

PLANNING DIVISION

Kelly Whitman, Planning Commission Clerk
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(916) 851-8750



**City of Rancho Cordova Planning Commission
Notice of Public Hearing**

Dated: November 1, 2024

NOTICE is hereby given that on **Wednesday, November 13, 2024, at 5:30 p.m.**, or as soon thereafter as the matter may be heard, the Planning Commission of the City of Rancho Cordova will hold a Public Hearing at the **Rancho Cordova City Hall, located at 2729 Prospect Park Drive, Rancho Cordova**, to consider the following:

THE PRESERVE MAJOR DESIGN REVIEW, ADJUSTMENT, AND SPECIAL DEVELOPMENT PERMIT AMENDMENT — PROJECT NO. PLND-0924-0108:

REQUEST:	The Applicant, Lennar Homes, is requesting an amendment to their previously approved Major Design Review, Setback Adjustment, and Special Development Permit for 440 finished lots within the Preserve community. The proposed amendment includes the addition of a new production line, Aqua, to the existing three product lines that were previously approved. The newly proposed collection will occupy portions of the 45'x90' lots that were originally dedicated to the Cyan product line. Aqua includes three floor plan types and three architectural styles for each plan. The proposed product lines include two-story homes ranging between 1,879 square feet to 2,623 square feet. Preliminary landscape plans are provided for the newly proposed products.	
OWNER:	TPG AG EHC III (LEN) CA 1, L.P., a Delaware Limited Partnership 8585 E. Hartford Drive, Suite 118 Scottsdale, AZ 85255	APPLICANT: Lennar Homes of CA, LLC (Pierre Martinez) 1025 Creekside Ridge Drive, Suite 230 Roseville, CA 95678
LOCATION/APN:	Located north of Edington Drive and west of Raymer Way; APN: 072-4460-029 through -038, 072-4460-067 through -074, and 072-4460-103 through -111	
ZONING:	Residential, Five Dwelling Units per Acre Maximum, (RD-5); Sunridge Specific Plan, Residential, Five Dwelling Units per Acre Maximum, (RD-5)	
ENVIRONMENTAL:	Exempt per California Environmental Quality Act (CEQA) Guidelines Section 15183, "Consistent with the Community Plan, General Plan or Zoning" and Section 15182, "Residential Projects Pursuant to a Specific Plan" for Lot 80 of North Douglas Village 2	
PROJECT PLANNER:	Chance Finley-Ross, Assistant Planner	

Questions regarding this matter should be directed to the City of Rancho Cordova Planning Division at (916) 851-8750.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (916) 851-8750. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.