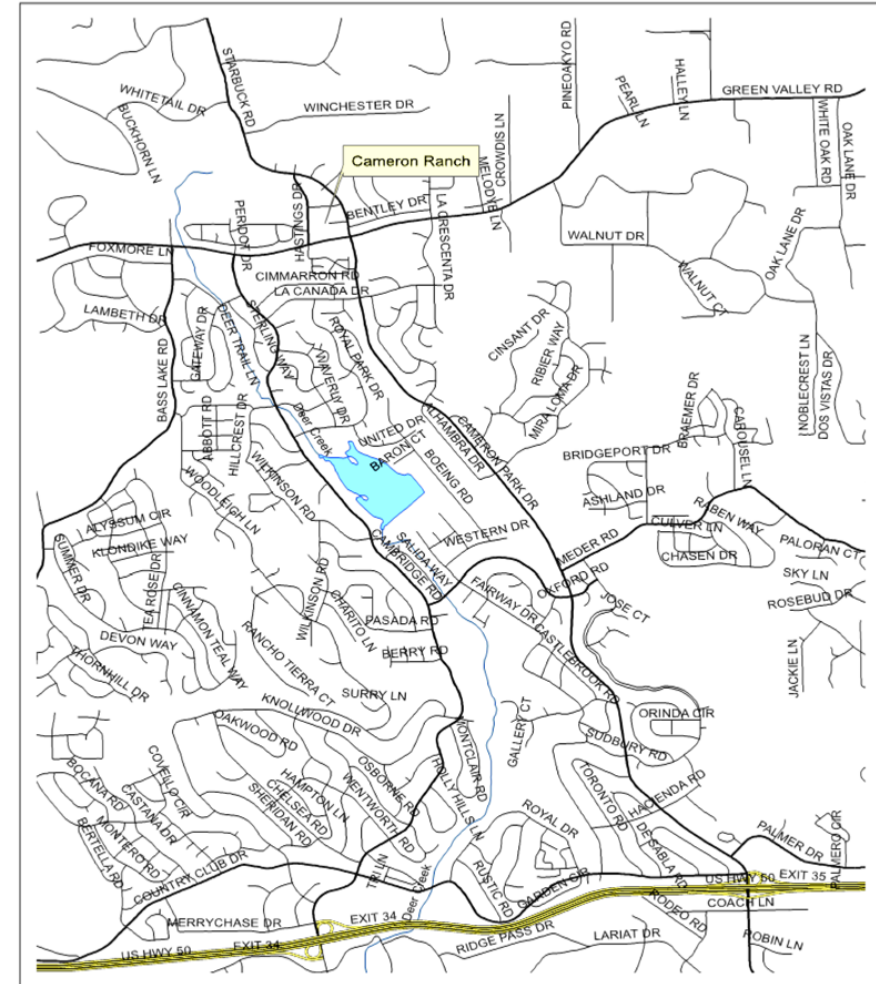
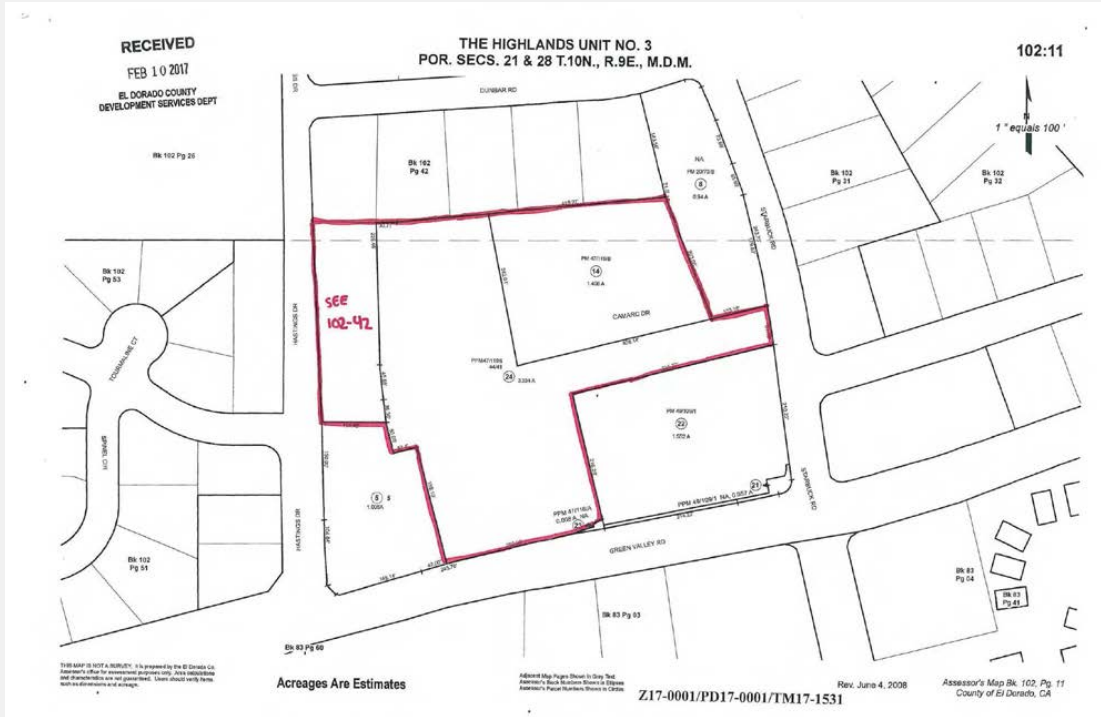


CAMERON RANCH

Z17-000 | PD17-000 | TM17-1531

LOCATION

- Cameron Park (District 4)
- Approximate Northwest Corner: Starbuck and Green Valley

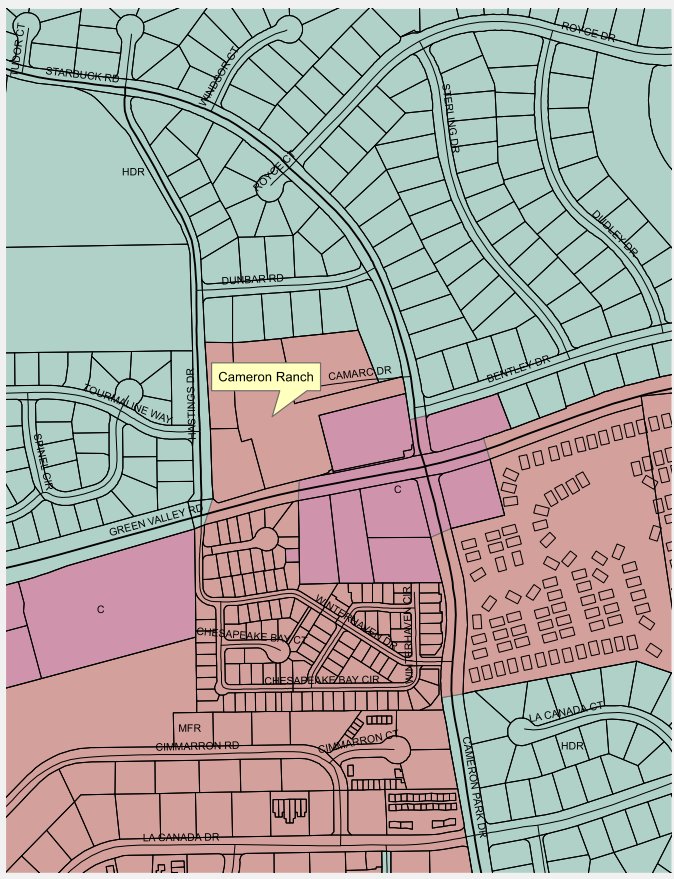


Location Map
Exhibit A

0 0.275 0.55 1.1 Miles

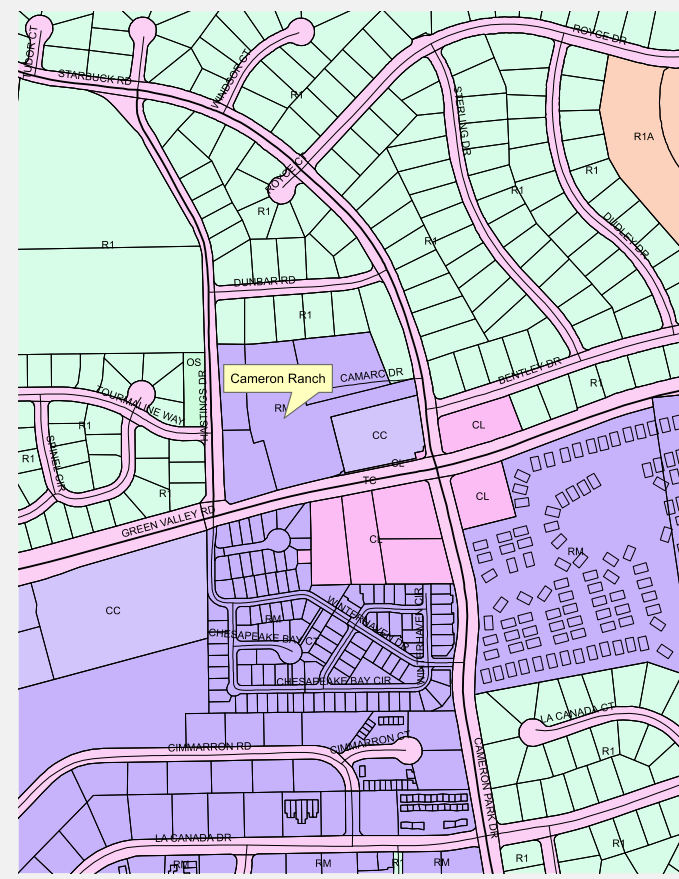


GENERAL PLAN & ZONING



DR
MFR

- Multifamily Residential (MFR)
- Multi-Unit Residential, Design Review-Community Overlay (RM-DC)



CC OS R1A
CL R1 RM
TC

**Zoning Map
Exhibit D**

0 0.04 0.08 0.16 Miles

Ranch Subdivision

SITE

- 5.6 Acres, 3 parcels
- Subdivide into 41 residential lots
- Size: 2,821 SF to 7,725 SF
- Public Sewer and Water (EID)
- Access from Hastings and Sturbuck (Public Roads)
- Density= 7.32 units per acre
 - MFR allows 5 to 24 dwelling units per acre.

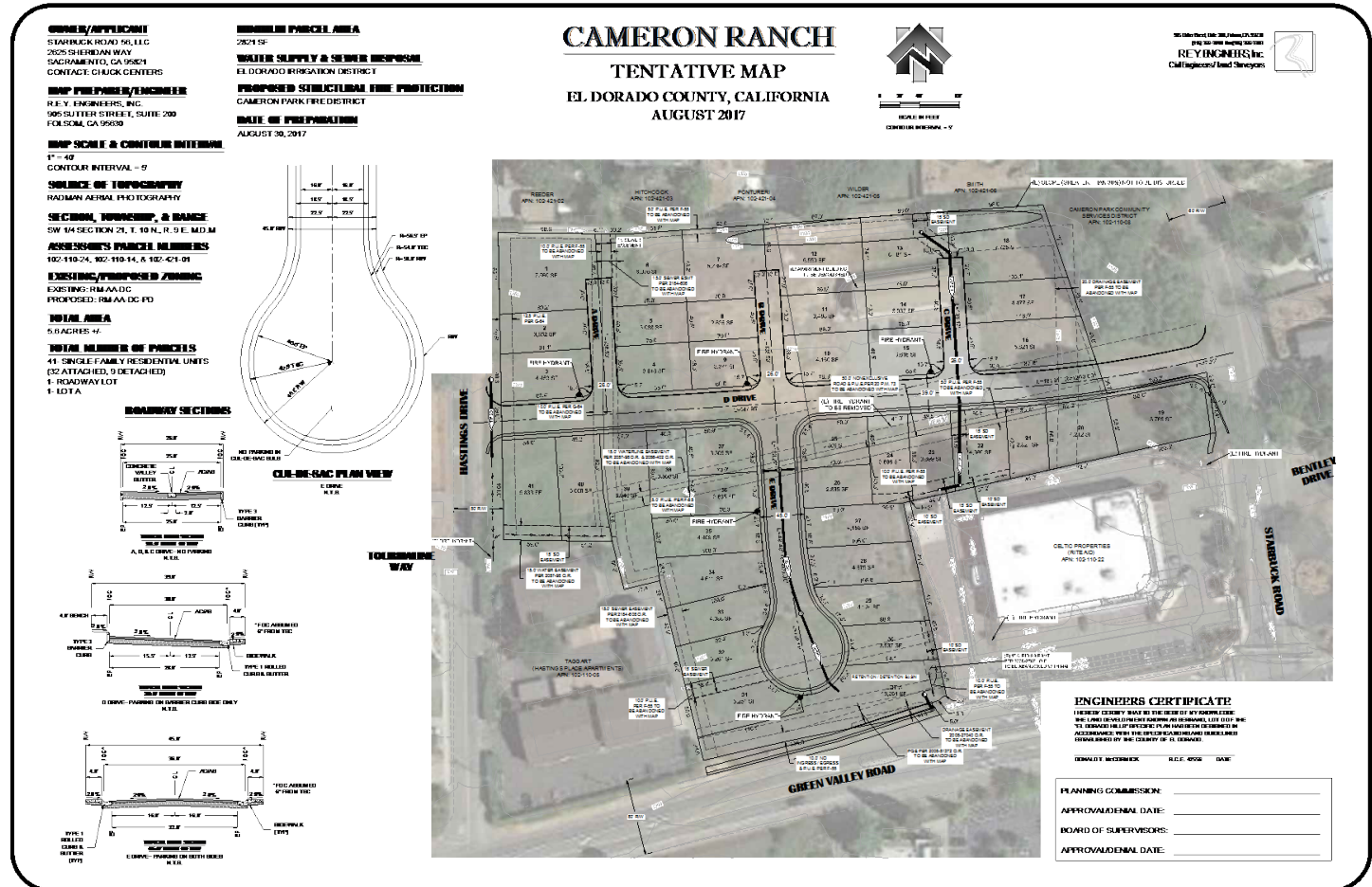


Exhibit F

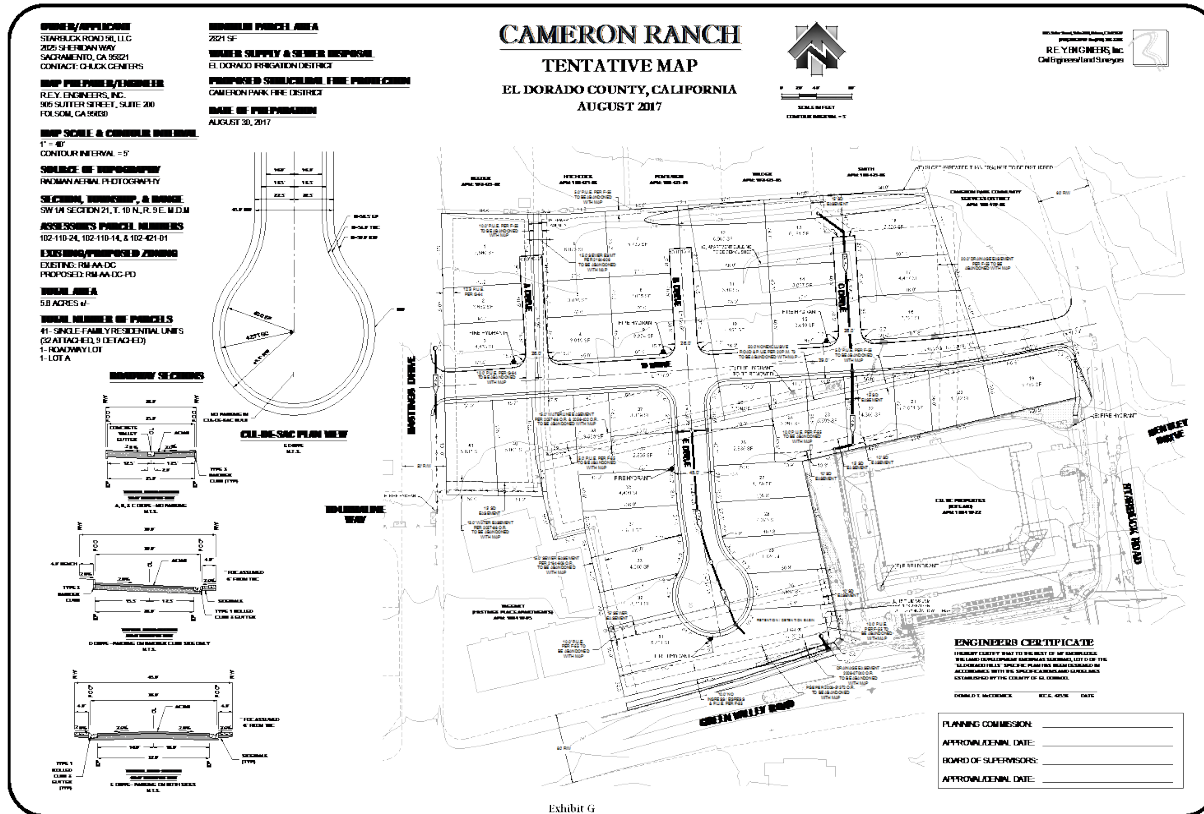


Exhibit G

TENTATIVE MAP & SITE PLAN

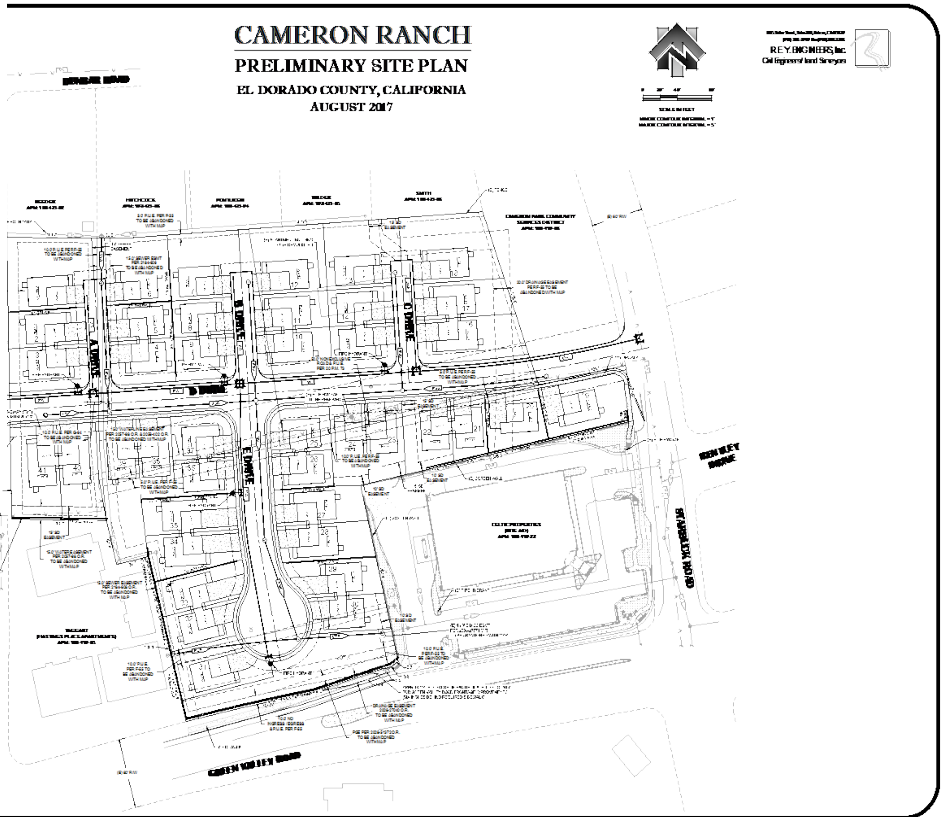
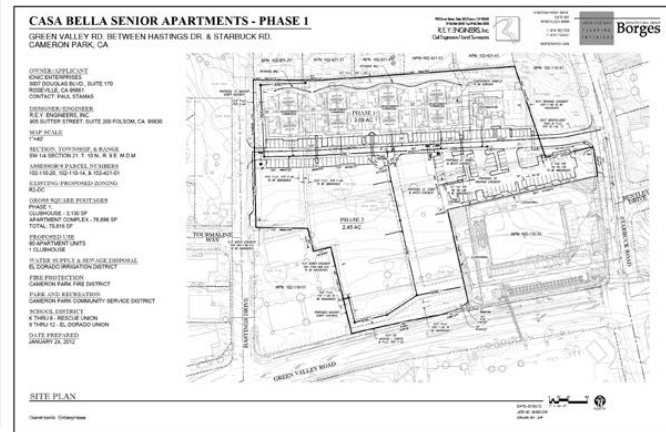


Exhibit H

- Z (rezone) → Add PD (Planned Development)
- PD → Deviation from Standards
- TM → Subdivide Land

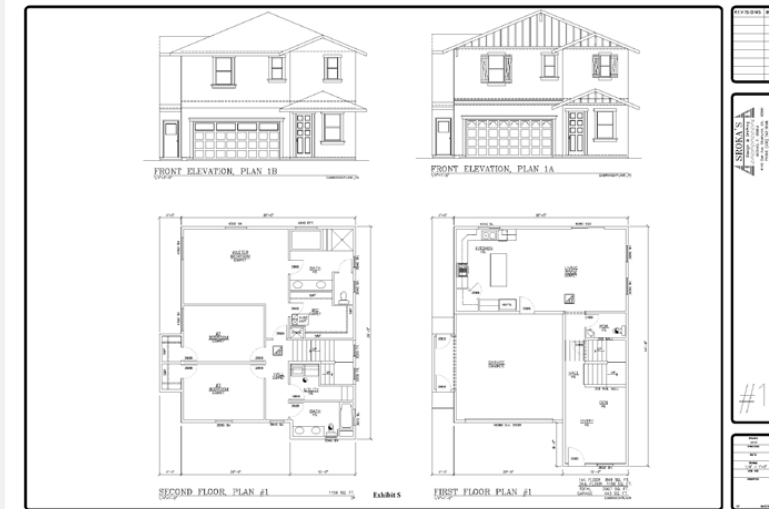
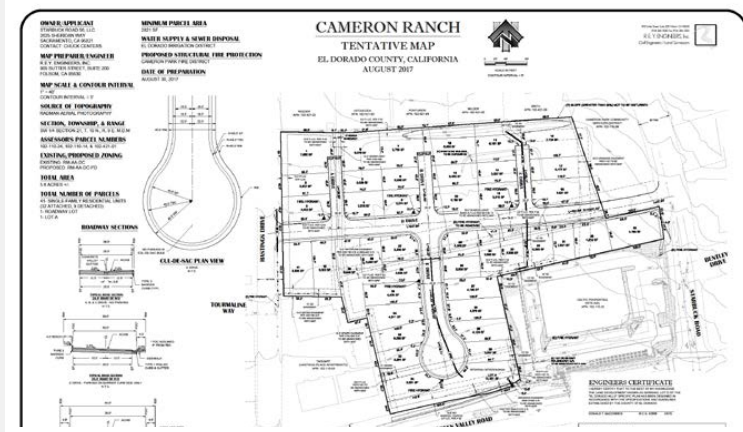
CASA BELLA SENIOR APARTMENTS: DR 12-0001

- Approved May 14, 2012
- 160 apartment units, 3-story buildings



CAMERON RANCH: Z17-0001/PD17-0001/ TM17-1531

- Requesting approval
- 41 Single-Family Dwellings, 2-story buildings



Plan 1-A

ROOFING:
• BORAL Concrete Tile

PAINT:
• SHERWIN WILLIAMS

EXTERIOR:
• 1 Coat Stucco
• Hardee Board
• KD Select Fascia/Trim

1FBCF3293DP-Shake-CedarBlend

Base 1 Stucco LATTE SW6108

Base 2 Stucco WARM STONE SW7032

Fascia, Shutters, Front Door, Garage Door MUDDLED BASIL SW7745

CAPITAL VALLEY HOMES

Colors shown are similar to paint colors and not an exact match. Actual colors may vary in tone, color or that when applied in construction.

Plan 2-A

ROOFING:
• BORAL Concrete Tile

PAINT:
• SHERWIN WILLIAMS

EXTERIOR:
• 1 Coat Stucco
• Hardee Board
• KD Select Fascia/Trim

1FBCF3293DP-Shake-CedarBlend

Base 1 Stucco KHAKI SHADE SW7533

Base 2 Stucco TIKI HUT SW7509

Fascia, Shutters, Front Door, Garage Door NUTHATCH SW6088

CAPITAL VALLEY HOMES

Colors shown are similar to paint colors and not an exact match. Actual colors may vary in tone, color or that when applied in construction.

ELEVATIONS & COLORS

FRONT ELEVATION PLAN 1B

FRONT ELEVATION PLAN 1A

SECOND FLOOR PLAN #1

FIRST FLOOR PLAN #1

Exhibit S

#1

Plan 3-A

ROOFING:
• BORAL Concrete Tile

PAINT:
• SHERWIN WILLIAMS

EXTERIOR:
• 1 Coat Stucco
• Hardee Board
• KD Select Fascia/Trim

1FBCF3293DP-Shake-CedarBlend

Base 1 Stucco FRESCO CREAM SW7719

Base 2 Stucco POTTERY URN SW7715

Fascia, Shutters, Front Door, Garage Door ROYCROFT BRASS SW2843

CAPITAL VALLEY HOMES

Colors shown are similar to paint colors and not an exact match. Actual colors may vary in tone, color or that when applied in construction.

Plan 1-B

ROOFING:
• BORAL Concrete Tile

PAINT:
• SHERWIN WILLIAMS

EXTERIOR:
• 1 Coat Stucco
• Hardee Board
• KD Select Fascia/Trim

1FBCF1132-Shake900-Charcoal Brown Blend

Cultured-Stone-Pro-Fit-Ledgestone-Southwest

Base 1 Stucco Perfect Greige SW6073

Fascia Pure White SW7005

Shutters, Front Door, Garage Door Navel SW6244

CAPITAL VALLEY HOMES

Colors shown are similar to paint colors and not an exact match. Actual colors may vary in tone, color or that when applied in construction.

Plan 2-B

ROOFING:
• BORAL Concrete Tile

PAINT:
• SHERWIN WILLIAMS

EXTERIOR:
• 1 Coat Stucco
• Hardee Board
• KD Select Fascia/Trim

1FBCF1132-Shake900-CharcoalBrownBlend

Cultured-Stone-Dressed-Fieldstone-Aspen

Base 1 Stucco MACADAMIA SW6142

Fascia, Trim, Gutters, Shutters, Front Door, Garage Door CAVIAR SW6990

CAPITAL VALLEY HOMES

Colors shown are similar to paint colors and not an exact match. Actual colors may vary in tone, color or that when applied in construction.

BACK ELEVATION

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION

#1

Plan 3-B

ROOFING:
• BORAL Concrete Tile

PAINT:
• SHERWIN WILLIAMS

EXTERIOR:
• 1 Coat Stucco
• Hardee Board
• KD Select Fascia/Trim

1FBCF1132-Shake900-CharcoalBrownBlend

Cultured-Stone-Country-Ledgestone-Aspen

Base 1 Stucco DOWNING EARTH SW2820

Fascia DOVER WHITE SW6385

Shutters, Front Door, Garage Door RIVERWAY 6222

CAPITAL VALLEY HOMES

Colors shown are similar to paint colors and not an exact match. Actual colors may vary in tone, color or that when applied in construction.

ENVIRONMENTAL REVIEW

- **Mitigated Negative Declaration**
- The project proposes a less than significant impact with mitigation measures:
 - Biological
 - Noise
 - Transportation

PUBLIC COMMENTS

- Seven written public comments
- Two phone calls
- Public Counter Visit