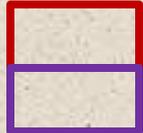
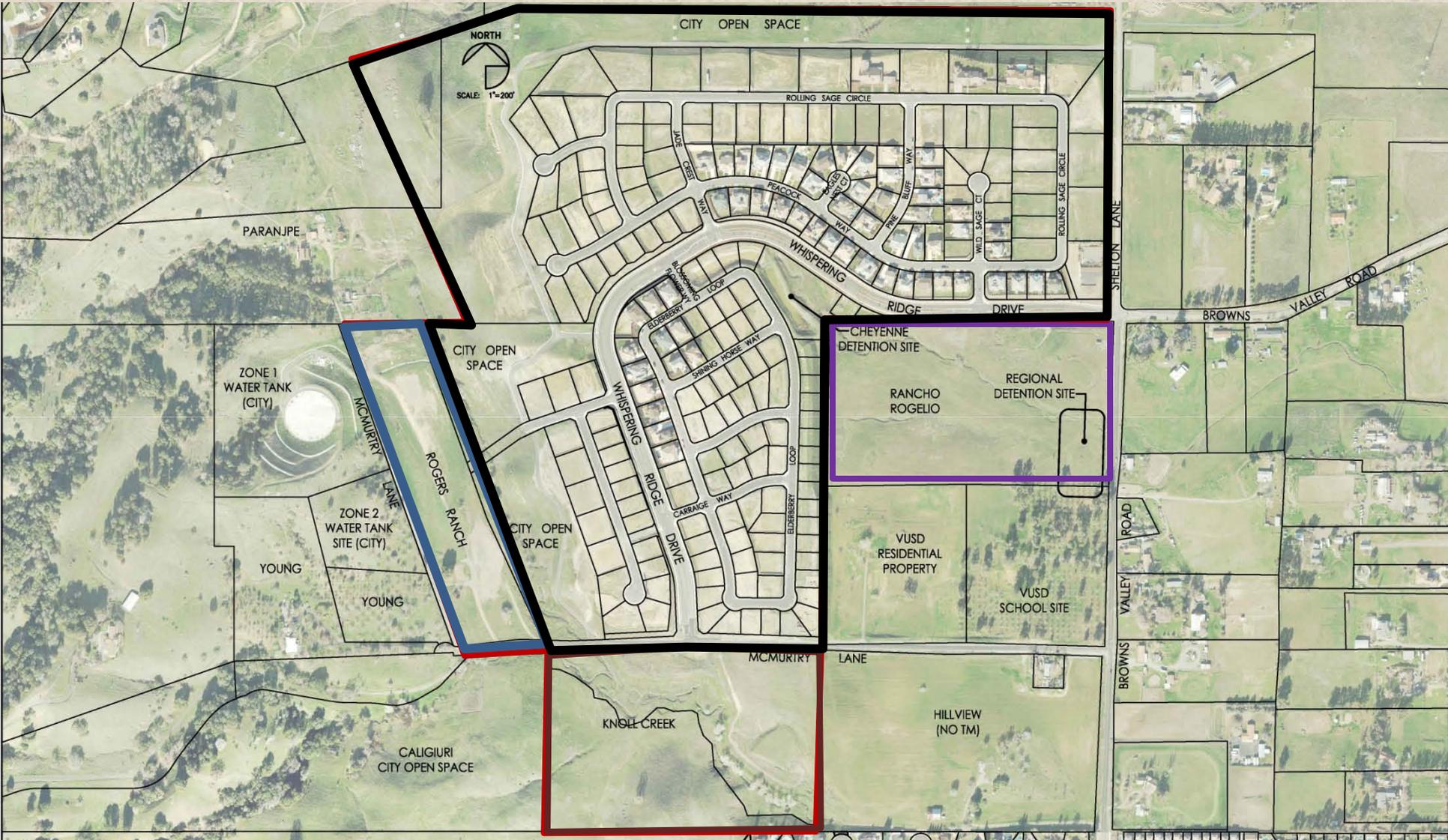


Status Report: Rice McMurry Development Agreement

Planning Commission
Agenda No. H.1.

November 19, 2013



Reynolds Ranch, Rogers Ranch and Knoll Creek Development Agreement
 Rancho Rogelio Development Agreement

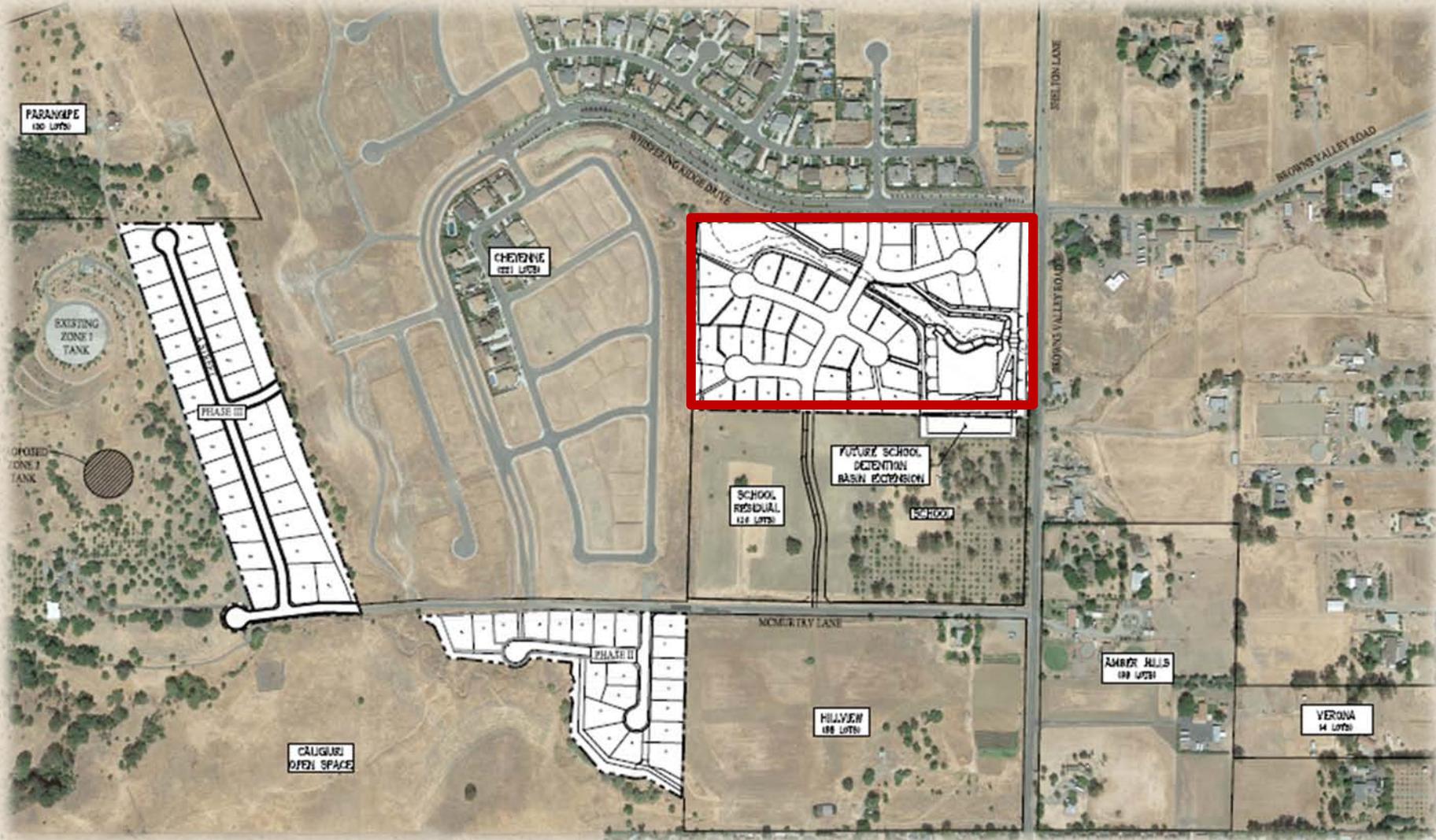
Rancho Rogelio Planned Development Modification and The Reserve at Browns Valley House Plans and Model Complex

Planning Commission
Item No. G.3

November 19, 2013

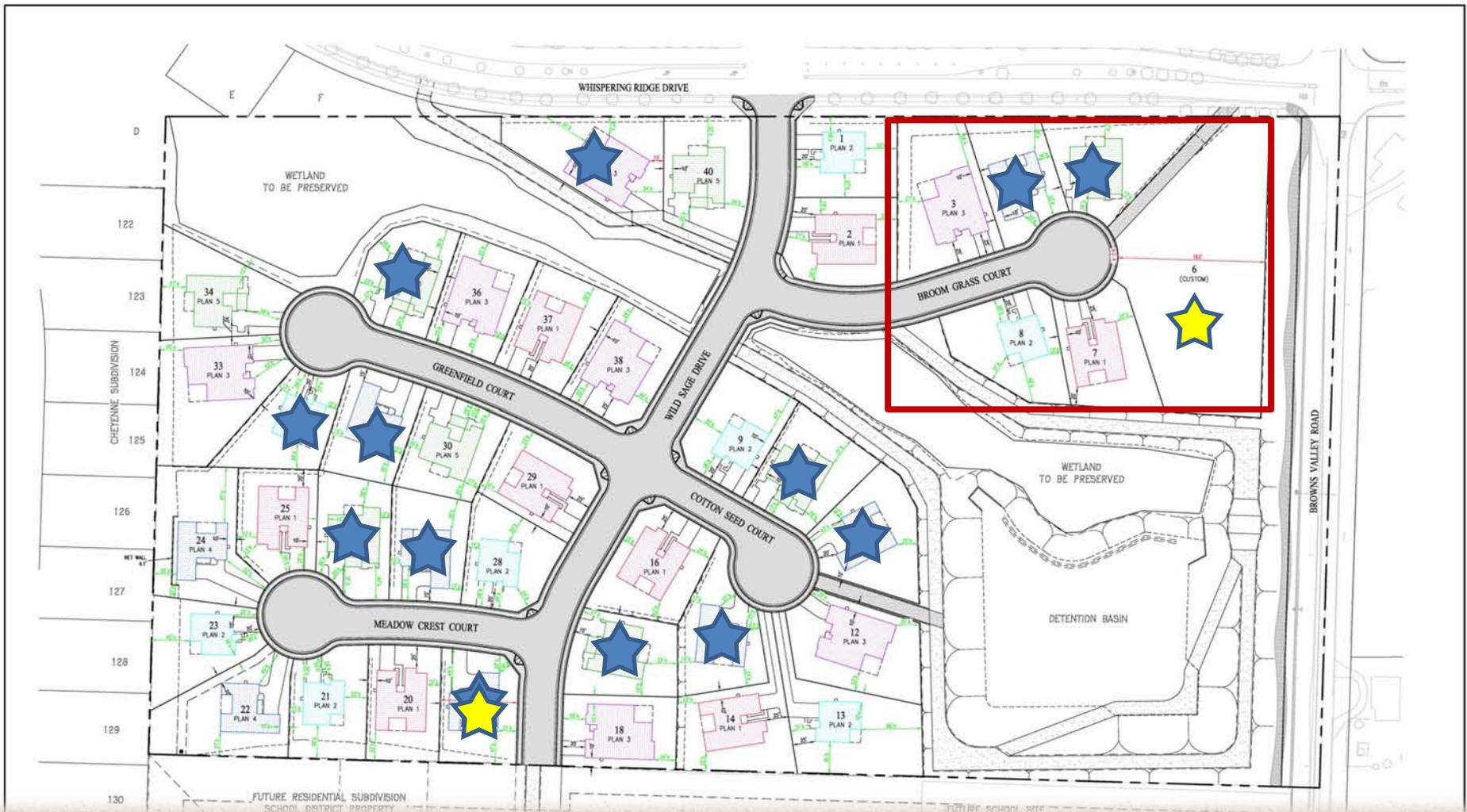
Proposal

- Amend the Rancho Rogelio Planned Development:
 - Front Setback Reductions
 - Reduced Lot Dimensions (2 Lots)
- Five House Plans
- Model Home Complex



The Reserve at Browns Valley

(Approved as Rancho Rogelio)

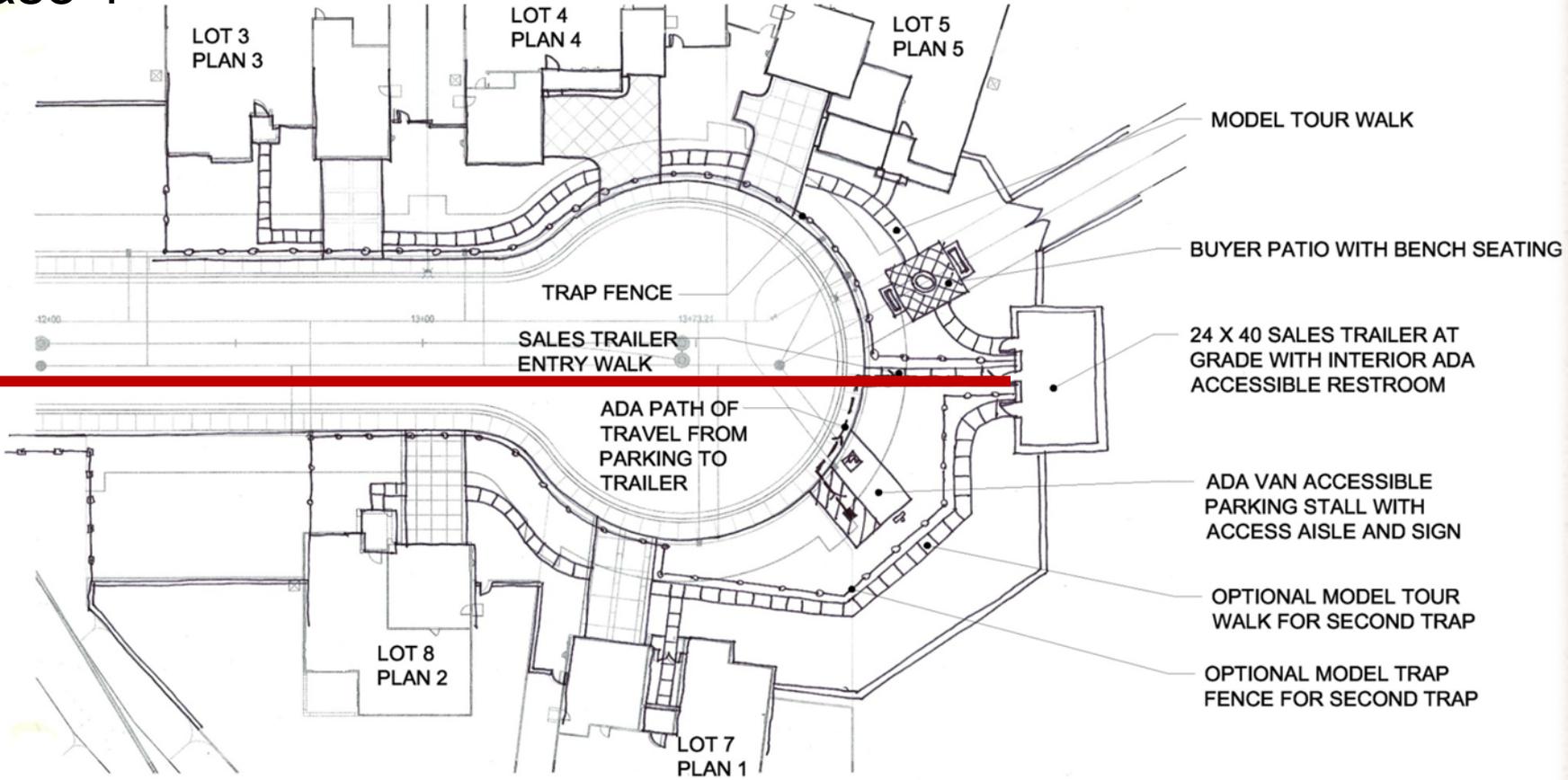


 Front Setbacks Reductions Requested

 Lot Dimension Reductions Requested

 Model Home Complex

Phase 1



Phase 2

<p>STANDARD PACIFIC HOMES Making You Right At Home™ 3825 HOPKINSON ROAD, SUITE 275 PLEASANTON, CA 94588 925.847.8700</p>	<p>Phase I</p> <p>THE RESERVE AT BROWN'S VALLEY MODELS</p> <p>Vacaville, California</p>		<p>Sales Trailer Conceptual Design</p>		<p>www.vanderToelen.com</p> <p>1" = 16'-0"</p> <p>November 6, 2013</p> <p>NORTH</p> <p>Project No. 04713</p>
	<p>Landscape Plan</p>				

Model Home Complex



European Cottage



Spanish



Tuscan



Bay Area Bungalow

Plan 1
2,674 Square Feet



STANDARD PACIFIC HOMES



European Cottage



Spanish



Tuscan



Bay Area Bungalow

Plan 2
3,101 Square Feet



STANDARD PACIFIC HOMES



European Cottage



Spanish



Tuscan



Bay Area Bungalow

Plan 3
3,162 Square Feet



STANDARD PACIFIC HOMES



European Cottage



Spanish



Tuscan



Bay Area Bungalow

Plan 4
3,855 Square Feet



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European Cottage



Spanish



Tuscan



Bay Area Bungalow

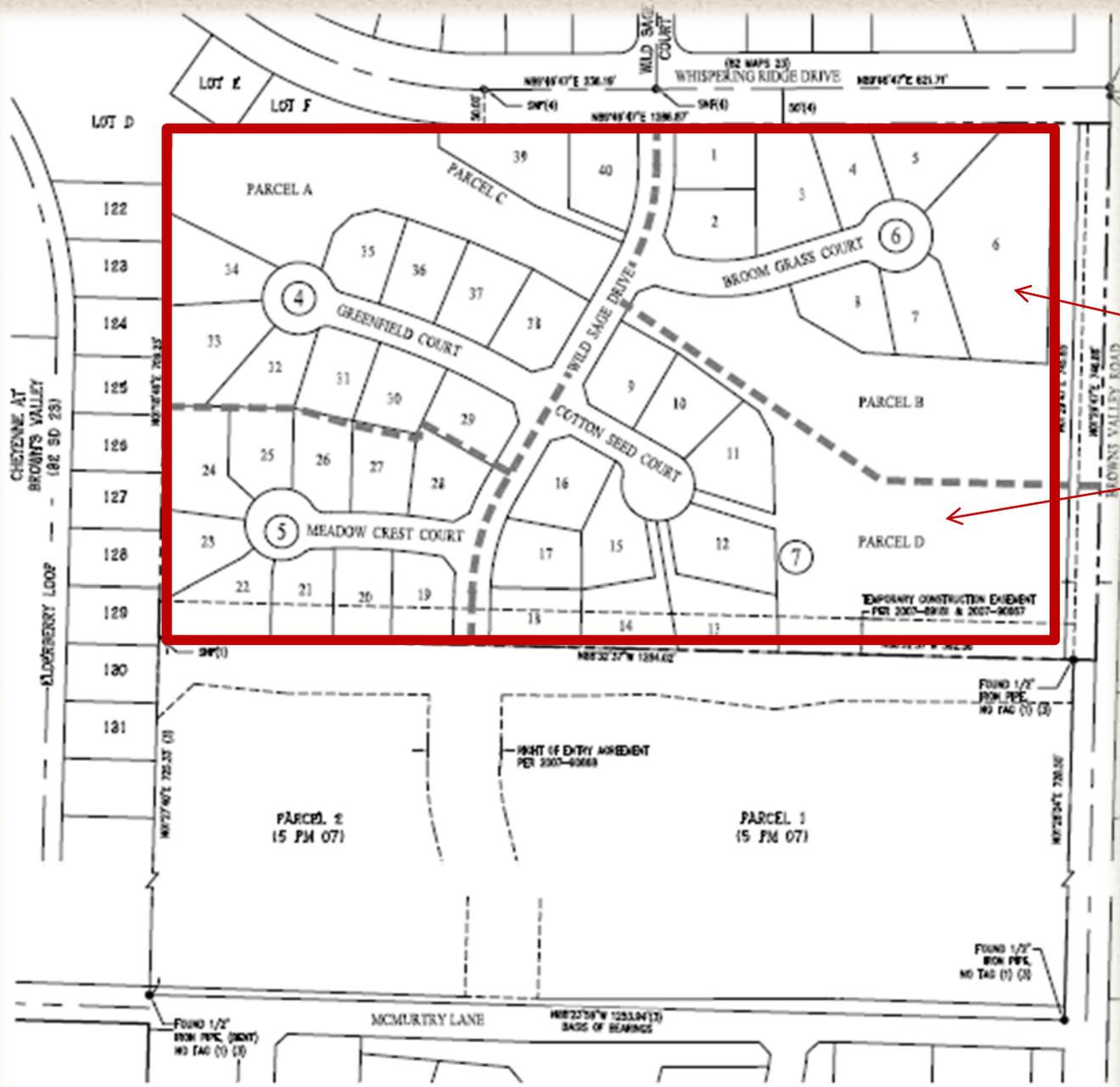
Plan 5
4,024 Square Feet



STANDARD PACIFIC HOMES

Recommendation

Adopt Resolutions No. 13-042, reaffirming the previous environmental assessments for the Rancho Rogelio residential projects, and approving the Planned Developments Modification for the Rancho Rogelio project, and The Reserve and Browns Valley house plans and model home complex, subject to the conditions of approval.



- 40 Lots
- 1 Custom Lot
- 3-5 Models
- Detention Basin

Models in Spring 2014