



July 12, 2023

Trumark Homes
3001 Bishop Drive, Suite 100
San Ramon, CA 94583

Subject: Trumark at Kassis (PLND-0623-0073) Completeness Letter per SB 330

The City of Rancho Cordova’s Planning Division has received your application package for the Trumark at Kassis Tentative Subdivision Map and Major Design Review. This application was submitted on June 12, 2023 and is being processed per the provisions of SB 330. The Planning Division has reviewed your submittal package pursuant to the application submittal matrix listed in the City of Rancho Cordova Discretionary Entitlement application document, provided as **Attachment A**, and summarized in the table below.

Required Submittal Materials	
Application and Deposit Fees	Submitted
Letter of Authorization	Submitted
Radius Map: 500-ft. Radius from Property Line	Submitted
Property Owner and Occupant 500-ft. Radius from Property Line and Envelope Labels (One Set)	Submitted
Current Title Report	Submitted
Digital Set of Plans	Submitted
Full Color Elevations and Landscape Plans	Submitted
Lighting Plans	NOT SUBMITTED
Colors/Materials Board	Submitted
Color Rendering/Photo	Submitted

The Planning Division has determined that the submitted application package is INCOMPLETE pursuant to Government Code Section 65943. The application package as submitted is missing the following required documents/plans listed in the submittal checklist:

1. Lighting Plans

Please provide the missing information per the requirements of Government Code Section 65941.1(d)(2). If you have any questions, I can be contacted at agranadosin-jones@cityofranhocordova.org.

The City’s determination that other required submittal materials have been submitted is not in any way a determination that the proposed project complies with the City’s adopted standards.

Sincerely,

Arlene Granadosin-Jones, AICP
Senior Planner
City of Rancho Cordova

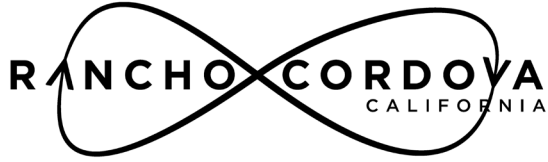


PLANNING DEPARTMENT
2729 Prospect Park Drive | Rancho Cordova, CA 95670
Phone: (916) 851-8750 | Fax: (916) 851-8762

Attachments:

- Attachment A: Discretionary Entitlement Application

Discretionary Entitlement Application



OPTIONAL Development Services Team (DST) Meeting:

- The City created the Development Services Team comprised of staff from multiple city departments and partnering agencies to help applicants navigate the process of obtaining needed permits and approvals.
- DST meets with potential businesses and applicants to review proposed projects, provide fee estimates, and identify any issues that may arise during project review and implementation.
- If you are interested in meeting with DST prior to submittal of your application, click on the following [link](#) to submit a request. Meetings are held every Thursday at 10 AM via Zoom.

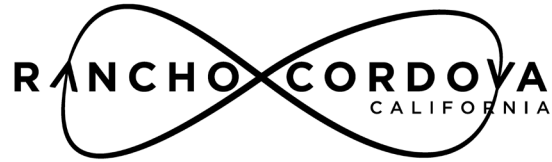
Payments can be made via cash, check, or credit/debit card. Online payments can be made via the City's payment portal, which can be accessed with an issued payment invoice. Please contact the Planning Division for any questions.

Type of Application		
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Specific/Special Area Plan Amendment <input type="checkbox"/> Tentative Subdivision Map	<input type="checkbox"/> Tentative Parcel Map <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Major Design Review <input type="checkbox"/> Minor Design Review <input type="checkbox"/> Other: _____	<p>City Use Only</p> Application #: _____ Date Submitted: _____ Received By: _____ Deposit: _____

Property Information
Project Name: _____
Property Address/Location: _____
Assessor's Parcel Number(s): _____
Project Description: _____ _____ _____

Applicant Information	
Applicant's Name (Primary Contact): _____	
Address: _____	
Phone Number: _____	Email: _____
Owner's Name: _____	
Address: _____	
Phone Number: _____	Email: _____

Discretionary Entitlement Application



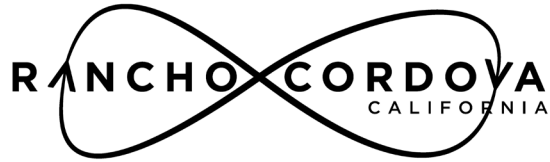
Planning Division Fee and Deposit Schedule

Description	Deposit	Description	Deposit
General Plan Amendment	\$15,000	Use Permit–Condo Conversion	\$8,000
Rezone	\$15,000	Tentative Parcel Map	\$10,000
Specific Plan Initiation	\$5,000	Tentative Parcel Map Extension	\$1,000
Special Planning Area Initiation	\$5,000	Tentative Parcel Map Resubmission	\$5,000
Design Review–Major	\$10,000	Tentative Parcel Map Amendment	\$3,000
Design Review–Minor	\$5,000	Tentative Subdivision Map (1–20 lots)	\$10,000
Design Review–Amendment	\$5,000	Tentative Subdivision Map (21 or more lots)	\$20,000
Development Agreement	\$10,000	Tentative Subdivision Map Amendment	\$5,000
Development Agreement Amendment	\$5,000	Initial Study Deposit (Negative Declaration/EIR)	\$5,000
Conditional Use Permit	\$10,000	Development Agreement Annual Compliance Review	\$5,000
Conditional Use Permit Amendment	\$5,000		

Application Submittal Matrix

Submittal Materials Electronic Submittal	General Plan/Specific Plan Amendment	Rezone	Tentative Maps	Conditional Use Permit	Design Review
Application and Deposit Fees	X	X	X	X	X
Letter of Authorization (if applicable)	X	X	X	X	X
Radius Map: 500-ft Radius from Property Line	X	X	X	X	X
Property Owner and Occupant 500-ft. Radius from Property Line and Envelope Labels (One Set)	X	X	X	X	X
Current Title Report	(1)	(1)	X	(1)	(1)
Digital Set of Plans	X	X	X	X	X
General Plan/Specific Plan Amendment & Rezone Exhibit	X	X			
Full Color Elevations and Landscape Plans				X If Applicable	X
Lighting Plans				X If Applicable	X
Colors/Materials Board				X If Applicable	X
Color Rendering/Photo				X If Applicable	X

Discretionary Entitlement Application



Please note that the following agencies are part of the Planning entitlement review. However, each agency has its own application, deposit/fees, and plan submittal requirements once the entitlement is approved. Below are links to each agency's website:

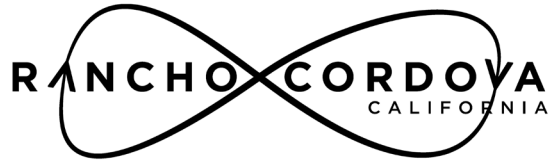
- Sacramento Metropolitan Fire District– www.metrofire.ca.gov
- Sacramento County Sewer– www.sacsewer.com
- Water Agencies:
 - California American Water– www.amwater.com
 - City of Folsom– www.folsom.ca.gov
 - Golden State Water Agency– www.gswater.com
 - Sacramento County Water Agency– www.waterresources.saccounty.net
- Cordova Recreation Park District– www.crpdc.com
- Sacramento Municipal Utilities District– www.smud.org

Entitlement Process Summary

1. Application is submitted. Staff member reviews the project submittals for completeness.
2. Staff distributes project to City Departments and outside agencies for review and comments.
3. City staff receives comments from City Departments and outside agencies and provides comments to the applicant.
4. Applicant submits revised project plans with Response to Comments Letter for City staff review. (Start again at #2 above)
5. The City may require the applicant to hold a neighborhood meeting before the public hearing when a project has the potential to raise neighborhood concerns or community impacts.
6. Applicant is notified by the project planner if the project is within compliance and the project is scheduled for a public hearing at a Planning Commission and/or City Council meeting.
7. Minor Design Review requires a public notification comment period of 10 days. During this period, an administrative hearing may be requested. After approval is a 10-day Appeal period.
8. Public Hearing Notification:
 - Site is posted and written notifications sent to property owners within 500 feet of subject property line AND the Public notice sent to local newspaper.
9. Public hearing before Planning Commission and/or City Council.
10. If approved, the applicant may submit construction plans for review. This could include the following: improvement plans, final map, building plans.

****Construction/Building Plans may be submitted for review prior to project approval at the applicant's own risk. The Planning Division recommends waiting until the first comment letter from the Project Planner is received by the applicant before submitting for concurrent submittal with the Building & Safety Division.**

Discretionary Entitlement Application



Agreement and Representations of Applicant

This Application is not complete, and processing of this Application will not begin, until all initials and signatures are provided by the Applicant and Property Owner:

- 1) Under penalty of perjury, I certify that I am the legal owner(s) (all individual owners must sign as they appear on the deed to the land), corporate officer(s) empowered to sign for the corporation, owner's legal agent, or the owner's authorized representative (include a notarized consent form from the owner). _____ (Applicant Initial) _____ (Owner Initial)
- 2) Acknowledge and agree that by making this application, I have included all of the required items in hard copy (see submittal checklist) and digital format compatible with Microsoft Office Software. Applicant understands that missing items, inaccurate items, false information, or misleading items or information may delay the processing of the application or a permit revoked upon discovery. Furthermore, all application materials, and any outstanding balances accrued above the original deposit, must be submitted/paid prior to Public Hearing Notice publication. I further acknowledge and agree that by signing this document, I accept the responsibility of posting public site notification boards regarding the proposed project at the project site, if required by City staff. This Application shall be a public record. _____ (Applicant Initial)
- 3) Government Code Section 65105 states that City staff may enter upon the subject property in the performance of their functions and make site inspections and surveys. I hereby grant City staff with such permission. _____ (Applicant Initial) _____ (Owner Initial)
- 4) Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.
_____ (Applicant Initial)

Hazardous Waste Affidavit

5) Government Code Section 65962.5 requires each applicant for any development project to consult the State Hazardous Waste and Substance Sites List. (www.dtsc.ca.gov click on "Public" tab, click on "Envirostor: Database of sites and facilities" type in address. Or http://calepa.ca.gov/sitecleanup/corteslist/ open each 5 listed link and check address. For water http://geotracker.waterboards.ca.gov/sites by County. Based on this list (available from the Planning Division of the Community Development Department) the Applicant is required to submit a signed statement to the City of Rancho Cordova indicating whether the project is located on a site which is included on the list before the City accepts the application as complete. If the project site is listed by the State as a hazardous waste or substance site, the Applicant must fully describe the nature of the attached hazard and potential impacts in the Initial Study, Part I. In either situation the Applicant must complete and sign the Affidavit in the space below. I have been informed by the City of Rancho Cordova of my responsibilities pursuant to Government Code Section 65962.5 to notify the City as to whether the site for which a development application has been submitted is located within an area which has been listed as the location of a Hazardous Waste or Substance Site by the Office of Planning and Research, State of California.

- The project site is in an area listed as a Hazardous Waste or Substance Site.
- The project site is not in an area listed as a Hazardous Waste or Substance Site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Applicant Signature:

Date:

Fees & Funds

6) Applicant(s) do not have any past-due balances payable to the City for an previous project. _____ (Applicant Initial) _____ (Owner Initial)

7) Applicant(s) acknowledge and agree that the Applicant(s) will fully reimburse the City for costs incurred in connection with the Application Process regardless of any action taken by the City with respect to the application. Applicant(s) also acknowledge and agree that the Fees (hereinafter "Funds") paid herewith may not be adequate to fully reimburse the City for costs incurred in connection with the Application Process, and that periodically, as the need arises, Applicant(s) may be called upon to make further deposit of Funds. Applicant(s) agrees that there shall always remain on deposit with the City sufficient Funds to cover the anticipated costs to be incurred with the Application Process through the Public Hearing Process. In the event, for any reason, a City request for further deposit of Funds from Applicant(s) is not fully satisfied, within fifteen (15) business days the City may cease processing of this application. The Applicant(s) is responsible to fully reimburse the City for costs incurred in connection with this Application regardless of whether the City requests additional deposits or stops processing the project. The advance of Funds shall not be dependent upon the City's approval or disapproval of the Applicant(s)' Application, or upon the result of any action, and shall in no way influence the Project. Neither Applicant(s) nor any other person providing funding for the Project shall, as a result of such funding, have any expectation as to the results of the Application Process or the selection of an alternative favorable to or benefiting Applicant(s). _____ (Applicant Initial) _____ (Owner Initial)

8) Applicant(s) also acknowledge and agree that the failure to fully reimburse the City for costs incurred in connection with the Application Process as provided in this Application may result in the City placing a lien or assessment upon the subject property for the full amount of any outstanding Funds owed to the City for processing Applicant(s)'s application. Until all outstanding Funds are paid in full, the City may also refuse to process any future applications by the Applicant(s), including applications for unrelated projects. _____ (Applicant Initial) _____ (Owner Initial)

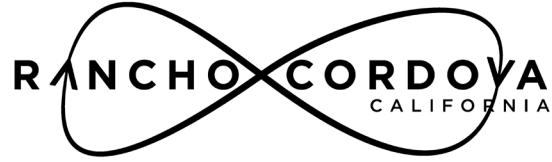
Application Covenants, Conditions, and Understandings

- 9) Applicant(s) acknowledges and agrees that this application is a contract between the Applicant and the City and that all obligations are enforceable against the Applicant regardless of the status or outcome of the Application process. This Application sets forth all covenants, promises, conditions and understandings between the parties regarding the advance of Funds and the uses thereof, and there are no promises, conditions or understandings either oral or in writing between the parties other than as set forth herein. No contemporary or subsequent alteration, amendment, change or addition to this application form shall be binding upon the City unless reduced to writing and signed by the City Manager, or his/her designee and the Applicant. No course of conduct shall be binding upon the City and waiver of one or more provisions or violations shall not be construed as a course of conduct to be relied upon and may not be the basis for any expectation of future waiver or estoppel of that or any provision. _____ (Applicant Initial)
- 10) No employee, agent, independent contractor or other representative of the City, other than the City Manager or a majority of the City Council, has the authority to alter the terms or effect of this application and Applicant(s) acknowledge and agree that it/they have not relied upon any promises, representations, conditions or understandings other than those set forth in this Application. _____ (Applicant Initial)
- 11) This Application is made under, and shall in all respects be interpreted, enforced, and governed by, the laws of the State of California. In the event of a dispute concerning the terms of this Application, the venue for any legal action shall be with the appropriate court in the County of Sacramento, State of California. Should legal proceedings of any type arise out of this Agreement, the prevailing party shall be entitled to costs, attorney’s fees, and legal expenses, including but not limited to expert fees and costs. _____ (Applicant Initial)

It Is So Agreed:

Applicant Signature:	Date:
Property Owner Signature:	Date:

Discretionary Entitlement Application



City of Rancho Cordova Planning Division Letter of Authorization

This form shall serve to notify the City of Rancho Cordova that I/we am/are the legal owner(s) of the property described in the attached application and do hereby authorize the person/firm shown below to file and represent my/our interest in the application(s) listed below.

Applicant/Authorized Person: _____

Applicant: _____

Address: _____

City/State/Zipcode: _____

Phone Number: _____

Type of Application(s)–Please List All Entitlements Applied For: _____

Legal Owners:

I/we are the legal owner(s) of the said property; have read the foregoing letter of authorization and know the contents thereof; and do hereby certify that the same is true of my/our own knowledge. I/we certify (or declare) under penalty of perjury under the laws of the State of California that the information contained in the above referenced application(s) is true and correct.

1) Printed Name: _____

Signature: _____ | Date: _____

2) Printed Name: _____

Signature: _____ | Date: _____

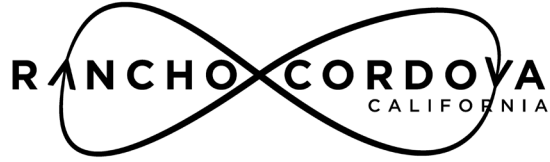
3) Printed Name: _____

Signature: _____ | Date: _____

A letter signed by the property owner(s) may be submitted in lieu of this form.

The letter must identify the person being authorized to represent the owner(s) and the application(s) being submitted.

Discretionary Entitlement
Application



City of Rancho Cordova Planning Division
Letter of Certification

This form is to be completed by the person/firm preparing the map and list of property owners and residents of absentee owners within five hundred feet (500') of the project site.

State of California
County of Sacramento
City of Rancho Cordova

I, _____ hereby certify that attached list and labels contain the names and addresses of all persons having ownership, as they appear on the latest available assessment roll of the County of Sacramento and in the case of an absentee owner, the addresses of all renters or lessees of said address within the area described and for a distance of five hundred feet (500') from the exterior boundaries of the project site.

Please Note: Complete the items below only in the presence of a Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____

Subscribed and sworn to (or affirmed) before me on this _____ (date) day of _____ (month), 20____(year)

By (1) _____ and
(2) _____ (Name of Signers)

Proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me,

Signature: _____
(Signature of Notary Public)

Seal
(Place Notary Seal Above)

Discretionary Entitlement Application



City of Rancho Cordova Planning and Public Works Deposit Replenishment Policy

Upon submittal of a development application for Planning or Public Works services, the City of Rancho Cordova shall collect the appropriate deposit(s) for all entitlements and/or reviews required pursuant to the Planning Application Fee & Deposit Schedule or the Public Works Fee & Deposit Schedule.

When the cost of work performed on any given application reaches 60% of the initial deposit amount, the project manager may review the projects status to determine whether an additional deposit could be required. If a deposit is required, the City will contact the applicant to request a Deposit Replenishment in an amount sufficient to complete the project or an amount to be determined by the project manager for large development projects. If the Deposit Replenishment is not received within 15 days, the City may stop work on the project and notify the applicant that work will resume when the deposit is received. Prior to the public hearing notice being sent for a project, a final accounting shall be conducted to determine if funds are sufficient to complete the project. If funds are not sufficient, an amount equal to meet the projects budget will be requested from the applicant.

For complex projects, the City may continue some work on conditions of approval that necessitate retaining at least a modest ongoing deposit. For any projects with a remaining Developer Agreement (DA) deposit, the deposit may not be refunded until a new deposit has been established with the City for the annual DA compliance review for the project.

I hereby agree to the policy stated above:

Signature: _____ | Date: _____

Printed Name: _____

Billing Information

Name: _____

Address: _____

City/State/Zipcode: _____ | Phone: _____

Payments can be made via cash, check, or credit/debit card. Online payments can be made via the City's payment portal, which can be accessed with an issued payment invoice. Please contact the Planning Division for any questions.