhood parks and community parks that will be utilized by residents of the development under this Agreement. All costs associated with the dedication shall be borne by the Property Owner/Applicant.	Parks	Prior to approval of final map	CRPD, Public Works	
28.	Applicant/Developer shall deliver to the City a certificate from CRPD stating that the required fees have been paid.	Lot A	Prior to recordation of first Small Lot Final Subdivision Map	CRPD, Public Works	
29.	The Developer shall record a "Notice of Active Recreational Open Space Use" in a form approved by the City of Rancho Cordova, which encumbers all lots within 1000 feet of any active open space site maintained by the City. The	Lot A	Prior to approval of final map.	Public Works/Planning	

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	developer shall record a Covenant for Active Park Uses notifying all future property owners that a future public park (Lot A) is located within the proposed subdivision, and that the public park may include facilities (basketball courts, a baseball field, softball fields, soccer fields, and playground equipment) that may generate vehicular and pedestrian traffic and noise impacts during various times, including but not limited to evening and nighttime hours and that the public park may include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours.				
30.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the Project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility User Fee City, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Projects stormwater drainage and flood protection system. The property owner shall support the annexation of the project into the	Drainage	Prior to approval of final map.	Public Works	

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	City's stormwater utility fee and cover the property owner's fair share costs of the annexation not to exceed \$7,000.				
31.	Provide drainage easements and install or bond for facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Drainage	Prior to approval of final map.	Public Works	
32.	Potable water supply will be provided by the Sacramento County Water Agency (SCWA). Public water service shall be provided to each parcel and each building. All water lines shall be located within a public right-of-way or within easements dedicated to Sacramento County Water Agency. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Utilities	Prior to approval of final map.	SCWA	
33.	The project has an approved sewer study and proposed variations will require an addendum to the study. SASD shall require an addendum to approved Subdivision Level (Level 3) sewer study prior to recordation of Final Map or submittal of improvement plans for plan check to SASD, whichever comes first.	Utilities	Prior to Improvement Plans or Final Map, whichever comes first.	SASD	
34.	In order to obtain sewer service for this project, construction of onsite and offsite sewer	Utilities	Prior to Improvement	SASD	

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	infrastructure will be required. Sewer infrastructure shall be constructed as per the approved sewer study.		Plans or Final Map, whichever comes first.		
35.	Each parcel with a sewage source shall have a separate connection to the SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line.	Utilities	Prior to Improvement Plans or Final Map, whichever comes first.	SASD	
36.	Connection to the SASD sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any on-site and off-site sewer construction.	Utilities	Prior to Improvement Plans or Final Map, whichever comes first.	SASD	
37.	Developing this property will require payment of sewer impact fees to both SASD and SRCSD, in accordance with each City's Ordinances. Applicant should contact Permit Services Unit at (916) 876-6100 for sewer impact fee information.	Utilities	Prior to Improvement Plans or Final Map, whichever comes first.	SASD	
38.	Dedicate a standard public utility easement as shown on the tentative map, or smaller to the satisfaction of SMUD, for underground facilities and appurtenances adjacent to all public street rights of ways for all units that take front access. Dry utilities shall be located to the satisfaction of SMUD, the other dry utility providers and the City. Developer shall work with all utilities and	Utilities	Prior to recordation of the subdivision map	SMUD/ Public Works	

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	the City to determine the best locations for all utilities, to the satisfaction of the City Engineer.				
39.	In the event they are needed, the developer shall dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication (and 10 feet adjacent thereto) as a public utility easement for overhead and underground facilities and appurtenances.	Utilities	Prior to Recordation of the Subdivision Map	SMUD	
40.	Dedicate the Landscape Corridors, adjacent to Douglas Road and Americanos Blvd., as shown on the map, as public utility easements for overhead and underground facilities and appurtenances.	Landscape	Prior to approval of final map.	Public Works, Planning, SMUD	
Prior to Issuance of Improvement Plans/Grading Permit					
41.	Traffic control devices shall be designed where needed to the satisfaction of the City Engineer. Traffic control locations will be determined at time of improvement plan submittal.	Infrastructure	Prior to issuance of Improvement Plans/Grading Permit	Public Works	
42.	All Open Space (Lot A & Lot H) Lot H will be owned and maintained by the City of Rancho Cordova. All open space and landscaped lots shall have improvement plans prepared by a licensed landscape architect mutually acceptable to the City and the developer.	Open Spaces Lot H	Prior to issuance of Improvement Plans/Grading Permit	Public Works/Planning	
43.	Developer shall rough grade Parks and Open Space (Lot A and Lot H) pursuant to the capital improvement plans and specifications approved	Lot-H	Prior to final inspection of the rough grading plan.	Public Works/Planning/	

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	by the City of Rancho Cordova so that there are no excessive amounts of dirt or depressions.				
44.	Developer shall provide adequate drainage facilities to the boundary of the Park (Lot A) and Open Space lot (Lot A and Lot H) at a depth sufficient to accept all drainage requirements for the improved site. The City shall review and approve the public improvement plans for the street frontages and utilities adjacent to a park site prior to installation.	Lot-A and Lot H	Prior to issuance of Improvement Plans/Grading Permit	Public Works/Planning/C RPD	
45.	Provide utility stubs into the Park (Lot A) and Open Space (Lot A and Lot H) sites for electricity, water, drainage, phone, and sewer on Improvement Plans.	Lot-A and Lot H	Prior to issuance of Improvement Plans/Grading Permit	Public Works/Planning/C RPD	
46.	Lot A and to be dedicated to CRPD for open space and parkland shall be rough graded pursuant to the grading plans and specifications approved by the Public Works Department and CRPD that are required to be in accordance with the latest edition of the Park Site Criteria of the Cordova Recreation and Park District Design and Construction Standards Manual. Park and open space sites shall be graded to drain. Rough grading to provide for uniformly graded site with no more than 2-foot grade change adjacent to edge of site. At no time subsequent to the rough grading will the developer use the sites for a staging area, a	Lot A Open Space	Prior to issuance of Improvement Plans/Grading Permit	CRPD	

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disposal site during construction or ANY soil stockpiling without the written approval of CRPD. All park sites shall be brought to a MINIMUM SOIL CONDITION prior to turnover to CRPD. This includes screening of all cobble, tilling of clay, and removal of all other deleterious material, bringing the site to a minimum acceptable condition prior to the actual soil preparation. as follows: 1. The soil depth shall be a minimum 18" inches of fertile, friable topsoil. Topsoil shall be free from foreign materials, including oil, herbicides, or chemical substances. 2. The soil shall contain no more than 10% of cobble 2 inches or greater in diameter. This may be achieved either by screening or by importing of fill. 3. The topsoil shall be uniform in texture and possess the following characteristics: a. Reaction (pH) saturated paste 6.0-7.6 b. Salinity (EC_edS/m) saturation exact <3.0 c. Sodium adsorption ratio (SAR) <6.0 d. Boron in saturation exact, ppm <1.0				

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	TEXTURE Particle Size USDA Sieve Size Objective % Passing Gravel 2.0 >95% Course sands 0.5 >75% Silt plus clay 0.05* <35% *Use Hydrometer method Verification for conformance with topsoil parameters shall be provided via a fertility, agricultural suitability and partial size soil test. During implementation, CRPD will approve the minimum soil conditions as specified above or as otherwise approved by the District. All applicable costs and fees of grading and soil preparation shall be paid by the landowner as part of the mass grading..				
47.	Provide drainage easements to the City of Rancho Cordova, install facilities pursuant to the Rancho Cordova Floodplain Management Ordinance, Sacramento County Water Agency Code, and City of Rancho Cordova Improvement Standards, and pay any fee required by the Sacramento County Water Agency Code. Final	Drainage	Prior to issuance of Improvement Plans/Grading Permit	Public Works	

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	geometry and alignments of drainage facilities will be finalized based on subsequent analysis and engineering performed by the applicant to the satisfaction of the City of Rancho Cordova. Any SCWA funding is contingent upon a need by SCWA, pursuant to title 2 of the SCWA Code. All drainage studies are subject to alternative analyses.				
48.	Process a letter of map revision (LOMAR) or physical map revision (PMR) with FEMA for all detention basins, drainage channels and streams within the 100 year floodplain.	Drainage	Prior to acceptance of drainage infrastructure,	Public Works	
49.	Provide a maintenance and operations manual for drainage basins. The manual shall include but not be limited to: • As-built topography of the basin • Cut and Fill quantities • Plat map • Depth volume reteng curve • As-built for steel, concrete and other structures • Invers of inlets, outlets, etc. • Updated model based on as-built topography. Document any sensitive resources.	Drainage	Prior to acceptance of the Basin	Public Works	
50.	The Sacramento County Water Agency (SCWA) may only compensate developers for the acquisition of land for regionally beneficial off-line peak flow basins. Contingent upon a need by	Drainage	Prior to issuance of Improvement Plans/Grading Permit	Public Works	

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	SCWA, pursuant to title 2 of the SCWA Code. All drainage studies are subject to alternative analyses. The land cost for the basins is not eligible for credits or reimbursements under the Zone 11 Drainage Impact Fee Plan.				
51.	Complete and implement a master drainage study for the project, with approval from the City of Rancho Cordova.	Drainage	Prior to issuance of Improvement Plans/Grading Permit	Public Works	
52.	The Stormwater Pollution Prevention Plan in place for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to The City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the Stormwater Quality Division of the City of Rancho Cordova. This could include a chemical treatment system or comparable process.	Drainage	Prior to issuance of Improvement Plans/Grading Permit	Public Works	
53.	A Notice of Intent (NOI) must be filed with the State Water Resources Control Board prior to construction to obtain coverage under the State's General Construction Activity Stormwater Permit. As a condition of the General Permit, a Stormwater Pollution Prevention Plan (SWPPP) must be developed for the project.	Drainage	Prior to issuance of Improvement Plans/Grading Permit	Public Works	
54.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health	Utilities	Prior to issuance of Improvement	Environmental Health, SCWA	

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	Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.		Plans/Grading Permit		
55.	Sufficient space shall be provided within the major roadway system to accommodate the future pipelines associated with regional facilities to the satisfaction of the Water Agency and the City of Rancho Cordova.	Utilities	Prior to issuance of Improvement Plans/Grading Permit	SCWA	
56.	Structural setbacks from the public right-of-way of less than 12.5 feet may create clearance issues. The developer shall meet with all utilities to ensure adequate setbacks are maintained.	Utilities	Prior to issuance of Improvement Plans/Grading Permit	SMUD	
57.	All Capital Improvement Plans and Specifications for parks and other areas to be owned and maintained by CRPD must be prepared by a licensed landscape architect with necessary sub-consultants mutually acceptable to CRPD and the Applicant/Developer. The responsible landscape architect in charge will be retained throughout the construction process to review the construction and attend construction meetings on a weekly basis.	Parks	Prior to issuance of Improvement Plans specifically for park site development	CRPD	
58.	Developer shall prepare improvement plans and construct or bond for the dedicated landscape corridors, trails and other open space facilities, according to the approved tentative map, and to the satisfaction of the City Engineer.	Landscaping	Prior to the issuance of improvement plans or final	Planning/Public Works	

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	The following specifications shall be applied to trails in the project: • Trails must be located above the 10-year flood plain. • Except for the lots along the north side of Street 8 in Village 3 adjacent to Lot H, open fencing shall be required along all open space, drainage corridors and parkways, constructed in accordance with plans and specifications approved by the City, unless otherwise specified in these conditions. • Provide a striped pedestrian crossing for the trail system when it crosses a public right of way. • Developer shall install all required signage for the trail.		map, whichever comes first.		
59.	All pedestrian and bicycle lanes shall be designed in accordance with the Sunridge Specific Plan and City standards or as shown in the Tentative Subdivision Map. The applicant shall install pedestrian improvements and traffic calming measures (i.e. raised crosswalk, raised intersections, bulbouts, curbs, enhanced striping, signage, etc.) at the main intersections, to be determined based on further analysis at the time of the improvement plans.	Circulation/Air Quality	Prior to issuance of Improvement Plans/Grading Permit	Planning, Public Works	
Prior to Issuance of Building Permits					

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60.	Applicant shall pay any outstanding staff costs associated with the preparation of the final map.	General	Prior to Issuance of first Building Permit.	Public Works/ Planning/ Finance	
61.	Property Owner/Applicant shall pay all fees to support the construction of any public facilities and improvements or the provision of public services in relation to the development of the Property.	General	Prior to Issuance of first Building Permit.	Public Works	
62.	Developer shall construct or bond for the installation of all dedicated rights of way and traffic control devices, pursuant to Sacramento County Improvement Standards and modified street plans herein, to the satisfaction of the City Engineer.	Infrastructure	Prior to Issuance of first Building Permit.	Public Works	
63.	Developer shall provide a construction phasing plan for street construction, for model homes and the phases of home construction, for each village area to the satisfaction of the City Engineer.	Infrastructure	Prior to the issuance of Building Permits for each Village	Public Works	
64.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to the following: all streets, trails, water, sewer, storm drain, lighting, signage and striping, and other associated facilities for all streets including other public areas depicted on the tentative map or tentative map phase.	Infrastructure	Prior to issuance of the first building permit within phase	Public Works	

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	Number, size, and location of driveways are subject to approval by the Public Works Department. Prior to acceptance of the improvements, as-built grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing these plans in AutoCAD A GIS shape file, or equivalent to the satisfaction of the City Engineer, of the improvement plans shall be provided.				
65.	Prior to issuance of the first building permit within a phase, a contract shall be let and construction shall be undertaken for (1) the streets and infrastructure depicted on the approved Phasing Plan and other necessary associated improvements for that phase of the project and (2) the associated on-site improvements shown on the approved improvement plans for that phase of the project. Infrastructure and on-site improvements shall be adequate for public access and use to the satisfaction of the Public Works Department. The developer may request that the approved phasing plan be divided into subphases. Infrastructure and improvement requirements for any subphase shall be subject to approval from the City Engineer. A revised phasing plan shall be submitted depicting the infrastructure and on-	Infrastructure	Prior to issuance of the first building permit within phase or sub-phase	Public Works	

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	site improvements to be constructed for the subphase. Prior to the first occupancy within a phase all streets and improvements depicted on the approved Phasing Plan shall be fully constructed and completed to the satisfaction of the City Engineer. At the discretion of the City Engineer, the final lift of asphalt only (e.g. upper approximately 1.5 inches of asphalt) may be deferred to prior to the first occupancy. The structural section shall be designed to accommodate construction traffic and loads until such time that the finish lift of asphalt concrete is installed.				
66.	Provide access arrangements and install working fire hydrants which meet the required fire flow demands pursuant to the requirements of Metro Fire City, prior to any combustible construction or combustible materials storage on site for any phase or sub-phase.	Infrastructure	Prior to the Issuance of Building Permits	Metro Fire	
67.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Utilities	Prior to Issuance of Building Permits.	SCWA	
68.	Prior to the issuance of building permits require water intensive commercial and industrial	Utilities	Prior to Issuance of Building	SCWA	

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	building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project.		Permits.		
69.	Prior to the issuance of building permits require efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.	Utilities	Prior to Issuance of Building Permits.	SCWA	
70.	Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716).	Utilities/ Landscape	Prior to Issuance of Building Permits.	SCWA	
71.	The developer shall submit complete landscape planting and irrigation plans for landscaping for review and approval by the City in accordance with local landscaping requirements.	Landscaping	Prior to the Issuance of Building Permits	Planning/SCWA	
72.	Developer shall design and construct a landscape corridor adjacent to those streets shown in the development agreement, incorporating therein a concrete sidewalk, trees, shrubs, ground cover, automatic irrigation system to be approved by City prior to construction. Construction shall be to City standards and the developer shall not be entitled to any Quimby Act credits or Park Development fee credits for dedication of such corridors or construction of such landscape corridor	Landscape Corridors, Open Spaces, and Improvements:	Prior to issuance of building permit	Public Works/Planning	

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	improvements. The Quimby Act shall be interpreted and defined as stated in RCMC 22.40.025. New construction requirements shall be consistent with the Phasing Plan, Development Agreement, and approved tentative map.				
73.	Transfer of Title and Assumption of Maintenance: The Developer must obtain the written approval of the City for all plans and specifications, including the location of all utility service points, as well as the inspection by the City of construction, for any improvements to real property which the Developer intends to transfer to the City for maintenance and operation as shown in the Development Agreement.	Landscaping/ Open Spaces	Prior to issuance of building permit	Public Works/Planning	
74.	Upon acceptance of the deed or deeds to the landscaped corridors shown in Exhibit 2 of the Development Agreement, the City shall assume the responsibility for all maintenance, repair and operation thereof. The City will not accept, and is not obligated to accept, the tendered deed or deeds until all the improvements described above have been accepted by the City in writing as complete for any landscape corridor. Developer to provide a funding mechanism for maintenance of the City owned neighborhood greens, open space, and regional trails.	Landscaping	Prior to issuance of building permit	Public Works/Planning	

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75.	The Park Development Agreement will define the conditions for improvements, acceptance of Lot A the park parcels by CRPD and the transfer of maintenance responsibilities between the landowner and CRPD. Developer to provide a funding mechanism for maintenance of the District owned parks.	Parks	Prior to issuance of building permit	CRPD	
76.	Applicant/Developer shall install signage on all park sites notifying surrounding residential units of future park construction and identifying park amenities. CRPD will have final approval of the sign prior to installation.	Parks	Prior to issuance of building permt	CRPD	
77.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with the approved plans. Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, plant material inspection, irrigation coverage test and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.	Landscaping	Prior to final building inspection of the first unit	Public Works and Planning	

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78.	Provide maintenance and operations manual for drainage basins utilized by the project site regardless of whether the facility is on-site or off-site. The manual shall include, but is not limited to: •As-built topography of the basin. •Cut and fill quantities. •Plat map. •Depth volume rating curve. •As built for steel, concrete and other structures. •Inverts of inlets, outlets, etc. •Updated model based on as-built topography. •Document any sensitive resources.	Drainage	Prior to acceptance of the Basin	Public Works	
79.	Provide post & cable fencing around basins as required by City of Rancho Cordova Drainage Maintenance and Planning staff.	Drainage	Prior to acceptance of the Basin	Public Works	
Prior to Final Inspection(s)/Completion of Project					
80.	In addition to the following conditions, the mitigation monitoring and reporting program must be completed in accordance with their implementation timing prior to final inspection. This is to satisfy the requirements of the project's CEQA review.	Environmental	Prior to Final Inspection	Planning	
81.	All roads providing access to the completed homes shall be fully constructed and accepted by the City Engineer.	Infrastructure	Prior to Final Inspection of the first unit	Metro Fire, Public Works, Planning	

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82.	All streets providing access to the homes shall be constructed to the satisfaction of the City Engineer prior to occupancy.	Infrastructure	Prior to Final Inspection	Public Works	
83.	Developer shall construct all necessary street frontage improvements abutting Lot A and Lot H including, but not limited to, on street parallel parking, vertical curb, gutter, street paving, street lights, and sidewalks. Same COA as #83 above.	Infrastructure	Prior to Final Inspection of the first unit	Public Works/Planning/C RPD	
84.	Where appropriate, the oOpen Sspace sites abuts other land uses, other than public street frontages, developer shall install a six foot high masonry wall or decorative metal fencing or otherwise approved by CRPD and/or the City as required by the Sunridge Specific Plan Standards. The approved wall or fence shall be installed prior to development of the open space or when the construction on the adjoining lots commences, whichever comes first. The wall or approved fence is to be located on the adjacent owner's property. Accordingly, general maintenance, repair or replacement of the wall or fence shall be the responsibility of the owner, not the City.	Lot-A and other open space lots	Prior to Final Inspection of the first unit	Public Works/Planning/C RPD	
85.	The developer of the project shall disclose to future / potential owners buyers of the potential and existing 69kV line.	Utilities	Prior to Final Inspection	SMUD	

ITEM 6.1.

Conditions of Approval

<u>Action/Task</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
86.	To maintain adequate trench integrity, utilities within the SMUD trench shall be designed to allow 5-feet of separation from all building foundations placed along the P.U.E. Developer to verify with other utilities (Gas, Telephone, etc.) for their specific clearance requirements if located outside the SMUD trench.	Utilities	Prior to Issuance of Building Permits	SMUD	
87.	Construct a minimum 10.5-foot high sound barrier, according to the design in the SRSP, along all lots bordering Douglas Road. Where the noise barrier approaches the entrance drives to the neighborhood, the barrier (berm or wall) shall be wrapped around the corner to the satisfaction of Community Development Director. At intersections, wrapping walls shall extend a distance equivalent to the rear yard setback or side yard setback whichever is greater as appropriate for lot configuration. However, the barrier height shall taper down at the corner, as needed, to allow for clear sight distance for motorists approaching the intersection.	Architectural	Prior to Final Inspection of the first unit	Planning	
88.	All landscape corridor walls shall be of masonry construction using graffiti resistant materials. Wall design and materials shall be subject to City's approval and according to the design standards in the Sunridge Specific Plan.	Landscaping	Prior to Final Inspection of the first unit	Public Works/Planning	

ITEM 6.1.

Conditions of Approval

<u>Action/Task</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
89.	When improvements to landscape corridors and trails are complete and accepted by the City Engineer, the improved property shall be conveyed by a grant deed to the City for ongoing maintenance, operation, repair and replacement. Developer shall be responsible to pay the direct cost associated with the performance of this work until such time as the City incorporates the cost of doing this work into the financing mechanism annual budget and collects the additional tax revenues required to fund the costs of this work.	Landscaping	Prior to Final Inspection of the first unit	Public Works/Planning	
90.	Improve the landscaped lots according to the approved plans. All sidewalks layout and design shall be reviewed and approved by the City. All improvement shall be reviewed and accepted by the City prior to assuming maintenance responsibility.	Landscaping	Prior to Final Inspection	Public Works/Planning	

ITEM 6.1.

Exhibit A to the Draft Resolution

Conditions of Approval

General Information and Compliance Items:

The following items are noted for the applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

1. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project. (Fire Department)
2. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Metro Fire City and the water purveyor having jurisdiction. (Fire Department)
3. The installation of addresses, landscaping, tree wells and/or traffic islands are subject to the standards outlined by the Metro Fire City.
4. Gas service may be available to this project if desired. The developer should contact PGE's Service Planning Department as soon as possible to coordinate construction so as not to delay the project. (PGE)
5. Developers will construct a concrete base for placement of the centralized mail delivery unit after construction of curb, gutter and sidewalk. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Sacramento County Public Works Agency, with due consideration of street light location, traffic safety, security, and consumer convenience. (Post Office)
6. Homes that have attached garages with secondary access doors will have solid core or metal covered doors with dead bolt locks. (Police Department)
7. Skylight side panels that are placed next to entrance doors will not be on the same side as the lock mechanism of the door. Only one panel may be installed per door, adjacent to the hinges. (Police Department)
8. All external door frames, including the side garage, will have screws that are a minimum of three inches long in the strike plate. Strike plates should be anchored with a minimum of four screws. (Police Department)
9. The Police Department highly recommends that homes be designed with the front of the garage aligned with or set back from the front of the house. This will improve visibility from inside the home of the entire block. Homes with covered front porches promote resident involvement with neighbors, which in turn helps reduce crime. (Police Department)
10. On-site source and control measures are required for this project in accordance with the latest version of the City/County Guidance Manual (Guidance Manual of On-Site Storm Water Quality Control Measures). In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message shall be stamped in concrete at each inlet. Other on-site source and treatment control measure(s) should also be used in accordance with specific residential activities referenced in the Guidance Manual. The final design of the proposed on-site source and treatment controls will be approved by the Department of Water Resources. (Water Resources).
11. Project proponents and/or future successors of interests shall comply with all 'Water Supply' provisions established in Ordinance No. SZC 2002-0014, Control No. 93-0243.

ITEM 6.1.**Exhibit A to the Draft Resolution****Conditions of Approval**

12. All pedestrian access ramps affected by this project must be installed/upgraded pursuant to the State of California Title 24 Code of Regulations and to the satisfaction of the Department of Transportation of the Public Works Agency.

MEMORANDUM

ITEM 6.2.



DATE: December 10, 2025

TO: Planning Commission

FROM: Chance Finley-Ross, AICP, Associate Planner

SUBJECT: **RIO DEL ORO PARCEL 67B & 67C – MAJOR DESIGN REVIEW – PROJECT NO. PLND-0425-0125 (CEQA EXEMPT PURSUANT TO SECTION 15182, C, RESIDENTIAL PROJECTS IMPLEMENTING SPECIFIC PLANS)**

PROPERTY OWNER: Elliott Homes 340 Palladio Parkway, Suite 521 Folsom, CA 95630 Alta Vista, LLC 340 Palladio Parkway, Suite 521 Folsom, CA 95630	APPLICANT/DEVELOPER: Teresa Garcia 340 Palladio Parkway, Suite 521 Folsom, CA 95630
PROJECT:	The Applicant, is requesting a Major Design Review for a total of 107 residential lots within Rio del Oro's Parcel 67B & 67C subdivision. The project area is zoned Single Family (SF) within the Rio del Oro Specific Plan (RDOSP). The project includes 4 floor plans ranging from 2,691 SF to 3,714 SF with four (4) elevations. Typical lot sizes for this subdivision are 75' X 110'.
FILE:	PLND-0425-0125
LOCATION:	South of Tarcoles Way and west of Rancho Cordova Parkway
ZONING:	Single Family (SF) within the Rio del Oro Specific Plan (RDOSP)
APN:	072-3910-057 through -065, 072-3920-021 through -033, 072-3920-051, 072-3920-052, 072-3920-073, 072-3920-074, 072-4500-001 through -042, and a portion of 072-3880-008.
PLANNER:	Chance Finley-Ross, AICP, Associate Planner

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Determine the project is Exempt per CEQA Guidelines Section 15182, "Projects Pursuant to a Specific Plan"; and
2. Adopt the Resolution for Rio del Oro Parcel 67B & 67C, Major Design Review.

RESULT OF RECOMMENDED ACTION

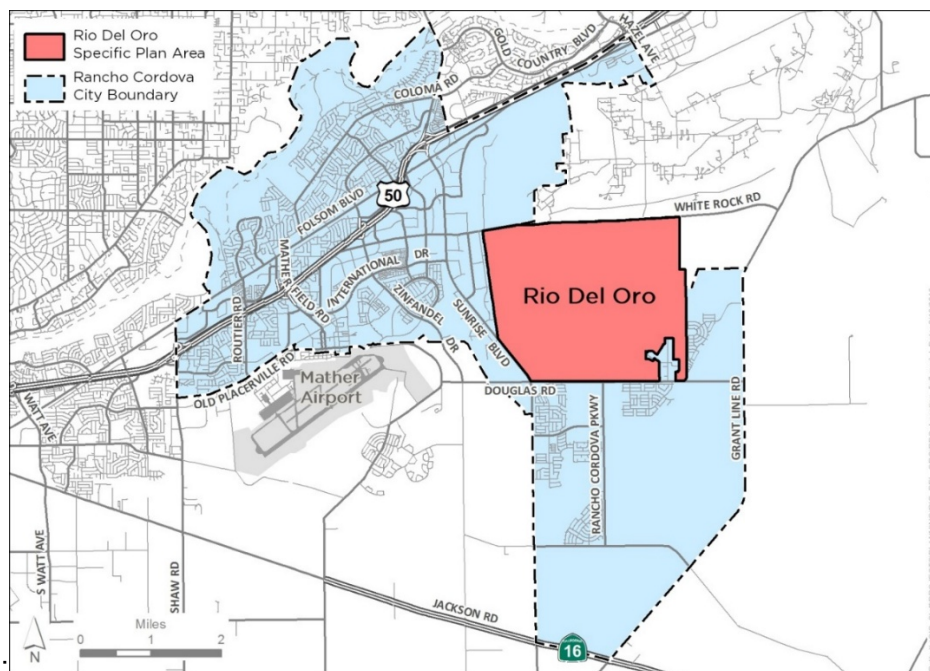
Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request for a Major Design Review Permit and allow the Applicant to submit for necessary building permits for construction.

BACKGROUND / PROJECT HISTORY

The project site is zoned Single Family (SF) within the Rio del Oro Specific Plan (RDOSP). The Rio del Oro Specific Plan (RDOSP) is a 12,189 residential unit mixed use development on a 3,828-acre site located south of White Rock Road, north of Douglas Road and between Sunrise Road and North Douglas subdivision (**Figure 1; Rio Del Oro Specific Plan Location**). The RDOSP project was approved in two separate phases or "tiers" of development approvals as follows:

- Tier One Entitlements, the EIR and EIS, were approved by the City Council on September 20, 2010.
- Tier Two Entitlements were approved on August 29, 2016.

Figure 1: Rio Del Oro Specific Plan Site Location

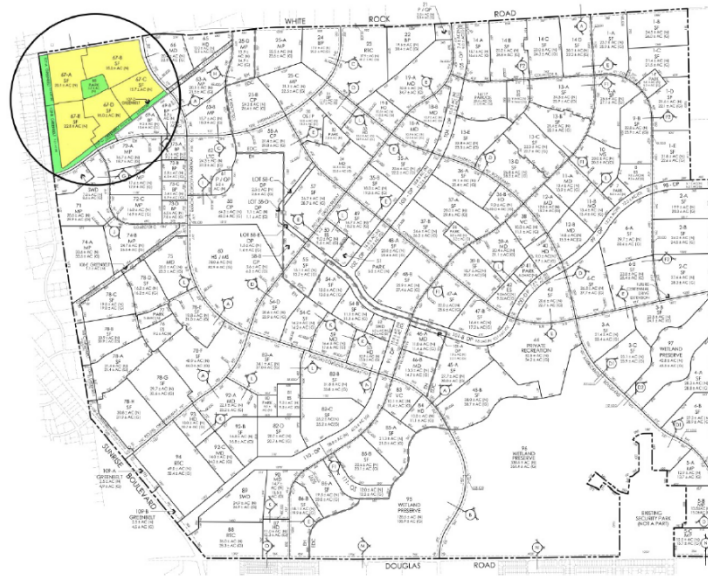


PARCEL 67 TENTATIVE SUBDIVISION MAP

The Rio del Oro Parcel 67 Tentative Subdivision Map was approved on June 19, 2017, and is located in the northwest portion of the Rio Del Oro Specific Plan area as shown in **Figure 2: Rio del Oro Parcel 67 Tentative Subdivision Map**. The 125.8-acre subdivision map includes the following:

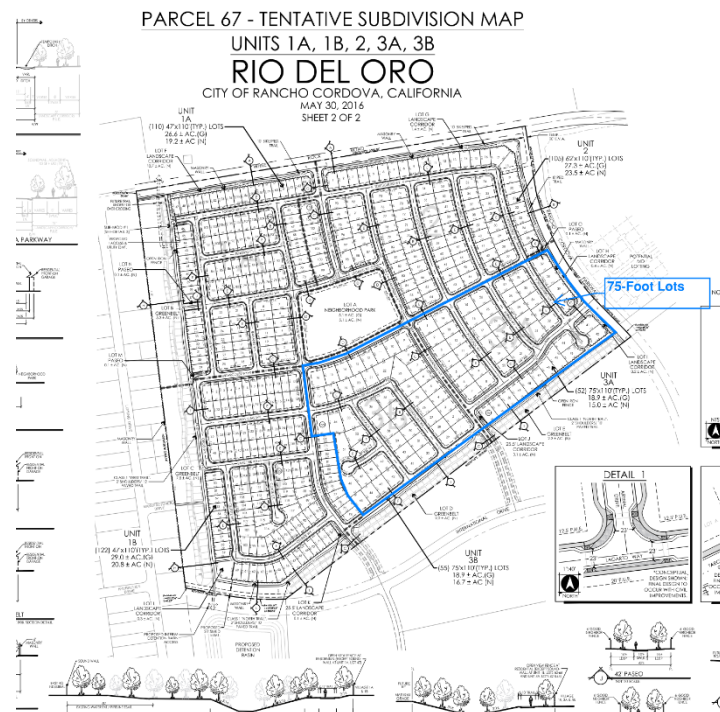
- 444 single-family residential lots. Three types of lot sizes.
- One neighborhood park
- Four greenbelt lots, seven landscape corridors, and three paseo lots.

Figure 2: Tentative Subdivision Map



The proposed design review is for the development of the 75-foot lots that are located on Parcels 67 B, C, & D in the southeast corner of Parcel 67. **Figure 3: Project Location** shows the project location.

Figure 3: Project Location



MAJOR DESIGN REVIEW

The Applicant is requesting Design Review approval for four (4) single-family residential floor plans ranging in size from approximately 2,691 square feet to 3,714 square feet. Each floor plan

includes three (3) architectural elevations, resulting in a total of twelve (12) elevation options. Typical lot sizes within this phase of the subdivision are approximately 75 feet by 110 feet, making them the largest lots that will be accommodating the largest homes within this portion of the Rio del Oro community.

Architecture and Massing

The proposed architectural styles include European Cottage, Transitional Spanish, Farmhouse, and Modern Prairie, each of which incorporates materials, enhanced detailing, and stylistic elements consistent with their respective design themes. The plans provide balanced building massing through the use of articulated elevations, covered entries, varied roof forms, and a mix of exterior materials.

Plans 1 and 2 are single-story and feature two-car wide garages, while the remaining two are two-story homes that include three-car wide garages. The project has been conditioned to ensure that three-car garages are not located adjacent to one another, consistent with the Citywide Design Guidelines and the Rio del Oro Specific Plan, which require garage massing to be balanced and varied along the streetscape. Additionally, all plans have been designed with living spaces forward on the front façade to shift visual emphasis away from garage doors and improve overall street presence.

Color and Elevation Variety

A total of 13 color schemes have been proposed for the subdivision. To ensure visual diversity and avoid repetitive development patterns, the project is conditioned such that:

- No two homes with the same floor plan and color scheme may be placed adjacent to one another; and
- No two homes with the same architectural style or color scheme may be adjacent; and
- Street-facing facades must incorporate enhanced architectural treatments in accordance with the Rio del Oro Design Guidelines.

These requirements ensure that the subdivision establishes a varied and visually appealing residential character consistent with surrounding development.

Plan Compatibility and Site Layout

The Applicant is not requesting any setback reductions, development standard adjustments, or design deviations as part of this application. All homes are compatible with the adopted subdivision lot sizes, and the proposed mix of single- and two-story plans provides an appropriate transition to existing and future residential lots in this phase of Rio del Oro. Minimum setbacks shall be consistent with those listed in the Rio del Oro Specific Plan for Typical Lot, Single Family Residential as follows:

Setback Requirements

Setback Type	Standard
Front Yard – Living Area	15 ft. minimum
Front Yard – Open Front Porch	10 ft. minimum
Garage – Setback from Sidewalk	18 ft. minimum (with roll-up door)
Interior Side Yard	5 ft. minimum

Setback Type	Standard
Corner Street Side Yard	15 ft. minimum
Rear Yard	15 ft. minimum

Supporting Materials

A streetscape rendering illustrating the relationship between architectural styles, garage configurations, and massing is provided in **Figure 4**. Examples of each floor plan and elevation style are provided in **Figure 5**. Detailed architectural sheets, including floor plans, material callouts, and rear and side elevations, are included in Attachment 2 – Project Plans.

Figure 4: Conceptual Street Scene



Figure 5: Plan 1 (2,691 SF)

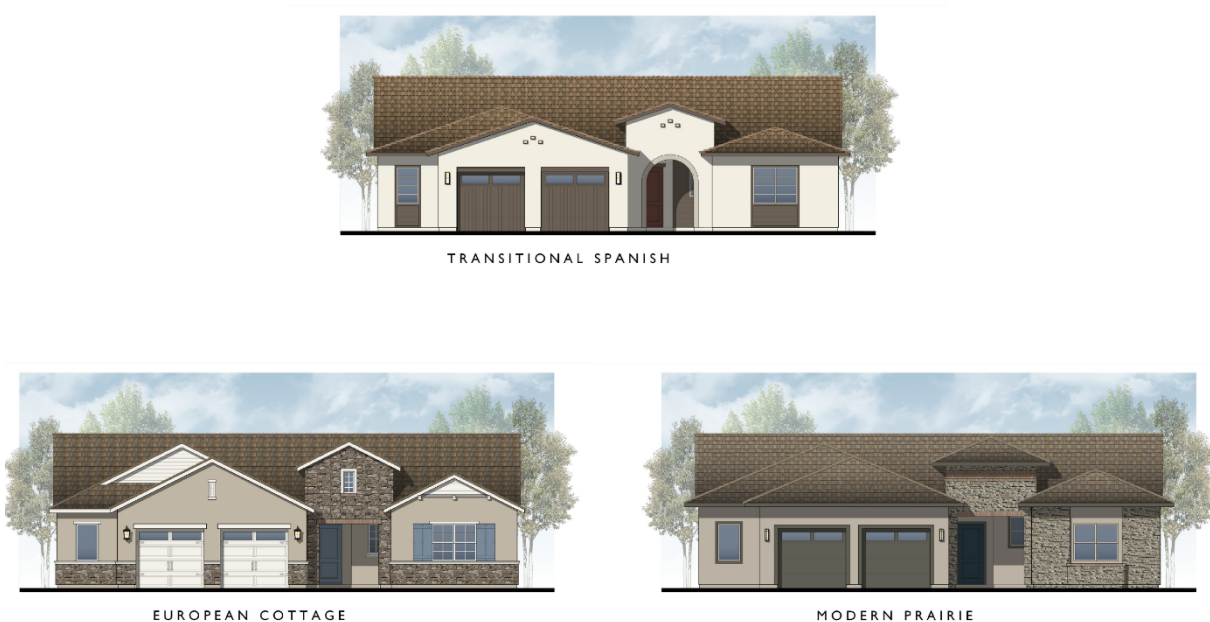


Figure 6: Plan 2 (2,837 SF)



TRANSITIONAL SPANISH



EUROPEAN COTTAGE



FARMHOUSE

Figure 7: Plan 3 (3,421 SF)



TRANSITIONAL SPANISH



EUROPEAN COTTAGE



FARMHOUSE

Figure 8: Plan 4 (3,714 SF)



TRANSITIONAL SPANISH



FARMHOUSE



MODERN PRAIRIE

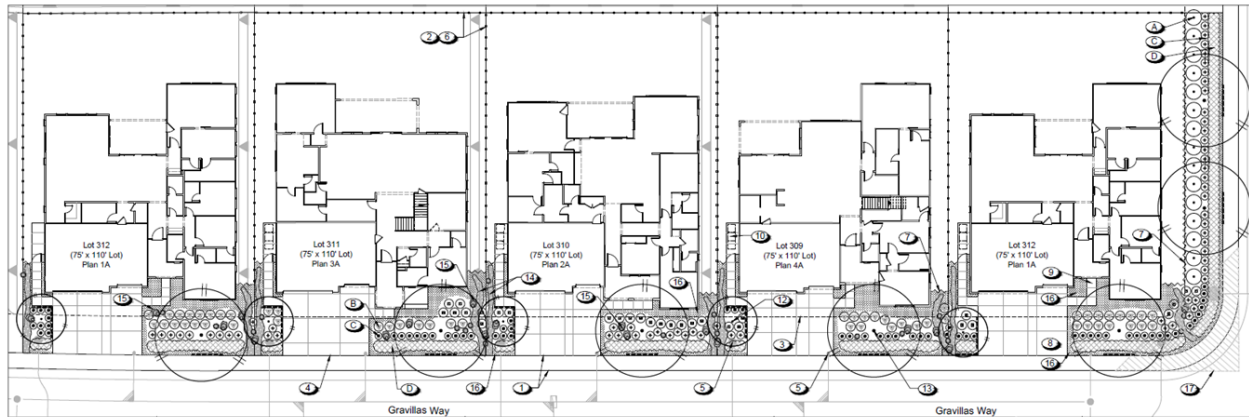
Landscape Design

The Applicant has submitted preliminary landscape plans showing plantings for each lot and the subdivision's entry areas. The plans include a mix of drought-tolerant trees, shrubs, and groundcover that will provide year-round visual interest and contribute to an attractive streetscape. The plans have been reviewed by City staff for compliance with the Rancho Cordova Landscape Ordinance, including verification that the proposed tree species and spacing are appropriate.

As with all recent subdivisions in Rio del Oro, the project has been conditioned to install weed barrier beneath all front-yard and street-side yard groundcover. The project is also conditioned to provide a concrete pad behind the fence line for trash bin storage to ensure that bins are not stored in public view (**See Figure 9**). The full preliminary landscape plan, including plant species and sizes, is included as [Attachment 2 – Project Plans](#). Final landscape and irrigation plans will be submitted at the time of building permit.

Additionally, consistent with the Rio del Oro Specific Plan Design Guidelines, all fencing along open space areas must be open and transparent (e.g., wrought iron) to maintain visibility, enhance safety, and support a cohesive interface with the greenbelt and pedestrian connections. This includes rear yards facing the greenbelt and side yards along connections to Rancho Cordova Parkway. A final landscape plan, along with an irrigation plan, will be provided at building permit submittal.

Figure 9: Typical Landscape Plans



ADDITIONAL ANALYSIS

Design Guidelines

The proposed project has been reviewed for consistency with the Rio del Oro Specific Plan Design Guidelines and the Citywide Design Guidelines. These guidelines address building orientation, garage placement, architectural variety, and streetscape character. The Applicant's plans meet these expectations in the following ways:

- A mix of single-story and two-story homes is provided to create visual variety consistent with the surrounding neighborhoods.
- Four architectural styles (European Cottage, Transitional Spanish, Farmhouse, and Modern Prairie) and 13 color schemes are used throughout the 107 lots to avoid repetition.
- Homes are designed with living space forward or level with the garage so that the garage does not dominate the streetscape.
- Conditions require that identical floor plans and elevations cannot be placed adjacent to each other, reducing monotony.
- Corner lots, lots along Rancho Cordova Parkway and White Rock Road, lots facing the future greenbelt, and lots adjacent to the park are required to provide enhanced elevations with additional materials and architectural detailing.
- A concrete pathway is required between the driveway and side gate to facilitate trash bin movement and allow bins to be stored behind the fence.
- All fencing along open-space edges must be open-view fencing (e.g., wrought iron) to improve visibility and security.

These elements together create a coherent architectural identity for the neighborhood while meeting the intent of both the Specific Plan and Citywide Design Guidelines.

General Plan

The site is designated Low Density Residential (2.1–6.0 du/ac) under the Rancho Cordova General Plan and the Rio del Oro Specific Plan. Density and lot size were previously evaluated and approved through the Tentative Subdivision Map. This application includes only the architectural design of production homes and does not propose any change in use, density, or layout. The project is therefore consistent with the General Plan.

Zoning and Specific Plan:

The project requires a Major Design Review under Zoning Code Section 23.141.020 for master home plans within a single-family subdivision. The site is zoned Low Density Residential within the RDOSP, and the proposed homes meet all applicable zoning and Specific Plan development standards, including setbacks, lot coverage, height, and design criteria. No deviations or modifications are requested.

The architecture, floor plan diversity, and color schemes collectively ensure a varied streetscape consistent with both the Rio del Oro Specific Plan and the Citywide Design Guidelines.

ENVIRONMENTAL

The project is exempt from CEQA per section 15182, Residential Projects Pursuant to a Specific Plan. The City Council adopted Resolution 92-2010 certifying a Final Environmental Impact Report/Environment Impact Statement (EIR/EIS) (State Clearinghouse #2003122057) for the Rio del Oro Specific Plan, pursuant to the California Environmental Quality Act (CEQA). The proposed residential project has been analyzed and determined to be in conformity with what was reviewed as part of the original EIR. No further environmental analysis is required.

FISCAL IMPACT ANALYSIS

Approval of the Major Design Review for the design of production homes will benefit the City and the community by providing direct contributions to fund needed 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.

RECOMMENDED MOTION

Staff recommends that the Planning Commission take the following action:

- Find that the project is Exempt per Section 15182, Residential Projects Pursuant to a Specific Plan; and
- Approve the Resolution for a Major Design Review for Rio del Oro Parcel 67B & 67C Major Design Review - Project No. PLND-0425-0125

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 APPROVING A MAJOR DESIGN
REVIEW PERMIT FOR RIO DEL ORO PARCEL 67B & 67C
PROJECT NO. PLND-0425-0125**

WHEREAS, Elliott Homes, Inc (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review approval for Rio Del Oro Parcel 67B & 67C, including four floor plans and four architectural styles with thirteen color schemes; and

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

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

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

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

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

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

Evidence: The project is exempt from CEQA per section 15182, Residential Projects Pursuant to a Specific Plan. The City Council adopted Resolution 92-2010 certifying a Final Environmental Impact Report/Environment Impact Statement (EIR/EIS) (State Clearinghouse #2003122057) for the RDO Specific Plan, pursuant to the California Environmental Quality Act (CEQA). The proposed residential project has been analyzed and determined to be in conformity with what was reviewed as part of the original EIR. No further environmental analysis is required.

2. 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, complies with applicable zoning regulations, Specific Plan provisions, and special

planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The project site is located within the Rio Del Oro Specific Plan Area and is zoned Single Family (SF). The proposed project includes 107 single-family homes on 75' x 110' lots, consistent with the Low-Density Residential designation. No changes in use or density are proposed. The project complies with all applicable development standards and design guidelines.

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

Evidence: The applicant proposes four floor plans ranging from approximately 2,691 to 3,714 square feet, offered in four architectural styles including European Cottage, Traditional Spanish, Farmhouse, and Modern Prairie, each articulated elevations and stylistic elements consistent with their respective themes. Thirteen color schemes are included to ensure visual variety, and the project is conditioned to prevent repetition by prohibiting adjacent homes from sharing the same floor plan, architectural style, or color scheme. To further enhance the streetscape, a condition has been added to prevent three-car wide garages from being placed next to one another, ensuring balanced garage massing in accordance with the Citywide Design Guidelines. Additional conditions require enhanced elevations on corner lots, greenbelt-facing lots, and those along major public rights-of-way to improve visual character. The homes are designed with living areas placed forward to reduce garage dominance, and open-view fencing is required along open space edges to enhance safety and connectivity. Together, these design features establish a cohesive, varied, and pedestrian-friendly neighborhood that aligns with the intent of the Rio Del Oro Specific Plan and the Citywide Design Guidelines.

- 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 homes incorporate a blend of design elements that contribute to a cohesive and high-quality residential environment. Each of the four floor plans features articulated elevations, covered entries, and varied roof forms that create visual interest and balanced massing. The architectural styles are each expressed through appropriate materials and detailing that reinforce their respective design themes. Plans 1 and 2 are single-story with two-car garages, while Plans 3 and 4 are two-story and include three-car garages. All homes are designed with living areas placed forward on the lot or level with the garage to shift visual emphasis away from garage doors and enhance the pedestrian experience. These design strategies, combined with the subdivision's generous lot sizes and consistent application of the Rio Del Oro Specific Plan and Citywide Design Guidelines, result in a neighborhood that is both visually appealing and functionally well-integrated with its surroundings.

- 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. Vehicular, bicycle and pedestrian circulation were studied and accepted as part of this prior approval. The requested Design Review entitlement will not impede any of the previously approved transportation modes of circulation.

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

Evidence: The subdivision map for Rio Del Oro Parcel 67 was approved in 2017 and was reviewed to ensure proper access and infrastructure for the project area. The subdivision will be integrated to the City's street network and will have adequate access to Rancho Cordova Parkway and White Rock Road as well as internally throughout the subdivision.

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

Evidence: The combination of four floor plans, four architectural styles, and thirteen color schemes ensures a varied and visually interesting neighborhood. Enhanced elevations and open fencing along greenbelts contribute to a distinct character.

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

Evidence: The project features four architectural styles, three of which reflect traditional design themes, paired with color schemes that are thoughtfully selected to complement the surrounding neighborhood context. In addition to these traditional styles, the project also includes a contemporary design that introduces a more modern aesthetic while maintaining a cohesive visual character through the use of similar, context-sensitive color palettes.

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

Evidence: The project is for master plan home designs for the Rio del Oro Parcel 67B and 67C subdivision. Many of the pedestrian spaces and amenities have already been added and reviewed as part of the approved Tentative Subdivision Map. The project includes pedestrian connections to Rancho Cordova Parkway and the adjacent greenbelt, both of which were established through the approved Tentative Subdivision Map. Drought-tolerant landscaping and open-view fencing along public frontages enhance walkability and visibility, contributing to a safe and attractive pedestrian environment.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 10th day of December 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lee Frechette, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

RIO DEL ORO 75' WIDE LOTS

RANCHO CORDOVA , CA



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PLAN 1
EUROPEAN COTTAGE

PLAN 3
TRANSITIONAL SPANISH

PLAN 2
FARMHOUSE

PLAN 4
MODERN PRAIRIE



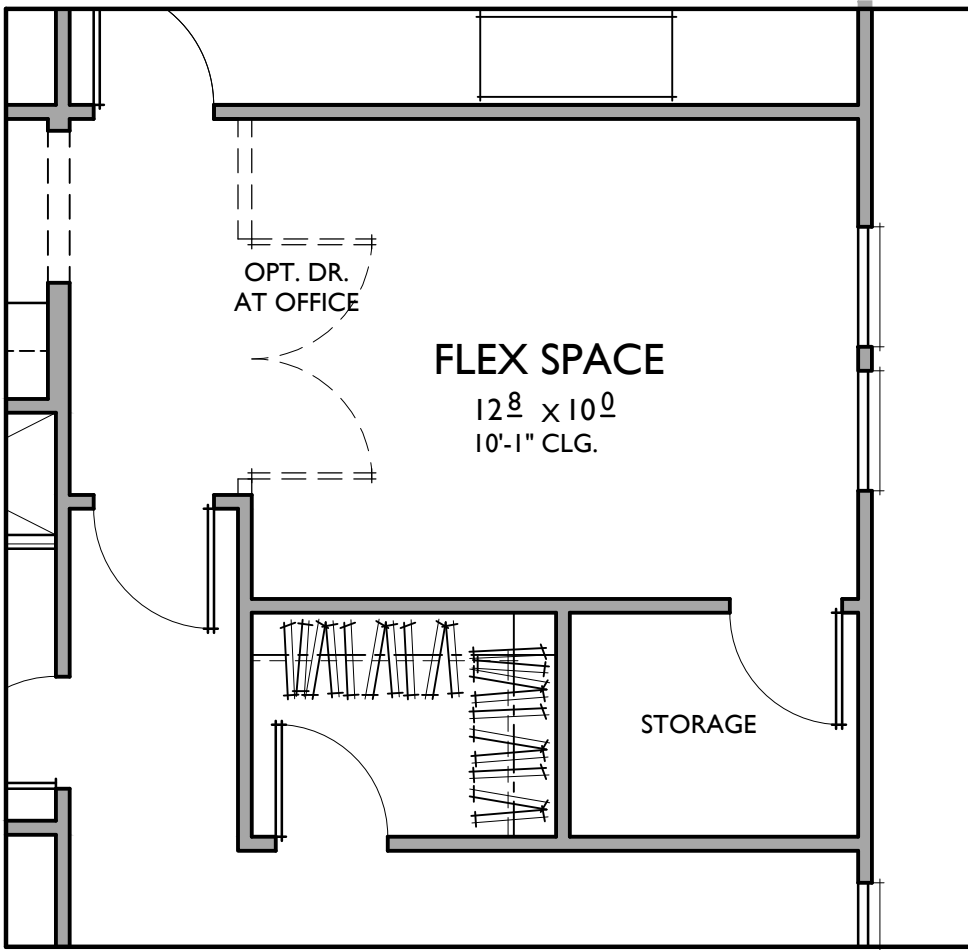
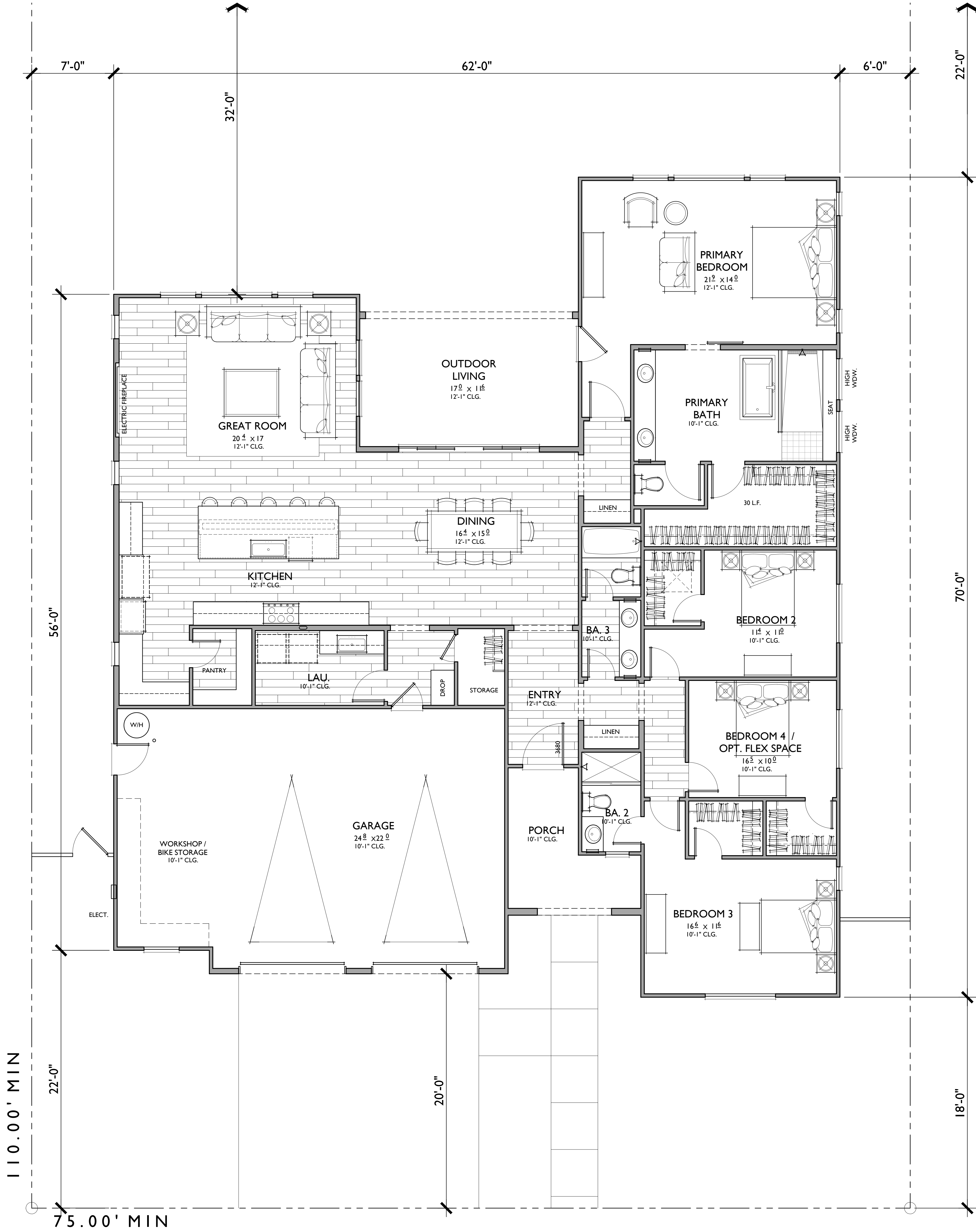
TRANSITIONAL SPANISH



EUROPEAN COTTAGE



MODERN PRAIRIE



OPT. FLEX SPACE
IN LIEU OF BEDROOM 4

PLAN 1

3 BEDROOMS / 3 BATHS / FLEX SPACE
3 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	2,691 SQ. FT.
3 - CAR GARAGE	736 SQ. FT.
OUTDOOR LIVING	215 SQ. FT.
PORCH	103 SQ. FT.
LOT COVERAGE	45.4 %

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni

ARCHITECTURE • PLANNING • INTERIORS

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Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 1A

Reflects Transitional Spanish Elevation

RIO DEL ORO 75' WIDE LOTS

Rancho Cordova , California

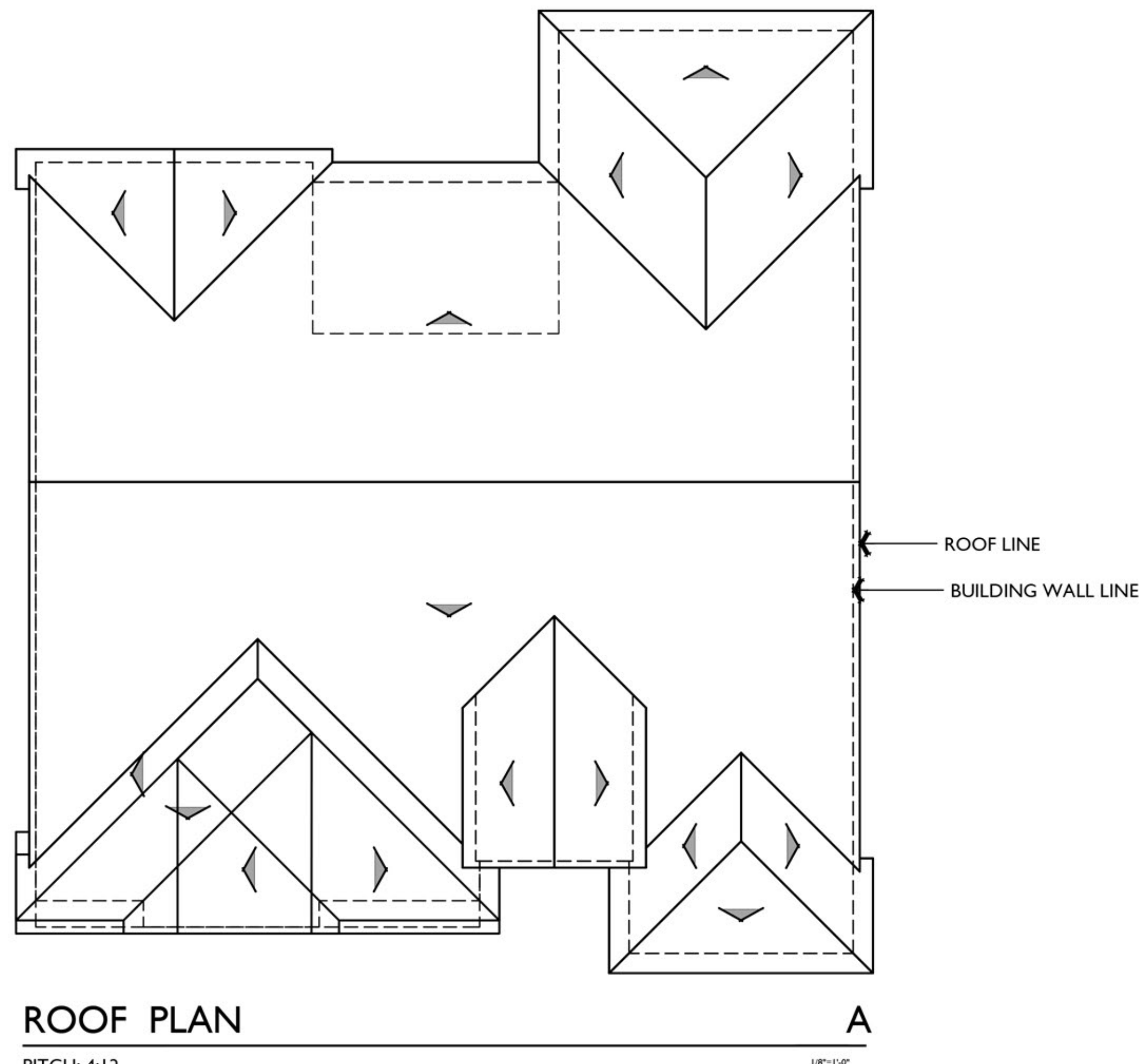
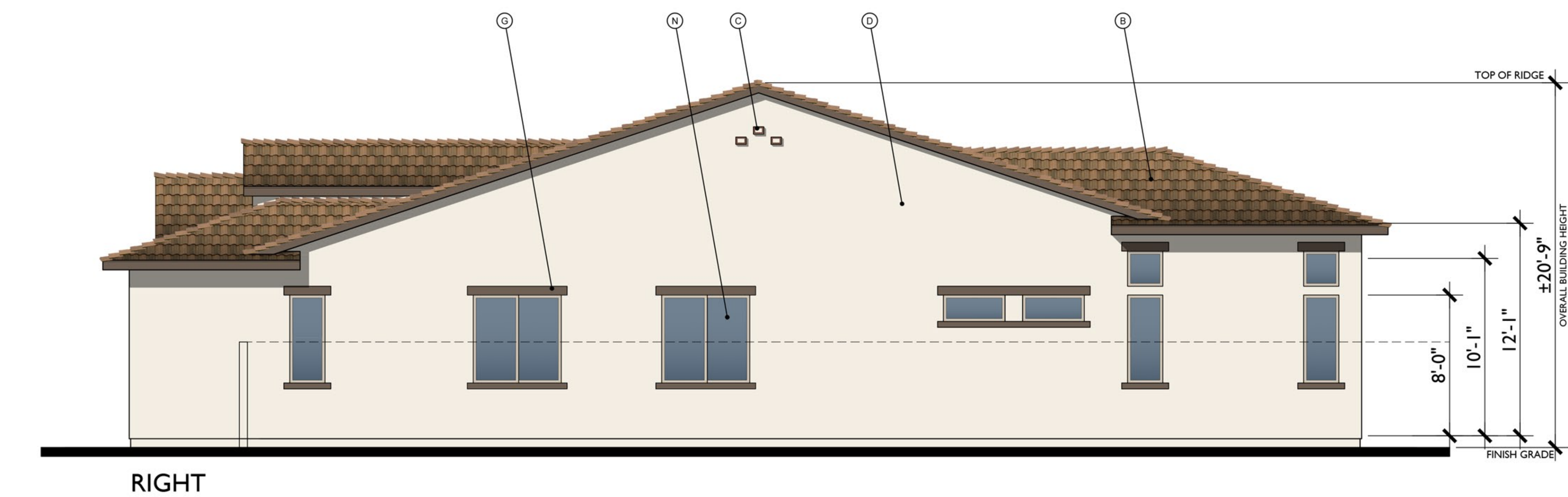
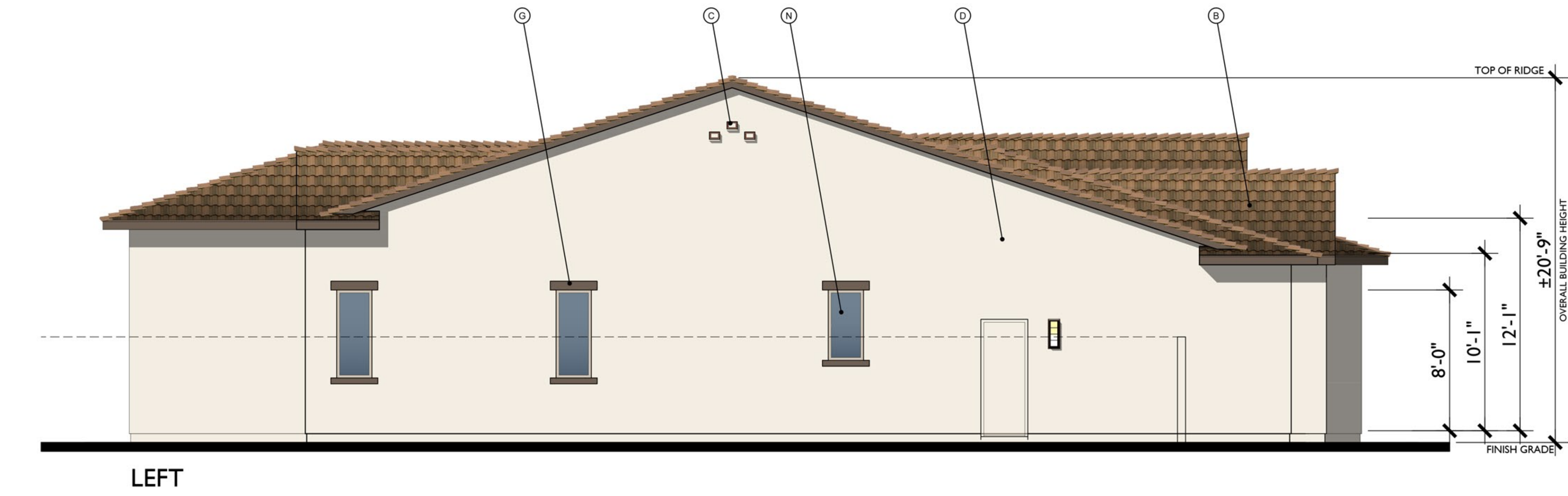
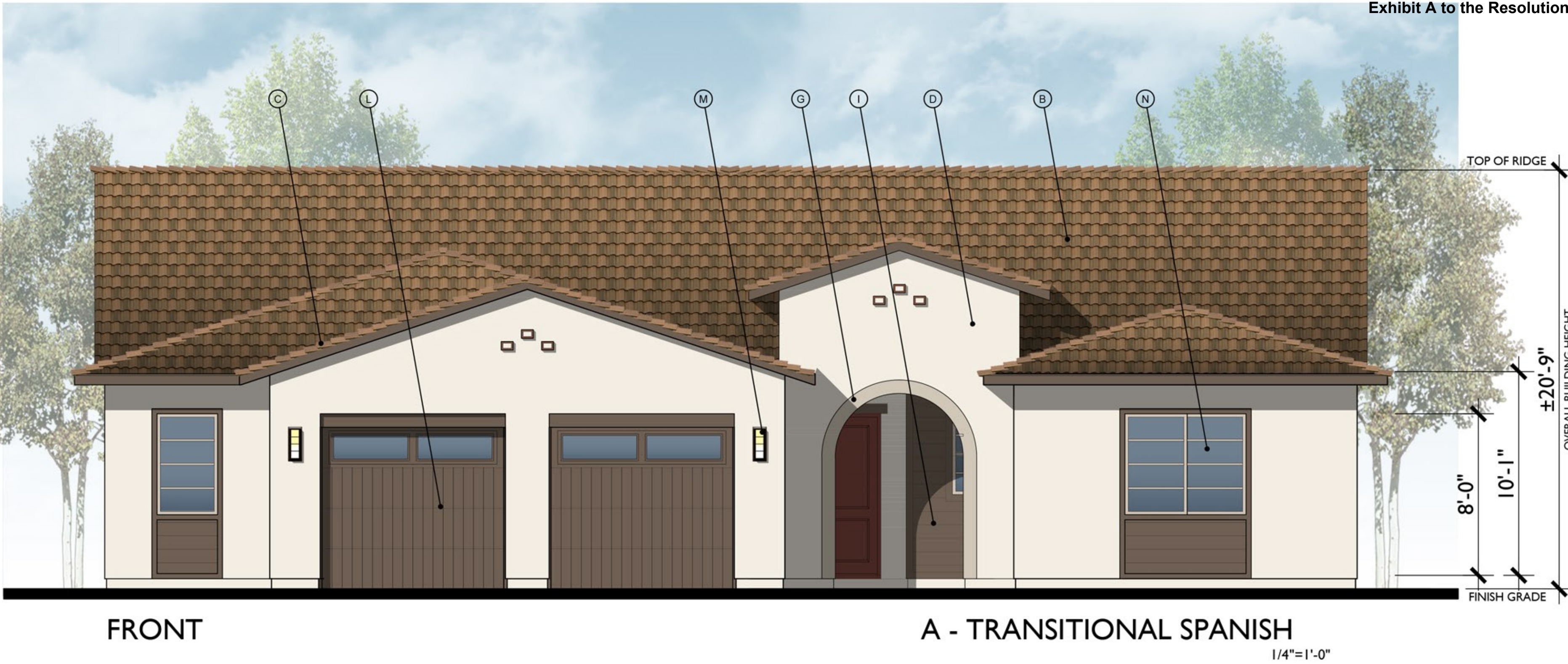
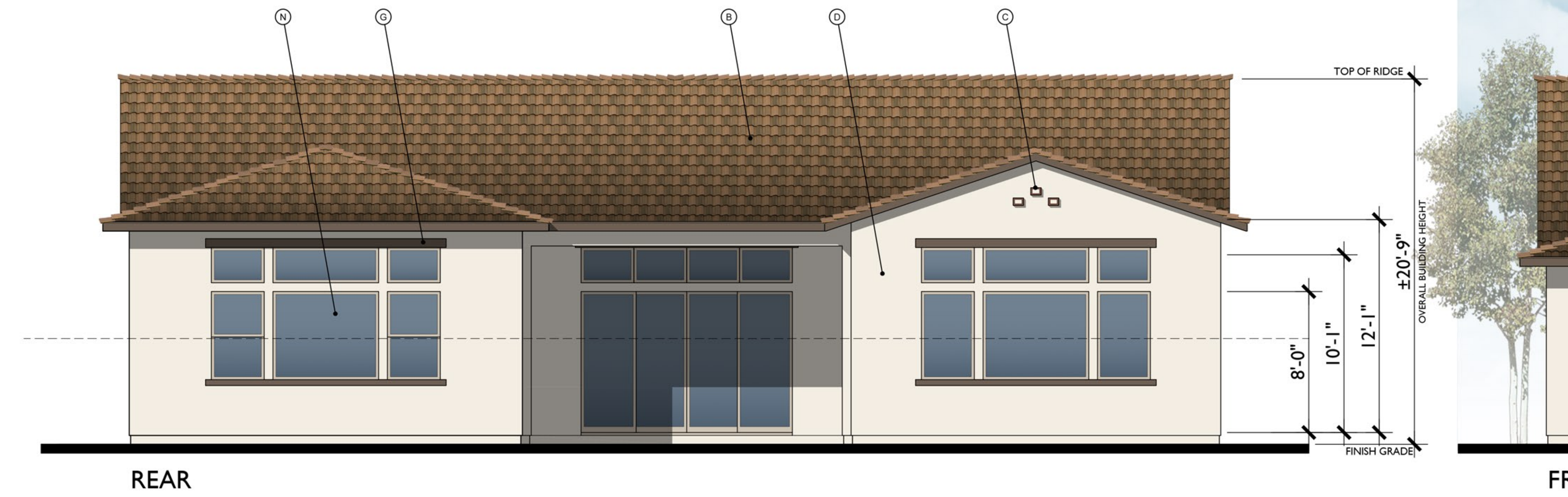
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Elliott Homes
A Tradition of Quality since 1914

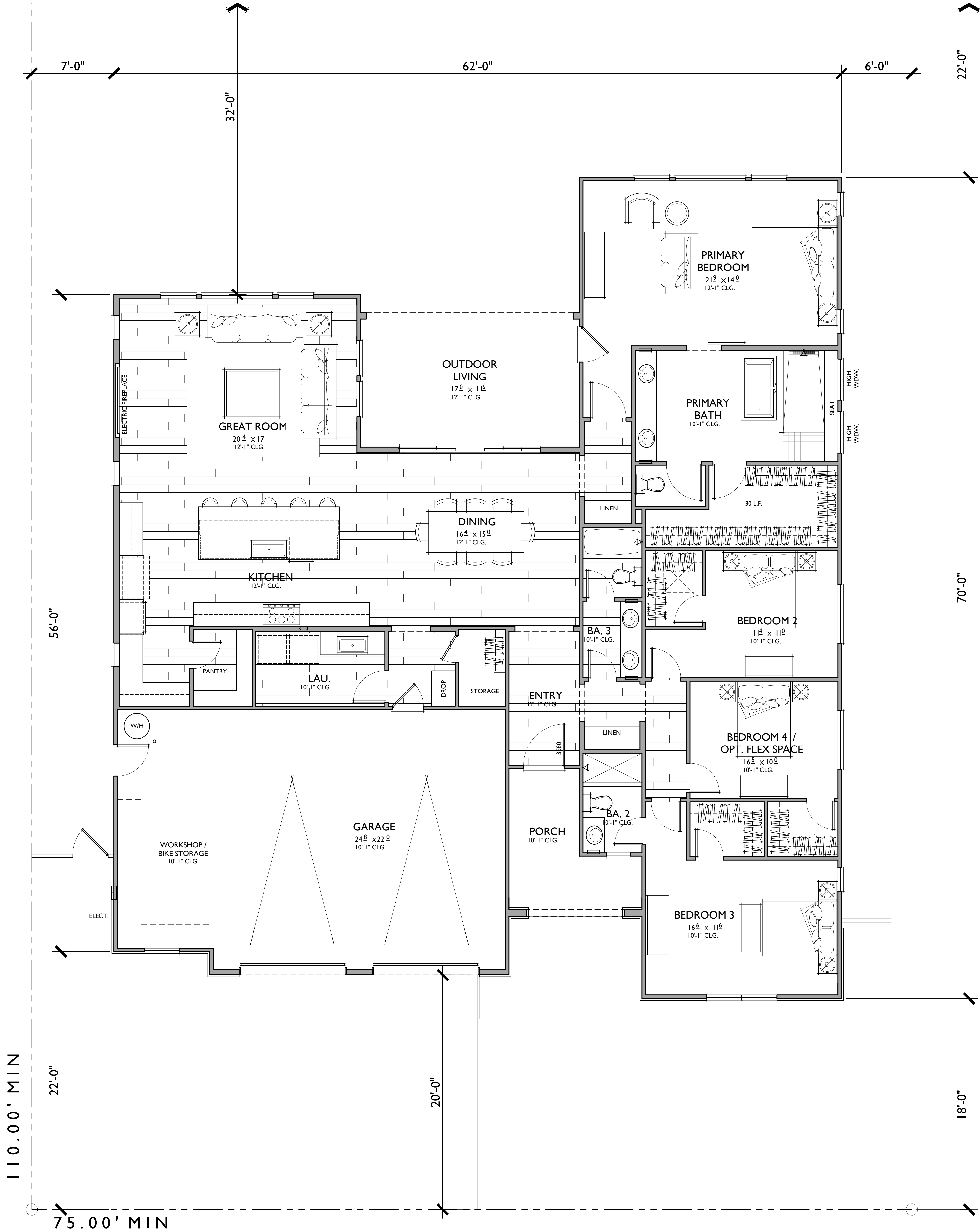
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- MATERIAL LEGEND**
- A. COMPOSITE SHINGLES
 - B. CONCRETE 'S' TILE
 - C. GABLE END DETAIL
 - D. STUCCO
 - E. ACCENT STUCCO
 - F. VENEER
 - G. FOAM TRIM
 - H. COMPOSITE SHUTTER
 - I. HORIZONTAL SIDING
 - J. BOARD AND BATTEN
 - K. CEMENTITIOUS TRIM
 - L. ROLL UP GARAGE DOOR
 - M. LIGHT FIXTURE
 - N. VINYL WINDOW
 - O. AWNING
 - P. OUTLOOKER

PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

ENHANCED ELEVATIONS:
NOTE: "ALL PORTIONS OF ELEVATIONS VISABLE FROM A PUBLIC RIGHT-OF-WAY, PEDESTRIAN PATHWAY, OR OPEN SPACE SHALL INCLUDE ENHANCED FEATURES AS PROVIDED IN THIS DOCUMENT"



PLAN I

3 BEDROOMS / 3 BATHS / FLEX SPACE
3 - CAR GARAGE

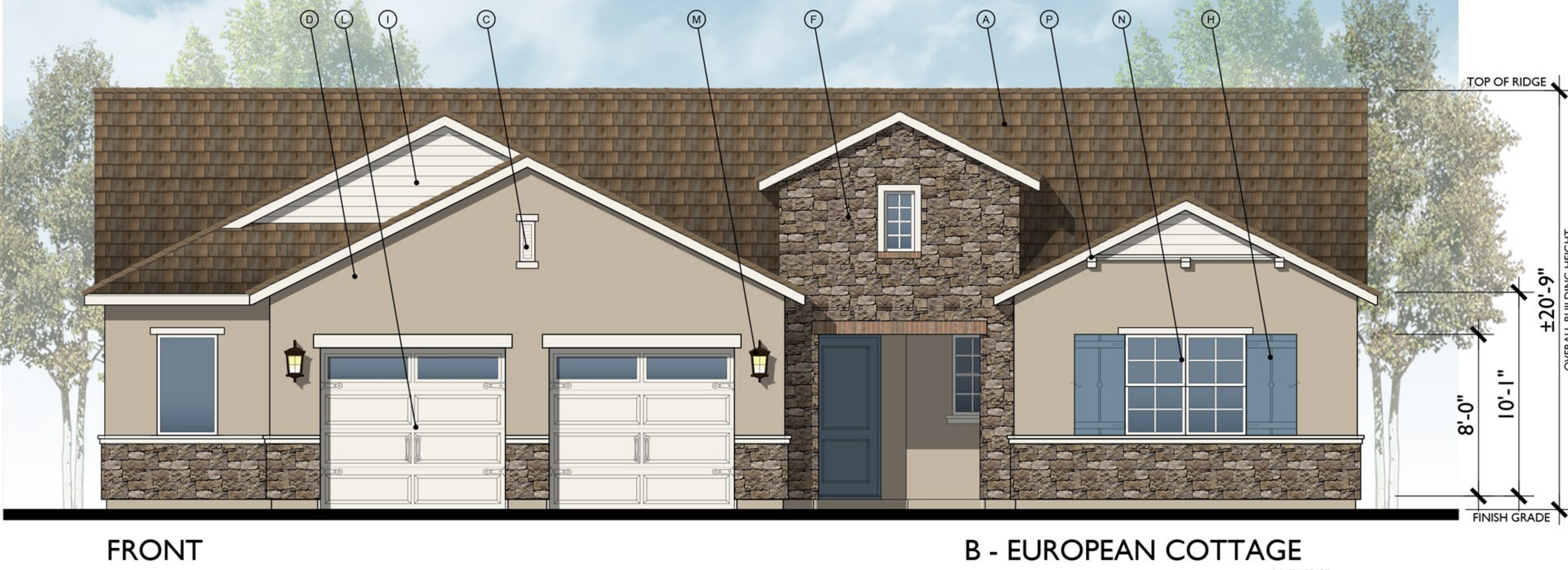
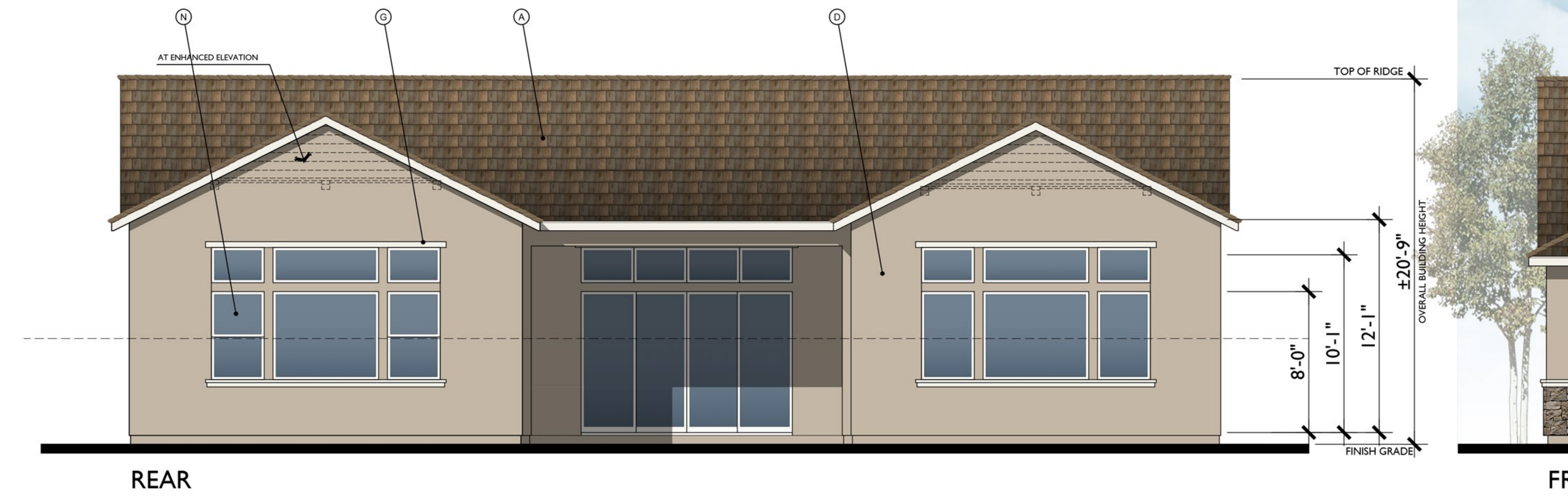
FLOOR AREA TABLE	
TOTAL LIVING	2,691 SQ. FT.
3 - CAR GARAGE	736 SQ. FT.
OUTDOOR LIVING	215 SQ. FT.
PORCH	103 SQ. FT.
LOT COVERAGE	45.4 %

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

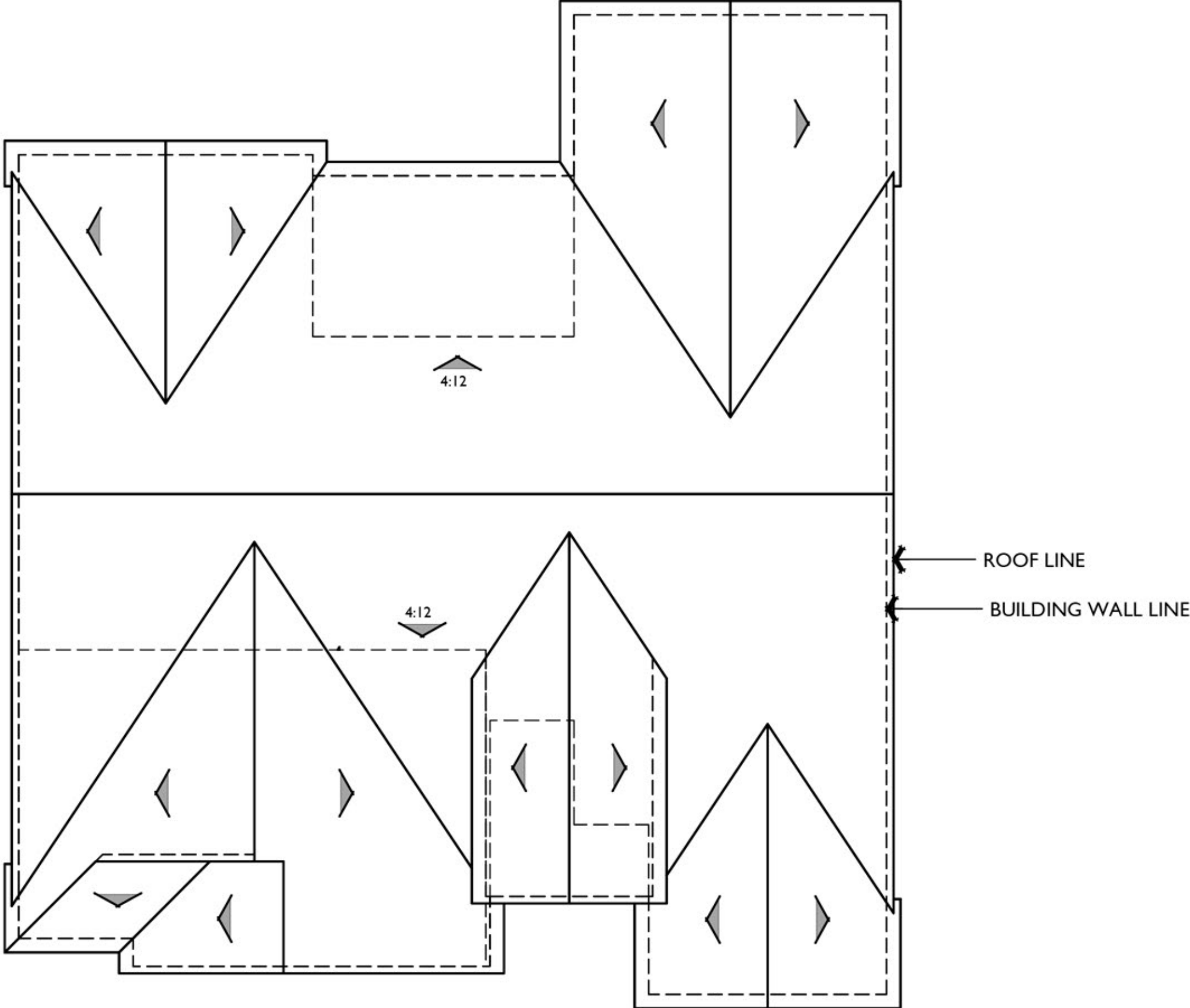
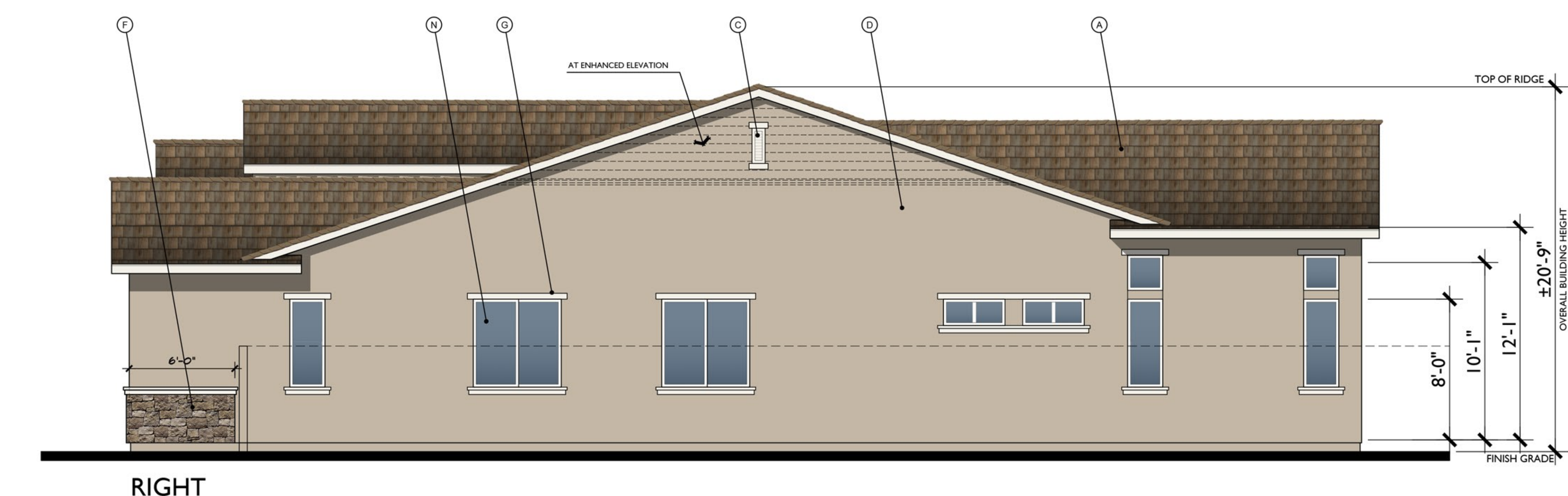
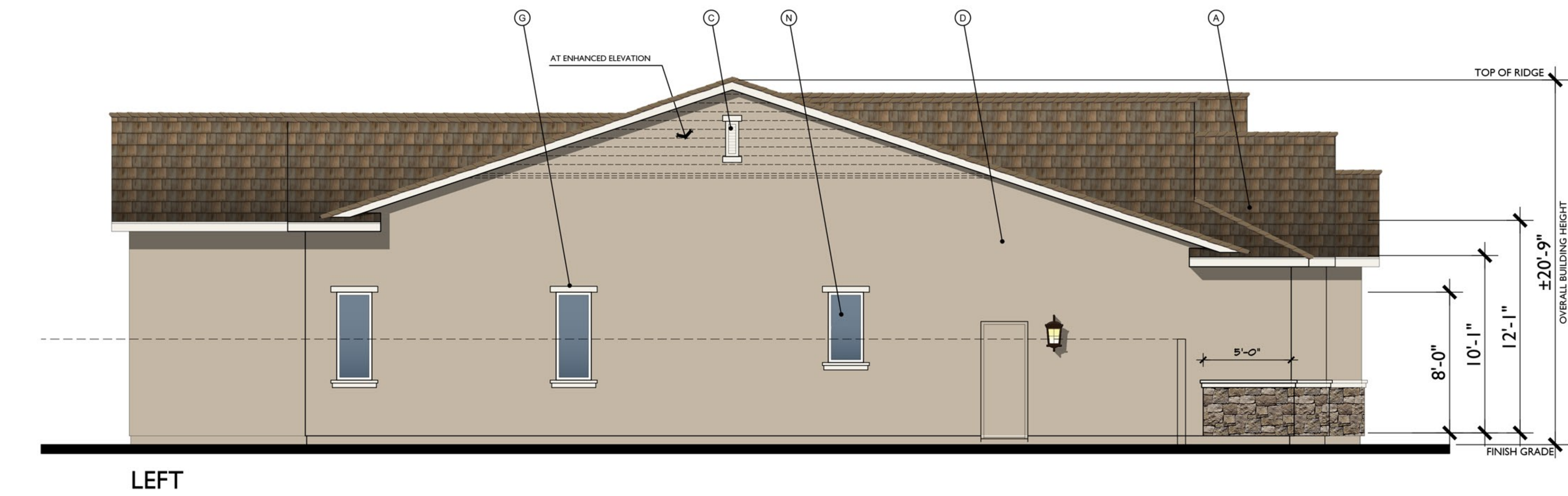
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PLAN I B
Reflects European Cottage Elevation
RIO DEL ORO 75' WIDE LOTS
Rancho Cordova , California

0 2 4 8 258.21251



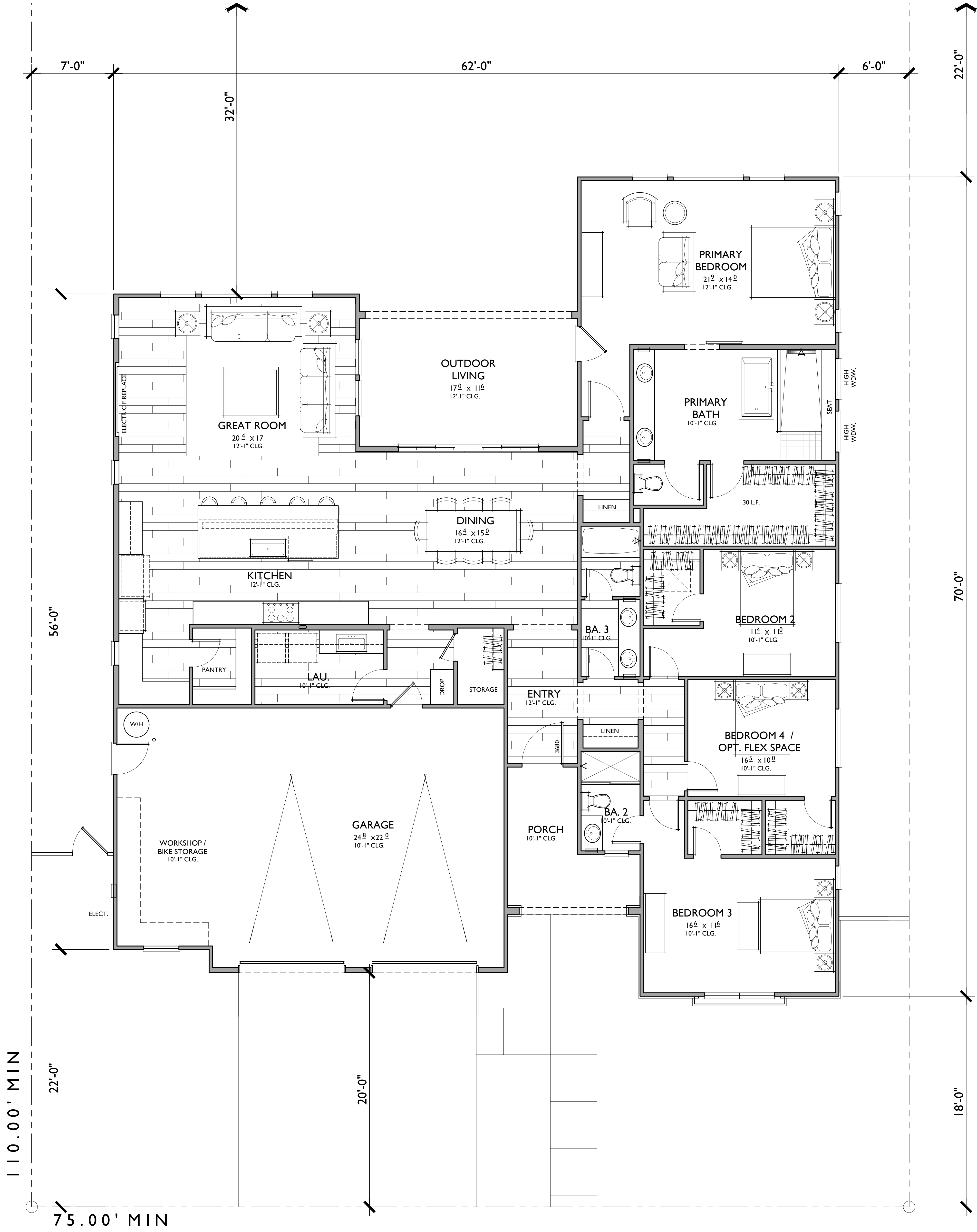
B - EUROPEAN COTTAGE
1/4"=1'-0"



ROOF PLAN
PITCH: 6:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND
- A. COMPOSITE SHINGLES
 - B. CONCRETE 'S' TILE
 - C. GABLE END DETAIL
 - D. STUCCO
 - E. ACCENT STUCCO
 - F. VENEER
 - G. FOAM TRIM
 - H. COMPOSITE SHUTTER
 - I. HORIZONTAL SIDING
 - J. BOARD AND BATTEN
 - K. CEMENTITIOUS TRIM
 - L. ROLL UP GARAGE DOOR
 - M. LIGHT FIXTURE
 - N. VINYL WINDOW
 - O. AWNING
 - P. OUTLOOKER

ENHANCED ELEVATIONS:
NOTE: "ALL PORTIONS OF ELEVATIONS VISABLE FROM A PUBLIC RIGHT-OF-WAY, PEDESTRIAN PATHWAY, OR OPEN SPACE SHALL INCLUDE ENHANCED FEATURES AS PROVIDED IN THIS DOCUMENT"

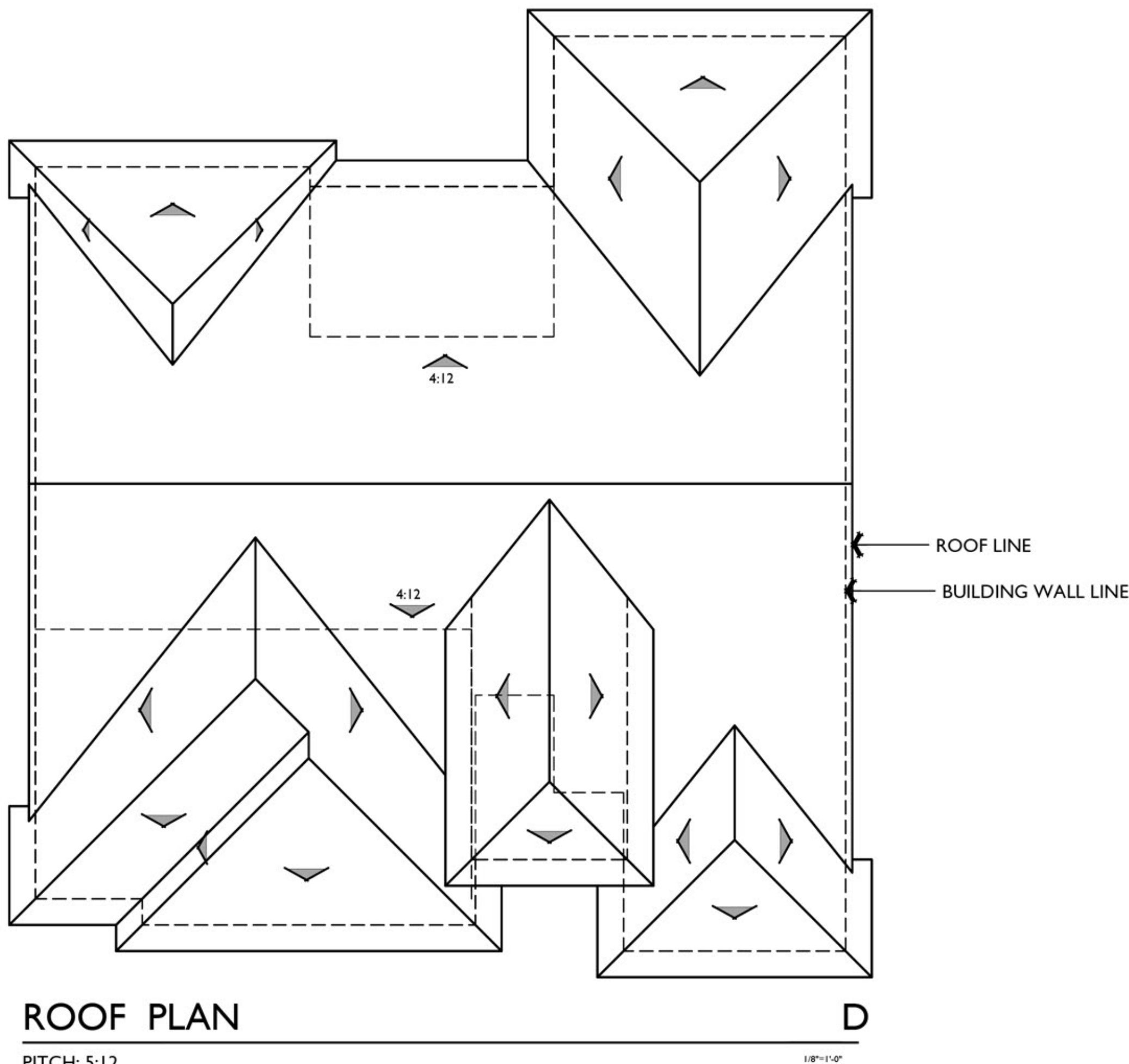
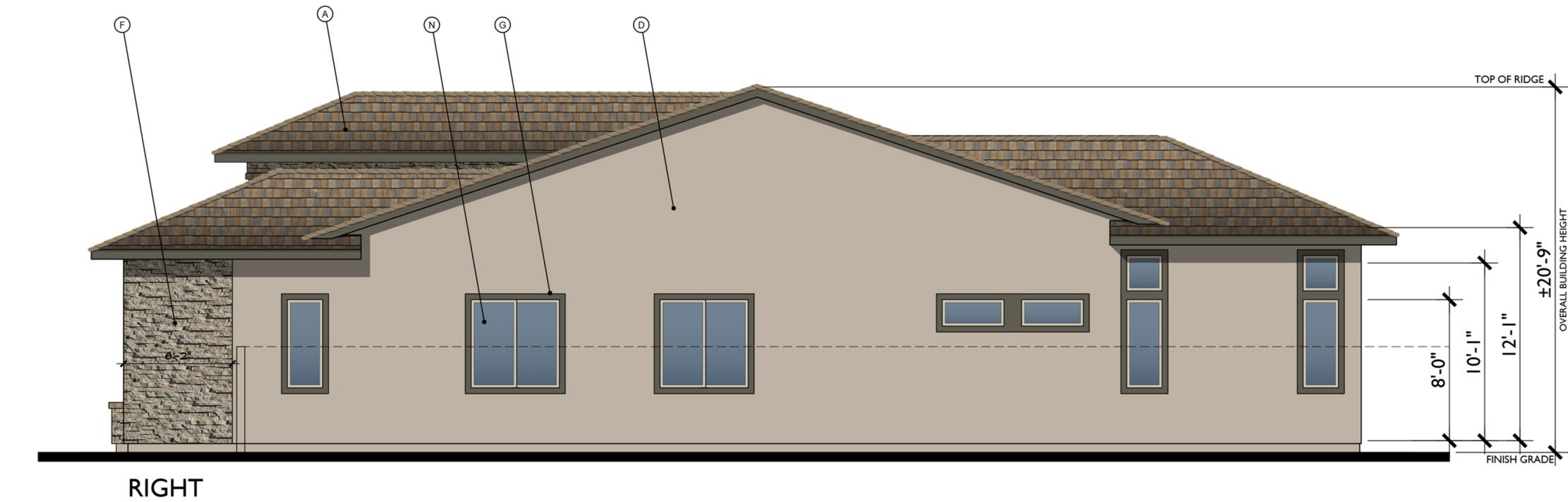
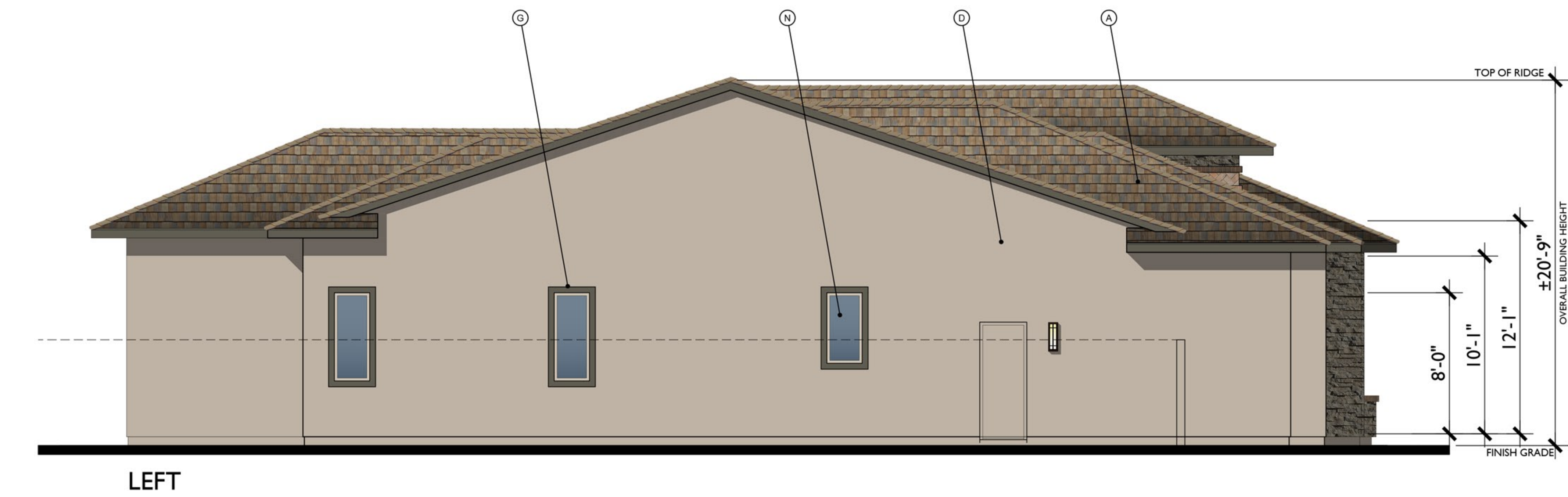
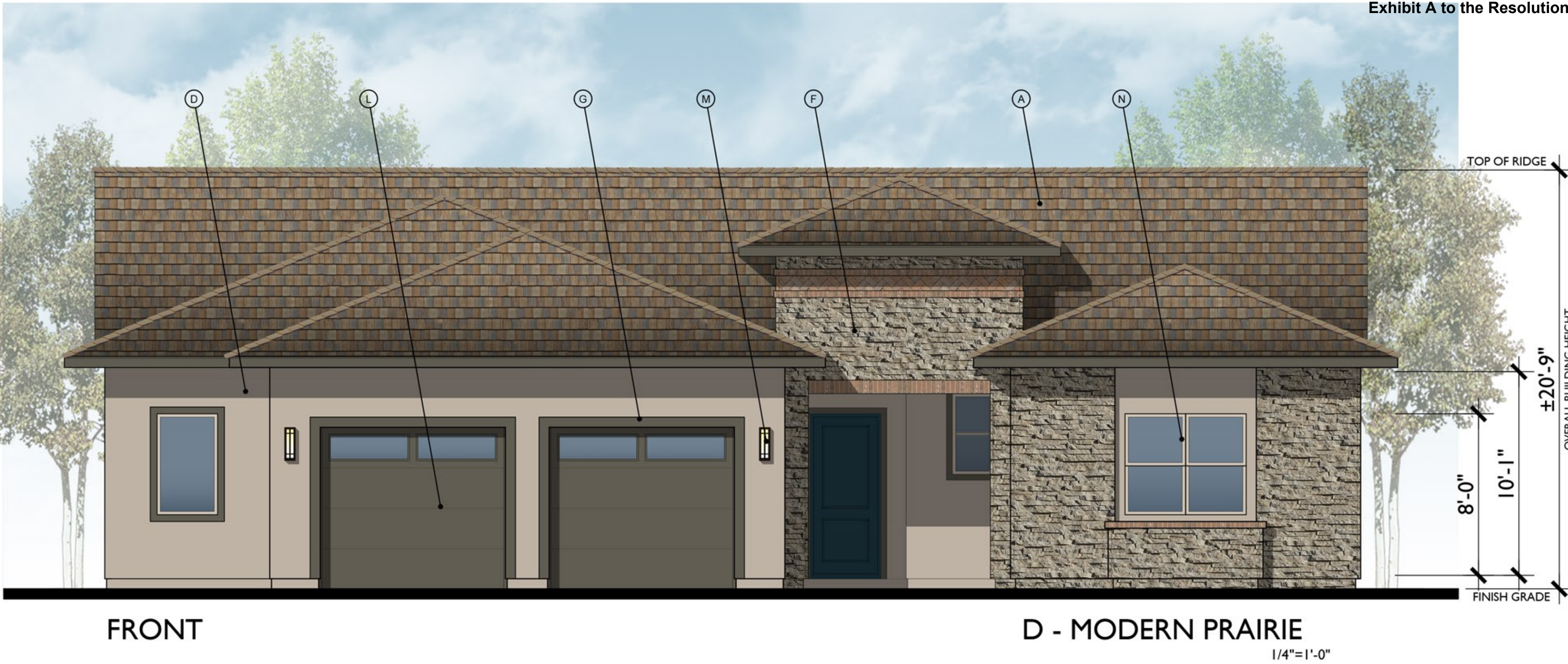


PLAN I

3 BEDROOMS / 3 BATHS / FLEX SPACE
3 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	2,691 SQ. FT.
3 - CAR GARAGE	736 SQ. FT.
OUTDOOR LIVING	215 SQ. FT.
PORCH	103 SQ. FT.
LOT COVERAGE	45.4 %

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



- MATERIAL LEGEND**
- A. COMPOSITE SHINGLES
 - B. CONCRETE 'S' TILE
 - C. GABLE END DETAIL
 - D. STUCCO
 - E. ACCENT STUCCO
 - F. VENEER
 - G. FOAM TRIM
 - H. COMPOSITE SHUTTER
 - I. HORIZONTAL SIDING
 - J. BOARD AND BATTEN
 - K. CEMENTITIOUS TRIM
 - L. ROLL UP GARAGE DOOR
 - M. LIGHT FIXTURE
 - N. VINYL WINDOW
 - O. AWNING
 - P. OUTLOOKER

ROOF PLAN
PITCH: 5:12
RAKE: N/A
EAVE: 24"
ROOF MATERIAL: CONCRETE FLAT TILE

ENHANCED ELEVATIONS:
NOTE: "ALL PORTIONS OF ELEVATIONS VISABLE FROM A PUBLIC RIGHT-OF-WAY, PEDESTRIAN PATHWAY, OR OPEN SPACE SHALL INCLUDE ENHANCED FEATURES AS PROVIDED IN THIS DOCUMENT"



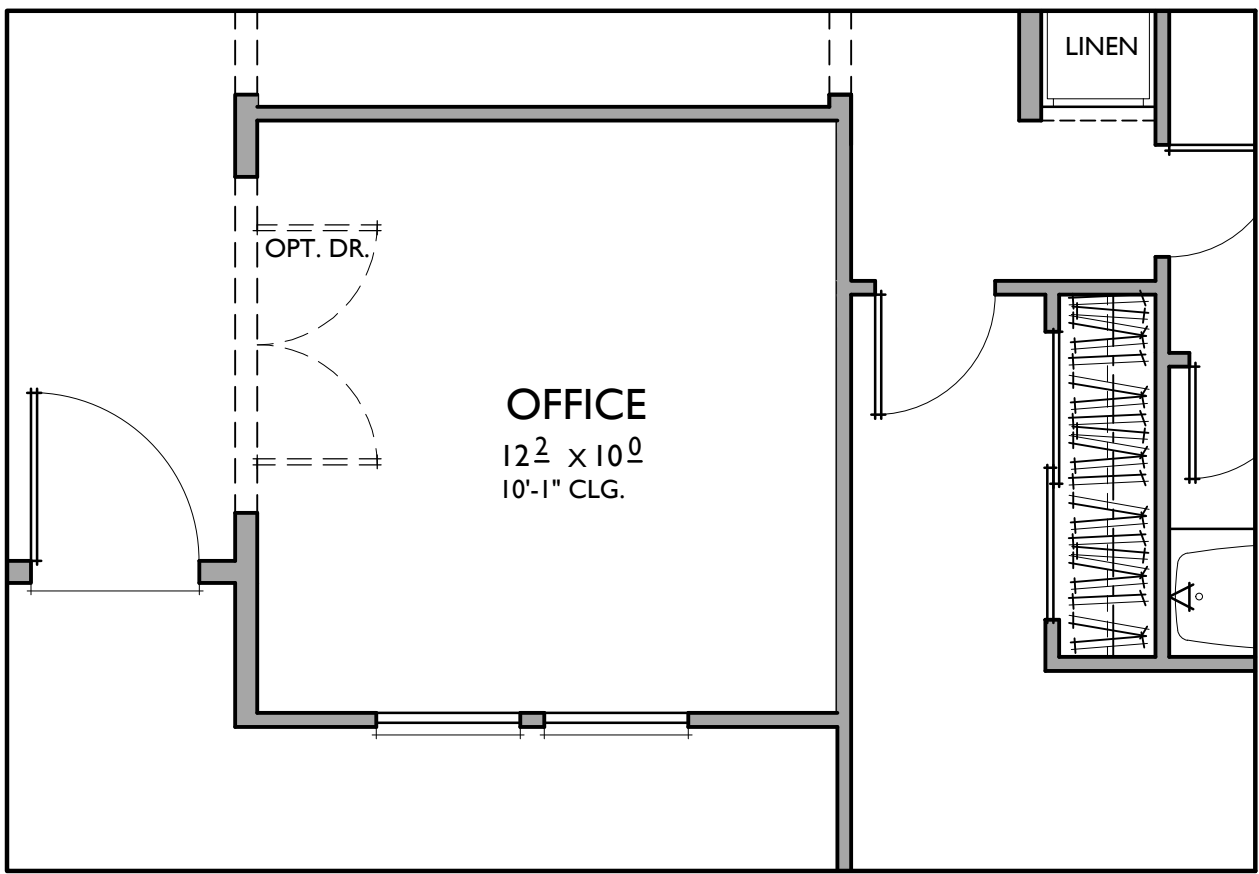
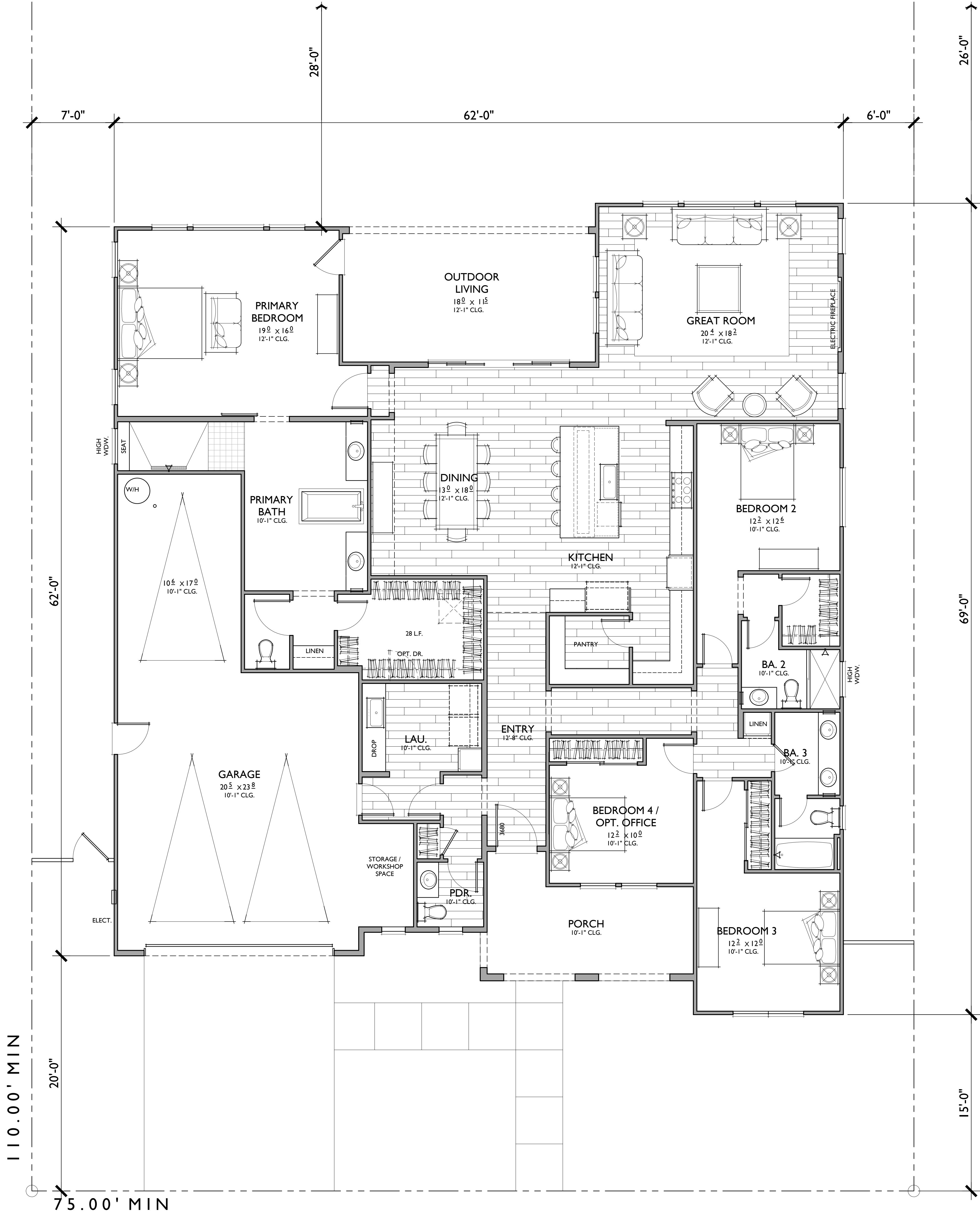
TRANSITIONAL SPANISH



EUROPEAN COTTAGE



FARMHOUSE



OPT. OFFICE
IN LIEU OF BEDROOM 4

PLAN 2
3 BEDROOMS / 3.5 BATHS / OFFICE
3 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	2,837 SQ. FT.
3 - CAR GARAGE	727 SQ. FT.
OUTDOOR LIVING	247 SQ. FT.
PORCH	158 SQ. FT.
LOT COVERAGE	48.1 %

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 2A

Reflects Transitional Spanish Elevation

RIO DEL ORO 75' WIDE LOTS

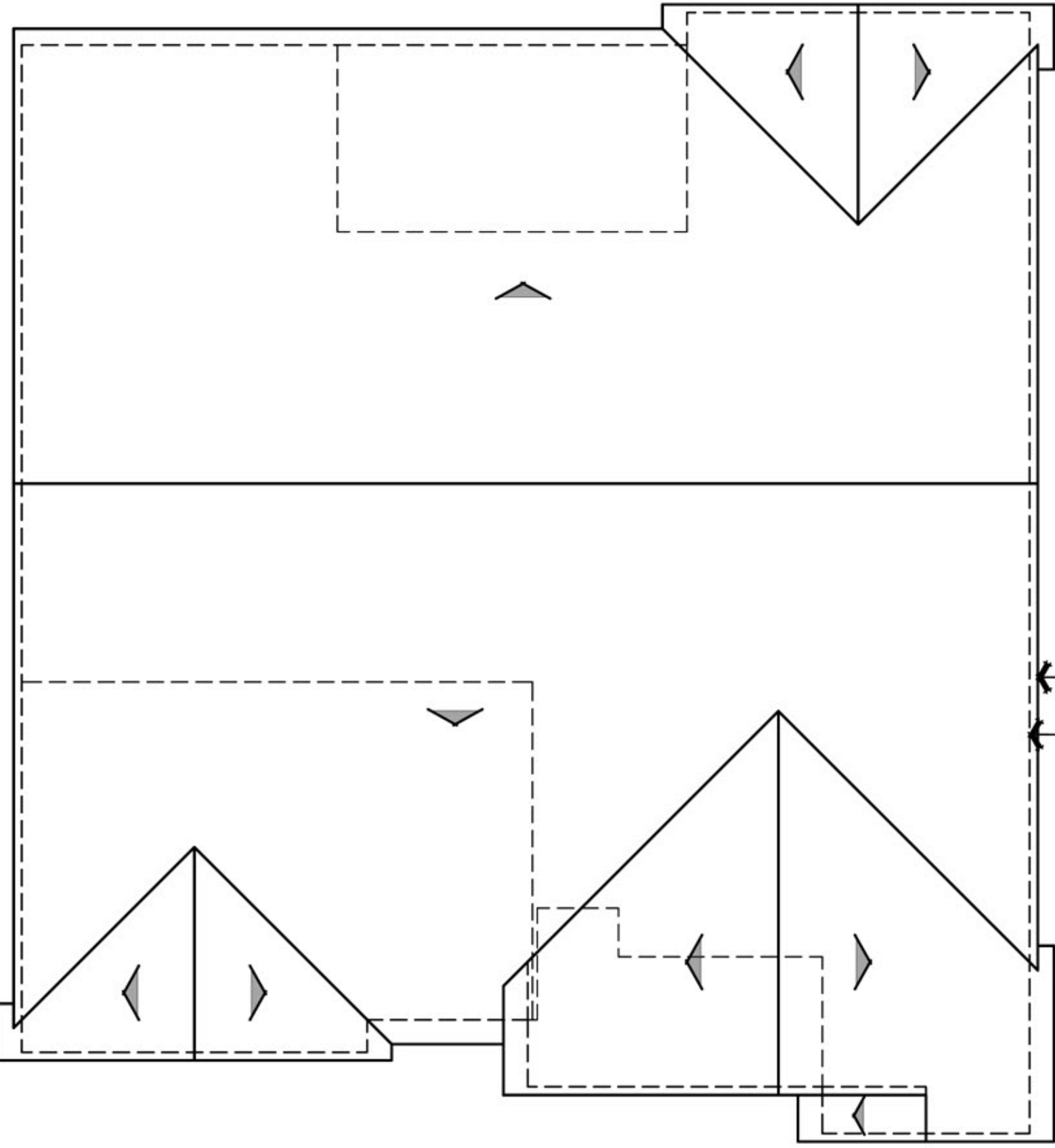
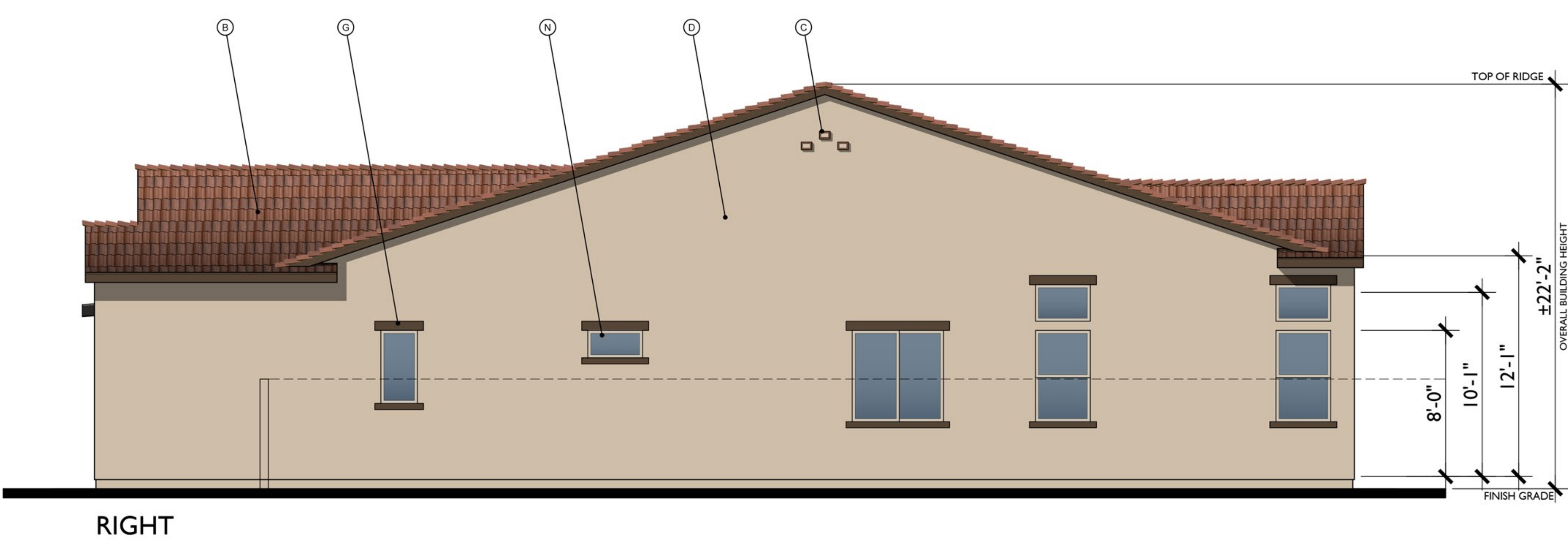
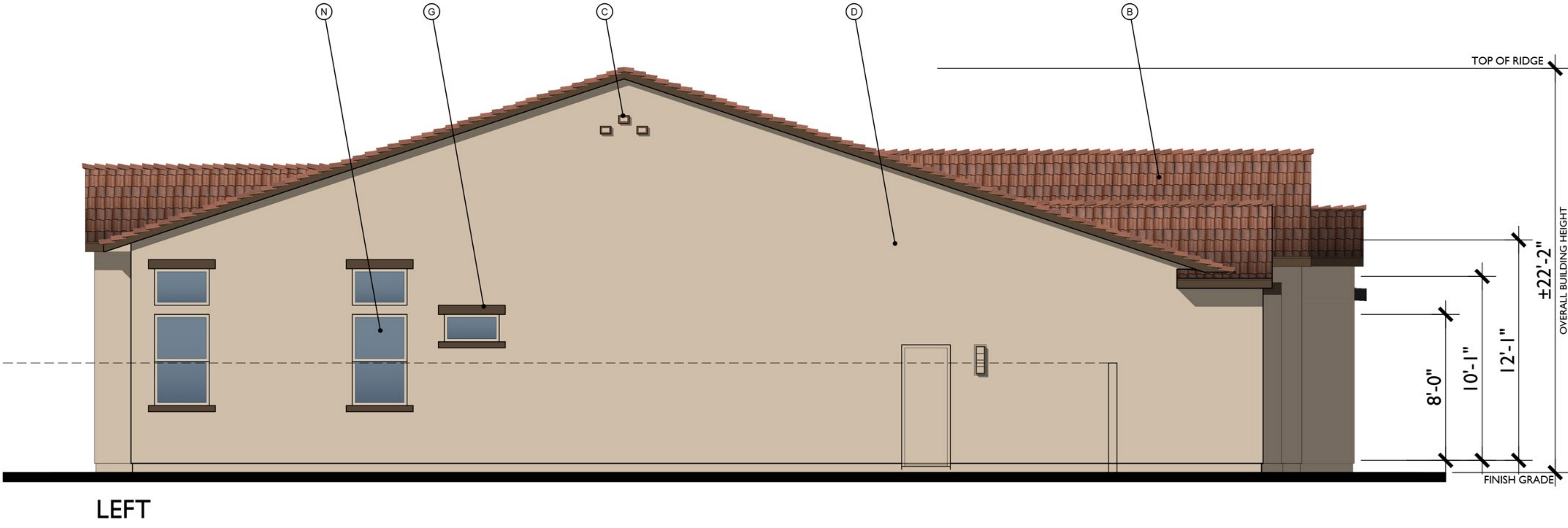
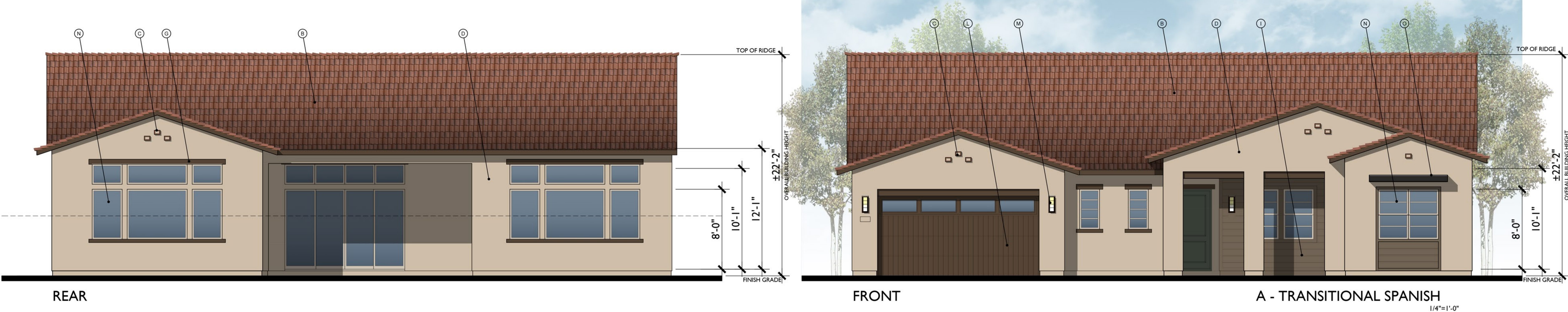
Rancho Cordova , California

0248

258.21251

Elliott Homes
A Tradition of Quality since 1914

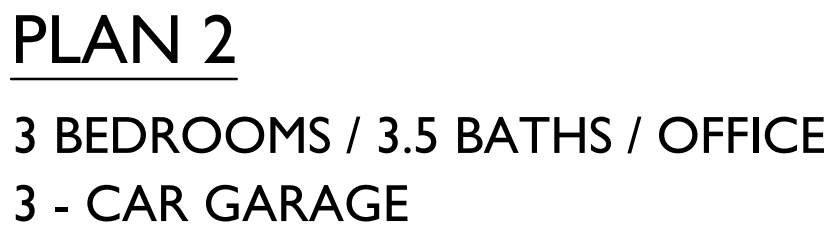
Page 89 of 140



- MATERIAL LEGEND
- A. COMPOSITE SHINGLES
 - B. CONCRETE 'S' TILE
 - C. GABLE END DETAIL
 - D. STUCCO
 - E. ACCENT STUCCO
 - F. VENEER
 - G. FOAM TRIM
 - H. COMPOSITE SHUTTER
 - I. HORIZONTAL SIDING
 - J. BOARD AND BATTEN
 - K. CEMENTITIOUS TRIM
 - L. ROLL UP GARAGE DOOR
 - M. LIGHT FIXTURE
 - N. VINYL WINDOW
 - O. AWNING
 - P. OUTLOOKER

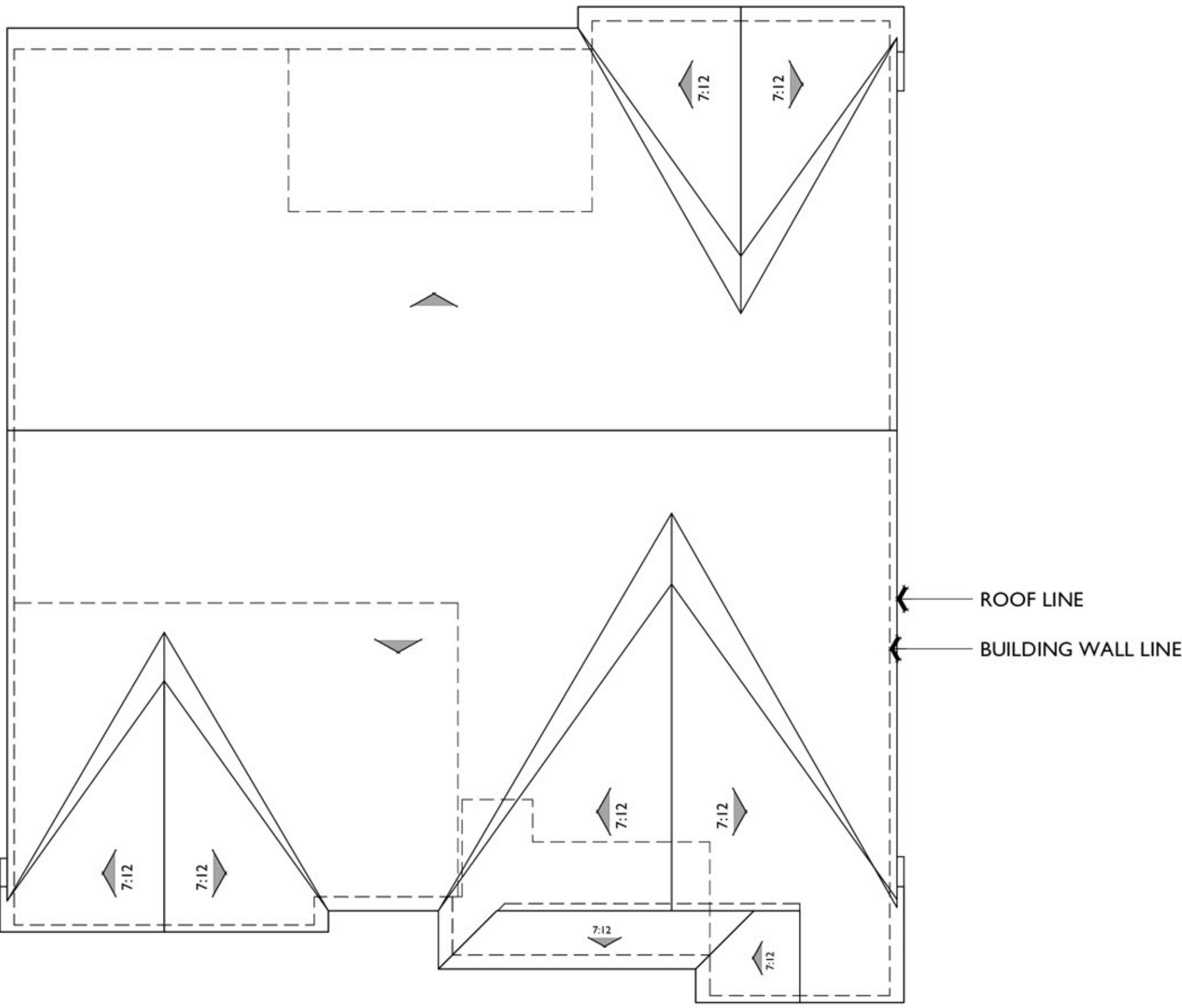
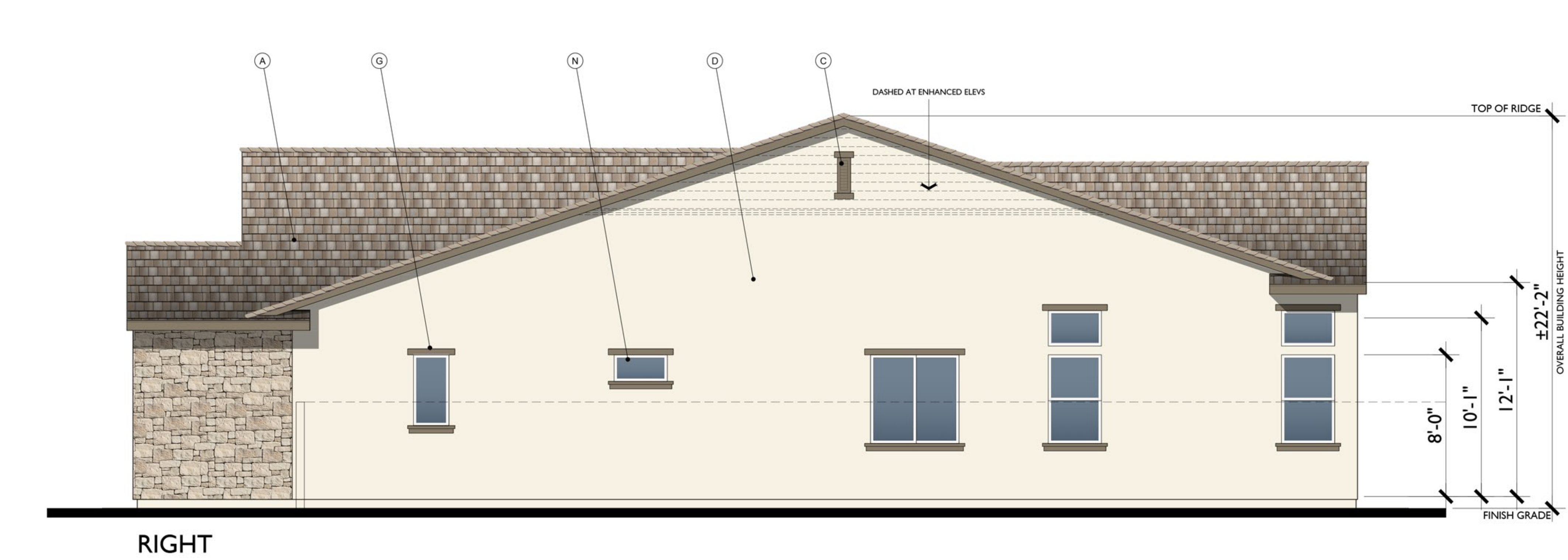
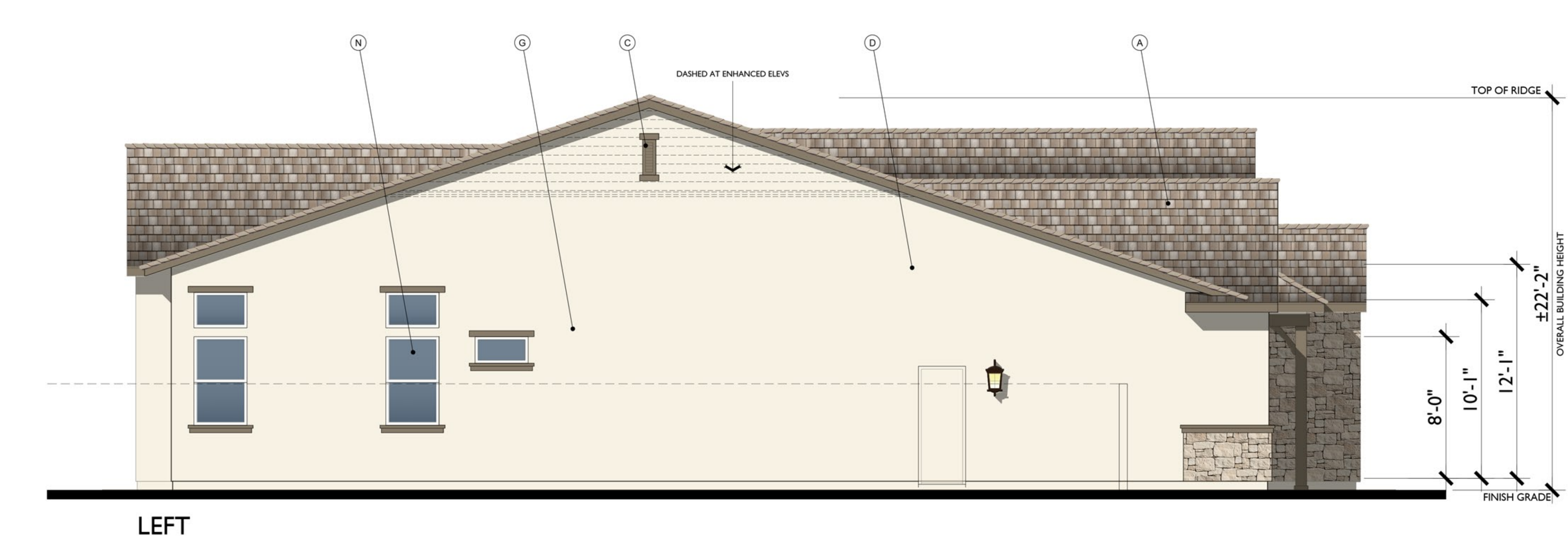
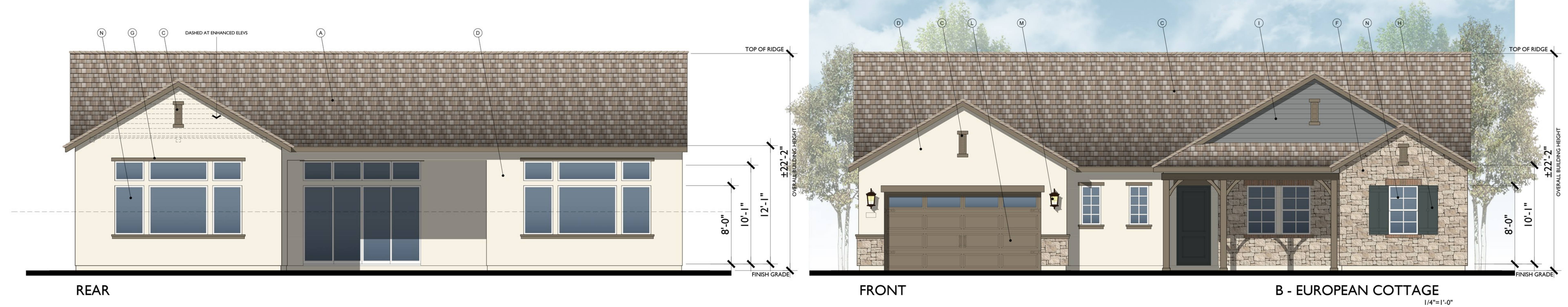
PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

ENHANCED ELEVATIONS:
NOTE: "ALL PORTIONS OF ELEVATIONS VISABLE FROM A PUBLIC RIGHT-OF-WAY, PEDESTRIAN PATHWAY, OR OPEN SPACE SHALL INCLUDE ENHANCED FEATURES AS PROVIDED IN THIS DOCUMENT"



FLOOR AREA TABLE	
TOTAL LIVING	2,837 SQ. FT.
3 - CAR GARAGE	727 SQ. FT.
OUTDOOR LIVING	247 SQ. FT.
PORCH	158 SQ. FT.
LOT COVERAGE	48.1 %

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



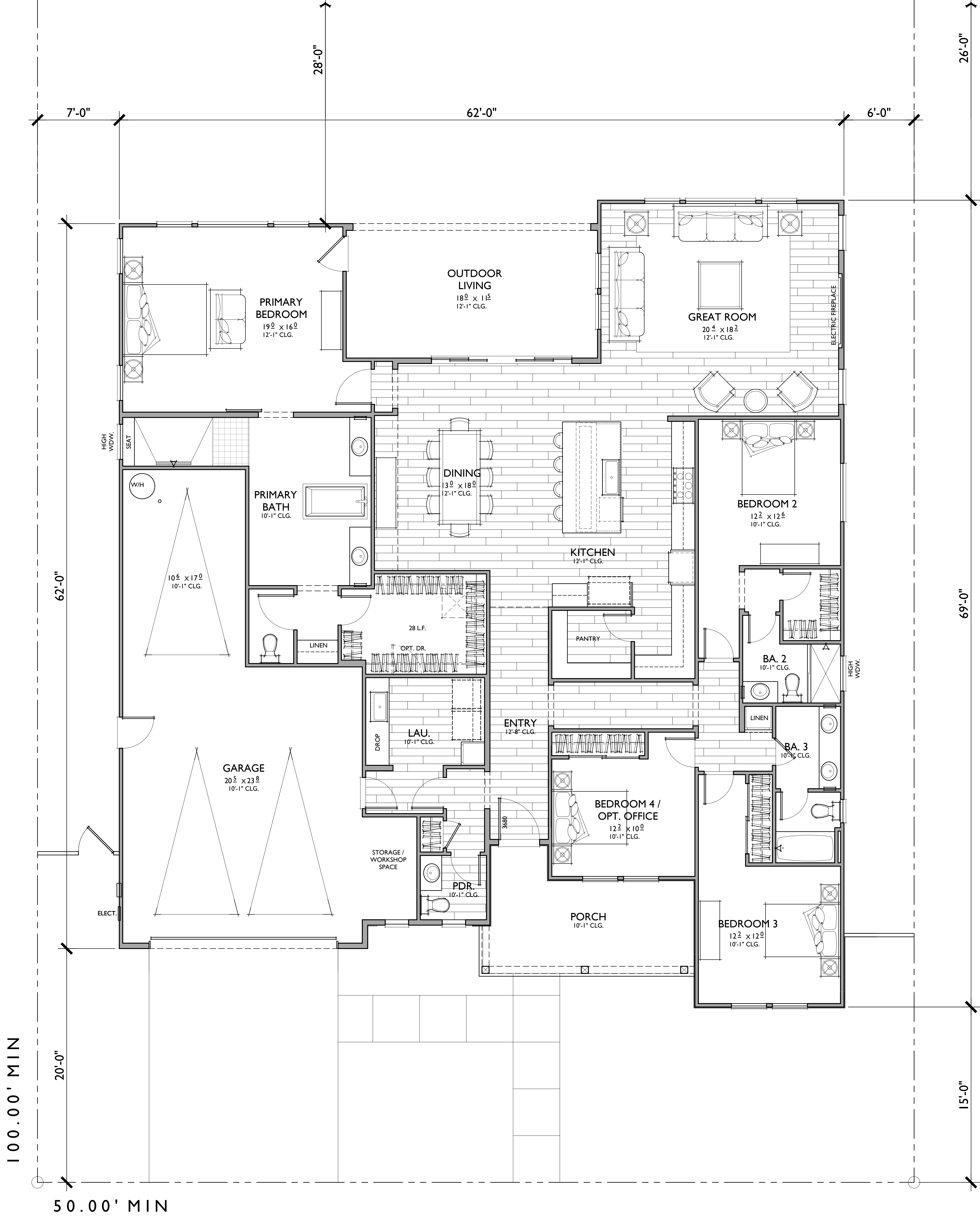
- MATERIAL LEGEND
- A. COMPOSITE SHINGLES
 - B. CONCRETE 'S' TILE
 - C. GABLE END DETAIL
 - D. STUCCO
 - E. ACCENT STUCCO
 - F. VENEER
 - G. FOAM TRIM
 - H. COMPOSITE SHUTTER
 - I. HORIZONTAL SIDING
 - J. BOARD AND BATTEN
 - K. CEMENTITIOUS TRIM
 - L. ROLL UP GARAGE DOOR
 - M. LIGHT FIXTURE
 - N. VINYL WINDOW
 - O. AWNING
 - P. OUTLOOKER

ROOF PLAN

PITCH: 5:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

B

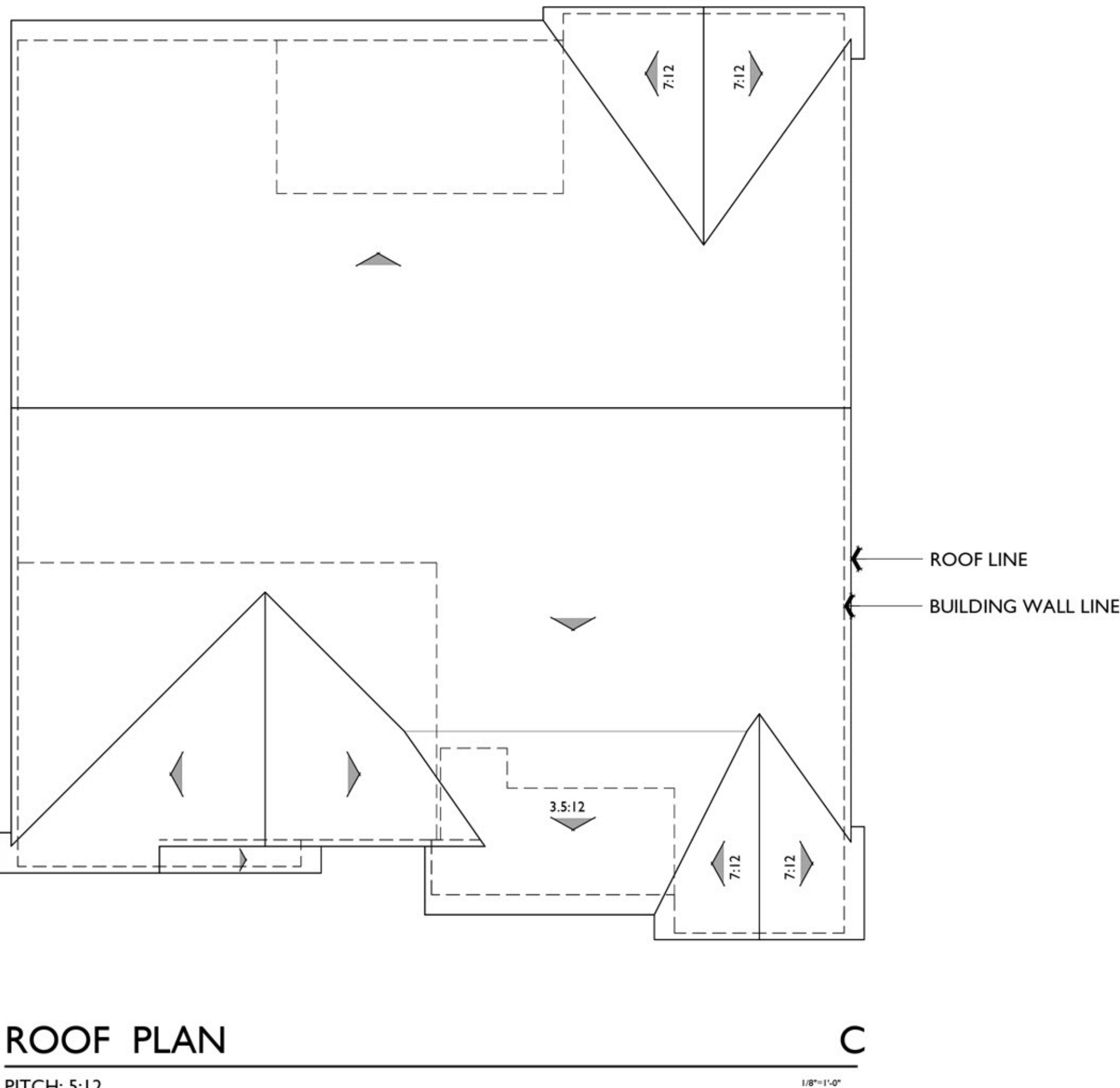
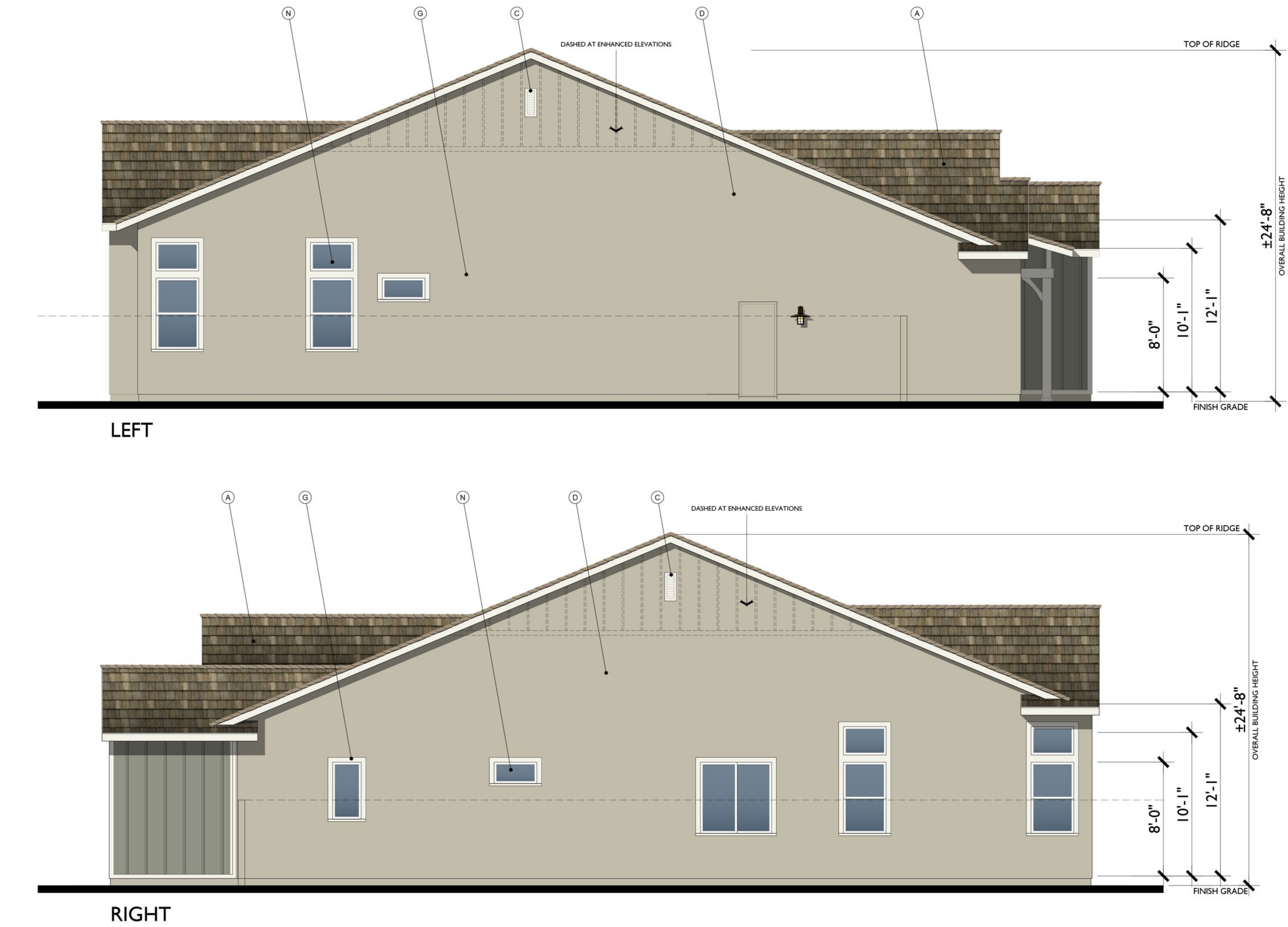
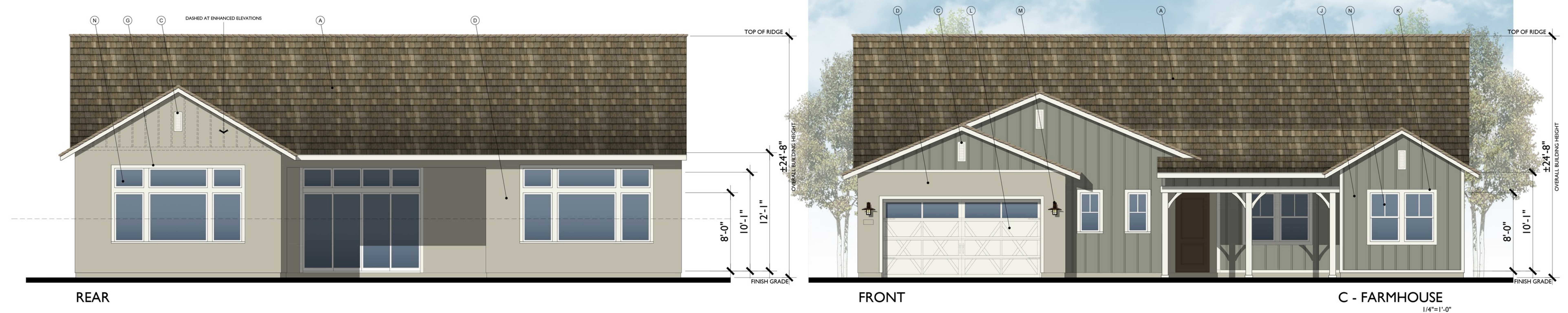
ENHANCED ELEVATIONS:
NOTE: "ALL PORTIONS OF ELEVATIONS VISABLE FROM A PUBLIC RIGHT-OF-WAY, PEDESTRIAN PATHWAY, OR OPEN SPACE SHALL INCLUDE ENHANCED FEATURES AS PROVIDED IN THIS DOCUMENT"



PLAN 2
3 BEDROOMS / 3.5 BATHS / OFFICE
3 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	2,837 SQ. FT.
3 - CAR GARAGE	727 SQ. FT.
OUTDOOR LIVING	247 SQ. FT.
PORCH	158 SQ. FT.
LOT COVERAGE	48.1 %

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



- MATERIAL LEGEND**
- A. COMPOSITE SHINGLES
 - B. CONCRETE 'S' TILE
 - C. GABLE END DETAIL
 - D. STUCCO
 - E. ACCENT STUCCO
 - F. VENEER
 - G. FOAM TRIM
 - H. COMPOSITE SHUTTER
 - I. HORIZONTAL SIDING
 - J. BOARD AND BATTEN
 - K. CEMENTITIOUS TRIM
 - L. ROLL UP GARAGE DOOR
 - M. LIGHT FIXTURE
 - N. VINYL WINDOW
 - O. AWNING
 - P. OUTLOOKER

ENHANCED ELEVATIONS:
NOTE: "ALL PORTIONS OF ELEVATIONS VISABLE FROM A PUBLIC RIGHT-OF-WAY, PEDESTRIAN PATHWAY, OR OPEN SPACE SHALL INCLUDE ENHANCED FEATURES AS PROVIDED IN THIS DOCUMENT"



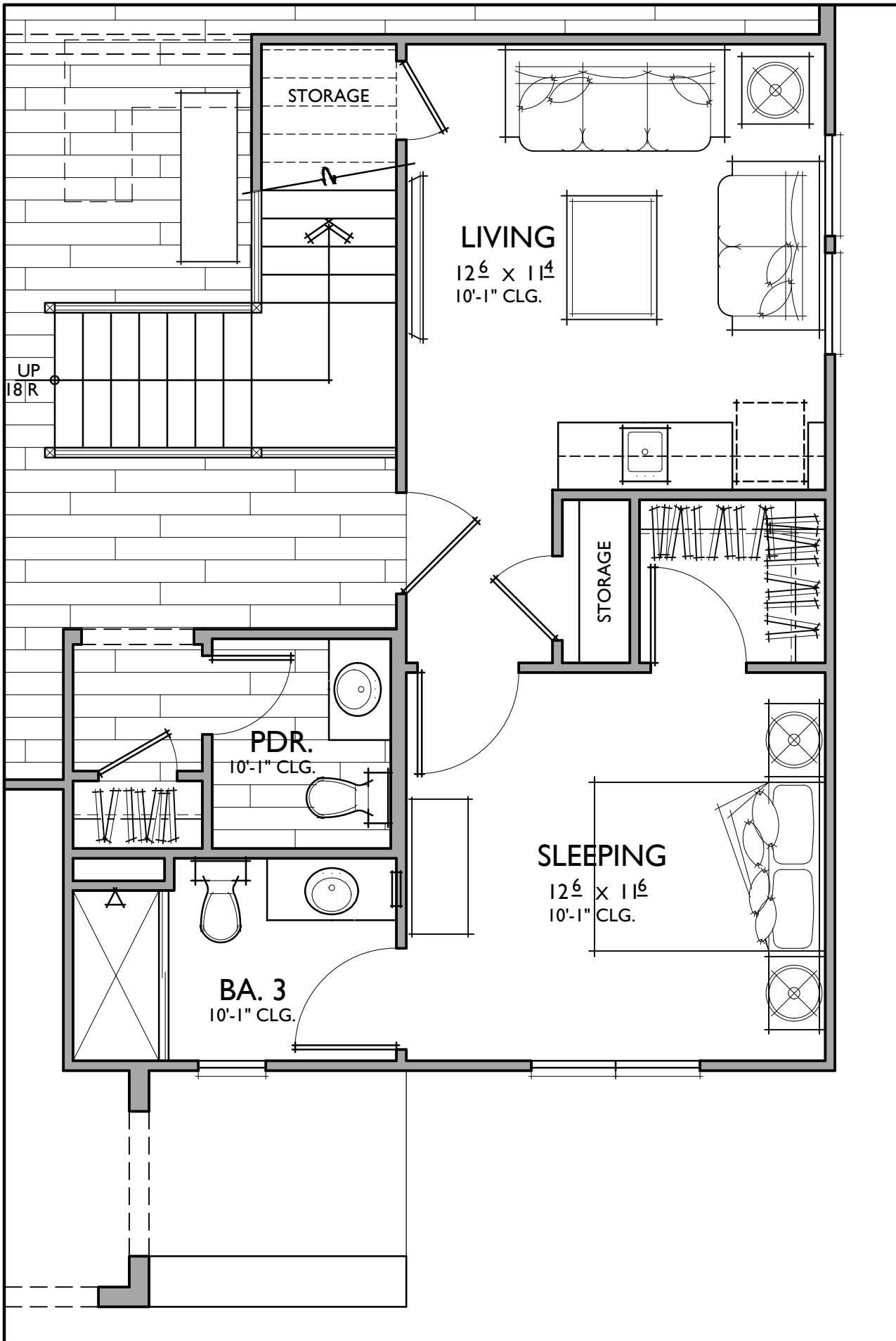
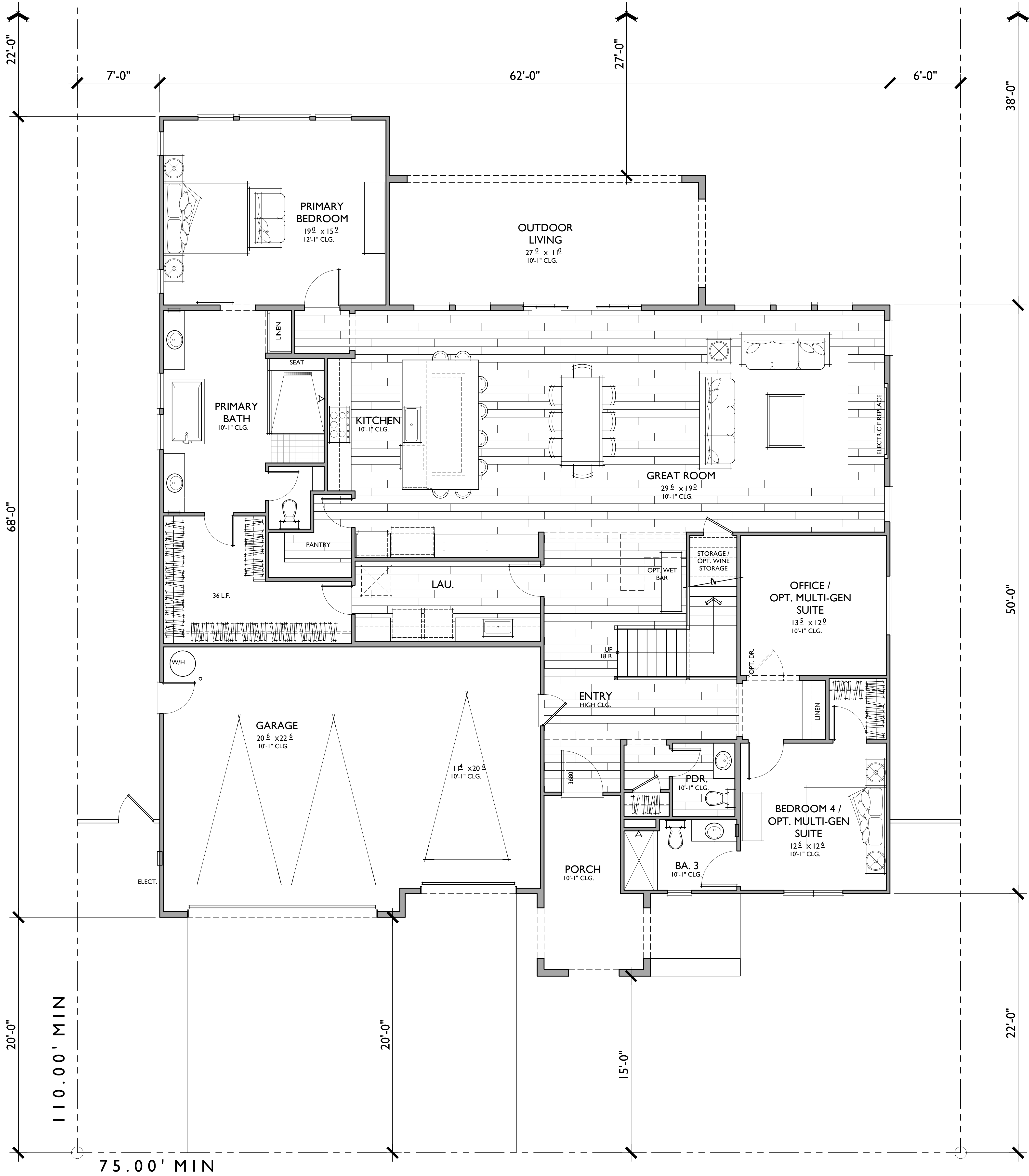
TRANSITIONAL SPANISH



EUROPEAN COTTAGE



FARMHOUSE



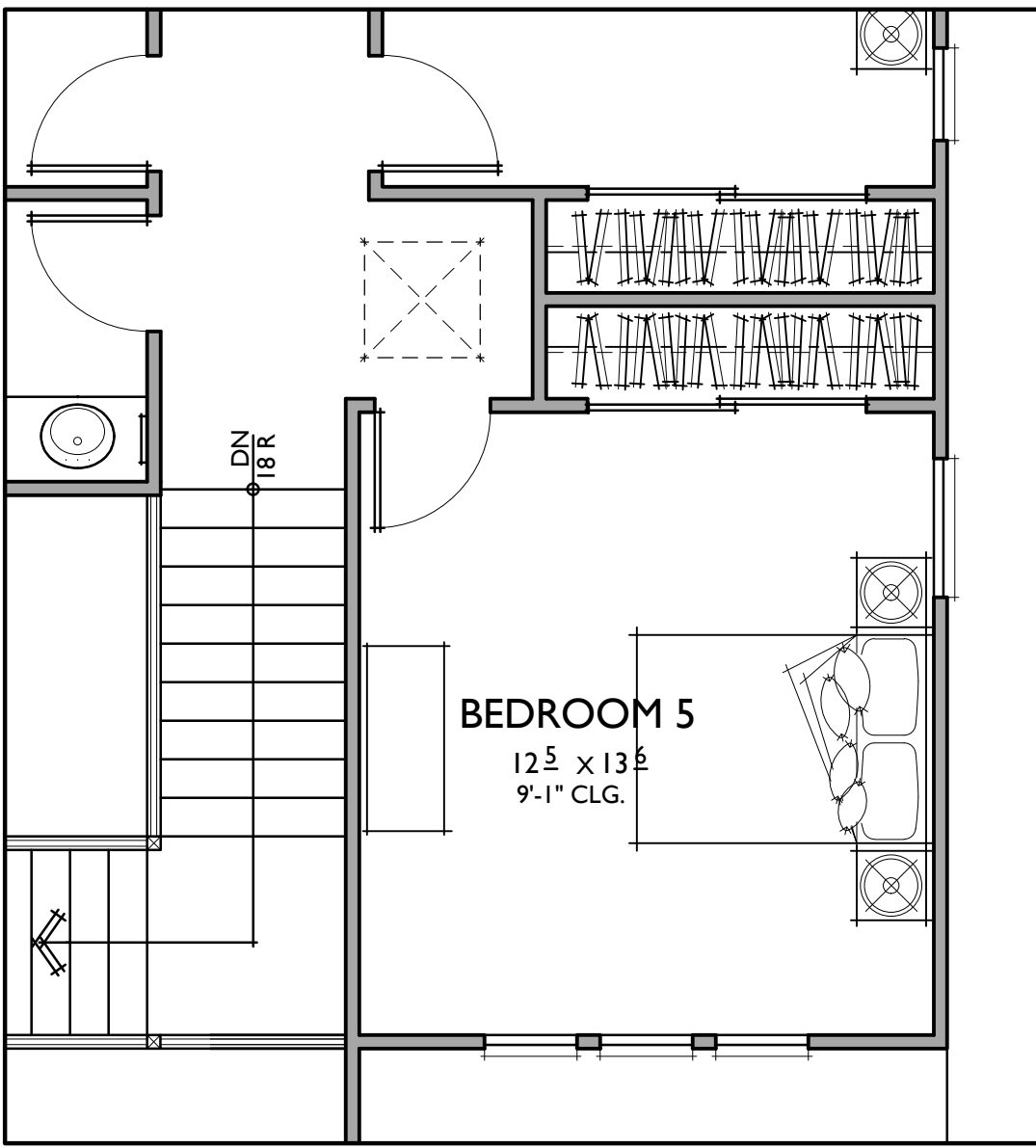
OPT. MULTI-GEN SUITE
IN LIEU OF OFFICE AND BEDROOM 4

PLAN 3

4 BEDROOMS / 3.5 BATHS / FLEX SPACE /
BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,678 SQ. FT.
2ND FLOOR	743 SQ. FT.
TOTAL LIVING	3,421 SQ. FT.
3 - CAR GARAGE	722 SQ. FT.
OUTDOOR LIVING	295 SQ. FT.
PORCH	112 SQ. FT.
LOT COVERAGE	0.461333

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



OPT. BEDROOM 5

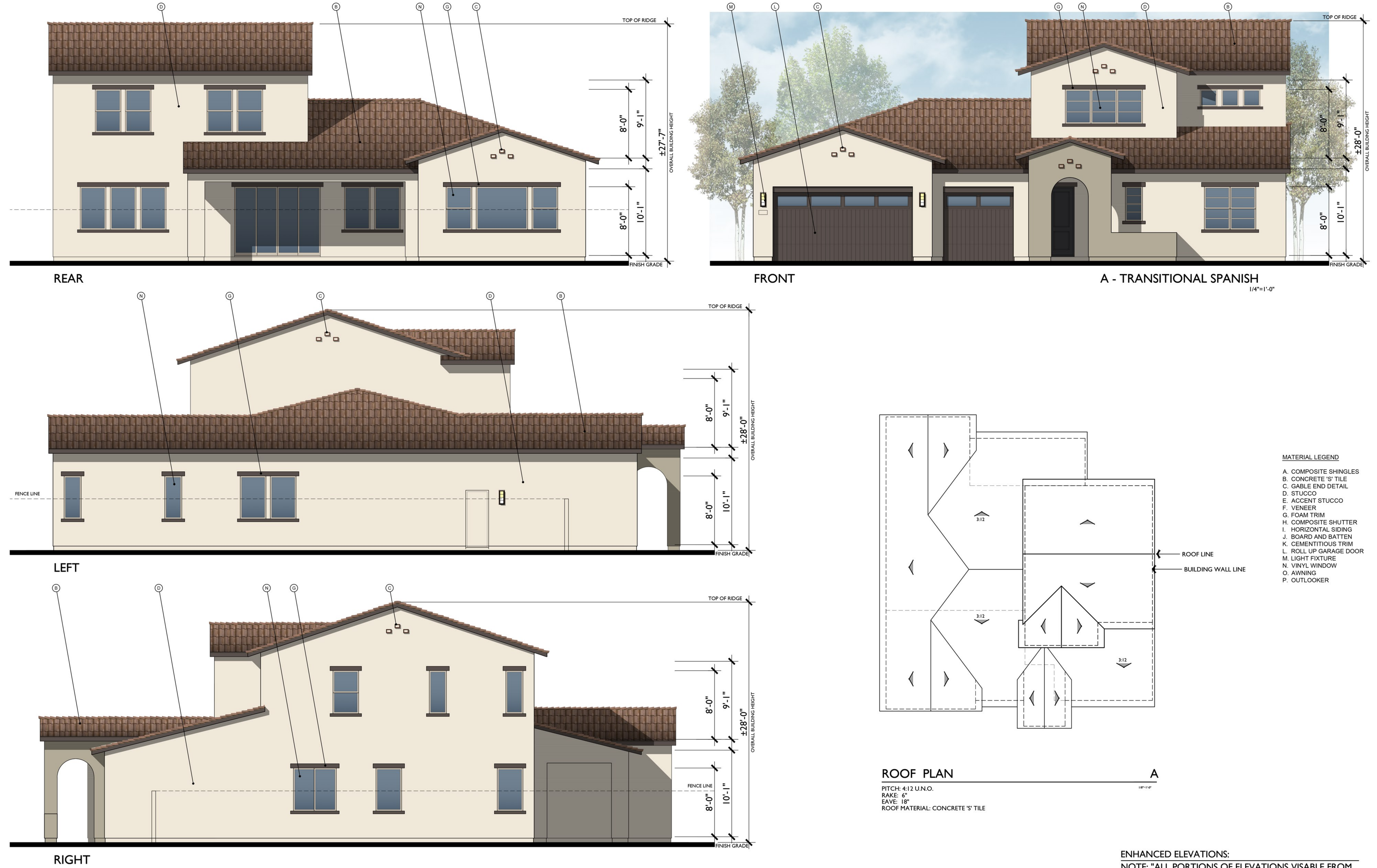
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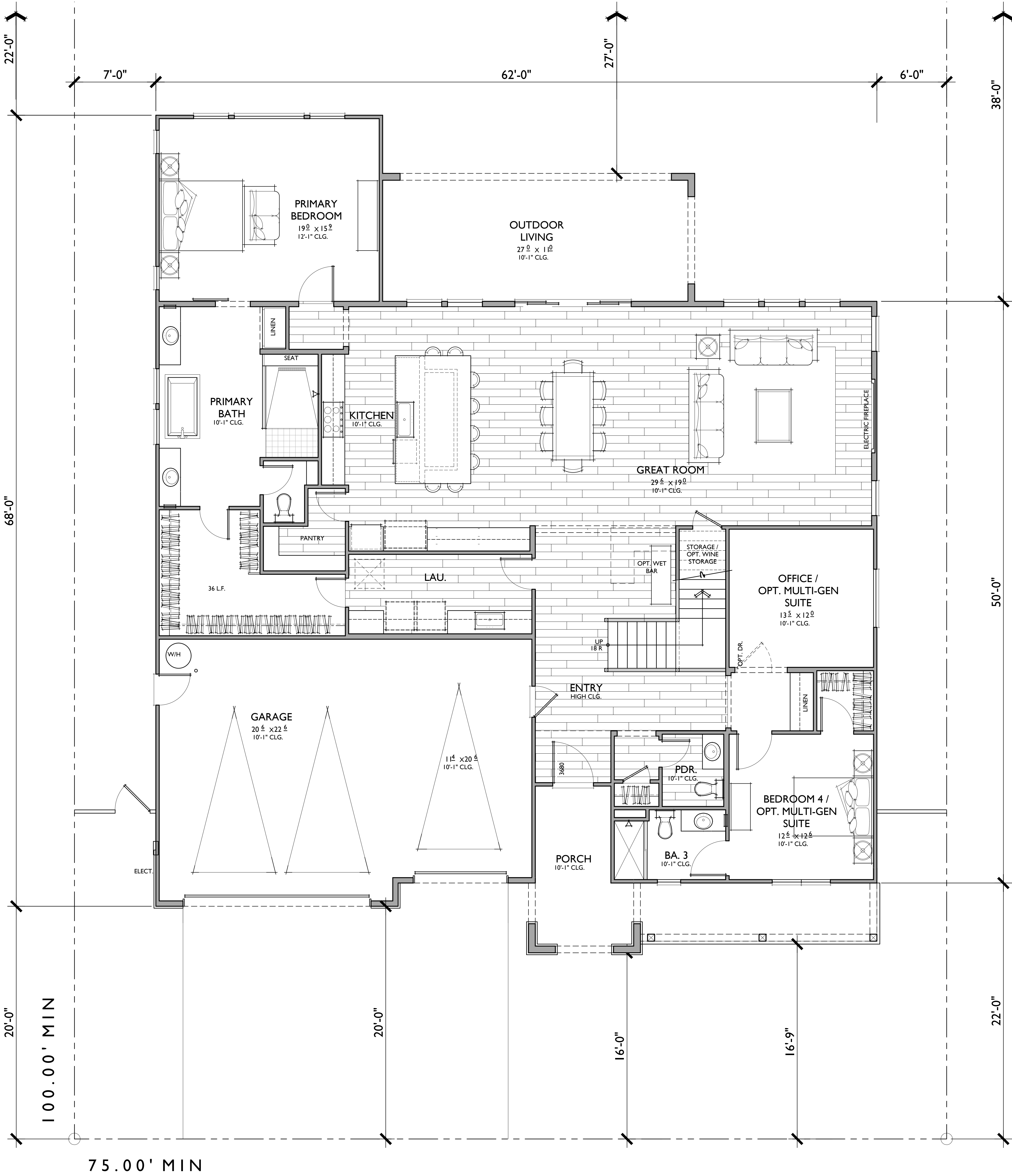
PLAN 3

4 BEDROOMS / 3.5 BATHS / FLEX SPACE /
BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,678 SQ. FT.
2ND FLOOR	743 SQ. FT.
TOTAL LIVING	3,421 SQ. FT.
3 - CAR GARAGE	722 SQ. FT.
OUTDOOR LIVING	295 SQ. FT.
PORCH	112 SQ. FT.
LOT COVERAGE	0.461333

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





PLAN 3

4 BEDROOMS / 3.5 BATHS / FLEX SPACE /
BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,678 SQ. FT.
2ND FLOOR	743 SQ. FT.
TOTAL LIVING	3,421 SQ. FT.
3 - CAR GARAGE	722 SQ. FT.
OUTDOOR LIVING	295 SQ. FT.
PORCH	112 SQ. FT.
LOT COVERAGE	214 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

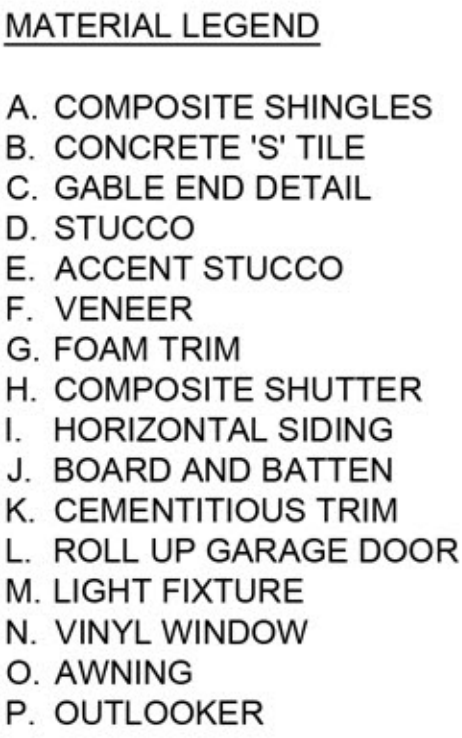


PLAN 3

4 BEDROOMS / 3.5 BATHS / FLEX SPACE /
BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,678 SQ. FT.
2ND FLOOR	743 SQ. FT.
TOTAL LIVING	3,421 SQ. FT.
3 - CAR GARAGE	722 SQ. FT.
OUTDOOR LIVING	295 SQ. FT.
PORCH	112 SQ. FT.
LOT COVERAGE	214 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

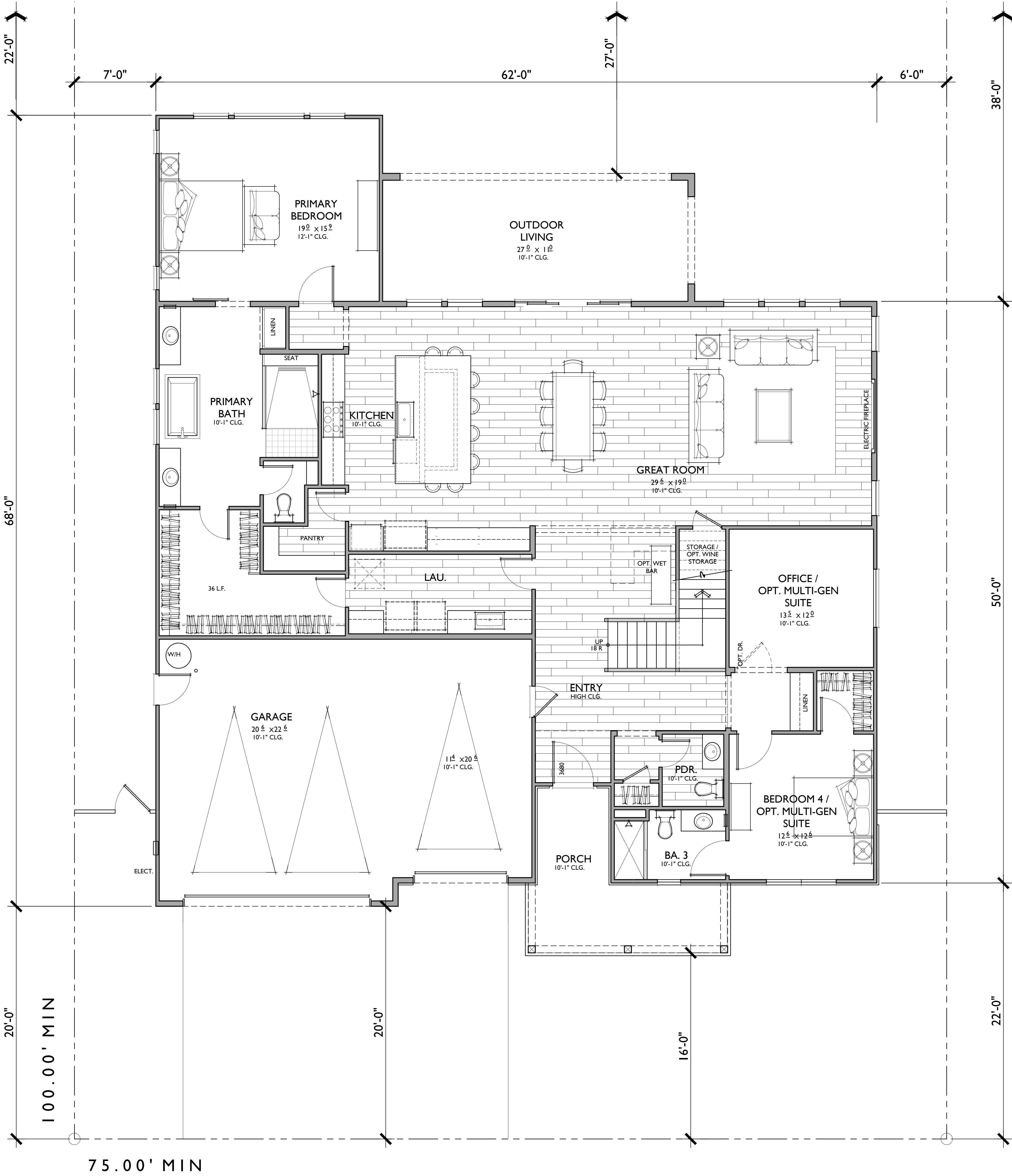

$$1/4" = 1'-0"$$


B

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

ENHANCED ELEVATIONS:

NOTE: "ALL PORTIONS OF ELEVATIONS VISABLE FROM A PUBLIC RIGHT-OF-WAY, PEDESTRIAN PATHWAY, OR OPEN SPACE SHALL INCLUDE ENHANCED FEATURES AS PROVIDED IN THIS DOCUMENT"



PLAN 3

4 BEDROOMS / 3.5 BATHS / FLEX SPACE /
BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,678 SQ. FT.
2ND FLOOR	743 SQ. FT.
TOTAL LIVING	3,421 SQ. FT.
3 - CAR GARAGE	722 SQ. FT.
OUTDOOR LIVING	295 SQ. FT.
PORCH	112 SQ. FT.
LOT COVERAGE	152 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

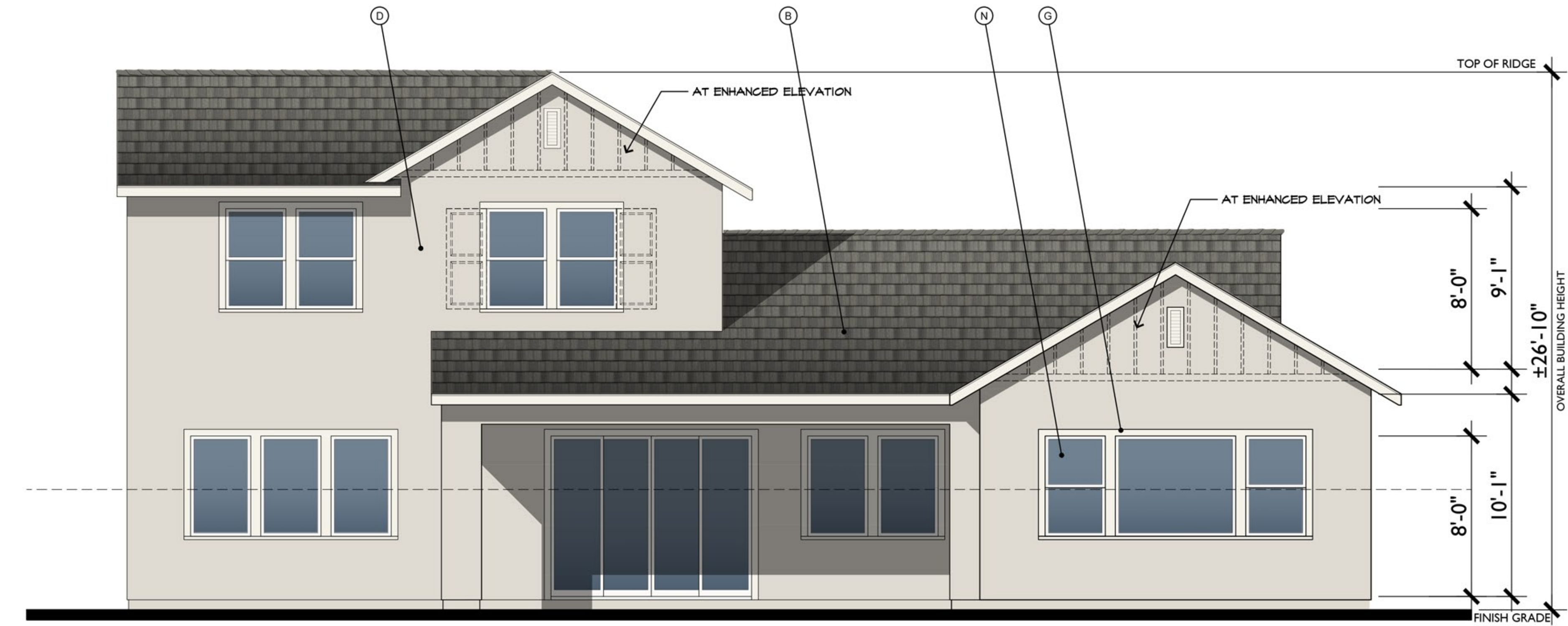


PLAN 3

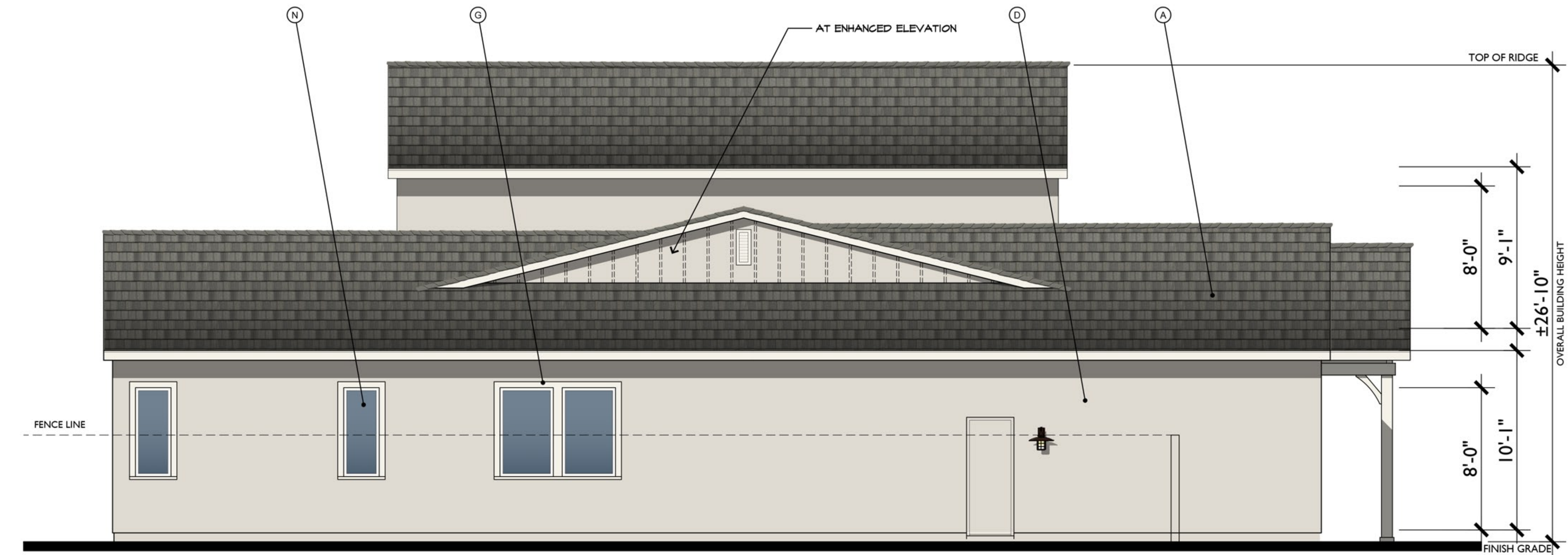
4 BEDROOMS / 3.5 BATHS / FLEX SPACE /
BONUS ROOM
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,678 SQ. FT.
2ND FLOOR	743 SQ. FT.
TOTAL LIVING	3,421 SQ. FT.
3 - CAR GARAGE	722 SQ. FT.
OUTDOOR LIVING	295 SQ. FT.
PORCH	112 SQ. FT.
LOT COVERAGE	152 SQ. FT.

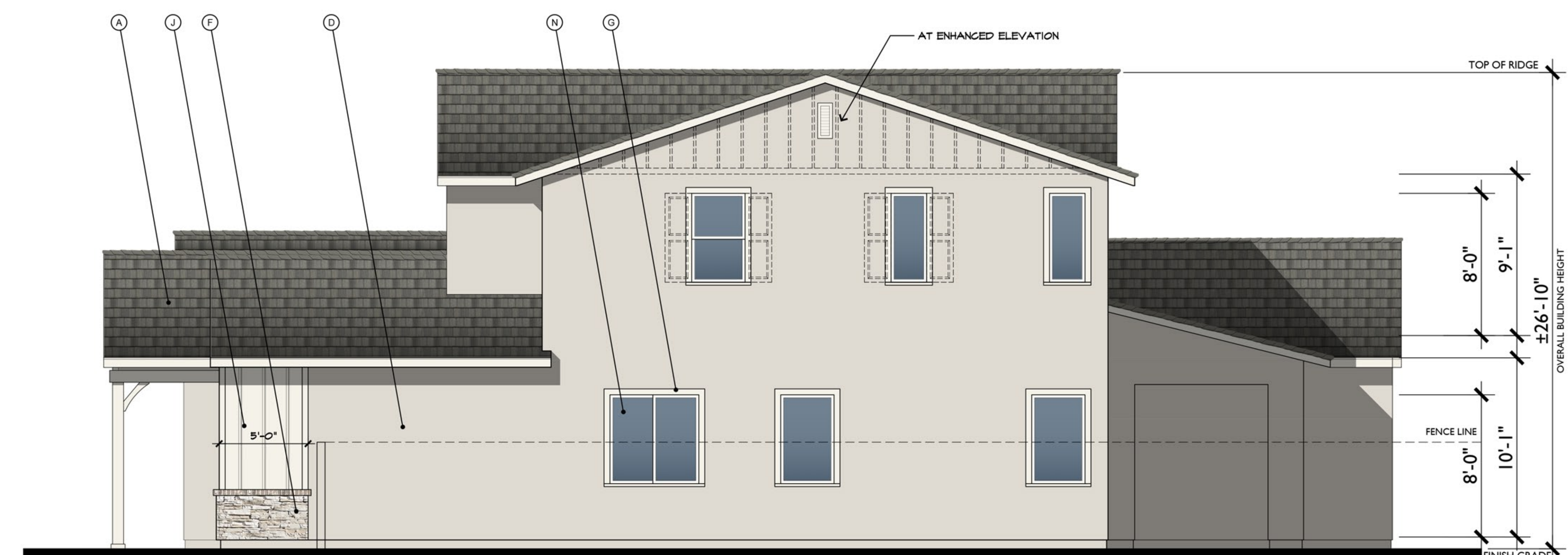
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT

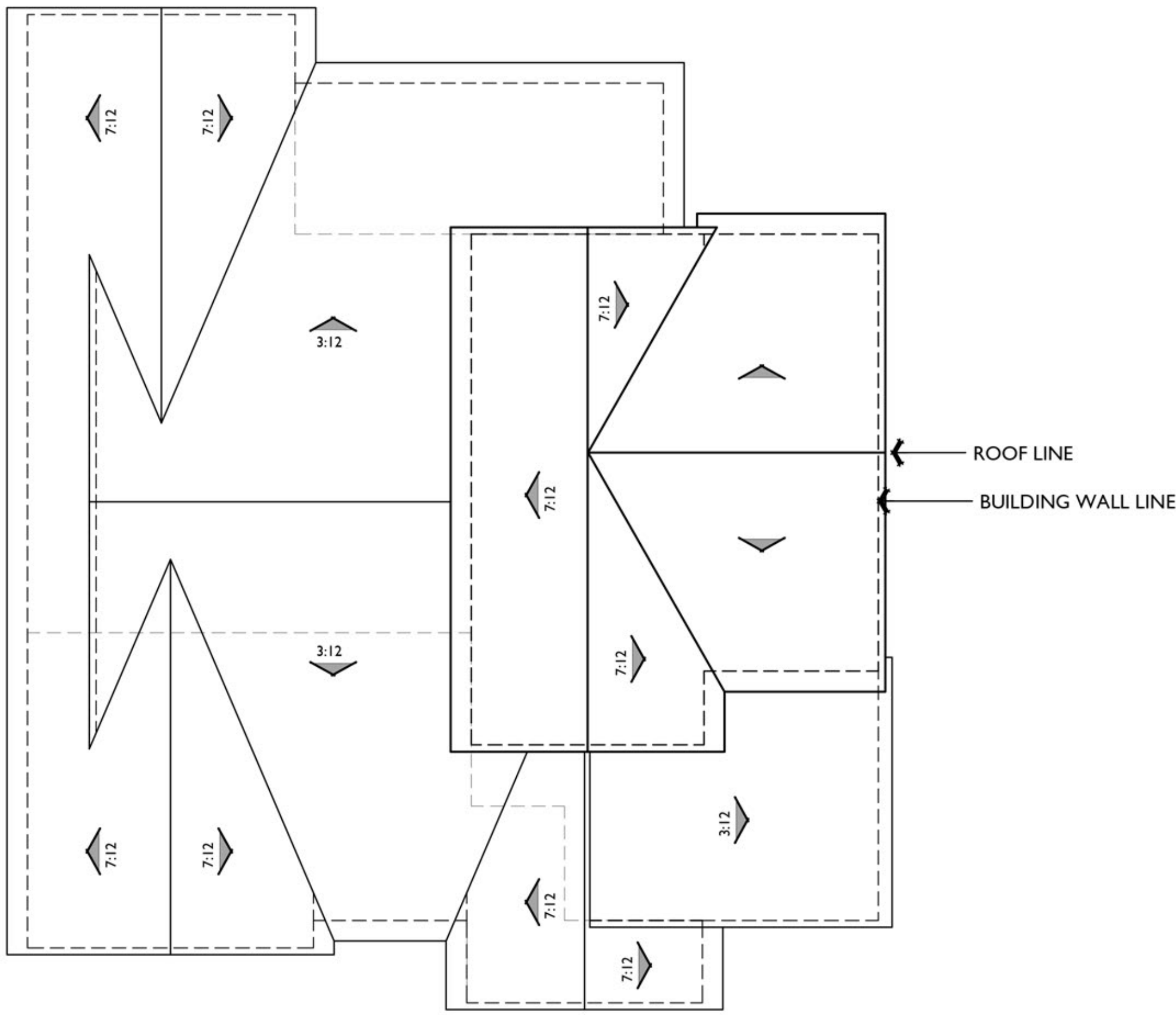


RIGHT



FRONT

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



ROOF PLAN
PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND
- A. COMPOSITE SHINGLES
 - B. CONCRETE 'S' TILE
 - C. GABLE END DETAIL
 - D. STUCCO
 - E. ACCENT STUCCO
 - F. VENEER
 - G. FOAM TRIM
 - H. COMPOSITE SHUTTER
 - I. HORIZONTAL SIDING
 - J. BOARD AND BATTEN
 - K. CEMENTITIOUS TRIM
 - L. ROLL UP GARAGE DOOR
 - M. LIGHT FIXTURE
 - N. VINYL WINDOW
 - O. AWNING
 - P. OUTLOOKER

ENHANCED ELEVATIONS:
NOTE: "ALL PORTIONS OF ELEVATIONS VISABLE FROM A PUBLIC RIGHT-OF-WAY, PEDESTRIAN PATHWAY, OR OPEN SPACE SHALL INCLUDE ENHANCED FEATURES AS PROVIDED IN THIS DOCUMENT"



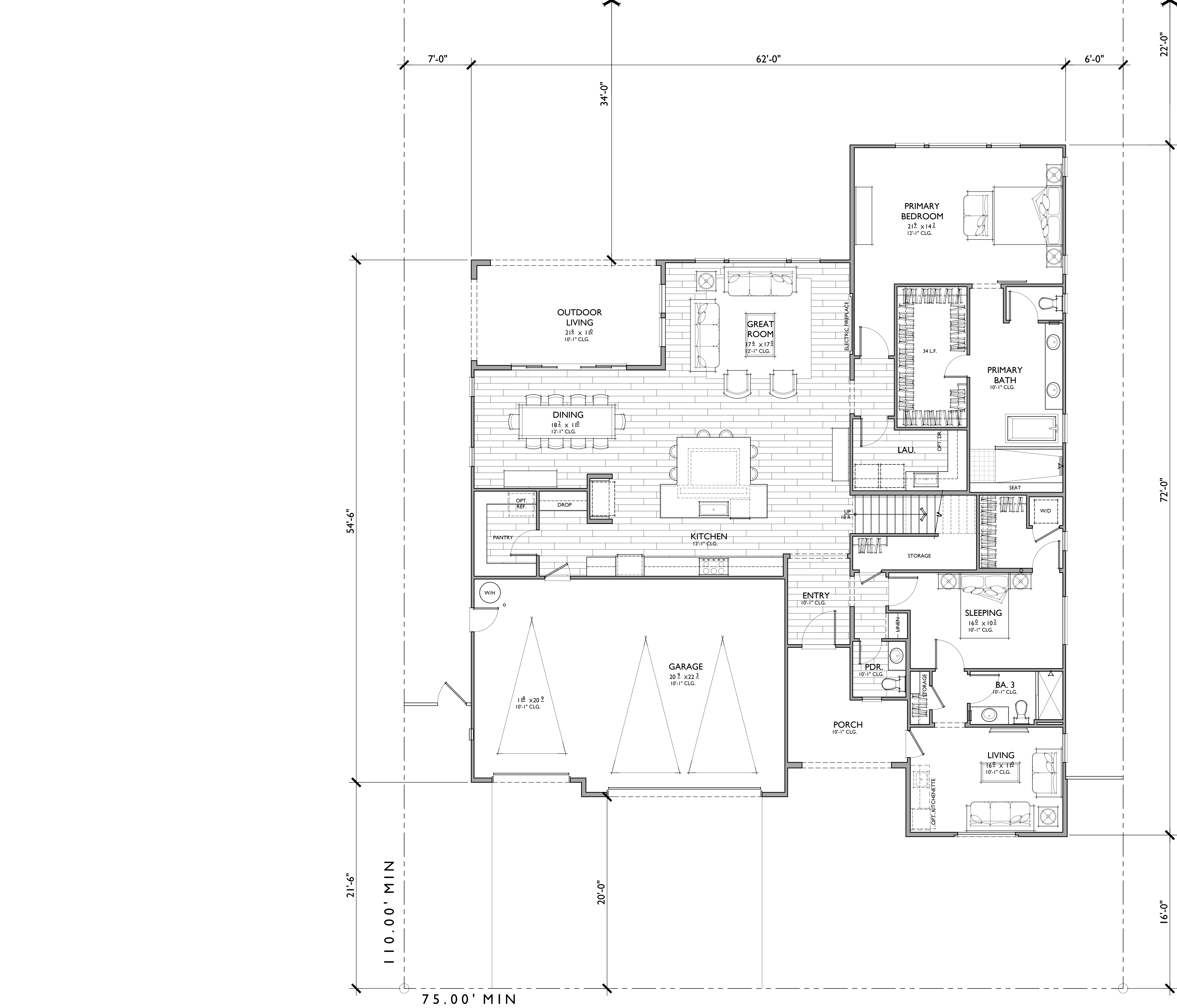
TRANSITIONAL SPANISH



FARMHOUSE



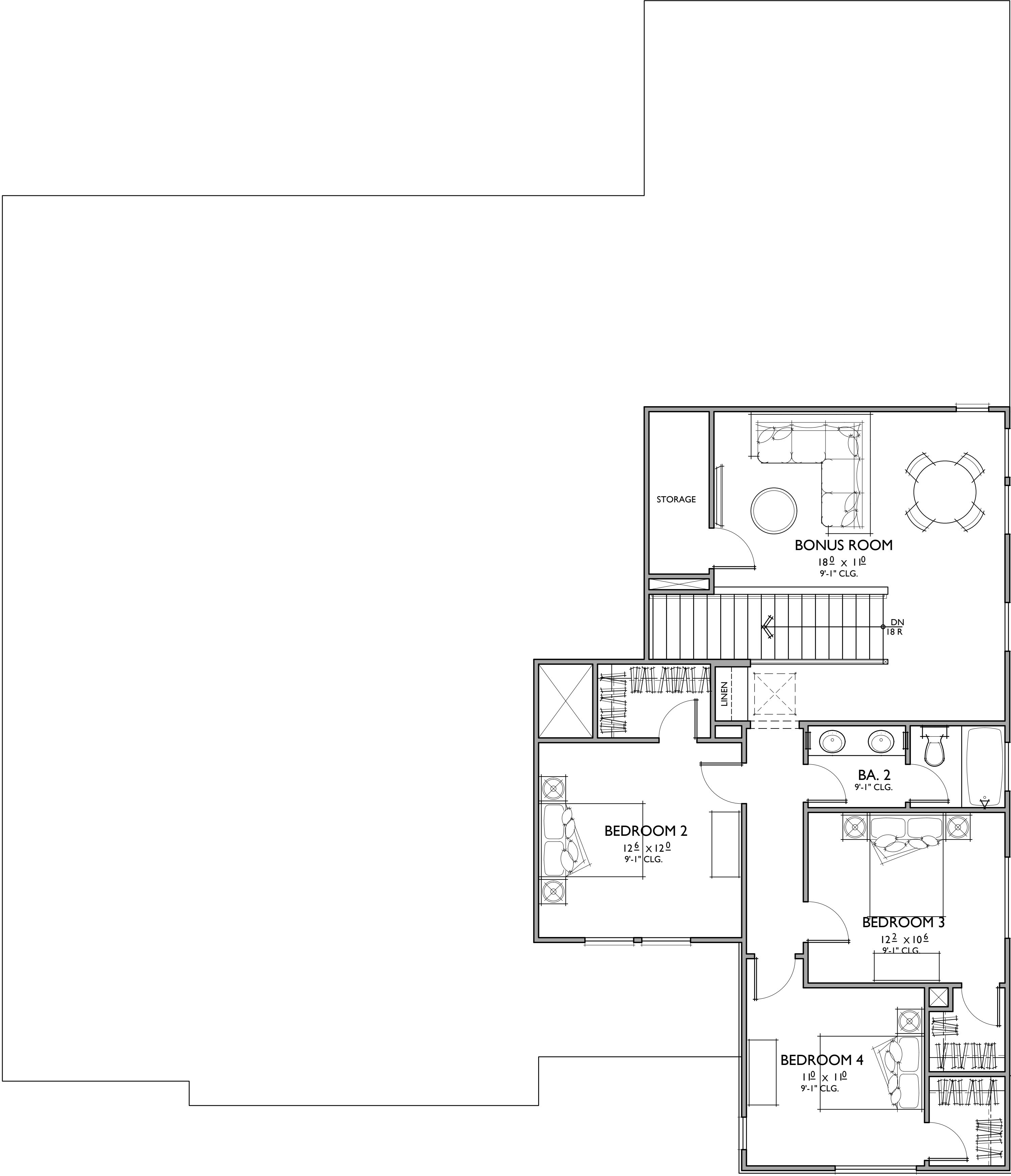
MODERN PRAIRIE



PLAN 4
4 BEDROOMS / 3.5 BATHS + BONUS +
MULTI-GEN SUITE
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,682 SQ. FT.
2ND FLOOR	1,032 SQ. FT.
TOTAL LIVING	3,714 SQ. FT.
3 - CAR GARAGE	730 SQ. FT.
OUTDOOR LIVING	218 SQ. FT.
PORCH	124 SQ. FT.
LOT COVERAGE	0.454909

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



SECOND FLOOR

PLAN 4
4 BEDROOMS / 3.5 BATHS + BONUS +
MULTI-GEN SUITE
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,682 SQ. FT.
2ND FLOOR	1,032 SQ. FT.
TOTAL LIVING	3,714 SQ. FT.
3 - CAR GARAGE	730 SQ. FT.
OUTDOOR LIVING	218 SQ. FT.
PORCH	124 SQ. FT.
LOT COVERAGE	0.454909

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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fax +1 949 553 0548

PLAN 4A

Reflects Transitional Spanish Elevation

RIO DEL ORO 75' WIDE LOTS

Rancho Cordova , California

0

2

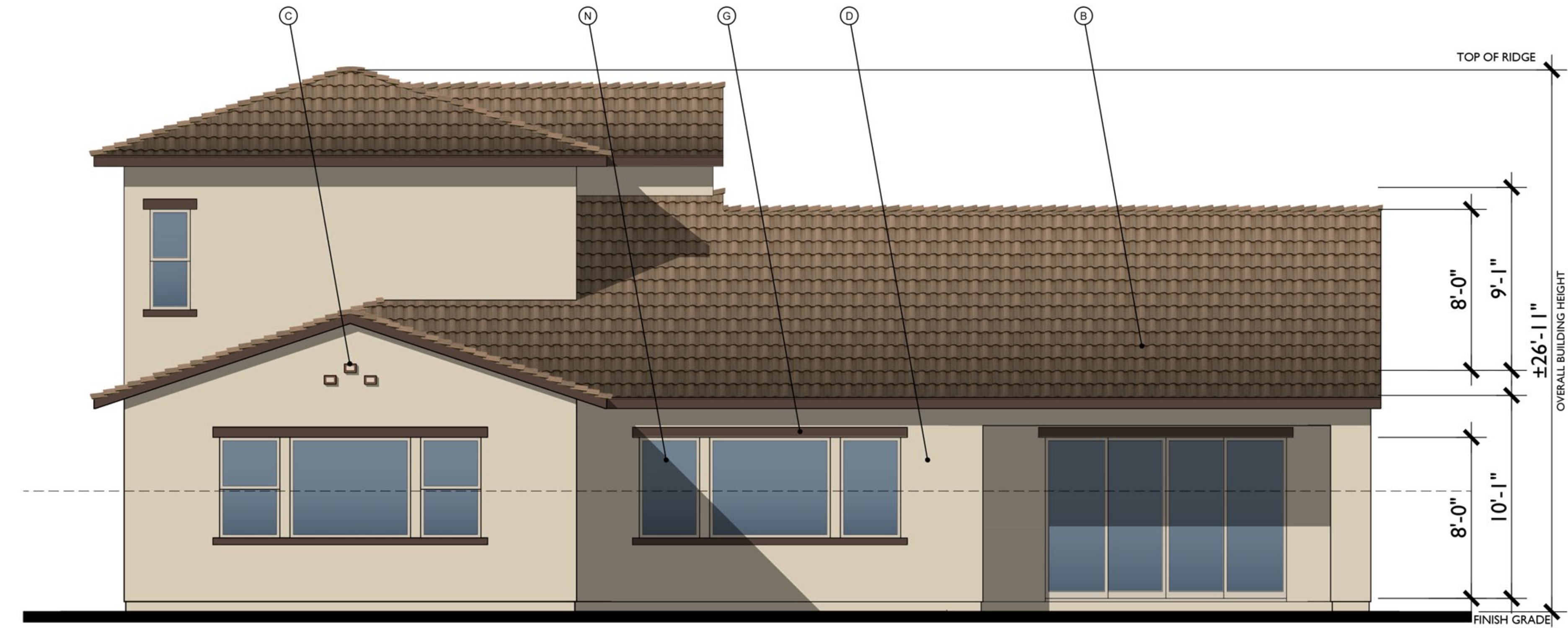
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8

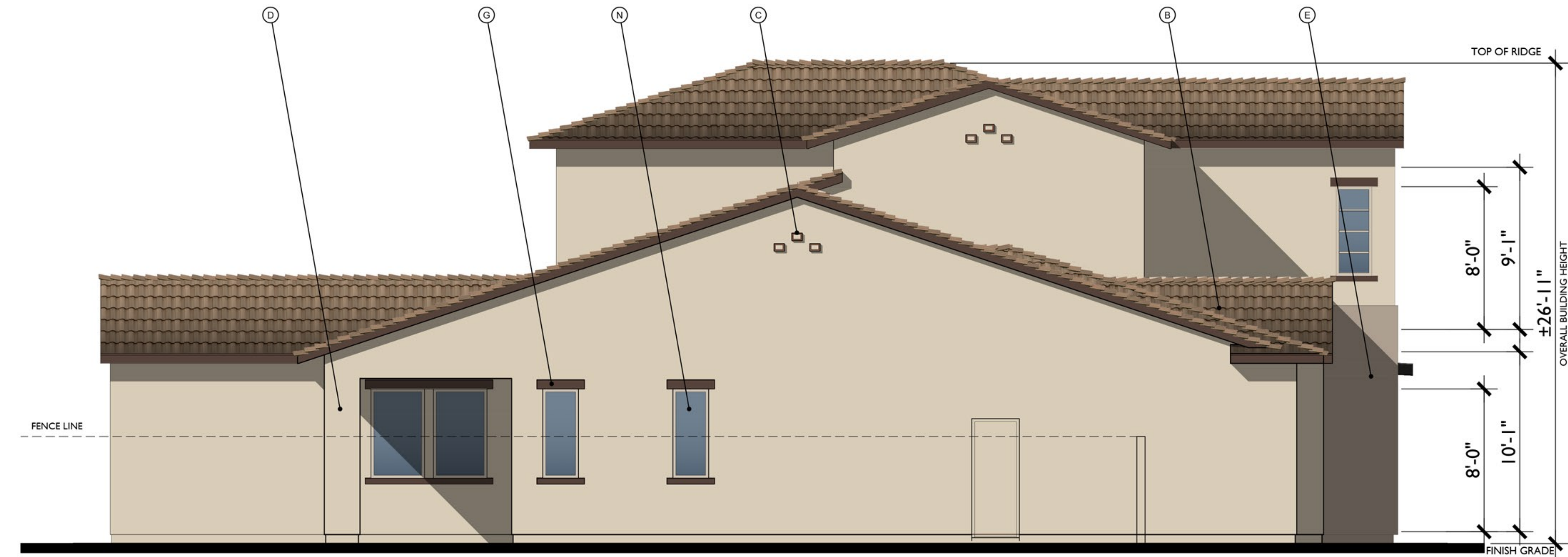
258.21251

Elliott Homes
A Tradition of Quality since 1914

Page 107 of 140



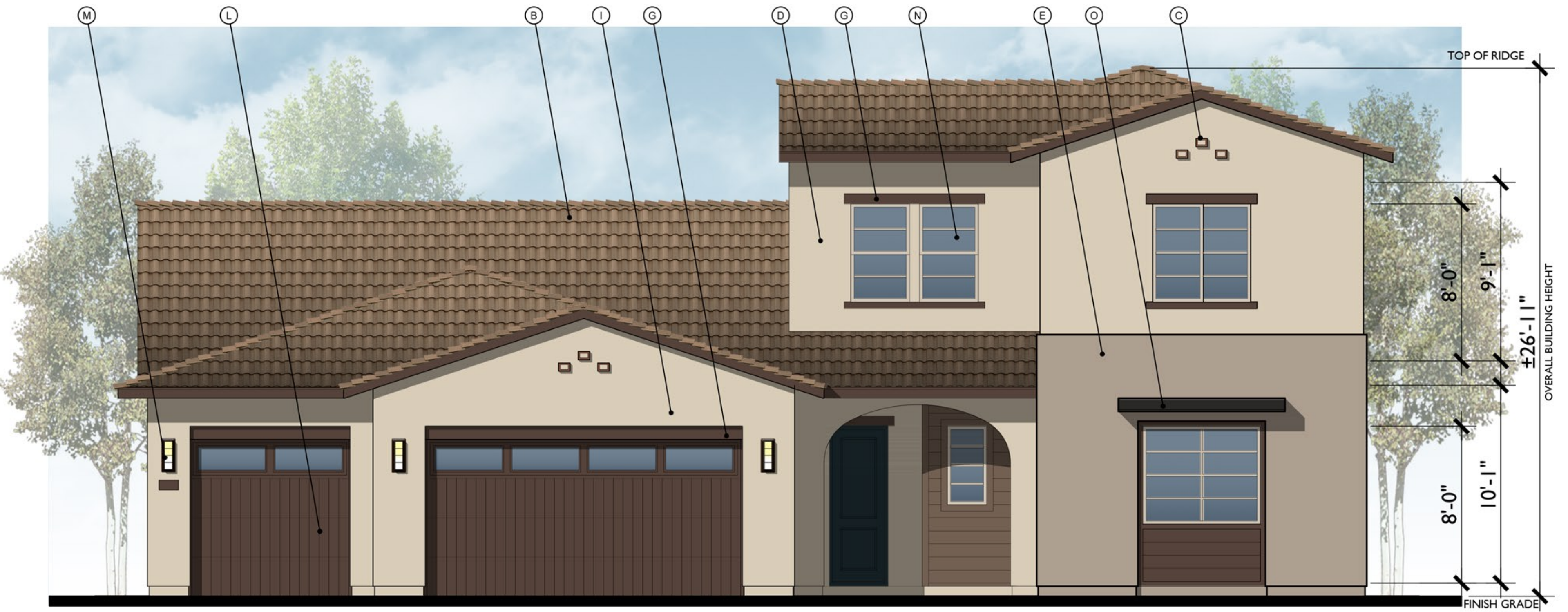
REAR



LEFT



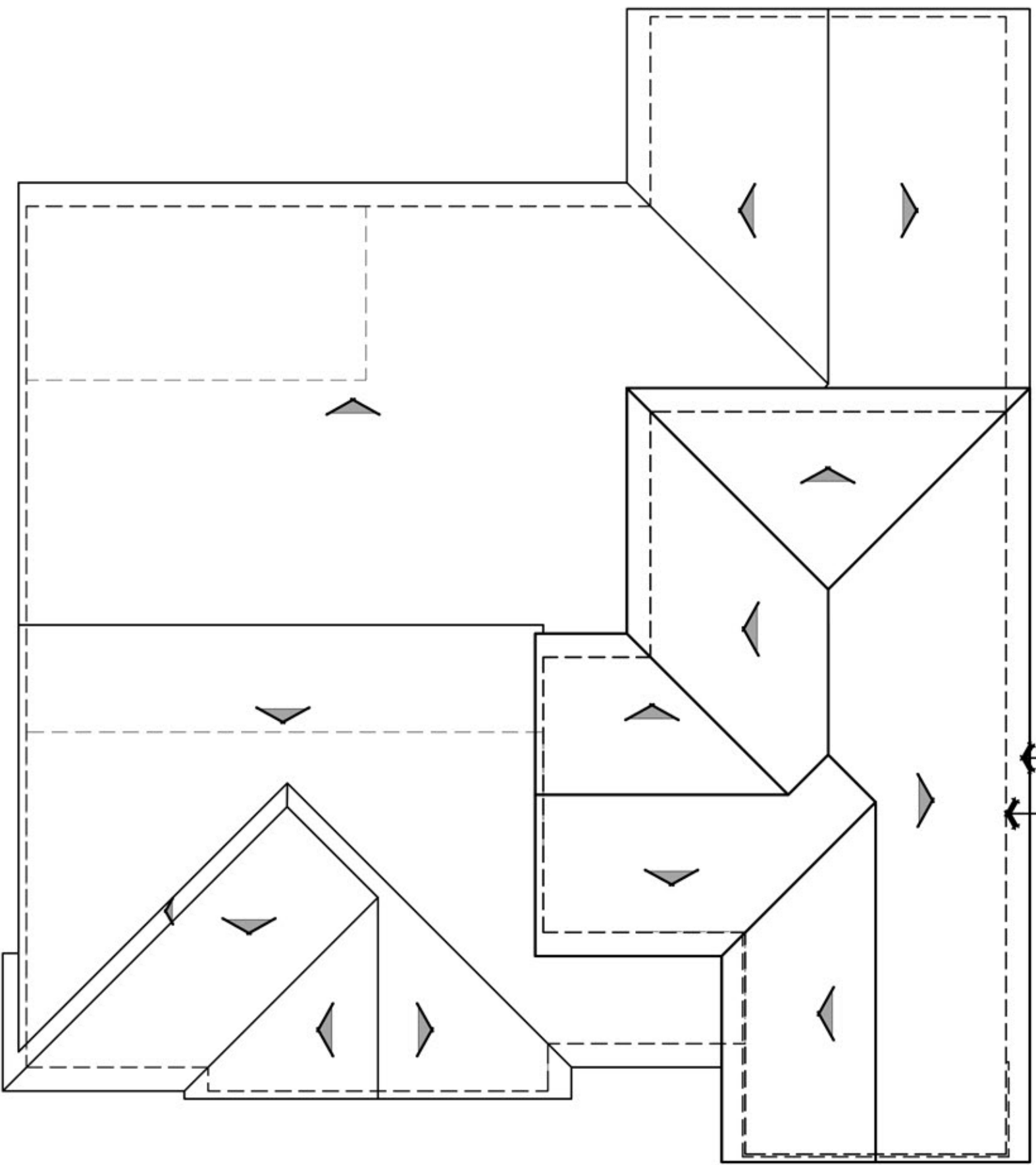
RIGHT



FRONT

A - TRANSITIONAL SPANISH

1/4"=1'-0"



ROOF PLAN

A

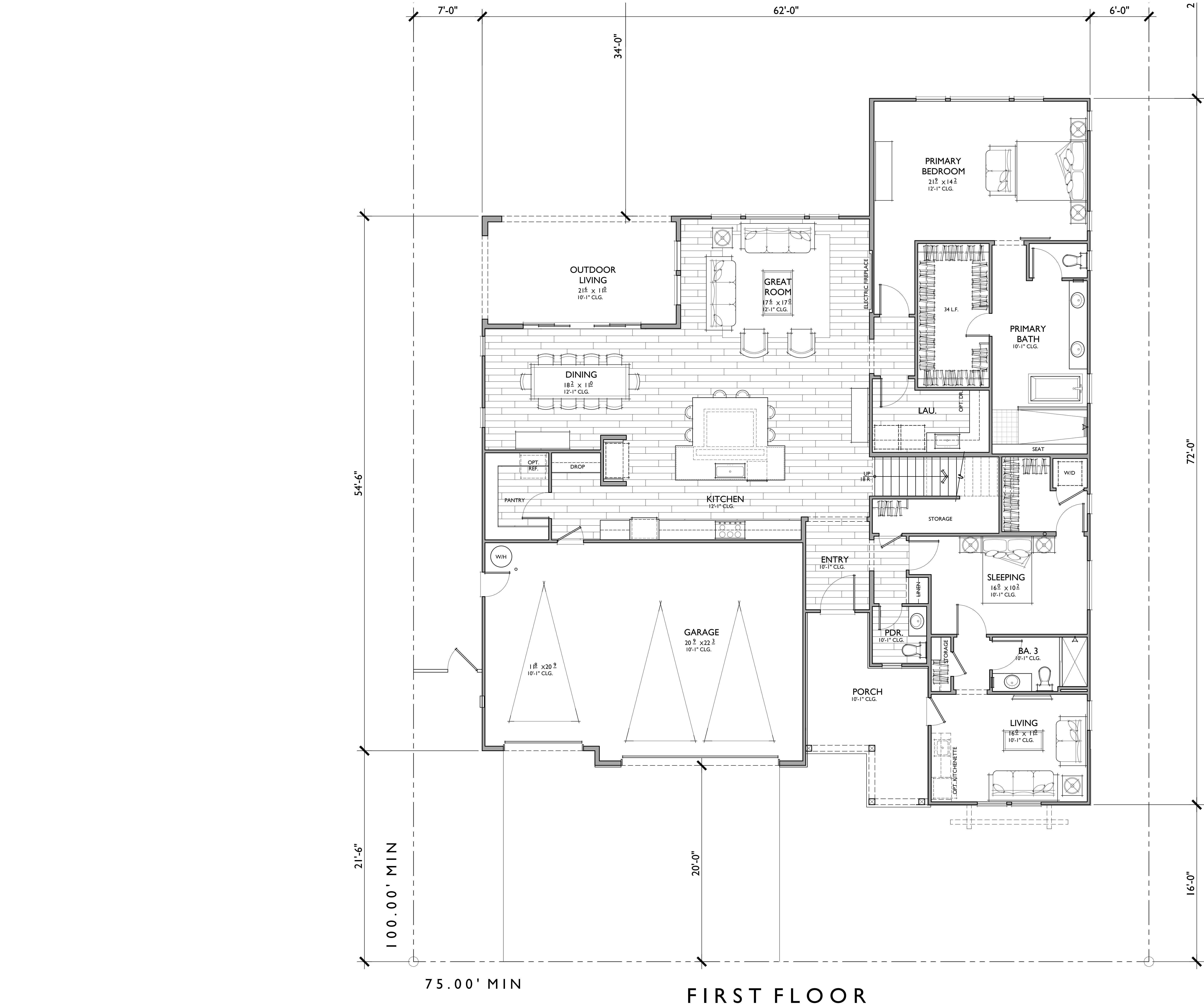
PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

MATERIAL LEGEND

- A. COMPOSITE SHINGLES
- B. CONCRETE 'S' TILE
- C. GABLE END DETAIL
- D. STUCCO
- E. ACCENT STUCCO
- F. VENEER
- G. FOAM TRIM
- H. COMPOSITE SHUTTER
- I. HORIZONTAL SIDING
- J. BOARD AND BATTEN
- K. CEMENTITIOUS TRIM
- L. ROLL UP GARAGE DOOR
- M. LIGHT FIXTURE
- N. VINYL WINDOW
- O. AWNING
- P. OUTLOOKER

ROOF LINE
BUILDING WALL LINE

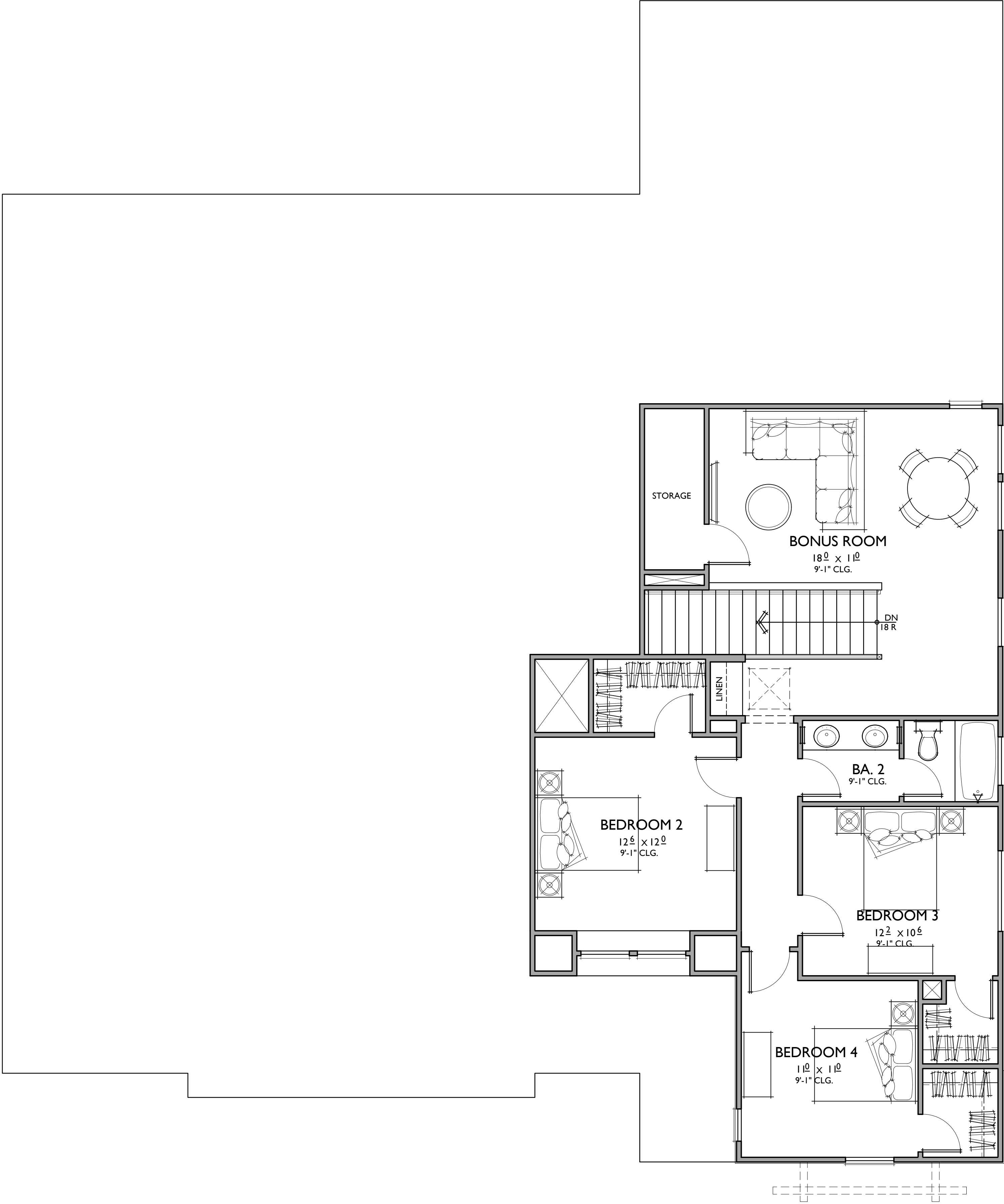
ENHANCED ELEVATIONS:
NOTE: "ALL PORTIONS OF ELEVATIONS VISABLE FROM
A PUBLIC RIGHT-OF-WAY, PEDESTRIAN PATHWAY, OR
OPEN SPACE SHALL INCLUDE ENHANCED FEATURES AS
PROVIDED IN THIS DOCUMENT"



PLAN 4
4 BEDROOMS / 3.5 BATHS + BONUS +
MULTI-GEN SUITE
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,682 SQ. FT.
2ND FLOOR	1,032 SQ. FT.
TOTAL LIVING	3,714 SQ. FT.
3 - CAR GARAGE	730 SQ. FT.
OUTDOOR LIVING	218 SQ. FT.
PORCH	124 SQ. FT.
LOT COVERAGE	176 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

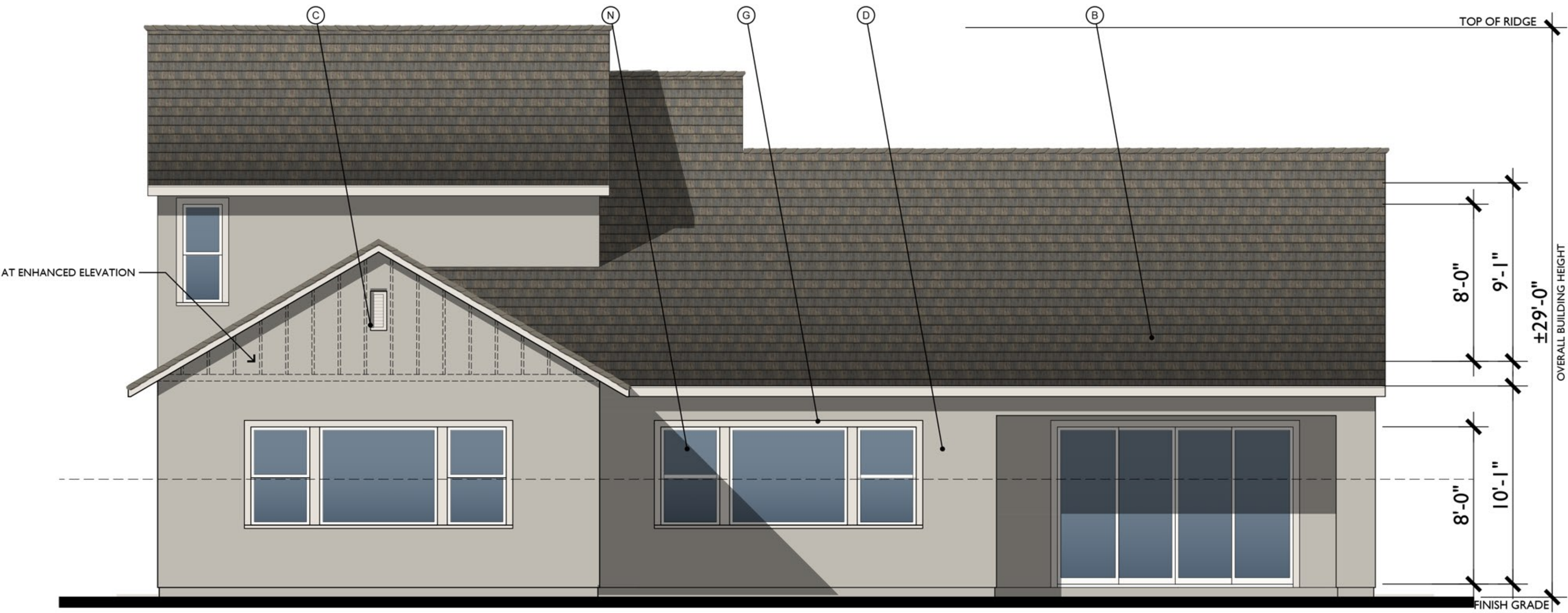


SECOND FLOOR

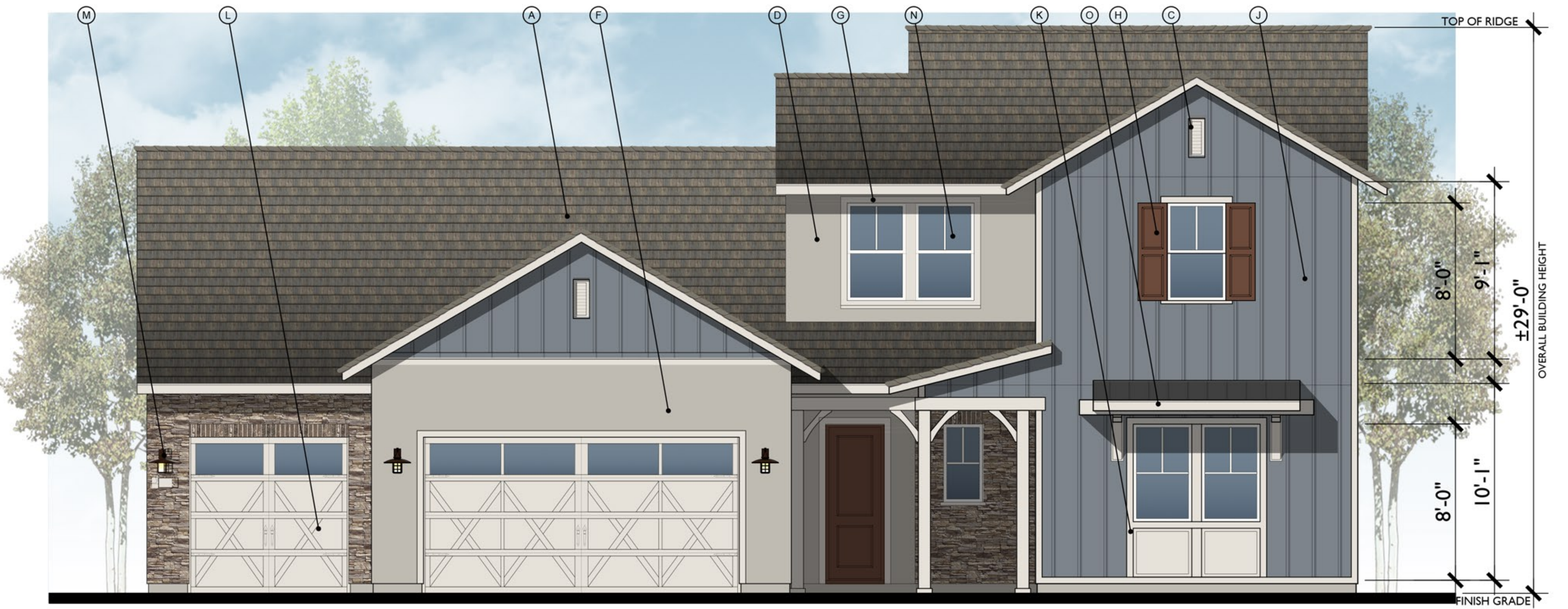
PLAN 4
4 BEDROOMS / 3.5 BATHS + BONUS +
MULTI-GEN SUITE
3 - CAR GARAGE

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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

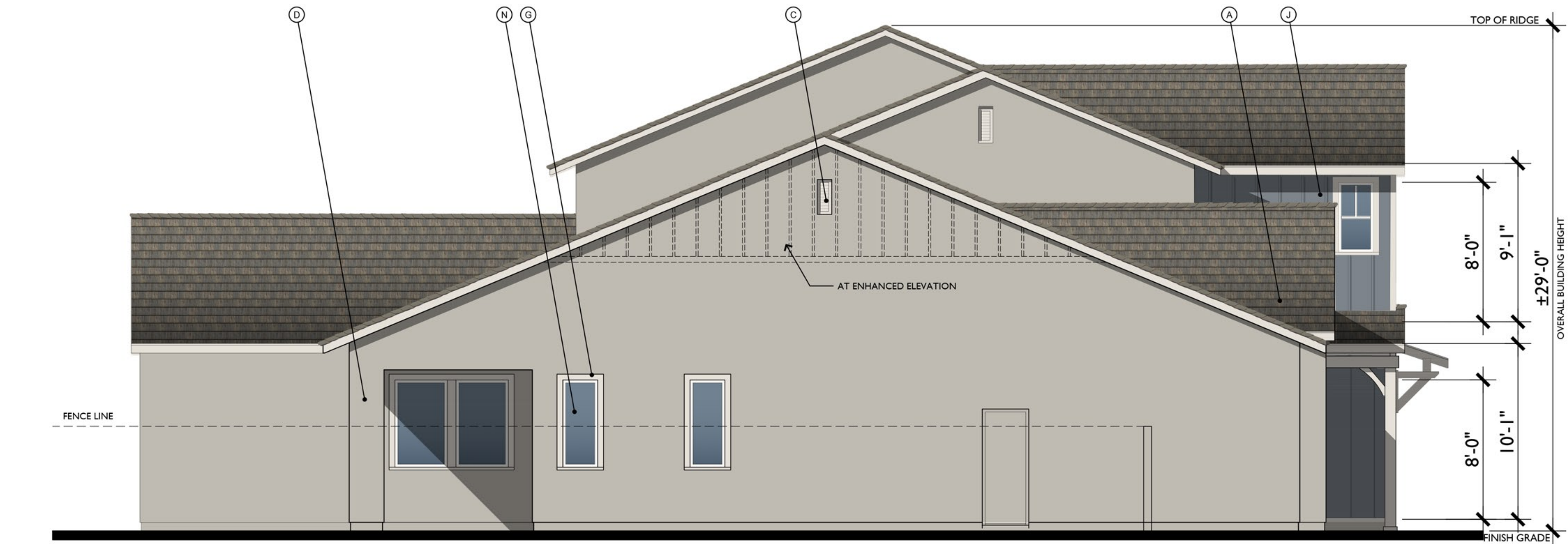


REAR

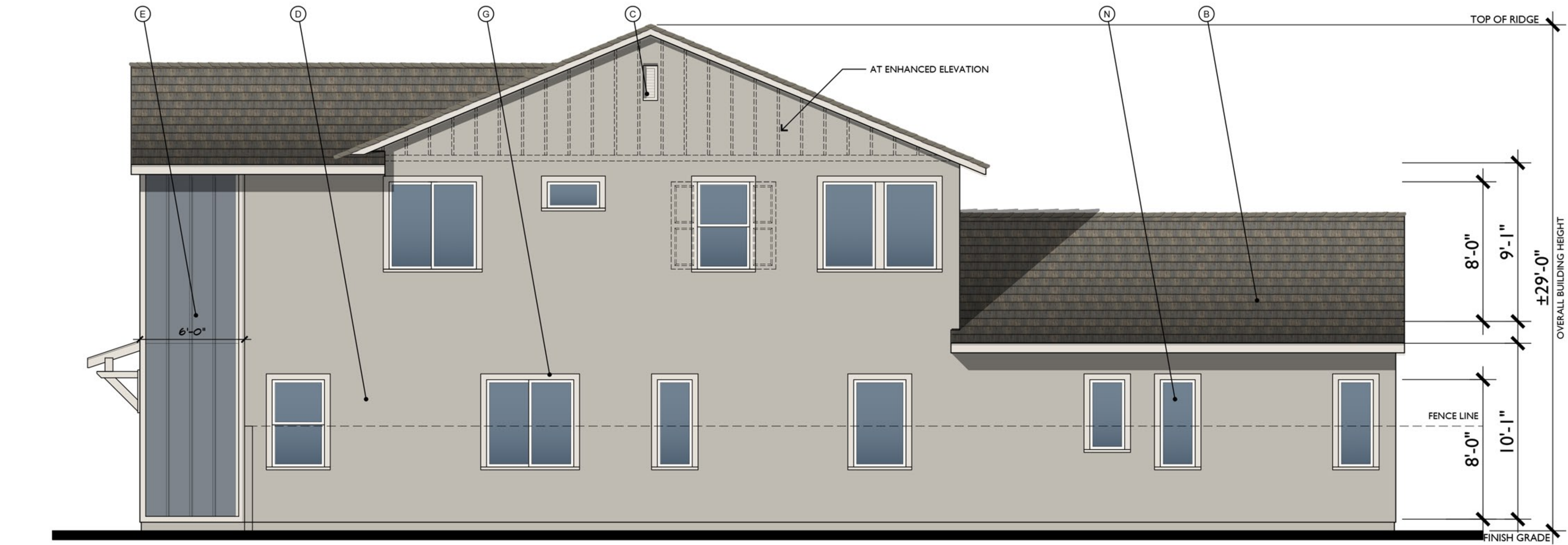


FRONT

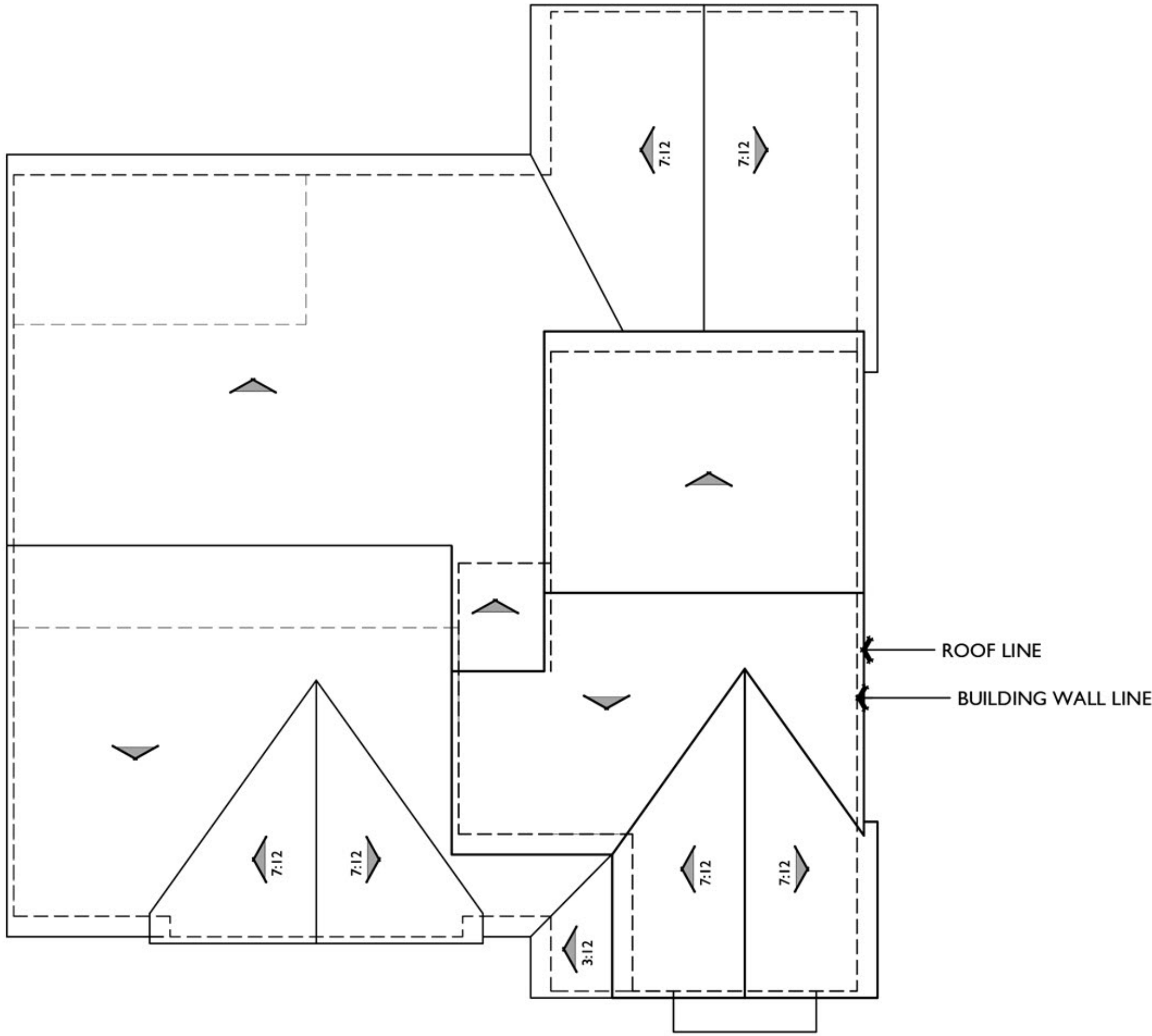
C - FARMHOUSE
1/4"=1'-0"



LEFT



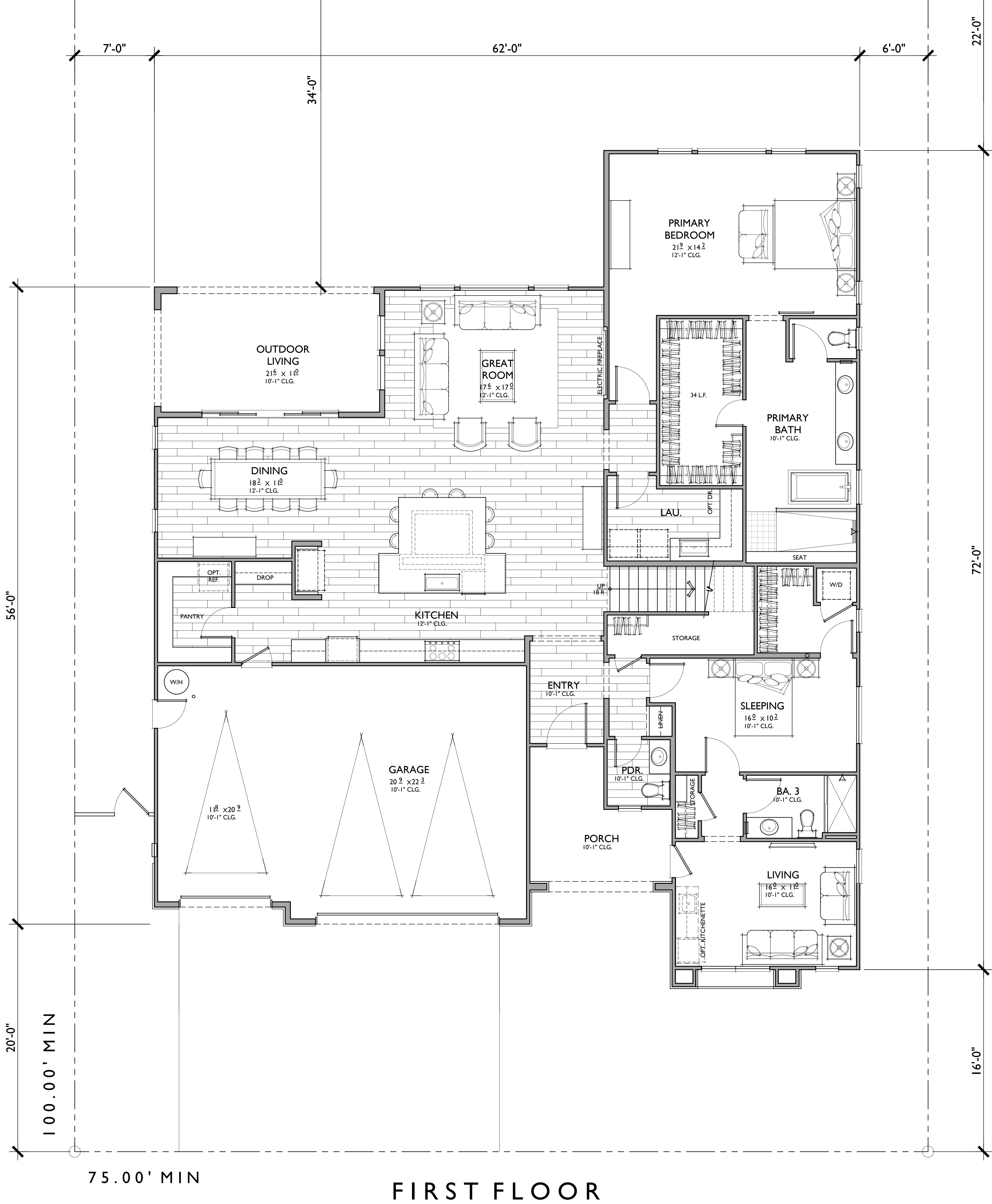
RIGHT



ROOF PLAN
PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE
C
1/8"=1'-0"

- MATERIAL LEGEND
- A. COMPOSITE SHINGLES
 - B. CONCRETE 'S' TILE
 - C. GABLE END DETAIL
 - D. STUCCO
 - E. ACCENT STUCCO
 - F. VENEER
 - G. FOAM TRIM
 - H. COMPOSITE SHUTTER
 - I. HORIZONTAL SIDING
 - J. BOARD AND BATTEN
 - K. CEMENTITIOUS TRIM
 - L. ROLL UP GARAGE DOOR
 - M. LIGHT FIXTURE
 - N. VINYL WINDOW
 - O. AWNING
 - P. OUTLOOKER

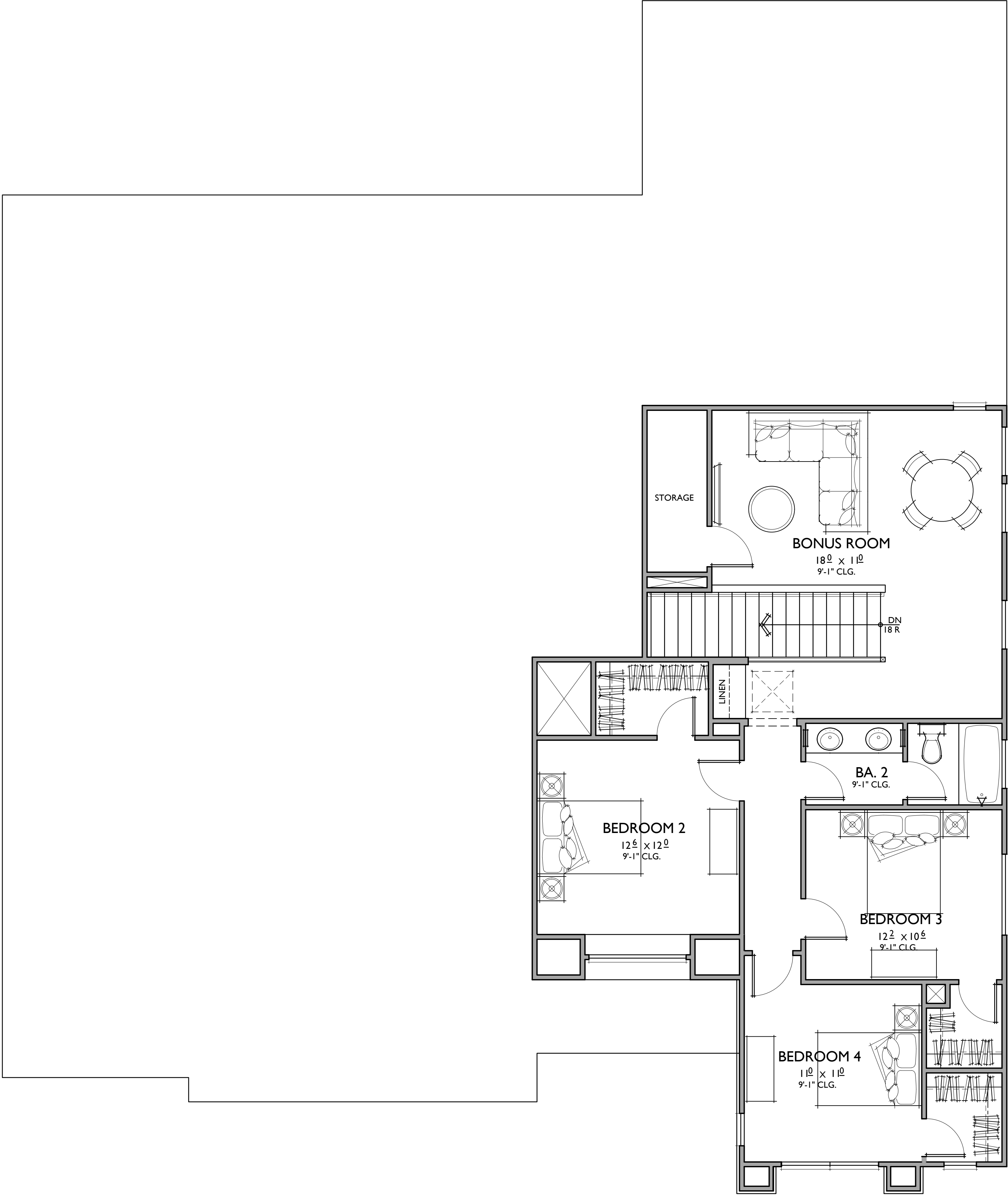
ENHANCED ELEVATIONS:
NOTE: "ALL PORTIONS OF ELEVATIONS VISABLE FROM A PUBLIC RIGHT-OF-WAY, PEDESTRIAN PATHWAY, OR OPEN SPACE SHALL INCLUDE ENHANCED FEATURES AS PROVIDED IN THIS DOCUMENT"



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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

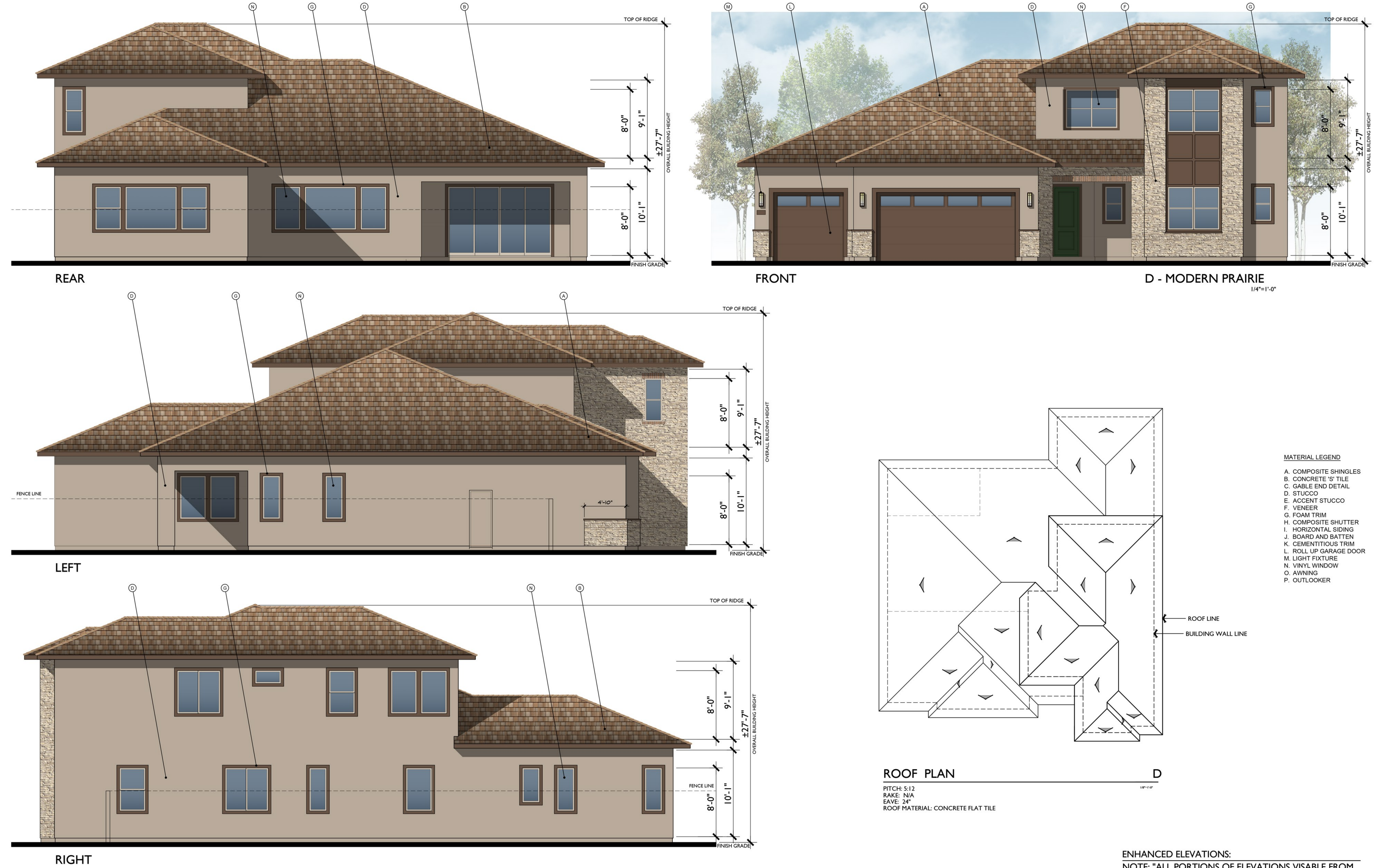


SECOND FLOOR

PLAN 4
4 BEDROOMS / 3.5 BATHS + BONUS +
MULTI-GEN SUITE
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,682 SQ. FT.
2ND FLOOR	1,032 SQ. FT.
TOTAL LIVING	3,714 SQ. FT.
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OUTDOOR LIVING	218 SQ. FT.
PORCH	124 SQ. FT.
LOT COVERAGE	124 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





DIGITAL COLOR BOARDS
RIO DEL ORO 75'

RANCHO CORDOVA, CALIFORNIA | 258.21251
07.07.2025

ITEM 6.2.

ATTACHMENT 2
Exhibit A to the Resolution

COLOR SELECTION CHART

ROOF: EAGLE
PAINT: DUNN EDWARDS
STONE: ELDORADO
BRICK: MCNEAR
BRICK MORTAR: ORCO

JUNE 23, 2025

	SCHEMES 1-4 ARE 'A' ELEVATIONS TRANISTIONAL SPANISH				SCHEMES 5-7 ARE 'B' ELEVATIONS EUROPEAN COTTAGE			SCHEMES 8-10 ARE 'C' ELEVATIONS FARMHOUSE			SCHEMES 11 -13 ARE 'D' ELEVATIONS MODEREN PRAIRIE		
SCHEME #	1	2	3	4	5	6	7	8	9	10	11	12	13
FASCIA, EAVES, TRIM & GARAGE DOORS	DEA 161 WILD MUSTANG	DET 693 MAYAN CHOCOLATE	DEC 756 WEATHERED BROWN	DEA 158 NORTHERN TERRITORY	DEW 340 WHISPER	DET 695 GRANGE HALL	DEC 741 BONE WHITE	DEW 337 GARDENIA	DEW 358 MILK GLASS	DE 6211 LIGHT BEIGE	DET 634 DOWNING TO EARTH	DE 6077 DEEP BROWN	DET 630 RENWICK BROWN
SHUTTERS & ENTRY DOORS	DET 442 ROCKY MOUNTAIN RED	DE 6287 ITALIAN BASIL	DE 6350 DARK ENGINE	DEA 189 BLACK RIVER FALLS	DE 5802 CHINA CLAY	DE 6308 BLACK SPRUCE	DEA 176 IRON RIVER	DEC 712 BRIAR	DET 554 BLUE BELL	DEA 157 CELLAR DOOR	DEA 135 DEEP OCEAN	DET 518 BOTANICAL GARDEN	DET 454 ARIZONA CLAY
BASE STUCCO	DEW 325 VANILLA SHAKE	DEC 747 SAHARA	DE 6190 BALL OF STRING	DET 670 VINTAGE EPHEMERA	DEC 752 BIRCHWOOD	DEW 344 FROSTING CREAM	DE 6207 EGYPTIAN SAND	DE 6220 POROUS STONE	DE 6212 CRISP MUSLIN	DEC 786 MINER'S DUST	DEC 751 ASH GRAY	DET 696 STANFORD STONE	DET 692 KILN DRIED
ACCENT STUCCO	DE 6213 FINE GRAIN	DEC 766 STEVEARENO BIEGE	DEC 771 SHAGGY BARKED	DET 637 SEAGULL WAIL	-----	-----	-----	-----	-----	-----	-----	-----	-----
SIDING	DET 692 KILN DRIED	DE 6126 STOCKHORSE	DEC 750 BISON BEIGE	DE 6069 BANNISTER BROWN	DEW 340 WHISPER	DET 612 STIEGLITZ SILVER	DEC 741 BONE WHITE	DET 514 SMOKE & ASH	DEW 358 MILK GLASS	DE 6362 STORM CLOUD	-----	-----	-----
STONE	-----	-----	-----	-----	ROUGH CUT MOONLIGHT	ROUGH CUT CASABLANCA	ROUGH CUT VINEYARD	STACKED STONE NANTUCKE	STACKED STONE DAYBREAK	STACKED STONE ALDERWOOD	EUROPEAN LEDGE COTTONWOOD	EUROPEAN LEDGE LINEN	EUROPEAN LEDGE ZINC
BRICK CAP	-----	-----	-----	-----	MCNEAR COTSWOLD	MCNEAR COTSWOLD	MCNEAR COTSWOLD	MCNEAR TUNBRIDGE	MCNEAR LIMEHOUSE	MCNEAR EMBARCADER	MCNEAR TUNBRIDGE	MCNEAR TUNBRIDGE	MCNEAR TUNBRIDGE
ROOF	3645	3636	3702	3646	4880	4884	4804	SCP 8803	5699	5634	4671	4880	4689
WINDOW FRAME	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE

RIO DEL ORO 75'

RANCHO CORDOVA, CALIFORNIA | 258.21251

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

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SCHEME 1 | 'A' TRANSITIONAL SPANISH ELEVATIONS



ROOF
EAGLE - CAPISTRANO - 3645 SUNRISE BLEND



BASE STUCCO
DEW 325 VANILLA SHAKE



FASCIA, EAVES, TRIM, & GARAGE DOOR
DEA 161 WILD MUSTANG



FRONT DOOR & SHUTTERS
DET 442 ROCKY MOUNTAIN RED



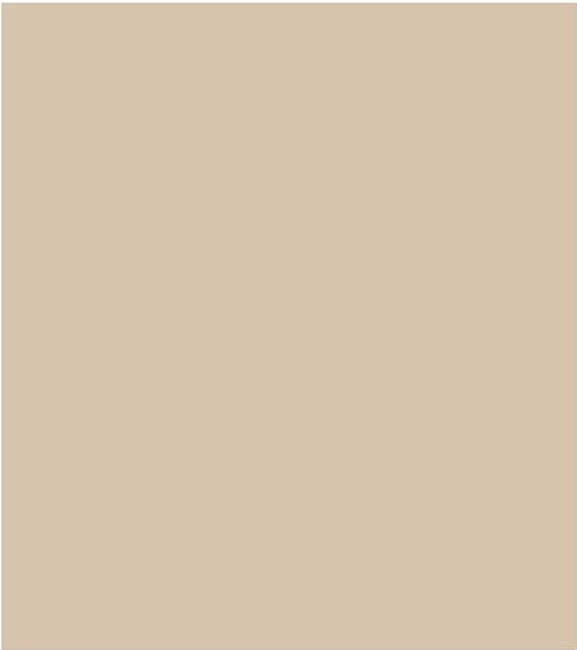
ACCENT STUCCO
DE 6213 FINE GRAIN



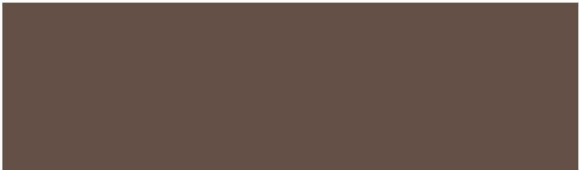
SIDING
DET 692 KILN DRIED



ROOF
EAGLE - CAPISTRANO - 3636 PIEDMONT BLEND



BASE STUCCO
DEC 747 SAHARA



FASCIA, EAVES, TRIM, & GARAGE DOOR
DET 693 MAYAN CHOCOLATE



FRONT DOOR & SHUTTERS
DE 6287 ITALIAN BASIL



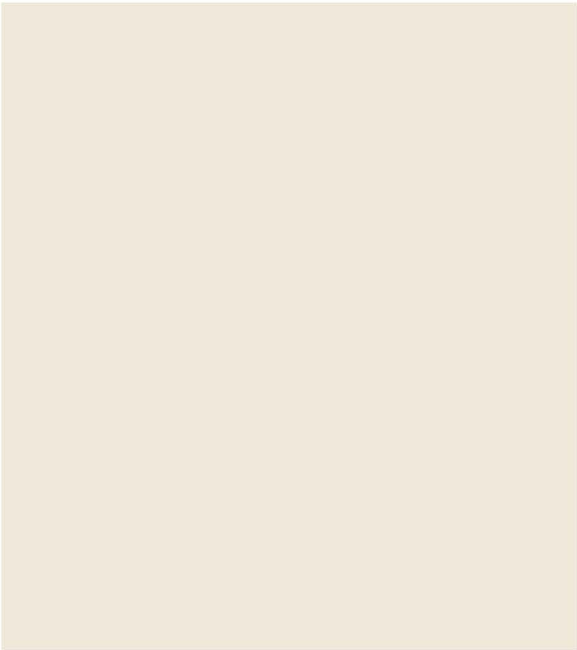
ACCENT STUCCO
DEC 766 STEVEARENO BEIGE



SIDING
DE 6126 STOCKHORSE



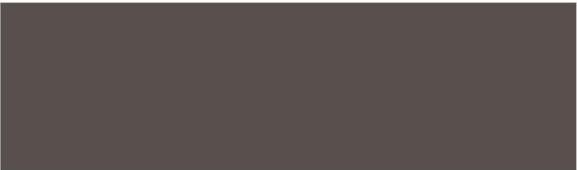
ROOF
EAGLE - CAPISTRANO - 3702 CALABAR BLEND



BASE STUCCO
DE 6190 BALL OF STRING



SIDING
DEC 750 BISON BEIGE



FASCIA, EAVES, TRIM, & GARAGE DOOR
DEC 756 WEATHERED BROWN



FRONT DOOR & SHUTTERS
DE 6350 DARK ENGINE



ACCENT STUCCO
DEC 771 SHAGGY BARKED



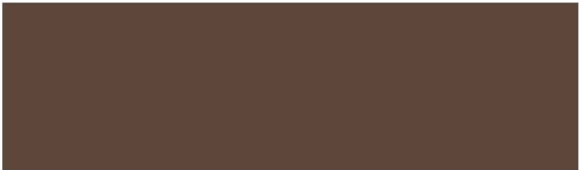
SCHEME 4 | 'A' TRANSITIONAL SPANISH ELEVATIONS



ROOF
EAGLE - CAPISTRANO - 3646 SUNSET BLEND



BASE STUCCO
DET 670 VINTAGE EPHEMERA



FASCIA, EAVES, TRIM, & GARAGE DOOR
DEA 158 NORTHERN TERRITORY



FRONT DOOR & SHUTTERS
DEA 189 BLACK RIVER FALLS



ACCENT STUCCO
DET 637 SEAGULL WAIL



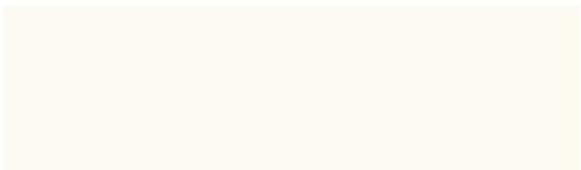
SIDING
DE 6069 BANNISTER BROWN



ROOF
EAGLE - BEL AIR - 4880 SHASTA BLEND



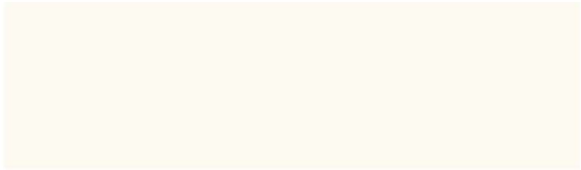
BASE STUCCO
DEC 752 BIRCHWOOD



FASCIA, EAVES, TRIM, & GARAGE DOOR
DEW 340 WHISPER



FRONT DOOR & SHUTTERS
DE 5802 CHINA CLAY



SIDING
DEW 340 WHISPER



BRICK
MCNEAR - COTSWOLD



STONE
ELDORADO - ROUGH CUT - MOONLIGHT



ROOF
EAGLE - BEL AIR - 4884 ALAMEDA RANGE



BASE STUCCO
DEW 344 FROSTING CREAM



FASCIA, EAVES, TRIM, & GARAGE DOOR
DET 695 GRANGE HALL



FRONT DOOR & SHUTTERS
DE 6308 BLACK SPRUCE



SIDING
DET 612 STIEGLITZ SILVER



BRICK
MCNEAR - COTSWOLD



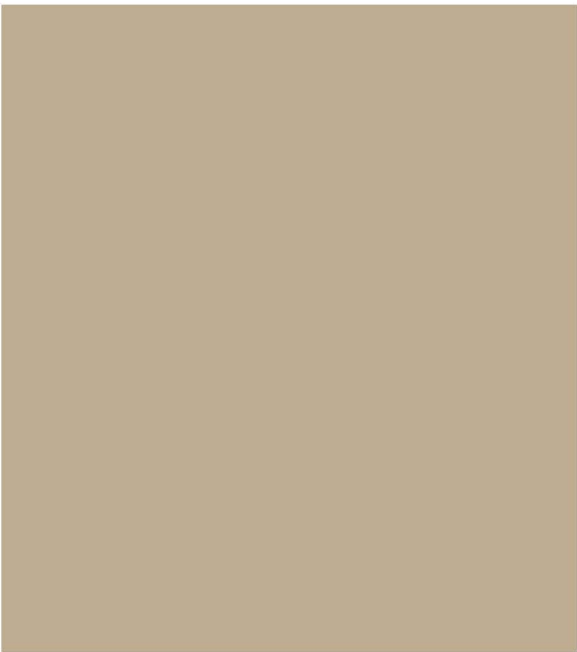
STONE
ELDORADO - ROUGH CUT - CASABLANCA



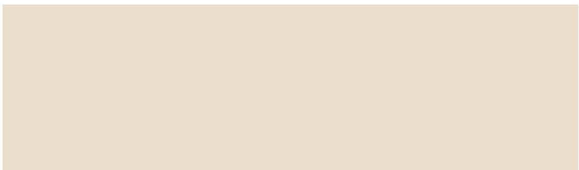
SCHEME 7 | 'B' EUROPEAN COTTAGE ELEVATIONS



ROOF
EAGLE - BEL AIR - 4804 ROCKLIN BLEND



BASE STUCCO
DE 6207 EGYPTIAN SAND



FASCIA, EAVES, TRIM, & GARAGE DOOR
DEC 741 BONE WHITE



FRONT DOOR & SHUTTERS
DEA 176 IRON RIVER



SIDING
DEC 741 BONE WHITE



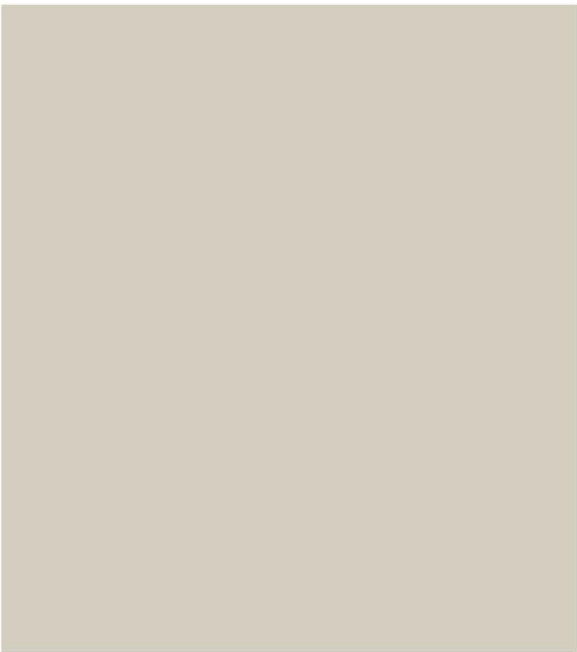
BRICK
MCNEAR - COTSWOLD



STONE
ELDORADO - ROUGH CUT - VINEYARD



ROOF
EAGLE - PONDEROSA - SCP 8803 ARLINGTON



BASE STUCCO
DE 6220 POROUS STONE



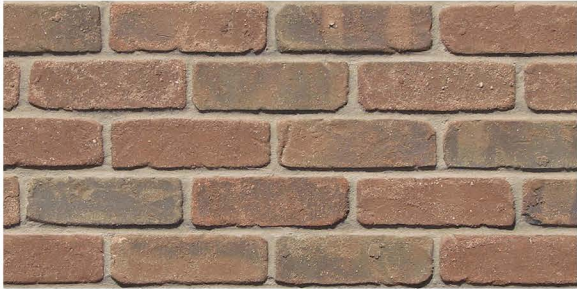
FASCIA, EAVES, TRIM, & GARAGE DOOR
DEW 337 GARDENIA



FRONT DOOR & SHUTTERS
DEC 712 BRIAR



SIDING
DET 514 SMOKE & ASH



BRICK
MCNEAR - TUNBRIDGE



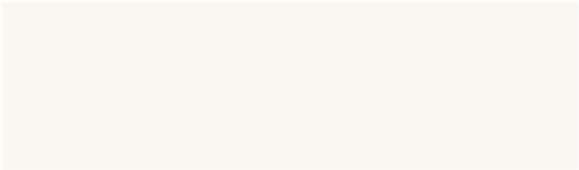
STONE
ELDORADO - STACKED STONE - NANTUCKET



ROOF
EAGLE - PONDEROSA - 5699 CHARCOAL BLEND



BASE STUCCO
DE 6212 CRISP MUSLIN



FASCIA, EAVES, TRIM, & GARAGE DOOR
DEW 358 MILK GLASS



FRONT DOOR & SHUTTERS
DET 554 BLUE BELL



SIDING
DEW 358 MILK GLASS



BRICK
MCNEAR - LIMEHOUSE



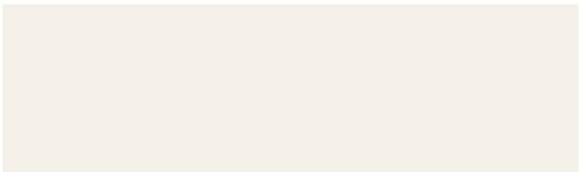
STONE
ELDORADO - STACKED STONE - DAYBREAK



ROOF
EAGLE - PONDEROSA - 5634 KINGS CANYON BLEND



BASE STUCCO
DEC 786 MINER'S DUST



FASCIA, EAVES, TRIM, & GARAGE DOOR
DE 6211 LIGHT BEIGE



FRONT DOOR & SHUTTERS
DEA 157 CELLAR DOOR



SIDING
DE 6362 STORM CLOUD



BRICK
MCNEAR - EMBARCADERO



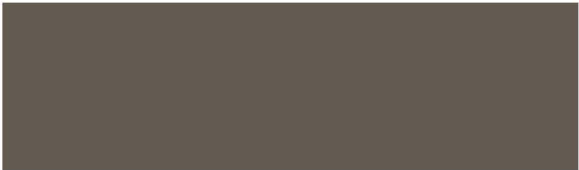
STONE
ELDORADO - STACKED STONE - ALDERWOOD



ROOF
EAGLE - BEL AIR - 4671 VILLAGE BLEND



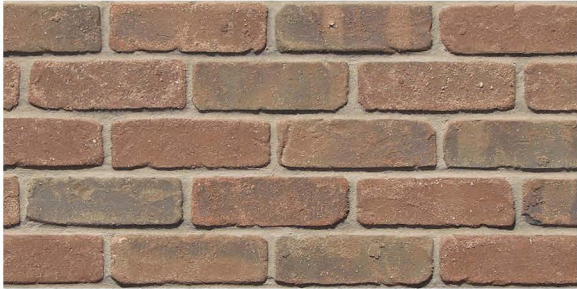
BASE STUCCO
DEC 751 ASH GRAY



FASCIA, EAVES, TRIM, & GARAGE DOOR
DET 634 DOWNING TO EARTH



FRONT DOOR & SHUTTERS
DEA 135 DEEP OCEAN



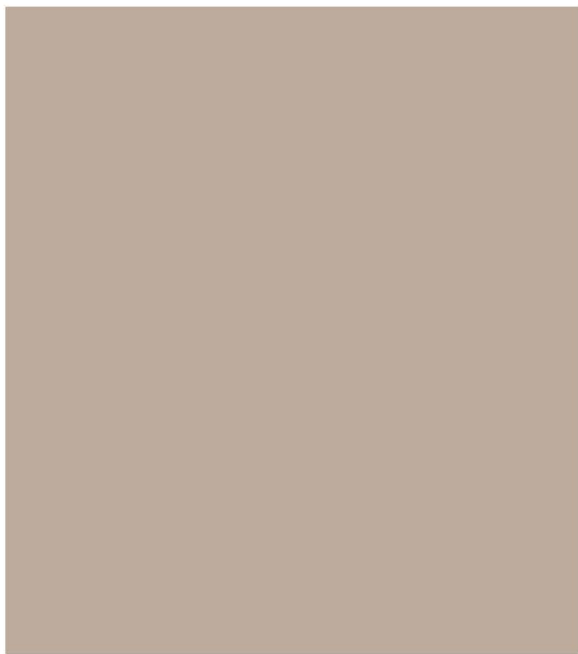
BRICK
MCNEAR - TUNBRIDGE



STONE
ELDORADO - EUROPEAN LEDGE - COTTONWOOD



ROOF
EAGLE - BEL AIR - 4880 SHASTA BLEND



BASE STUCCO
DET 696 STANFORD STONE



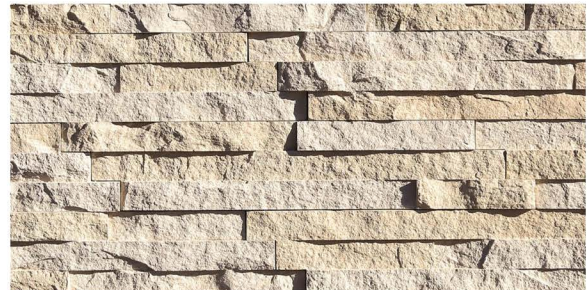
FASCIA, EAVES, TRIM, & GARAGE DOOR
DE 6077 DEEP BROWN



FRONT DOOR & SHUTTERS
DET 518 BOTANICAL GARDEN



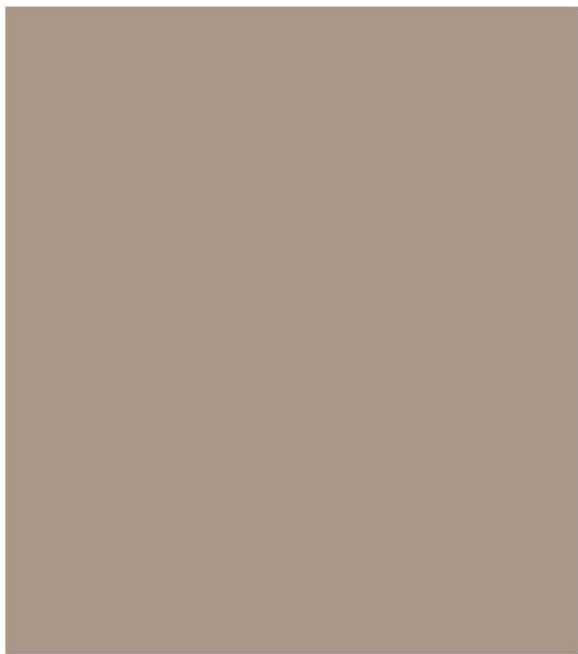
BRICK
MCNEAR - TUNBRIDGE



STONE
ELDORADO - EUROPEAN LEDGE - LINEN



ROOF
EAGLE - BEL AIR - 4689 BROWN RANGE



BASE STUCCO
DET 692 KILN DRIED



FASCIA, EAVES, TRIM, & GARAGE DOOR
DET 630 RENWICK BROWN



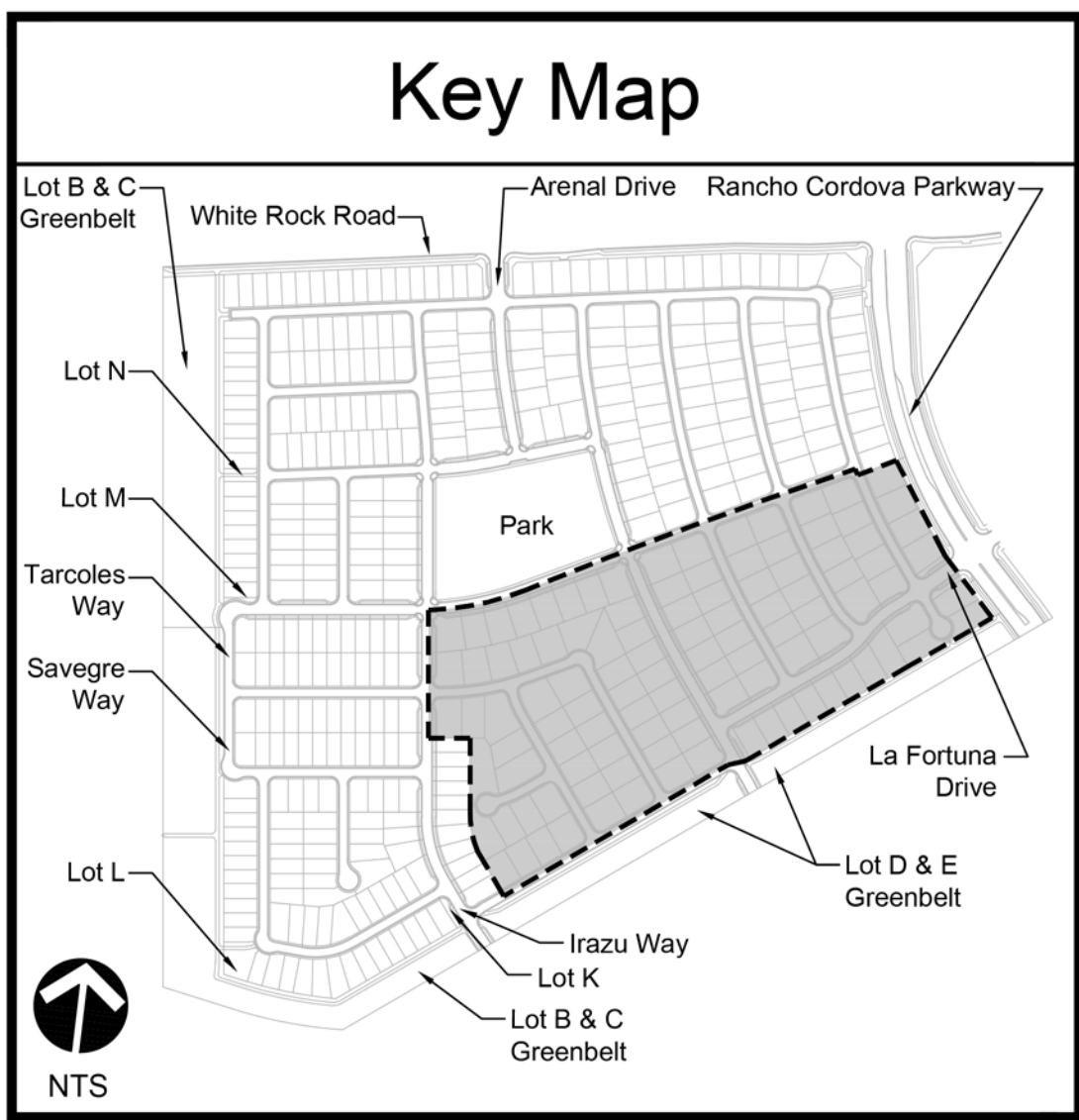
FRONT DOOR & SHUTTERS
DET 454 ARIZONA CLAY



BRICK
MCNEAR - TUNBRIDGE



STONE
ELDORADO - EUROPEAN LEDGE - ZINC



Street Tree Legend						
Symbol	Botanical Name	Common Name	Size	Remarks	Wat. Use	Mature Size
	Acer buergerianum	Trident Maple	24" Box	Standard	M	25'h x 25'w
	Laurus nobilis 'Saratoga'	Saratoga Laurel	24" Box	---	L	35'h x 25'w
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24" Box	---	L	35'h x 30'w
	Magnolia grandiflora 'Samuel Sommer'	Samuel Sommer Magnolia	24" Box	---	M	35'h x 30'w
	Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine Elm	24" Box	---	M	30'h x 25'w
	Zelkova serrata 'City Sprite'	City Sprite Saw Leaf Zelkova	24" Box	---	M	25'h x 20'w
Note: 1. A minimum of 30% of all proposed trees shall be evergreen. 2. Additional Primary and Secondary trees may be added to this list per the City of Rancho Cordova Master Street Tree List. 3. Required utility clearances include the following: 3.1. All trees shall be planted at least 6 feet from driveways. 3.2. Large canopy trees shall be 15'-0" clear of all light standards. 3.3. All trees shall be 15'-0" clear of all light standards measured from center of trunk to base of pole. 3.4. 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.) but 8' is preferred. 3.5. 15' from fire hydrants. 3.6. 10' from front of stop signs 4. Trees shown as a screened back color indicates trees on lots that have been determined per other landscape plan documentation. Refer to the Rio del Oro Parcel 67B Street Tree Master Plan exhibit (part of the approved Design Review package) and the Rio del Oro Parcel 67D Lot D Greenbelt landscape improvement plans prepared by The HLA Group for tree planting designs.						

75' Wide Production Home Lots - Street Tree Plan
Scale: 1" = 60'-0"

Rio Del Oro Villages 67B, 67C, & 67D - by Elliott Homes

Conceptual Typical 75' Wide Lot Production Home Landscape Plans

Rancho Cordova, California

Tree and Shrub Photos



Soundwall and Pilaster Enhancements Legend

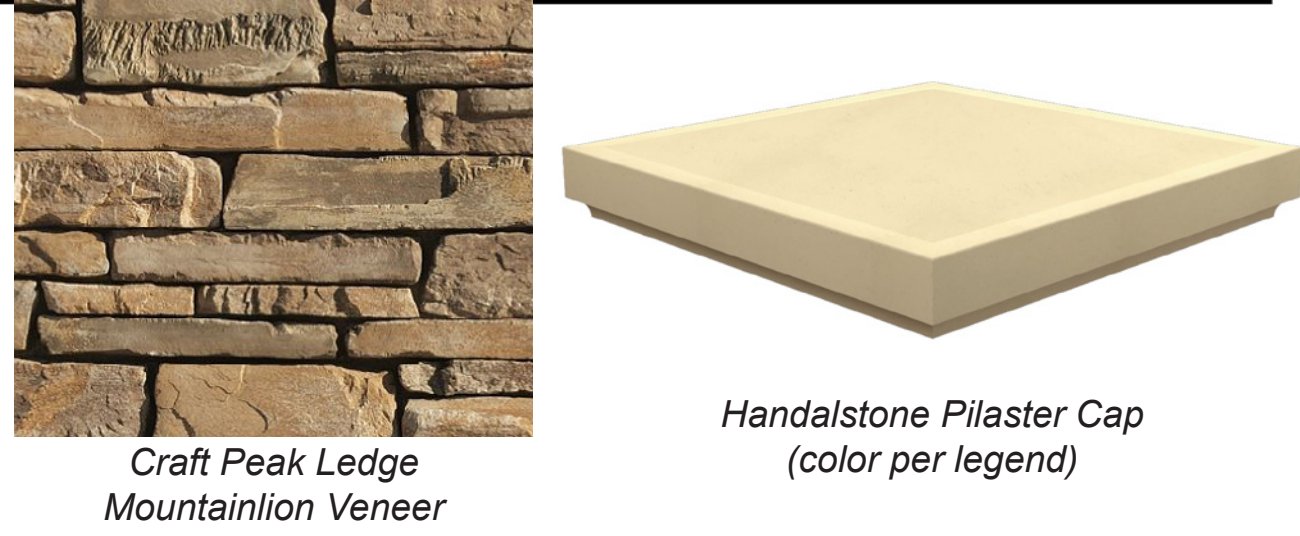
- 1
- Beveled Basalite Proto II Crown Wall Cap. Color: W1 (Premium). Texture: Precision.*
- 2
- Basalite Proto II CMU. Size of CMU wall block shall be determined by Civil Engineer. Color: 345* (Standard). Texture: Split Face - Streetscape Side, Precision - Residential Side.
- 3
- Square decorative pilaster with stone veneer. Veneer manufacturer: Creative Mines. Type: Craft Peak Veneer. Style: Mountainlin. Veneer type and style subject to change to better complement soundwall and wall cap colors.*
- 4
- Custom pilaster cap with beveled edge. Cap manufacturer: Handalstone. Color: Neutral color* to complement stone veneer and wall color. Finish: Stone.
- 5
- Structural design of soundwall per Civil Engineer's Plans (not shown). Height as required by Environmental Study.

Fencing Legend

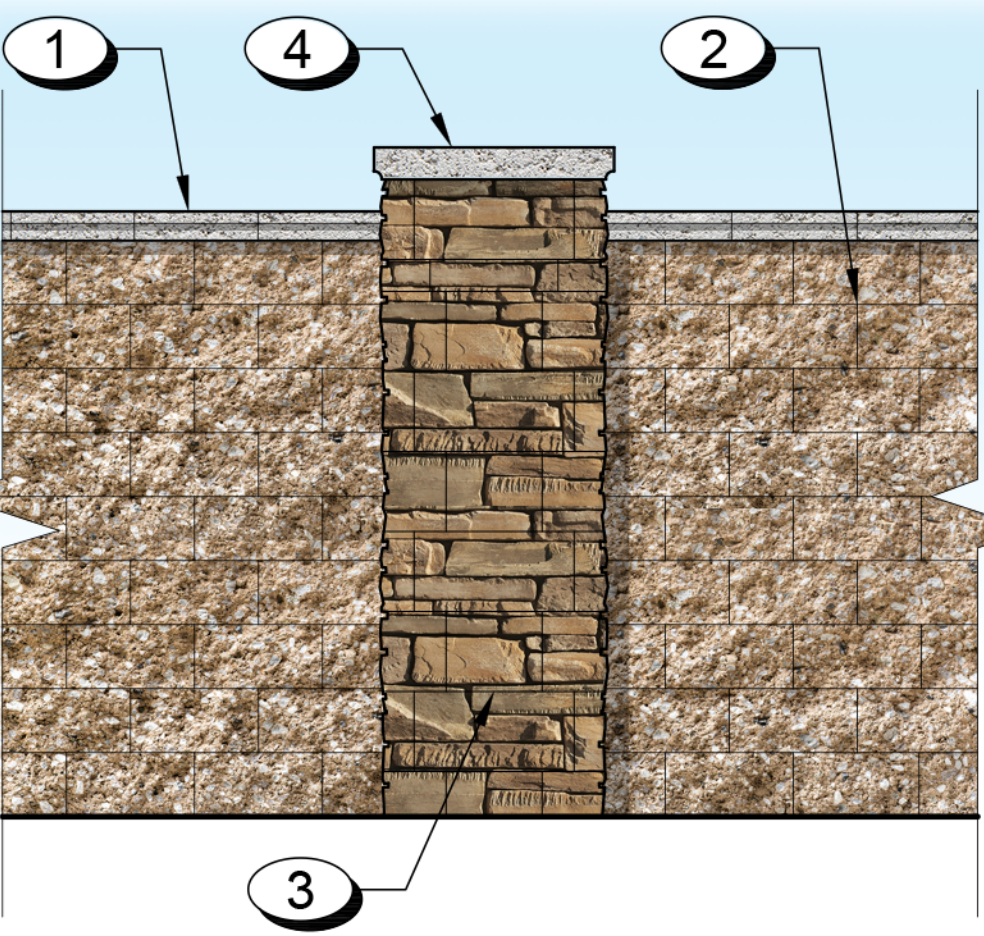
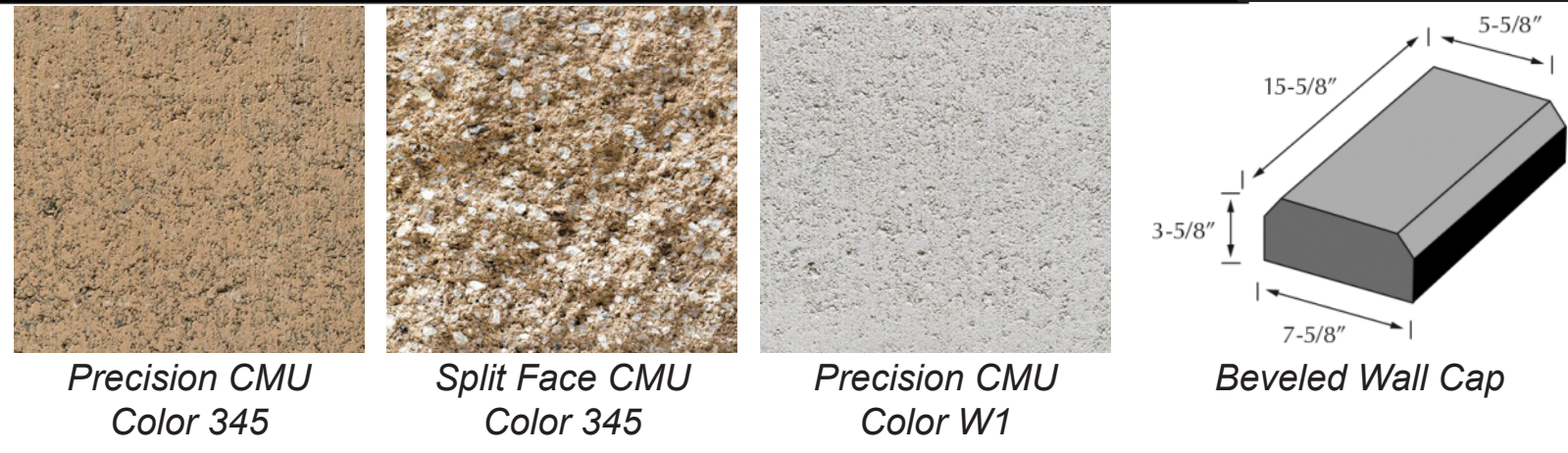
- A
- 6'-0" Tubular Steel Metal Fence per the Rio Del Oro Landscape Design Guidelines.
- B
- 6'-0" Enhanced Wood Fence with 1'x6' fence boards, 2"x6" cap, 1" x 4" top and bottom trim, and 4"x4" wood posts. Wood shall not be painted or stained unless required by Developer.
- C
- 6'-0" "Good Neighbor" style fence with 1'x6' dog-eared fence boards and 4"x4" wood posts. Wood shall not be painted or stained unless required by Developer.

* Note- Some material selections may be revised during the improvement plans process.

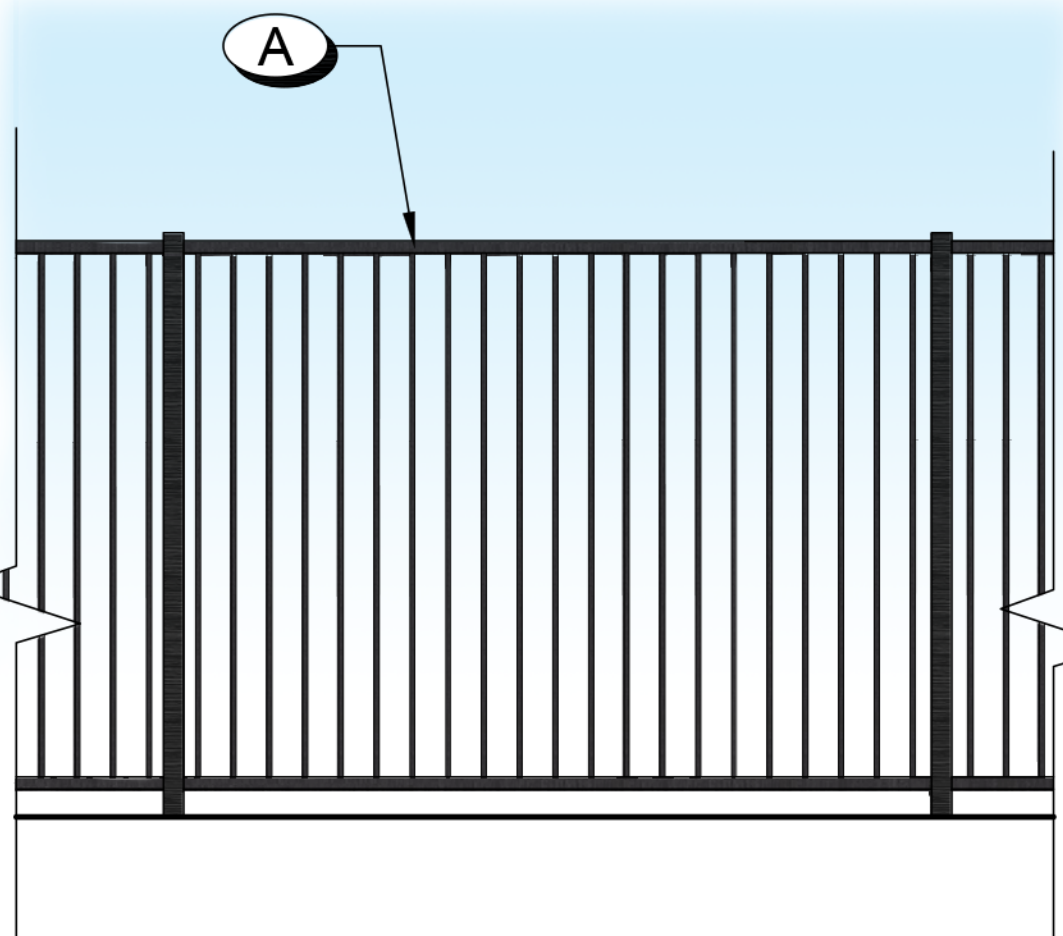
Pilaster Veneer & Cap Enlargement



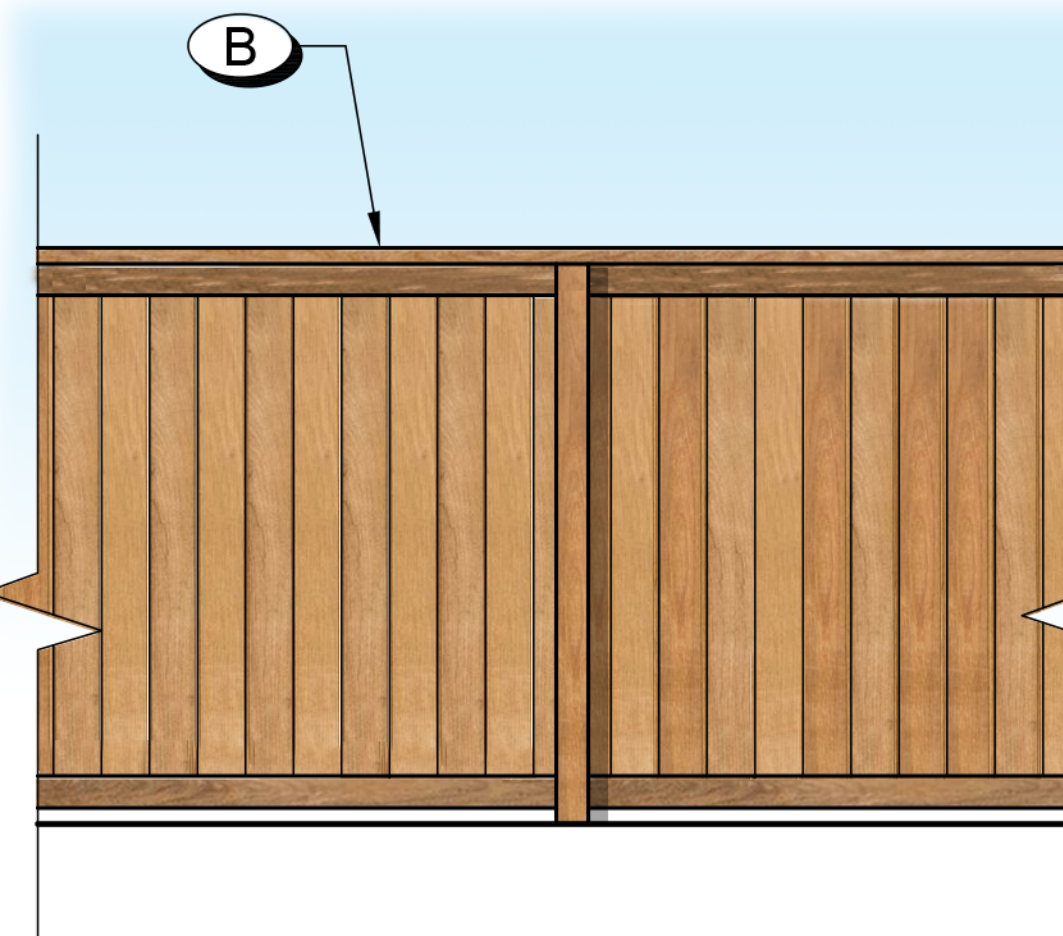
CMU & Wall Cap Enlargement



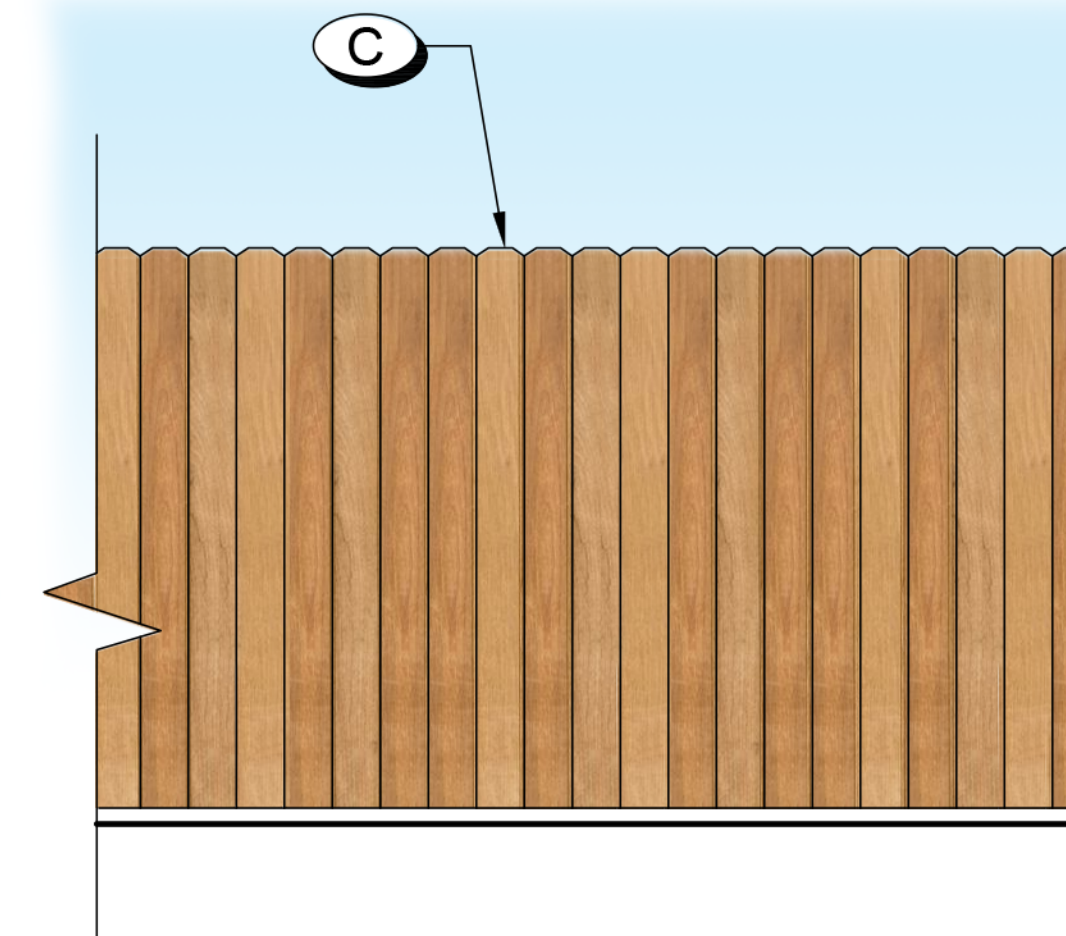
Soundwall and Pilaster - Elevation
Scale: 1/2" = 1'-0"



Tubular Steel Fence - Elevation
Scale: 1/2" = 1'-0"



Enhanced Wood Fence - Elevation
Scale: 1/2" = 1'-0"



Interior Wood Fence - Elevation
Scale: 1/2" = 1'-0"

Production Home Plant Legend
North & East Exposure

Symbol	Botanical Name	Common Name	Size	Remarks	Wat. Use	Mature Size
Trees						
T1	Street Tree - refer to Street Tree Legend for tree species and Planting Plan for placement. One (1) street tree shall be planted for standard interior lots. Two (2) additional street trees shall be planted for corner lot configurations.		24" box	8' min. height	Varies	Varies
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	Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	24" box	Standards	L	20'h x 20'w
	Lagerstroemia indica 'Catawba'	Purple Crape Myrtle	24" box	Standards	L	15'h x 15'w
Shrubs, Groundcover & Vines	Magnolia 'Little Gem'	Little Gem Magnolia	24" box	Standards	M	20'h x 15'w
	Prunus caroliniana 'Compacta'	Compact Cherry Laurel	5 gallon		M	8'h x 8'w
	Pittosporum tobira 'Variegatum'	Variegated Mock Orange	5 gallon		M	5'h x 5'w
	Xylosma congestum 'Compacta'	Dwarf Xylosma	5 gallon		L	8'h x 8'w
B	Loropetalum chinense 'Suzanne'	Chinese Fringe Flower	5 gallon	Low Growing var. only	M	3'h x 3'w
	Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorn	5 gallon		L	5'h x 3'w
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 gallon		L	3'h x 3'w
	Nandina domestica 'Lemon-Lime'	Lemon Lime Heavenly Bamboo	5 gallon		L	3'h x 3'w
C	Dianella revoluta 'Coolvista'	Coolvista Flax Lily	5 gallon		L	2'h x 2'w
	Tulbaghia violacea 'Silver Lace'	Variegated Society Garlic	1 gallon		L	2'h x 2'w
	Nepeta x faassenii 'Novanepjuri'	Junior Walker Catmint	1 gallon		L	1.5'h x 2.5'w
	Coprosma pumila 'Verde Vista'	Mirror Plant/Coprosma	1 gallon	48" O.C.	L	2'h x 6'w
D	Myoporum parvifolium 'Burgundy Carpet'	Burgundy Carpet Myoporum	1 gallon	48" O.C.	L	5'h x 6'w
	Grevillea lanigera 'Mt. Tamboritha'	Groundcover Woolly Grevillea	1 gallon	48" O.C.	L	2'h x 5'w

Note:
This is a sample plant palette for the production home landscape plans. Additional plants may be added by the Landscape Architect to the Front Yard Production Home Improvement Plans as required to meet design intent of these documents.

Production Home Plant Legend
South & West Exposure

Symbol	Botanical Name	Common Name	Size	Remarks	Wat. Use	Mature Size
Trees						
T1	Street Tree - refer to Street Tree Legend for tree species and Planting Plan for placement. One (1) street tree shall be planted for standard interior lots. Two (2) additional street trees shall be planted for corner lot configurations.		24" box	8' min. height	Varies	Varies
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	Prunus caroliniana 'Compacta'	Compact Cherry Laurel	5 gallon		M	8'h x 8'w
	Loropetalum chinense 'Ever Red'	Ever Red Chinese Fringe Flower	5 gallon		L	5'h x 5'w
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 gallon		L	10'h x 10'w
B	Muhlenbergia dubia	Pine Muhly	5 gallon		L	3'h x 3'w
	Lomandra longifolia 'Platinum Beauty'	Variegated Dwarf Mat Rush	5 gallon		L	3'h x 3'w
	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gallon		M	2'h x 3'w
	Callistemon viminalis 'Little John'	Little John Dwarf Bottlebrush	5 gallon		L	3'h x 5'w
C	Pennisetum alopecuroides 'Fairy Tails'	Dwarf Fountain Grass	5 gallon	dwarf var. only	M	3'h x 3'w
	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	1 gallon		M	2'h x 2'w
	Teucrium chamaedrys	Wall Germander	5 gallon		L	2'h x 2'w
	Lantana x 'New Gold'	Lantana	1 gallon	48" O.C.	L	1.5'h x 4'w
D	Myoporum parvifolium 'Burgundy Carpet'	Burgundy Carpet Myoporum	1 gallon	48" O.C.	L	0.5'h x 6'w
	Rosa 'Meiradriflora'	Coral Drift Rose	2 gallon	36" O.C. Drift variety ONLY	L	1.5'h x 2.5'w

Note:
This is a sample plant palette for the production home landscape plans. Additional plants may be added by the Landscape Architect to the Front Yard Production Home Improvement Plans as required to meet design intent of these documents.

Irrigation System Note

- Irrigation system shall utilize domestic water supply and shall comply with the current City and State Model Water Efficient Landscape Ordinance (MWELO). Full construction documents with the required documentation including water efficient landscape worksheet, specific irrigation equipment, scheduling, soil analysis notes, etc. shall be provided for City review and approval prior to construction. Irrigation system shall be maintained and operated by the City for all public landscape. Residential irrigation to be maintained privately.

Planting Notes

- The Contractor shall conform to all conditions and requirements contained within the City of Rancho Cordova Public Facilities Improvement Standards for work to be completed within the right-of-way (ROW). All landscaping shall be provided in accordance with the current City of Rancho Cordova Municipal Code. Wherever these plans and the City Code conflict, the higher quality standard or specification will apply.
- Root barriers are required for all trees planted within 10' of paving or hardscape. Continuous root barriers are required along publicly maintained streetscapes.
- A 3" layer of "walk-on" type bark mulch shall be provided in all non-lawn planting areas.
- The Contractor shall apply a pre-emergent herbicide to all non-seeded areas.
- Install a weed control layer in all bark and/or rock areas. The location of tree, shrubs and groundcover shall be adjusted in field as necessary to accommodate existing utilities etc.

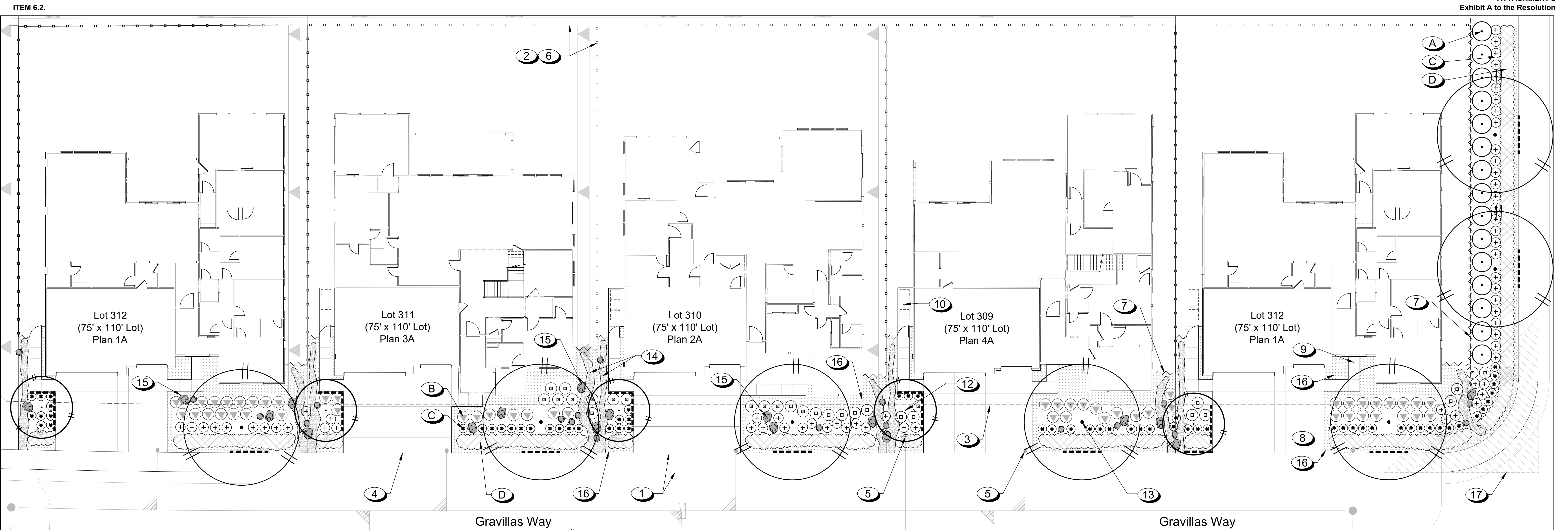


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916.447.7400 / www.hlagroup.com

Rio Del Oro Villages 67B, 67C, & 67D - by Elliott Homes
Conceptual Typical 75' Wide Lot Production Home Landscape Plans
Rancho Cordova, California



September 23, 2025



Village 67D - Typical 75' x 110', Lots 308-312
Scale: 1" = 10'-0"

Production Home Plant Legend						
North & East Exposure						
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Trees						
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Shrubs, Groundcover & Vines						
A	Prunus caroliniana 'Compacta'	Compact Cherry Laurel	5 gallon		M	8'h x 8'w
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	Nepeta x faassenii 'Novanepjun'	Junior Walker Catmint	1 gallon		L	1.5'h x 2.5'w
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Note: This is a sample plant palette for the production home landscape plans. Additional plants may be added by the Landscape Architect to the Front Yard Production Home Improvement Plans as required to meet design intent of these documents.						

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Note: This is a sample plant palette for the production home landscape plans. Additional plants may be added by the Landscape Architect to the Front Yard Production Home Improvement Plans as required to meet design intent of these documents.						

Turf Location Note

A 24" groundcover planting strip is currently designed between the public sidewalk and turf area in the front yards of all lots within Parcel 66. However, this plan set does not exclude the Developer from installing turf directly adjacent to the public sidewalk as long as the final irrigation and planting design complies with the Maximum Applied Water Allowance (MAWA) for that particular lot as well as the requirements of the State of California Model Water Efficient Landscape Ordinance.

Tree Location Note

Contractor shall ensure all trees are planted at least 6 feet from driveways and at least 10 feet from house foundation in field. Shown plans are conceptual in nature, and are meant to show design intent.

Shrub Location Note

Contractor shall ensure all shrubs taller than 5' shall not be planted under tree canopies. Contractor has the ability to change the corner lot "A" shrubs along the fence to a "B" shrub if the height restrictions cannot be met. Shown plans are conceptual in nature, and are meant to show design intent.

Shrub Key

Foundation shrub, typ.

Medium size mid-ground shrub, typ.

Small foreground shrub, typ.

Groundcover, typ.

- Project Elements Legend
- Concrete sidewalk, curb, and gutter per Civil Engineer's Plans, typ.

Property line, typ.

Public utility easement, typ.

Right of Way (at back of walk), typ.

Utilities, typ, (Sewer, Storm Drain, Domestic Water, etc.)

Interior wood fence, typ. (Square symbol).

Enhanced wood fence and gate, typ. (Zig-zag symbol).

Concrete driveway, typ.

3' Wide concrete walk, typ.

Trash enclosure area behind fence, typ.

(Not Used)

Accent / Specimen Tree, typ.

Primary Street Tree, typ. Type and spacing per the Rio Del Oro Specific Plan and the Rio Del Oro Development Standards and Design Guidelines. Refer to Sheet 1 for more information. Trees planted less than ten feet (10') from paving shall have root barriers no less than 10' on center per tree.

Cobble swale, typ. Swale shall serve as a decorative and functional drainage feature, comprised of river cobble, with an organic layout.

Landscape boulders, typ.

Decorative gravel banding, typ. Gravel shall be neutral (i.e. tan) in color. Band shall be about 1' wide adjacent to concrete paving and about 3' wide adjacent to the face of building.

Clear vision triangle per City of Rancho Cordova requirements, typ.

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
On-Going Conditions				
1.	The approved entitlement is for a Major Design Review Permit for RDO Parcel 67B & 67C. The project shall be constructed consistently with the Design Booklet (<u>Exhibit A</u>) for four residential floor plans with four elevations and preliminary landscape plans as described in the Planning Commission Staff Report dated December 10, 2025, and Conditions herein (<u>Exhibit B</u>), for Project No. PLND-0425-0125.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranhocordova.org for the status of your account with the City.	General	On-Going	Planning
5.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
6.	The applicant shall comply with the Rio Del Oro Specific Plan EIR Mitigation Monitoring Reporting Plan (MMRP).	Environmental	On-Going	Planning
7.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
8.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Planning/Code Enforcement /Building
9.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
10.	All lots with a detached sidewalk located in the front of the primary dwelling shall measure required front yard setbacks from the right of way (back of sidewalk). Any structure placed on a corner lot will be required to measure required front yard setbacks as described in the Rancho Cordova Municipal Code.	Setback Measurement	On-Going	Planning
11.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
12.	SMUD requires the following conditions on the Applicant's Project to minimize impacts to SMUD facilities on or adjacent to the Project site: • 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. • Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity. • In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.	Utilities & Easements	On-Going	SMUD

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	- 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, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. - The Applicant shall not place any building foundations within 5 feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	Utilities & Easements	On-Going	SMUD
Prior to Issuance of Building Permit				
13.	Submit masterplans and final landscaping and fence plans for review and approval by the Planning Division. Master Plans shall include all architectural details and materials consistent with the approved design review packet.	Landscape and Architecture	Prior to Issuance of Building Permit	Planning
14.	A final landscape plan shall be submitted to the Planning Division in conjunction with the building permit submittal and approved by the Planning Division 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
15.	Final landscape plan shall include the addition of weed barrier installed in all Front yards and in addition, street side yards for all corner lots prior to installation of ground cover for each production home.	Weed Barrier	Prior to Issuance of Building Permit	Planning

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
16.	The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other, unless they have different elevations. • Plan Three & Plan Four (3 car garages) shall not be located adjacent to each other. • All trim around architectural features, windows, doors, vents, gables and corbels shall be painted on all sides. Shutters shall be proportionate to the window size. • Ground-mounted or roof-mounted mechanical equipment shall be screened from adjacent properties and/or public view. • All side elevation material return shall wrap a minimum of four (4) feet. • Any structure placed on a corner lot will be required to have the setbacks for corner lots, as described in the Rancho Cordova Municipal Code. • Home elevations visible from a public right of way, trail, or open space shall provide enhanced features, as outlined in the approved design booklet. • Garage doors for all elevations shall include windows/translucent features consistent with the Design Booklet (<u>Exhibit A</u>).	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
17.	Single-Family homes that are adjacent to the Greenbelt and pedestrian pathways Lot D and Lot E, shall have open and transparent wrought iron fencing for enhanced visibility and security.	Special Fencing Requirements	Prior to Issuance of Building Permit	Planning
18.	Property Owner/Developer shall record Covenants, Conditions and Restrictions (CC&Rs) in a form approved by the City that names the City as a third-party beneficiary with rights and without obligation to, enforce the CC&Rs. The CC&Rs shall contain, at a minimum, certain provisions and references to the City's Property Maintenance Code and prohibit the parking of trailers, boats or recreational vehicles in the driveway or on the public street.	Record CC&Rs	Prior to Issuance of 1st Building Permit	Planning
19.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to Issuance of Building Permits	Fire

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

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20.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Sewer Fees	Prior to Issuance of Building Permit	SASD
Prior to Final Inspection				
21.	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 Issuance of 1st Building Permit	Planning
22.	A concrete path shall be installed by the developer from the driveway to the side yard along with a concrete pad area for the storage of garbage receptacles behind the fence line. If the home is to be built with a man-door, the pathway shall connect to the man door, in addition to providing an area for receptacle storage.	Outdoor area	Prior to Final Building Inspection	Planning
23.	Garage man doors shall be included as standard for each floor plan and shall be shown on Master Plans submitted to the Building and Safety Department.	Garage Door	Prior to Issuance of Building Permits	Planning
24.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.	Lighting	Prior to Final Building Inspection	Planning
25.	All homes facing a public right of way, pedestrian pathway, or open space shall provide enhanced features. This includes all corner lots (including those with landscape lots), as well as lots adjacent to Lots D & E. Homes that back up to Rancho Cordova Parkway shall include enhanced rear elevations. Enhancements shall be as shown in the approved Project Plans.	Enhanced Elevations	Prior to Final Building Inspection	Planning
26.	The exterior elevations and site features for all completed production homes shall match the approved architectural details, materials, and paint schemes, outlined in the Design Booklet (Exhibit A), as well as the final approved landscape plan. All proposed changes to these elevations shall obtain approval through the Planning Division prior to final inspection sign off.	Architectural Consistency	Prior to Final Building Inspection	Planning

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>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

ADVISORY:

- FIRE: The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.