

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING Monday, August 17, 2020

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

In response to Governor’s Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City is following the state guidelines on social distancing including the requirement of wearing a face covering. This meeting will also be available to the public via video/teleconferencing.

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Join the Meeting Via Zoom Link:

<https://cityofranchocordova.zoom.us/j/93867046839?pwd=QWNUbVRDL0hVS1plQVl4aGd6R00rQT09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: US: +1 669 900 6833 or 888 475 4499 (Toll Free)

Webinar ID: 938 6704 6839

Password: 617965

Live video streams and indexed archives of meetings are also available via the Internet. Visit the City’s official website at: <https://ranchocordovaca.civicclerk.com/web/home.aspx>

Instructions to Make Public Comment

Members of the public who wish to provide public comment via email will need to submit comments to CityClerk@cityofranchocordova.org no later than 4:00 p.m. on Monday, August 17, 2020. All comments submitted later than 4:00 p.m. will be sent to the City Council for their review and may not be read during the meeting.

During the meeting, members of the public who wish to provide verbal comments during the meeting, may do so in-person by attending the City Council Meeting at Rancho Cordova City Hall or by video/teleconference. If you wish to provide verbal comments via video/teleconference, follow these instructions:

Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the City Clerk’s office to speak. Please wait to be called upon by the City Clerk.

Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press *9 to raise your hand. Please wait to be called upon by the City Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the City Council Meeting or the use of Zoom, please contact the City Clerk’s Office at (916) 851-8720 before 4:00 p.m.

AGENDA

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Council Members Budge, Gatewood, McGarvey, Terry and Mayor Sander.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Clerk will announce the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor will call on someone in attendance to lead the Pledge.

4. INVOCATION

Jennifer Laret with The Church of Jesus Christ of Latter-day Saints will give the invocation.

5. PRESENTATIONS

- 5.1. Council Member McGarvey's Birthday on August 10, 2020.

6. PUBLIC COMMENT

Citizens wishing to address the Council for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to the City Clerk. For items on the agenda, speakers will be called up to the podium by the Mayor 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 City Council 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.

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of August 3, 2020.
Recommendation: Adopt the Minutes.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1. **Subject:** An Ordinance Amending Chapter 19.12 "Preservation and Protection of Private Trees" of the Rancho Cordova Municipal Code Relating to Removal and Replacement of Trees that are Part of a Current or Former Commercial Orchard.
Recommendation: This item will be continued to a date uncertain.

11. PUBLIC HEARING ITEMS

- 11.1. **Subject:** Amendments to the Sun creek Specific Plan, A 1264 Acre Mixed Use Development with a Combination of Residential Uses, Employment-Generating Uses, Retail and Retail Supporting Services, Project No. DD8467.
Recommendation: Waive the first reading and Introduce the Ordinance Approving the Sun creek Specific Plan Amendments.
- 11.2. **Subject:** Sun creek Specific Plan Administrative Amendments and Sierra Sunrise Large Lot and Small Lot Tentative Subdivision Maps Project DD9862.
Recommendation: Adopt the Resolution approving the Large Lot and Small Lot Tentative Subdivision Maps with attached Conditions of Approval and Introduce and waive the first reading of the Ordinance Approving the Sun creek Specific Plan Administrative Amendments
- 11.3. **Subject:** Shalako Large Lot Tentative Subdivision Map.
Recommendation: Adopt the Resolution approving the Shalako Large Lot Tentative Subdivision Map with attached Conditions of Approval.

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** Utility Box Art Wrap Program.
Recommendation: Receive presentation on the Utility Box Art Wrap program.
- 12.2. **Subject:** Community Engagement Division Update.
Recommendation: Provide Community Engagement Division update and answer Council questions.
- 12.3. **Subject:** Transition of the Zone 11 Fee Program from Sacramento County to the City.
Recommendation: Receive staff presentation summarizing the proposed Storm Drainage Impact Fee Program and provide direction.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURN TO CLOSED SESSION

Mayor Sander will adjourn the meeting to closed session.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Garrett Gatewood, Robert McGarvey, Donald Terry, and Mayor David Sander.

16. CLOSED SESSION

Council will meet in closed session to discuss the following item:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8): Property: Assessor's Parcel Numbers 076-0020-0019, 076-0020-0020, 076-0020-0021, 076-0020-0022. Agency negotiators: Cyrus Abhar, City Manager, Adam U. Lindgren, City Attorney. Negotiating parties: Griffin Swinerton. Under negotiation: Price and Terms of Payment.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in Closed Session.

18. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

UPCOMING MEETINGS

August 25, 2020	5:30 PM Special Meeting/Work Session
September 8, 2020	4:00 PM Special Meeting/Regular Meeting
September 21, 2020	5:30 PM Regular Meeting
September 29, 2020	5:30 PM Special Meeting/Work Session
October 5, 2020	4:00 PM Special Meeting/Regular Meeting
October 19, 2020	5:30 PM Regular Meeting
October 27, 2020	5:30 PM Special Meeting/Work Session
November 2, 2020	5:30 PM Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

The Rancho Cordova City Council meeting will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. A DVD copy is available from the City Clerk's Department and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting.

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 City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the August 17, 2020 Regular Meeting of the Rancho Cordova City Council was posted and available for review on August 14, 2020 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.cityofranhocordova.org.

Signed August 14, 2020 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

ITEM 9.1.

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

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

In response to Governor’s Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City is following the state guidelines on social distancing including the requirement of wearing a face covering. This meeting will also be available to the public via video/teleconferencing.

Monday, August 3, 2020

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Sander called the Regular meeting to order in the David B. Roberts Council Chambers at 5:33 PM

Council Members Present: Linda Budge, Garrett Gatewood, Robert McGarvey, Donald Terry, and Mayor David Sander

Council Members Absent: None

Staff Members Present: Cyrus Abhar, Adam Lindgren, Stacy Leitner and Persephonie Riley

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, August 3, 2020

Lee Frechette led the pledge.

4. INVOCATION

Elizabeth Brick with the United Methodist Church led the invocation.

5. PRESENTATIONS

6. PUBLIC COMMENT

Mayor Sander opened the public comment period. The following individuals addressed the Council:

1. Lisa Pappas
2. Helen Bashaw
2. Meada Cashatt
4. Cort Stratfull

Mayor Sander closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Mayor Sander opened the public comment period. The following individual submitted a public comment via email:

1. Robert Van Cleef

Mayor Sander closed the public comment period.

ACTION: Motion to approve items 9.1 through 9.3 by Budge second by Terry;
Motion passed with a 5:0 vote.

- 9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of July 20, 2020.

Recommendation: Adopt the Minutes.

- 9.2. **Subject:** Resolution Authorizing the City Manager to Execute a Contract with VSS International, Inc, in an Amount Not to Exceed \$676,000 for On-Call Surface Treatment Services.

Recommendation: Adopt the Resolution.

- 9.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 185-2019-2 with Calpo Hom & Dong Architects, Inc. to Extend the Contract Term from December 31, 2020 to June 30, 2021 and Increase the Contract Amount from \$23,710 to an Amount Not to Exceed \$167,367.

Recommendation: Adopt the Resolution.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
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ACTION: Motion to approve item 10.1 by Terry second by Gatewood;
Motion passed with a 5:0 vote.

- 10.1. **Subject:** 3565 Recycle Road - Project No. DD9974 - Tentative Parcel Map
Recommendation: Adopt the Resolution.

11. PUBLIC HEARING ITEMS

None.

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** A Resolution Setting November 3, 2020 for an Election on a Proposed Ballot Measure Seeking Voter Approval to Impose a One-Half of a Cent Transactions and Use ("Sales") Tax for General City Services and Establishing Policies and Procedures for the Election

Recommendation: Adopt the Resolution.

Mayor Sander opened the public comment period. The following individuals addressed the Council or submitted comments via email:

1. Tera Kolvenbach
2. Derald Langwell
3. Mark Baxter
4. Lee Frechette
5. Katherine Cooley
6. Mary Nesel
7. Conrade Mayer
8. Cort Stratfull
9. Bob Cashatt
10. Jen Laret
11. Eman Askari
12. Josh Gruver
13. Shawn Harrison
14. Sheryl Longsworth
15. Barry Broome
16. Jack Zwald
17. Josh Wood
18. Rod Borba
19. Michael Dack
20. Belinda Rianda
21. Joyce Rosenberg
22. Sheryl Longsworth
23. Robert Sanger
24. Janice Davis
25. Brian Cutting
26. Dave Corbett
27. Ross Johnson
28. Angel Ball
29. Joshua Wood
30. George Parson
31. Diann Rogers

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, August 3, 2020

- 32. Shawn Harrison
- 33. Chris Clark

Mayor Sander closed the public comment period.

ACTION: Motion to approve item 12.1. by Budge second by Terry;
Motion passed with a 4:1 vote.

AYES: Budge, McGarvey, Terry, and Sander

NOES: Gatewood

ABSENT: None

ABSTAIN: None

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

14. ADJOURNMENT

Mayor Sander adjourned the meeting at 8:35 p.m.

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 10.1.

DATE: August 17, 2020
TO: Honorable Mayor and Council Members
FROM: Albert Stricker, Public Works Director
SUBJECT: **AN ORDINANCE AMENDING CHAPTER 19.12 "PRESERVATION AND PROTECTION OF PRIVATE TREES" OF THE RANCHO CORDOVA MUNICIPAL CODE RELATING TO REMOVAL AND REPLACEMENT OF TREES THAT ARE PART OF A CURRENT OR FORMER COMMERCIAL ORCHARD.**

RECOMMENDATION

This item will be continued to a date uncertain.

MEMORANDUM



ITEM 11.1.

DATE: August 17, 2020

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner

SUBJECT: **AMENDMENTS TO THE SUNCREEK SPECIFIC PLAN, A 1264 ACRE MIXED USE DEVELOPMENT WITH A COMBINATION OF RESIDENTIAL USES, EMPLOYMENT-GENERATING USES, RETAIL AND RETAIL SUPPORTING SERVICES, PROJECT NO. DD8467**

PROPERTY OWNER:	APPLICANT/DEVELOPER:
Lennar Sierra Sunrise, LLC, Callahan Sun Creek, LLC et al, Grantline & Chrysanthy 220 Investors, LLC, Robert Gilmartin, et al, Shalako Investors, a California Limited Partnership, Smith/Dunmore Venture LLC 11344 Coloma Road, Suite 350 Gold River, CA 95670	Suncreek Owners Group 11344 Coloma Road, Suite 350 Gold River, CA 95670

PROJECT:	The applicant requests approval of comprehensive Amendments to the Suncreek Specific plan.
FILE:	DD8467
LOCATION:	West of Grant Line Road, south of Sunridge neighborhoods, and east of Sunrise Boulevard.
APN:	067-0090-026, 067-0100-026, 067-0100-025, 067-0100-024, 067-0100-023, 067-0100-017, 067-0100-018, 067-0100-015, 067-0100-020, 067-0100-021, 067-0040-010
PLANNER:	June Cowles, Senior Planner

RECOMMENDATION

Waive the first reading and introduce the Ordinance Approving the Suncreek Specific Plan Amendments.

RESULT OF RECOMMENDED ACTION

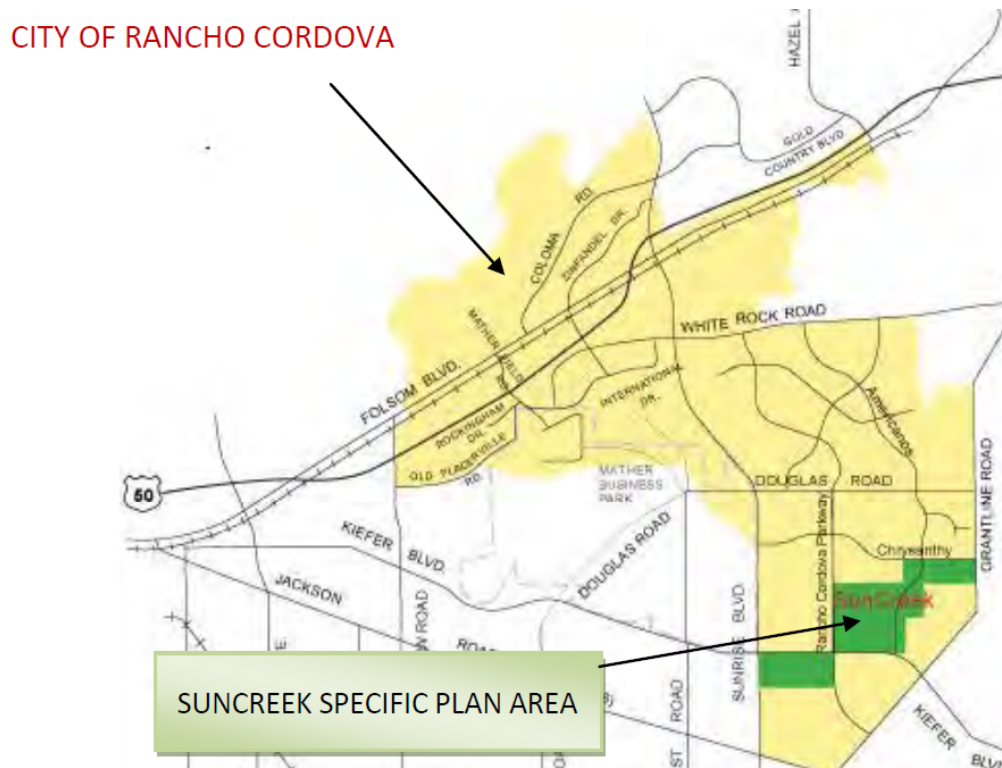
Adoption of the Ordinance would approve the comprehensive Amendments for the Suncreek Specific Plan.

BACKGROUND

Approved in 2013, the SunCreek Specific Plan area is located west of Grant Line Road and East of Sunrise Boulevard and includes approximately 1,264 acres. **Figure 1: SunCreek Specific Plan location.** The SunCreek Specific Plan provides a blueprint for a mixed-use development with a combination of residential use, employment-generating uses, retail and retail supporting services, and recreational uses. Uses include the following;

- 4,893 residential units at various densities on approximately 589 acres;
- Approximately 80 acres of commercial use;
- Elementary schools and a combined middle/high school on 111 acres;
- 74 acres of parks and neighborhood greens; and,
- Approximately 316 acres of wetland preserve, detention basins and buffers.

Figure 1: Project Location



The 2013 approvals included the following;

- Certifying the EIR/EIS for the SunCreek Specific Plan
- Amendments to the City's General Plan Land Use Element for the SunCreek Specific Plan and the Open Space Element for open space requirement from 1.75 acres to 1.0 acres per 1000 population and other minor text amendments
- Approving the Public Finance Plan for the SunCreek Specific Plan
- Approving the SunCreek Specific Plan
- Development Agreements approvals for each of the six (6) ownerships in the SunCreek Specific Plan

- Approval of the Affordable Housing Plans for the six (6) ownerships in the SunCreek Specific Plan

The SunCreek area is split into different ownership areas and correlating neighborhoods as shown in **Figure 2: Land Ownership in the Plan Area** and **Figure 3: Neighborhood Site Locations**.

Figure 2: Land Ownership in the Plan Area

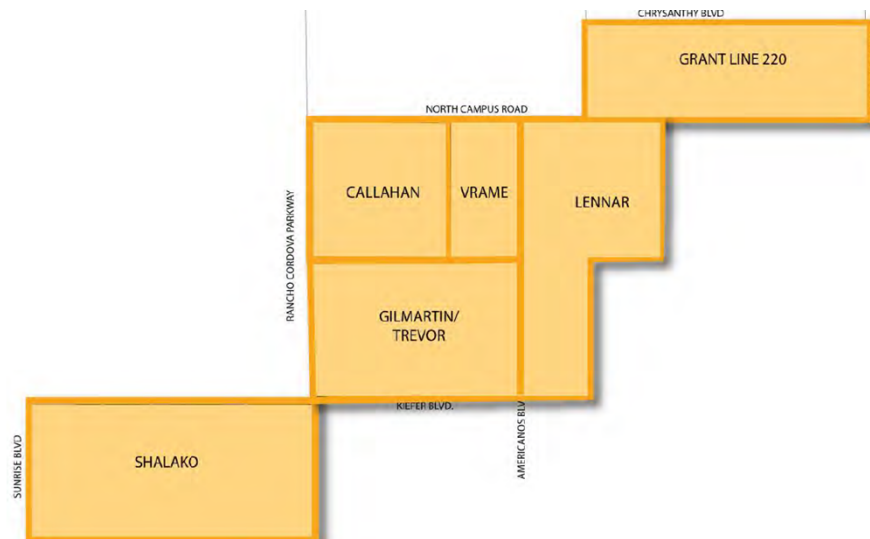
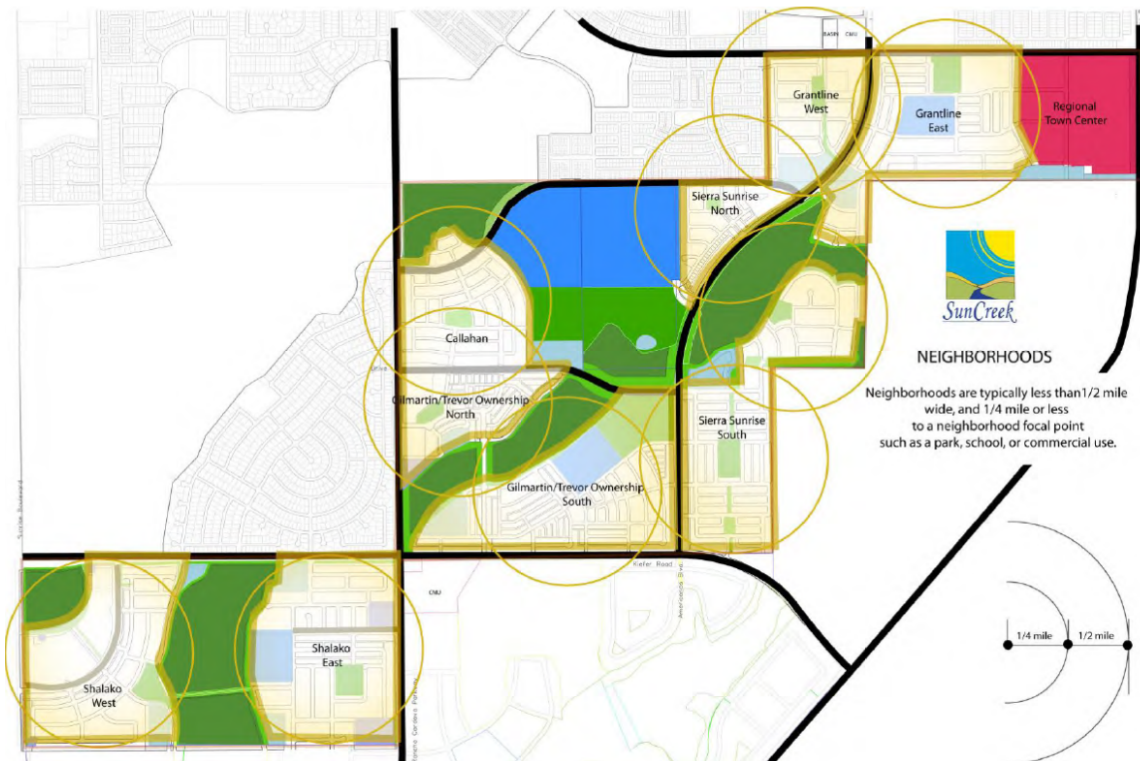


Figure 3: Neighborhood Site Locations



SUNCREEK SPECIFIC PLAN AMENDMENT

The Suncreek Specific Plan (SCSP) established the land use plan and regulations for development within the 1,264-acre project area. Consistent with State law, a Specific Plan can establish zoning regulations that are different from the City's zoning ordinance and unique to the project area. The SCSP includes information about project objectives, their relationship to other City planning documents, setting and surroundings, land use and circulation, environmental resources, public utilities, public services, and implementation.

The Suncreek Specific Plan is organized in two distinct volumes as follows:

- **Volume I;** provides the conceptual look and feel, vision, and context for the Specific Plan. It provides the description of the Specific Plan and the overall policies and guiding principles.
- **Volume II;** establishes the detailed standards and unique development regulations by which to review future development within the Specific Plan. The development standards of Volume II have been prepared to work in concert with and partially rely upon the City's Zoning Code.

PROPOSED SPECIFIC PLAN AMENDMENTS:

The applicant is proposing several main amendments to the Specific Plan as follows:

1. Adoption of the South Sacramento Habitat Conservation Plan.
2. Updated technical studies that were prepared since the specific plan was adopted. The drainage study was updated due to assumptions that required the basins to be oversized by 30 percent until additional analysis was performed. The subsequent additional analysis demonstrated the basins were oversized. Therefore, the basins have been reduced in number and some basins have been combined which altered the size and location thereby shifting some of the land use designations.
3. Land use acres and densities have been transferred between the neighborhood areas. However, the overall unit count in the specific plan has decreased by 200 units. All Land Use Figures within the Specific Plan have been amended to include the Land Use Summary Table.
4. Circulation Chapter updated to reflect current City standards and requirements to street cross-sections. All Figures within this chapter have been amended.

The proposed specific plan amendment also includes a variety of other revisions. **Table 1: Proposed Comprehensive Specific Plan Amendments.** The majority of these proposed changes were needed for clarification, reflect current City long range plans, and infrastructure current conditions.

A summary table of the proposed amendments to the Specific Plan is provided below which identifies the page number of the proposed change and a brief description of the modification(s).

Table 1: Proposed Comprehensive Specific Plan Amendments

Volume I Page Number	Description of proposed change
1-2	Update to the number of elementary schools
1-4	Addition of Habitat Conservation Plan
2-4 to 2-7	Update Figure Maps to current conditions
3-1 to 3-3	Update zoning ordinance language, clarifying the correlation to the City Zoning Ordinance, and Land Use Designation Table
3-4	Update Specific Plan Land Use Designation Map to the proposed Land Use Amendments
3-5 to 3-10	Addition of Age restricted residential area language
3-6	Update Specific Plan Illustrative Plan Map to the proposed Land Use Amendments.
3-8	Clarification of the Center Form Based Districts
3-11	Update Figure Map Zoning Designation
3-12	Lower High Density Residential units per acre from 26 to 18.1 and language clarification.
3-13	Public Quasi Public land reuse will require an amendment
3-14	Update RTC land use description and reduction of RTC acres from 60 to 53.9
3-14	Consistent with the Zoning Code, include residential use within the Village Center and Regional Town Center.
3-15 to 3-16	Update Land Use Summary Table
4-1 to 4-26	Update Circulation Chapter for revised improvement standard cross-sections. Includes updates to current Public Work master plans.
4-4	Include language regarding location of vertical curb
4-5	Update the pedestrian/bike trail to show the trail re-location within the Grantline 220 subdivision to along Americanos Boulevard.
4-8	Addition of Compact MDR to the possibility of parking along minor arterial streets.
4-23	Clarification and update to include the Mobility Master Plan
6-2	Include South Sacramento Habitat Conservation Plan description
6-6	Remove language regarding treated wastewater for irrigation and purple pipe system
7-1 to 7-2	Update Community Places and Green infrastructure description
7-3	Update all Figures showing updated park locations
7-4 to 7-5	Update of park acreage and Quimby Park and Neighborhood Green area Dedication Requirement.
7-5	Language regarding private park regarding Quimby Park credits and timing for the park land equalization table requirement, language regarding general shape of parks to be programmable.
7-8	Update neighborhood park numbers and acres
8-1 to 8-7	Update Infrastructure (water and sewer) information
8-8	Update hydrology and drainage acres and percentages
8-12 to 8-13	Update school needs and requirement numbers (reduced due to

	proposed age-restricted area)
9-1	Clarification language for Large Lot and Small Lot Map
9-11	Revision of word “Administrative” to “Minor” regarding amendments

Volume II Page Number	Description of proposed change
1-2	Development Standards to allow a minimum of rear yard setback of 15 feet for single family residential RD-5, RD-6, and R-7 and front yard setbacks need not be offset along street frontage.
1-6	Elimination of wall/sound wall height. The walls will follow the zoning ordinance height restrictions.
1-15	Update Table II. 1-1 to include CMDR and MDR. Include MDR as a land use within the Center Districts A and B
1-19	Eliminated color names.
1-20	Addition of colors and architecture details for wall articulation
1-34	Update regional town center acres

For ease of identifying the complete list of proposed amendments to the previously approved Sun Creek Specific Plan, a redlined version of the document is provided as Attachment 3: Redline Sun Creek Specific Plan. In addition to this version of the SCSP document being provided as a reference for all of the proposed amendments, a “clean” version of the SCSP document which incorporates all of the proposed edits is also included for the Council's review and approval (Attachment 2). This clean version of the SCSP document, Attachment 2, will be the final approved version if approved by the Council.

ANALYSIS

SPECIFIC PLAN AMENDMENT

The Sun Creek Specific Plan (SCSP) includes Specific Plan Amendment procedures. The SCSP was created to be flexible in order to respond to changing conditions and expectations during the course of its implementation. Amendments may be necessary to respond the following:

- Changing circumstances including market demand
- Adapt certain design guidelines or standards to special conditions on a particular site.

As outlined in the Specific Plan, the SCSP provides for both Administrative (Minor) Amendments and Amendments (Major). Any proposed amendments to the Specific Plan can include, but are not limited to the following:

- Changing land uses designations
- Design Criteria
- Development standards or policies

The Community Development Director shall categorize amendments as either an “Administrative Amendment” or an “Amendment”. The Community Development Director may act upon an Administrative Amendment. The City Council shall review and adopt the Specific Plan “Amendment”.

The Suncreek Specific Plan (SCSP) Amendments are necessary in response to several changing conditions/circumstances since adoption of the plan as follows:

- The South Sacramento Habitat Conservation Plan was approved in October 2018. The Specific Plan Amendment includes the approved SSHCP, which establishes a regional conservation approach for preserving wetlands and sensitive habitats and mitigating for the impacts of development.
- As stated earlier, updated technical studies were prepared since the specific plan was adopted. The drainage study was updated as the County required that the basins were oversized until additional analysis was performed. The subsequent additional analysis demonstrated the basins were oversized. Therefore, the basins have been reduced in number and some basins have been combined which altered the size and location which in turn has shifted some of the land use designations. All the figures and tables have been updated.
- Land uses and densities have also been amended due to changing conditions as shown in the SCSP Table 3-3 Land Use Summary and Table 3-4 Land Use by Owner. This also includes revisions to some of the land use designations, for example, age restricted residential and private neighborhood parks.

Along with the major amendments to the Specific Plan, the applicant has included comprehensive minor updates to the specific plan as stated in **Table 1**. These revisions provide the following:

- Revision to all land use map Figures as a response to updated technical studies and revised land use locations.
- Revisions to the number of elementary schools. One elementary school has been eliminated.
- Updated Tables showing revised land use acres
- Inclusion of residential use within the Village Center and Regional Town Center zoning district. Which is located within the Center Form Based District. Residential will be allowed as a secondary use.
- Reduction of Regional Town Center acres
- Reduction of medium density residential rear yard setback from 25 feet and lots less than 125 feet is 20 percent to 15 feet.
- Clarification language throughout the document.

In order for the Specific Plan Amendments to be approved the following findings shall be made:

- A. Finding: The proposed Specific Plan amendment is consistent with the goals, policies, and objectives of the General Plan, development agreement, or other implementation instrument

Evidence: In accordance with Government Code section 65454, the City Council finds that the proposed Amended Suncreek Specific Plan is consistent with the City's General Plan. There are no amendments to the development agreements or other implementation instrument. The Amended Suncreek Specific Plan is consistent with the General Plan as described in the original findings for the Suncreek Specific Plan, which remain relevant to the Amended Suncreek Specific Plan as follows:

- i. The Amended Suncreek Specific Plan is consistent with the desired land use patterns

(neighborhoods, villages, and districts) and corresponding development parameters in the General Plan Land Use Element. Specifically, the land use types, distribution, densities and intensities of the Amended Sun Creek Specific Plan are consistent with the Sun Creek/Preserve Planning Area (Figure LU-28), corresponding text description, and assumed development potential (Table LU-5) outlined in the General Plan.

ii. The Amended Sun Creek Specific Plan includes a land use plan and use and development standards, as well as guidelines for subsequent Project design consistent with the goals of the General Plan Urban Design Element. Specifically, the location and design concepts for the village, village centers, and regional town center within Sun Creek are in keeping with the building block concepts outlined in the General Plan's Urban Design Element (Goal UD-1 and corresponding policies and actions). Additionally, design guidelines establish unique project identity with context-sensitive design provisions envisioned in Goals UD-3 and UD-4.

iii. The Amended Sun Creek Specific Plan includes land use designations for two village centers and one regional town center. This plan implements General Plan Economic Development Element Goals ED-1 and ED-2 in terms of diversifying the local economy and providing new local and regional retail opportunities.

iv. The Amended Sun Creek Land Use Plan (Figure 3-2) includes a wide range of residential land use designations including single-family residential, medium density residential and high density residential, as well as opportunities for high density housing in select mixed-use center locations. Residential land use designations (allowing between 2 and 40 units/acre) are distributed throughout the Project site with high density housing located in close proximity to schools, parks, jobs and employment. The mix and distribution of housing are consistent with the General Plan Housing Element Goals H-1 and H-4 in terms of balancing employment and housing and encouraging housing opportunities by the implementation of an Affordable Housing Plan for each property owner within the Project area.

v. The Amended Sun Creek Circulation Plan (Figure 4-2) is consistent with the General Plan Circulation Plan (Figure C-1) and establishes a roadway system for local Project traffic and improved community circulation. It is also consistent with the regional transportation system with the addition of two major north-south roadways (Rancho Cordova Parkway and Americanos Boulevard), as well as improvements to the east-west connectivity. The Amended Sun Creek Circulation Plan (Figure 4-2) is consistent with the General Plan Bikeway and Trails Plan (Figure C-2) as well as the City's current Bikeway Master Plan. Section I.4 of the Amended Sun Creek Specific Plan identifies planned street improvements for major roadways and trails and establishes standards and principles for subsequent review of local streets and trail connections in keeping with the General Plan Circulation Element Goals C-1 and C-2 for multi-modal facilities and connectivity.

vi. The Amended Sun Creek Land Use Plan (Figure 3-2) designates approximately 70 acres for parks and open space, which excludes storm water detention and private recreation areas. Project wetland preserve include 199 acres with 54.6 acres to include drainage parkways/basins, landscape corridors, buffers, and greenbelts. Planned open space, parks, and trails for Sun Creek are consistent with General Plan Open Space, Parks, and Trails Element Goals OSPT-1, OSPT-2, and OSPT-3 in establishing a premier system of public parks, establishing connected and diverse open space systems, and maximizing opportunities for pedestrians and cyclists.

vii. Suncreek Circulation and Infrastructure Plans of the Amended Suncreek Specific Plan identify necessary infrastructure, utilities, and services for the Project consistent with the goals and policies outlined in the General Plan Infrastructure, Services, and Finance Element. The Amended Suncreek Specific Plan, Section I.8 Infrastructure and Public Services and I.9 Implementation identifies the requirements for guiding principles regarding infrastructure funding and phasing to ensure consistency with the General Plan.

viii. The Environmental Impact Report/Environmental Impact Statement for the Suncreek Project identifies all known and protected resources within the Project area. Required protection and mitigation measures have been incorporated into the Amended Suncreek Specific Plan (Figure 3-2) and as described in Section I.6 (Natural Resources). The Amended Suncreek Project is consistent with the General Plan Natural Resources Element Goals NR-1, NR-2, and NR-3 regarding protection and preservation of wildlife, plant habitats, wetlands and creek corridors.

ix. The Amended Suncreek Specific Plan includes drainage improvements consistent with General Plan Safety Element Goal S-2 (and corresponding policies and actions) to reduce the possibility of a flooding or drainage issue causing damage to urban land uses. Finally, the Amended Suncreek Development Regulations (Volume II) incorporate best practices from the Crime Prevention Through Environmental Design standards to ensure consistency with Safety Element Goal 7 regarding design of neighborhoods and buildings to maximize safety/security and minimize crime.

x. The Amended Suncreek Land Use Plan (Figure 3-2) incorporates desired development patterns for a balanced mix of uses that incorporate housing, jobs, and services in close proximity connected by roadways and trails to reduce vehicular travel and maximize opportunities for walking and biking. The amended land use plan and corresponding circulation exhibits are consistent with the General Plan Air Quality Element Goals AQ-2 and AQ-3 regarding land use patterns and densities, as well as circulation systems to reduce vehicle trips and air quality impacts.

xi. The Amended Suncreek Specific Plan includes residential setbacks and in some cases sound walls to mitigate noise impacts from heavily traveled roadways. This land plan and provisions in the Amended Suncreek Development Regulations (Volume II) are consistent with the General Plan Noise Element Goal N-1 to ensure that new development is free of noise disturbances.

B. Finding: The proposed Specific Plan will not adversely affect surrounding properties.

Evidence: The Amended Suncreek Specific Plan will not be detrimental to the public interest, health, safety, convenience, or welfare of the City or will it adversely affect surrounding properties. The Amended Specific Plan is expected to result in an improved jobs/housing ratio than what currently exists and includes the designation of public uses including public schools, parks and other public or quasi-public uses. The Amended Specific Plan integrates sustainable development practices at each level of community planning and implementation. It includes a variety of retail opportunities for the planned community and the surrounding areas of the City and Sacramento County as well as a variety of residential densities resulting in a range of housing opportunities for a range of income levels. The amended plan includes protection of natural preserve areas which protects the surrounding area.

Environmental Impact Report:

The Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. The proposed project would make some minor changes to the Suncreek Specific Plan. However, the project area is the same as that analyzed in the EIR and is consistent with the land uses analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR.

The changes currently proposed would reduce the size and number of drainage basins in the project area, as updated modeling determined that the basins in the approved plan were oversized. Land uses have been transferred between the neighborhood areas; however, the overall unit count in the Specific Plan has been reduced by 200 units. In addition, the approved Specific Plan, residential uses are not allowed in the Village Center (VC) zone, although residential is allowed in the VC zone in the City's zoning code. The proposed amendment to the Specific Plan would allow residential in the VC zone as a secondary use.

There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. There is nothing peculiar to the project, as amended, or to the project site that would result in impacts not addressed in the previous EIR. Potential impacts of the project can be substantially mitigated by the imposition of uniformly applied development policies or standards, including, but not limited to, General Plan policies, the City's zoning code, and mitigation measures identified in the EIR. For these reasons, pursuant to CEQA Guidelines Section 15183, no further environmental analysis is required.

Habitat Conservation Plan:

The City has adopted the South Sacramento Habitat Conservation Plan (SSHCP) in order to mitigate impacts on protected natural resources through a coordinated regional approach, which provides a variety of biological and economic benefits. The project is within the boundaries of the SSHCP. Therefore, it is anticipated that all future maps will include a SSHCP permit. The applicant for the future map(s) will pay the City a per-acre fee for impacts on protected natural resources, based upon the methodology established by the SSHCP. Prior to issuance of any SSHCP permit by the City, the developer will obtain and have all necessary permits (federal, state, regional and/or local) to ensure compliance with the adopted SSHCP.

Fiscal Impact Analysis

Approval of the amended Suncreek Specific Plan project would allow the construction of residential units, 77.7 acres of village services and employment, 101 acres of school property, and 68 acres of parks and 199 acres of natural preserve within the City of Rancho Cordova. This will benefit the City and the community by providing direct contributions to fund needed public infrastructure for this project and the broader community.

All privately owned development will generate property taxes to support City services. Additionally, the non-residential uses within Suncreek plan area will contribute revenue to the City in the form of sales tax and the employment generating uses will provide various secondary benefits to the local economy. 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.

Based upon analysis completed within the project review, approval of amendments for the Suncreek Specific Plan will have a net benefit to the City of Rancho Cordova.

RECOMMENDED MOTION

Staff recommends that the City Council take the following action:

- A. Waive first reading and introduce Ordinance of the City Council of the City of Rancho Cordova Adopting the Amended Suncreek Specific Plan (Attachment 2).

ATTACHMENT(S)

- 1. Ordinance
- 2. Exhibit A to the Ordinance - Amended Suncreek Specific Plan
- 3. Redline Suncreek Specific Plan
- 4. 500-foot radius map and property owner list

**CITY OF RANCHO CORDOVA
ORDINANCE NO. XX-2020**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADOPTING THE AMENDED SUNCREEK SPECIFIC PLAN**

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

WHEREAS, on December 2, 2013, the City Council adopted Ordinance 41-2013, adoption of the Suncreek Specific Plan. The adopted Suncreek Specific Plan Project ("Project") is a plan for a mixed-use development with a combination of employment-generating uses, retail, and retail supporting services, recreational uses, and a broad range of residential uses and associated infrastructure and roads on an approximately 1,264-acre site in the City of Rancho Cordova ("City"). The project includes approximately 4,893 residential units at various densities, commercial use, public/quasi-public uses, elementary schools and a combined middle/high school, parks and greens, wetland preserve, stormwater detention basins and buffers, and major and minor roads with landscaping. In addition, the Project includes various on-and off-site infrastructure improvements; and

WHEREAS, the property within the Suncreek Specific Plan area is owned by the following six (6) landowners: Lennar Sierra Sunrise, LLC; Callahan Sun Creek, LLC, et al; Grantline & Chrysanthy 220 Investors, LLC; Robert A. Gilmartin, et al; Shalako Investors, a California Limited Partnership; and Smith/Dunmore Venture, LLC (collectively referred to as "Landowners"); and

WHEREAS, the Specific Plan's purpose is to create a cluster of walkable residential villages and a major civic and recreational core comprised of a community park, schools and major open space. The residential neighborhoods will create a distinctive district for the City and house a work force to enhance the City's jobs/housing balance; and

WHEREAS, the key objectives of the Project include the following;

- Implement the City's General Plan, the Sacramento Area Council of Governments Blueprint and Smart Growth Principles;
- Provide mixed density residential housing development
- Provide a community serving retail and employment center along Grantline Road
- Develop neighborhoods connected by a significant open space and recreational parkway;
- Provide neighborhood serving retail areas;
- Provide additional housing to balance the high employment concentrations in and around the City;
- Provide a mix of housing types to diversify the City's housing stock;
- Provide transportation facilities within the project area consistent with the City's Circulation Plan;
- Provide an appropriate site for a high school and middle school that will serve the Sunrise Douglas Community Plan Area, and neighborhood elementary schools;
- Provide an appropriate site for a community park that will serve the Sunrise Douglas Community Plan Area.
- Provide a key link in the citywide trail network that connects the Folsom South Canal bike and pedestrian trail to corridors along the Laguna Creek and Cosumnes River tributaries;
- Set aside wetlands within the Community Plan Area; and
- Generate positive fiscal impacts for the City through development within the Plan Area.

WHEREAS, Landowners have requested amendments to the Suncreek Specific Plan; and

WHEREAS, the proposed amendments to the Suncreek Specific Plan (Amended Suncreek Specific Plan) includes adoption of the South Sacramento Habitat Conservation Plan, updated technical studies that revised the land use maps as detention basins have decreased in number and may have increased in size and shifted land use designations, and land use acres and densities have been transferred between neighborhood areas. However, the overall unit count has decreased by 200 units. In addition, the amendments include revisions to reflect current City standards and requirements as well as a comprehensive update to the Specific Plan to reflect changing conditions including market demand; and

WHEREAS, the Amended Suncreek Specific Plan adopted by this Ordinance (attached hereto as Exhibit A), complies with the requirements of California Government Code sections 65451 and 65454 and its adoption complies with Government Code section 65453; and

WHEREAS, in compliance with the California Environmental Quality Act ("CEQA"), on November 18, 2013 the Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. The proposed project would make some minor changes to the Suncreek Specific Plan. However, the project area is the same as that analyzed in the EIR and is consistent with the land uses analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. There is nothing peculiar to the project, as amended, or to the project site that would result in impacts not addressed in the previous EIR. Potential impacts of the project can be substantially mitigated by the imposition of uniformly applied development policies or standards, including, but not limited to, General Plan policies, the City's zoning code, and mitigation measures identified in the EIR. For these reasons, pursuant to CEQA Guidelines Section 15183, no further environmental analysis is required; and

WHEREAS, on August 17, 2020, the City Council held a properly noticed public hearing at which it received a report from City Staff regarding the Suncreek Specific Plan Amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code section 65090 and 65091.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Recitals.

The foregoing recitals are true and correct and made a part of this Ordinance.

Section 2. Findings.

A. Finding: The proposed Specific Plan amendment is consistent with the goals, policies, and objectives of the General Plan, development agreement, or other implementation instrument

Evidence: In accordance with Government Code section 65454, the City Council finds that the proposed Amended Sun Creek Specific Plan is consistent with the City's General Plan. There are no amendments to the development agreements or other implementation instrument. The Amended Sun Creek Specific Plan is consistent with the General Plan as described in the original findings for the Sun Creek Specific Plan, which remain relevant to the Amended Sun Creek Specific Plan as follows:

i. The Amended Sun Creek Specific Plan is consistent with the desired land use patterns (neighborhoods, villages, and districts) and corresponding development parameters in the General Plan Land Use Element. Specifically, the land use types, distribution, densities and intensities of the Amended Sun Creek Specific Plan are consistent with the Sun Creek/Preserve Planning Area (Figure LU-28), corresponding text description, and assumed development potential (Table LU-5) outlined in the General Plan.

ii. The Amended Sun Creek Specific Plan includes a land use plan and use and development standards, as well as guidelines for subsequent Project design consistent with the goals of the General Plan Urban Design Element. Specifically, the location and design concepts for the village, village centers, and regional town center within Sun Creek are in keeping with the building block concepts outlined in the General Plan's Urban Design Element (Goal UD-1 and corresponding policies and actions). Additionally, design guidelines establish unique project identity with context-sensitive design provisions envisioned in Goals UD-3 and UD-4.

iii. The Amended Sun Creek Specific Plan includes land use designations for two village centers and one regional town center. This plan implements General Plan Economic Development Element Goals ED-1 and ED-2 in terms of diversifying the local economy and providing new local and regional retail opportunities.

iv. The Amended Sun Creek Land Use Plan (Figure 3-2) includes a wide range of residential land use designations including single-family residential, medium density residential and high density residential, as well as opportunities for high density housing in select mixed-use center locations. Residential land use designations (allowing between 2 and 40 units/acre) are distributed throughout the Project site with high density housing located in close proximity to schools, parks, jobs and employment. The mix and distribution of housing are consistent with the General Plan Housing Element Goals H-1 and H-4 in terms of balancing employment and housing and encouraging housing opportunities by the implementation of an Affordable Housing Plan for each property owner within the Project area.

v. The Amended Sun Creek Circulation Plan (Figure 4-2) is consistent with the General Plan Circulation Plan (Figure C-1) and establishes a roadway system for local Project traffic and improved community circulation. It is also consistent with the regional transportation system with the addition of two major north-south roadways (Rancho Cordova Parkway and Americanos Boulevard), as well as improvements to the east-west connectivity. The Amended Sun Creek Circulation Plan (Figure 4-2) is consistent with the General Plan Bikeway and Trails Plan (Figure C-2) as well as the City's current Bikeway Master Plan. Section I.4 of the Amended Sun Creek Specific Plan identifies planned street improvements for major roadways and trails and establishes standards and principles for subsequent review of local streets and trail connections in keeping with the General Plan Circulation Element Goals C-1 and C-2 for multi-

modal facilities and connectivity.

vi. The Amended Suncreek Land Use Plan (Figure 3-2) designates approximately 70 acres for parks and open space, which excludes storm water detention and private recreation areas. Project wetland preserve include 199 acres with 54.6 acres to include drainage parkways/basins, landscape corridors, buffers, and greenbelts. Planned open space, parks, and trails for Suncreek are consistent with General Plan Open Space, Parks, and Trails Element Goals OSPT-1, OSPT-2, and OSPT-3 in establishing a premier system of public parks, establishing connected and diverse open space systems, and maximizing opportunities for pedestrians and cyclists.

vii. Suncreek Circulation and Infrastructure Plans of the Amended Suncreek Specific Plan identify necessary infrastructure, utilities, and services for the Project consistent with the goals and policies outlined in the General Plan Infrastructure, Services, and Finance Element. The Amended Suncreek Specific Plan, Section I.8 Infrastructure and Public Services and I.9 Implementation identifies the requirements for guiding principles regarding infrastructure funding and phasing to ensure consistency with the General Plan.

viii. The Environmental Impact Report/Environmental Impact Statement for the Suncreek Project identifies all known and protected resources within the Project area. Required protection and mitigation measures have been incorporated into the Amended Suncreek Specific Plan (Figure 3-2) and as described in Section I.6 (Natural Resources). The Amended Suncreek Project is consistent with the General Plan Natural Resources Element Goals NR-1, NR-2, and NR-3 regarding protection and preservation of wildlife, plant habitats, wetlands and creek corridors.

ix. The Amended Suncreek Specific Plan includes drainage improvements consistent with General Plan Safety Element Goal S-2 (and corresponding policies and actions) to reduce the possibility of a flooding or drainage issue causing damage to urban land uses. Finally, the Amended Suncreek Development Regulations (Volume II) incorporate best practices from the Crime Prevention Through Environmental Design standards to ensure consistency with Safety Element Goal 7 regarding design of neighborhoods and buildings to maximize safety/security and minimize crime.

x. The Amended Suncreek Land Use Plan (Figure 3-2) incorporates desired development patterns for a balanced mix of uses that incorporate housing, jobs, and services in close proximity connected by roadways and trails to reduce vehicular travel and maximize opportunities for walking and biking. The amended land use plan and corresponding circulation exhibits are consistent with the General Plan Air Quality Element Goals AQ-2 and AQ-3 regarding land use patterns and densities, as well as circulation systems to reduce vehicle trips and air quality impacts.

xi. The Amended Suncreek Specific Plan includes residential setbacks and in some cases sound walls to mitigate noise impacts from heavily traveled roadways. This land plan and provisions in the Amended Suncreek Development Regulations (Volume II) are consistent with the General Plan Noise Element Goal N-1 to ensure that new development is free of noise disturbances.

B. Finding: The proposed Specific Plan will not adversely affect surrounding properties.

Evidence: The Amended Suncreek Specific Plan will not be detrimental to the public interest, health, safety, convenience, or welfare of the City or will it adversely affect surrounding properties. The Amended Specific Plan is expected to result in an improved jobs/housing ratio

than what currently exists and includes the designation of public uses including public schools, parks and other public or quasi-public uses. The Amended Specific Plan integrates sustainable development practices at each level of community planning and implementation. It includes a variety of retail opportunities for the planned community and the surrounding areas of the City and Sacramento County as well as a variety of residential densities resulting in a range of housing opportunities for a range of income levels. The amended plan includes protection of natural preserve areas which protects the surrounding area.

C. CEQA Compliance. In compliance with the requirements of the California Environmental Quality Act ("CEQA"), the City prepared an Environmental Impact Statement and an Environmental Impact Report for the Sun creek Specific Plan ("EIR"). On November 18, 2013, the City Council adopted Resolution No. 127-2013 certifying the EIR and adopting environmental findings, a statement of overriding consideration and a mitigation monitoring and reporting program for the Sun creek Specific Plan Project approvals. Resolution No. 127-2013 is incorporated herein by reference.

Section 3: Adoption of the amended Sun creek Specific Plan.

The City Council hereby adopts the Amended Sun creek Specific Plan, attached as Exhibit 1A.

Section 4: Severability.

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance that can be given effect without the invalid provision and, to this end, the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance enforced.

Section 5: Publication and 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 and be enforced thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ITEM 11.1.

ATTACHMENT 1

David M Sander, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk



SUNCREEK SPECIFIC PLAN

APPROVED
VOLUME I
AND
VOLUME II



December 2, 2013
(Amended August 2020)

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I.1. INTRODUCTION

The SunCreek Specific Plan is the handbook for development of approximately 1,264 acres located in the south area of the City of Rancho Cordova ("City").

1.1 PROJECT PURPOSE AND OBJECTIVES

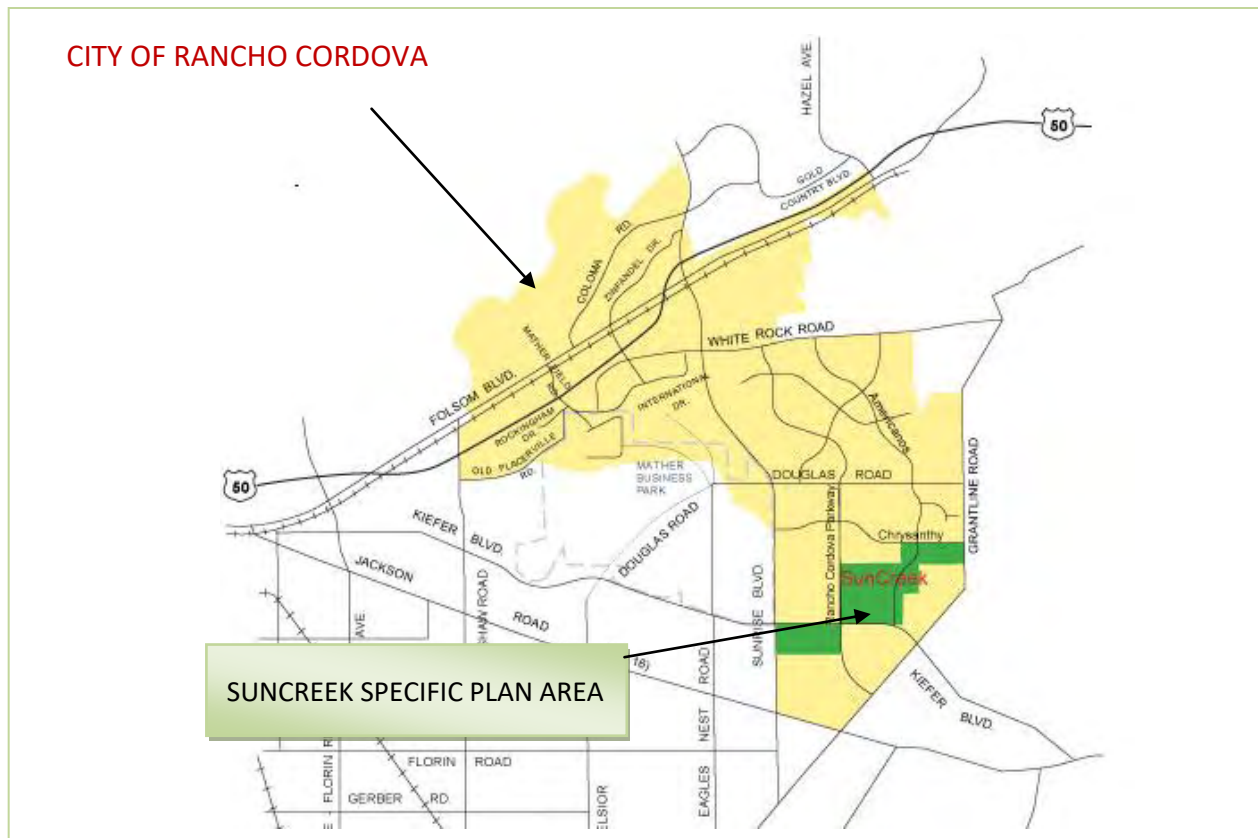
The project purpose is to create a cluster of walkable residential villages and a major civic and recreation core comprised of a community park, schools, and major open space. The residential neighborhoods will create a distinctive district for the city and house a work force to enhance the jobs housing balance in the city, the second largest employment center in the Sacramento region.

The SunCreek Specific Plan ("SCSP" or the Plan Area) is a mixed-use development that includes a network of interconnected, large open spaces linked by a pedestrian and bike trail system. A major open space corridor that runs through the project serves as the primary signature feature and provides a backbone structure for the neighborhoods, local bike/pedestrian network, and the citywide trail system.

The key objectives of the SunCreek Specific Plan include the following:

- Implement the City of Rancho Cordova's General Plan, the Sacramento Area Council of Governments (SACOG) Blueprint and Smart Growth Principles.

Figure 1-1 Local Area Map



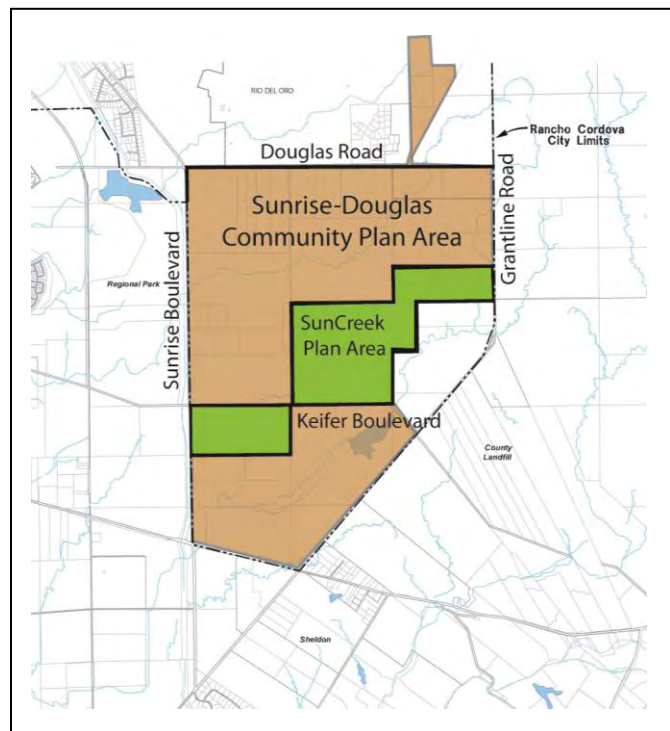
INTRODUCTION AND PLAN OVERVIEW

- Provide mixed density residential housing development.
- Provide a community serving retail and employment center along Grantline Road.
- Develop neighborhoods connected by a significant open space and recreational parkway.
- Provide neighborhood serving retail areas.
- Provide additional housing to balance the high employment concentrations in and around the City of Rancho Cordova.
- Provide a mix of housing types to diversify the City of Rancho Cordova's housing stock.
- Provide transportation facilities within the project area consistent with the City of Rancho Cordova's Circulation Plan.
- Provide an appropriate site for a high school and middle school that will serve the Sunrise Douglas Community Plan Area, (as shown in Figure 1-2), and two neighborhood elementary schools.
- Provide an appropriate site for a community park that will serve the Sunrise Douglas Community Plan Area.
- Provide a key link in the citywide trail network that connects the Folsom South Canal bike and pedestrian trail to corridors along the Laguna Creek and Cosumnes River tributaries.
- Set aside wetland resources for the conservation of wetlands within the Community Plan area.
- Generate positive fiscal impacts for the City through development within the Plan Area.

in districts, villages, and neighborhoods and provides a conceptual land use plan for each of the undeveloped areas of the City. Detailed planning efforts, such as the SunCreek Specific Plan, implement that vision. The SunCreek Specific Plan is consistent with the policies established in the General Plan as described in Chapter 2 Community Vision, Section 2.2 Organizing Principles.

The General Plan Map identifies the SunCreek Specific Plan within the SunCreek Planning Area as shown in Figure 1-2.

Figure 1-2 SunCreek Identified in the City General Plan



1.2 RELATIONSHIP TO THE GENERAL PLAN

The Rancho Cordova General Plan establishes a definitive structure for organizing the community

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1.3 ORGANIZATION AND USE OF THIS SPECIFIC PLAN

The SunCreek Specific Plan is organized in two distinct volumes that are bound together to provide the user with the overall intent as well as the specific development standards required to implement the project. Volume I provides the conceptual look and feel, vision, and context for the plan. It provides the description of the plan and the overall policies and guiding principles that set the stage for the more detailed standards in Volume II. Volume II establishes the unique Development Regulations by which to review future projects in concert with the City zoning code.

The chapters in Volume I include:

1. Introduction
2. Project Vision
3. Land Use
4. Circulation
5. Community Character
6. Natural Resources
7. Parks and Open Space
8. Infrastructure and Public Services
9. Implementation

Applicants should refer to Volume I for the intent and comprehensive vision of the plan.

Volume II: Development Regulations, provides the detailed standards and procedures for development of all land uses and common areas. The City will apply these procedures and standards in the entitlement process for all development in the plan.

1.3.1. Relationship to the Rancho Cordova Municipal Code

Volume II: Development Regulations incorporates by reference several chapters of the Rancho

Cordova Municipal Code (RCMC), Article 23, and Zoning. In general, Article 23, Zoning regulations and standards guide the development of the SunCreek Specific Plan, however, specific development standards that may differ from, or augment, the zoning ordinance are included in Volume II to fit the vision and conditions of the SunCreek Specific Plan.

Applicants are directed to apply the Municipal Code zoning requirements unless specifically modified in this Specific Plan.

1.4 AUTHORITY AND APPLICATION OF THE SUNCREEK SPECIFIC PLAN

The City of Rancho Cordova approves, and will administer, the Specific Plan and related documents consistent with the provisions of Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. The City of Rancho Cordova Municipal Code and SCSP Chapter 9 Implementation establish the procedures for adoption and administration of this Specific Plan.

1.4.1. Other Required Documents

The following documents are required to accompany this Specific Plan:

- A certified Environmental Impact Report (EIR),
- An approved Financing Plan,
- An approved Affordable Housing Plan (AHP), and
- Each owner shall enter into a Development Agreement (DA) approved by the city prior to granting entitlements. The DA shall set forth specific rights and obligations for the city and the owner as a condition of the issuance of entitlements.

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1.4.2. Consistency with the Specific Plan

Subsequent projects within the Plan Area including Tentative Parcel/Subdivision Maps, Conditional Use Permits, Minor Discretionary Permits, and Minor Administrative Approvals shall be consistent with the City of Rancho Cordova General Plan, the City of Rancho Cordova Municipal Code, and Chapter 9 Implementation, in this Specific Plan.

1.5 ENVIRONMENTAL REVIEW

The SunCreek Specific Plan Environmental Impact Statement and Environmental Impact Report (EIS/EIR) examines the potential environmental impacts of the proposed plan and identifies changes in the environment that would result from implementation of the plan. The EIS/EIR examines all elements of the project including planning, construction, and operation.

The EIS/EIR identifies mitigation measures as appropriate to reduce significant impacts, and incorporates a Mitigation Monitoring Plan. The Mitigation Monitoring Plan ensures implementation of the mitigation measures identified in the EIS/EIR.

All development projects pursuant to this Specific Plan shall comply with the California Environmental Quality Act (CEQA). If the City determines that a subsequent project is consistent with the Specific Plan and within the scope of the EIS/EIR, no further environmental review may be necessary. If it is determined that a development application is inconsistent with the Specific Plan and/or subsequent evidence exists that supports the occurrence of any of the events set forth in CEQA Guidelines Section 15183, the City shall make a determination as to the appropriate subsequent environmental document.

1.6 PROJECT SETTING AND CONTEXT**1.6.1. Project Site Conditions**

Sunrise Boulevard bounds the Plan Area on the west and Grantline Road bounds it on the east. The future extension of Chrysanthy Boulevard will form the north boundary of the eastern most portion of the plan, and Kiefer Boulevard runs east to west through the Plan Area.

The Plan Area is undeveloped land with relatively poor agricultural soils. Dry land farming and grazing on spring grasses was the historic use of the Plan Area.

Terrain and Primary Drainage Corridors

The upper reach of a tributary to Laguna Creek transects the Plan Area in a northeast to southwest direction.

The terrain is slightly rolling alluvial terraces. Elevation on the site ranges from 129 to 180 feet above sea level. The ground slopes generally to the west and the south, and several intermittent natural and manufactured channels drain the property. The greatest surface relief occurs in the major drainage way of the Laguna Creek tributary.

Vegetation

The Plan Area includes annual grasslands interspersed with seasonal wetlands along drainages typical of this portion of the City of Rancho Cordova. The dominant vegetation species include mostly non-native annual grasses. Native tree species are limited to a few willows and cottonwoods associated with created ponds and drainages. A small blue oak grove is located near the west edge of the Plan Area south of Kiefer Boulevard, just east of Sunrise Boulevard.

Habitat Conservation Plan

The Plan Area is within the South Sacramento Habitat Conservation Plan discussed in Section 6.3.1 of this specific plan.

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Typical view of existing site conditions in early winter.

Wetland Preservation Area

Wetland resources include seasonal swales, intermittent drainages, and vernal pools. The primary concentrations of seasonal wetland conditions are located along the major drainage corridor and will be set aside as permanent open space. Development within these open space preserves is prohibited. Chapter I.6, Natural Resources describes the regulations for the protection of resources. The location and size of the open space significantly constrains the local circulation routes and the shape of neighborhoods.

Major Public Facilities

A major electric utility transmission facility traverses a small portion of the Plan Area diagonally from the southwest to northeast beginning near the corner of Sunrise Boulevard and Kiefer Boulevard. The power line corridor also transects a portion of the Plan Area near Rancho Cordova Parkway approximately one mile north of Kiefer Boulevard. The facility is a visual factor, but does not affect planned land use.

The most significant public facility that influences the land use is the planned high school and middle school and the community park complex. These facilities are located near the center of the Plan Area approximately mid-way between Rancho Cordova Parkway and Americanos Boulevard. The

combination of land uses creates a large block that requires major circulation access, but prohibits through streets that would provide multiple routes in the core of the Plan Area.

Adjacent Uses

Single-family residential neighborhoods are the primary land uses existing and planned in adjacent project areas along the north, west, and south edges of the Plan Area with commercial development planned along the east side of the project.

These include the proposed "The Ranch " project located between Rancho Cordova Parkway and Americanos Boulevard; Anatolia III to the west of Rancho Cordova Parkway and SunRidge Specific Plan to the north.

Road connections to the southern future growth area include the extension of Rancho Cordova Parkway and Americanos Boulevard and local streets on the west side of Rancho Cordova Parkway.

The approved Cordova Hills Plan, including the site for a University/College Campus Center, is located in the unincorporated area to the east of Grantline Road.

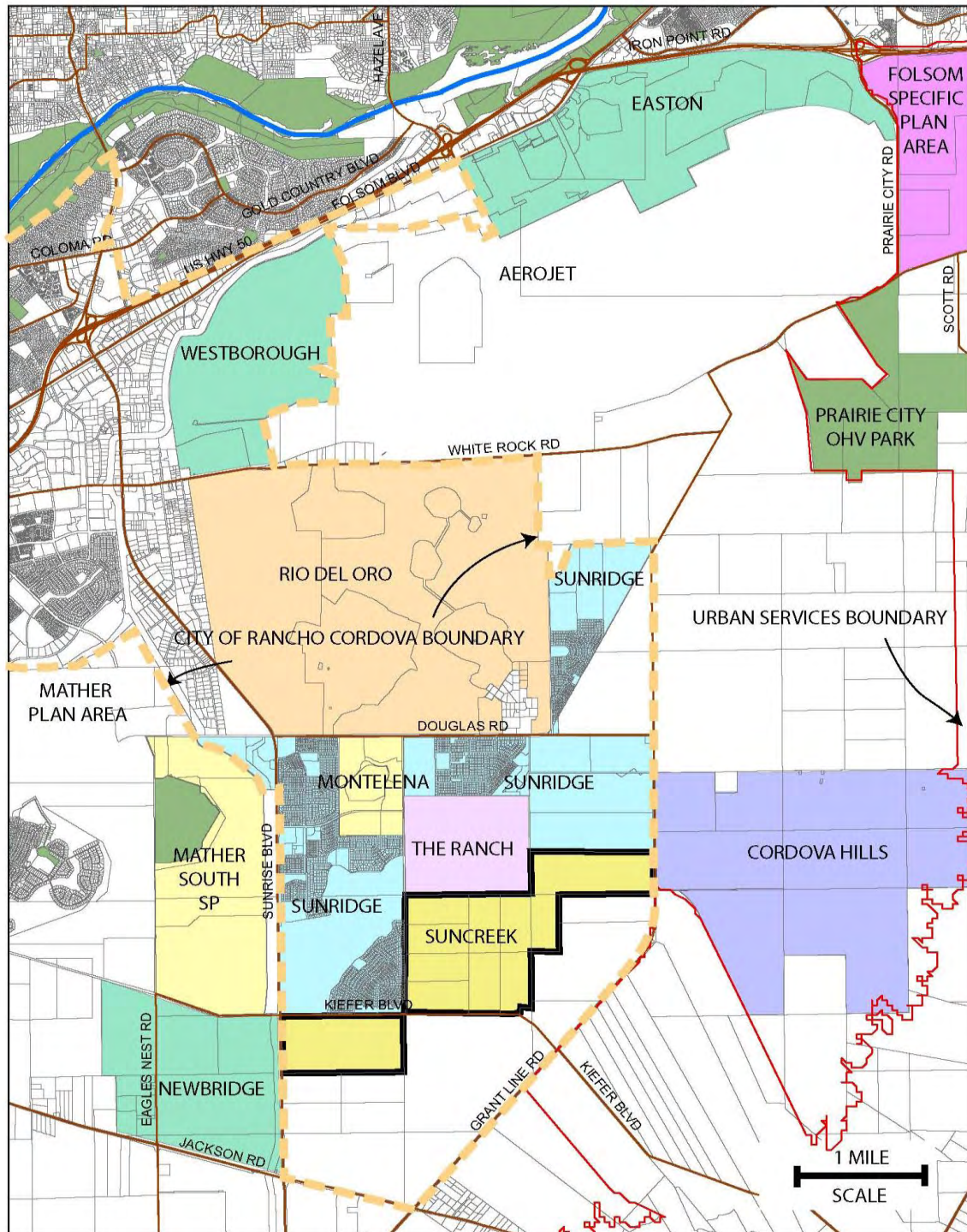
These development projects include a mix of housing types, schools, parks, and commercial uses. The existing and planned streets in these plans establish the locations where the SunCreek circulation plan will connect to the surrounding community.

A permanent wetland preserve is located in the Anatolia plan area. This wetland open space abuts the Plan Area along Kiefer Boulevard to Rancho Cordova Parkway.

The Sacramento County Regional Landfill is located to southeast of the Plan Area. An undeveloped buffer area on the north side of Grantline Road acquired by Sacramento County separates the Plan Area from the landfill site.

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Figure 1-3 Planned Uses Adjacent to Project Site



I.2. COMMUNITY VISION

2.1 PURPOSE

The community vision describes the key features of the SCSP that establish the theme and tone for the built community. The vision does not establish specific standards for development, but in describing the key features, the vision conveys the intent of the detailed standards that follow. This chapter provides two primary sub-sections. First, the chapter describes the source of inspiration for the essential principles of this plan. Second, the chapter lays out the features that will distinguish this community.

2.2 ORGANIZING PRINCIPLES

The SunCreek Land Use Plan applies three conceptual frameworks for organizing land use and establishing a vision for the built community. These include:

- the General Plan Smart Growth Principles,
- the General Plan "Building Blocks" Concept, and
- the form based concept plan developed in the SunCreek charrette described in this chapter.

The SunCreek Land Use plan integrates the essential concepts of these three conceptual frameworks, but allows flexible design responses to local site constraints such as the major resource preservation areas, the major streets, and adjacent land uses.

2.2.1. Smart Growth Guiding Principles

The seven Smart Growth principles established in the Rancho Cordova General Plan guide the SCSP.

- Protection/Integration of Natural Resources with Urban Land Uses
- Transportation Choices
- Housing Choices
- Integrated (Mixed) Land Uses
- Compact Urban Development
- Walkable Neighborhoods
- Quality Design/Sense of Place

These guiding principles guide the key features in the plan.

2.2.2. General Plan "Building Blocks" Concept

The SCSP applies the General Plan fundamental concept of "building blocks" that define the physical form of Rancho Cordova. The building blocks are "neighborhoods", "villages" and "districts".

The different land uses, scale, and intensity of development characterize each building block component. The building blocks aggregate to form larger components of the city.

Neighborhoods aggregate to form villages, and villages aggregate to form districts. Districts aggregate to form the city.

The SunCreek Plan Area will develop components of this community organizing system.

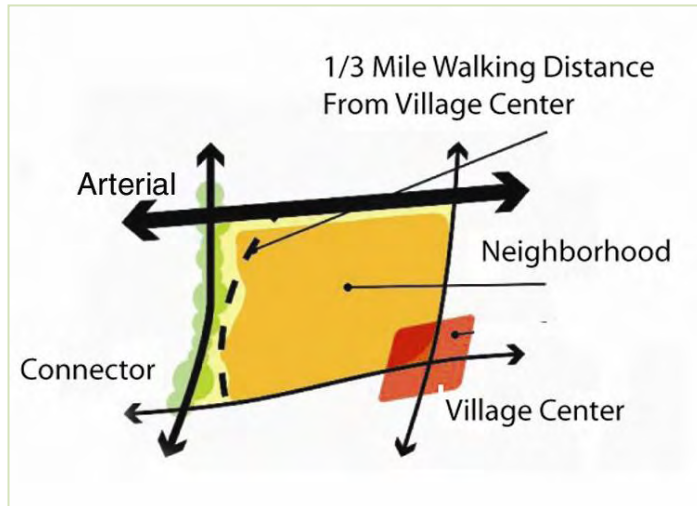
Neighborhoods

Neighborhoods conceptually illustrated in Figure 2-3 are predominantly residential comprised primarily of single-family homes (attached and detached), but may also include smaller multi-family units. The following key features of a neighborhood found in the Specific Plan are

COMMUNITY VISION

consistent with the General Plan neighborhood concept.

Figure 2-1 Schematic Diagram of Neighborhood and Village Form



- Neighborhoods include a range of housing types along pedestrian-friendly streets designed for slower speeds. While the average density is approximately six units per acre, diversity in housing choices is critical to the success of neighborhoods (e.g., range of lot and home sizes, diversity in housing products/costs).
- Each neighborhood includes a neighborhood center that is a place for neighbors to gather (e.g., school, park, community center, coffee shop).
- Neighborhoods are compact and walkable in design, scaled at approximately 1/4 to 1/3 mile in radius, and an average size of about 200 acres. The residential population of the neighborhood building block is approximately 4,000 people. The small scale of neighborhoods allows residents to walk almost anywhere in the neighborhood in about 10 to 15 minutes.

- Modified grid/curvilinear street system with short blocks for ease of mobility are the framework for the neighborhood. Major streets do not bisect neighborhoods. However, neighborhood streets do establish a hierarchy through design that helps residents and visitors understand where they are in any given neighborhood.

Villages

A "Village" is a cluster of three to four neighborhoods, which generally encompasses about 750 acres in size. The Plan Area includes sufficient population to be a village, but the village form in this part of the city will incorporate the neighborhoods in the SCSP as well as neighborhoods in adjacent plan areas.

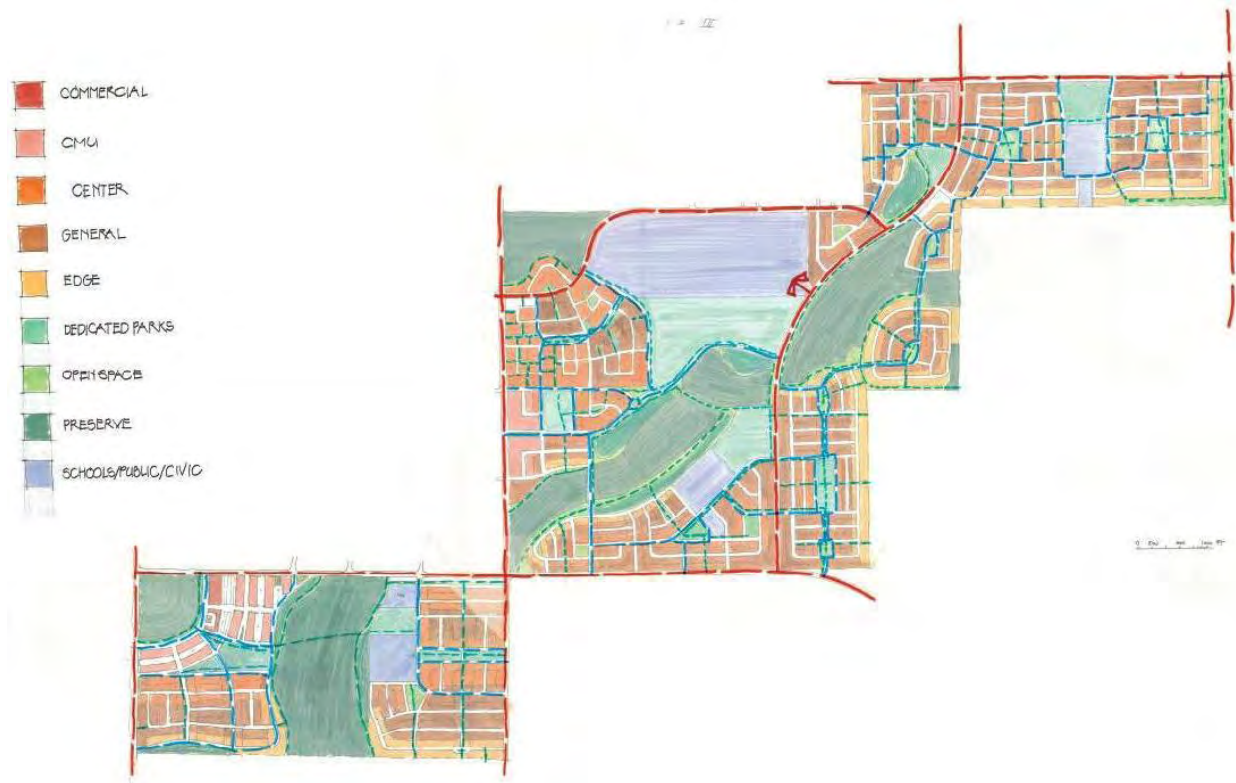
Districts

Districts can function as small, self-sufficient communities that may have unique characteristics, attributes, and Citywide or regional uses. Three or four villages comprise a district. The Plan Area is part of a district that encompasses all of the Sunrise-Douglas Community (refer to Figure 1-2).

2.2.3. The Charette Plan Vision

The "Charette", a planning exercise conducted by the City in March 2005, applied design principles that guide the SunCreek Land Use Plan. The purpose was to define a conceptual "form based" land plan that would meet or exceed the City's *Vision and Guiding Principles*. Figure 2-2 was the regulating plan produced in the charette process.

A primary center of activity is the focus of the urban uses. In a small area, such as a neighborhood, the center is a neighborhood school or park. In a larger area, the center could be a major mixed-use commercial and residential complex.

Figure 2-2 Land Plan Concept Produced by the SunCreek Charette (March 2005)

2.3 COMMUNITY VISION PRINCIPLES

The following principles embody the vision for the SunCreek community. These principles are an aggregation of fundamental, time-tested planning principles, the policies in the Rancho Cordova General Plan and the three sources of organizing principles cited in this chapter.

2.3.1. Compact Urban Development

The SunCreek Specific Plan emphasizes the livability of neighborhoods. Design for pedestrian friendly streets, ease of pedestrian access to the schools, parks, and commercial mixed-use centers and the form of compact neighborhoods express this emphasis.

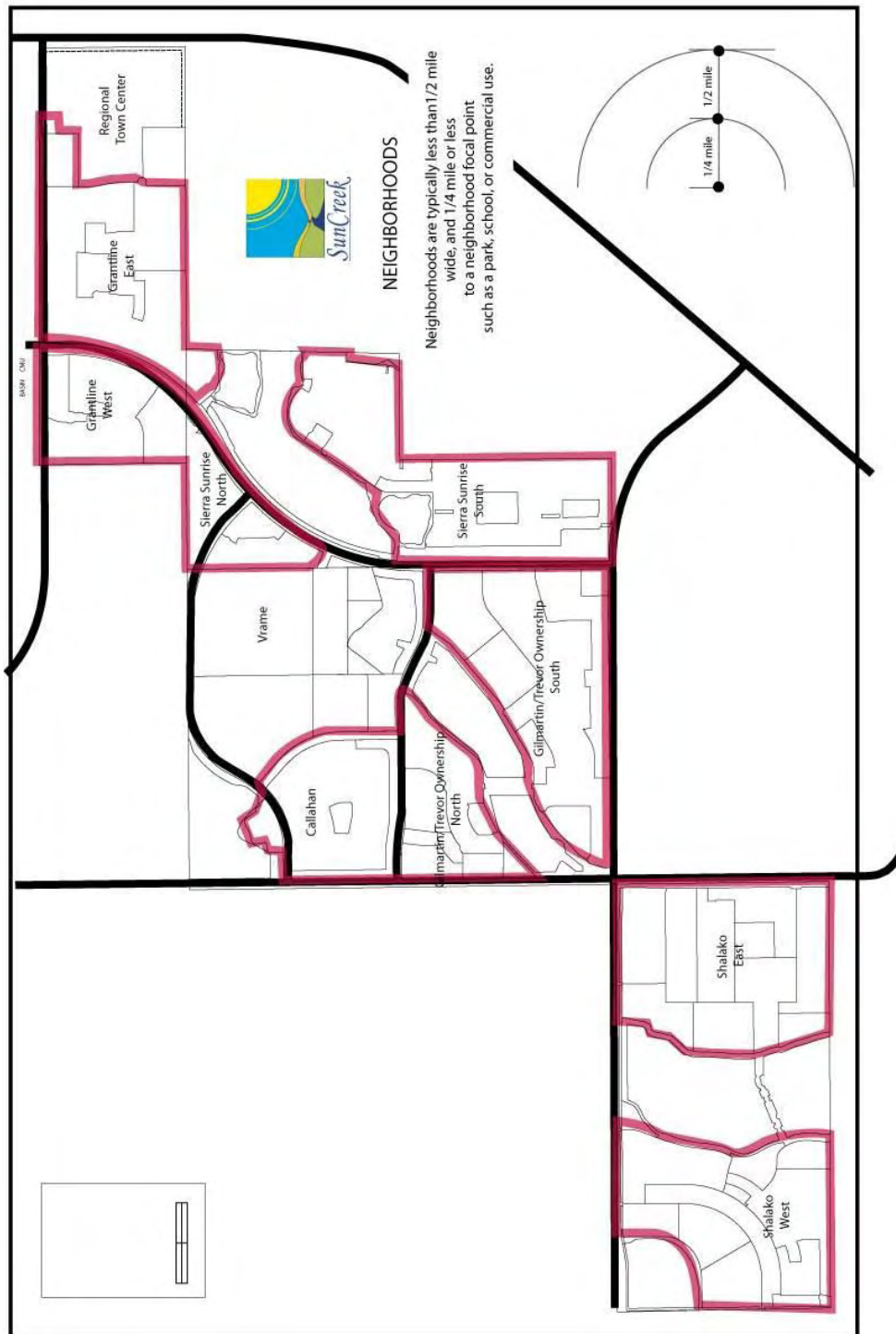
In keeping with the General Plan building block concepts and the General Plan Land Use Smart Growth Principles,) the SunCreek residential

neighborhoods are pedestrian friendly with a well-defined core of public and commercial uses. A network of pedestrian corridors that extend outward from the commercial center, and connect with the neighborhood parks serves each neighborhood.

Figure 2-3 Neighborhoods illustrates the neighborhoods in the Plan Area. The neighborhoods exhibit the following general characteristics unless constrained by the major street system or other significant design factor.

The permanent open space and major streets naturally define small, compact neighborhoods and sub-areas. Each of the neighborhoods is approximately 1/2 mile wide as illustrated in Figure 2-3. This supports the objective of locating central uses, such as parks, schools and commercial areas within a short walk of most residences as illustrated in Figures 2-4, 2-5 and 2-6.

Figure 2-3 SunCreek Neighborhoods



1" = 1,000' printed at 11x17



1" = 1000' projected at 1:17

Figure 2-4 Access to Parks and Open Space



Figure 2-5 Access to Schools

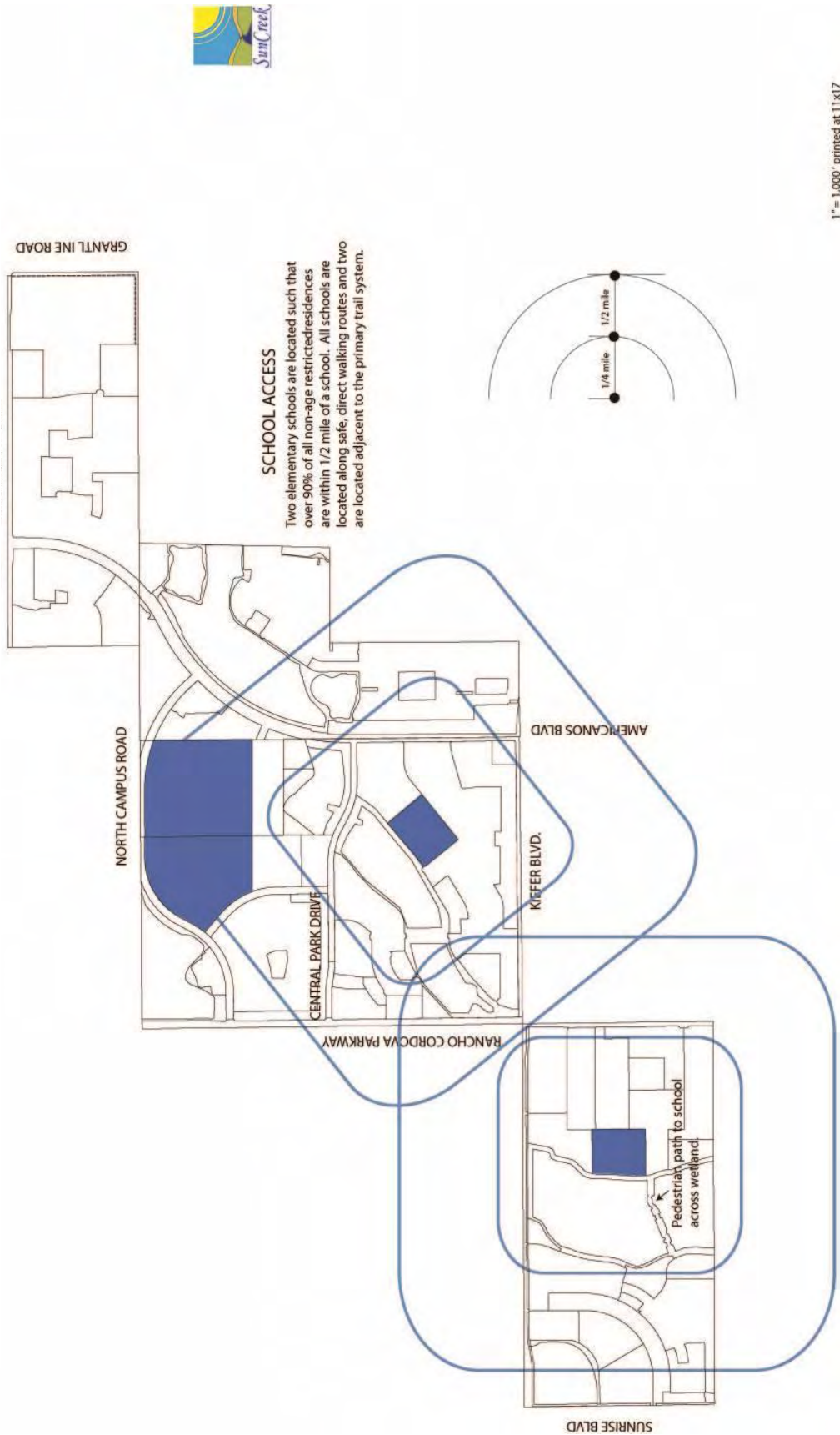
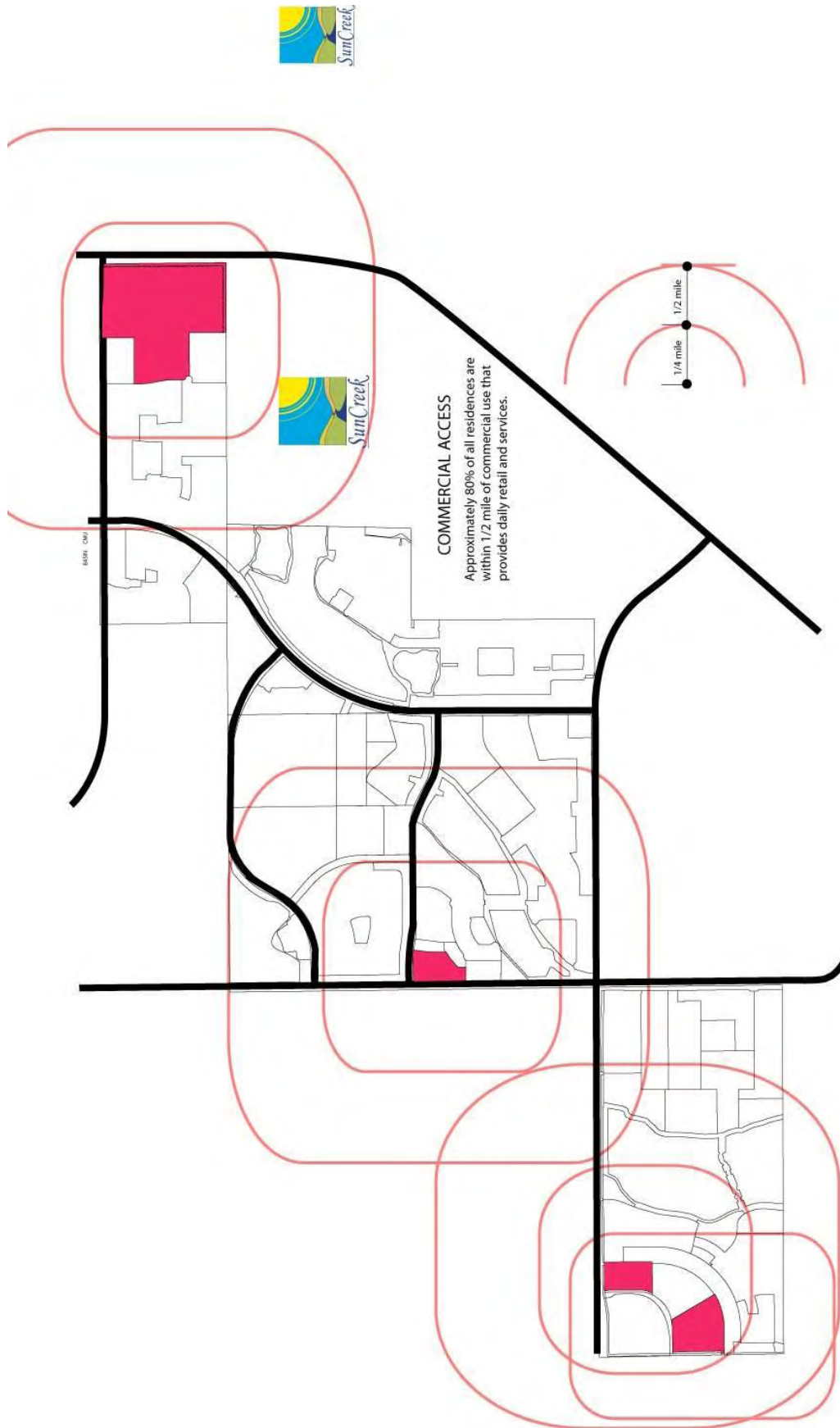


Figure 2-6 Access to Commercial and Service Centers



1" = 1,000' printed at 11x17

ITEM 11.1.

COMMUNITY VISION

Open space or natural features, or landscaped corridors along a major street define the edges of each neighborhood.

Each neighborhood includes an elementary school, neighborhood park, and/or a mixed-use commercial area as a distinct neighborhood center within a reasonable walking distance of the homes, approximately one-half mile.

Residences are oriented with “eyes on” the neighborhood parks and open space corridors. The neighborhood parks have frontage on at least two single-loaded streets to provide for visibility and ready access.

Major streets are designed to minimize any need for sound walls.

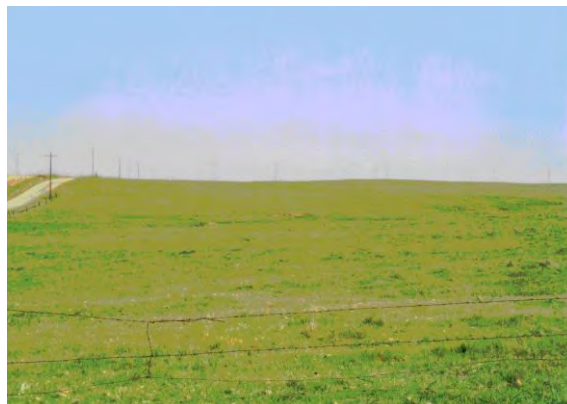
2.3.2. Protection/Integration of Natural Resources with Urban Land Uses

Very large central open spaces that encompass substantial wetland preserves, water quality features, trails, parks and schools are the core of the SCSP. The SunCreek preserve implements species conservation by protecting vernal pool complexes, other wetlands, and the riparian habitats along the Laguna Creek tributary.

This open space core is the hub and dominant feature of the community. It helps define and separate individual neighborhoods while connecting them physically and visually through the multi-purpose trail system with unobstructed views. A major bicycle/pedestrian pathway, designated as the “SunCreek Parkway” will follow the main route of this large, central open space. The open space is near many neighborhood streets and major roads, which gives the entire plan an extraordinarily open feel despite its compact walkable neighborhoods.

The extensive trail system extends throughout the Plan Area and into adjacent neighborhoods. It provides views to the natural resource preserve. Compatible land uses, such as parks, trails,

detention basins, and infrastructure are located next to the preserve area.



Typical open space view in SunCreek Plan Area

2.3.3. Natural Drainages

The natural drainage ways that will remain in permanent open space are notable in the existing landform. These natural drainages will be accessible to the public along the edges that are outside of the wetland preserve areas. The extensive open space will be a visual landmark for the entire Plan Area. Moreover, open space edges landscaped with natural vegetation species will provide an attractive visual delineation to the open space and the surrounding neighborhoods.

2.3.4. Transportation Choices

The SCSP will accommodate various transit services including buses, trolleys, and shuttles. Land use and transportation planning are coordinated. A network of off-street trails will connect residential, commercial, office, community/civic and open space areas of the City.

2.3.5. Walkable Neighborhoods

The Rancho Cordova General Plan envisions a bicycle-friendly community, where cycling is a viable mode of transportation. To facilitate this goal, the SCSP provides a safe and convenient network of bike paths and lanes that connect residential, commercial, transit stops, and recreational destinations.

ITEM 11.1.

COMMUNITY VISION

The SunCreek Plan promotes walkable neighborhoods where residents can easily walk from their homes to schools, parks, jobs, and shopping areas. Streets are pedestrian-friendly spaces with living spaces facing the street. Pedestrian crossings at key locations with landscape enhancements encourage slower speeds on neighborhood streets.



Example of a pedestrian walkway along collector and arterial streets.

The network includes a wide range of bike and pedestrian paths ranging from sidewalks adjacent to all classes of streets, small pedestrian ways (paseos) within neighborhoods, informal bike paths along the edge of open space areas, and the SunCreek Parkway. A major recreation trail extends over three miles through the heart of the Plan Area and connects to the citywide trail network at each end.

Neighborhoods facilitate pedestrian and bicycle use by providing reasonably direct routes to homes, shopping, schools, parks, and jobs. The routing of the collector streets in each neighborhood provides an inter-connected route that residents can use for recreational walks or biking.

The SunCreek Parkway is the major pedestrian corridor that links off street trails and enhanced

street sidewalks that connect neighborhoods to parks, open space, and natural resource areas.



Example of a pedestrian trail adjacent to wetland preserve area.

2.3.6. Housing Choices

The SCSP provides a range of housing choices that will meet the needs of a variety of households and income levels. This includes a variety of housing types ranging from high-density apartments and mixed use residential to executive homes.

This diversity of housing contributes to a balance of jobs and housing in the City of Rancho Cordova and in the Highway 50 corridor.



Example of townhouse style housing planned along major streets.

ITEM 11.1.*COMMUNITY VISION***2.3.7. Integrated (Mixed) Land Uses**

The SCSP provides mixed use centers strategically located to implement the City's "building block" concept of neighborhoods served by centers in walking distance of residents. This provides horizontal integration of compatible uses. Local shopping and services will be conveniently located to provide for the daily needs of the neighborhood residents.



Example of public space in Village Centers.

2.3.8. Quality Design/Sense of Place

The Plan Area is large enough to be a distinct district on its own, and includes distinctive natural features.

The major drainage way is a connecting, unifying element and the terrain provides sites for prominent landmark structures. Moreover, the plan can "borrow" visual character from the surrounding permanent open space, as well as the open space within the Plan Area.

The SCSP will have a strong sense of community identity notable for the quality of the public places, parks, schools and commercial areas.

The neighborhood mixed use centers will include high quality public spaces that will contribute to the sense of place.



Example of streetscape monumentation.

The SunCreek Development Regulations in Volume II establish standards for streetscape, buildings, parks and public facilities that will contribute to the character of the community.



Example of neighborhood commercial use public space.

2.3.9. Distant Vistas

The distant vistas toward the Sierra Nevada Crystal Range to the east and Mount Diablo, and the Coast Range are a natural amenity for the Plan Area. Open corridors along the major east-west boulevards and along the Laguna Creek corridor will retain views to these features. Attention to

ITEM 11.1.*COMMUNITY VISION*

these distant views in the site design for all uses adjacent to the major east-west boulevards and the major corridor will add a notable design character to the plan.

Additional pedestrian activity corridors connect to each of the Village Center sites. Each site includes within their boundary or along the adjacent street a major pedestrian corridor that extends into the adjacent residential areas.

2.3.10. Landmark Opportunities

The rolling terrain affords views within the Plan Area. Most notable are the high school/middle school campus, elementary school, neighborhood park, wetland preserve and the community park, which create a combined site of over 130 acres as a visual focal point of the plan. Not only is this a large, visually prominent area, it connects directly to the linear open space afforded by the wetland Preserve Area and the adjacent areas.

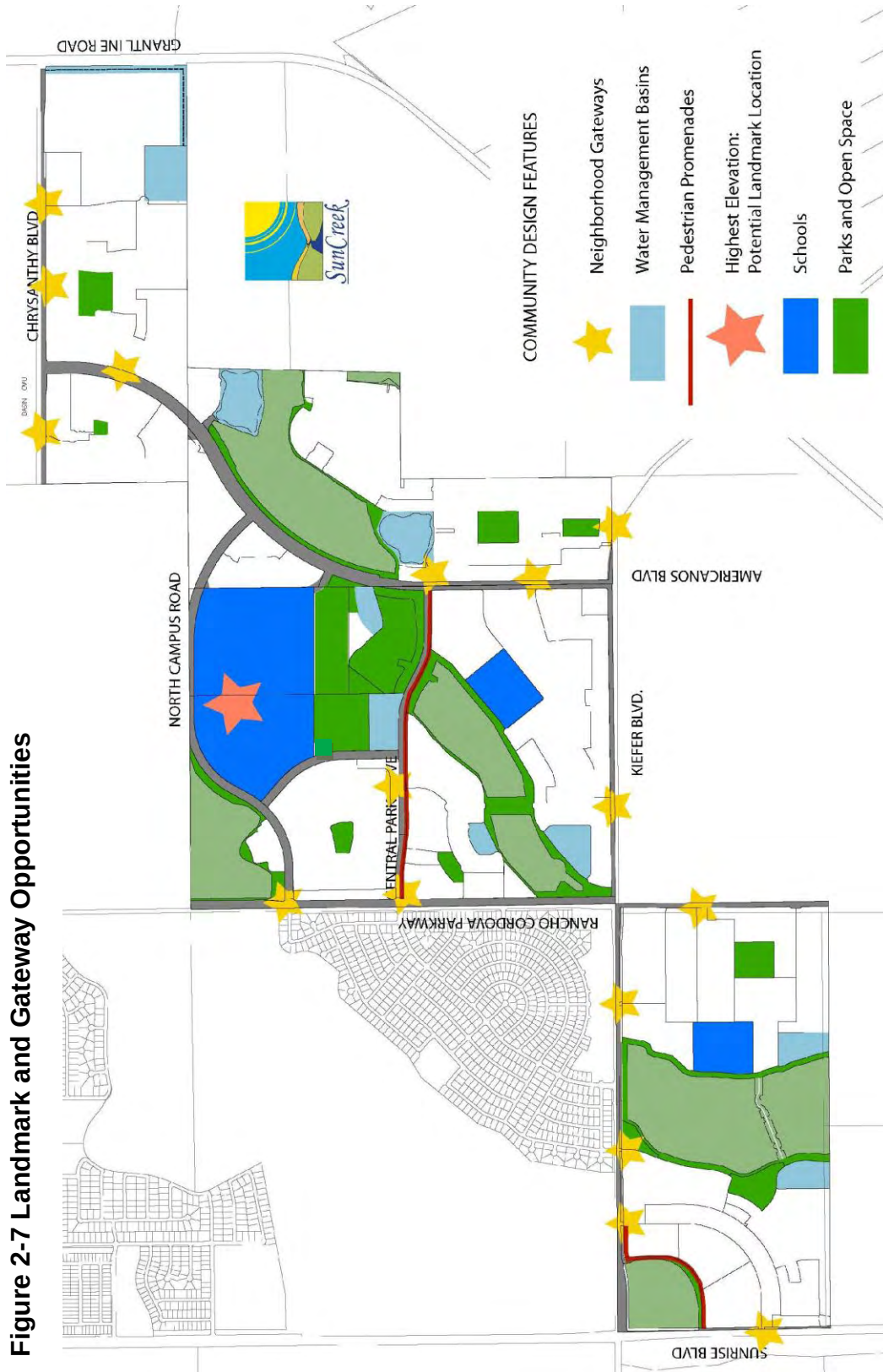
Central Park Drive connects the school/park complex to the Village Center site. The park/school site and the VC site serve as two activity centers or "nodes" linked by a pedestrian promenade/street. Central Park Drive therefore becomes one of the major pedestrian activity corridors in the plan.

The school provides an opportunity to include a bell or clock tower or other dominant structure that can be located at the highest point in the project area. The open space to the north and the large community park to the south create a setting for an open vista in which a tall building element will stand out from the surrounding development.



Concept illustration of a clock tower at the high school.

Figure 2-7 Landmark and Gateway Opportunities



I.3. LAND USE

3.1 PURPOSE

The Land Use Chapter describes the organization, location, and type of land uses in the SunCreek Plan Area. This Chapter establishes the land use categories and the general range of uses planned for each use.

Volume II: Development Regulations establishes the detailed development standards for the land use categories in this chapter.

3.1.1. Land Use Objectives

The land use objectives addressed in this Chapter respond to issues identified in the General Plan. These include:

- Provide a diverse supply of housing types and densities to help house the City's workforce.
- Integrate residential and supporting land uses in a compact urban environment to improve livability and to reduce urban sprawl.
- Establish more livable and sustainable neighborhoods where residents can walk to commercial services and recreational amenities.
- Create convenient, economically viable retail shopping and commercial service opportunities so that residents are able to meet their shopping needs locally.
- Create community shopping and office employment opportunities.
- Preserve natural resources and integrate open space into urban development.

3.2 LAND USE REGULATION

The SunCreek Plan includes a mix of diverse housing opportunities, schools, parks, open space, and employment and commercial uses. The zone districts established in the Rancho Cordova Municipal Code (RCMC), Title 23-Zoning Code regulate land use in this Specific Plan. Chapter 2 includes the Community Vision Concept.

~~Therefore, the Specific Plan identifies land use classifications that correspond to General Plan Land Use Designations.~~

3.2.1. General Plan and Zoning Consistency

State planning law requires zoning districts to be consistent with the General Plan. Each General Plan land use category must have one or more corresponding zone districts. While the General Plan may be somewhat broad in its discussion of permitted land uses and development intensities, zoning provisions must identify specific regulations for use and development.

Figure 3-1 identifies the Specific Plan land uses. These are consistent with the General Plan designation "SunCreek Specific Plan".

Table 3-1 identifies the corresponding General Plan, Specific Plan, and Zoning Code designations used within the Specific Plan.

3.2.2. Relationship to the City Zoning Ordinance

The Rancho Cordova Municipal Code (RCMC) Article 23-Zoning Code, as amended from time to time, and incorporated herein by reference, shall regulate development in the Plan Area. Where the

ITEM 11.1.

LAND USE

Article 23 zone district is silent, or specific design objectives identified in this Specific Plan require supplemental development standards, the regulations set forth in Volume II: Development Regulations shall apply.

- the special character of streets in relation to building location and character; and
- walkability of the plan.

. In addition, Volume II of the SCSP provides supplemental development standards that address the customized form and character of development in SunCreek. Specifically the supplemental development regulations address:

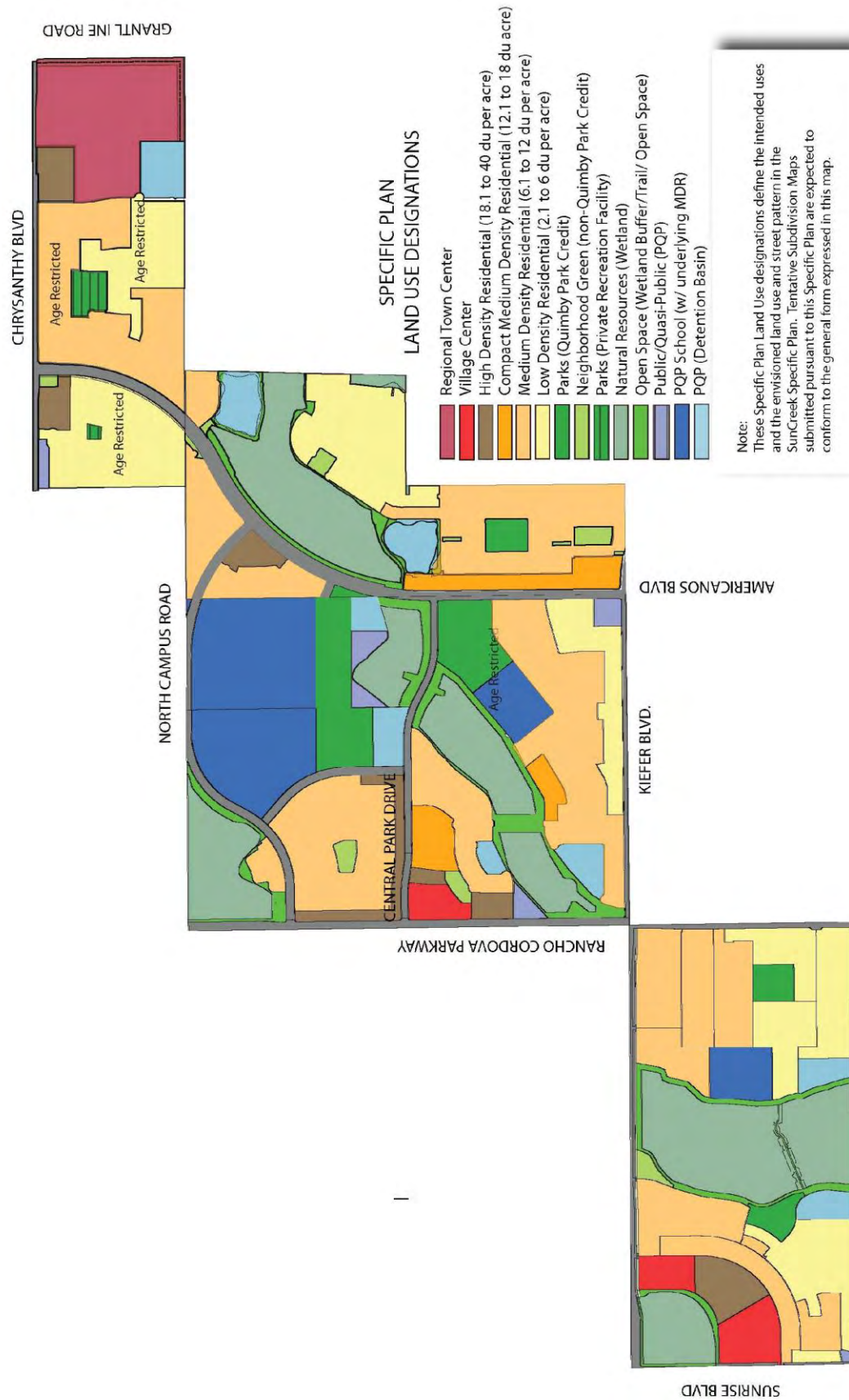
Table 3-1 Land Use Designations

General Plan Land Use Designation		Specific Plan Land Use Category		RCMC Title 23 Zoning Designations
SunCreek Specific Plan	Public/Quasi-Public	Public/Quasi Public	(P/QP)	Community Services (CS)
		Detention Basins		
	Parks and Open Space, Natural Resources	Parks and Open Space	(POS)	Parks and Open Space (POS)
		Neighborhood Greens		
		Natural Resources	(NR)	Parks and Open Space (POS)
	Low Density Residential	Low Density Residential (2.1 to 6 du/acre)	(LDR)	RD-3, RD-4, RD-5, RD-6
	Medium Density Residential	Medium Density Residential 6.1 to 12 du/acre)	(MDR)	RD-7, RD-10, Medium Density Residential (MDR)
		Schools		
	Medium Density Residential	Compact Medium Density Residential 12.1 to 18 du/acre)	(CMDR)	RD-15, RD-20, Medium Density Residential (MDR)
	High Density Residential	High Density Residential (18.1 to 40 du/acre)	(HDR)	RD-20, RD-25, RD-30, High Density Residential (HDR)
	Village Center	Village Center	(VC)	Village Center
	Regional Town Center	Regional Town Center	(RTC)	Regional Town Center

Source: RCMC, Title 23-Zoning Code Table 23.301-1: Zoning Districts

- the extensive urban/open space edges;
- the aggregation of higher intensity uses that form the core of neighborhoods and villages;
- the creation of special public activity spaces and landmarks;

Figure 3-1, Specific Plan Land Use Designations



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The Specific Plan identifies a sub-category of "Compact Medium Density Residential" to establish meaningful categories among the dwelling unit types and styles included in this plan.

Dwelling unit types in the density range of 12.1 to 18 dwelling units per acre are designated "Compact Medium Density Residential". Residential development in this designation will contribute to fulfilling the housing needs attributed to the City's adopted Housing Element.

Figure 3-2, Specific Plan Illustrative Plan shows the land use and street pattern envisioned in the SCSP. Tentative Subdivision Maps submitted pursuant to the SCSP are expected to conform to the general form expressed in this map.

Age restricted residential areas are allowed in residential zones. A portion of the Grantline 220 area shown in Figure 3-1 is designated for age restricted residential. As a result, no elementary school is needed in this area. In the event this area is used for residential purposes not age restricted, an elementary school site shall be placed there subject to approval by the Elk Grove Unified School District with regard to size, location, configuration, and public street access.

A change to non-age restricted development will also require that additional Quimby Park Land of in lieu fees are provided to Cordova Recreation and Park District.

3.2.3. Permitted Land Uses

The permitted uses for all land use designations in the SCSP shall be regulated by RCMC Title 23 Zoning Code as established in Table 23.310-1: Allowed Uses and Permit Requirements for Residential Zoning Districts; Table 23.313-1: Allowed Use and Permit Requirements for Mixed Use Districts; and Table 23.319-1: Allowed Use and Permit Requirements for Public/Quasi-Public Zoning Districts. Applicants for all development proposals shall comply with these permitted land use tables.

Table 3-2, Summary of Permitted Uses in the SunCreek Specific Plan is not the regulatory authority for land use in the plan area, but provides a brief summation of land use activities and types envisioned within the land use designations applied in the SCSP. Table 3-1 Land Use Designations identifies the corresponding zoning designation and development standards that apply in these areas.

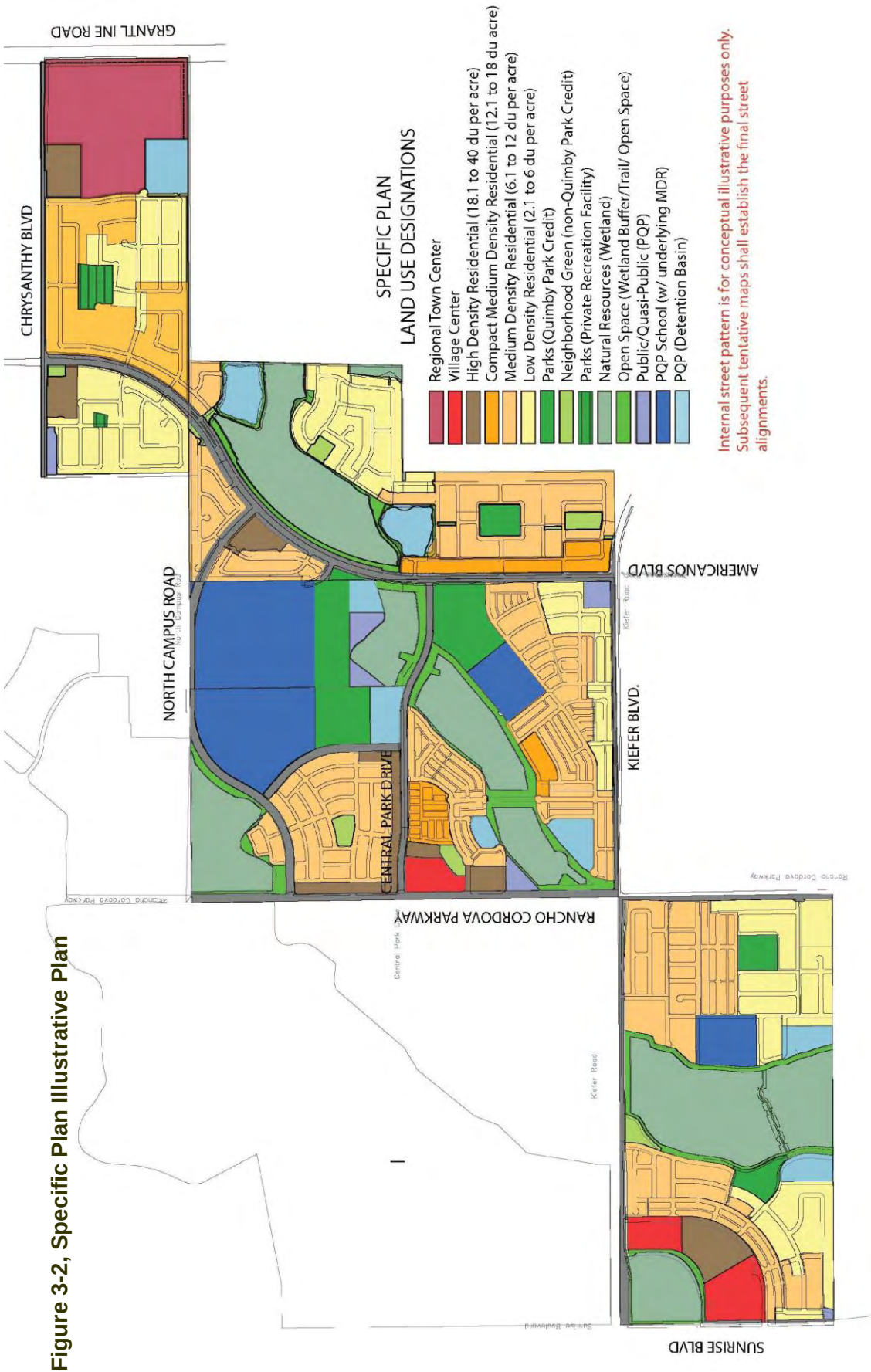
Residential development in the High Density Residential (HDR) designation will contribute to fulfilling the Regional Housing Needs Allocation (RHNA) calculation for the city.

Table 3-2 Summary of Permitted Uses in the SunCreek Specific Plan

Specific Plan Land Use Designation		Summary of Permitted Uses ¹
(P/QP)	Public/Quasi Public	Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(POS)	Parks and Open Space	Parks, Paseos, Open Space, Resource Preservation, Detention Basins
(NR)	Natural Resources	Resource Preservation, Detention Basins
(LDR)	Low Density Residential (2.1 to 6 du/acre)	Single Family Dwellings, Duplex and Halfplex Dwellings, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins, Age Restricted Active Adult Communities
(MDR)	Medium Density Residential 6.1 to 12 du/acre)	Small Lot Single Family Dwellings, Townhomes, Patio Homes, Paseo Homes, Duplexes, Halfplexes, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins, Age Restricted Active Adult Communities
(CMDR)	Compact Medium Density Residential 12.1 to 18 du/acre)	Town homes, Garden Apartments, Small Lot Single Family Dwellings, Patio Homes, Paseo Homes, Duplexes, Halfplexes, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(HDR)	High Density Residential (18.1 to 40 du/acre)	Town homes, Apartments, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(VC)	Village Center	Retail and Service Commercial, Offices, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations
(RTC)	Regional Town Center	Retail and Service Commercial, Offices
1: This table is not regulatory and is included for summary purposes only. Allowed uses and permitting requirements for said uses are established in RCMC Title 23. In the event a use is listed above but not allowed by Title 23, the regulations in Title 23 shall prevail.		

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3.3 SUNCREEK SP FORM BASED CODE

The SCSP includes three sub-areas (“districts”) that shall be regulated under the Rancho Cordova Municipal Code (RCMC) Title 23 Article 5, Form-Based Zoning Provisions. This regulation applies only in the three districts identified in Figure 3-3 Center Form Based Districts. The districts include the Village Center (VC) and Regional Town Center (RTC) designations as well as some contiguous High Density Residential (HDR) and Medium Density Residential (MDR) uses as shown in Figure 3-1, Specific Plan Land Use Designation.

3.3.1. Center Form Based Districts

“Form Based ” is a regulatory approach that enables development of a plan to include a mix of land uses under specific standards that directly define the form and character of development for a given location and set of conditions. The Center Form Based Districts use the conventional zoning standards established for the RTC, VC, HDR, and MDR zone designations; but organize the application of these standards according to a vision of aggregated development patterns rather than individual land use categories. A form-based district goes beyond conventional zoning development standards by describing the physical outcome of the development in terms of street character, building relation to the street, and pedestrian friendliness and other factors.

“The form-based provisions are intended to facilitate the development of mixed-use projects and discourage isolated single-use projects that are not integrated with surrounding neighborhoods.” (RCMC, Article 5)

RCMC Table 23.310-1, Table 23.313-1, and Table 23.319-1 regulate the permitted land use in the Center Districts. Title 23, Article 5, Chapter 23.510- Village Center Zone Standards and Chapter 23.513 – Regional Town Center Zone Standards establish the essential development regulations of building heights, setbacks and other physical standards. Title 23, Article 5, Chapter 23.313-Residential

Zoning Districts provides additional guidance on residential development standards for the HDR, CMDR, and MDR districts.

3.3.2. SunCreek Form Based Regulating Plan

The SCSP Volume II, Section 1.6 establishes the Center Form Based Regulating Plan. The plan provides design concepts that guide the preparation of a future development plan and includes the following components.

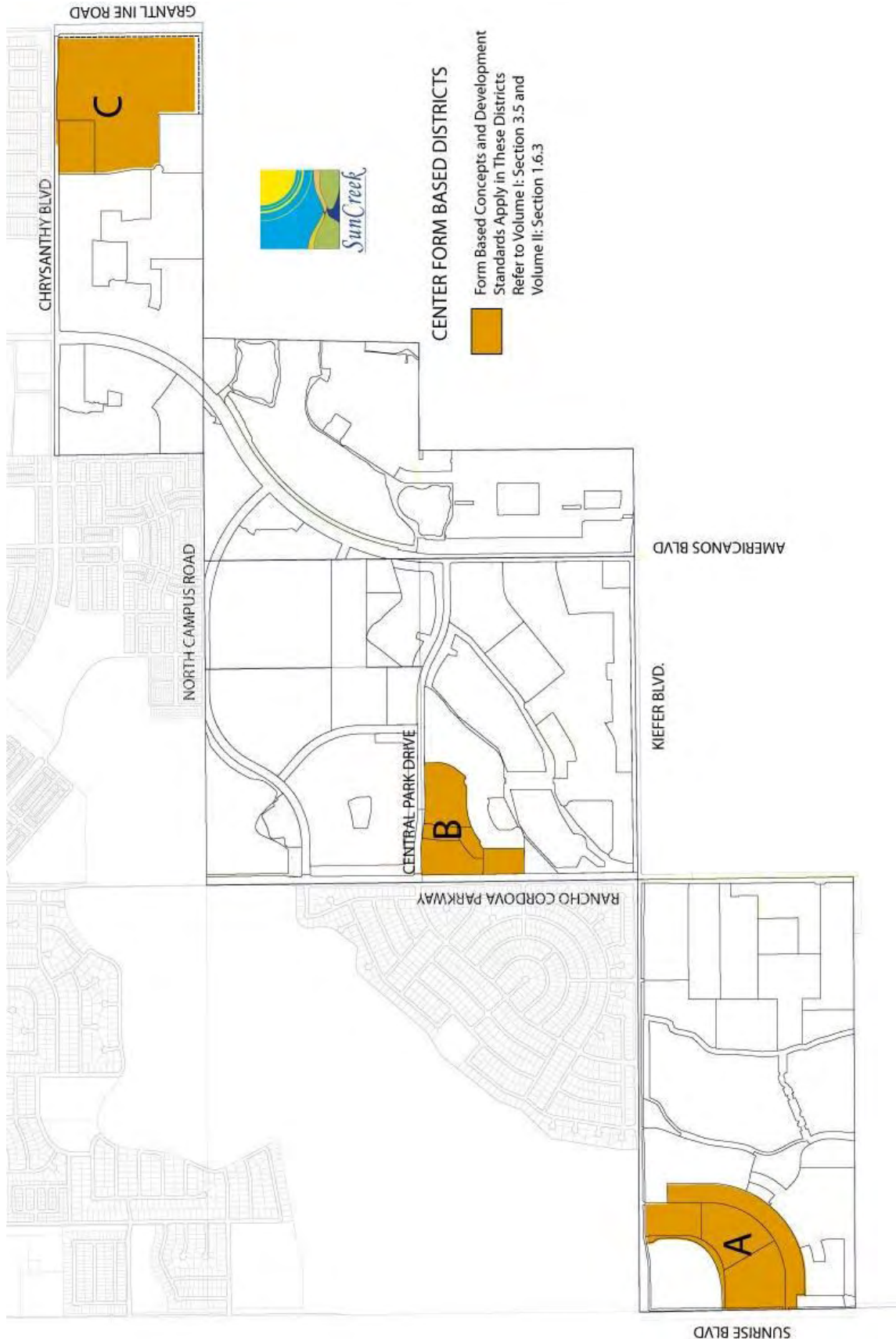
- A description of the intent and location of each of the form based zones provided in this chapter.
- The type of street and the treatment of edge conditions or “street typology” as defined in Chapter 4, Circulation and applied in Volume II, Development Regulations.
- The type of building frontage treatment or “frontage typology” applied in Volume II, Development Regulations.
- The development standards applied to each Specific Plan land use category and the “Center” form based code district in Volume II, Development Regulations.

3.3.3. Administering Form Based Zoning

Development sites within form-based districts will not require special administrative procedures beyond those provided in Article 1 (Administration) of Title 23 of the RCMC. However, the form-based districts require more analysis than traditional zoning districts during the entitlement review process to determine compliance with the provisions of this chapter.

Development in any Center District shall require an integrated plan for that entire district that is consistent with the provisions of RCMC Section 23.504 et al.

Figure 3-3 Center Form Based Districts



3.4 APPLICATION OF ZONING

The SCSP assigns land use zoning and the rights to apply for development under such zoning to properties in the SCSP designated by ownership.

Pursuant to Section 9.6.3 of this Specific Plan, a landowner may request a Minor Density Adjustment/ Transfer of Density for any residential land use parcel.

Specific Plan Land Use Designations Descriptions

The following sections describe the SCSP land use designations that are summarized in Table 3-2 and illustrated in Figure 3-2. These include a range of residential categories, parks and open space, natural preserves, public and quasi-public uses, and non-residential and commercial categories.

3.4.1. Residential Categories

The SCSP includes a notable diversity in residential types, styles, and configurations. Housing diversity is one of the merits of this plan. Multi-family dwellings occur in stand-alone configurations, and as integral components of mixed-use villages.

Residential densities that allow a variety of lot sizes, street orientation, and garage access configurations are distributed throughout the plan. These lot sizes and configurations may change with the submittal of tentative maps.

Active Adult Residential

Active adult communities that restrict residents to 55 years of age and older may be included in portions of the Plan Area. A portion of the "Grantline 220" land ownership identified in Figure 3-5 Land Ownership in the Plan Area is proposed for active adult community use. Active adult communities are not a distinct land use designation but make use of conventional Low Density Residential (LDR) Land Use zone and the Medium Density (MDR) Land Use zone designation and development standards. However, the active adult

community applies the conventional standards in a manner that sets it apart from the surrounding specific plan areas. These characteristics include:

1. The community is typically enclosed by perimeter walls or fences to provide security.
2. Vehicle access is limited to entry roads that are gated and controlled by keyed access or manned gatehouses.
3. Entry areas are landscaped in a manner to highlight the distinct character of the community.
4. Rather than typical neighborhood parks, the recreation facilities may be private clubhouse facilities with pools, tennis or other amenities .
5. Resident children are precluded and consequently schools are not included in the community.
6. The typical population per household is smaller than conventional households elsewhere in the specific plan.

The smaller household size means that less land area is required to fulfill the City and Cordova Recreation and Park District standards for a comparable size community.

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Figure 3-4 RCMC Title 23 Zoning Designations



Low Density Residential

The Low-Density Residential (LDR) category includes dwelling units in configurations up to six dwelling units per gross acre of residential use. The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs.

Medium Density Residential

The Medium Density Residential (MDR) category will provide a mix of housing types and densities ranging from 6.1 to 12 dwelling units per gross acre of residential use. Medium Density Residential includes single-family homes, duplexes and half-plexes, court housing, garden apartments, townhouses and condominiums. The most typical housing type will be small lot single-family detached, single-family attached (e.g., town homes, condominiums, brownstones), and small apartment complexes.

The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs.

Compact Medium Density Residential

The Compact Medium Density Residential (CMDR) category includes dwelling units in densities of 12.1 to 18 units per gross acre that will result in compact urban forms. These may include detached cottages or cluster housing, but more typically will include common walls for all or a significant portion of the units in a project. The sites designated for Compact Medium Density include row houses and small, low scale garden apartment dwellings.

. The RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, RCMC Title 23, Article 5, Chapter 23.313-Residential Zoning Districts, shall regulate CMDR. Volume II: Development Regulations provides supplemental development standards.

High Density Residential

High-Density Residential (HDR) development includes apartments and condominiums at densities of 18.1 to 40 dwelling units per acre.

Residential development in the High Density Residential (HDR) designation will contribute to fulfilling the Regional Housing Needs Allocation (RHNA) calculation for the City. In order to be compliant with current state law regarding RHNA, the SunCreek Specific Plan considers all High Density Residential acres in as RHNA acres. , However, in the Major Design Review Process (RCMC Section 23.141) the City may approve development applications for High Density development at densities less than 26 dwelling units per acre that achieve as low as 18.1 dwelling units per gross acre pursuant to a finding that the net density approximates the minimum density required for RHNA, that sites are constrained by size, configuration, access, parking standards, open space standards and other factors reflecting the actual market for multi-family housing.

There are seven High Density Residential sites identified in the plan. Three of these sites are adjacent to Village Center sites and are therefore are within the "Center" form based designation described below. RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, RCMC Title 23, Article 5, Chapter 23.313-Residential Zoning Districts, and Volume II: Development Regulations regulate these sites.

3.4.2. Public/Quasi-Public and Open Space Categories**Public/Quasi-Public**

The Public/Quasi-Public category includes a variety of public and other land uses, including land owned by the City and other public agencies. Possible uses include civic buildings; schools, colleges, and universities; religious institutions; hospitals; museums; cemeteries; and others.

The SCSP includes three primary sites zoned Public/Quasi-public, Community Service (CS) uses. The SCSP designates the P/QP site on Americanos

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Boulevard north of Kiefer Boulevard for a fire station, but does not designate specific land uses on the other two primary P/QP sites. In addition to these three sites, the Plan identifies several small sites designated as P/QP for utilities such as water storage, detention, water or wastewater pumps and so forth.

In the event that a P/QP site is not required for its originally intended use, such land may be available for residential development subsequent to a specific plan amendment. This allows flexibility in the location and shape of schools sites shown on the Land Use Map. The City shall consult with the affected public entity (if a specific entity exists), prior to release of a P/QP site for residential development. Following such consultation (if applicable), the City Council shall make a formal determination that the site is not required for the originally intended P/QP use. This typically will occur during the consideration of a Tentative Subdivision Map, but may also accompany an alternate discretionary action by the Council when a Tentative Map is not required.

The SCSP identifies land within the Parks and Open Space (POS) designation for active and passive recreational activities. This zone category also includes publicly accessible lands within lands along the edge of natural resource preservation areas, detention basins, creek ways, and other passive uses. Open spaces may be multi-use depending on the season, such as an open turf area within a detention basin in areas subject to infrequent inundation.

The open space lands and parklands must comply with the standards established by the City of Rancho Cordova. The Cordova Recreation and Park District, and/or the City will administer parklands at the discretion of the City. The City of Rancho Cordova, in consultation with CRPD, will determine final park design, amenities, and improvements. The City will administer public and private ownership open space lands.

Natural Resources

The SunCreek Plan provides a substantial natural resource preservation area dedicated to protecting state and federally listed endangered and threatened species habitat consistent with the measures described in Chapter 6, Natural Resources. The preservation area extends diagonally through the project site as a continuous open space corridor.

The SCSP sets aside land within the Natural Resources category as natural habitat and will have no urban development placed upon it. Open space trails are typically adjacent to, rather than within, Natural Resource areas.

Chapter 6, Natural Resources describes the protection of the lands in the Natural Resource designation.

3.4.3. Non-Residential/Commercial Categories

Village Center

The Village Center category provides retail services, restaurant, entertainment, and office employment uses as described in the City's building block concept. Village Centers serve the daily shopping needs of residents and may include small- and medium-size grocery stores, drug stores, restaurants, banks, and other similar uses.

Development is pedestrian friendly with gathering places for both daytime and nighttime activities.

A Center Form Based District may combine the development capacity of residential designated lands with the commercial development capacity of Village Center lands to create an integrated mixed-use project.

A mixed-use development plan may be integrated vertically with different uses above one another, such as residential or office uses over a commercial use. Horizontal mixed uses are also permissible with side-by-side uses linked together through common walkways, plazas and parking areas.

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The SunCreek plan includes two Village Center sites located along a major street. The Centers may provide transit-oriented development served by bus, bus rapid transit, a local shuttle, or other transportation systems as the City may determine.

The sites are adjacent to high-density residential land use served by the pedestrian and bike trail network that connects the sites to the surrounding neighborhoods. Each of the sites has within it or nearby a small neighborhood scale park. These parks will add a visual amenity and leisure activities that will complement the retail and service businesses and the residential components of the center.

The RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, and supplemental development standards provided in Volume II: Development Regulations shall regulate Village Centers. All development in the VC zone shall require an integrated plan as specified in RCMC Section 23.504 et al.

development standards provided in Volume II, Development Regulations shall regulate the Regional Town Center. All development in the RTC zone shall require an integrated plan as specified in RCMC Section 23.504 et al. The “Regulating Plan” must be adopted prior to any development in the respective VC or RTC center.

3.5 LAND USE SUMMARY

Table 3-3 summarizes the acreage, percentage of total acreage, maximum dwelling units per acre, and dwelling unit totals at full development of the SCSP. This table indicates a total of 4,693 dwelling units in this modified plan, however, the Specific Plan Environmental Impact Report evaluated the effects of 4,893 dwelling units, and up to this maximum figure may be accommodated in this Plan. If the population of the Specific Plan Area should increase in the future, the developer will be required to provide additional park land or pay in-lieu fees.

Regional Town Center

The General Plan designates regional town centers (RTC) to meet a regional need for shopping, entertainment, and other large destination uses. They are strategically located for accessibility and range in size from 25 to 100 acres. The RTC may also include both vertical and horizontal integration of a mix of land uses as summarized in Table 3-2.

The SunCreek plan provides a 53.9-acre Regional Town Center on the southwest corner of Grant Line Road and Chrysanthy Blvd. This center will serve planned development in the southeast edge of the City. The Southeast Capital Connector is a regional roadway aligned on Grant Line Road adjacent to the Plan Area. Chrysanthy Boulevard will provide access from the site to Grant Line Road. The Regional Town Center (RTC) would provide the opportunity for a transit oriented development should Grant Line Road become a regional transit route.

The RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, and supplemental

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Table 3-3 Land Use Summary

LAND USE CATEGORIES	AREA acres	Dwelling Units	Percent of Res Type	Percent of Total Area	Average Density per acre
LOW DENSITY (2.1 to 6 du/ac) (LDR)	123.9	660	13.8%	9.8%	5.33
AGE RESTRICTED RESIDENTIAL (LDR)	35.5	160	3.4%	2.8%	4.5
AGE RESTRICTED (MDR)	85.9	478	10.0%	6.8%	5.6
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac) (MDR)	295.7	2,023	42.4%	23.4%	6.84
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac) (CMDR)	27.5	320	6.7%	2.2%	11.64
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac) (HDR)	42.4	1,052	22.1%	3.4%	24.83
VILLAGE CENTER (VC)	23.8	0		1.9 %	
REGIONAL TOWN CENTER (RTC)	53.9	0		4.3%	
PUBLIC/QUASI_PUBLIC (PQP)	10.1	0		0.8%	
NEIGHBORHOOD GREEN/ POCKET PARK (PP)	10.1	0		0.8%	
PUBLIC NEIGHBORHOOD PARK (PARK)	12.8	0		1.0%	
PRIVATE NEIGHBORHOOD PARK (PVT PARK)	5.0			0.4%	
COMMUNITY PARK (PARK)	40.7	0		3.2%	
PARK CORRIDORS, PASEOS AND TRAILS (PC)	5.2	0		0.5%	
WETLAND BUFFER/BIKE PATH CORRIDOR (WB)	53	0		3.9%	
DETENTION BASIN (DB)	49.6	0		3.9%	
STORM WATER CANAL (CANAL)	0	0		0.0%	
WETLAND PRESERVE (WETLAND)	199.6	0		15.8%	
SCHOOL	101.2	0		8.0%	
MAJOR ROADS	85	0		6.7%	
GRANT LINE ROAD	3.1	0		0.2%	
TOTAL	1,263.9	4,693		100.0%	

Table 3-4 summarizes the land use by owner.

Figure 3-5 illustrates the ownership of land in the Plan Area.

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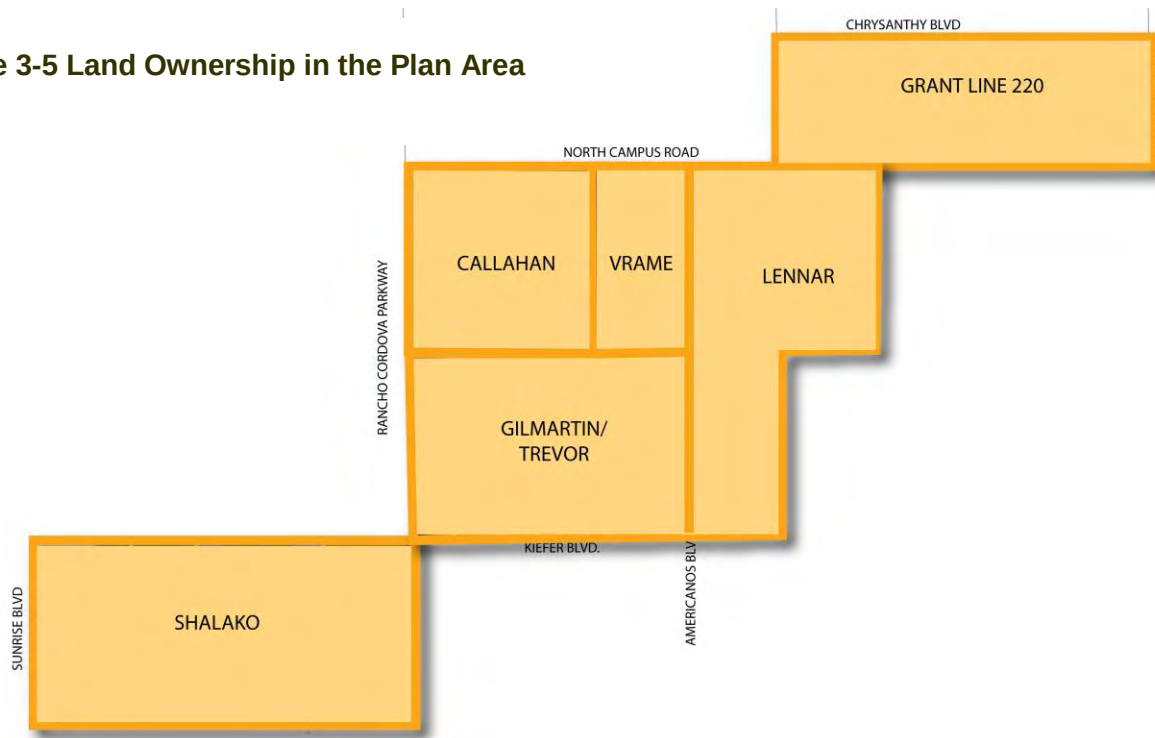
LAND USE

ATTACHMENT 2 Exhibit A to the Ordinance

Table 3-4 Land Use by Owner

LAND USE	CALLAHAN		GILMARTIN/ TREVOR (INVESTTEK)		SHALAKO		GRANTLINE 220		VRAME		SIERRA SUNRISE (Lennar)	
Categories	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
LOW DENSITY (2.1 to 6 du/ac)	0	0	20.1	149	64.4	314	0	0	0	0	39.3	197
AGE RESTRICTED RESIDENTIAL (LDR)	0	0	0	0	0	0	35.5	160	0	0	0	0
AGE RESTRICTED RESIDENTIAL (MDR)							85.9	478				
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac)	47.7	318	77.8	592	90.6	599	0	0	0	0	79.6	514
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac)	0	0	13.0	153	0	0	0.0	0	0	0	14.5	167
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac)	9.0	235	5.4	140	10.3	237	12.9	272	0	0	4.8	168
VILLAGE CENTER (VC)	0	0	6.3		17.5	0	0	0	0	0	0	0
REGIONAL TOWN CENTER (RTC)	0		0.0		0		53.9		0		0	
PUBLIC/QUASI_PUBLIC	0.5		4.7		0.4		0.0		4.5		0	
NEIGHBORHOOD GREEN	2.0		1.7		2.1		0.6		0		3.7	
PUBLIC NEIGHBORHOOD PARK	0		0		8.2		0		0		4.6	
PRIVATE NEIGHBORHOOD PARK	0		0		0		5.0		0		0	
COMMUNITY PARK	10.8		15.7		0		0		13.3		0.9	
PARK CORRIDORS	0		0		3.8		0		0		2.3	
PRESERVE BUFFER	5.3		19.3		14.7		0		1.2		8.1	
DETENTION BASIN	6.1		8.0		9.5		8.7		3.4		18.4	
STORM WATER CANAL	0		0		0		0.0		0		0	
WETLAND PRESERVE	24.5		39.0		77.3		0		10.4		48.4	
SCHOOL	34.4		11.1		10.8		0		44.9		0	
MAJOR ROADS	20.0		18.0		11.8		13.4		2.5		18.4	
GRANT LINE ROAD							3.1					
TOTALS	160.1 60.3	553	240.1	1,034	321.4	1,150	219.0	910	80.1	0	243.0	1,046

Figure 3-5 Land Ownership in the Plan Area



3.6 SPECIFIC PLAN POLICIES

The following General Plan policies apply to the SCSP.

Policy LU 1. Higher density and intensity land uses that support transit shall be located within one-half mile of major transit stations. Development shall be pedestrian- and transit-friendly with direct connections to transit. (GP Policy LU.1.7 and AQ.2.2.1).

Policy LU 2. Similar uses shall be clustered into areas or districts that have common needs and that are compatible with one another to establish a form based land use organization and regulation. (GP Policy LU.2.3)

Policy LU 3. Growth will occur based on market forces, infrastructure financing capacity, and the timing of the design, approval, and construction of transportation facilities and other infrastructure. (GP Policy LU.2.5)

Policy LU 4. Retail shopping facilities shall be distributed in the Plan Area such that neighborhood services are distributed and integrated into the neighborhoods and that market demand is met without diminishing the viability of nearby commercial properties with the same customer base. (GP Policy LU.2.6)

Policy LU 5. The Plan shall include sustainable development that reduces the impact of projects on energy, water, and transportation systems and encourages sustainable development to occur in ways that complement the built form. (GP Policy LU.2.7)

Policy LU 6. Civic structures and uses shall have outstanding design that creates identity and serves as a catalyst and precedent for subsequent development. (GP Policy LU.3.2)

I.4. CIRCULATION

4.1 PURPOSE

The Circulation Chapter describes all components of the circulation system in the plan. The SunCreek Specific Plan (SCSP) treats the project roadway network, bicycle and pedestrian routes, and transit facilities and services as equally important. The approach to all circulation components and the land use plan proposed in this plan are coordinated to benefit the quality of life, public safety, energy costs, time costs, and air quality within the community.

4.2 CIRCULATION OBJECTIVES

The circulation objectives addressed in this Chapter respond to issues identified in the Rancho Cordova General Plan.

- **Community character.** The roads and pedestrian/bikeway networks are among the most visible elements that connect the overall community. SunCreek Parkway and the other pedestrian/bikeway corridors are signature features in the plan.
- **Safety and efficiency.** The road network provides adequate lane capacity and intersections for vehicle movement but includes traffic calming measures to promote pedestrian friendly streets that minimize potential vehicle and pedestrian/bicyclist conflicts.
- **Reduce the use of automobiles.** Reducing the use of automobiles in everyday life is accomplished by providing convenient,

safe, and attractive alternatives. The SCSP emphasizes pedestrian and bicycle use, access to public transit, and use of alternative vehicles as viable options to use of automobiles.

- **Coordination of land use and circulation.** Trip destinations such as schools, parks, jobs, shopping and commercial services are located where they are convenient to the residences to facilitate walking or bicycling. Higher density residential uses and major trip destinations are located along potential transit routes.
- **Direct routes and connectivity.** The street and pedestrian/bikeway network provides a convenient, reasonably direct, safe, and attractive route to major destinations.
- **Transportation diversity.** The SunCreek Specific Plan will accommodate the transportation options available to residents.

4.3 PLANNING CONTEXT

The surrounding road network, planned road improvements, and planned public transit opportunities establish the planning context for the SCSP.

The SCSP will develop during a time of change. Automobiles will continue to be a primary mode of transportation, but new communities must also facilitate and encourage the use of transportation alternatives.

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New technologies in transportation and communications will influence the choices individuals make in selecting their daily means of transportation. Fuel prices are a significant factor for individuals and businesses in deciding whether to curtail all but essential trips, and which mode of transportation to use. Increased travel costs will result in demands for more efficient transportation systems, and for communities designed to facilitate and enhance alternatives to automobile use in a resident's daily life.

Transportation alternatives designed into the SunCreek community including alternative personal vehicles, public transportation, and walking and bicycling. These will reduce the need to rely on private automobiles as the sole source of personal transportation.

4.3.1. Related Plans and Programs

The SunCreek Specific Plan is the contemporary of several planning activities within the City of Rancho Cordova and throughout the Sacramento region. These planning activities set the framework for circulation planning within the SCSP.

- **The Regional Metropolitan Transportation Plan (MTP).** The MTP is long-range plan for transportation improvements in the greater six-county Sacramento region. The MTP includes major transportation improvements that will affect the traffic capacity of routes serving the SunCreek Plan Area.

In addition to the regional transportation planning programs, the City of Rancho Cordova has adopted standards and plans that guide the SunCreek transportation plan and improvements.

Applicants within the Specific Plan should consult these other plans in preparation of tentative maps.

- **Rancho Cordova Mobility Master Plan (2019).**

This Plan designates the City's preferred transit system and is an implementing part of the General Plan.

- **Rancho Cordova Pedestrian Master Plan.** The City of Rancho Cordova Pedestrian Master Plan (April 2016) is identified in the Circulation Element of the City's General Plan. The Pedestrian Master Plan combines with the Bicycle Master Plan and the Mobility Master Plan (2019) to organize projects and programs that will serve alternative travel modes.

The Pedestrian Master Plan will establish policies, programs, and projects to improve the pedestrian system within the City of Rancho Cordova.

- **Rancho Cordova Bicycle Master Plan.**

The City of Rancho Cordova Bicycle Master Plan (April 2016) carries forward cycling policies and goals that were initiated in the City's General Plan, the Mobility Master Plan (2019) and Pedestrian Master Plan. The Bike Plan continues to shape the City's goal of providing safe and attractive alternative modes for travel.

The SCSP is consistent with the Bicycle Master Plan and provides additional detail about the existing facilities, planned improvements, and priorities, phasing, and funding to build the bicycle network.

- **Rancho Cordova Street Design Standards.** The Street Design Standards establish details regarding the design of all types of roadways within the City consistent with the General Plan.

- **Rancho Cordova Improvement Standards.** The Improvement Standards establish detailed design and construction requirements for the City's transportation system consistent with the General Plan and Street Design Standards.

4.3.2. Existing and Planned Roads

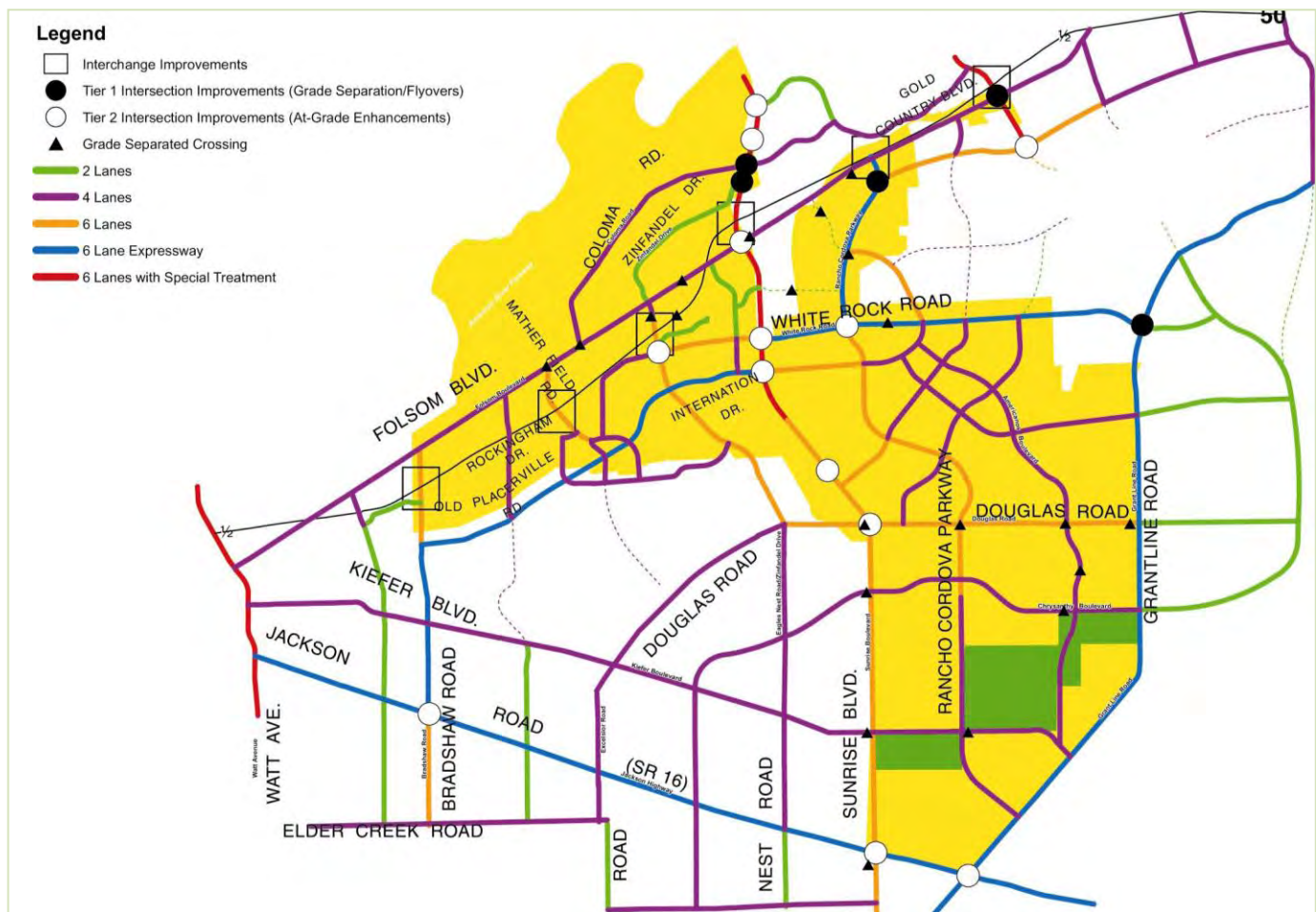
Existing and planned arterial streets in or near the Plan Area include Grantline Road, Sunrise

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Boulevard, Rancho Cordova Parkway, Chrysanthy Boulevard, Americanos Boulevard, and Kiefer Boulevard. Chrysanthy Boulevard and Americanos Boulevard are new road alignments established in the Sunrise Douglas Community Plan. Sunrise Boulevard, Grantline Road, and Kiefer Boulevard are part of the regional road system as identified in Figure 4-1.

- **Capital Southeast Connector Study.** The Metropolitan Transportation Plan (MTP) includes a multi-modal transportation corridor that connects Elk Grove, Rancho Cordova, and El Dorado Hills. The connector will link residential areas and employment centers to relieve congestion on the heavily congested existing two-lane roadways that currently serve the corridor. The connector will become a major route in the region and could create nodes of major activity along the route that abuts the east edge of the SunCreek Plan Area.

Figure 4-1 Primary Road Network



CIRCULATION

4.4 STREETS PLAN

The SunCreek Plan includes several street configurations that serve a variety of needs. The configurations will not only accommodate the traffic capacity projected for a given location, but also enhance the community character and pedestrian space along the streets.

4.4.1. Street Master Plan

The streets are a hierarchy of size and characteristics that extends the existing major street pattern in this part of the city into the Plan Area. The street plan responds to the location of environmental protection areas and the distribution of major activity nodes in the plan, as shown in Figure 4-1. The primary street network is consistent with the General Plan description of a “modified grid” system of major roadways at approximate one-mile spacing and connector roads at approximate quarter-mile spacing.

The minor arterial and collector street grid system within the Plan Area will avoid wetland natural open space features in permanent open space. These streets will align with existing and planned street intersections in the adjacent established plan areas.

Sunrise Boulevard, Kiefer Boulevard, Rancho Cordova Parkway and Chrysanthus Boulevard conform to the one-mile grid, but Americanos Boulevard curves significantly to avoid wetland resources.

Figure 4-2 illustrates the combined Street Master Plan, and Bikeway and Trails Master Plan to show the interconnections between these two systems.

Figure 4-3 illustrates the Street Master Plan alone.

4.4.2. Signalization

Traffic impact analysis and future warrants analysis will determine the signalization of major intersections. Figure 4-2 and 4-3 identify the anticipated signal locations.

4.4.3. Street Typology

The following discussion of streets describes the typical standards for the number and width of lanes. There are variations on the basic street types described in this chapter depending on the type of building form that abuts the street. For example, a street type that has the capacity to carry a certain volume of traffic may have wider setbacks to the sidewalk where the intent is to move traffic through quickly. That same street section may have sidewalks and buildings closer to the street where the intent is to slow traffic and create a more pedestrian friendly environment. In general, the City’s Right-of-Way (ROW) extends to the back of the curb. In cases where a sidewalk is attached to the curb, the ROW extends to the back of the attached sidewalk.

Vertical curb is required on all street sections abutting open space, parkways, pedestrian corridors, and parks. Rolled curb and gutter with monolithic sidewalk is an allowed alternative adjacent to single family residential uses

Chapter 5 Community Character (Section 5.11) and in Volume II, Development Regulations further describe the intended relationship of each street type to adjacent land use.

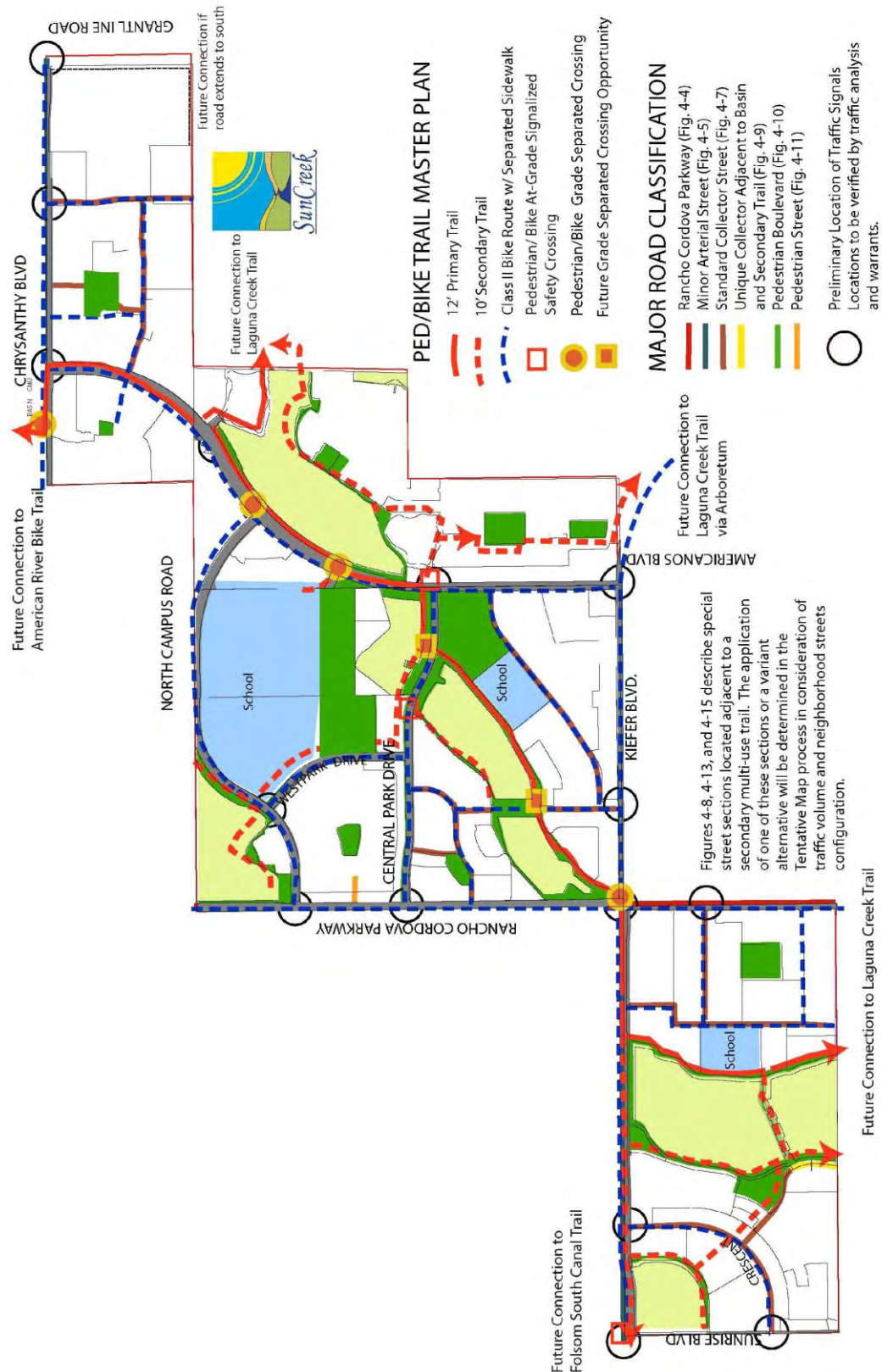
Arterial Streets

Arterial streets will be four or six lanes wide at full development. Landscaped median and landscaped pedestrian corridors along both sides are typical.

Arterial streets typically pass through different land use conditions. Consequently, the street

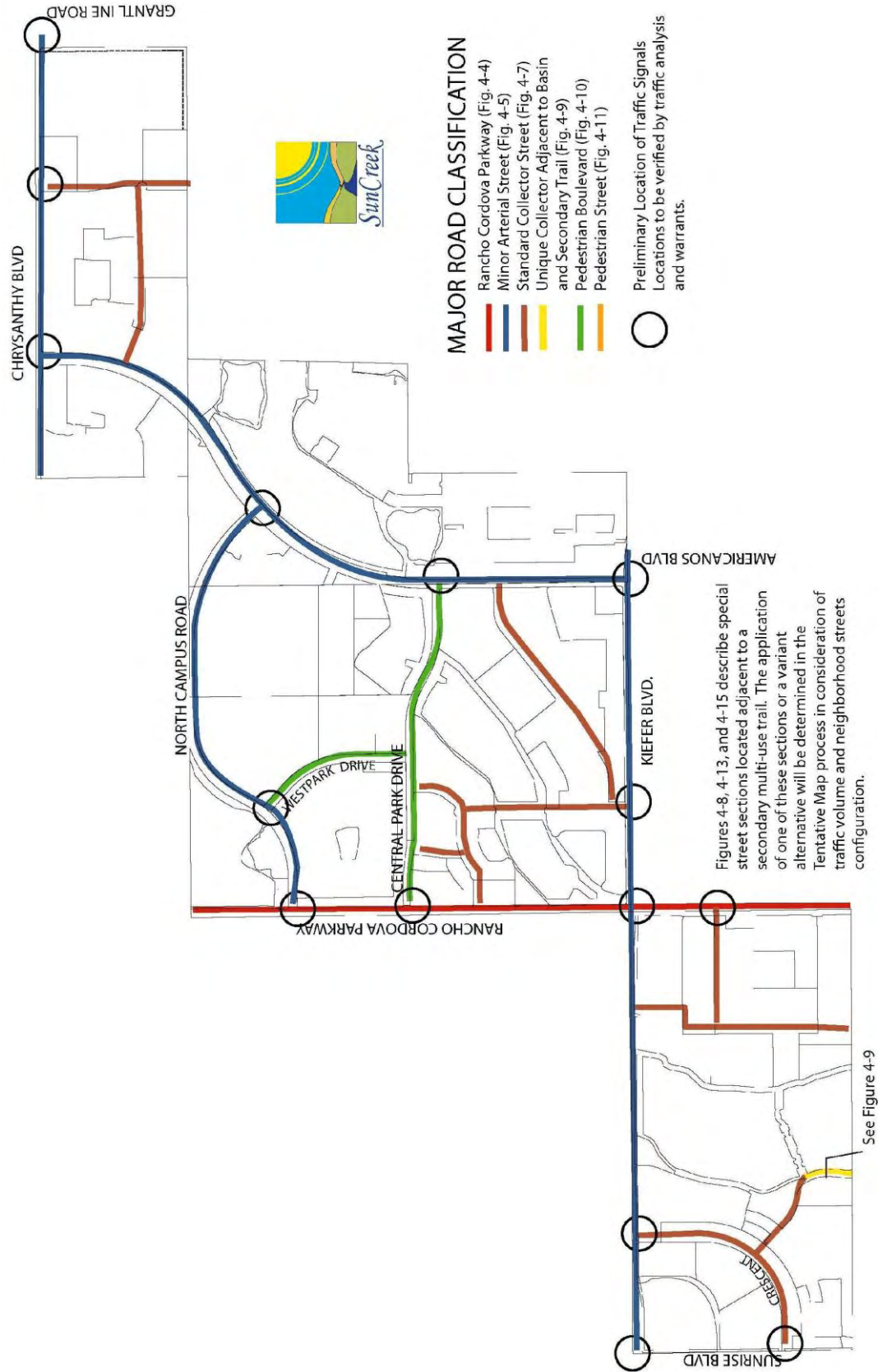
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Figure 4-2 Combined Major Streets Master Plan and Trails



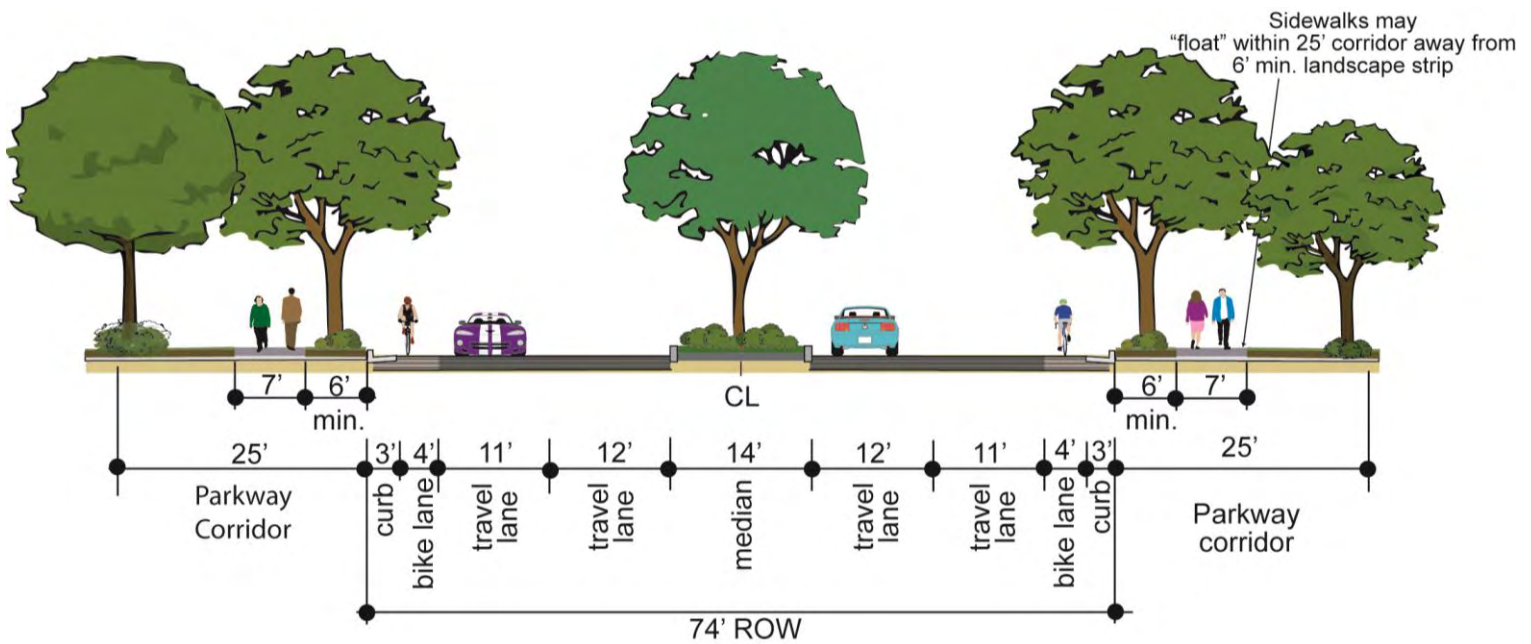
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Figure 4-3 Major Streets Master Plan



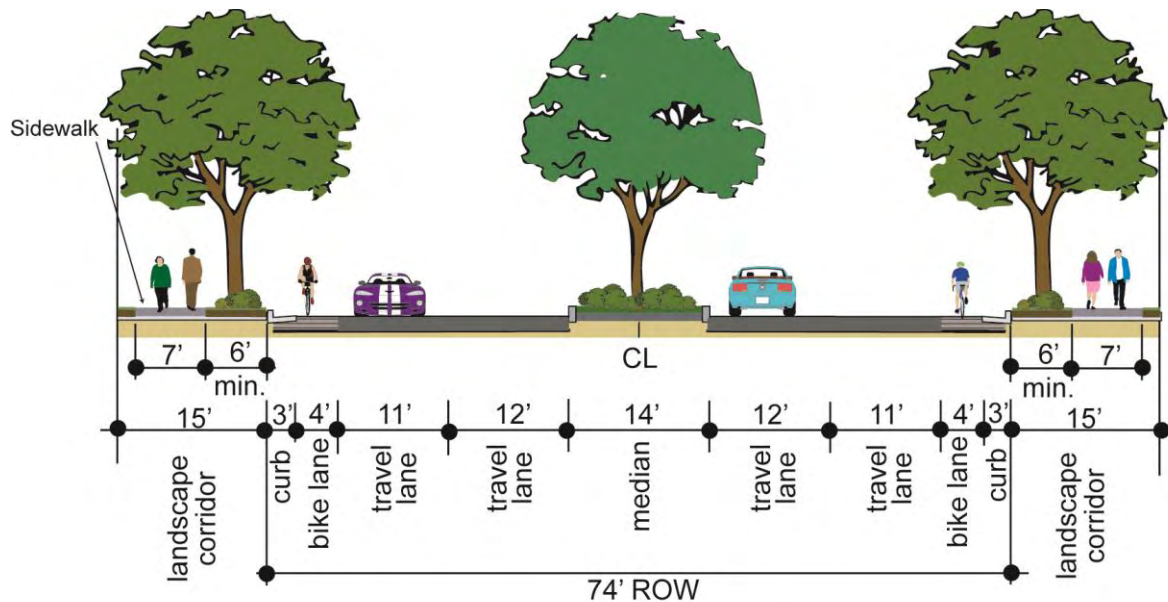
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Figure 4-4 Rancho Cordova Parkway



Note: Curb and gutter is included in the bike lane width requirements

Figure 4-5 Minor Arterial (Typical)

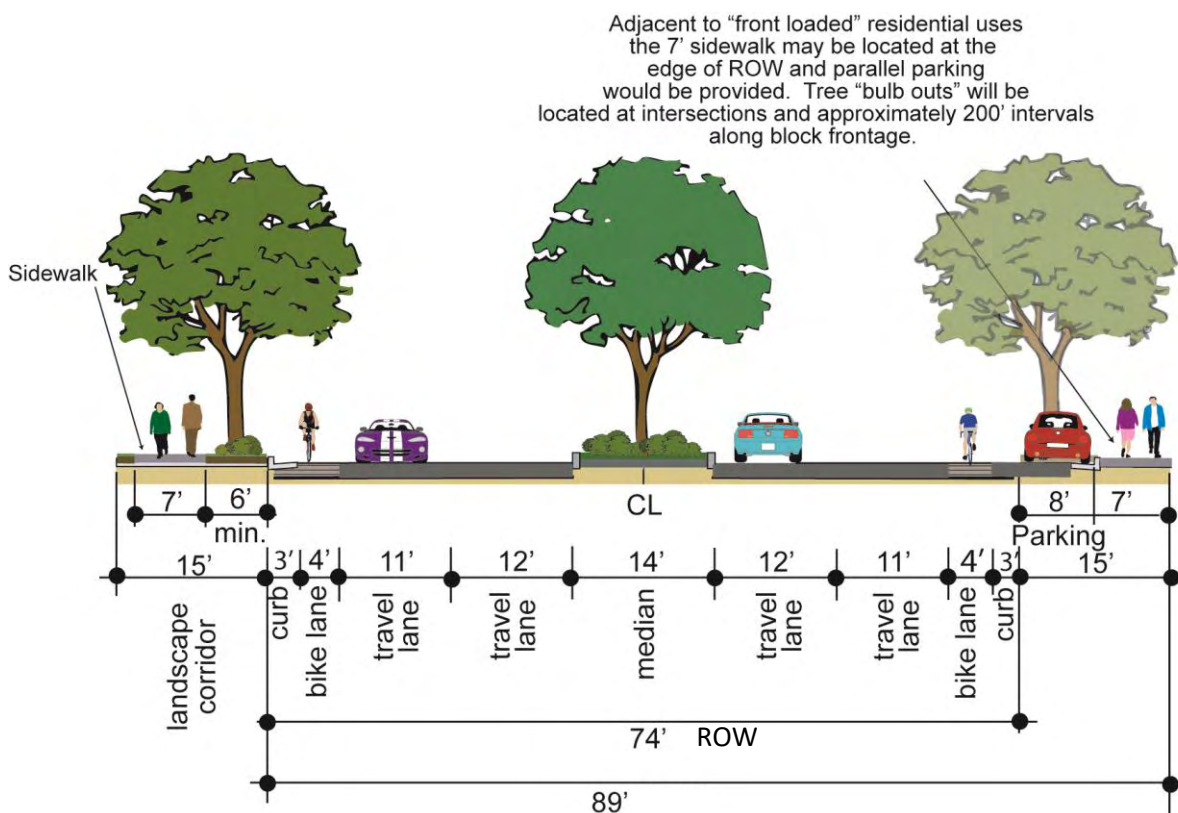


CIRCULATION

configuration may change from one location to another. Figures 4-4 and 4-5 show a street section for Rancho Cordova Parkway and a typical street section for the four-lane Minor Arterial Street configuration, respectively. Driveways for single-family residences shall not be allowed on an arterial street. Residential uses adjacent to an arterial street are typically alley loaded, or are oriented with the side or rear lot to the arterial street. The opportunity to provide on-street parking is limited. Design alternatives that allow on-street parking on Minor Arterial streets will be reviewed in the Tentative Map and may be allowed based on lower traffic volumes along Minor Arterial roads.

Figure 4-6 illustrates one alternative approach that may be considered. In this example, the sidewalk may be located at the edge of ROW and a parallel parking lane may be provided in the ROW. Street trees will be located in “bulb outs” in the parking lane at intersections at mid-block locations consistent with RCMC Ch. 23.513. Public Works may consider other parking options in the Tentative Map. The location of driveways and median cuts will be subject to Public Works Arterial Access Standards.

Figure 4-6 Optional Minor Arterial with Parking Fronting on Compact MDR and Multi-family Residential Use



Collector Streets

Collector streets connect the local residential streets within neighborhoods to the arterial streets. The

SunCreek Plan uses collector streets as pedestrian corridors by providing a separated 7-foot sidewalk, a landscape strip, on street parking and a bike lane.

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Collector streets typically include two traffic lanes, a median, bicycle lanes, a landscape corridor and seven-foot wide sidewalks on both sides, as shown in Figure 4-7. Figure 4-8 illustrates a special condition where the street is adjacent to the secondary trail network. Application of Figure 4-8 or other alternative street sections adjacent to a secondary trail will be determined in the Tentative Map based on traffic volume and neighborhood street configuration. Figure 4-9 illustrates a unique condition where the street is located between a

detention basin and a secondary multi-use trail.

Figure 4-10 illustrates the Pedestrian Boulevard, a special collector street used on Central Park Drive and Westpark Drive to provide a distinctive pedestrian corridor linking the Local Town Center to the Community Park and high school. The street includes a secondary tree line behind the sidewalk and on-street parking.

Figure 4-7 Standard Collector Street

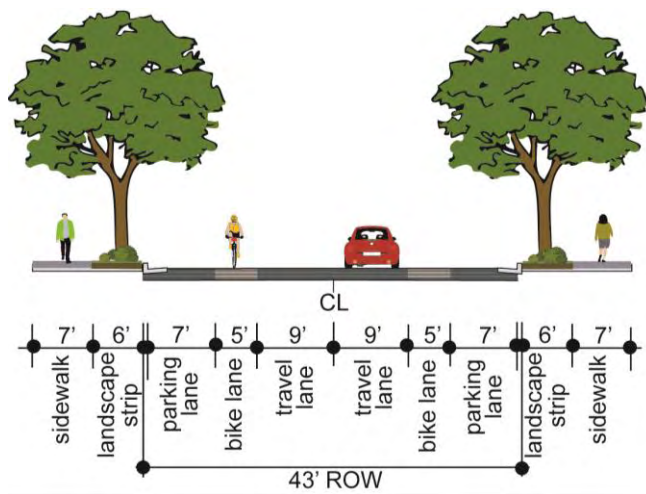
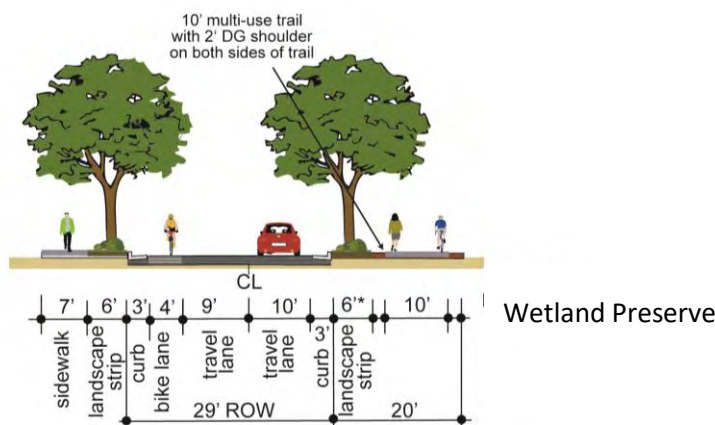


Figure 4-8 Standard Collector Street Adjacent to Secondary Bike Trail



*Note: The landscape corridor adjacent to the 10' multi-use trail shall be a minimum of 6' and may be greater as the trail is located as near the wetland boundary as permitted by the USACE permit and site conditions. In some instances the landscape strip may be reduced to 2' for the DG path shoulder. Such reductions in the landscape corridor shall be limited to that area required to accommodate and protect wetland areas, and manage drainage.

CIRCULATION

Figure 4-9 Collector Located Adjacent to Detention Basin and Secondary Trail

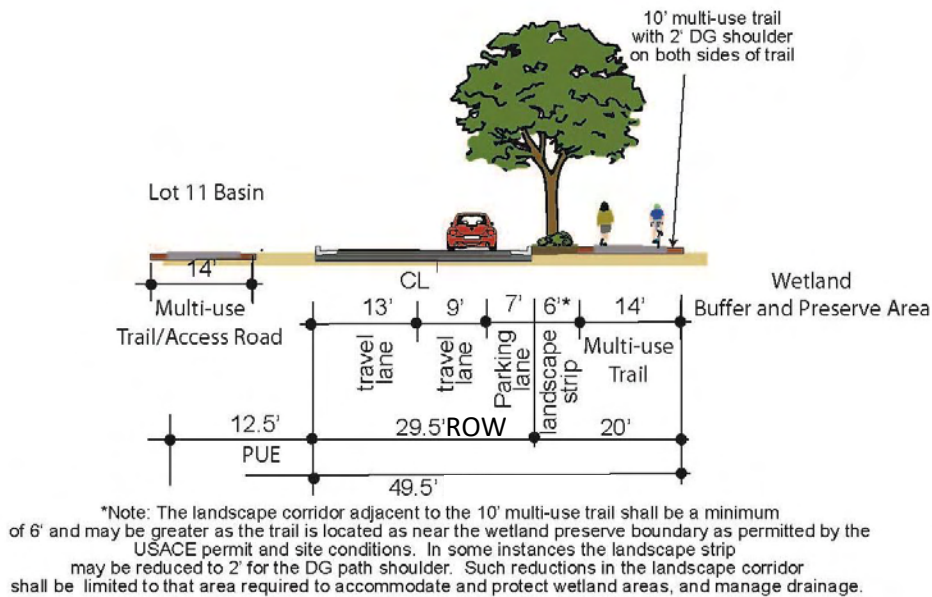
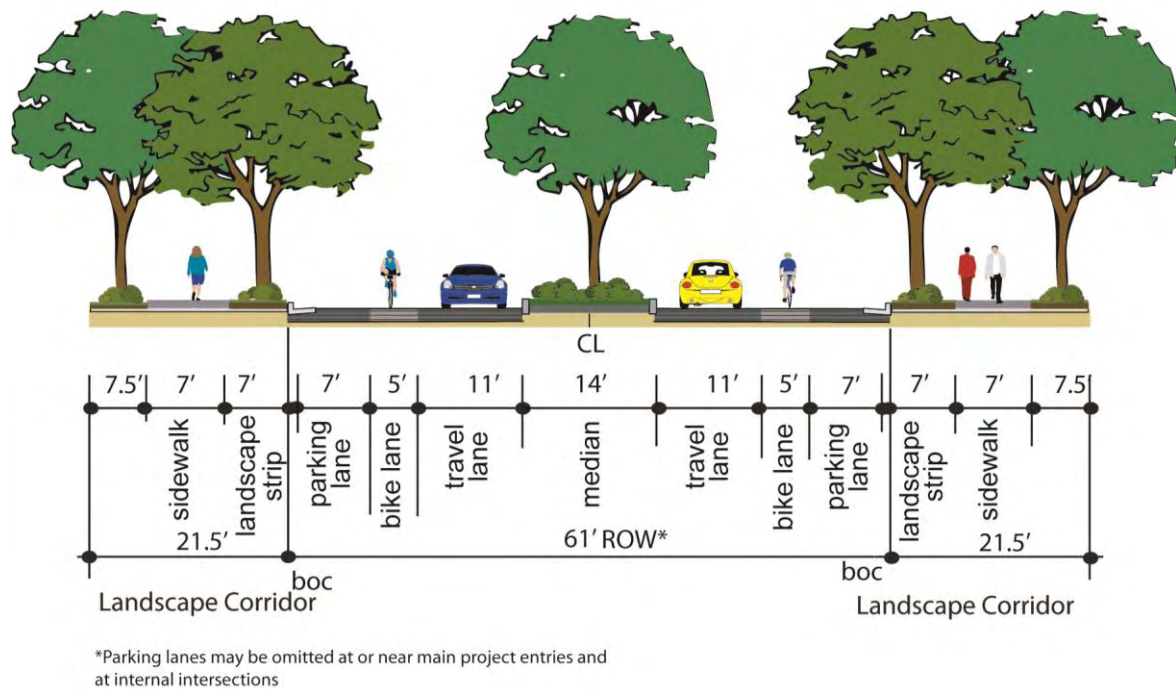


Figure 4-10 Pedestrian Boulevard (Central Park Drive and Westpark Drive)



ITEM 11.1.

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Pedestrian Streets

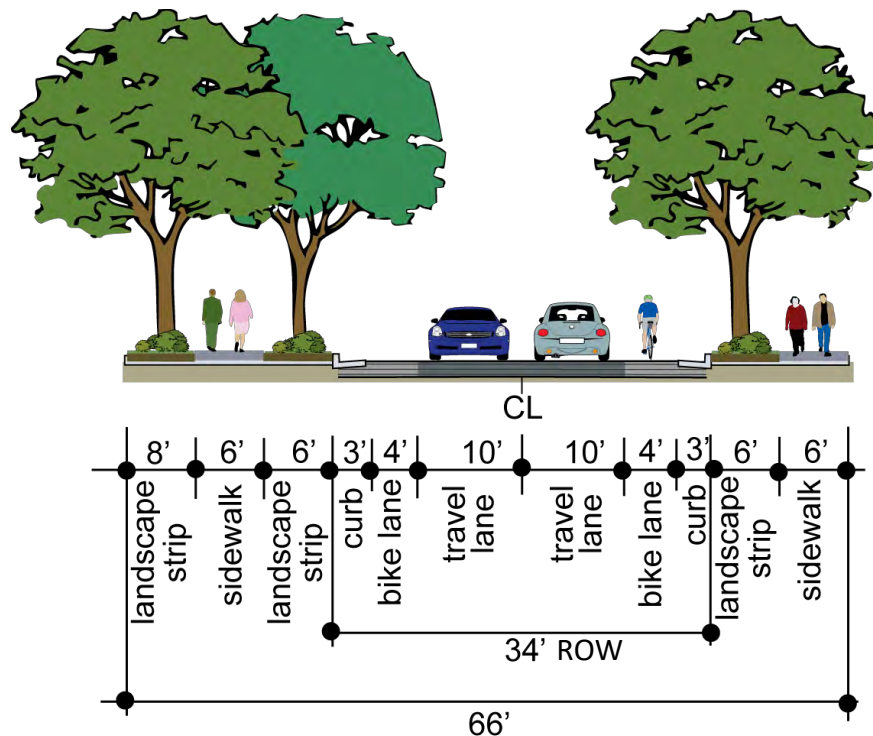
Pedestrian streets are a special class of standard residential street with an enhanced pedestrian corridor. The street type will enhance the pedestrian and vehicular entry to a subdivision or village area, such as where a street approaches a park or neighborhood green. The pedestrian street includes ten-foot wide travel lanes and a Class II bike lane on both sides. A six-foot wide planting strip and sidewalk will be provided on both sides. In some locations, an additional landscape strip may be located behind the sidewalk on one side to provide a twenty-foot (20') wide landscape corridor with a secondary street tree canopy on one side of the street as shown in Figure 4-11.

detached sidewalks will include a 33-foot right-of-way (back of curb to back of curb) with a twenty-seven (27) foot wide paved section, curbs and a six (6) foot sidewalk. Figure 4-12 illustrates the Standard Residential Street.

Minor residential streets with attached sidewalks will have a forty-two (42) foot right-of-way (measured from back of walk to back of walk) that includes two travel lanes, a parking lane, and a five-foot sidewalk on both sides. Figure 4-14 illustrates the Minor Residential Street.

Figures 4-8, 4-13, and 4-15 illustrate where residential and collector streets are adjacent to an open space area and incorporate a secondary multi-

Figure 4-11 Pedestrian Street with Detached Sidewalk

**Residential Streets**

The Plan Area includes two residential street classifications. The standard residential street with

use trail in lieu of a standard sidewalk on the open space side. Parking is prohibited on the open space side to allow additional space for the multi-use trail and associated landscaping.

CIRCULATION

Figure 4-12 Standard Residential Street

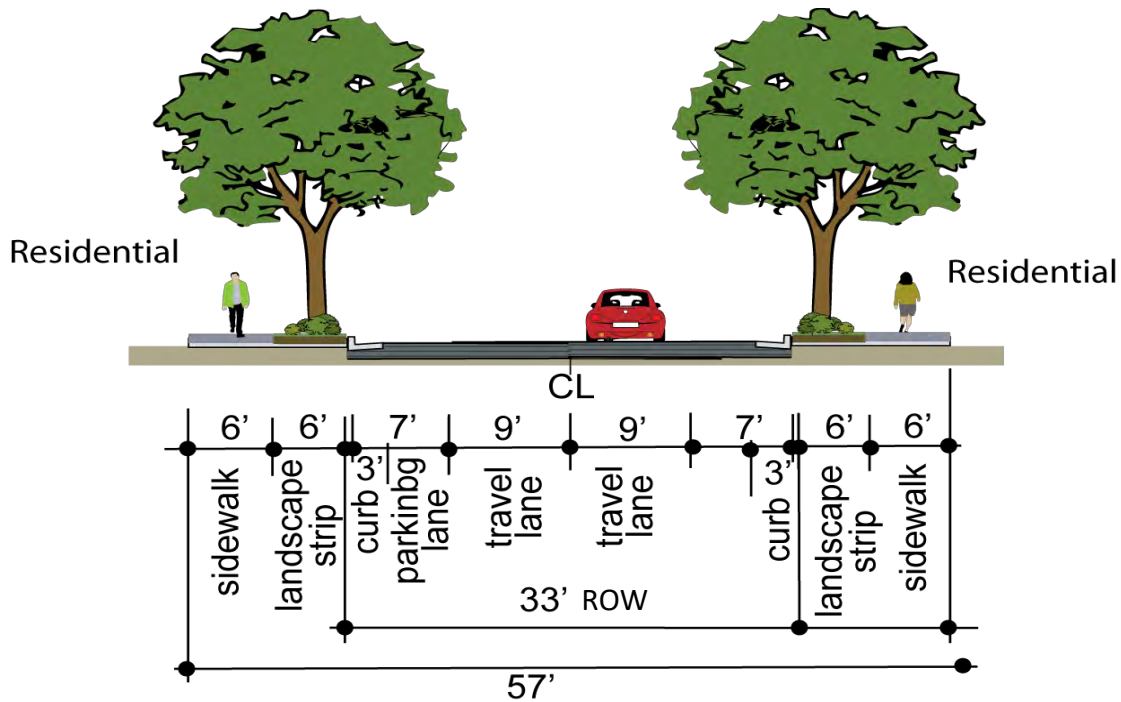
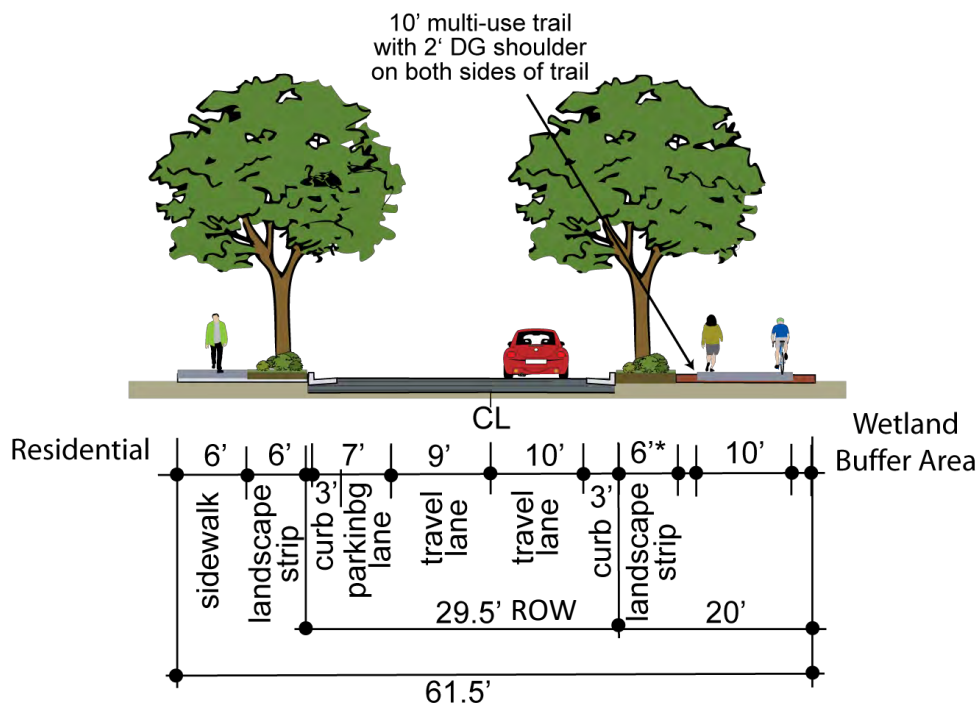


Figure 4-13 Standard Residential Street Adjacent to Secondary Trail in Open Space



CIRCULATION

Figure 4-14 Minor Residential Street

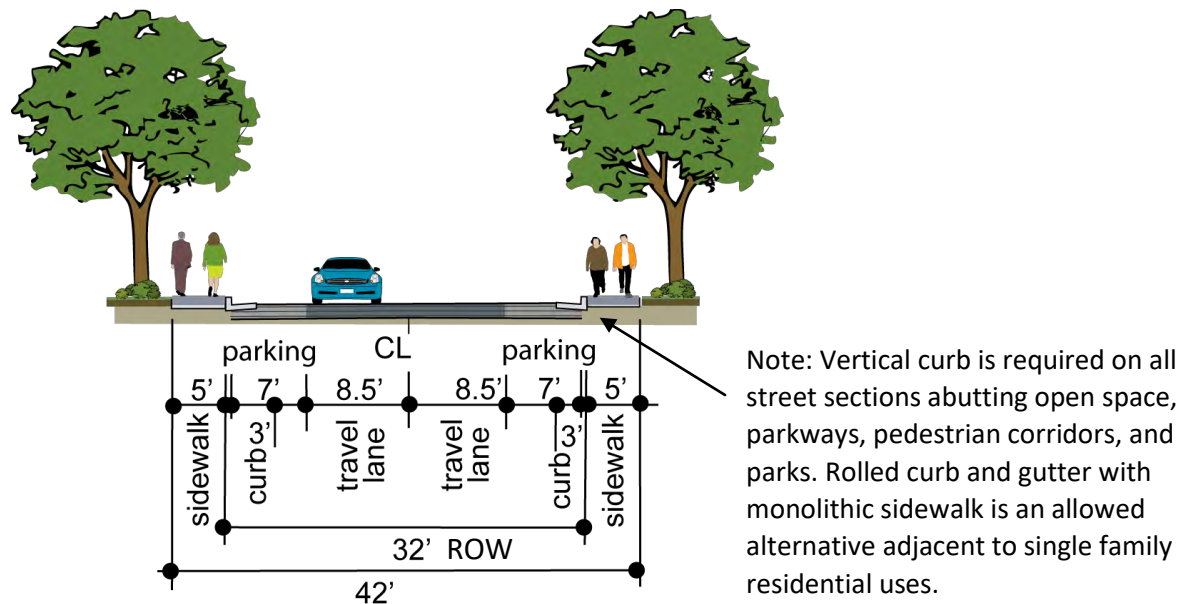
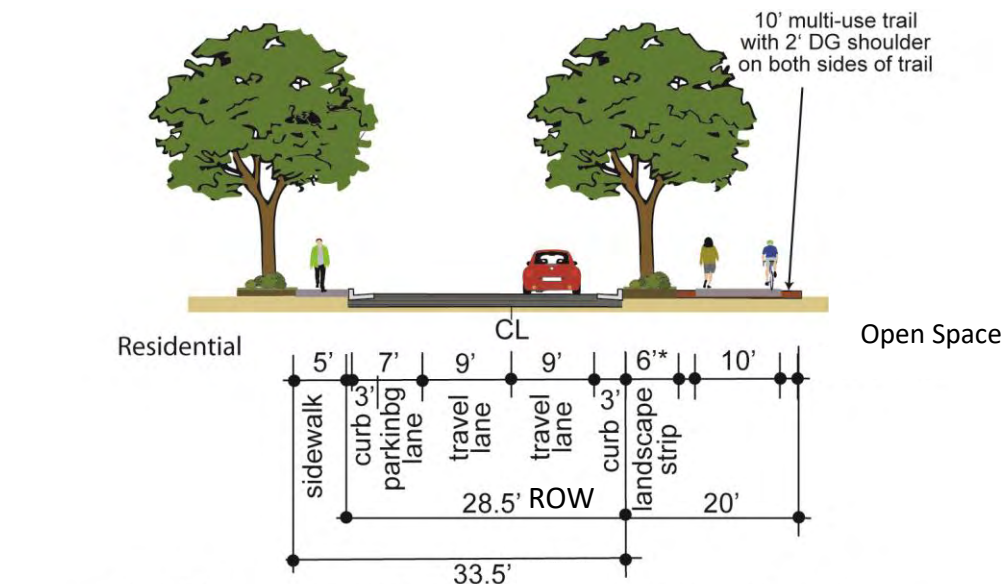


Figure 4-15 Minor Residential Street Adjacent to Secondary Trail in Open Space



*Note: The landscape corridor adjacent to the 10' multi-use trail shall be a minimum of 6' and may be greater as the trail is located as near the wetland boundary as permitted by the USACE permit and site conditions. In some instances the landscape strip may be reduced to 2' for the DG path shoulder. Such reductions in the landscape corridor shall be limited to that area required to accommodate and protect wetland areas, and manage drainage.

CIRCULATION

Table 4-1 Summary of Street Standards

	Collector Street Adjacent to Basin and Secondary Trail	Standard Collector Street Adjacent to Secondary Trail	Standard Collector Street	Minor Arterial w/ parking	Minor Arterial	Rancho Cordova Parkway
Figure Number	4-9	4-8	4-7	4-6	4-5	4-4
Average Daily Traffic (ADT)	< 13,000	< 13,000	< 13,000	< 32,500 ¹ .	< 32,500	<32,500
Speed Limit	25-35 mph	25-35 mph	25-35 mph	35-45 mph	35-45 mph	45 mph
Number of Travel Lanes	2	2	2	4	4	4
Width (back-to-back of curb)	29'	29'	43'	74'	74'	74'
Width (Total ROW)	34'	29'	43'	89'	74'	74'
On Street Parking Allowed	No	No	Yes	Yes ² .	No	No
Parking Lane Width (includes curb and gutter)	None	None	7.5'	8.5'	None	None
Bike Lane Width (4' lane plus 2.5' gutter pan)	4' + 2.5' gutter pan	4' one side, 10' secondary trail	5'	4' + 2.5' gutter pan	4' + 2.5' gutter pan	' 4' + 2.5' gutter pan
Travel Lane Width	9'/10'	9'/10'	9'	11' (12' inside)	11' (12' inside)	11' (12' inside)
Left-Turn Lane Width (at intersections)	10'	10'	10'	10'	10'	10'
Striping Required	Yes	Yes	Yes	Yes	Yes	Yes
Raised Median (face-to-face of curb)	None	None	None	14'	14'	14'
Sidewalk Width	5'	7' on one side, 10' secondary trail	7'	7'	7'	7'
Detached Sidewalk Required	No	Yes	Yes	Yes	Yes	Yes
Landscape Strip Width ² .	6' min. ³ .	6' min. ³ .	6'	15' incl. sidewalk or parking	15' incl. sidewalk	25' incl. sidewalk

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Table 4-1 Summary of Street Standards (continued)

	Minor Residential Streets Adjacent to Secondary Trail	Minor Residential Streets	Standard Residential Streets Adjacent to Secondary Trail	Standard Residential Streets	Pedestrian Streets	Pedestrian Boulevard
Figure Number	4-15	4-14	4-13	4-12	4-11	4-10
Average Daily Traffic (ADT)	< 2,000	< 2,000	<7,000	< 7,000	<7,000	< 13,000
Speed Limit	25 mph	25 mph	25 mph	25 mph	25 mph	35 mph
Number of Travel Lanes	2	2	2	2	2	2
Width (back-to-back of curb)	28.5'	32'	29.5'	33'	34'	61
Width (Total ROW)	33.5'	42'	29.5'	33'	34'	61'
On Street Parking Allowed	Yes on residential No adjacent to open space	Yes	Parking on residential side only	Yes	No	Yes
Parking Lane Width (includes curb and gutter)	7.5'	7.5'	7.5'	7.5'	None	7.5'
Bike Lane Width (4' lane + 2.5' gutter pan)	None, 10' secondary trail adjacent	None	None	None	4' + 2.5' gutter pan	5'
Travel Lane Width	9'/9'	8.5'	9'/10'	9'	10'	11'
Left-Turn Lane Width (at intersections)	None	None	None	None	None	10'
Striping Required	No	No	No	No	Yes	Yes
Raised Median (face-to-face of curb)	None	None	None	None	None	14'
Sidewalk Width	5' on residential side, 10' secondary trail	5'	6' on residential side, 10' secondary trail	6'	6'	7'
Detached Sidewalk Required	No	No	Yes on open space, No on residential	Yes	Yes	Yes
Landscape Strip Width ² .	6', may be reduced to 2' adjacent to open space	None	6', may be reduced to 2' adjacent to open space	6'	20' option on one side /12' incl. sidewalk	6' min.

1. Adjacent to alley loaded residential only.

2. Landscape widths may be reduced at pinch points.

3. City may require 6' strip inside shoulder in-lieu of constructing one-half of a median on arterials and parkways.

4.5 TRAFFIC CALMING MEASURES

Collector streets and residential streets may include traffic calming devices to slow traffic and discourage non-resident traffic in neighborhoods. The measures also enhance the pedestrian experience, and thereby encourage people to walk by slowing traffic and provide shorter crossing distances at intersections.

The City has prepared a Neighborhood Traffic calming Chapter 7 of the NTMP identifies approaches for traffic calming in new neighborhoods. Please refer to City of Rancho Cordova web page to obtain the latest edition of the NTMP. The potential traffic calming measures may include, but are not limited to the following examples.

4.5.1. Traffic Circles and Roundabouts

Traffic circles and roundabouts will be located at selected intersections of collector streets and primary residential streets within the Plan Area. Figure 4-16 illustrates a typical, conceptual traffic circle design. The specific design of these features will vary depending on the local street configurations and therefore, the design will be included in the tentative subdivision map and final map for the affected subdivision. Such features will be developed at the discretion of the project applicant and City Engineer at the time of improvement plan approval.

4.5.2. Intersection Bulb-outs and Lane Width Restrictions

Bulb-outs and lane width restrictions may be used at residential street intersections to slow traffic within neighborhoods. Figure 4-17 illustrates a typical intersection bulb-out design. The tentative subdivision map and final map for the affected subdivision will address location and specific design of these features. Such features are not mandatory,

and the project applicant may develop them at their discretion with review by city plan review staff and the approval of the City Director of Public Works at the time of improvement plan approval.

Figure 4-16 Typical Traffic Circle

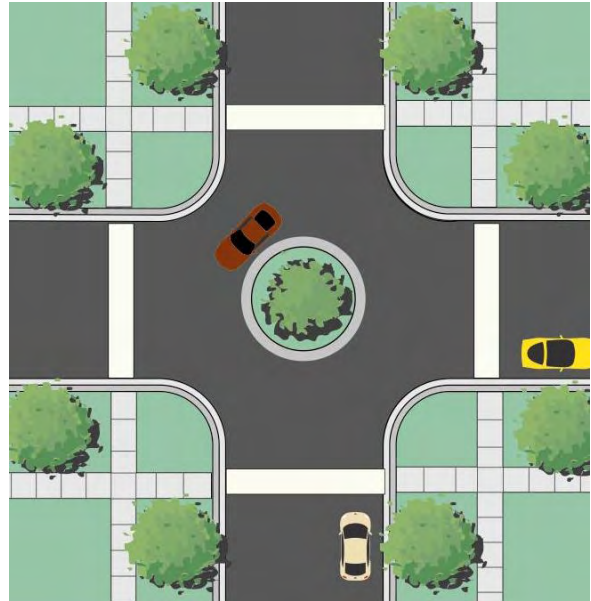


Figure 4-17 Typical Bulb at Residential Street Intersection

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4.6 EMERGENCY RESPONSE ROUTES

The routing of major streets is constrained by the natural open space areas and the high school/middle school and community park complex that create barriers to through streets. Thus, the routes for emergency response are more constrained than might otherwise be in a Plan Area of this size and configuration. However, the major streets are aligned in a modified grid such that all portions of the Plan Area are not more than one half (1/2) mile from a major street. Interior streets, including collector streets and primary residential streets, provide relatively direct emergency access to the center of each neighborhood.

The open space areas are directly accessible in most instances from a public street that abuts the open space.

4.7 PEDESTRIAN PATHWAYS, BIKEWAYS AND TRAILS

The Rancho Cordova General Plan promotes a bicycle-friendly community, where cycling is a viable mode of transportation. To facilitate this goal, the SCSP provides a safe, inviting, and convenient network of bike paths and trails that connect residential, commercial, employment, transit, and recreational destinations.

The network includes a wide range of bike and pedestrian paths, ranging from sidewalks adjacent to all classes of streets, small pedestrian ways (paseos) within neighborhoods, and informal bike paths along the edge of open space areas. The SunCreek Parkway is a major recreation trail that extends over three miles through the heart of the Plan Area and connects to the citywide trail network at each end.

Figure 4-18 shows the primary bike routes, secondary trails (paseos), and Class II bike lanes.

Figure 4-18 also illustrates the planned configuration of residential streets such that neighborhoods will be

designed and developed at a pedestrian scale, generally less than ½ mile wide with less than a ¼ mile walk to a neighborhood center, usually a school and/or park. The streets will be a modified grid system with short block lengths for ease of pedestrian and bicycle mobility.

Figure 4-23 illustrates the accessibility of residences to the primary bikeway trail system. Approximately 96% of all homes are within ¼ mile of the primary trail system.

The alignment of bike trails that cross minor residential roads and collectors shall vary from its normal alignment swinging towards the centerline of the paralleling street as the trail approaches the intersecting street. The bike trail should connect with the handicap ramp at the curb return and cross the intersecting street at the location of the crosswalk.

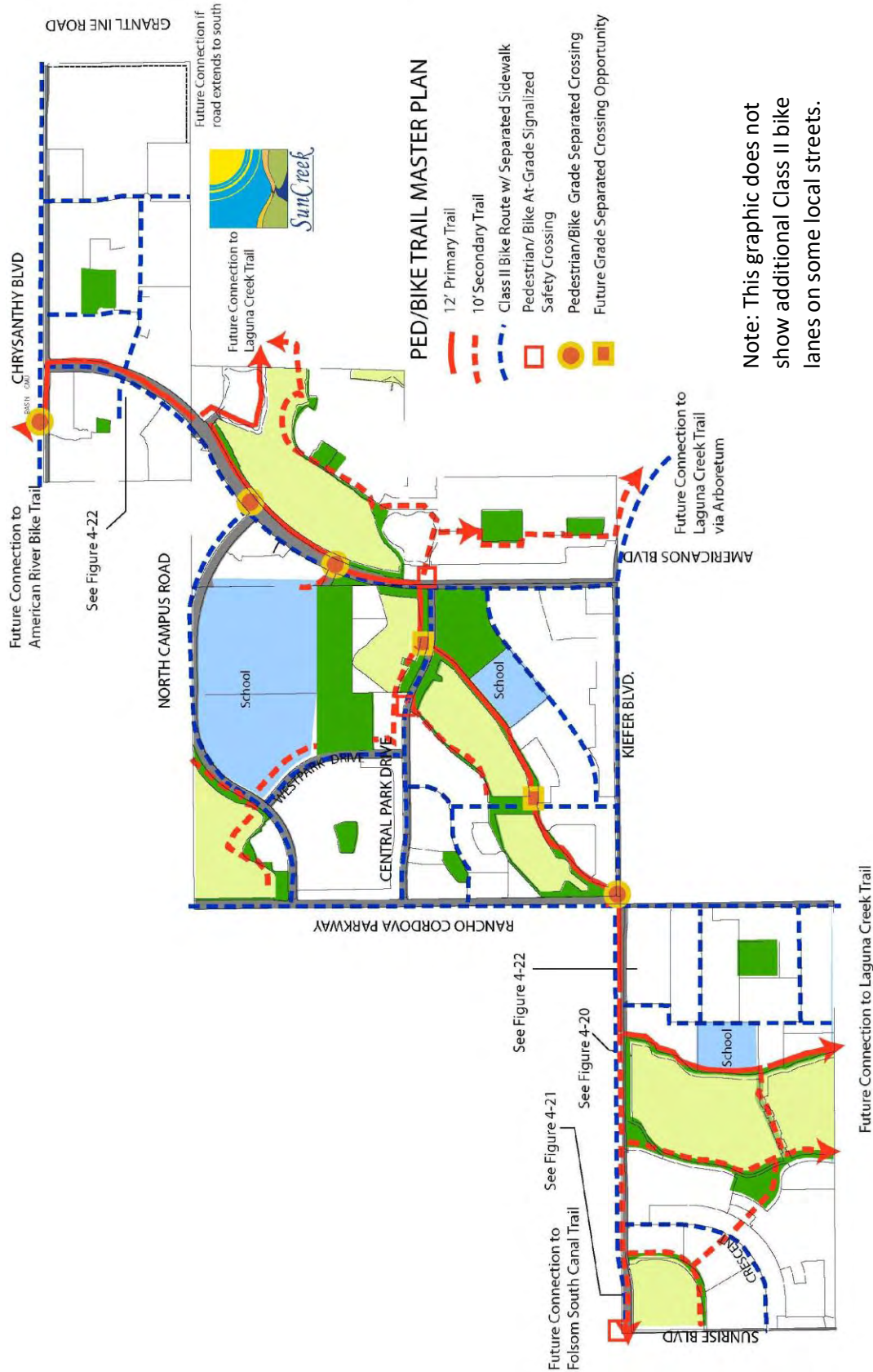
After crossing the intersecting street, the bike trail would swing away from the street to its normal alignment. Applicable bike trail design standards shall apply to all trails. The appropriate striping, signing and bollards shall be used to warn the driving public of the bike trail crossing.

4.7.1. SunCreek Parkway (Primary Bike Route)

The SunCreek Parkway is a major off-street backbone trail system that ties the neighborhoods together and connects them to the other key destinations within the Plan Area and surrounding community. On-street bike lanes and pedestrian friendly streets augment the trail system to provide direct point-to-point connections between key uses within the plan.

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Figure 4-18, Primary and Secondary Trails Master Plan



Note: This graphic does not show additional Class II bike lanes on some local streets.

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The backbone trail system connects residents to other major destinations such as schools, parks, transit stops, shopping, and job locations. The Parkway includes a portion of the planned citywide master bike trail system that runs through the heart of the Plan Area with connections to the surrounding community.

The typical bike path along the SunCreek Parkway will have a ten-foot (10') wide pavement section and two-foot (2') wide shoulders on both sides of the trail. The portion of the SunCreek trail along the City's primary bike trail will have a 12' paved section and two-foot (2') wide shoulders on both sides of the trail.

Figures 4-20 through 4-22 illustrate the typical cross sections for the primary trail in various conditions found in the plan.

4.7.2. Bikeway Connections to the Regional Bikeway

The SunCreek trails will provide a connection to any future regional parkway along the Folsom South Canal at the intersection of Kiefer Boulevard and Sunrise Boulevard. As described in the Rancho Cordova Bikeway Master Plan (April 2016) (p.4-14 & p.A-8), the connection to the citywide primary bike route will provide additional connections to existing and planned regional trail systems including the American River Bike Trail at Lake Natoma and future potential trails eastward along the Deer Creek drainage and along Laguna Creek to the Cosumnes River.

4.7.3. Bike Route Major Street Crossings

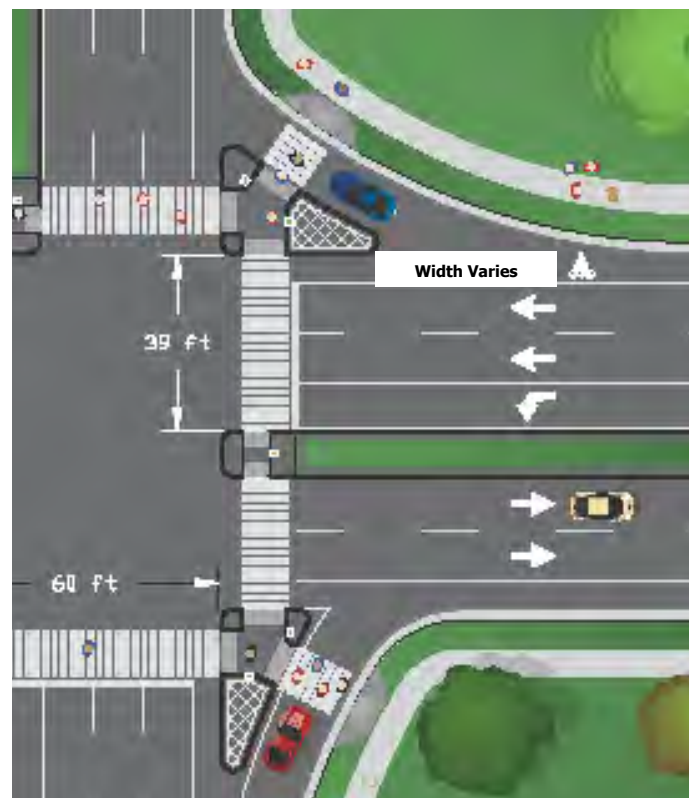
Major bicycle and pedestrian trails will cross major streets at specific locations throughout the Plan Area illustrated in Figure 4-18. Grade separated crossings over or under the roadway could occur at the general locations depicted. The design of some at-grade

crossing will allow conversion to grade separated crossings if deemed appropriate in the future.

Major arterial street intersections will require special center medians and safety islands at turning lanes to provide a safe crossing for bicycles and pedestrians as illustrated in Figure 4-19. Lighting, signage, striping and colored, textured paving will enhance at-grade crossings.

Similar at grade crossings may be located along roadway links where there is no intersecting roadway. This will provide continuity for major bike and pedestrian routes that may not cross at street intersection

Figure 4-19 Conceptual Arterial Street At-Grade Crossing



CIRCULATION

4.7.4. Greenway and Paseos

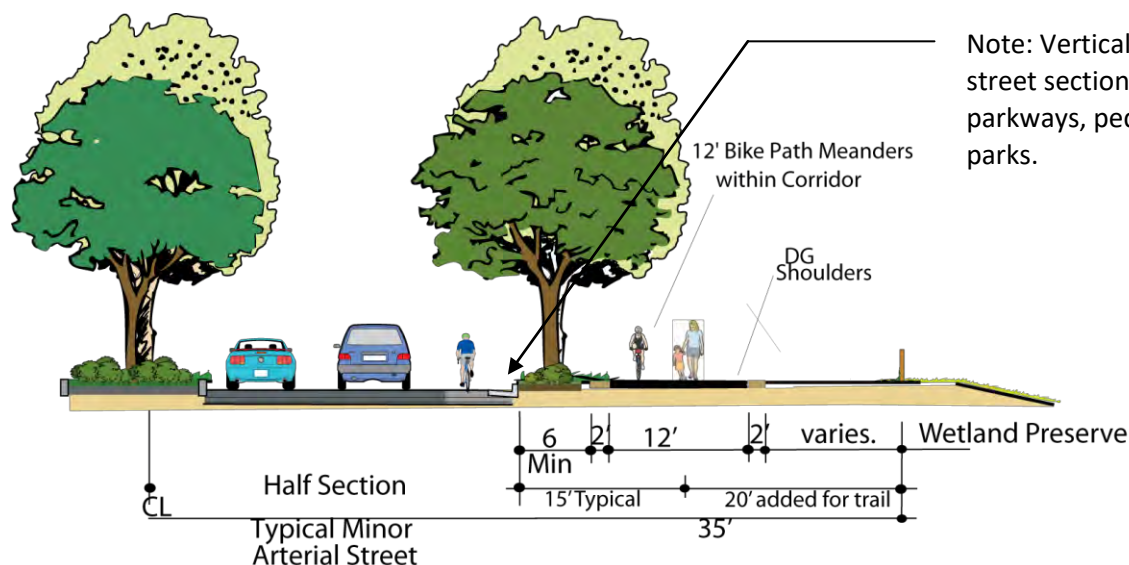
The SunCreek Specific Plan includes a network of Landscaped Greenways, Paseos and Pedestrian Promenades that connect to the backbone trail system and enhance the pedestrian and biking experience. Nearly all residences are less than ¼ mile from this network, as shown in Figure 4-23.

Most of the greenways are adjacent to the open space core and provide the route of the SunCreek Parkway trail system through the center of the Plan Area. Additional Paseos and Pedestrian Promenades in key locations extend the reach of the backbone trail system and provide more convenient access and direct bicycle and pedestrian travel routes. The SCSP establishes the general size and location of these corridors, but detailed designs will be further refined with future tentative maps and improvement plans. Site plans for mixed-use commercial centers that include Paseo or Pedestrian Promenade shall include such pedestrian ways as part of the design review process. The associated landscaping and amenities provide an attractive experience while taking into account safety issues and minimizing water use and maintenance costs.

4.7.5. Safe Walk to School Routes

The location of the schools and the design of the street and pedestrian network is designed to facilitate and encourage walking or biking to school. Elementary schools are located in the center of neighborhoods to shorten walking distance and minimize major road crossings. Approximately 93% of all residences are within ½ mile of an elementary school. The schools are adjacent to primary residential or collector streets that provide safe connections to the surrounding neighborhood. Figure 4-18 shows schools connecting to the backbone trail system for easy access from neighborhoods and safe crossing of major streets, when necessary. Similarly, the high school / middle school complex near the center of the Specific Plan links to the backbone trail system for easy access.

Figure 4-20 Primary Trail Adjacent to Arterial Street and Open Space



CIRCULATION

Figure 4-21 Secondary Trail Adjacent to Arterial Street and Commercial Land Use

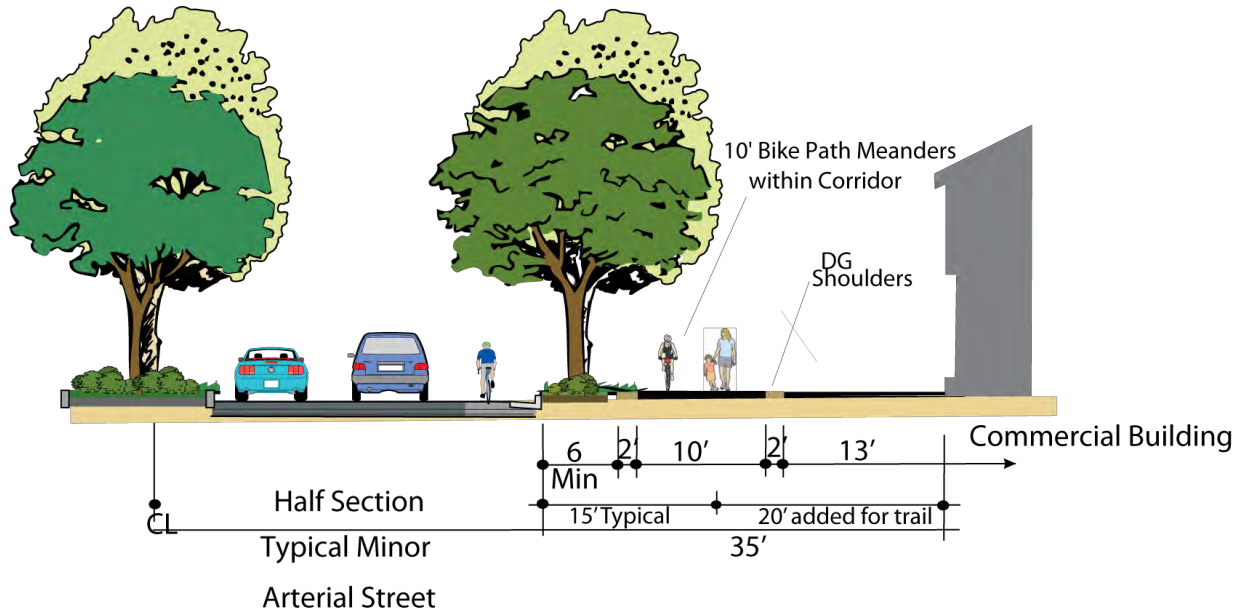
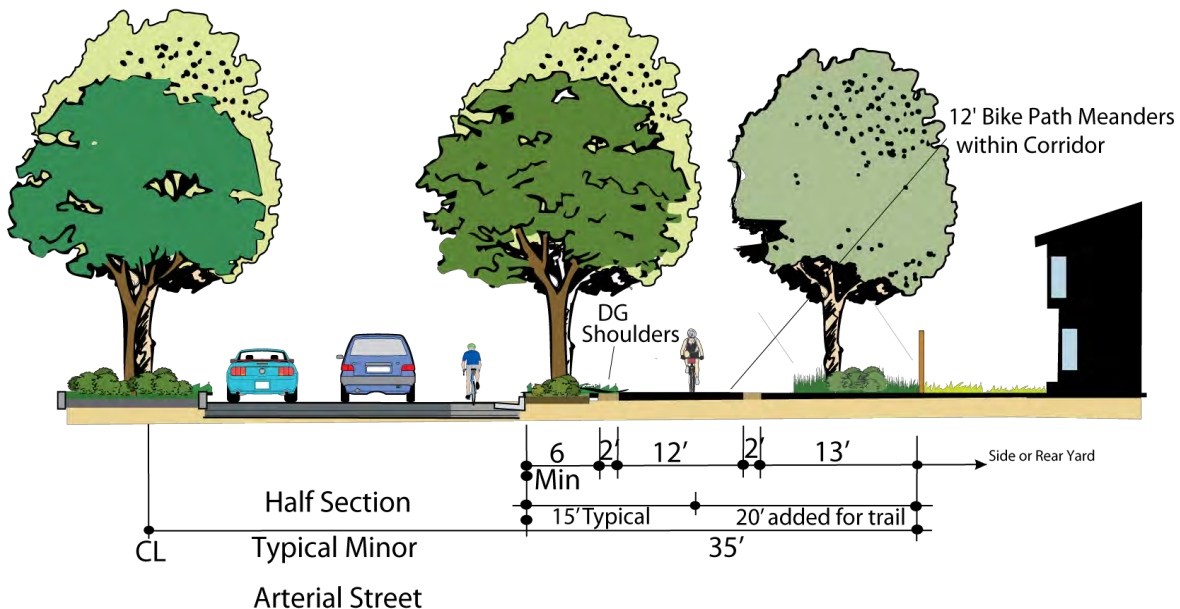
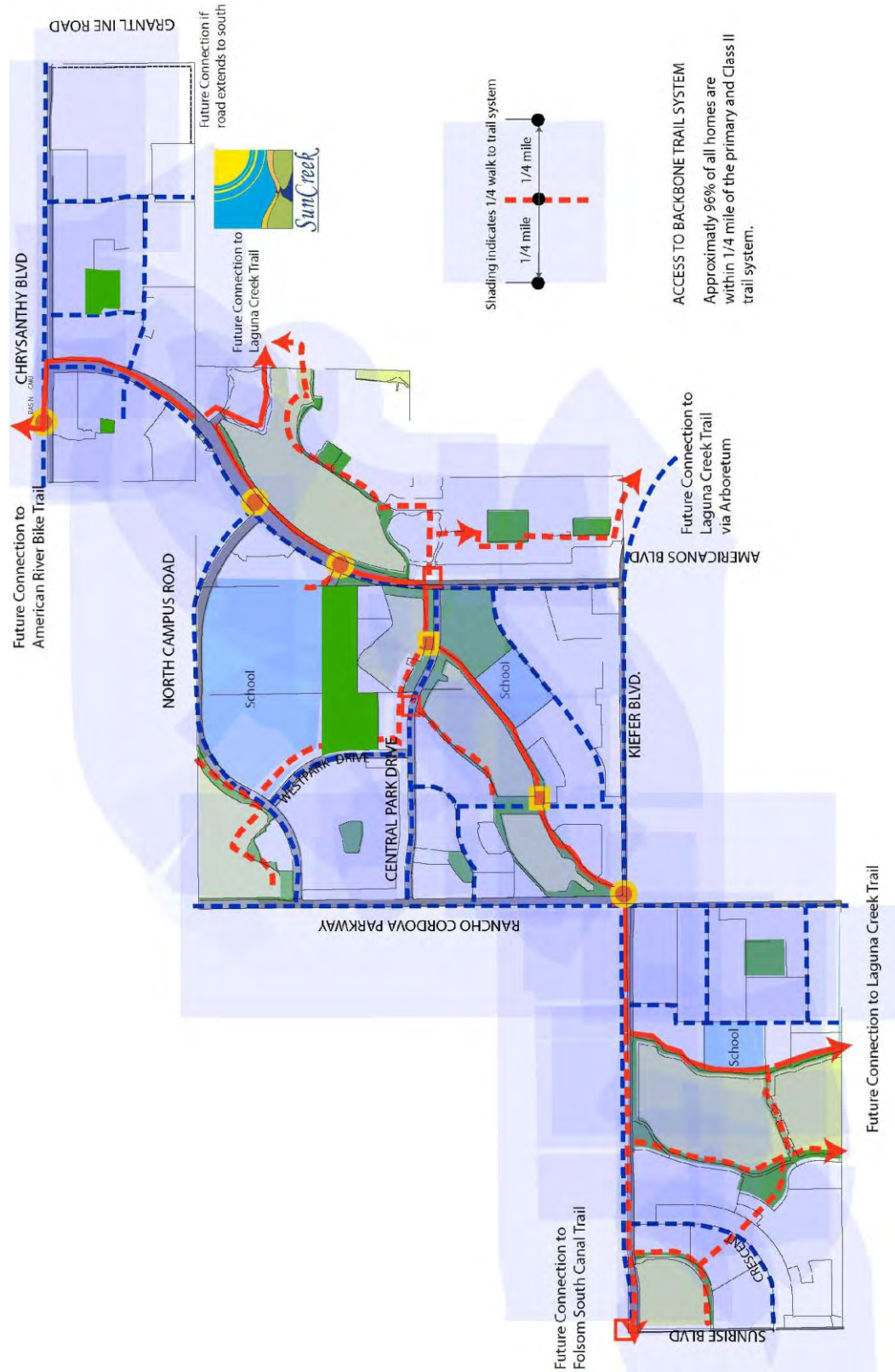


Figure 4-22 Primary Trail Adjacent to Arterial Street and Single Family Residential



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Figure 4-23 Pedestrian Access to the Primary and Secondary Trails Master Plan



CIRCULATION

Shuttle services will provide access to neighborhoods and businesses within the City, and will connect to Regional Transit's Light Rail Gold Line. Proposed regional services, coordinated with Sacramento Regional Transit, will focus on future Enhanced Transit routes and additional stations along the Light Rail Gold Line.

Neighborhood shuttles (CordoVan) will feed both the transit routes. Rancho Cordova Parkway through the SunCreek Plan Area can accommodate such future transit use. The site design concept for the commercial use at the intersection of Rancho Cordova Parkway and Central Park Drive will facilitate transit-oriented development. Refer to Volume II: Development Regulations, Section 1.6.10.

As the city grows, new routes will connect residential, commercial, office, and industrial areas. Potential new transit series include "enhanced transit," jitneys, trolleys/streetcars, and other services that connect to the existing system.

Potential bus transit routes in the Plan Area could be located along Kiefer Boulevard, Rancho Cordova Parkway, North Campus Drive and Americanos Boulevard to provide connectivity to the major activity centers in the Plan Area.

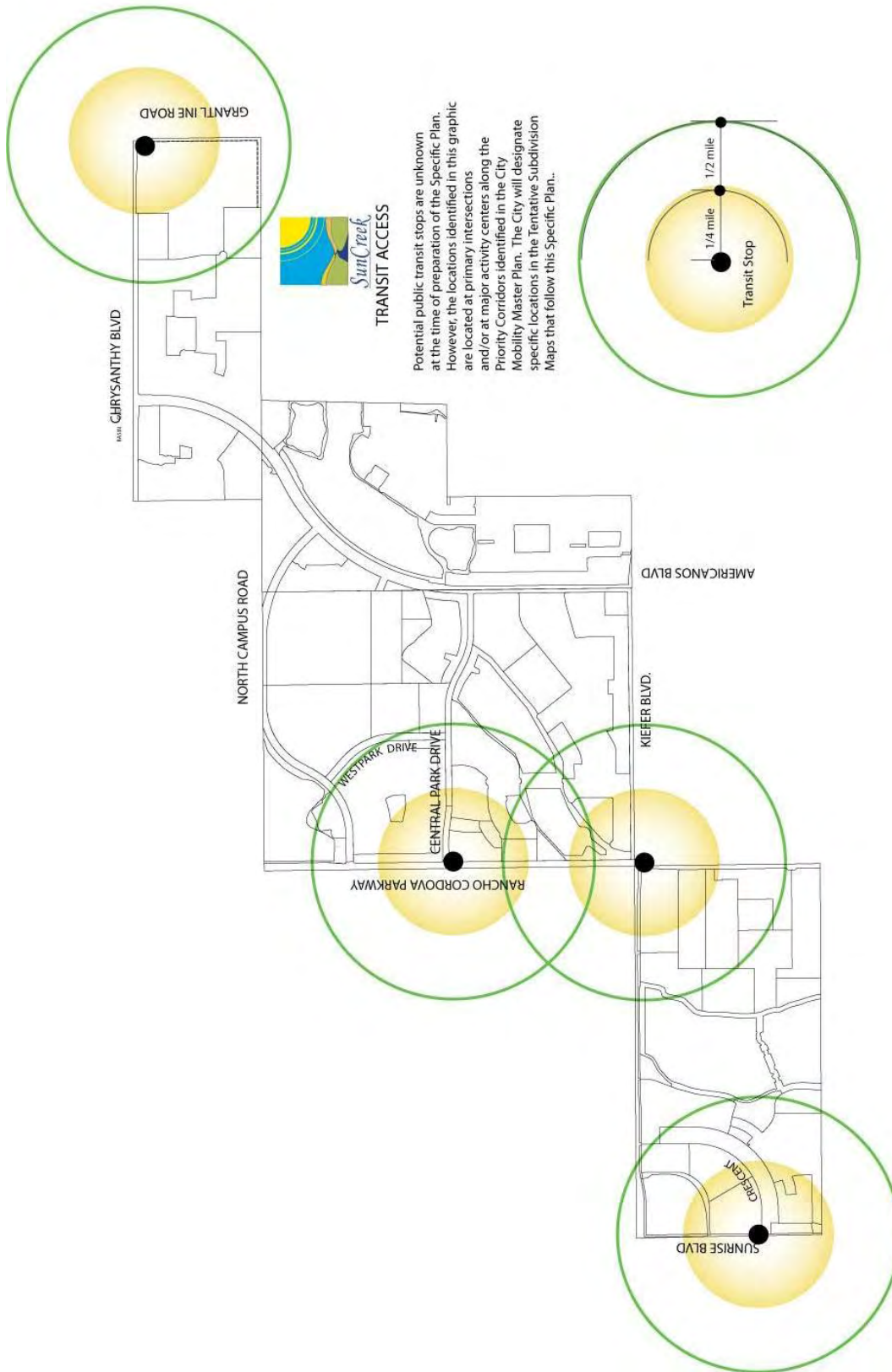
Figure 4-25 illustrates the ¼ and ½-mile walking radius around anticipated transit stops in the described routing. Under these conditions, approximately 65% of all homes will be within ½ mile of a future transit stop. The backbone trail system will provide safe and direct access to the transit stations from the remaining homes.

4.8.1. Bikeway Connections to Transit

The SunCreek backbone trail system depicted in Figure 4-18 provides direct bicycle and pedestrian connections between the neighborhoods and the potential transit stop locations shown in Figure 4-24 and will feed the City's planned Signature Transit Route and Enhanced RT bus routes.

CIRCULATION

Figure 4-25 Potential Transit Stop Locations



CIRCULATION

un-natural oscillating alignment.

4.9 SPECIFIC PLAN CIRCULATION POLICIES

The following policies are adapted from the General Plan for the SunCreek Plan Area.

Policy C 1. The SunCreek Plan Area shall discourage the use of cul-de-sacs on local roads, except where they are necessary due to site-specific concerns, such as property boundaries or habitat areas that preclude construction of through routes. When cul-de-sacs are used, they provide bicycle and pedestrian connections to trail systems or adjacent major or connector streets.

Policy C 2. The SunCreek Plan Area shall install traffic pre-emption devices for emergency vehicles (police and fire) at signalized intersections.

Policy C 3. The SunCreek Plan Area shall provide adequate access for police and fire vehicles where traffic calming devices or techniques are employed.

Policy C 4. Each park, school, commercial, office and multi-family use must provide at least one connection to the bikeway and pedestrian network. The connection will take the form of a paved and landscaped route between the main pedestrian path in the project and the adjacent bikeway.

Policy C 5. The trails, pedestrian paths and local pedestrian streets shall be an interconnected system of recreational and travel routes.

Policy C 6. The following table establishes the minimum widths for sidewalks in the SunCreek Plan Area. The City may adjust or increase these to accommodate special circumstances of individual projects. Meandering sidewalks are acceptable in wide landscaped areas and should follow a natural shifting alignment rather than an

MINIMUM SIDEWALK STANDARDS

<u>Street Classification</u>	<u>Sidewalk Width</u>
Residential	5-6 feet
Commercial	7 feet
Major Arterial	7 feet

Policy C 7. The SunCreek Plan Area shall provide on-street bike lanes along all connector roadways and on local and major roadways.

Policy C 8. The SunCreek Plan Area shall use enhanced at-grade crossings, or grade-separated crossings if feasible, where the SunCreek Parkway crosses Rancho Cordova Parkway, Americanos Boulevard, and Chrysanthy Boulevard.

I.5. COMMUNITY DESIGN

5.1 PURPOSE

The Community Design Chapter addresses the community character in the areas that are commonly visible to the public. Primarily this is the street public right of way but may also include areas visible from the streets such as open space, parks and schools and landscaped areas outside of the right of way.

The community features addressed in this chapter include:

- streetscape and corridor landscapes,
- gateways,
- open space edges
- water management basins
- pedestrian promenades and trails,
- art in public places
- landmark opportunities

In addition to these specific features, this chapter also addresses the overall organization of neighborhoods and the hierarchy of the streets as a community design feature.

5.2 COMMUNITY DESIGN OBJECTIVES

The General Plan Urban Design Element promotes a high quality of life for the residents of the community. The SCSP responds to issues and objectives identified in the General Plan. These include:

- Ensuring that new development contributes to a sense of place and identity.

- Creating a high-quality urban design and architecture that is visually pleasing and inviting.
- Generating a theme with continuity through architectural elements, landscaping, lighting, signage and other features.
- Establishing compact mixed-use development that facilitates walking or cycling to work, stores, restaurants, and parks via pleasant pedestrian- and cyclist-friendly streets.
- Siting buildings within a project and along the street in pedestrian-friendly ways, along with encouraging high quality project design.

5.3 RELATIONSHIP TO OTHER ELEMENTS, PLANS AND PROGRAMS

This chapter is closely related to Volume II: Development Regulations. This chapter lays out concepts and intent for public spaces. Volume II: Development Regulations provides detailed standards for the private development areas.

This chapter also corresponds with Chapter 4, Circulation in that it addresses the design features of the streets defined in that chapter.

The neighborhood design standards implement the land use form concepts established in Chapter 2, Community Vision.

This chapter also provides design details that help to implement the protection of the resource conservation areas established in Chapter 6, Natural Resources.

ITEM 11.1.

COMMUNITY DESIGN

5.4 COMMUNITY DESIGN SETTING

Gently rolling terrain and the dominant drainage corridor that will remain in permanent open space characterize the Plan Area.

The natural drainage way corridors will be accessible to the public along the edge of the preservation area open space. Therefore, the open space will provide a visual identity for the entire Plan Area. Natural vegetation species will provide an attractive visual edge to the open space and the surrounding neighborhoods.

The major east-west boulevards and the major drainage corridor will retain distant vistas toward the Sierra Nevada to the east. Attention to these distant views in the site design for all uses adjacent to the major east-west boulevards and the major corridor would add a notable design character to the plan.

5.5 COMMUNITY DESIGN THEMES

The fundamental community image theme of the Plan Area is pedestrian scale neighborhoods surrounding small, sheltering public spaces linked visually to large, contiguous open spaces. Small nodes of lively color and activity interconnected by a network of pedestrian and bicycle travel ways comprise the community. The public spaces will be focal points of design.



Small gathering spaces will be a hallmark of the commercial and public areas in SunCreek.

Clustered building forms, bright colors, water features, functional art, attention to detail,

comfortable sitting areas, and space for people to gather will be hallmarks of the central districts.

Beyond the central districts, the dominant theme element will be the open space. Landscaping, materials, lighting and signage will take their cues from the natural elements. Landscaping will tend to be naturalized rather than formal. Turf will be used sparingly and the plant palette will favor native or native compatible species. Natural ground covers, such as pea gravel and decomposed granite will be common.

5.6 NEIGHBORHOOD FORM

The SCSP emphasizes the livability of neighborhoods in the design for pedestrian friendly streets, ease of pedestrian access to the commercial and commercial mixed-use centers, and in the design of neighborhoods with their orientation to neighborhood parks and linear open space.

The neighborhood spatial form relates directly to the land use principles set forth in SCSP Chapters 2 and 3. In keeping with the General Plan building block concepts and the General Plan Land Use Smart Growth Principles, (refer to SCSP Sections 2.2.1 and 2.2.2) the SunCreek residential neighborhoods will be pedestrian friendly with a well-defined core of public and commercial uses. A network of pedestrian corridors that extend outward from the commercial center, and connect with the neighborhood parks serves each neighborhood.

As illustrated in Figure 2-3, the neighborhoods in the Specific Plan will be generally consistent with the following guiding principles.

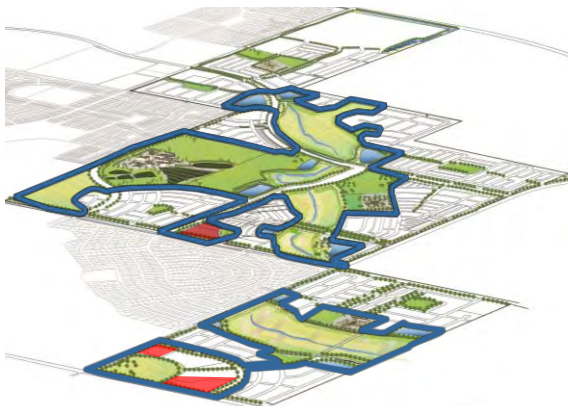
- Neighborhoods have a radius of approximately one-quarter to one-third mile.
- The edges of the neighborhood are identifiable by use of landscaped areas along major streets or natural features, such as permanent open space.
- Each neighborhood includes a distinct center, such as an elementary school,

neighborhood park, and/or a mixed-use commercial area within a reasonable walking distance of the homes, approximately one-half mile.

- Residences are oriented toward the parks and open space. The neighborhood parks have frontage on at least two single-loaded streets to provide for visibility and ready access.
- A single loaded street and/or a pedestrian trail, as illustrated in Figure 5-1 front all open space areas.

5.7 OPEN SPACE AND THE GREAT PARK CONCEPT

The “Great Park “ concept includes not just the community park and open space, but all of the public buildings and spaces connected to those features. The “Great Park” is similar to the “Great Room” concept in residential design in which several living spaces are interconnected through a flowing open room.



In the Great Park concept the extensive open space is the focal element that links clustered public spaces to maximize open feel. The open space visually extends these active public spaces to allow maximum connectivity and grand vistas.

Figure 5-1 illustrates the core structure of extensive open space, parks, and school complex in the center of the plan. This expansive open area provides the signature feature for the community that includes the major social,

recreational, and institutional elements. This core area also serves as the hub for the pedestrian network.

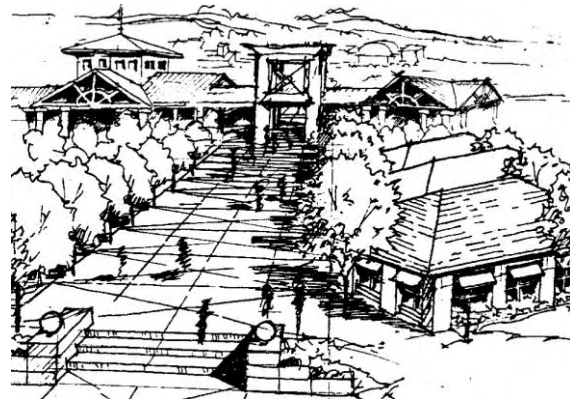
5.8 LANDMARK OPPORTUNITIES

The proposed land use pattern provides some interesting possibilities for landmarks that would add to the distinctive character of this plan area.

The rolling terrain and the extensive open space will allow views of landmark buildings within the Plan Area. For example, the proposed high school/ middle school and community park complex will occupy some of the highest ground in the Plan Area. Figure 5-1, Community Design Features identifies this prominent location.

Not only is this a large, visually prominent area, it connects directly to the linear open space afforded by the resource conservation area and the adjacent buffer areas.

Similarly, the open spaces adjacent to the Village Center sites will provide attractive vistas from the adjacent roads and open space areas.



Conceptual view of landmark buildings.

Distinctive architecture and landmark buildings located in the school campus and the commercial centers would be visible for considerable distances due to the relatively higher elevation and the adjacent open space.

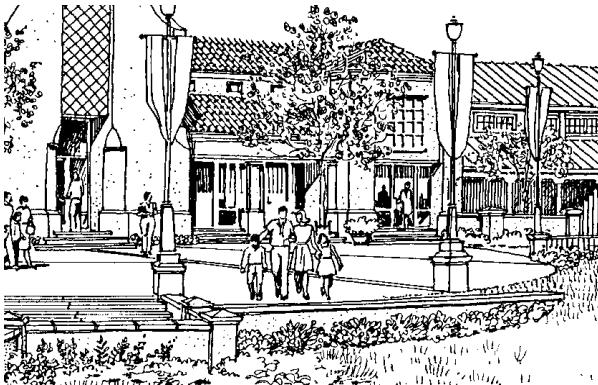
Figure 5-1 SunCreek Core Open Space



- The Elk Grove Unified School District is encouraged to include a dominant building near the highest elevation on the high school/middle school campus to create a landmark feature visible from a distance.
- All development in Village Center (VC) zone districts shall include a building form that serves as a landmark feature.

5.9 PEDESTRIAN PROMENADES AND TRAILS

Pedestrian trails will be common throughout the Plan Area; however, there are opportunities to create enhanced pedestrian areas that become promenades in the Village Center and Regional Town Center areas. As envisioned in this plan a promenade is a wide pedestrian concourse with landscaping, pedestrian scale lighting, and seating areas. Outdoor dining, food carts, shops and entertainment would be located adjacent to, or near, the promenade. The intent is to provide specific locations for people to walk and socialize in a community setting.



Example of promenade adjacent to commercial use and open space.

Figure 5-2, Community Design Features identifies three potential promenade locations. Each of these is adjacent to a commercial center and passes by open space or a park. Two of these are adjacent to a resource preservation area or a

drainage course that could provide an open space edge. The third promenade is along Central Park Drive where a pedestrian street provides a wide sidewalk connecting the Village Center on Rancho Cordova Parkway to the community park and high school complex.

5.10 ART IN PUBLIC PLACES

The use of art in public places, both in civic locations and as part of private developments, contributes to the identity and character of the SCSP. Public art can enhance the landscape and provide focus within public spaces.

The individual builder may include art in public places as an optional amenity. Art is not limited to conventional pieces, such as statuary and murals, although these have their place and are welcome in the community. Art can be an integral part of the public space that includes street furniture, playground equipment and other utilitarian features. The SCSP endeavors to make art an integral component of the built environment by encouraging opportunities for art in the most common elements of the community.



Art as a play structure.

RCMC Section 23.722.050 identifies public art as an additional amenity in pedestrian oriented spaces, particularly those greater than 5,000 square feet. Volume II includes a guideline for art in public places within the Center form based zone designated areas.

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Art as a public sidewalk improvement.



Art in public spaces.

5.11 STREETScape AND CORRIDOR LANDSCAPES

The backbone street system including the minor arterial streets, collector streets and pedestrian streets defined in Chapter 4 establish the framework for the neighborhoods. Typically, these streets form the edge of neighborhoods rather than slicing them into sub-areas.

5.11.1. Major Street Characteristics

Streets are a primary, inviting public places in a community. The general objectives for all streetscapes are:

- Provide identity and sense of place for the SCSP.
- Reinforce the sense of pedestrian scale in areas intended for pedestrian use.
- Create defensible and visually accessible common areas.
- Screen unattractive but essential features, such as utility equipment installations.
- Conserve water.

Table 4-1 in Chapter 4 Circulation provides the specific standards for landscape corridor widths along all arterial and collector streets.

5.11.2. Neighborhood Street Characteristics

Local streets offer a variety of vehicle and pedestrian paths connecting to the major roadways. This street system disperses traffic to create greater variety in route choices and distribute traffic throughout the neighborhood.



Tree canopy shading will be typical on all neighborhood streets.

As described in Chapter 4, Circulation, the neighborhood streets will be as narrow as traffic safety will allow enhancing the pedestrian scale. As described in Volume II: Development Regulations, homes may be placed near the sidewalk and should provide a porch or other living space oriented to the street.

5.11.3. Street Landscaping

Landscaping should soften the built environment and create attractive places. Landscaping should relieve the overall mass and scale of the structures, frame outdoor spaces, and create a strong sense of place. Landscaping should also reduce the heat-island effect caused by paved surfaces and minimize the need for irrigation. The landscaping helps to create visual interest, and promotes and nurtures the concept of an “urban forest”. Given the relatively dry setting and the lack of native trees in the plan area, the landscaping will emphasize drought resistant native or native compatible species.

On the major streets, trees will provide shade along the street edge and sidewalk. Shrubs and groundcovers will be selected for an open, naturalized look, rather than placed in regimented rows.



Example of naturalized landscaping.

5.11.4. Streets Along Open Space Edges

Open space is a dominant visual feature in the Plan Area. In many locations, streets will run adjacent to, or cross, open-space areas. Figure 5-1, Community Design Features illustrates the location of the major streets adjacent to natural open space. Arterial and collector streets, notably Kiefer Boulevard, Rancho Cordova Parkway and

Americanos Boulevard will cross the open space corridors. Many local residential streets will also front on open space as shown in Figure 5-2 Community Design Features. These conditions present special opportunities to view the open space at many locations throughout the plan. This exposure to the extensive open space along roadsides will help reinforce the unique character of this plan.

5.11.5. Street Furnishings

Street furnishings (including benches, trash receptacles, bollards, planters, bus shelters, and other similar amenities) within landscape corridors shall not interfere with clear-vision standards for street intersections, or pedestrian movement along the sidewalk.

5.11.6. Street Lighting

Volume II: Development Regulations provides detailed standards for outdoor lighting. In general, the street lighting plan will emphasize pedestrian lighting.

5.11.7. Walls and Fences

The Plan generally minimizes the need for sound walls along the major street corridors. Alley loaded town homes, cottages, multi-family housing, parks, open space, and commercial uses are the most common uses located along major streets. Walls and fences screen public facilities, provide sound barriers, privacy, and security for private property, and bar entry to environmentally sensitive areas.

Volume II: Development Regulations Section 1.5.6 provides development standards for walls and fences.

5.11.8. Neighborhood Gateways

Neighborhood entrances are enlarged landscape areas added to the landscape corridors at highly visible street intersection locations. Entrances

Figure 5-2, Community Design Features



provide a distinct gateway and a common design element that visually distinguishes individual neighborhoods in the Plan Area. Inclusion of a common design element, color, symbol or other distinguishing characteristic will also establish an identity for the entire SunCreek Plan Area.

Figure 5-2 Community Design Features identifies the conceptual location of neighborhood gateways throughout the plan. The applicant for individual subdivisions will determine the specific location and design character of the gateways.

5.12 WATER MANAGEMENT FEATURES

Water management basins are typically located along the edge of the primary drainage corridor. Figure 5-2 Community Design Features shows the location of the basins. Additional basins may be required within the planned development areas.

The significant number of basins and their prominent locations make them a dominant visual element.

All basins will be visual amenities that are an extension of the landscape on the nearby streets. In most instances, this will involve naturalized drought tolerant and low maintenance landscaping. The basins may have a permanent pool serving water quality purposes.



Example of naturalized detention basin adjacent to landscape corridor trail.

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I.6. NATURAL RESOURCES

6.1 PURPOSE

The Natural Resources Chapter identifies the ways in which the SunCreek Specific Plan (SCSP) will protect, maintain, and enhance its natural resources for the betterment of current residents and future generations. It also addresses conservation of all resources, including air, water supply and quality, soils, and energy for the common good. This Chapter identifies the preservation of wetland and habitat resources within the Plan Area.

6.2 OBJECTIVES

The resource objectives addressed in this Chapter respond to the General Plan. These include:

- Protecting wildlife and wetlands areas.
- Ensuring compatibility and mutual benefit, to the maximum extent feasible, between mitigation preserves and urban development.
- Reducing the impacts of new development on the use of water resources.
- Maintaining continuous and uninterrupted connections between mitigation preserves where not interrupted by existing development to allow species migration and minimize habitat and species isolation.
- Reducing solid waste production and promoting recycling activities that seek to reduce the amount of solid waste to state-mandated levels.

6.3 NATURAL RESOURCES

The Plan area includes gently rolling grassland crossed by shallow natural drainages. Various

wetland types, including vernal pools, are found throughout much of the area but are generally concentrated near the Laguna Creek drainage corridor.



Image of the primary drainage corridor following a winter storm. This area would be part of the proposed natural resources preservation area.

6.3.1. Conceptual Level Strategy

In March through May 2004, representatives of the US Fish and Wildlife Service, US Environmental Protection Agency, and the US Army Corps Engineers (Agencies) met to formulate a conceptual-level strategy for avoiding, minimizing, and preserving aquatic resource habitat in the Sunrise-Douglas Community Plan Area (SDCPA), of which the SunCreek Plan Area is a part.

The intended result of this effort is to achieve reasonable protection and conservation of federally threatened and endangered species consistent with the Corps' obligations under Section 7(a) (2) of the Endangered Species Act (ESA), while taking a regional approach to avoidance and minimization of impacts to waters of the US, including wetlands, in accordance with Section 404 (b) (1) guidelines under the Federal Clean Water Act.

ITEM 11.1.

NATURAL RESOURCES

To meet the goals of ESA and the Clean Water Act, the Agencies arrived at the boundaries of “Preserve Areas” based on best professional judgment and best available information regarding regional and site-specific biology and hydro-geomorphology (such as wetland delineations, species accounts, and environmental impact reports), while recognizing that development is planned in the area. Of particular focus is the preservation of vernal pool complexes and corridors for Morrison Creek and Laguna Creek.

The developers and planners used the conceptual level strategy to guide the planning of the projects in the SunCreek Plan Area.

In October 2018, the County of Sacramento, the Cities of Rancho Cordova and Galt, and other agencies adopted the South Sacramento Habitat Conservation Plan (SSHCP). The SSHCP Area, which includes the SunCreek Plan Area, establishes a regional conservation approach for preserving wetlands and sensitive habitats and mitigating for the impacts of development. The SSHCP incorporates the underlying wetland preservation principles that were included in the conceptual level strategy. The developers and planners of the SunCreek Plan Area worked extensively with SSHCP staff during development of the SSHCP to coordinate the SunCreek wetland preserves, wetland buffers and adjacent land uses, as illustrated in Figure 6-1, to ensure they would conform to the SSHCP. The land use plans for the SunCreek Specific Plan are expected to conform to the SSHCP requirements.

6.3.2. Strategy Principles and Standards

The following ten principles form the basis for the conceptual strategy. These principles and the identified Preserve Area guide the development of the SunCreek Specific Plan and its associated infrastructure master plans.

Principle 1. Maintain the overall hydrologic integrity of the Preserve Areas so as to ensure that there will not be a net loss of functions and values

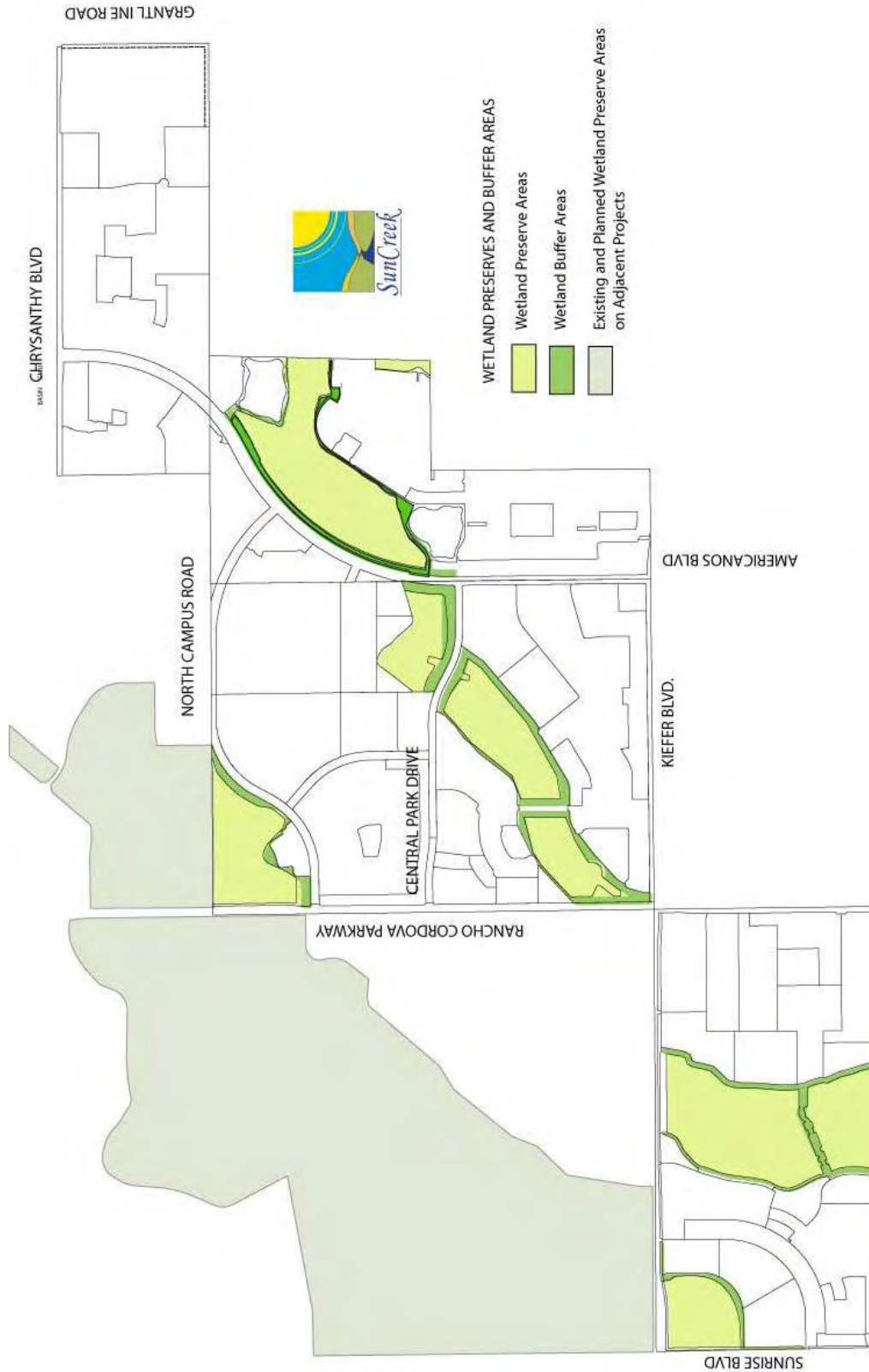
in the preserve areas as a result of adjacent development. This includes minimizing changes to the distribution, frequency and duration of flows, including restricting summer nuisance flows.

Principle 2. Maintain corridors and large areas for wildlife and the propagation of flora. Preserve vernal pool hydrology and integrity to benefit listed plants and invertebrates. Establish interconnected conservation areas that are managed in perpetuity and tie into existing local and regional planning efforts. Provide for meaningful conservation of sensitive plant habitats for species integrity and long-term survival.

Principle 3. Manage storm water flows to minimize changes to the existing flow regime and to maintain or improve existing water quality in the Preserve Areas, including minimizing changes to the baseline flows in the receiving waters to the extent practicable and not allowing untreated discharges to occur to the aquatic resources in the Preserve areas.

Principle 4. Use elevated roads, arched culvert crossings and other practices for transportation corridors that must traverse Preserve Areas to the extent that is practicable to minimize direct and indirect impacts to aquatic resources in the Preserve Areas and to avoid significant impacts to the functions and values of the Preserve Areas.

Figure 6-1 Location of Proposed Natural Resource Preservation Areas



NATURAL RESOURCES

Principle 5. Use conservation design elements to minimize the effect of adjacent development on the Preserve Areas by constructing, to the extent practicable, single-loaded roads where housing directly abuts Preserve Areas, designing roadside landscaping to drain (surface and subsurface) toward urban features and not towards the Preserve Areas, and orienting houses so that the front living area faces the Preserve Area. Fences should be low and not restrict visibility into the Preserve Area. Impervious surfaces would be minimized. Within the development area, storm water/water runoff plans would be designed to use BMPs such as vegetated swales, infiltration trenches, and constructed wetland filter strips to treat storm water and water runoff from the development areas.

Principle 6. Locate compatible land uses next to Preserve Areas. The preferred land uses adjacent to the Preserve Areas are parks, hiking trails, athletic fields, and other forms of open space areas. Trails and bike paths to provide circulation within a development area would generally be located outside the Preserve Areas; and would only be permitted to cross the Preserve Areas if it is determined, on a case by case basis, that such crossings are necessary from a circulation standpoint and will be constructed in a manner that prevents adverse impacts to the functions and values of the Preserve Areas.

Principle 7. Mow-only firebreaks may be located at the outer edges of Preserve Areas. Mowing within the Preserve Areas should be conducted consistent with achieving the goals of the preserve management plan, including promoting native/discouraging non-native species. Firebreaks that necessitate herbicide application or tilling, plowing or other soil disturbance would be located outside of the Preserve Areas.

Principle 8. Ensure Preservation Areas are protected in perpetuity. This includes establishing buffers and not locating lot lines within the

preserve boundary. Areas would be protected in perpetuity through conservation easement that is adequately funded for maintenance and managed by a conservation-oriented third party. Preserve Areas would be fenced and signed.

Principle 9. Implement mitigation measures (avoidance, minimization, and compensation) that adequately offset direct and indirect impacts to aquatic resources and listed species. In general, establishing the Preserve Areas is considered a regional measure to achieve impact avoidance and minimization. Vernal pools that are directly impacted by projects should be mitigated at ratios equal to or greater than 2:1 for preservation and 1:1 for creation/restoration. Vernal pools indirectly affected should be mitigated at ratios equal to or greater than 1:1 for preservation and 1:1 for creation/restoration. Preservation and creation/restoration will generally be completed in the same watershed but not within, or in a way that would affect, existing wetland complexes. On a case-by-case basis, preservation credit may be given for vernal pools in the Preserve Areas (except for the 250-foot wide indirect impact zone). Excellent opportunities exist in or near the SDCPA for the establishment of a vernal pool conservation bank(s) and a wetland compensatory (i.e., restoration/creation) mitigation bank(s).

Principle 10. Recognize the realities and constraints placed on construction design due to infrastructure and market-driven forces by considering the costs of avoidance and mitigation measures and choosing measures that are the most cost effective way to achieve the long-term goal of maintaining the biological functions and values of the Preserve Areas.

The following sections describe the typical approach to managing and protecting resources in the Specific Plan Area. Development standards that regulate specific design features for resource management are included in SCSP Volume II: Development Regulations Sections 1.5.7 and 1.5.8.

6.4 WATER QUALITY

Sub-surface pipes will carry storm waters and other drainage toward the detention basins and water quality facilities located throughout the Plan Area. The primary design principle is to prevent direct urban drainage discharge into the main drainage corridor until it receives detention and water quality treatment prior to discharge. To achieve this objective, detention basins are strategically located throughout the project to capture all runoff from the developed areas up to and including the 100-year design event. Each detention basin will include the capability to treat urban runoff to acceptable levels and to detain and release storm runoff to mitigate any downstream hydro-modification impacts that would otherwise occur without detention basins.

Water quality improvement facilities will typically be integrated with detention basins but may also be located as independent facilities in the open space buffer areas between the developed areas and the Preserve Area. Each water quality feature will be unique to reflect the water volumes, terrain, and specific conditions at each site. In general, the detention basins will incorporate wet basins to treat urban runoff prior to discharge, and outlet control structures specifically designed to control the release of flows from the detention basin to levels that mitigate downstream hydro-modification impacts of the development. SCSP Volume II, Development Regulations Section 1.5.8 addresses water quality protection.

All structures that discharge water to the Preserve Area shall avoid concentrations of water flow that could cause soil erosion.

6.5 WATER CONSERVATION

The General Plan includes the goal to *"Protect the quantity and quality of the City's water resources."* (RCGP Goal NR.5)

This goal is to be implemented through the policies to "promote water conservation within existing and future urban uses", (RCGP Policy NR.5.1) .

The SunCreek Specific Plan will implement these policies by:

- Promoting water conservation efforts through education.
- Installing low-flow appliances and fixtures in all new development.
- Utilizing irrigation systems that reduce water consumption, such as drip irrigation.
- Installing drought-tolerant vegetation and use water-efficient irrigation systems in landscaped public areas.

6.6 URBAN FOREST PLAN

The City General Plan includes a goal to *"Encourage the planting and preservation of high-quality trees throughout the City."* (RCGP Goal NR.4)

The few existing trees that are within the SunCreek Plan Area are located around former homestead sites.

Nonetheless, even the General Plan policies addressing preservation of landmark tree resources are applicable when applied to ensure the protection of future resources that will result from new tree plantings.

"Conserve native oak and landmark tree resources for their historic, economic, aesthetic, and environmental value." (RCGP Policy NR 4.1)

Improve overall landscaping quality and sustainability in all areas visible to the public. (RCGP Policy NR 4.2)

Promote trees as economic and environmental resources for the use, education, and enjoyment of current and future generations. (RCGP Policy NR 4.3)

Consequently, all policies in this section relate to creating and preserving an urban forest in the developed areas and along the edges of permanent Preserve Areas described in the natural resources section.

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NATURAL RESOURCES

The urban forest would include all trees in private yards, the landscaping in the parking areas and around buildings in the non-residential uses, the street trees, park trees, and natural landscaping in the useable open space areas.

SCSP Volume II: Section 1.5.3, Landscape Standards provides development guidelines to establish minimum planting standards and require appropriate tree species and planting densities within newly landscaped areas that are visible to or shared by the public. The guidelines will be consistent with the adopted City Tree List.

6.7 SOILS RESOURCES

Protection of the soil resources in this Plan Area relate primarily to minimizing soil erosion during construction activities. Implementation of Best Management Practices (BMPs) during construction would avoid this concern. SCSP Section 5.12 addresses Water Quality issues.

6.8 ENERGY RESOURCES

The City General Plan includes a goal to “Reduce per capita energy consumption.” (RCGP Goal NR.7).

Under this goal the fundamental policies that relate to the SCSP are to “promote the development and use of advanced energy technology and building materials” (RCGP Policy NR.7.2), and to “encourage the development of energy efficient buildings and subdivisions” (RCGP Policy NR.7.)

The development in the Plan Area will include energy conserving design and materials where feasible. Energy conservation techniques and materials will undoubtedly become more affordable and effective during the build-out of this plan. Homebuilders will adapt the feasible and cost-effective technologies to remain competitive, as homebuyers demand lower annual operating costs and homes that are more efficient.

SCSP Volume II: Development Regulations, Section 1.5.7, includes standards and guidelines to achieve energy conservation in individual buildings and in the urban design of common areas.

6.9 AIR QUALITY

Sacramento County does not comply with Federal or State mandated air quality regulations. Internal combustion engines such as those in cars, trucks and off-road vehicles are a major source of ozone emissions. These precursors include reactive organic gases (ROG) and oxides of nitrogen (Nox).

The Sacramento Air Quality Management District (AQMD) has endorsed the Air Quality Management Plan for the SunCreek Plan. The plan includes many features designed to minimize ozone emissions and other pollutants. In order to improve air quality in the region it is necessary to reduce the number of automobile trips. The SCSP facilitates pedestrian and bicycle access, reduces the number and length of automobile trips through careful placement of trip destinations, such as commercial centers and schools. The plan distributes higher density residential uses along the proposed local transportation routes and close to the commercial uses in order to facilitate walking to the shuttle stops and to local shopping.

The SCSP is composed of relatively small, well-defined residential neighborhoods. Each neighborhood includes, or is near a commercial mixed-use shopping center (refer to Figure 2-6).

Each neighborhood will facilitate pedestrian and bicycle access to homes, shopping, schools, parks, and jobs through a pedestrian friendly modified grid street pattern and easy access to the backbone trail system.

All non-residential land use will provide a safe location for parking bicycles. This will consist of a series of racks, which will allow bicycle owners to securely lock their equipment while engaged in activities at those non-residential land uses.

All collector and arterial streets throughout the Plan Area include Class II bike lanes.

I.7 PARKS AND OPEN SPACE

7.1 PURPOSE AND OBJECTIVES

This Chapter describes the parks and the open space areas provided in the plan.

The objectives addressed in this chapter include:

- Create a community scale park that will provide active recreation facilities in the core of the southeast quadrant of the city.
- Provide a major civic core by coordinating the design of the community park with the high school and middle school campus.
- Provide Neighborhood Parks and Neighborhood Greens within a short walk from most homes.
- Connect the parks and open space with a network of trails and sidewalks.

This Chapter establishes the standards and general locations and configurations, for parks and open space in the SCSP. Cordova Recreation and Park District will own and maintain Community and Neighborhood Parks. The SCSP does not establish which entity, the City or CRPD, will design, own, operate, and maintain other park and open space facilities. Those decisions will be made at the next stage of the development process, prior to approval of the first Tentative Subdivision Map in each phase of the SCSP.

7.2 PARKS AND CITY OPEN SPACE

The SCSP establishes a network of parks and open space throughout the Plan Area. The parks and open space provide space for active sports, walking paths and bikeways, and natural areas adjacent to permanent resource preservation areas.

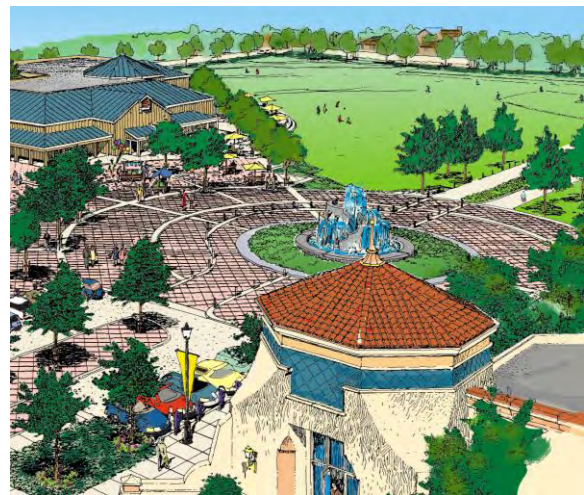
“Community Parks”, and “Neighborhood Parks” are the traditional parks that provide active recreation and large gathering places, and are

given full credit for Quimby park area requirements. These parks are included in the tabulation of park area requirements discussed below.

City Open Space is comprised of two distinct categories, Community Places and Green Infrastructure. Community Places must meet a measurable area standard of one acre per 1,000 residents, whereas the Green Infrastructure is required to meet a “functional standard” such as enhancing pedestrian/bicycle and neighborhood connectivity, or enhancing drainage basin design to promote recreational and aesthetic features in the community.

Community Places may include features such as Neighborhood Greens, Urban Plazas, Community Gardens, Water Resources and Streams, Designated Places within Pedestrian Paseos, Private Recreational Facilities, and Community-wide Open Space Facilities.

Neighborhood Greens include improved park spaces typically one-half to 2 acres in size, such as “pocket parks” typically found within residential areas.



Conceptual illustration of a park adjacent to a Village Center near Rancho Cordova Parkway.

ITEM 11.1.*PARKS AND OPEN SPACE*

Green Infrastructure involves the backbone features of the community including pedestrian/bicycle mobility and neighborhood connectivity, multi-function drainage facilities and utility easements, and pedestrian friendly street systems defined in Chapter 4. These include trails along open space, other linear greenways called “Park Corridors”, the extensive pedestrian bike, and trail system, trail nodes and trailheads, pedestrian paseos, utility easement with trails in a naturalized setting, Green Streets, enhanced local streets, and enhanced detention basins, water quality features and drainage ways.

Neighborhood parks or greens are located in or near each of the Village Center sites. These parks and greens will function as places where people gather for special events, as well as informally throughout the day. They will be an integral part of the commercial/social/institutional activity in the area. Consequently, the design for these parks will be carefully coordinated with the design of the adjacent commercial and mixed-use sites in the Center Form Based District design process described in Chapter 3 Land Use. The final design for each park and Neighborhood Green will coincide with the surrounding area development.

In general, each Neighborhood Green and park will conform to the configuration and location illustrated in Figure 7-1, but the shape and location may be refined in the Tentative Map review process.

Figure 7-1 Park Facilities within the Plan Area



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7.2.1. Park Area Requirement

The City of Rancho Cordova requires five acres of parks per 1,000 residents comprised of Community Parks and Neighborhood Parks (the “Quimby” park area requirement), and one acre of Community Places per 1,000 residents. Historically, CRPD has been the recipient of dedicated Quimby parkland. The Green Infrastructure add significantly to the open space experience, but are not included in the calculation of the land contributing the park area required to serve the residents of the Plan Area.

In this SCSP, the City, CRPD and the developers have implemented the standards in a manner that meets the requirements, goals, and objectives of the General Plan policies, the CRPD requirements, and City ordinances.

Table 7-1 details the park dedication requirements that shall govern the SCSP based on the estimated population in each designated residential type. Table 7-1 indicates that the total population in the SunCreek plan will be approximately 11,461 residents.

This population would require a total of 68.8 acres of park and Neighborhood Greens, of which 57.3 acres would be in Community and Neighborhood Park and 11.5 acres would be in Community Places/Neighborhood Greens.

As shown in Table 7-2 the SunCreek Plan provides 58.5 acres of Quimby parkland, and 10.2 acres of Community Places/Neighborhood Greens that together provide 68.7 acres.

Developers may provide additional Community Places/ Neighborhood Greens in the preparation of Tentative Subdivision Maps. Should the park or community area acreages provided prove to be less than the area required by Quimby standards and open space guidelines the shortfall shall be paid through in-lieu fees.

In addition, the SCSP includes 5.2 acres of Park Corridors, as well as 53.0 acres of preserve buffer lands, 49.6 acres of detention basin areas that will be naturalized to appear as open space amenities, and 199.6 acres of wetland preserve areas that will provide visual open space. The preserve buffer lands provide opportunities for trails and small play areas. Parks counted toward the “Quimby” park area requirement are each a minimum of 2.2 acres in size.

Table 7-1 Population Estimate and Quimby Park and Neighborhood Green Area Dedication Requirement

Residential Category	Dwelling Units	Population per Household	Population	Quimby Park Acres Required	Non-Quimby Park Acres Required
LOW DENSITY (2.1 to 6 du/ac)	660	2.95	1,947	9.7	2.0
AGE RESTRICTED RESIDENTIAL	638	2.0	1,276	6.4	1.3
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac)	2,023	2.95	5,968	29.8	6.0
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac)	320	2.03	650	3.3	0.6
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac)	1,052	1.54	1,620	8.1	1.6
TOTAL	4,693		11,461	57.3	11.5

Table 7-2 Summary of All SunCreek Quimby Park and Neighborhood Greens Provided

Type	Required Ratio Acres		Required Acres	Acres Provided
Quimby Park Area (Community and Neighborhood Parks)	5.0	per 1000	57.3	58.5
Community Places/Neighborhood Greens	1.0	per 1000	11.5	10.2
Mandatory Parks and Neighborhood Green Total			68.8	68.7
Green Infrastructure /Non-Mandatory Park Corridors				5.2

The total area identified as Community Park or Neighborhood Park in Figure 7-1 is 58.5 acres. All of this area will be improved park with turf, tree canopy, and other park amenities to be determined.

Table 7-1 assumes that the private recreation facilities in age-restricted communities shall be allocated full credit as Quimby Park Area. The CRPD may consider crediting private recreation facilities less than full portion of the Park Area credit. An updated Park Land Equalization Table will be included with the Finance Implementation Plan.

Quimby park land should be unencumbered and programmable. Landscape/trail corridors along public roadways should be located in separate parcels that are not included with the park land.

When roadways or utility easements need to bisect Quimby Parkland, the location shall be coordinated with Cordova Recreation and Park District.

7.2.2. Storm Water Management Adjacent to Parks

Parks in the SunCreek Plan Area do not include storm-water detention basins. However, two areas adjacent to the Community Park will include permanent water quality control basins. These basins are not counted in the required park area.

The areas required for storm water management will include permanently wet basins and are therefore included in the Detention Basin calculation. However, the design of the Community Park may integrate these basins as naturalized amenities that augment the recreation and aesthetic features of the park.

7.2.3. Community Park, Open Space and Public Facilities Complex

The centerpiece of the SunCreek Plan is the Community Park located in the center of the Plan area contiguous to the high school and middle school. The Community Park consists of two large parcels separated by Central Park Drive, wetland preservation, drainage basins, and water system improvements. The complex of parks, the adjacent schools, the wetland preserve areas, and directly accessible contiguous open space provide a magnificent open space and recreation feature encompassing over 320 acres in the heart of the SunCreek Plan Area.

Section 5.7 describes this complex as the “Great Park” concept, the signature element of the SCSP. This area is a visual landmark that distinguishes this community, but also provides the hub of an extensive trail network linked to all parts of the Plan Area. Figure 7-2 provides a view of the entire complex of Community Park and open space included in the “Great Park” concept.

The Community Park encompasses 25.0 acres of active area on the north side of Central Park Drive

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adjacent to the High School/Middle School campus, and 15.7 acres of active area adjacent to the elementary school to the south of Central Park Drive.

The community park will provide space for ball fields, restrooms, and parking areas. These will be suitable for recreation leagues for soccer, softball, and similar active recreation facilities. Lighted ball fields may be suitable in these parks depending on the design of the facility. Community parks also include such amenities as playgrounds, large community picnic areas, skate parks, splash/spray parks, amphitheaters, etc. The adjacent high school/middle school facility provides an excellent opportunity for joint facilities such as parking, sports fields, and other recreation facilities.

If the 25-acre North Community Park cannot accommodate the required park facilities, Sun Creek Specific Plan shall be amended to reconfigure the community park to accommodate the required park facilities.

Access roads to the two public/quasi-public parcels south of the 25-acre Community Park shall be located outside the park property.

The Village Commercial Center at the intersection of Central Park Drive and Rancho Cordova Parkway is a gateway to this Great Park. The center provides gathering places, food services, and other community oriented businesses that enhance the experience of the Great Park.

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Figure 7-2 Combined Community Park and Open Space Complex



7.2.4. Central Park Drive

Central Park Drive is a key component of the Community Park that links the park to the Village Center at Rancho Cordova Parkway. The Pedestrian Boulevard transects the southern portion of this park complex with an unusually wide landscape corridor on the north side of the street as described in Chapter 4, Circulation. Traffic calming features in the street (such as described in SCSP Section 4.5), a narrow travel way with parking on the side and signage will slow traffic through this area. A bicycle trail crossing will be included in the center of the park to slow traffic.

comply with the park and open space area requirements. Neighborhood parks will be 2.2 acres to 5.3 acres in area. Neighborhood Greens are approximately 2.2 acres or less and may include small recreation amenities such as play and picnic areas.

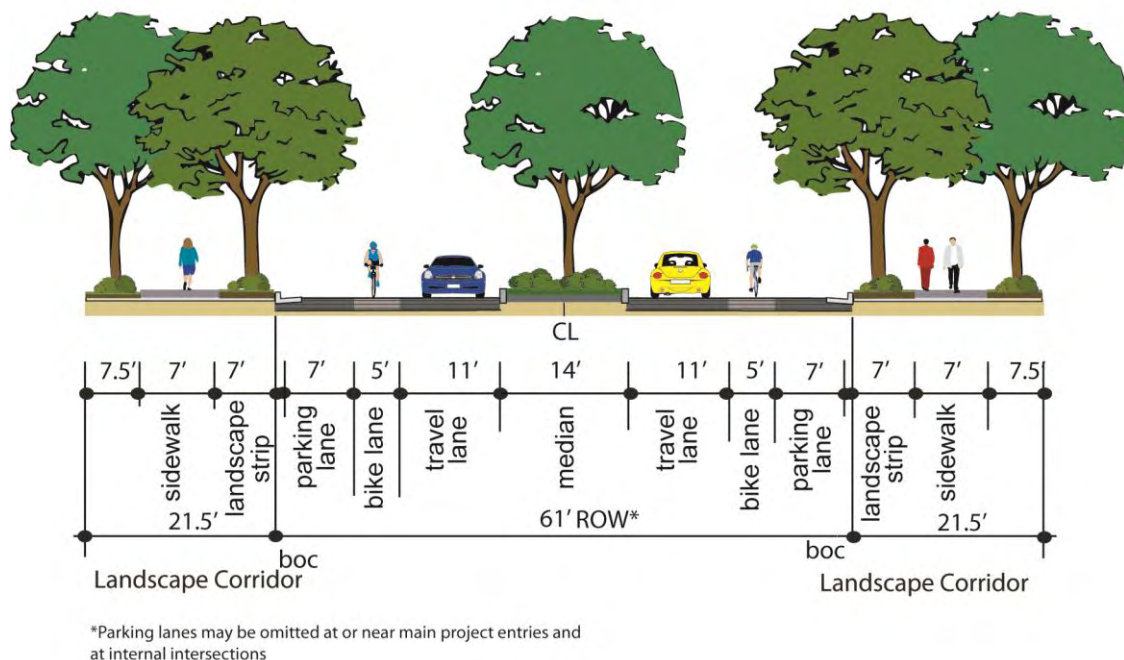
Neighborhood parks are typically located in the center of a residential neighborhood and/or adjacent to a school.

A typical neighborhood park will include a large multi-use turf field, play structure, group picnic area, and a drinking fountain. Neighborhood parks will not include restrooms or parking.

7.2.5. Neighborhood Parks

Figure 7-1 shows four Neighborhood Parks and six Neighborhood Greens in the Specific Plan. Tentative Map approvals may adjust the parkland and open spaces illustrated on Figure 7-1 to

Figure 7-3 Central Park Drive (see also Figure 4-10 Pedestrian Boulevard)



**7.2.6. Park Corridors and Wetland
Edge Areas**

There will be additional opportunities for small playground and neighborhood green facilities with seating and shade shelters adjacent to the extensive open space and wetland preservation areas. In some instances, the park and trail may be adjacent to a small detention or water quality basin.



Example of a small play area along open space edge or trail.

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I.8. INFRASTRUCTURE & PUBLIC SERVICES

8.1 PURPOSE

This Chapter describes the level and type of public services and facilities to serve the SunCreek Specific Plan (SCSP). The SCSP will require extensions of public infrastructure (sewer, water, drainage, and utilities) and expansion of the public services, both those provided by the City of Rancho Cordova, and other public agencies. Public services include municipal services, fire and police protection, public schools, hospitals, libraries.

8.2 OBJECTIVES

The infrastructure, facilities and services objectives addressed in this Chapter respond to issues identified in the General Plan. These include:

- Ensuring adequate financing for the City's infrastructure improvements and community services.
- Ensuring that long-term funding sources are available to operate public facilities and provide public services.
- Establishing a comprehensive infrastructure system to meet the needs of residents, employees, and visitors.
- Managing new development areas to ensure that water lines and sewer and drainage systems are constructed in advance of residential development.
- Coordinating with water, sewer, and utility service providers to reduce incidences of service interruption, improve the quality and sustainability of services, and reduce per-unit costs.

- Minimizing visual impacts and physical impediments of utilities.
- Creating public schools that are at the forefront of educational efforts, seen as a viable option by all parents, and are safe for children.
- Designing and providing local services to meet the needs of local residents.

8.3 DOMESTIC WATER

The SunCreek Specific Plan Area is located within the Sacramento County Water Agency (SCWA) Zone 40 service area and will ultimately be served with surface water from the Sacramento River and groundwater from the Zone 40 groundwater system. A potable water transmission system supplies surface and groundwater to the greater North Service Area (NSA). This transmission system has the capacity to meet 100% of the build-out demand in the Plan Area.

Each phase of development within the SCSP will be subject to SCWA Ordinances, Standards and Specifications, Fee Structure and Reimbursement Policies and Procedures (including eligibility for reimbursement and reimbursement agreement requirements) in place at the time of application.

Transmission mains in Sunrise Boulevard, Kiefer Road, Chrysanthy Boulevard, and Rancho Cordova Parkway currently deliver treated water to the Plan Area. A grid of 8-inch to 12-inch mains will extend from the transmission mains to serve local developments.

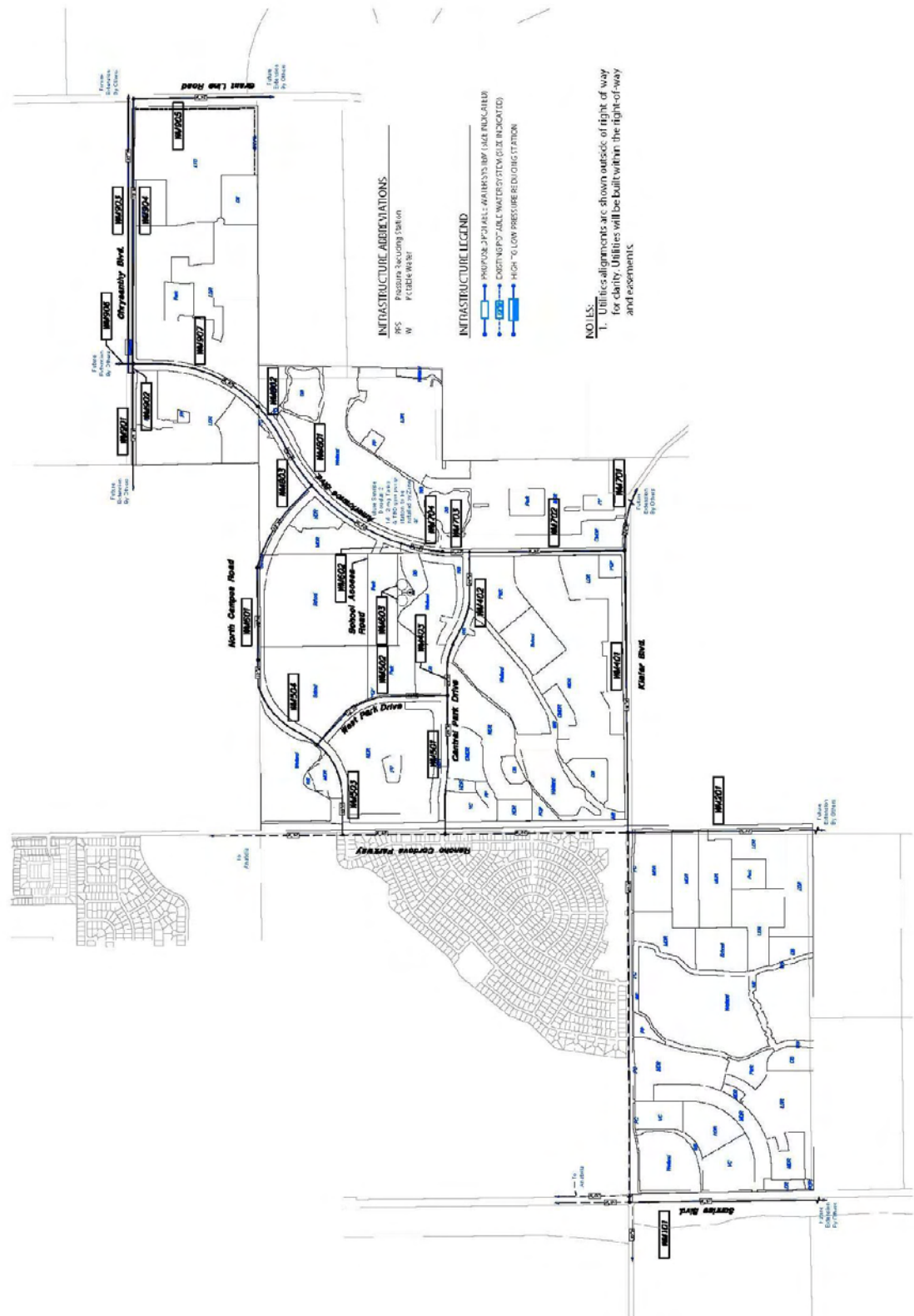
The first phase of improvements will include transmission mains extending east of Rancho Cordova Parkway on North Campus Drive and Central Park Drive, south of Kiefer Boulevard on Sunrise Boulevard and Rancho Cordova Parkway,

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and along Kiefer Boulevard between Rancho Cordova Parkway and Americanos Boulevard. As development of the plan area progresses, this transmission system will be extended northerly from Kiefer Boulevard along Americanos Boulevard and then easterly along Chrysanthy Boulevard to Grantline Road.

Per Title 5, California Code of Regulations, the California Department of Education (CDE) requires school districts to investigate potential hazards associated with underground water lines larger than 12 inches in diameter if they are located within 1,500 feet of school sites. Therefore, if there will be an 18-inch transmission line along North Campus Road, it will need to be studied, and the pipeline infrastructure will need to be designed in a way that would protect the school should a rupture occur. The cost of any mitigation measures required by the CDE to protect school facilities and students from potential rupture hazards, of either the storage tanks or the water line, should be associated with the installation of the water infrastructure and not the development of the school property.

Eventually, larger regional water transmission and storage improvements will be constructed by SCWA from the Central Surface Water Treatment Plant (SWTP) to the NSA to meet future demands within the area. These improvements will include a 7-acre water storage tank site (two 1.5-million gallon storage tanks) with necessary easements; proper ingress and egress and necessary environmental clearances. Additional space may be required if adjoining land-uses necessitate buffer lands. The current site will be reconfigured in the future to meet the design requirements of SCWA. SCWA will install these improvements when regional water demands within the NSA warrant.



8.4 SEWER

The SunCreek Specific Plan Area is within the service area of the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD owns and operates sewer trunk and collector systems throughout Sacramento County. SRCSD owns and operates the Sacramento Regional Wastewater Treatment Plant (SRWTP) and interceptor systems throughout Sacramento County.

The SASD Sewer System Capacity Plan 2010 and its 2015 Update for the BR East Rancho Service Area sets forth the overall plan for sewer service in this area. The SunCreek Specific Plan reflects the Sewer System Capacity Plan. In 2016, SASD approved a Level 2 Sewer Study for the Plan Area.

Each phase of development within the SCSP will be subject to District Ordinance, Standards and Specifications, Fee Structure and Reimbursement Policies and Procedures (including eligibility for reimbursement and reimbursement agreement requirements) in place at the time of application.

The Plan Area will be bisected into two independent sewer sheds. Shed A will serve the northern portion of the Plan Area and is bounded by the Plan Area's west, north and east project boundaries. Central Park Drive creates the southern boundary of Shed A. Shed B will serve the southern portion of the Plan Area and will capture the sewer demand of the Shalako and Jaeger Ranch properties.

The backbone collection system in the Specific Plan will be constructed within the existing and proposed rights-of-way and along the SunCreek Parkway open space corridor. For Shed A, wastewater will flow by gravity from the intersection of Grant Line Road and Chrysanthy Boulevard to the southwest through the northern portion of the Plan Area in a new trunk sewer line to the Shed A Pump Station to be constructed on park land adjacent to the intersection of West Park Drive and the high school/middle school site easement. A series of local trunk and collector sewer lines will connect to the new trunk sewer line.

Wastewater will be pumped from the Shed A Pump Station in a 12" force main along West Park Drive to North Campus Drive, then west to Rancho Cordova Parkway and north to the Chrysanthy gravity sewer

manhole point of connection, where the wastewater will be conveyed to the Chrysanthy Pump Station. The Chrysanthy Pump Station connects with the Bradshaw Interceptor that conveys flows to the Sacramento County Regional Wastewater Treatment Plant as illustrated in Figure 8-2.

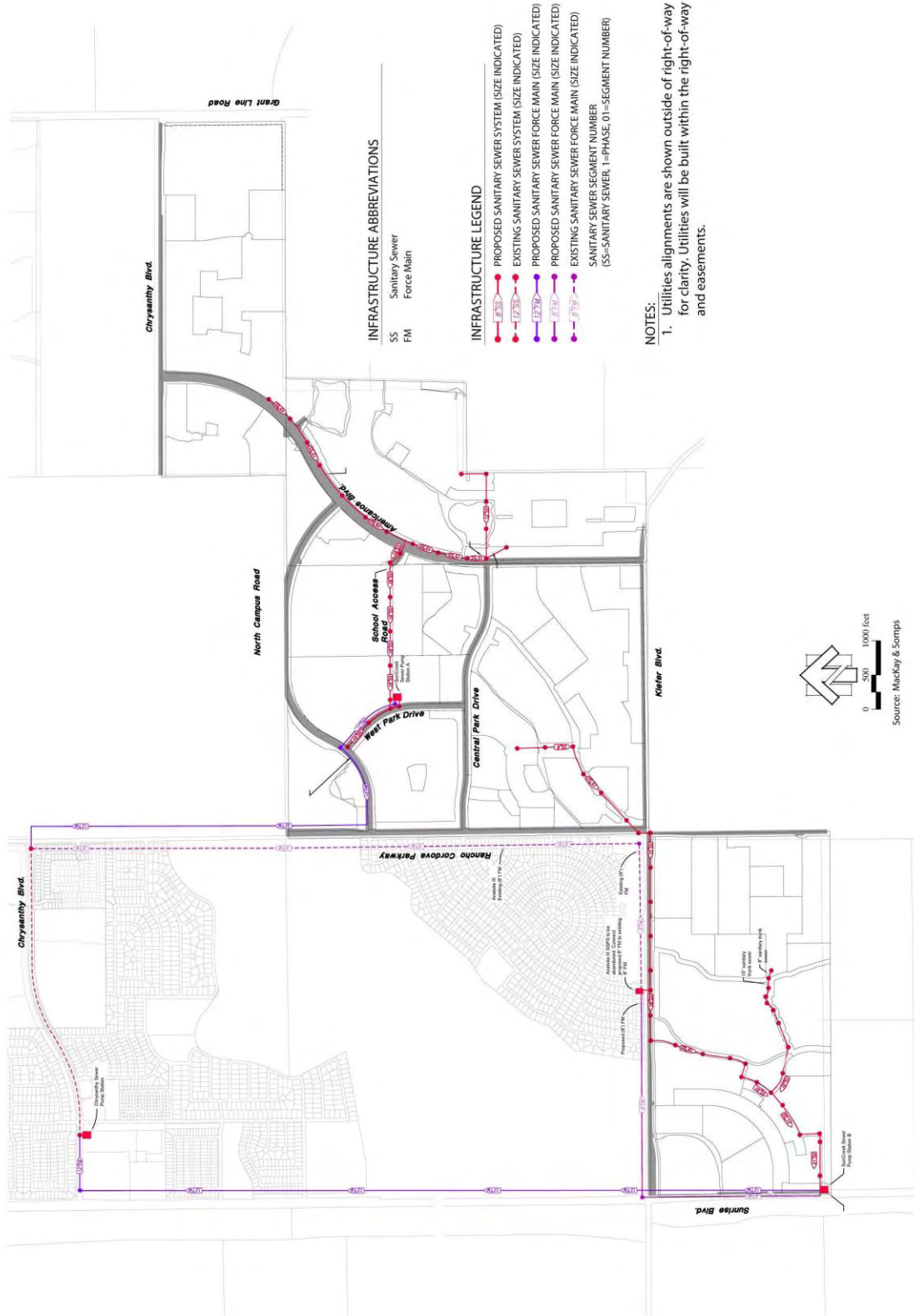
For Shed B, wastewater will flow by gravity in a new trunk sewer line from the intersection of Central Park Drive and Americanos Boulevard along the SunCreek Parkway open space corridor to the Shed B Pump Station to be constructed at the southwest corner of the Plan Area, adjacent to the east side of Sunrise Boulevard. A series of local and trunk sewer lines will connect to the new trunk sewer line.

The existing Anatolia III pump station will be abandoned with the first phase of development in the Shed B area of the SunCreek Specific Plan, and a relief sewer line connecting to the Shed B trunk sewer line will convey its flows southwesterly to the Shed B Pump Station. Wastewater will initially be pumped north in an 8" force main to Kiefer Boulevard to a point of connection with the existing Anatolia III 8" force main. The existing 8" force main would then convey the initial flows northerly along Rancho Cordova Parkway to the existing Chrysanthy gravity sewer manhole point of connection, where the wastewater will be conveyed to the Chrysanthy Pump Station.

The Chrysanthy Pump Station may need to be upgraded to provide additional pumping capacity to serve development in the Plan Area.

As the Plan Area and adjacent areas develop, the SunCreek Shed B Pump Station would be upsized and connected to the Sunrise Boulevard (northerly leg) of the Kiefer Boulevard force main that would convey the flows to the Aerojet Interceptor. The Shed B Pump Station could be connected directly to the Chrysanthy Pump Station via a new force main along Sunrise Boulevard if the existing Kiefer Boulevard force main lacks adequate capacity or is not otherwise available at that time.

Figure 8-2 Plan Area Sewer System Map



8.5 HYDROLOGY & DRAINAGE

The Plan Area topography falls gently to the west and southwest with average slopes of approximately 0.006 feet per foot (ft/ft). The rolling grasslands are interspersed with grassy swales, seasonal drainage courses that provide significant amounts of natural storage.

The natural storage capacity of the primary drainage corridor will remain in place because this portion of the Plan Area will remain in permanent open space in the developed plan.

Approximately 307 acres, (24 percent) of the land area in the plan, will be permanent open space in wetland preserve, wetland buffers, and storm water detention facilities. These low-lying areas provide the majority of the storm water storage capacity in the natural (pre-development) condition.

The Plan Area is located primarily within the Kite Creek watershed. Kite Creek is tributary to Laguna Creek. Kite Creek conveys storm water

southwest towards the junction of Sunrise Boulevard and Jackson Highway in a well-defined drainage course. A small portion of the northwest corner of the Plan Area is located in the Morrison Creek watershed, and a small portion of the southeast corner of the Plan Area is located in the upper Laguna Creek watershed as illustrated in Figure 8-3. These natural drainages convey storm water to the Beach-Stone Lakes area in western Sacramento County.

The project proposes to limit peak storm water flows (measured at the edge of a project) after development of the Plan Area (post development) so they shall not exceed pre-development peak flows.

Peak runoff flows and volumes would increase in the Plan Area because of the planned development.

Figure 8-3 Drainage Shed Map

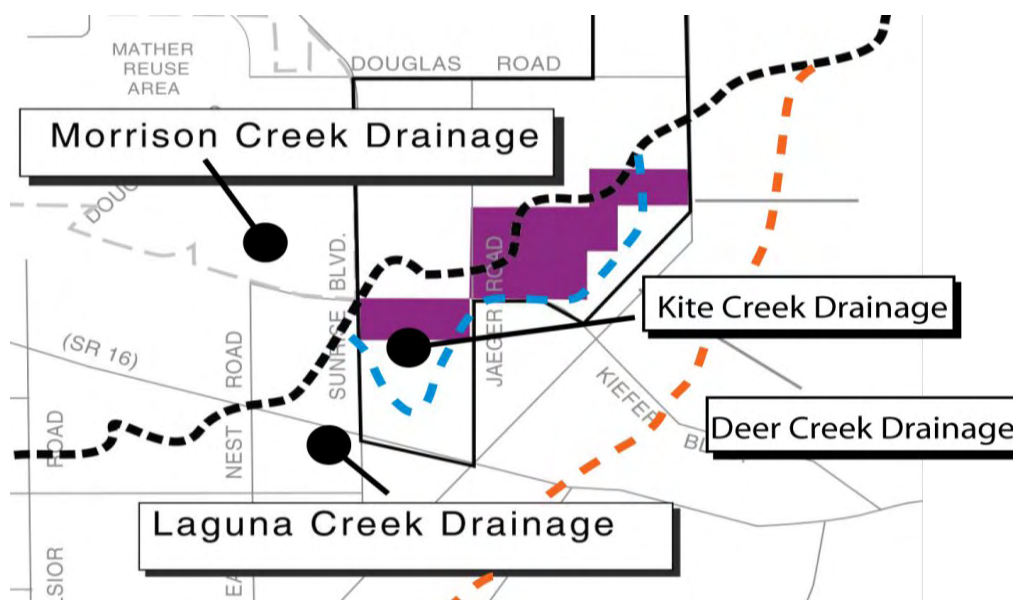
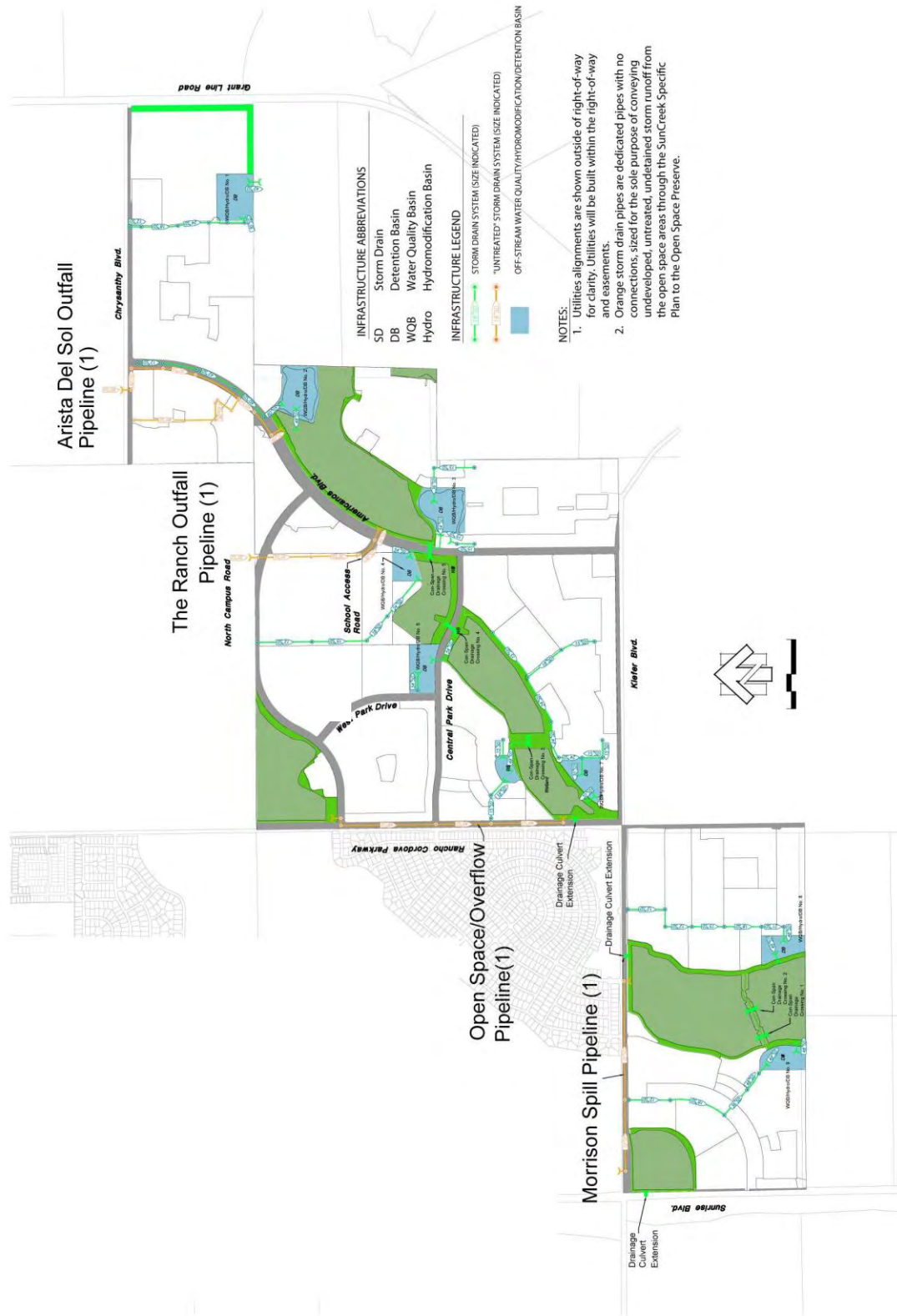


Figure 8-4 Local Detention Basins



Planned storm water management facilities within the Plan Area will mitigate for increased storm runoff created by development of the Specific Plan Area. Areas outside of the Specific Plan Area will be required to mitigate for their increase in storm drainage runoff prior to discharge into the Plan Area unless facilities are oversized on-site to accommodate off-site development needs.

Figure 8-4 illustrates several small detention basins located along the primary drainage corridor that will provide natural storm water storage. Combining multiple detention facilities for tributary areas throughout the Plan Area and storage of peak storm flows within the Preserve area effectively reduces the peak flow- through the Preserve Area and at the Plan Area's southern boundary. This corresponds to the undeveloped peak flow.



The detention basins may hold water during and immediately after each storm. However, the basins include small, permanently wet, water quality treatment ponds.

The detention basins are a key component of a comprehensive storm water management and water quality system that extends throughout the developed portions of the Plan Area. In addition to the basins, the system includes underground pipe conveyances and all of the surface components of that system (including inlets, filters, maintenance access, and outfall

structures). The overall drainage system will convey and treat storm runoff from the Plan Area without reliance on on-site LID design features. Each developer can incorporate LID design features into the on-site design of the project and reduce the size of the water quality and hydro-modification basins accordingly.

The storm water and water quality features throughout the Plan Area are an integrated management system.

The detention facilities will be located at the edge of the drainage corridor where they will intercept run-off from the adjacent development areas before the water enters the main corridor.



Typical basin feature located in the buffer area adjacent to the Wetland Preserve will provide water quality treatment and small volume storm water detention.

The basins will provide water quality treatment for urban run-off before such water enters the wetland preserve areas. Urban nuisance run-off water will first flow through the wet basin where water quality treatment will occur. Run-off water will then be retained in detention basins.

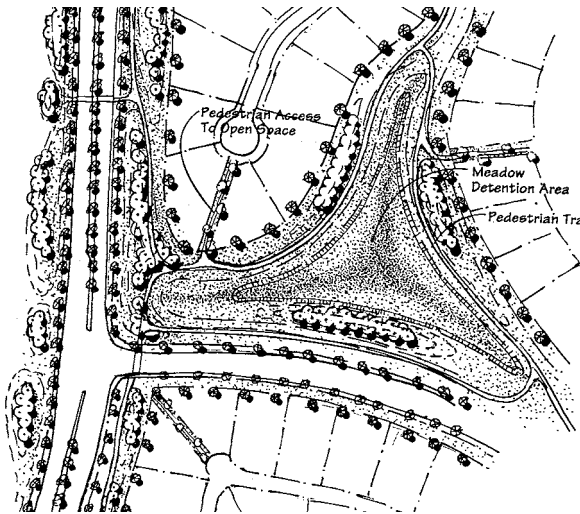
Although storm water management and water quality improvement are the primary functions, the detention facilities will also provide an aesthetic and informal recreation function. The basins will be an integral element of the amenities in wetland edge areas that also include naturalized landscaping and a bike and pedestrian trail system. Minor amenities such as benches, trash cans, and

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picnic tables may be located near the detention basins to enhance their recreational value. All improvements must be located outside of the wetland preserve areas.

The detention basins will be visual amenities that include naturalized landscaping such as willow and native oaks, as well as native companion plant groundcovers and shrubs. With consideration to maintenance, requirements for the basin's primary functions of storm water management and water quality enhancement the design may allow for placement of boulders or other naturally occurring features that would enhance the aesthetics of the facility.



Individual subdivisions may include small basins as an entry feature.

The banks of the basins will be designed and graded such that public safety fencing shall not be required in most cases.

The basins will appear as a visual amenity and extension of the adjacent land use. The pedestrian paseos and other open space features designed into medium and high-density residential uses, as well as Village Commercial and Commercial Mixed Use areas may include stormwater detention facilities. Such facilities would include small basins and swales that are an integral part of the feature landscaping and interconnected with the overall stormwater

management system. The incorporation of these types of LID features into the on-site designs can reduce the size of the water quality and hydro-modification features in the detention basins.

The parking areas in non-residential and multi-family residential uses may also function as part of the storm water management system. Parking areas and pedestrian areas may include landscaping features that function as storm water storage and water quality enhancements.



Parking lot landscaping can include water quality improvement features.

Some basins may be located adjacent to and at the lower end of parks located throughout the Plan Area. In these instances, the basins will include a portion that is typically quite shallow and will appear as an extension of the park. The basin will serve as a water quality enhancement feature that treats pollutants coming from the park turf and parking areas.

Multiple detention facilities allow for phased development of the Plan Area. Basins can be designed and constructed to accommodate the storm flow from small sub-areas.

Final design of each detention basin will occur as individual neighborhoods are developed and the need for mitigation of flows arises.

8.6 SCHOOLS

The SunCreek Plan area is within the Elk Grove Unified School District. In order to accommodate

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new students, the district will need to construct new schools and expand existing facilities.

Table 8-1 summarizes the current Student Generation Rate for Elk Grove Unified School District. The projected student enrollment is 1,426 elementary schools students, 403 middle school students, and 704 high school students. The LDR and MDR residential portion of the Grantline 220 ownership (see Figure 3-5) is planned for age restricted residential use. No school age children are anticipated there. However, the HDR portion of Grantline 220 is not age restricted and these dwellings will house school age children accounted for in Table 8-1.

In the event that the property is developed in conventional residential, rather than age restricted, the developer shall identify an elementary school site within the property that is subject to the approval of the Elk Grove Unified School District with regard to size, location, configuration, and access to public streets.

The Specific Plan shows two elementary schools located to serve individual neighborhoods. Typically, elementary schools are adjacent to or near a neighborhood park on sites that are level and square in shape. The elementary school site in the Shalako property is separate from the nearby neighborhood park, but accessible from the corridor along the adjacent open space as shown in Figure 3-1. Collector streets provide a separate pedestrian path for children to walk to school. Schools are also accessible to the backbone trail system as shown in Figure 4-18. Schools will have timely access to all utilities and

services, including sewer, water, gas, electric and drainage.

8.7 LIBRARIES

The high school and middle school campus would be the first choice location for a library in the SunCreek Plan Area however there also will be several alternatives in the Commercial Mixed Use sites. Furthermore, the library could be located in conjunction with other parks, schools, or commercial areas in the Sunrise Douglas Community Plan Area.

8.8 ELECTRICITY

The Plan Area is within the Sacramento Municipal Utility District (SMUD). SMUD owns and maintains power lines within the Plan Area and will be the provider of electrical service.

8.9 NATURAL GAS

Pacific Gas and Electric Company (PG&E) will provide natural gas service. PG&E owns and operates an 8- inch feeder main along the entire Plan Area frontage on Sunrise Boulevard.

This feeder main is currently operating at 60-psi pressure.

8.10 TELEPHONE

AT&T, Citizens, or Surewest will provide telephone service to the Plan Area.

Table 8-1 Summary of Plan Area School Facility Requirements

LAND USE	DWELLING UNITS	K- 6 Students per dwelling*	7-8 Students per dwelling*	9-12 Students per dwelling*
SINGLE FAMILY RESIDENTIAL	3,003	0..3846	0..1093	0..2063
AGE RESTRICTED RESIDENTIAL	638	0	0	0
MULTI-FAMILY RESIDENTIAL	1,052	0..2572	0..0710	0..0806
	STUDENT ENROLLMENT			
K-6 ENROLLMENT	1,426			
7-8 ENROLLMENT	403			
9-12 ENROLLMENT	704			

* Source: Elk Grove Unified School District, March 2019

8.11 FINANCING PLAN

The City will adopt the Financing Plan concurrent with the approval of the SCSP. The Financing Plan will identify the infrastructure and public facilities required for development of the plan along with the required financing. The financing plan will incorporate and implement the guiding principles set forth in SCSP Section I.9 Implementation and will provide more specific guidance for phasing of infrastructure and public facilities. The Financing Plan identifies potential phases and the backbone infrastructure required for each phase. This provides general guidance for future conditions of approval and development of more detailed tentative map phasing plans. The tentative map phasing plans will provide detailed phasing for the build out of each tentative map, including the specific infrastructure required for each phase.

8.12 SPECIFIC PLAN POLICIES

The City's goal is to have all required infrastructure for a development phase, including onsite and offsite roadways, completed or guaranteed to the satisfaction of the City prior to the issuance of building permits in that phase. The development agreement and financing plan will identify the general timing and requirements for arterial and collector roadway improvements. Details of specific roadway improvements required for each phase will

be clarified and finalized to the satisfaction of the City prior to approval of each tentative map.

Policy IPS 1. An assured water supply and delivery system shall be demonstrated at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.

Policy IPS 2. All required water infrastructure for the project shall be assured with bonds or other sureties to the City's satisfaction prior to approval of improvement plans and/or recording of a final map for a particular subdivision. Water infrastructure may be phased to coincide with the phased development of large-scale projects.

Policy IPS 3. Proposed water supply and delivery systems shall be identified at the time of tentative map approval to the satisfaction of the City. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.

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ATTACHMENT 2 Exhibit A to the Ordinance

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Policy IPS 4. The agency providing water service to the subdivision shall demonstrate prior to the approval of the Final Map that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects in the same service area, and other projects that have received commitments for water service.

Policy IPS 5. Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City and subject to approval by the City.

Policy IPS 6. Sewage conveyance systems within the subdivision shall be in place and connected to the sewage disposal system prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City and subject to approval by the City.

Policy IPS 7. Utility equipment shall be placed underground, or strategically placed and/or screened to the maximum extent feasible.

Policy IPS 8. Underground sewer, water, and drainage facilities shall be installed to the ultimate planned capacity as part of required road construction unless otherwise approved by the City.

Policy IPS 9. Public service providers shall be co-located in park, commercial, office, and mixed use sites that are accessible to persons in need of services.

Policy IPS 10. Any libraries within the SCSP shall be accessible to pedestrians, bicycles, and public transit riders, in a highly visible location that is accessible to unaccompanied children.

Policy IPS 11. School facilities shall be sited according to the following criteria:

- Schools should be within walking distance of most residences, and should

connect with trails, bikeways, and pedestrian paths.

- Schools should serve as a focal point of neighborhood activity and be interconnected with parks, greenways, and off-street paths whenever possible.
- New schools should be placed adjacent to neighborhood and community parks whenever possible and be designed to promote joint use of appropriate facilities.

Policy IPS 12. An On-Site Phasing Plan, On-Site Phasing Guidelines, and an Off-Site Infrastructure shall be included within the SunCreek Finance Plan.

I.9. IMPLEMENTATION

9.1 PURPOSE

A series of development entitlements between the City and the developers will govern Implementation of the policies set forth in this Specific Plan document. The SunCreek Specific Plan (SCSP) establishes land use designations for all properties. The Implementation Section primarily concerns two core elements:

- defining the obligations and means for creating, maintaining, and operating the physical infrastructure of the community, and
- establishing the methods used to administer the development of the community. In many instances, this involves references to the existing City Municipal Code.

9.1.1 Definition of Terms

Throughout this specific plan, and notably in this section on Implementation, the terms “small lot map” and “large lot map” are used. Both terms apply to Tentative and Final Maps as defined in the *Subdivision Map Act* (Government Code Section 66410, et seq.), and as administered in the City Municipal Code Title 22 Land Development.

Due to the large scale of a master plan such as SunCreek, land parcels are typically subdivided into developable parcels in two distinct steps.

“Large Lot Maps” typically involve the subdivision of the entire master plan, or individual ownership areas into parcels of land similar to those identified in Figure 3-2 Specific Plan Land Use. The purpose is to create individual parcels for allocation of infrastructure improvement

obligations and financing, and later sale to homebuilders. This process typically defines the structure of the “backbone” streets and utilities that will serve large areas of the community.

“Small Lot Maps” typically involve the subdivision of the large lot parcels into individual home sites on which homes will be built and sold to individual homeowners. This process typically defines the residential scale streets and other improvements that serve the individual home sites.

Both are subdivision map processes, but they serve distinctly different purposes and are applied at different stages of the land development process. The following implementation measures apply at these different stages as described below.

9.1.2 Approach to Financing Implementation

The SCSP will require participation of all properties in a Public Facilities Financing Plan (Financing Plan) prior to development. The Financing Plan will identify the infrastructure and public facilities required for development of the plan.

The Financing Plan will describe the financing strategy and mechanisms to fund backbone infrastructure and public facilities needed to serve new development in the SCSP, and will include the following elements:

- Description and associated estimated costs of major backbone infrastructure and public facilities (Phasing Master Plan) to be constructed or acquired in association with SunCreek development. This includes roadways, sewer, drainage, water, and public facilities (parks, schools,

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fire protection, law enforcement, etc). In-tract subdivision costs will not be included.

- Identification of existing and new funding mechanisms to pay for required onsite and offsite backbone infrastructure and other public facilities.
- Identification of general phasing requirements for onsite and offsite backbone infrastructure and public facilities.
- Establishment of a policy framework for financing the required major backbone infrastructure and public improvements.
- Identification of costs associated with ongoing operations and maintenance for constructed backbone infrastructure and public facilities.
- Identification of existing and new funding mechanisms to pay for ongoing operations and maintenance costs associated with required backbone infrastructure and other public facilities.
- Incorporation of the Guiding Principles below that identifies the development conditions and triggers for builders regarding infrastructure required for any given builder.

9.1.3 Guiding Principles

These Guiding Principles define the “rules” regarding the funding and construction of infrastructure and the phasing of development in the SCSP. These rules clarify the approach for developing required infrastructure as each project or tentative subdivision map moves forward.

Development in the SCSP shall be consistent with, and the Conditions of Approval shall include the following principles:

Responsibility for Infrastructure Funding

Development within the SCSP shall pay the full costs of infrastructure needed to serve the Specific Plan area, except where other funding sources are appropriate and available. The Development Agreements or Conditions of Approval will detail the amounts over and above the developer’s fair share that will be reimbursed or credited after subsequent developers pay their fair share of the full costs of infrastructure. The Financing Plan, Development Agreement, and Tentative Map Entitlements will address issues associated with timing of financing and construction, fee credits and reimbursement for developers who install public facilities.

Timing of Infrastructure Funding

The Financing Plan shall provide a strategy for funding backbone infrastructure and community facilities consistent with the timing set forth in the Infrastructure Phasing Master Plan and these Guiding Principles. Developers within the SCSP shall be required to construct, or pay for the construction of, public improvements as needed pursuant to the approved phasing plans.

General Timing- Offsite & Onsite Infrastructure

Both on-site (in the SCSP area) and off-site (outside the physical boundaries of the Specific Plan area) public facilities and infrastructure improvements shall be installed to meet projected development demands in accordance with the City’s and/or other agency infrastructure requirements and policies, unless otherwise modified by subsequent entitlement approvals.

Linking Requirements to General Plan

Before building permit issuance in the SCSP, infrastructure required of a specific project shall be constructed to the satisfaction of the City Engineer, consistent with General Plan Circulation Element and Infrastructure Services and Finance Policies in effect at the time of small lot tentative map approval, unless otherwise modified by subsequent entitlement approvals.

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Refinement of Onsite Infrastructure

The Financing Plan shall provide the minimum infrastructure required to meet the development demands of each phase of development. These infrastructure requirements will be refined as part of the review and processing of individual projects prior to the approval of small lot tentative maps or large lot tentative map, or prior to building permits for projects that do not require an associated small lot tentative map.

Tying Offsite Core to Internal Capital Projects

The City of Rancho Cordova Core Backbone Roadway Phasing Plan provides minimum SCSP offsite infrastructure required to meet development standards throughout the City. These offsite infrastructure improvements are required and will be timed with SCSP onsite capital improvement requirements, unless otherwise modified by subsequent entitlement approvals.

Offsite Core Infrastructure Timing

The Phasing Plan and Financing Plan will identify offsite infrastructure timing requirements.

Finance Mechanisms and Funding Availability

Finance mechanisms that ensure the availability of funding for delivery of required onsite and offsite infrastructure will be in place prior to the approval of final maps or prior to the issuance of building permits for projects that do not require an associated final map. The required infrastructure will be consistent with defined roadway improvements in each phase of development and consistent with City Core Backbone Plan requirements.

Forms of Dedication

All dedications shall be in a form approved by the City, including but not limited to grant deeds, easements, irrevocable offers of dedication, or other approved instruments. The type and form of the dedication shall be at the sole discretion of

the City, or as otherwise provided for in the approval of small lot tentative maps, or prior to building permits for projects that do not require an associated small lot tentative map.

Right-of-Way and Easement Dedication

Developers shall be required to dedicate right-of-way, public utility easements, landscape easements and pedestrian easements for arterial roadway, collector and residential roads consistent with the requirements of the SCSP, with the final map prior to improvement plan approval or the issuance of building permits for individual development proposals.

Park Dedications

All accepted parklands, paseos and other open space shall be dedicated to the City or the Cordova Recreation and Park District. The timing for the delivery of parks, recreation facilities, paseos, and open space shall be determined before the approval of the first tentative subdivision map in the corresponding phase of the Specific Plan.

Major Roadway Timing and Completeness

All required infrastructure for a development phase, including onsite and offsite roadways, shall be substantially complete to the satisfaction of the City Engineer prior to the issuance of building permits in that phase. Prior to occupancy, all streets and improvements shown on the phasing plan shall be completed to the satisfaction of the City Engineer. The Development Agreement and Financing Plan will identify the general timing and requirements for arterial and collector roadway improvements. Details of specific roadway improvements required for each phase will be clarified and finalized to the satisfaction of the City Engineer prior to approval of each tentative map.

These improvements shall include the full section from curb to curb, streetlights, sidewalks, median landscaping, parkway landscaping and other

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roadside appurtenances. At the City's discretion, phasing of lanes on arterial roadway roadways may be implemented through provision of wider interim medians that will provide space for future lanes. In addition, at the City's discretion, certain roadside elements could be phased with construction of adjacent development.

Internal Streets Timing and Completeness

The City's goal is to ensure that the phasing of construction within each tentative subdivision map provides logical and reasonably complete infrastructure for residents who occupy homes prior to completion of the entire mapped subdivision. As such, the developer shall provide a phasing plan addressing sequencing and build-out of all internal streets depicted on the tentative map. A detailed agreement on requirements and timing for the tentative map-phasing plan will be finalized prior to the approval of small lot tentative maps or large lot tentative maps, or prior to building permits for projects that do not require an associated small lot tentative map.

Logical Completion of Roadway Segments

All roadways, pedestrian facilities, and bikeways shall be constructed in logical and complete segments, connecting from intersection to intersection, to provide safe and adequate access with each phase of development as conditioned with the approval of each small lot tentative map, or as set forth in subsequent entitlement approvals.

Two Points of Access

Each phase of a project or tentative subdivision map shall include a collector or local street system that provides at least two points of access to arterial roadways, to the satisfaction of the City Engineer.

Arterial Roadway Completeness

Wherever collector or local roadways intersect an arterial roadway, that arterial roadway shall be

improved, in accordance with the "Logical Completion of Segments" and "Major Roadway Timing and Completeness" items above, from that point to the next completed arterial roadway segment. Such improvements may allow for future phasing of additional travel lanes at the discretion of the City if traffic volumes and City transportation priorities do not warrant full construction at the time of development.

Intersection Completion

When intersections are part of the required roadway improvements, they shall be constructed to their ultimate configuration unless otherwise approved by the City. If the City determines that phasing of an intersection is appropriate, the phased construction shall accommodate the ultimate intersection design. Where an intersection will be signalized, the new signal shall be installed during construction of the intersection unless otherwise approved by the City.

Ultimate Utility Installation

Underground sewer, water, and drainage facilities shall be installed to the ultimate planned capacity as part of required road construction, unless otherwise set forth in subsequent entitlement approvals.

Interim Improvement Alternatives

The phasing of infrastructure improvements depicted in the Infrastructure Phasing Plan, particularly sewer and water infrastructure improvements, may not be the most cost efficient and/or effective manner in which to phase the improvements to service each phase of a project. The City Engineer may consider interim infrastructure improvements if the applicant is able to demonstrate the viability and cost effectiveness of phasing infrastructure improvements. This agreement will occur prior to approval of tentative subdivision maps.

Operations and Maintenance Financing

All properties shall be included in one or more financing districts (or will establish an alternative

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financing mechanism) to provide adequate funding as determined by the City for the annual operation and maintenance costs of streets, street lights, drainage ways, landscaping corridors, open space, parks, transit related services and other public facilities prior to the approval of final maps or prior to building permits for projects that do not require an associated final map.

Police CFD for Residential Projects

Residential properties will be included in a Community Facilities District that supports police service costs prior to approval of a small lot final subdivision map or for residential properties that do not require subdivision, prior to issuance of building permits.

Road Maintenance CFD

All properties shall be included in a Benefit Assessment District or Community Facilities District that provides additional ongoing street maintenance revenues prior to approval of final maps or prior to building permits for projects that do not require an associated final map.

9.2 OVERVIEW OF THE PHASING PLAN

The Infrastructure Phasing Plan sets forth a conceptual phasing plan for the major backbone infrastructure needed to serve the SCSP. The plan includes nine (9) discrete development-phasing areas, each of which can be developed independently of each other and in any order.

The concept of development phasing areas offers a way of describing the orderly and cost effective phasing of backbone infrastructure construction.

9.2.1 Infrastructure Phasing Plan

The development of each of the phasing areas depicted in Figure 9-1 do not indicate development phasing or a prescriptive approach to phasing; rather they depict conceptual development phasing areas based on a logical placement of infrastructure, utilities, roads, and land uses that may or may not develop as

depicted or in the order noted. Furthermore, shifts in market demand and available financing mechanisms may also play a role in the way the plan area develops over time and that may alter the boundaries of the phasing areas, as well as their number and the order of development.

The final infrastructure phasing will be determined at the time of tentative subdivisions map approval. Subsequent tentative map submittals will include updated infrastructure phasing plans. Infrastructure requirements for each sub-area of development defined by the landowner shall include all on-site backbone infrastructure and off-site facilities necessary for each sub-area to proceed. Included are roadway, sewer, water, recycled water, storm drainage, dry utility, recreation, school and other facilities and improvements. Development will occur by sub-area in a sequence established by the landowner, however, development in advance of logical extensions from existing infrastructure connections will be at the cost of the developer/land owner. Therefore, the opportunity exists for certain parcels or sub-areas to move forward subject to review and approval by the City. Some phases may have reduced infrastructure requirements if an earlier developed sub-area provides required improvements.

A full list of improvements and specific details relating to those improvements are included in the SCSP Financing Master Plan. Individual project improvements will install all in-tract sewer, storm drain, water, and dry utilities.

9.3 FINANCING OF THE SUNCREEK SPECIFIC PLAN

A variety of mechanisms will fund the construction of public improvements to serve the SunCreek Plan Area. These include Citywide impact fees, County and Other Special District Fees, School District impact fees, establishment of a Special Financing District that could include a Mello-Roos Community Facilities District (CFD), Plan Area Fee,

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Assessment District, or Infrastructure charge; developer financing, and other potential methods.

9.3.1 City Impact Fees

The City of Rancho Cordova has adopted a set of development fees to finance capital improvements including transportation, parks, park renovation, police, library, and museums, among other community facilities. Development in the SCSP will participate in these programs by paying the associated fees. Some of these programs may require updating due to factors such as the cost of improvements and the integration of the SCSP land uses following approval of SCSP.

9.3.2 County/Other District Fees

The County of Sacramento has adopted a set of development fees to finance water, sewer, and drainage capital improvements. In addition, various special districts have implemented fees for capital improvements and public facilities that will apply to the SCSP. Future updates to these fee programs may include certain improvements in the SCSP.

9.3.3 School Financing

The SCSP is located within the boundaries of the Elk Grove Unified School District (EGUSD). School facilities within the EGUSD will be funded through a combination of school impact fees, state matching program funds, and funds from the Elk Grove USD Community Facilities District (CFD) No. 1.

9.3.4 Special Financing District

A Special Financing District may be established to help fund the construction and/or acquisition of backbone infrastructure and public facilities within the SunCreek Plan Area. As described below, a Special Financing District could be a Mello-Roos Community Facilities District (CFD), Plan Area Fee, Assessment District, or Infrastructure charge.

Mello-Roos CFD

The 1982 Mello-Roos CFD Act enables cities, counties, special districts, and school districts to establish CFDs and to levy special taxes to fund a wide variety of public facilities and services. Proceeds of Mello-Roos special taxes can be used for direct funding, acquisition, or debt retirement. One or more Mello-Roos CFDs may be formed over time to fund the necessary Backbone Infrastructure and Public Facilities. Mello-Roos CFDs tend to be favored over Assessment Districts, described below, because Assessment Districts need to establish special benefit to those being assessed, which can be more challenging than the Mello-Roos requirements.

Plan Area Fee Program

A plan area fee program establishes a development impact fee typically for a Specific Plan pursuant to local government's police power in accordance with the procedural guidelines established in Assembly Bill 1600 (AB 1600) which is codified in California Government Section 66000 *et seq.* This code section sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that "a reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition."¹

Assessment Districts

California statutes give local governments the authority to levy several special assessments for specific public improvements such as streets, storm drains, sewers, streetlights, curbs, gutters, and sidewalks. The agency creates a special assessment district that defines both the area to benefit from the improvements and the properties that will pay for the improvements. Thereafter, each property in the district will be

¹*Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

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assessed a share of the cost of improvements that is proportional to the benefit it receives from those improvements.

Infrastructure Charge

An infrastructure charge is similar to a plan area fee, but the revenue may be collected privately by the Master Developer(s) either as a specific charge or as a component of the price of the land sale. A private cost-sharing mechanism between developers will implement and manage this funding mechanism.

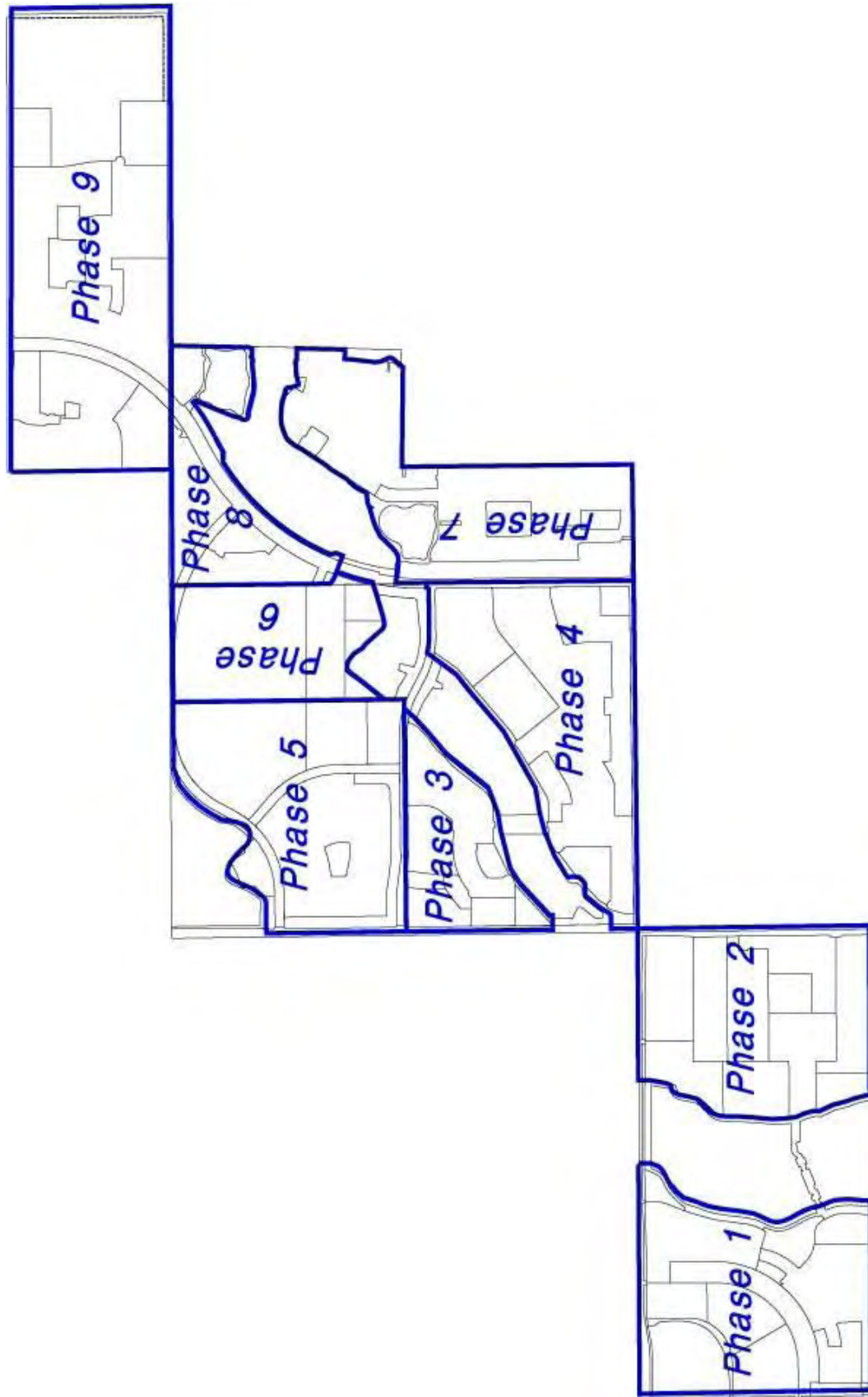
9.3.5 Developer Financing

Direct developer/merchant builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing and for in-tract subdivision improvements.

9.3.6 Other

As noted, other financing mechanisms may be utilized, including the creation of private districts or associations to fund maintenance of certain facilities within the SCSP. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance and other financing and improvement related obligations will be detailed in the SCSP Development Agreements.

Figure 9-1 Conceptual Development Phase



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**9.4 FUNDING OF ONGOING OPERATIONS
AND MAINTENANCE COSTS**

The SCSP will be required to participate in a series of special financing districts to fund public services and the maintenance and operation of public improvements. The SCSP properties will be annexed to the Transit Services tax service area to fund transit services and other travel strategies. Formation of, or annexation proceedings for, these districts will be completed no later than the recordation of a final small lot map, or a building permit for parcels not requiring a small lot map.

A combination of the funding mechanisms will be used to fund ongoing public services, operations, and maintenance costs. These funding mechanisms may include, but are not limited to the following:

Rancho Cordova Police CFD

The SCSP properties will be included in a Community Facilities District (CFD) to fund a portion of police operation costs.

Sloughhouse Fire Protection

The SCSP includes tax rate areas that were formerly part of the Sloughhouse Fire Protection District until it dissolved into the Sac Metro Fire District, but retained the name. This special tax covers ambulance services.

Landscaping and Lighting District

A Landscape and Lighting District (LLD) could be created to fund ongoing operations and maintenance services for the landscape corridors and any lighting.

Services CFD

Unless an alternative source of funding from new development is identified, one or more services CFD's, or similar funding mechanisms, will be formed in the SCSP to fund the costs of

maintaining streets, street lights, drainage ways, landscape corridors, open space, parks and other public facilities.

9.5 DEVELOPMENT AGREEMENT

Each landowner shall enter into a Development Agreement with the City of Rancho Cordova. Such Development Agreement shall establish the scope and intentions of the land use entitlements granted to the landowner upon approval of the SCSP. The Development Agreement shall also identify the scope and timing for funding of on-site and/or off-site improvements identified as obligations upon the landowner(s) in the Environmental Impact Report Mitigation Measures.

**9.6 SUNCREEK SPECIFIC PLAN
ADMINISTRATION****9.6.1 Specific Plan Administration
Authority**

The City of Ranch Cordova will administer the Specific Plan and related documents consistent with the provisions of Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. Rancho Cordova Municipal Code Title 23, Zoning Code Chapter 23.152 establishes specific procedures for adoption and administration of the Specific Plan.

**9.6.2 Specific Plan Amendment
Procedures**

The SCSP is flexible to respond to changing conditions and expectations during the course of its implementation. During build out of the SCSP, amendments to the adopted Specific Plan may be necessary to respond to changing circumstances, including market demand, or to adapt certain design guidelines or standards to special conditions on a particular site. To address this intent, the SCSP provides for both Minor and Major Specific Plan Amendments.

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Typically, property owners will request amendments to the Specific Plan.

Scope of Amendment

Any proposed amendments to the Specific Plan can include, but are not limited to, changing land use designations, design criteria, development standards, or policies. The Planning Director shall categorize amendments to this adopted Specific Plan as either an “amendment” or an “administrative modification”.

The Planning Director shall determine whether a proposed Specific Plan Amendment is minor or major. The Planning Director may act upon a minor specific plan modification known as an Administrative Amendment. The City Council shall review and adopt a Major Specific Plan Amendment. The Planning Director has sole discretion to refer any proposed amendment to the City Council for action. Applicants may appeal determinations and actions by the Planning Director to the City Council.

Minor Amendment

An Administrative Amendment may be processed pursuant to Rancho Cordova Municipal Code Chapter 23.110.180(B), if determined by the Planning Director to be in substantial conformance with:

- The overall intent of the SCSP
- The applicable SCSP Development Agreement(s)
- The City of Rancho Cordova General Plan
- The SCSP Environmental Impact Report (EIR) and Environmental Impact Statement (EIS)

Examples of Administrative Amendments include, but are not limited to the following:

- The addition of new or updated information that does not substantively change the Specific Plan.

- Minor adjustments to land use boundaries and street alignments that maintain the general land use pattern.
- Variation in permitted use types and development standards if such variations do not substantively change the character of the SCSP, or are otherwise consistent with the current applicable City standards.
- Changes to the provision of public infrastructure and facilities that do not affect the level of service provided or affect the development capacity in the Plan Area.
- Changes to phasing boundaries or sequencing that do not affect infrastructure sizing, financing districts or the provision of adequate services to associated development.
- Modifications to the Development Regulations, such as revisions to design treatments or changes in specified plant materials, if it is determined that such changes achieve the design intent.
- Changes to other Specific Plan provisions if it is determined that compliance with such provisions creates practical difficulties or unnecessary hardship.
- Minor Residential Density Adjustments in which the number of units within a residential land use will be allowed to increase or decrease provided that:
 - The proposed change does not exceed the maximum number of dwelling units permitted in the assigned zone district in the SCSP.
 - The amended land use must be consistent with the goals, policies and requirements of the City of Rancho Cordova General Plan, the SCSP, and affected Development Agreements.
 - The amended land use does not result in significant modification to conditions of the approved tentative map, rezone, or applicable permits.

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- The amended land use does not affect the Community Facilities District, or any other benefit assessment facilities financing arrangement.

Such amendments may be appropriate from time to time in response to market feasibility; regulatory constraints or other factors, and will be considered by the City on a case-by-case basis.

Specific Plan Amendment (Major)

If the Planning Director determines that a proposed amendment does not meet the criteria of an Minor Amendment, a Specific Plan Amendment shall be required. An Amendment is required when one of the following criteria is met:

- A new type of land use not specifically discussed in the SCSP is introduced.
- Significant changes to the distribution of land uses beyond that allowed by Section 9.6.3 Minor Density Adjustment, or other changes affecting land use are proposed which may substantially affect the Specific Plan.
- Changes are proposed to Development Regulations that, as determined by the Planning Director, would substantially change the physical character envisioned in the SCSP.
- Changes are proposed to the approved Phasing Plan that significantly increases or alters the area boundaries or units allocated by the proposed phasing schedule.
- Any change proposed to the Plan that the Planning Director determines could significantly increase environmental impacts, or cause other significant changes.

A Specific Plan Amendment shall be processed and reviewed under RCMC Chapter 23.152 in the same manner as the initial Specific Plan adoption.

9.6.3 Minor Density Adjustment/ Transfer of Density

The specific plan assigns to each residential parcel a density and allocated units, based upon factors such as site location, conditions, and anticipated market demand for a variety of housing products. Table 3-3, Land Use Summary, in conjunction with the Land Use Plan, Table 3-4, Land Use by Owner, provides a detailed summary of the land use, zoning, and unit allocation on a parcel-by-parcel basis. The design of individual residential projects may cause a more detailed assessment of these factors that results in the need to adjust the number of units assigned to some residential parcels.

It is the intent of the SCSP to permit limited flexibility in adjusting the number of residential units allocated to and from any single family or Medium Density (MDR) parcel and to and from any high density (HDR) parcel in response to market demand, subdivision design or other considerations. To request a Minor Density Adjustment, the owner or owners of both the transfer and receiving parcels shall submit to the Planning Director a Request for Minor Density Adjustment. The request shall identify the impacted parcels, designate the number of units requested for transfer, and provide other documentation as required by the Planning Director to determine compliance with all of the unit transfer criteria below.

Transfer Criteria:

- The transfer and receiving parcels are within the SCSP and the total maximum number of approved units for the entire SCSP is not increased.
- The cumulative increase or decrease in units resulting from the Minor Density Adjustment does not change by more than twenty-percent (20%) the number of pre-transfer units allocated to any one receiving parcel as established by Table 3-3 of the SCSP.

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- The adjustments do not adversely affect the affordable housing program as set forth in the Affordable Housing Development Agreement (or other form as approved by the City). Any units designated as affordable units and are encumbered by an Affordable Housing Development Agreement are not eligible for unit transfers out of a parcel.
- The adjustments in density do not adversely affect planned infrastructure, roadways, schools, other public facilities or SCSP fee programs and assessment districts.

The Planning Director may determine that such Minor Density Adjustments fulfill the above criteria, and the adjustments are consistent with the intent of the SCSP and EIR/EIS. Such adjustments will not require an amendment to the SCSP.

If the Planning Director determines that the Minor Density Adjustment is not consistent with the criteria, the Director shall deny the Minor Density Adjustment, or refer it to the City Council for resolution. The applicant may appeal the Planning Director's determination to the City Council for resolution. The Planning Director may forward any determination of consistency to the City Council for review. When applicants request Minor Density Adjustments that do not comply with the above criteria, such requests shall require an amendment to the SCSP.



VOLUME II DEVELOPMENT REGULATIONS

APPROVED



December 2, 2013
(Amended August 2020)

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II.1. DEVELOPMENT REGULATIONS

1.1 CHAPTER PURPOSE

The Development Regulations provide the standards that guide development throughout the SunCreek Specific Plan Area (Plan Area). The purpose of this chapter is to provide clear, comprehensive rules for development.

The development regulations are the primary tools for implementing the concepts established in SCSP Volume I Chapter 2, Community Vision, Chapter 3 Land Use, and Chapter 5 Community Character.

1.2 OBJECTIVES

The SCSP vision is to create a distinct community with well-defined neighborhoods, retail, service, recreation, and institutional centers linked by a dispersed, inter-connected circulation network. The vision includes relating urban development to the physical characteristics of the Plan Area in a manner that integrates open space and urban development.

The development regulations encourage creativity in designs that respond to the physical setting and the community vision.

1.3 REGULATIONS IN THIS CHAPTER

This chapter includes two sections that establish development regulations applied in the SunCreek Specific Plan (SCSP). Section 1.5 addresses regulations that apply throughout the plan. These include:

- Neighborhood Connectivity
- Traffic Calming Measures
- Common Area Landscape Standards
- Streetscape Standards
- Parking
- Fences and Screens

- Sustainability: Energy Conserving Design
- Sustainability: Urban Runoff and Natural Features
- Art in Public Places
- Outdoor Lighting
- Signs

Section 1.6 addresses the special design standards that apply to the Center Form Based Districts identified in Volume I Figure 3-3. The key components of the form based development standards for the Center Districts in SCSP are:

- Permitted Land Uses
- Application of the Street Typology
- Design Guidelines for Buildings
- Street Frontage Building Types
- Site Development Standards
- Special Character of Each Center District

1.4 CITY OF RANCHO CORDOVA GUIDELINES AND REGULATIONS

In order to encourage creativity and maintain consistency with the City's overall vision the SCSP incorporates, by reference, the Rancho Cordova Municipal Code standards. The SCSP also provides special standards designed to achieve a certain form and character in the Plan Area. This chapter includes specific references to the applicable existing City regulations, standards and guidelines, rather than repeating the entire standard. This chapter also provides special development regulations where required to fulfill the design vision or specific conditions in the Plan Area.

1.4.1. Municipal Code Zoning Standards (RCMC-Title 23)

This chapter contains specific references to regulatory sections of the Rancho Cordova Municipal Codes (RCMC) Title 23-Zoning Code that apply to development anticipated in the SCSP. For example, the SCSP includes by reference standards for signs, landscaping, lighting, and other site elements provided in RCMC Title 23 Article 7 (Site Planning and Development Standards). Specific standards applicable only to the SCSP (identified as “DS XX”) supplement the RCMC. Where this chapter is silent on a general site development regulation, provisions of RCMC Title 23 Article 7 will apply. Where standards described in the SCSP differ from citywide standards, the provisions of the SCSP will apply.

The RCMC may be amended from time to time. The then current standards of the RCMC shall apply to future entitlement applications at the time that the project application is deemed complete under Zoning Code Section 23.110.050, Determination of Completeness.

The SCSP shall conform to Table 23.310-2: Residential Zoning Districts Development Standards except as follows:

Development Standard	RD-5	RD-6	RD-7
Rear Setback Minimum	15 ft.		

Front yard setbacks may be uniform depth in medium density residential and need not be offset along a street frontage.

Application of Form Based Designations

RCMC Title 23 Article 5-Form Based Provisions defines the concept of a form-based district in the Center Districts in the SCSP. The RCMC form based development standards for the Village Center (RCMC Chapter 23.507 Village Center Zone Standards) and the Regional Center (RCMC Chapter 23.513 Regional Town Center Zone

Standards) shall apply in the SCSP except where specific standards are described in Section 1.6.

1.4.2. City of Rancho Cordova Design Guidelines

Rancho Cordova Design Guidelines, adopted by the City in September 2005, implement the City’s vision for quality projects that enhance the character of the community as outlined in the City’s General Plan. The Guidelines describe details of the City’s vision and the City’s design goals. The Design Guidelines provide design professionals, property owners, residents, staff, and decision-makers with a clear and common understanding of the City’s expectations for the planning, design and review of development proposals in Rancho Cordova.

Generally, the City’s Design Guidelines apply to all new development within the City and are based on development type, rather than zoning designation. The Guidelines supplement the minimum development standards in the City’s Zoning Code (RCMC Title 23). Where the existing zoning provisions do not allow the development type or design flexibility preferred by the City, staff will propose corresponding amendments to the Specific Plan to ensure the desired result. Volume I, Section 9.6.2, Specific Plan Amendment Procedures prescribes the procedures for such amendment.

The SCSP incorporates by reference the RC Design Guidelines. This chapter provides specific references to topics in the RC Design Guidelines where applicable throughout this chapter.

1.5 GUIDELINES FOR COMMON AREA AND GENERAL DEVELOPMENT

The following design guidelines apply throughout the Plan Area wherever the applicable conditions are found.

1.5.1. Neighborhood Connectivity and Circulation

The SCSP is designed to facilitate pedestrian and vehicle connectivity between neighborhoods, and between neighborhoods and commercial areas. Volume I: Chapter 4 Circulation describes a detailed plan for streets and pedestrian/bike ways that provide a high level of connectivity throughout the Plan Area. Also, refer to RC Design Guidelines Connectivity and Circulation, p. 2:8. Volume I Figure 3-2 Specific Plan Illustrative Plan shows the conceptual development plan for standard and minor residential streets. The final route and design of these streets will be determined in the Tentative Map approval process. The following measures guide the design of the neighborhood streets.

- DS 1. The street system shall be designed to encourage low volume/low speed traffic within neighborhoods.
- DS 2. The neighborhood street system shall be designed to provide multiple, direct and convenient traffic routes that make it easy to walk or bike to nearby homes, parks, schools and commercial areas.
- DS 3. Single loaded streets shall be used where practical adjacent to Preserve areas to control surface run-off, and provide open space views from the built environment (shown in Volume I Figure 6-1 Location of Proposed Natural Resource Preservation Areas).
- DS 4. The internal streets and pedestrian ways in each neighborhood shall be designed so that residents can easily walk or drive from one neighborhood to another. Each neighborhood shall provide at least one neighborhood street connection to each adjacent neighborhood unless constrained by a major road, wetland preserve or other significant feature.

Pedestrian Access to Arterial Street Sidewalks

In some communities, long stretches of arterial streets that do not have pedestrian connections, residential street intersections, or vehicular connections to the adjacent neighborhoods limit walkability. As illustrated in Volume I Figure 3-2, Specific Plan Illustrative Plan, the SCSP is generally designed to provide residential street intersections along major arterials and thereby provide pedestrian access to sidewalks along major streets.

- DS 5. Access to the sidewalk along an arterial or local streets from the interior of neighborhoods will be provided at intervals of not more than one thousand (1000) feet and an average of eight hundred (800) feet.
- DS 6. Pedestrian circulation will typically be provided along residential streets that intersect with the collectors. However, where the road system does not provide sufficient pedestrian connectivity along an arterial street, access will be provided by a pedestrian walkway connection (paseo) between an interior street and the arterial



Example of a pedestrian link between residential street and adjacent arterial street.

street sidewalk.

- DS 7. Pedestrian access shall be provided from the interior of neighborhoods to the arterial street sidewalk within 400 feet of a transit stop.

1.5.2. Traffic Calming Measures

When included in proposed subdivision plans traffic calming measures shall be developed at the discretion of the project applicant and City Engineer at the time of improvement plan approval. Such measures shall be consistent with the Neighborhood Traffic Management Plan (NTMP). Chapter 7 of the NTMP identifies approaches for traffic calming in new neighborhoods.

Also, refer to RC Design Guidelines Connectivity and Circulation, p.2:8, and Specific Plan Volume I Section 4.5.

1.5.3. Landscape Standards

These Landscape Standards describe minimum planting standards, appropriate tree species and planting densities within newly landscaped areas that are visible to or shared by the public. Refer also to RC Design Guidelines Landscaping p.2:42.

The SunCreek Plan Area is relatively dry grasslands with poor soils in the natural condition. Landscaping in the street corridors and common areas will add shade, color, and texture. The effects will include a cooling of streets, sidewalks, parking areas, and buildings. However, the landscapes adjacent to preserves must be compatible with the natural conditions that include hot, dry summers. Moreover, the landscape areas must avoid the potential to change the natural ecology of the Preserve Areas by inadvertently introducing invasive, competitive plants.

Landscaped areas should appear to be an extension of the natural open space, although more attractive and diverse.

The landscape palette must emphasize drought tolerant, non-invasive species that will be visually compatible with the environmental setting of the Plan Area. Lush lawns and water demanding trees and shrubs are generally not appropriate, but are

not prohibited where they may provide a focal point or other landscape statement.

Street landscaping should include a primary tree planted in a regular cadence to establish the character and form of the street edge, but otherwise should convey a sense of natural informality. Secondary trees, shrubs and ground cover should be placed with consideration to water demand first, and then to form and color to create a memorable collage. Mass plantings of single species and plantings in a geometric grid are to be avoided.



Informal naturalized landscape along open space edge.

- DS 8. Landscapes shall be designed with consideration of the transition of the plant mix as trees and shrubs mature and change shape, color, water demand and shading characteristics over time.
- DS 9. All trees installed in all street landscape corridors and common areas shall be consistent with the adopted City Tree List, and shall emphasize drought tolerant and native or native compatible species.
- DS 10. Where feasible, require that underground utility lines near future tree planting areas must be designed and installed to minimize impacts to trees. Project applicants shall work with the utility provider(s) to coordinate the location and other potential impacts associated with the under grounding of the

utilities.

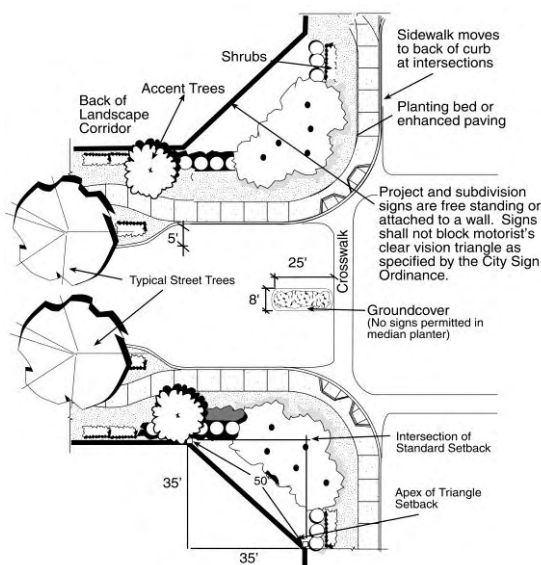
- DS 11. If provided by the City or other agency, home builders shall distribute leaflets and planting guides at the time of first occupancy that promote the use of drought-tolerant native vegetation in home landscaping.
- DS 12. Careful selection and placement of trees and shrubs shall be used to frame the view of open space adjacent to streets.

Gateways

Gateways occur in several locations throughout the plan at the entry to individual neighborhoods as well as the primary entries to the SunCreek community. Volume I Figure 5.2 Community Design Features identifies potential gateway locations; however, the specific location and character of the gateway features will be determined in the Tentative Map approval process.

- DS 13. The neighborhood entry includes the landscape corridor plus an additional triangular setback area. The neighborhood

Figure II.1-1 Conceptual Plan of Neighborhood Entry Gateway



entry shall provide an offset that may be used for project signage oriented toward the intersection.

- DS 14. Landscaping in the neighborhood entry may include accent trees, colorful annual plants, signage and other special landscape elements such as enhanced paving and seating areas.
- DS 15. Where provided at the rear of corner clips, fencing shall be a masonry wall (with pilasters or columns) to match or accent the adjacent masonry wall.
- DS 16. Improvements and plantings within corner-clip areas shall allow adequate vehicular lines of sight at intersections.

1.5.4. Streetscape

Street furnishings (including benches, trash receptacles, bollards, planters, bus shelters, and other similar amenities) are permitted within landscape corridors provided placement does not interfere with clear-vision standards for street intersections, or pedestrian movement along the sidewalk. Refer also to RC Design Guidelines: Streetscape, p.2:46. The location and type of street furnishings shall be reviewed at the Tentative Map, design review, or improvement plan stage as appropriate for the type of approval required for the proposed development.

- DS 17. The design of street furnishings should match or complement the design of surrounding elements including other furnishings, walls and fences, and building architecture.
- DS 18. Street furnishings are to be low-maintenance.
- DS 19. Metal components of street furnishings shall not be exposed such that they could burn someone in high ambient temperatures.

1.5.5. Parking

The RCMC Section 23.719 regulates parking and loading standards in all land use designations in the SCSP. Refer also to RC Design Guidelines: Parking, p.2:50.

These standards regulate the amount, location, and development of motor vehicle parking, bicycle parking, and on-site loading areas. The purpose of the standards is to provide for safe vehicular parking, circulation, and loading requirements supportive of a variety of uses in this pedestrian, bicycle-friendly, and transit-supportive plan.

1.5.6. Fences, Walls and Screening

The RCMC Section 23.731 regulates the height and location of fences, walls, and screening. Refer also to RC Design Guidelines: Screening and Service Areas, p. 2:54 and Streetscape, p.2:46.

Unless otherwise exempt in RCMC 23.731.040 (Exemptions), design review approval shall be required for fences and walls.

Masonry Walls

Two types of masonry walls will be used in the Plan Area. Simple masonry walls will be used between dissimilar land uses to provide security and privacy. Enhanced masonry walls are typically located where sound walls are necessary along arterial streets adjacent to low-density residential and medium-density residential parcels.

Simple Masonry Walls

DS 20. Masonry walls that are used primarily to demarcate property boundaries between disparate land uses and are less visible from public streets may be simple block walls.

Enhanced Masonry Walls (Sound walls)

Wherever sound walls are required to mitigate sound impacts adjacent to streets, the following standards shall apply. These standards shall not

preclude the use of other innovative methods of project design utilizing greater setbacks, building design, mounding, or single-story structures with solid walls facing the street.

DS 21. Soundwalls shall be installed as required subject to acoustic analysis and shall be placed at the outside edge of the road ROW or landscape easement. The area between the road curb and the wall shall include a public sidewalk and landscaping, including canopy street trees consistent with the street cross sections defined in Volume I Chapter 4, Section 4.4.3.

DS 22. Landscaping should become the dominant element in the corridor, rather than a masonry wall. Therefore, the masonry walls along public corridors should be a simple design, of quality materials, that will eventually be a background element screened by, or visually recede beyond the landscape materials. The appropriate designs will include a simple, attractive surface pattern, detailing to articulate the wall cap, and columns or pilasters to mark the wall ends and changes in direction.

DS 23. Reserved

DS 24. Columns or pilasters may be embellished with textures, complementing materials, or articulation details (such as shadow lines). In addition, signature or logo elements that are cast or otherwise incorporated in the column or pilaster face may be included at end pilasters at road entries into projects.

DS 25. Masonry walls along the public streets shall not block views to the open space corridors, or obstruct service access to electric, telephone, cable, water or sewer services or equipment.

DS 26. Variations in wall designs within the Plan Area are acceptable at the following notable break points only: creek crossings, arterial intersections, and major changes in land use. Notwithstanding this, continuity in theme

and materials shall be incorporated where variations occur.

Enhanced Wood Fences

Enhanced wood fences or masonry shall be constructed where lots abut a park or school.

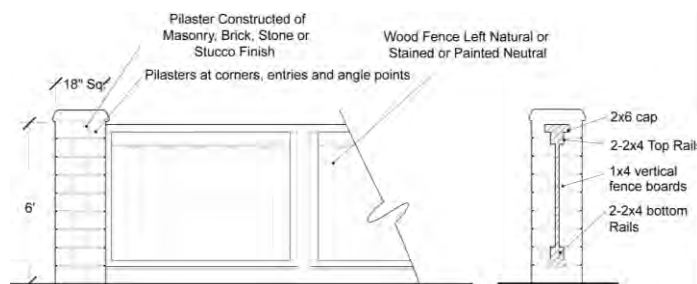
DS 27. Minimum solid-wood fence height is 6-feet. Enhanced wood fences may be placed on a berm not more than 24" above the elevation at the back of the adjacent sidewalk.

DS 28. Pilasters or columns shall be used in enhanced wood fences at each side of neighborhood vehicular entrances, at pedestrian walkway entrances, and at each angle point (change in direction).

DS 29. Pilasters and columns shall be constructed of materials complementary to the wood fence. Acceptable materials include masonry block, brick, stone, cobble and stucco finish. The pilaster material and design shall be consistently applied throughout individual subdivisions.

DS 30. Enhanced wood fences are to be of redwood or comparably durable materials construction, and if painted or stained, should be an earth tone color.

Figure II.1-2 Enhanced Wood Fence Example



Open Space and Trails Fencing

DS 31. Open decorative metal fences constructed of tubular steel or wrought iron shall be used adjacent to the open-space areas along the rear and side property line of residential parcels that abut open space areas. Open fences, or post and cable, may also be used adjacent to open space to define pedestrian pathways and to separate different functions within landscape corridors (for example, to restrict access of dirt bikes and motorized vehicles).

DS 32. Chain link fencing is generally not allowed.

DS 33. Open fencing shall not exceed 6-feet in height.

DS 34. Brick or other masonry pilasters or columns may be used as an optional detail with open style fences.

DS 35. Bollards may be placed to control vehicular traffic and pedestrian flow, and along pedestrian/bike paths leading to the school, park, or open-space sites. These bollards shall be removable steel post or approved replacement.

DS 36. Bollards may be constructed of metal, precast out of natural or integral-color concrete or of alternative materials approved by the City.

1.5.7. Sustainability: Energy Conserving Design

Energy conserving design not only reduces the on-going operating costs of buildings but also minimizes the demand for new energy sources. The design of energy conserving buildings responds to the climate of this region and thereby establishes a distinctive architectural style. Energy conservation can be implemented through the following measures. Refer also to RC Design Guidelines Sustainable Development: Solar Access, Energy Efficiency, and Green Buildings, p. 2-62.

- DS 37. Solar access for individual dwellings should be considered where feasible in the design of the local street network. Design of buildings shall demonstrate consideration of energy-efficient concepts such as natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.
- DS 38. Use of wind and thermal mass to heat and cool structures and public spaces should be considered in the design of all commercial buildings.
- DS 39. Buildings adjoining public spaces, such as along a pedestrian path, should be designed to provide sun to walkways and primary gathering areas in the winter.
- DS 40. Sun shade structures such as structural overhangs, verandas, trellises and porticoes may be incorporated at the primary entry and pedestrian approaches to all buildings.



Example of Shade Trellis on a Commercial Building

1.5.8. Sustainability: Urban Runoff and Natural Features in the Plan

Extensive open space is a major feature of the SCSP that includes both naturally occurring wetland areas and engineered water quality and storm water control basins. The development standards in this section address two primary concerns regarding these features, the interface with urban land use, and the aesthetics and amenity of the open spaces.

Interface between Urban and Protected Wetland Areas

Permits issued to individual landowners by the US Army Corps of Engineers under Section 404 of the Federal Clean Water Act establish the specific development standards that shall apply to areas adjacent to Preserve Areas identified in Volume I Figure 6-1 in the SCSP. These standards protect and manage those resources according to the principles and standards identified in Volume I Section 6.3.2 Strategy Principles and Standards, Watershed Management Design Standard. Public access to the Preserve Areas is strictly prohibited.

The naturally occurring areas are open grasslands that provide broad vistas from buffer areas along the perimeters. The edge areas provide a transition from the urban area to the protected wetlands. The plant materials in the edge areas

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transition from non-invasive trees and groundcover near the urban edge to natural grassland and compatible species adjacent to the protected areas.

The USACE permit will regulate irrigation and fertilizing of plants in the buffer areas. All surface waters draining toward the protected area will be captured and treated in surface water quality swales prior to discharge to the natural drainage. Where a bike trail is included in the edge area, the trail will serve as a demarcation of the natural grasslands. No trees or exotic vegetation will be permitted between the bike trail and the protected area.

The Environmental Protection Agency (EPA) requirements for construction activities and new uses pursuant to the National Pollutant and Discharge Elimination System (NPDES) will include the use of Best Management Practices (BMP) to prevent pollutant run-off during a storm occurrence within the urban development areas.



Example of a view to urban land use adjacent to natural open space.

The BMPs available to decrease storm water discharge on project sites during construction activities include both non-structural and structural measures. The non-structural measures include grading controls and “housekeeping” techniques. Typical grading controls involve timing, staging, setbacks and buffers, and restrictions on activities within open areas. Housekeeping techniques involve limitations on

material storage and disposal, soil stabilization of all roads and entrances, dust control, and mandatory site cleanup. Refer also to RC Design Guidelines Sustainable Development: Urban Runoff, p.2:60 and Sustainable Development: Natural Features of the Environment, p. 2:64.

DS 41. All commercial and multi-family development shall incorporate features to enhance on-site water quality such as grassy swales, multi-use detention basins, and integrated drainage systems.

DS 42. All development within the Plan Area shall apply best management practices to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff.

DS 43. The applicant shall install appropriate signage to deter the discharge of hazardous materials into storm drains. Such signage shall be approved by the City of Rancho Cordova.

DS 44. All Tentative Maps shall contain urban runoff control strategies and requirements that are consistent with Master Drainage Plans and the City’s urban runoff management program. Such strategies may include participation in an area-wide runoff control management effort consistent with standards developed by the Public Works Department.

Water Control Basins and Channels

The engineered basins and drainage channel along Grantline Road are designed to protect the area from storm water. The basins also treat the pollutants in surface water run-off through natural processes. These features primarily provide the storm water management and water quality treatment. These engineered features must also be aesthetically pleasing, blend visually with the nearby landscapes, and provide space for pedestrian and bicycle trails. The basins are not constrained by the federal regulations that apply to the natural protected areas and so the

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ATTACHMENT 2 Exhibit A to the Ordinance

landscaping palette can be more inclusive of trees, shrubs and groundcovers, but must also maintain the capacity of the basins and the channel.

Storm water management needs will determine the ultimate shape of the basins. The SCSP reserves locations (illustrated in Volume I Figure 8-4 Local Detention Basins) and adequate space to accommodate a worst-case scenario in which the maximum storm water storage capacity is required. In such cases a relatively uniform shape would be required, however, in all cases a buffer area is provided that would accommodate a landscape and path that will soften the edges of the basin.

The space reserved for each basin will allow for a wider naturalized edge in the event that the required storm water capacity is less than the maximum. In these cases, the edge and the bank of the basin will vary to provide a more natural appearance, and the buffer will allow more room for the bike and pedestrian trail.

Where basins are adjacent to natural open space they are a transitional feature from the urban land use. Trees along the basin edge near the urban use will transition to lower shrub, groundcover, and grasslands along the open space edge. The basins located at the edge of the community park

will take on the character of the park and will be surrounded by trees and groundcover compatible with the adjacent park area.

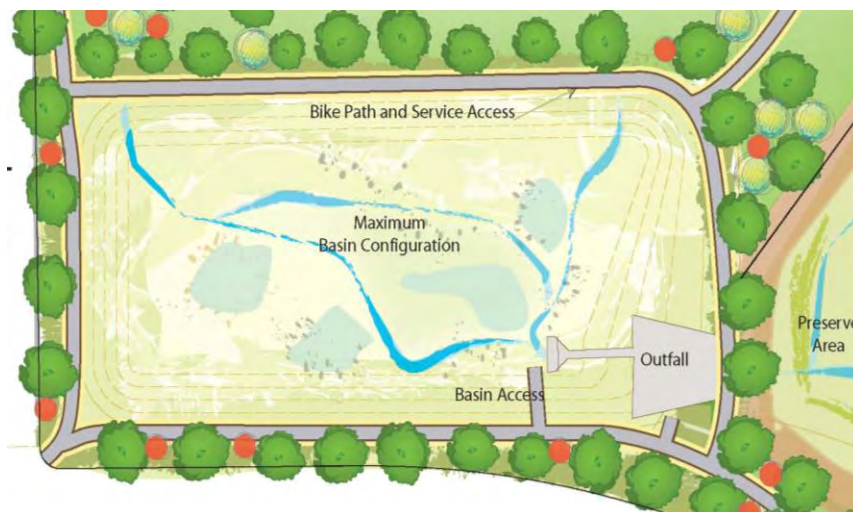
The USACE permit regulates the use of the natural channels within the protected wetland areas and thus these are generally undisturbed.

Engineered channels are very limited in the plan and are generally associated with linking the basins to discharge areas. In these cases the channels will be designed as an integral part of the basin and will take on the characteristics of the basin, including contouring and landscaping.



Example of naturalized drainage channel.

Figure II.1-3 Conceptual Basin



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One significant exception is the channel that parallels Grantline Road on the east side of the plan and then enters a small detention basin on the south edge of the plan. This channel primarily serves to carry storm water from the north side of Chrysanthy Boulevard and discharge it to the natural Upper Laguna Creek drainage to the south. The channel is inherently linear and straight as it follows Grantline Road. The channel will provide clustering of trees along both sides that will allow views to signage and buildings in the future Regional Town Center land uses, but will also provide an attractive edge along Grantline Road.



Conceptual view of channel adjacent to Grantline Road.

DS 45. Design of the drainage systems in the Plan Area will specifically consider the appropriateness of the following measures: storm water quality treatment, storm water detention structures, summer nuisance flow retention and percolation, and hydro-modification control structures. While each water quality wet basin has been sufficiently sized to meet the runoff demands from its respective drainage shed, each builder will have the option to incorporate LID design features within each of its development and downsize the size of the water quality basins accordingly.

DS 46. The project shall place erosion control and velocity dissipation devices at all

detention structures and along the length of any outfall structure as necessary to limit erosion into and within water courses. Furthermore, the project will utilize Best Management Practices consistent with all local post construction storm water management requirements, policies, and guidelines.

DS 47. All basins shall be designed as visual amenities that are an extension of the landscape on the nearby streets. In most instances this will involve naturalized drought tolerant and low maintenance landscaping. The basins may have a semi-permanent pool serving water quality purposes.

DS 48. Basins shall have irregular contours to create a natural appearance. Side slopes of 5:1 should occur on not less than 10 percent of the basin edge to allow access to the basin.

DS 49. Fences should be avoided if possible. Where required, fences shall be open types with a black matte finish. (Refer to Section 1.5.6).

DS 50. Landscape improvements within and adjacent to basins shall use drought tolerant and low maintenance plant materials.

DS 51. Nearby pedestrian and bicycle trails shall be routed in or along the rim of basins.

1.5.9. Art in Public Places

Art in public places can include art as commonly described such as murals and sculpture. The SCSP intends to integrate art into the every-day infrastructure by simply selecting well-designed, attractive fixtures where practical. Manhole covers, tree grates, directional signage, bike racks, benches, lighting fixtures, water features, and other street furniture can all be art.

Refer to RC Design Guidelines Site Design: Art in Public Places, p.2:66 for a description of city-wide standards.

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DS 52. Art should be located around the Plan Area rather than concentrated in a few locations.

DS 53. Art can be incorporated in landscape corridors and neighborhood gateways.

DS 54. Art in public places should typically be scaled to allow pedestrians to enjoy it.

1.5.10. Lighting

The RCMC Section 23.725 applies to all new and existing land uses, including permanent and temporary uses in all zoning districts. Refer also to RC Design Guidelines: Lighting, p.2:68.

The purpose is to regulate lighting to balance the safety and security needs for lighting with the City's desire to ensure that light trespass and glare have negligible impact on surrounding property (especially residential) and roadways.

DS 55. Street lighting will be low intensity and generally limited to locations required for traffic and pedestrian safety.

DS 56. Lighted features including but not limited to lighted bollards, lighted shelters, back-lighted planters, and accent-lighted wall surfaces and signs, are permitted provided light sources are low-level and screened from adjacent streets, walkways and homes.

DS 57. Planting shall be restricted within the zone of light for street lights in conformance with the City standards.

1.5.11. Signs

The Rancho Cordova Municipal Code (RCMC) Chapter 23.743 shall regulate all signs in the SunCreek Plan Area. Refer also to RC Design Guidelines: Signs, p. 2:72.

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1.6 CENTER FORM BASED DISTRICT DEVELOPMENT STANDARDS

Development of the Center Form Based Districts (Center Districts) identified in Figure II. 1-4 shall be subject to regulations and standards defined in this section. As described in Volume I: Section 3.3, “form based code” is a regulatory approach that describes the form and character of development. A form-based code incorporates many components of conventional zoning standards, but organizes the application of these standards according to a vision of aggregated development patterns rather than individual land use categories. A form-based code goes beyond conventional zoning development standards by describing the physical outcome of the development in terms of street character, building relation to the street, and pedestrian friendliness and other factors.

This section adds specific standards and guidelines to supplement the conventional permitted uses and development regulations established in the Rancho Cordova Municipal Code (RCMC) Title 23. Applications for development projects must comply with the development regulations in RCMC Title 23, Article 5 and any applicable supplemental standard for the SCSP set forth in this chapter.

The key elements of the SunCreek Centers Form Based Districts regulations include:

- Permitted Land Uses
- Street Character and Configuration (Street Typology)
- Building Front Character and Configuration (Frontage Typology)
- Pedestrian Ways
- Common Spaces

1.6.1. Application

The SunCreek Center Form Based District regulations apply to three areas identified in Figure 1-4 and Volume I Figure 3-3 as Districts A, B, and C. District C is a Regional Town Center and Districts A and B are planned as Village Centers as defined in RCMC Title 23 Article 5-Form Based Provisions. Each Center District has a different character and purpose that requires different standards and a different development approach.

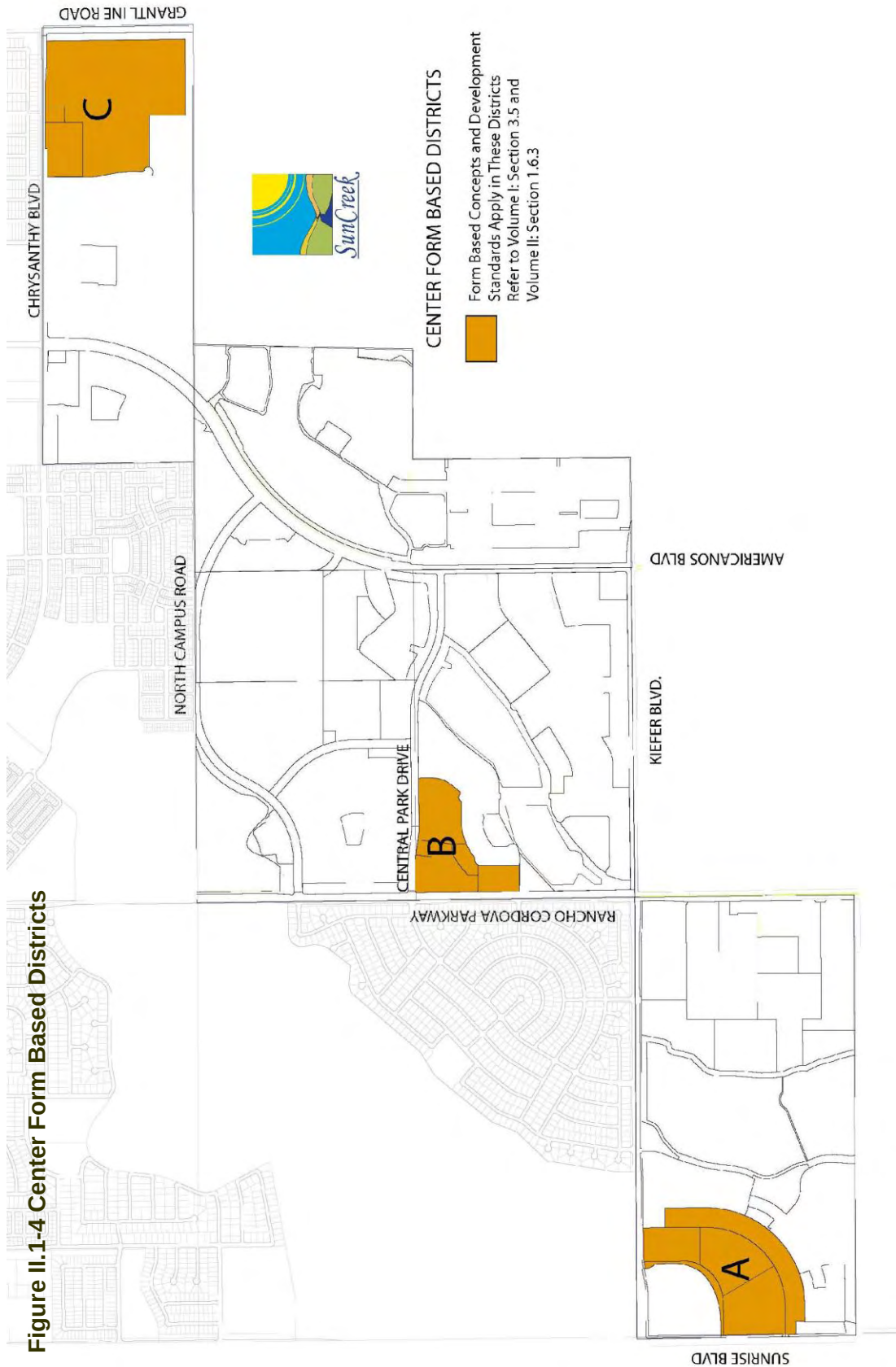
The term “Center District” refers to the boundary of the area identified in Figure II. 1-4 and not to a specific zone district designation. The Center Districts encompass specific zone districts that regulate the specific land uses and development standards. Each Center District allows for a mix of commercial (VC or RTC) and residential uses (HDR or CMDR), which can be mixed and allocated according to a detailed plan. Each Center District includes a “Main Street” as described in the RC Design Guidelines Commercial and Commercial Mixed Use: Commercial, p.3:10.

Prior to any development within the three Center Districts, a detailed conceptual plan for the subject District must be approved by the City Council.

The requirements of RCMC Section 23.722 and the RC Design Guidelines shall apply whenever a non-residential, mixed-use, or multifamily residential project is subject to design review.

1.6.2. Permitted Uses

Article 3 the RCMC Title 23, specifically Table 23.307-1 (Agricultural), Table 23.310-1 (Residential), Table 23.313-1 (Mixed Use), and Table 23.319-1 (Public/Quasi-public) regulate the Permitted Uses in the SCSP, except that residential uses are not permitted in the Village Center Zone designation. Refer to SCSP Volume I, Section 3.2.3.



1.6.3. Center District Development Standards

Form based development standards primarily address the relationship of building purpose and form to the adjacent streets and pedestrian areas. Conventional development standards apply to the basic organization of the development area, including standard rear and side setbacks. Height, site coverage, floor area ratio (the relationship of building height to site coverage), and presentation to the street expressed in terms of minimum building frontage are the primary metrics for

building mass regulation within the Center Districts. Separate standards are established for the Districts "A" and "B" that include the Village Center (VC) zone designation, and for District "C" that includes the Regional Town Center (RTC) zone designation.

These development standards reflect the differences in scale, mix of uses represented in each of the Center Districts.

Table II.1-1 establishes these basic standards for the Center Districts in the SCSP.

Table II. 1-1 Center Form Based District Development Standards

	District C Regional Town Center Standard	District A and B Village Center Standard
Max block length	820 ft.	800 ft.
Max block perimeter	2,800 ft.	1,950 ft.
Max pedestrian block length	440 ft.	600 ft.
Residential density		
Min density	20 du/acre	CMDR 12.1 du/ac MDR 6.1 du/ac ¹
Max density	38.7 du/acre	25 du/acre
Minimum building frontage		
Primary street	60%	60%
Side street	50%	45%
Floor Area Ratio (FAR)		
Minimum FAR	0.25 ²	0.25 ²
Maximum FAR	2.0	1.0
Building height		
Minimum height	20 ft.	20 ft.
Maximum height	75 ft.	60 ft.
Building Setbacks		
Minimum Front Setback	0 ft.	0 ft.
Minimum Side Setback	0 ft.	0 ft.

Notes on Districts A and B:

1. The residential uses in Center Districts A and B will include MDR, CMDR and HDR housing at minimum density allowed in the applicable zone.

2. The City Council may reduce the minimum FAR to no less than 0.2 by Design Review approval, subject to the following criteria:

- a. The planned uses and design of the commercial development are appropriate to serve the local area and are consistent with the City's development objectives which are described in the General Plan, in the City Design Guidelines and in this Chapter ; and
- b. Granting the FAR reduction will not adversely affect the interests of the public or the interests of the residents and property owners in the vicinity of the new development; and
- c. The FAR reduction is the minimum required to support the site plan.

1.6.4. Street Typology

The street is a key component of development within Center Districts. In these Districts the street characteristics, including the width of the travel way, number of travel lanes, width of the sidewalks, setbacks, and the landscaping and streetscape (furniture, lighting and way-finding signs) contribute much to the identity and vitality of the adjacent commercial and residential uses. Except as noted in Chapter 1.4, front and side yard setbacks shall be measured from the back of sidewalk. The SunCreek Center Districts apply the “Main Street” concept identified in the RC Design Guidelines. *“The design of access and circulation on project sites should tie the development into the overall neighborhood, and the internal circulation may be a part of the City’s circulation and street system, where buildings front onto and have pedestrian connections with the public right-of-way.”*

The location and character of each of the “Main Street” features is discussed in Section 1.6.10 District Descriptions.

Volume I, Chapter 1.4 Circulation defines the street cross sections in terms of number of lanes, lane width, landscape corridor, sidewalks, and bike/pedestrian trails. Volume I, Figure 4-3, Major Streets Master Plan identifies the basic configuration of the street network and the primary street type applied.

The SunCreek Center Districts use the Standard Collector Street (Volume I, Figure 4-7) as the Main Street.

Arterial

Arterial streets along the edge of the Center District designations include Kiefer Boulevard (District “A”), Rancho Cordova Parkway (District “B”, and Chrysanthy Boulevard (District “C”). Refer to Volume I, Figure 4-4.

DS 58. The median in the center of the roadway

shall be utilized to facilitate the safe passage of pedestrians across a minor arterial. Suggested treatments include landscaping and pedestrian refuges at crossings.

DS 59. The landscaping strip along the sides of the roadway shall be designed to create a separation between pedestrians and fast-moving vehicles. The strip should include a landscaped area between the edge of the curb and the sidewalk. Street trees and lighting should be provided and designed at a pedestrian scale.

DS 60. Where right-turn lanes are required, the width and design of sidewalks and landscape strips shall maintain the quality of the pedestrian environment.

DS 61. The facades of buildings located at the edge of right of way in Center Districts should include storefront, multi-family residential and office use frontage types. It is preferred that building frontages approach the sidewalk.

Collector Street

Collector streets (Main Streets) in the Center District include Crescent Drive in District “A”, and the un-named crescent street in District “B”, and the un-named north-south street in District “C”. Refer to Volume I, Figure 4-7 and Figures II. 1-6, II. 1-7, and II. 1-8 for location of the Main Street in each Center District. Additional collector streets with medians may be located in District C when a specific development plan is prepared for this area.

Central Park Drive is a unique condition in District B that serves both as “Main Street” flanked by commercial and residential use, but also as a primary pedestrian corridor linking the Village Center to the Community Park and the High School. Volume I, Figure 4-10 Pedestrian Boulevard illustrates the special character of this street.

DS 62. The landscape strip areas shall be

designed to provide pedestrians with secure passage along the roadway and motorists with adequate views of the storefronts located along the street. Street trees and lights designed to the pedestrian scale shall be placed within continuous landscape strips to provide a barrier between the roadway and sidewalk. Larger canopy trees shall be used where possible to shade the sidewalk and the street.

- DS 63. Intersections should be designed to provide pedestrians with safe passage. Features may include pedestrian bulb-outs, differentiated accent paving within the intersection, pedestrian refuge areas within the medians of arterials, and in-street crossing lights.
- DS 64. Turning movements typically occur from within the main travel lanes; however, short (one- to two-car-length) turn pockets may be provided at some intersections in lieu of parking on one side of the street.
- DS 65. Storefront, multi-family housing, porch, door yard/terrace or light court, and stoop frontage types are preferred.

Minimal Sidewalk Frontage Access

Exposure of the building or common area such as a plaza at the back of the sidewalk is used to facilitate access from a public right-of-way or an on-site sidewalk to a public space. Refer also to RC Design Guidelines Site Design, Building Placement, and Orientation, p. 3:18.

- DS 66. For a public space located adjacent to one street, the area of the space within 15 feet of a public right-of-way or an on-site sidewalk along at least 50 percent of the space's street frontage shall be free of obstructions.
- DS 67. For corner public spaces, the area within 15 feet of the intersection of two or more streets on which the space fronts shall be at the same elevation as the adjoining sidewalk. In addition, at least 50 percent of each of the

space's frontages shall be free of obstructions.

- DS 68. To be considered free of obstructions, public spaces shall include at least four feet of unobstructed area between obstructions when measured parallel to right-of-way or sidewalk.
- DS 69. For obstructed portions of a space's frontage, no walls or other obstructions, except for fixed and moveable seating and tables, shall be higher than two feet above the curb level in front of the space.
- DS 70. Trees planted flush to grade, light stanchions, public space signage, trash receptacles, railings for steps, and substantially open fencing around seating areas not exceeding 36 inches in height shall be considered permitted obstructions.

Kiefer Boulevard adjacent to the commercial use in District A is a special condition due to the Secondary (10') bike trail in the 35 foot wide pedestrian corridor on the south side of Kiefer Boulevard. In this condition, the commercial use will be located at the edge of the "build to line" (edge of right of way) as illustrated in Volume I, Figure 4-21. In this condition, the space between the multi-use trail and the building front can be used for an outdoor dining area, rest stop, or landscaping.

1.6.5. Design Guidelines for the Center Districts

Each of the Center Districts will have a distinct character as described in Section 1.6.10 below. However, all of the development in the Center Districts, particularly commercial and office use will be guided by the following design principles. The intent is to create an overall sense of community with high quality, pedestrian oriented design. The following principles shall apply to all Form Based Districts.

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- Center Districts should be visually appealing from all public areas, including adjacent streets and sidewalks, and to pedestrians as well as persons in automobiles.
- Center Districts should be appropriate in scale and massing relative to adjacent land uses.
- Center Districts should provide for convenient, attractive pedestrian access from street fronts and from adjacent commercial, office, and residential land uses.
- Center Districts should provide for convenient, attractive pedestrian access within the center with dedicated pedestrian ways between all buildings and pedestrian spaces such as plazas, courtyards, and terraces at natural gathering areas within the site.
- Center Districts should minimize noise, light, vibration and odor impacts on the surrounding neighborhood.
- Center Districts should be functionally efficient in terms of resource requirements, traffic circulation, emergency access, and delivery and waste removal.

Architectural Style

The common characteristics established in these guidelines will create a sense of overall consistency and common identity throughout the Plan Area. The buildings need not emulate any historical style. Design continuity and appropriate style address building scale, pedestrian access, the proportion of wall to arcade, window placement and proportions, height of walls, building color, building materials, and response to the site conditions. The application of these guidelines will produce architecture that reflects the

individual needs of the building owners, and the character of the SunCreek community.

- DS 71. Architects may apply a design style that reflects the particular character of the uses within the building, such as a theme restaurant or specialty store. Such designs may be established by a chain that has standardized characteristics. However, buildings that are highly stylized, or that apply corporate “franchise” architecture shall compliment the overall style and character of neighboring buildings. .



Example of Acceptable Stylized Architecture

- DS 72. Each Center District shall include a dominant landmark element such as a clock tower, fountain, or sculpture within a pedestrian oriented space. The element will serve as an identification of the District and should reflect the overall design theme of that District.

Exterior Finish Materials

- DS 73. The appropriate exterior materials include masonry, plaster, stucco, stone, and decorative treatments in concrete. Wood siding is acceptable provided that it is used in locations protected from harsh sun or weather conditions, and is properly installed and treated to be durable.

Color

- DS 74. Neutral colors are acceptable for the base

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color of a building and may be used without limitation. However, the architect is encouraged to apply other, bolder colors that are derived from earth tones to add visual interest and distinctive character

DS 75. Large areas of bright, intense primary colors shall be avoided but may be applied to trim, windows, doors and architectural elements where they complement the building basic color scheme.

DS 76. Typically, the building basic color scheme should include not more than three colors, however, more than three complementary colors may be used to establish a special visual effect.

DS 77. Paint colors should complement the color of stone, masonry, tile, or any natural materials applied to the exterior of the building.

Building Massing and Form

DS 78. Buildings should have a hierarchy of elements so that the overall building is readable. Design elements that embellish and create variety should be subordinate to the overall volume. The building massing should create an interesting view from vantage points both within and from the exterior of the site, and allow "landmark" or anchor buildings to stand out above the other buildings and landscape.

DS 79. Buildings should be located forward to the street front rather than behind a parking area. This is particularly effective along the "Main Street" in each District where the intent is to establish a vibrant, pedestrian active environment.

DS 80. Large building masses should closely relate to smaller buildings and to pedestrians on the adjacent walkways by a variety of means including:



Conceptual Image of building forward "Main Street"

- The addition of arcades, trellises and smaller building elements;
- Roofs that are not monolithic;
- Windows that are varied for functional or symbolic reasons;
- Articulations that include offsets, recesses, projections and changes in wall direction to provide visual interest;
- Architectural detailing, color, and/or composition of facade elements; and
- Architectural elements such as terraces or balconies oriented to common areas such as courtyards, pedestrian ways, or plazas.

DS 81. Dormer windows, dormer vents, belvederes, chimneys, roof monitors and other features that add visual interest may be added to a roof provided that they are in character with the building style and in proportion to the roof and building mass.

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Example of offsets, recesses, projections and changes in wall direction

DS 82. Storefront window walls shall be divided into bays defined by window spacing, raised pilasters, add-on awnings or trellises, or other architectural elements so the entire facade reads as a series of individual shops. Storefront windows should be contained within a bay defined by these elements. Doors and windows shall be consistent in design and located to present a unified appearance to the elevation, except where the variations are an integral and necessary part of the exterior design.



Windows, awnings, cornices and flags provide cadence.

DS 83. All walls, blank or storefront, shall be defined at the top by a cornice or other detail bold enough to visually terminate the wall.

Even walls topped by a sloped roof that terminate at the wall line shall be defined by a cornice or eave detail. Exceptions include heavy timber roofs where the rafter tails are exposed and extend a minimum of eighteen inches from the wall.



Cornice Detail and Variety of Roof Types

DS 84. Two story walls shall be divided by a cornice, horizontal band or other architectural element that defines the ground floor from the second floor.

DS 85. Generally, walls should appear as thick and massive in proportion to the building scale, particularly on large-scale buildings. Windows, other than storefront should be recessed from the face of the wall by at least 3 inches.

DS 86. The exterior of ground floor walls that face streets shall include features that articulate the walls and ensure visual diversity and proper scale. Articulation may include windows, arcades, changes in materials or color, or other details. Architectural detailing of each wall at ground level shall relate to the landscape to ensure an appropriate transition of the building and the ground plane.

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Arcade and Ground Plane Treatment

DS 87. Architectural elements that contribute to a building's character, aid in climate control and enhance pedestrian scale are encouraged. Examples include canopies, roof overhangs, projections or recessions of stories, balconies, reveals, and awnings.

DS 88. Building entryways shall be clearly defined and integrated with building and landscape design. The use of distinctive architectural elements and materials to denote prominent entrances is required.



Example of landmark feature integrated with main buildings.



Arcade establishes the primary Entry Feature

Landmark Feature

DS 89. Landmark structures, such as clock towers, enclosed arcades, and building elements that extend above the roofline of the primary building may be used to designate major entries, public spaces, or building corners. Such landmark structures may also be used in parking areas to identify pedestrian portals, provide orientation to drivers in the parking area, or provide visual interest.

Roofs

DS 90. Buildings may have either flat and/or sloped roofs. Sloped roofs shall have a minimum slope of 4 in 12.

DS 91. On the portion of the roof visible from the parking lot or street the following roof materials are acceptable:

- Standing seam metal in colors compatible with the building and trim colors.
- Composition, steel, concrete, or clay tiles with either a deep profile or flat. The colors shall be subdued warm tones.

DS 92. Passive solar design features are encouraged whenever possible. Design of buildings should consider energy-efficient concepts such as natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.

Architectural Lighting

DS 93. Natural light and external night lighting should be used to enhance and articulate the buildings.

DS 94. Lighting sources should be thoughtfully located and shall have cut off lenses to avoid light spillage and glare on adjacent properties.

DS 95. Parking areas shall have a minimum illumination of 1.0 foot-candles as a maintained minimum at the pavement surface. Pole mounted lighting should be spaced for maximum energy efficiency and be no taller than 25 feet within 100 feet of residential areas.

DS 96. Pedestrian walks shall have a minimum illumination levels of 0.5 foot-candles as a maintained minimum at the walking surface and lighting shall be placed to identify any level changes or changes in walking conditions.

DS 97. Pedestrian walk lighting should be of an appropriate scale and style such as bollard type lighting, step lighting and/or pole mounted lighting not exceeding 25 feet in height.

Ancillary Structures

DS 98. Service areas shall be located to minimize visual impacts from pedestrian corridors and adjacent streets. Exterior storage shall be confined to portions of the site least visible from public view.

DS 99. Auxiliary buildings such as kiosks,

maintenance sheds, pump sheds visible to customers shall complement and integrate the design characteristics applicable to the larger buildings.

On-site parking in the Center Districts

Parking Standards and Building Placement Standards shall be determined in detailed planning process required for each use within each Center District area required in this chapter, Section 1.6.1 Application, and will be guided by RCMC Chapter 23.510 and Chapter 23.513.

1.6.6. Frontage Typology by District

“Frontage typology” describes the character of buildings and the public sidewalk as they relate to the street. The frontage types:

- create an attractive pedestrian activity space between the buildings and street,
- establish the visual boundary of the streetscape, and
- provide a proper transition from the public realm (the street and sidewalk) to the private realm (the home or commercial use).

This is achieved through building mass, scale, and articulation; the placement and scale of doors and windows; the width of the sidewalk; and the type and location of street trees, street furniture, lighting and ground level landscaping.

There are many ways to create an attractive, properly scaled pedestrian relationship between the building front and the street. This section introduces a limited number of common building frontages that may be applied along the streets that are typical of the Center Districts in the SunCreek Plan Area. The architecture of street frontages is not limited to these examples, and the architects/designers/building owners are encouraged to apply other concepts in the spirit of the Center District vision.

The following sections describe the general applicability of the frontage types suggested here, but the types are not assigned to specific locations in the Center Districts. Rather, they are examples that can be applied in a variety of locations. The applicant shall identify the specific application of these examples, or alternatives that may be proposed, in the detailed conceptual plan for each Center District that must be approved by the City Council as described in Section 1.6.1, Application.

Door Yard/Terrace/Light Court

Generally, a door yard/terrace or light court frontage is a residential frontage type, but it can also be applied to a vertically integrated mixed-use building with residential over retail or office uses. Typically, the building presents a split-level that is characterized by a facade that is set back from the street property line by an elevated terrace or a sunken light court. This buffers residential uses from the sidewalk and removes the private yard from public encroachment. This frontage type is also suitable for café style outdoor dining and is appropriate where residential, professional office, and retail development is incorporated into a mixed-use setting. It is particularly well suited to live work residential configurations.

DS 100. The front facade of the building must be set back a minimum of five feet and a maximum of 15 feet behind an elevated terrace or sunken light court. The terrace and/or sunken light court must directly abut the front property line.

DS 101. Sub-basements accessed by a light court may not be more than six feet below the sidewalk.

DS 102. The stoop above the light court must be a minimum of three feet above grade and a minimum of three feet wide.

DS 103. Above-grade commercial building entrances at the stoop level must either be covered by an awning or canopy, or be

recessed behind the front building facade. If a recessed entry is provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Courtyard

A courtyard frontage may be created by recessing a central portion of the facade for a portion of the building frontage. A low fence or wall, with a pedestrian opening in all cases, may be provided along the setback line to define the space of the courtyard/forecourt. Courtyards are typically oriented to the street, but they may also be oriented to a public pedestrian oriented space as defined in Section 1.6.7. A courtyard may be suitable for gardens, outdoor dining, and vehicle drop-offs and is appropriate where residential, office, retail, and institutional uses are incorporated into a center. Courtyards are particularly applicable for live/work residences and for "lock out" dwellings that provide a secondary unit accessible from the courtyard.

DS 104. The front facade of the building must be built to the front property line for at least 50 percent of the overall building frontage. The remaining 50 percent of building frontage may be used to create a recessed courtyard in the central portion of the facade.

DS 105. Courtyards must be set back from the build-to line/front building facade a minimum of 10 feet and a maximum of 30 feet.

DS 106. Courtyards must span a minimum of 10 feet along the front facade and may comprise no more than 50 percent of the overall building frontage.

DS 107. The courtyard frontage may choose to incorporate other frontage types (typically storefront, stoop, gallery, or arcade), but is not expressly required to do so.

Stoop/Portico

A stoop frontage is generally applied to Compact

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Medium Density Residential (CMDR) or High Density Residential (HDR) as defined in Volume I, Chapter 3, and is suitable for ground floor residential uses with short setbacks. A stoop is characterized by a facade which is aligned close to the frontage line with the ground story elevated from the sidewalk to provide privacy for the ground floor uses. The entrance is usually an exterior stair or landing which may be combined with a small porch or roof.



DS 108. The front facade of the building must be set back behind an elevated stoop, which must be aligned with and directly abut the front property line.

DS 109. Stoops must conform with the following:

- Stoops must rise to a minimum of three feet above grade.
- Minimum four feet wide.

DS 110. Stoop frontages may be combined with a small roof or porch.

DS 111. Commercial building entrances at the stoop level must either be covered by an awning or canopy or be recessed behind the front building facade. If a recessed entry is

provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Storefront

A storefront frontage is characterized by a facade that is aligned close to or directly on the right-of-way line with the building entrance at sidewalk grade. Storefront frontages have substantial glazing on the ground floor and provide trellises, awnings, or canopies cantilevered over the sidewalk. Building entries may provide either a canopy or awning, or alternatively, may be



recessed behind the front building facade.

DS 112. Awnings/canopies must be provided for a minimum of 50 percent of the overall building frontage and must comply with the following:

- Awnings/canopies must project a minimum of five feet over the sidewalk.
- Awnings/canopies must provide a minimum of eight feet and a maximum of 12 feet of vertical clearance over the sidewalk.

DS 113. Building entrances must either be covered by an awning or canopy, or be recessed behind the front building facade. If a recessed entry is provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Gallery and Arcade

A gallery frontage is characterized by a façade that is aligned with the back of the sidewalk with the building entrance at sidewalk grade and with an attached colonnade that projects over the sidewalk.

An arcade frontage is nearly identical in character to the gallery frontage except that the upper stories of the building may project over the public sidewalk way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may not bypass it.

DS 114. The front facade of the building must be set back a minimum of 12 feet behind a colonnade. The colonnade may be located no more than three feet behind the curb. The colonnade must not obstruct the walking path.

DS 115. Column dimensions must be in proportion to the building mass and must be spaced to provide a sense of openness and a view into and from the covered area.

DS 116. The gallery or arcade must provide a minimum of 12 feet of vertical clearance from the sidewalk.

DS 117. An arcade may include a covered area that spans between buildings.

1.6.7. Standards for Public Pedestrian-Oriented Spaces

The Center District designation includes locations that are suitable for public pedestrian oriented spaces such as plazas, courtyards, and paseos. The SunCreek plan envisions the Center Districts to be active social centers for the surrounding community. The pedestrian oriented spaces play a significant role in providing a setting for such social activity and the food services, entertainment, retail, and other businesses that favor such settings.

The RCMC Section 23.722.060 and Section 23.722.070 establish provisions for the design and construction of all pedestrian-oriented spaces, including on-site pedestrian pathways, common areas, and public spaces. RCMC Section 23.722.070 also establishes standards for specific public spaces including building entry spaces, employee break areas, paseos, and plazas.



These standards will provide pedestrian-oriented spaces that are safe, comfortable, and usable; provide aesthetic value to the project's site design; and fully comply with the requirements of the Americans with Disabilities Act and the city-adopted building code.

Small parks and open spaces adjacent to the Village Center sites in Center Districts A and B are envisioned as an "Urban Town Square"; an integral part of the commercial/institutional

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activity in the area where people will gather. Consequently, the design for these parks will be carefully coordinated with the design of the adjacent commercial and mixed-use sites, and shall be addressed in the detailed conceptual plan for each Center District that must be approved by the City Council as described in Section 1.6.1, Application.

Center District Public Space Area Requirement

Each of the three Center Districts shall provide at least one significant area that allows public gatherings. These primary gathering places shall be scaled to the size of the District and shall provide amenities that support events/activities.

Additionally, every project shall include one or more outdoor gathering place(s). The size and scale of such areas shall be appropriate to the type and use of each particular development. Appropriate spaces may include, but are not limited to, building entries, employee break areas, courtyards, outdoor café seating, and pedestrian pathways.

Public space shall occupy at minimum five percent of the gross square footage of new development in all of the Center Districts. All public spaces, including the specific spaces listed in this chapter, arcades, sidewalks adjacent to an on-site main street, and paseos, may count toward meeting this requirement.

The following development standards for the SunCreek Center Districts supplement RCMC Section 23.722

DS 118. The public common area shall be located at a prominent location, such as a terminus or major crossing on a primary public walkway within the commercial use area.

DS 119. Sites shall be developed in a coordinated manner to provide order and diversity and avoid a jumbled, confused development. Buildings should be clustered to form plazas or pedestrian malls and prevent long

"barracks-like" rows of structures.

DS 120. When clustering is impractical, a visual link between separate structures shall be established through the use of an arcade system, trellis, or other open structure.

DS 121. Major building entries and storefronts should be oriented to a pedestrian space where practical, rather than the parking lot, and walkways should connect the commercial uses directly to the sidewalk along the street.

DS 122. Pedestrian spaces shall provide a linkage and transition space between residential and retail, entertainment or other more public activity uses.

DS 123. Each primary use area in the Center Districts illustrated in Figure II. 1-4 shall apply an overall design theme that ties together the various land use elements of the District in order to provide a sense of place, and identity. The design theme shall address paving materials, lighting, landscaping, trash receptacles and architectural style.



DS 124. As part of the Design Review application required in Section 1.6.1 Application, the applicant shall submit a pedestrian plan demonstrating compliance with the relevant standards and performance criteria in this chapter.

DS 125. Seating shall be an integral component of the pedestrian oriented spaces. In addition to the standards set forth in RCMC 23.722.050 seating shall be provided that is

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oriented to the adjacent open space in Center District A and to the small public park in Center District B. Seating and tables associated with food services shall be moveable.

DS 126. The small park in Center District B shall be configured to provide a small grass covered bowl oriented to a small platform that will provide an informal amphitheater adjacent to the commercial uses. The bowl and stage shall be oriented to enable patrons of the commercial area to overlook the bowl and view the stage, but shall consider late afternoon sun angles with regard to audience comfort. Shade structures of fabric, wood, or metal are permitted in the park area.

DS 127. Each Center District designation shall include a children's play area or areas. Such areas may involve a single location where equipment is clustered, or they may involve informal equipment integrated with the pedestrian space as small, individual play elements rather than a single "playground" facility where all play equipment is concentrated. The play equipment should be attractive and relate to the theme of the commercial area if feasible.

DS 128. Play equipment shall be designed and constructed to meet the United States Consumer Products Safety Commission standards and best practices, including the installation of protective surfaces and barriers. To allow for the supervision of children, barriers surrounding the play area shall be substantially transparent and not exceed three feet six inches in height. Seating for supervision shall be provided adjacent to the play area. The play area and seating shall be shaded in the afternoon.

DS 129. Directional/ directory maps and informational kiosks shall be located in the commercial areas.

DS 130. The commercial areas shall be configured

to provide food services from restaurants, carts, and walk-up windows located in retail spaces adjacent to the pedestrian oriented space.

1.6.8. Standards for Pedestrian Pathways

RCMC Section 23.722.070 provides specific standards for enhanced pedestrian pathways that shall apply to all Center Districts. Refer also to RC Design Guidelines: Public Spaces and Pedestrian Amenities, p.3:14.

On-site pedestrian connectivity is essential to the function of the mixed-use character of the Center Districts. All development in the Center Districts shall comply with RCMC Section 23.722.06 that provides the standards for on-site pedestrian pathways. It requires that the pedestrian paths



system shall be designed to provide the pedestrian safe passage throughout a District. The key provisions that apply to the Center Districts include:

DS 131. A clear and continuous path that connects the main pedestrian access point to the site with the main entrance(s) of the primary use structure(s) on-site.

DS 132. Pedestrian pathways from primary buildings to adjacent streets at a ratio of one pedestrian dedicated path for each vehicle entrance on-site.

DS 133. Drive aisles leading to main entrances with a walking path on at least one side.

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DS 134. RCMC 23.722.06 also requires that pedestrian paths system shall be designed to provide the pedestrian safe passage between adjoining properties and shall connect their pedestrian pathways. The key provisions that apply to Center DDistricts include:

- A clear and continuous path along all adjacent streets that connects to the main entrance of the primary use structure on each property.
- A clear and continuous path along all drive aisles providing access between the properties that connects the main entrance of the primary use structure on each property.
- Special pedestrian paths/connections between adjoining lots where those uses are compatible.

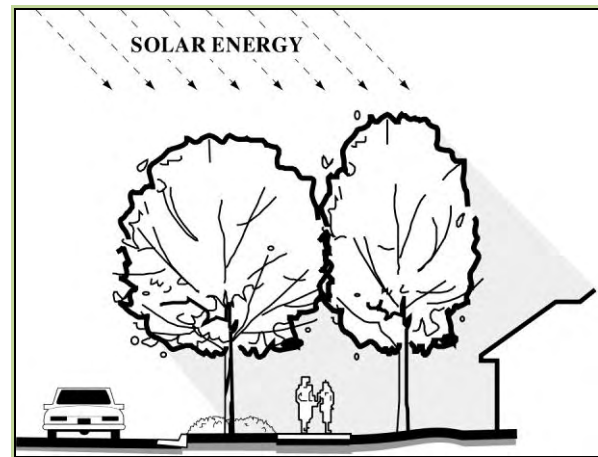
DS 135. Center District developments adjacent to a public transit route shall provide a paved, direct pathway from the primary facade of the major building to the pedestrian path along the street edge leading to a transit stop. Where multiple buildings are included in the development, each building over 50,000 square feet gross floor area shall provide a connecting path that permits occupants to easily walk to the nearest transit stop.

DS 136. A shelter and waiting area that would support future public transit shall be located on the future transit route with pedestrian access to each Center District. Center District B is adjacent to the planned Signature Transit Route along Rancho Cordova Parkway. A clearly defined, convenient and well lighted pedestrian space shall be provided linking the storefronts to the sidewalk nearest the transit stop. Such pedestrian space shall also link to any pedestrian space within the District.

DS 137. To provide shade in the summer, deciduous shade trees shall be planted

approximately 25 feet on center along the length of any required pedestrian path. These trees shall be placed at least 15 feet away from the face of any building wall. Equivalent shading may be provided by shade structures or buildings.

Figure II.1-5 Shading along Pedestrian Path



Hours of Access

All public spaces that provide a primary route for pedestrian connectivity through a Center District shall be accessible to the public at all times. Examples include the pedestrian way that connects the pedestrian walk adjacent to the open space in Center District A to Crescent Drive, and the pedestrian way that connects to the small park to the intersection of Central Park Drive and Rancho Cordova Parkway through Center District B, and any designated pedestrian pathway through Center District C. Landowners and property managers of small pedestrian spaces within residential areas or plazas directly associated with individual businesses, such as a dining patio adjacent to a restaurant, shall have the authority to limit hours of public access to such seating or use area. The City may authorize a nighttime closing contingent upon the following provisions:

- A new space may be granted nighttime closing if potentially significant safety issues are documented and submitted as

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part of an application to authorize the closing.

- An existing space may be granted nighttime closing if the space has been open for at least one year and significant operational and safety issues have been documented.
- Nighttime closing of the space is necessary for public safety and/or maintenance within the space.
- Any approved design element that limits nighttime public access shall not impede public circulation, police access, and visual or physical access within the space or between the space and public areas during hours of public operation.

Defensible Space

Defensible space includes designs that incorporate specific consideration for public safety in common areas, such as walkways and plazas. This includes such items as maintaining views from adjacent buildings and the street, adequate lighting, and location of shrubs and other screens. Refer also to RC Design Guidelines Safescape, p.2:58.

DS 138. Defensible space concepts and techniques shall be incorporated in Center Districts.

Heavy landscaping near structures and on the periphery of parking areas shall be restricted in order to maintain view corridors. Retail shops and offices fewer than 10,000 square feet per tenant shall include a minimum of window front adjacent to walkways along the ground floor wall consistent with the RC Design Guidelines. These windows shall not be covered inside the building and shall allow direct line of sight to the outside.

DS 139. Potential crime risk uses, such as walk-up ATM machines, shall be located in highly visible and well-lighted areas.

1.6.9. Residential Use Site Design in Center District Designations

Residential is a key component of the mixed use Center Districts. Each District includes a component of High Density Residential (HDR) and Compact Medium Density Residential (CMDR) as well as commercial uses. The intent is to provide interaction among these uses that encourages a lively street life, yet allows for the quiet and privacy required by most residents. The Rancho Cordova Municipal Code, Title 23 specifies design regulations for setbacks, street orientation, and other site and development considerations.

In addition to the RCMC regulatory standards, residential development in the SunCreek Center Districts is concerned with the orientation to the street, and the relationship of residential uses to non-residential uses in a mixed-use environment, particularly where the uses are mixed horizontally rather than vertically.

The residential interface along the Main Street area in each District includes both HDR and CMDR dwellings. Each of these designations is envisioned as primarily, but not exclusively, alley loaded housing that has a limited depth front yard and is oriented to the street edge. Sections 1.6.4 and 1.6.5 address guidelines for the street environment.

Housing integrated with non-residential use on the same block or parcel areas will require guidelines to protect the quiet and privacy of the residents.

DS 140. Multi-family residential uses in a Center District site shall be an integral part of the mixed use complex and not a separated by walls or parking areas except required for privacy and security in the residential use.

DS 141. Multi-family residential uses in the Center Districts may be integrated with the non-residential uses vertically, (apartments located above retail or office uses), or horizontally, (adjacent to the retail or office

uses).

DS 142. Mixed use buildings shall provide separate entries for each use, but shall provide a residential entry oriented to a courtyard, plaza, and other common area that provides a transition from the public areas to private area.

DS 143. Multi-family residential uses in the Center Districts shall have access from the public walkways that serve the commercial uses, but shall also have a separate entry.

DS 144. Multi-family residential uses in the Center Districts shall have separate, dedicated parking areas, but shall share driveway entries from the street, where feasible.

DS 145. Multi-family residential uses in the Center Districts shall have private open space in the form of a patio or terrace separated from the commercial common areas. Such patios or terraces may overlook common public areas associated with commercial use.

1.6.10. Center District Descriptions

The SunCreek Form Based Code applies to three areas identified in Figure II.1-4 and Volume I Figure 3-3. Each District has a different character and purpose that requires different standards and a different development approach.

Center District A

District A is located in the southeast corner of the intersection of Sunrise Boulevard and Kiefer Road. Crescent Drive transects the District and provides the "Main Street". District A is adjacent to a medium and low-density residential neighborhood to the south and east. Permanent open space is located to the west and north.

District A includes a mix of Village Center (VC), High Density Residential (HDR) and Medium Density Residential (MDR) zoning. The anticipated mix of uses in this District includes local serving retail and services such as a grocery, drug store, a

variety of small retail shops and personal services, business offices and professional service, entertainment, restaurants, including both sit-down and outdoor dining, private recreation, and multi-family housing in apartment, row house, or other similar configurations.

With its interface of medium to high-density residential and integrated commercial development, Crescent Drive presents a special opportunity for a lively urban setting. Shops and residential uses along this tree lined local collector street should include pedestrian amenities and small to medium sized public spaces. The retail and higher density residential form based frontage types described in this section are particularly suited to this street.

District A also presents the opportunity to mix residential, commercial and employment uses overlooking a substantial open space area. The south edge of the crescent shaped open space creates an opportunity for a pedestrian trail promenade between the open space and the adjacent residential and commercial uses.

Restaurants and shops should be oriented to both the Crescent Drive urban setting and the promenade along the open space preserve. Second floor office space and/or multi-family residential can be located to take advantage of this open space view and to provide eyes on the public trail system and the public spaces that will be included in the urban mixed use portions of the area. Food services and shops should also be oriented to the bike trail along Kiefer Boulevard to provide a rest and gathering area.

Center Districts emphasize pedestrian activity and public spaces. District A would include such spaces within the commercial portions as activity centers and gathering places, but the pedestrian ways and public spaces can also serve as transition areas between the public activity and the more private and quiet residential areas.

A major trail segment extends through the VC designation to Crescent Drive and beyond to the

ITEM 11.1.

DEVELOPMENT REGULATIONS

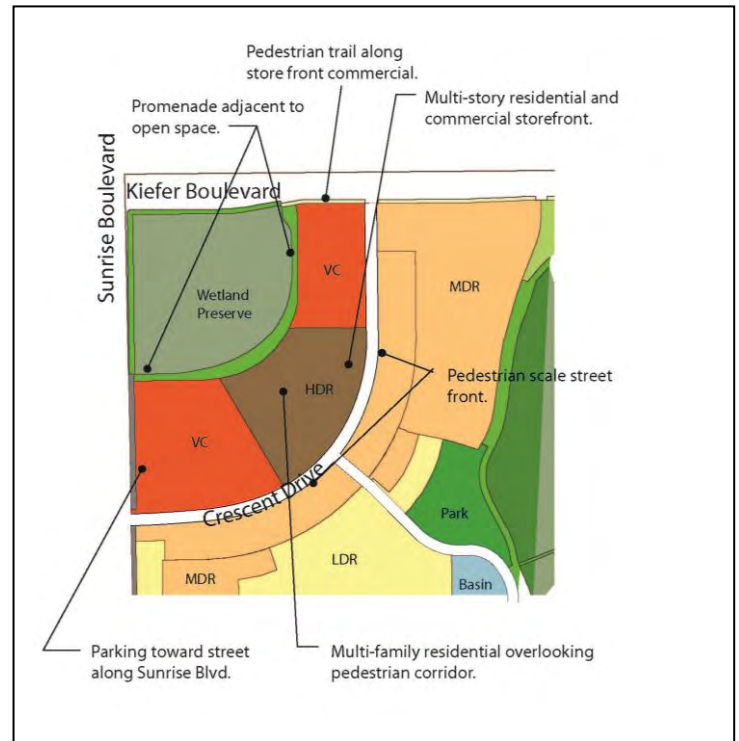
ATTACHMENT 2 Exhibit A to the Ordinance

neighborhood park and major open space area. This trail segment is likely to be adjacent to high-density residential use and the trail design and location must provide for the security and privacy of the adjacent residents. Again, the upper story residential uses will provide eyes on the trail.

District A includes commercial areas along both Kiefer Boulevard and Sunrise Boulevard. The Kiefer Boulevard frontage is unusual because it includes a link in the major bike and pedestrian network. Volume I Figure 4-21 illustrates the condition where the primary trail passes by the commercial use. A mini-plaza with paved area, shade structures, low landscaping, lighting, and informal seating would fill the space between the trail and the building. This location would serve well for a small food service, shops, or services catering primarily to people using the adjacent trail.

The commercial development adjacent to Sunrise Boulevard will face the challenge of relatively high-speed traffic and road noise. This frontage includes a pedestrian walk, but the pedestrian traffic will be less significant than found on Kiefer Boulevard. Along this edge, the pedestrian oriented storefront will be less viable and buildings may orient a side or rear face to Sunrise Blvd. Access to the interior of the site will occur at Crescent Drive and at the bike trail along the adjacent open space.

Figure II.1-6 Center District A Notation



Center District B

Center District B is located along Rancho Cordova Parkway and Central Park Drive. The location provides access to future public transit and a pedestrian link to the Community Park and high school/middle school complex that comprise the core of the SunCreek community.

District B includes a mix of Village Center (VC), High Density Residential (HDR), Compact Medium Density Residential (CMDR), and Public/Quasi-public (P/QP) uses. Appropriate uses would include a small grocery, shops and offices, entertainment and dining.

These uses are integrated in a uniquely pedestrian friendly mix focused on a small neighborhood park. The commercial use overlooks the park and is an extension of the food, entertainment, and retail activity. Refer to Section 1.6.7 “Standards for Public Pedestrian-Oriented Spaces” in this chapter for a description and standard addressing this condition. A passage through this park will connect the commercial area to the surrounding neighborhoods and provides a direct link to the

primary SunCreek bike trail along the open space corridor.

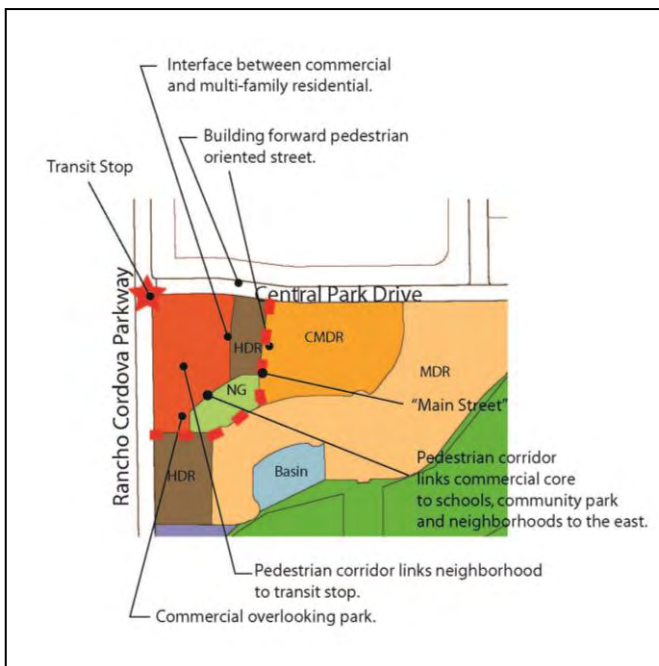


Example of Commercial Space Overlooking Park or Open Space

Central Park Drive provides a special pedestrian oriented link along a tree-lined corridor fronted by high-density residential and commercial uses. Central Park Drive is a primary pedestrian spine that transects the Core Open Space illustrated in Volume I, Figure 5-1. It links the community park, high school/middle school campus and the neighborhoods to the east to the transit hub at Rancho Cordova Parkway.

The commercial uses of this District will present attractive architecture toward Rancho Cordova Parkway and pedestrian pathways will extend from the sidewalk/frontage of Rancho Cordova Parkway into the adjoining commercial uses. View corridors between buildings will provide further visual connections between passing vehicles and businesses within this commercial center.

Figure II.1-7 Center District B Notation



Center District C

District C includes a 47.4-acre site (before any major roadway or interchange improvements) planned as a major employment and retail center along Grant Line Road and Chrysanthy Boulevard. The zoning designation includes Regional Town Center (RTC) and High Density Residential (HDR). The District could include offices, large format retail, a large entertainment complex, or a combination of these. The site could also accommodate a large pedestrian scale “village” that includes components of the larger retail and office uses, but also includes clusters of businesses oriented to a network of interconnected by pedestrian promenades and pathways.

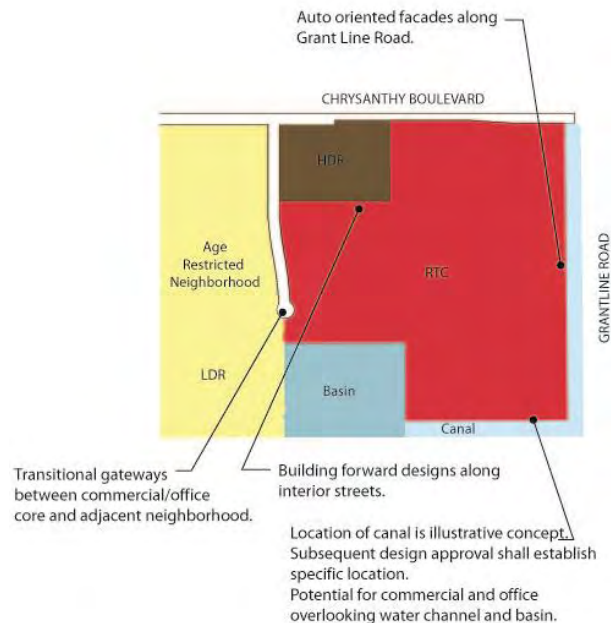
There are multiple alternative approaches that may be applied to this site. Future land use mixes of the District, and the scale will require an in depth planning process to determine the specific application of the form based features described in this chapter.

Figure II.1-8 suggests a pattern of internal streets that connect to the adjacent residential neighborhood. This would facilitate a “Main Street” development style that would include small buildings brought forward to the street edge. A small town square or Neighborhood Green feature will be included that serves as the focal point for this design theme. The transition to the adjacent neighborhood would be addressed by scaling the buildings in the commercial area to be compatible with the adjacent residential at the edges of the commercial area.

A significantly different approach would be to incorporate the entire 53.9-acre site into a pedestrian friendly campus in which the core of the center is designed primarily for pedestrians and cyclists and the automobile is left to designated areas on the perimeter.

The RTC designation reflects the current City planning vision for this site; however, there are a number of factors that may affect the design of

the planned uses. For example, the footprint of the intersection or interchange of Chrysanthy Boulevard and Grantline Road is not yet established. It is possible that the intersection of Chrysanthy and Grantline will ultimately be a

Figure II.1-8 Center District C Notation

grade separated interchange if the Southeast Connector is developed to an expressway standard.

This would require a substantial land area to accommodate the interchange and connecting ramps that would affect this site and reduce the available area for development. In addition, any direct access from Grantline Road would be prohibited, and the access from Chrysanthy Boulevard to the site would be not less than one-quarter mile west of Grantline. The effect of these two factors would significantly affect the design of the site by focusing the primary traffic entry to a single location.

Further planning will be required prior to development, including more detailed design analysis subject to the SCSP Volume I Section 9.6 SunCreek Specific Plan Administration.

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I.1. INTRODUCTION

The SunCreek Specific Plan is the handbook for development of approximately ~~1,265.2~~ **1,264** acres located in the south area of the City of Rancho Cordova ("City").

1.1 PROJECT PURPOSE AND OBJECTIVES

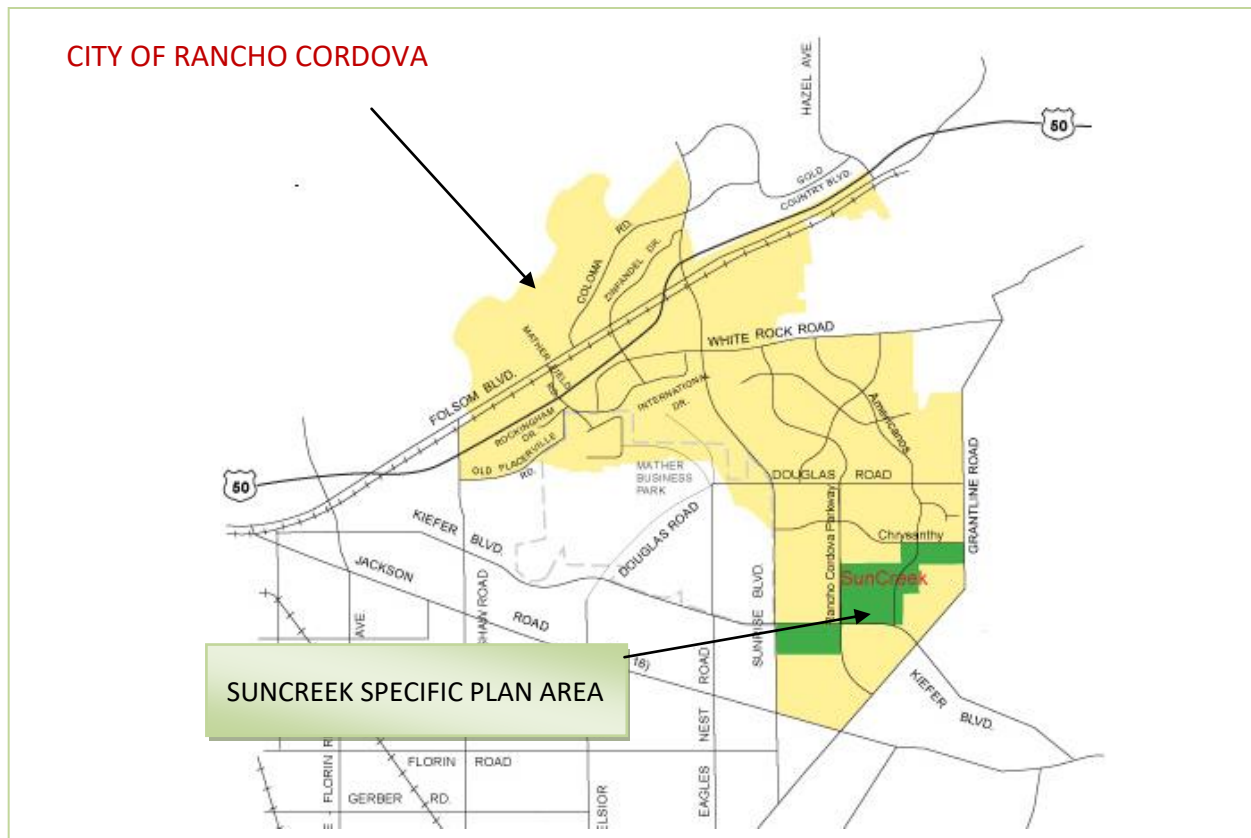
The project purpose is to create a cluster of walkable residential villages and a major civic and recreation core comprised of a community park, schools, and major open space. The residential neighborhoods will create a distinctive district for the city and house a work force to enhance the jobs housing balance in the city, the second largest employment center in the Sacramento region.

The SunCreek Specific Plan ("SCSP" or the Plan Area) is a mixed-use development that includes a network of interconnected, large open spaces linked by a pedestrian and bike trail system. A major open space corridor that runs through the project serves as the primary signature feature and provides a backbone structure for the neighborhoods, local bike/pedestrian network, and the citywide trail system.

The key objectives of the SunCreek Specific Plan include the following:

- Implement the City of Rancho Cordova's General Plan, the Sacramento Area Council of Governments (SACOG) Blueprint and Smart Growth Principles.

Figure 1-1 Local Area Map



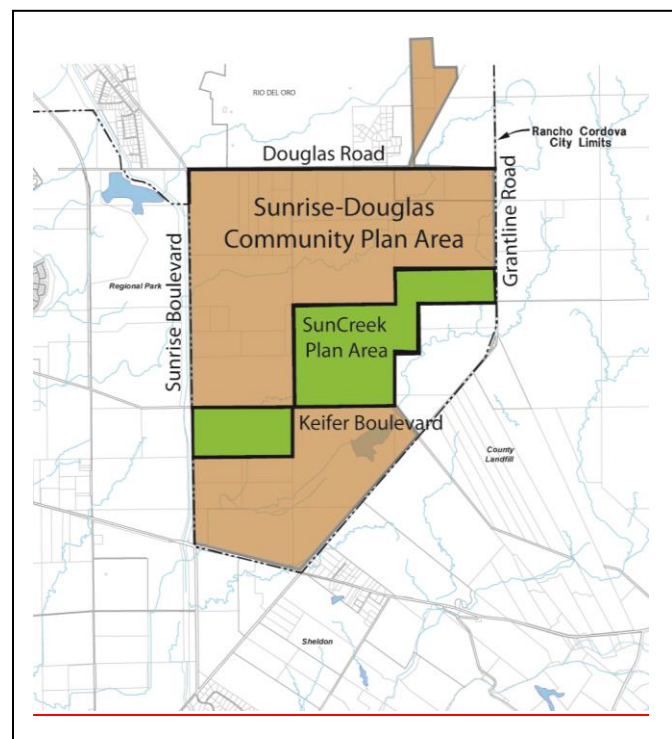
INTRODUCTION AND PLAN OVERVIEW

- Provide mixed density residential housing development.
- Provide a community serving retail and employment center along Grantline Road.
- Develop neighborhoods connected by a significant open space and recreational parkway.
- Provide neighborhood serving retail areas.
- Provide additional housing to balance the high employment concentrations in and around the City of Rancho Cordova.
- Provide a mix of housing types to diversify the City of Rancho Cordova's housing stock.
- Provide transportation facilities within the project area consistent with the City of Rancho Cordova's Circulation Plan.
- Provide an appropriate site for a high school and middle school that will serve the Sunrise Douglas Community Plan Area, (as shown in Figure 1-2), and three-two neighborhood elementary schools.
- Provide an appropriate site for a community park that will serve the Sunrise Douglas Community Plan Area.
- Provide a key link in the citywide trail network that connects the Folsom South Canal bike and pedestrian trail to corridors along the Laguna Creek and Cosumnes River tributaries.
- Set aside wetland resources for the conservation of wetlands within the Community Plan area.
- Generate positive fiscal impacts for the City through development within the Plan Area.

in districts, villages, and neighborhoods and provides a conceptual land use plan for each of the undeveloped areas of the City. Detailed planning efforts, such as the SunCreek Specific Plan, implement that vision. The SunCreek Specific Plan is consistent with the policies established in the General Plan as described in Chapter 2 Community Vision, Section 2.2 Organizing Principles.

The General Plan Map identifies the SunCreek Specific Plan within the SunCreek ~~/Preserve Ranch~~ (currently known as "The Ranch") Planning Area as shown in Figure 1-2.

Figure 1-2 SunCreek Identified in the City General Plan



1.2 RELATIONSHIP TO THE GENERAL PLAN

The Rancho Cordova General Plan establishes a definitive structure for organizing the community

1.3 ORGANIZATION AND USE OF THIS SPECIFIC PLAN

The SunCreek Specific Plan is organized in two distinct volumes that are bound together to provide the user with the overall intent as well as the specific development standards required to implement the project. Volume I provides the conceptual look and feel, vision, and context for the plan. It provides the description of the plan and the overall policies and guiding principles that set the stage for the more detailed standards in Volume II. Volume II establishes the unique Development Regulations by which to review future projects in concert with the City zoning code.

The chapters in Volume I include:

1. Introduction
2. Project Vision
3. Land Use
4. Circulation
5. Community Character
6. Natural Resources
7. Parks and Open Space
8. Infrastructure and Public Services
9. Implementation

Applicants should refer to Volume I for the intent and comprehensive vision of the plan.

Volume II: Development Regulations, provides the detailed standards and procedures for development of all land uses and common areas. The City will apply these procedures and standards in the entitlement process for all development in the plan.

1.3.1. Relationship to the Rancho Cordova Municipal Code

Volume II: Development Regulations incorporates by reference several chapters of the Rancho

Cordova Municipal Code (RCMC), Article 23, and Zoning. In general, Article 23, Zoning regulations and standards guide the development of the SunCreek Specific Plan, however, specific development standards that may differ from, or augment, the zoning ordinance are included in Volume II to fit the vision and conditions of the SunCreek Specific Plan.

Applicants are directed to apply the Municipal Code zoning requirements unless specifically modified in this Specific Plan.

1.4 AUTHORITY AND APPLICATION OF THE SUNCREEK SPECIFIC PLAN

The City of Rancho Cordova approves, and will administer, the Specific Plan and related documents consistent with the provisions of Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. The City of Rancho Cordova Municipal Code and SCSP Chapter 9 Implementation establish the procedures for adoption and administration of this Specific Plan.

1.4.1. Other Required Documents

The following documents are required to accompany this Specific Plan:

- A certified Environmental Impact Report (EIR),
- An approved Financing Plan,
- An approved Affordable Housing Plan (AHP), and
- Each owner shall enter into a Development Agreement (DA) approved by the city prior to granting entitlements. The DA shall set forth specific rights and obligations for the city and the owner as a condition of the issuance of entitlements.

INTRODUCTION AND PLAN OVERVIEW

1.4.2. Consistency with the Specific Plan

Subsequent projects within the Plan Area including Tentative Parcel/Subdivision Maps, Conditional Use Permits, Minor Discretionary Permits, and Minor Administrative Approvals shall be consistent with the City of Rancho Cordova General Plan, the City of Rancho Cordova Municipal Code, and Chapter 9 Implementation, in this Specific Plan.

1.5 ENVIRONMENTAL REVIEW

The SunCreek Specific Plan Environmental Impact Statement and Environmental Impact Report (EIS/EIR) examines the potential environmental impacts of the proposed plan and identifies changes in the environment that would result from implementation of the plan. The EIS/EIR examines all elements of the project including planning, construction, and operation.

The EIS/EIR identifies mitigation measures as appropriate to reduce significant impacts, and incorporates a Mitigation Monitoring Plan. The Mitigation Monitoring Plan ensures implementation of the mitigation measures identified in the EIS/EIR.

All development projects pursuant to this Specific Plan shall comply with the California Environmental Quality Act (CEQA). If the City determines that a subsequent project is consistent with the Specific Plan and within the scope of the EIS/EIR, no further environmental review may be necessary. If it is determined that a development application is inconsistent with the Specific Plan and/or subsequent evidence exists that supports the occurrence of any of the events set forth in CEQA Guidelines Section 15183, the City shall make a determination as to the appropriate subsequent environmental document.

1.6 PROJECT SETTING AND CONTEXT**1.6.1. Project Site Conditions**

Sunrise Boulevard bounds the Plan Area on the west and Grantline Road bounds it on the east. The future extension of Chrysanthy Boulevard will form the north boundary of the eastern most portion of the plan, and Kiefer Boulevard runs east to west through the Plan Area.

The Plan Area is undeveloped land with relatively poor agricultural soils. Dry land farming and grazing on spring grasses was the historic use of the Plan Area.

Terrain and Primary Drainage Corridors

The upper reach of a tributary to Laguna Creek transects the Plan Area in a northeast to southwest direction.

The terrain is slightly rolling alluvial terraces. Elevation on the site ranges from 129 to 180 feet above sea level. The ground slopes generally to the west and the south, and several intermittent natural and manufactured channels drain the property. The greatest surface relief occurs in the major drainage way of the Laguna Creek tributary.

Vegetation

The Plan Area includes annual grasslands interspersed with seasonal wetlands along drainages typical of this portion of the City of Rancho Cordova. The dominant vegetation species include mostly non-native annual grasses. Native tree species are limited to a few willows and cottonwoods associated with created ponds and drainages. A small blue oak grove is located near the west edge of the Plan Area south of Kiefer Boulevard, just east of Sunrise Boulevard.

Habitat Conservation Plan

The Plan Area is within the South Sacramento Habitat Conservation Plan discussed in Section 6.3.1 of this specific plan.

INTRODUCTION AND PLAN OVERVIEW



Typical view of existing site conditions in early winter.

Wetland Preservation Area

Wetland resources include seasonal swales, intermittent drainages, and vernal pools. The primary concentrations of seasonal wetland conditions are located along the major drainage corridor and will be set aside as permanent open space. Development within these open space preserves is prohibited. Chapter I.6, Natural Resources describes the regulations for the protection of resources. The location and size of the open space significantly constrains the local circulation routes and the shape of neighborhoods.

Major Public Facilities

A major electric utility transmission facility traverses a small portion of the Plan Area diagonally from the southwest to northeast beginning near the corner of Sunrise Boulevard and Kiefer Boulevard. The power line corridor also transects a portion of the Plan Area near Rancho Cordova Parkway approximately one mile north of Kiefer Boulevard. The facility is a visual factor, but does not affect planned land use.

The most significant public facility that influences the land use is the planned high school and middle school and the community park complex. These facilities are located near the center of the Plan Area approximately mid-way between Rancho Cordova Parkway and Americanos Boulevard. The

combination of land uses creates a large block that requires major circulation access, but prohibits through streets that would provide multiple routes in the core of the Plan Area.

Adjacent Uses

Single-family residential neighborhoods are the primary land uses existing and planned in adjacent project areas along the north, west, and south edges of the Plan Area with commercial development planned along the east side of the project.

These include the proposed "The Ranch " project located between Rancho Cordova Parkway and Americanos Boulevard; Anatolia III to the west of Rancho Cordova Parkway and SunRidge Specific Plan to the north.

~~The Arboretum Specific Plan Area abuts the south edge of the Plan Area.~~ Road connections to the southern future growth area include the extension of Rancho Cordova Parkway and Americanos Boulevard and local streets on the west side of Rancho Cordova Parkway.

The approved Cordova Hills Plan, including the site for a University/College Campus Center, is located in the unincorporated area to the east of Grantline Road.

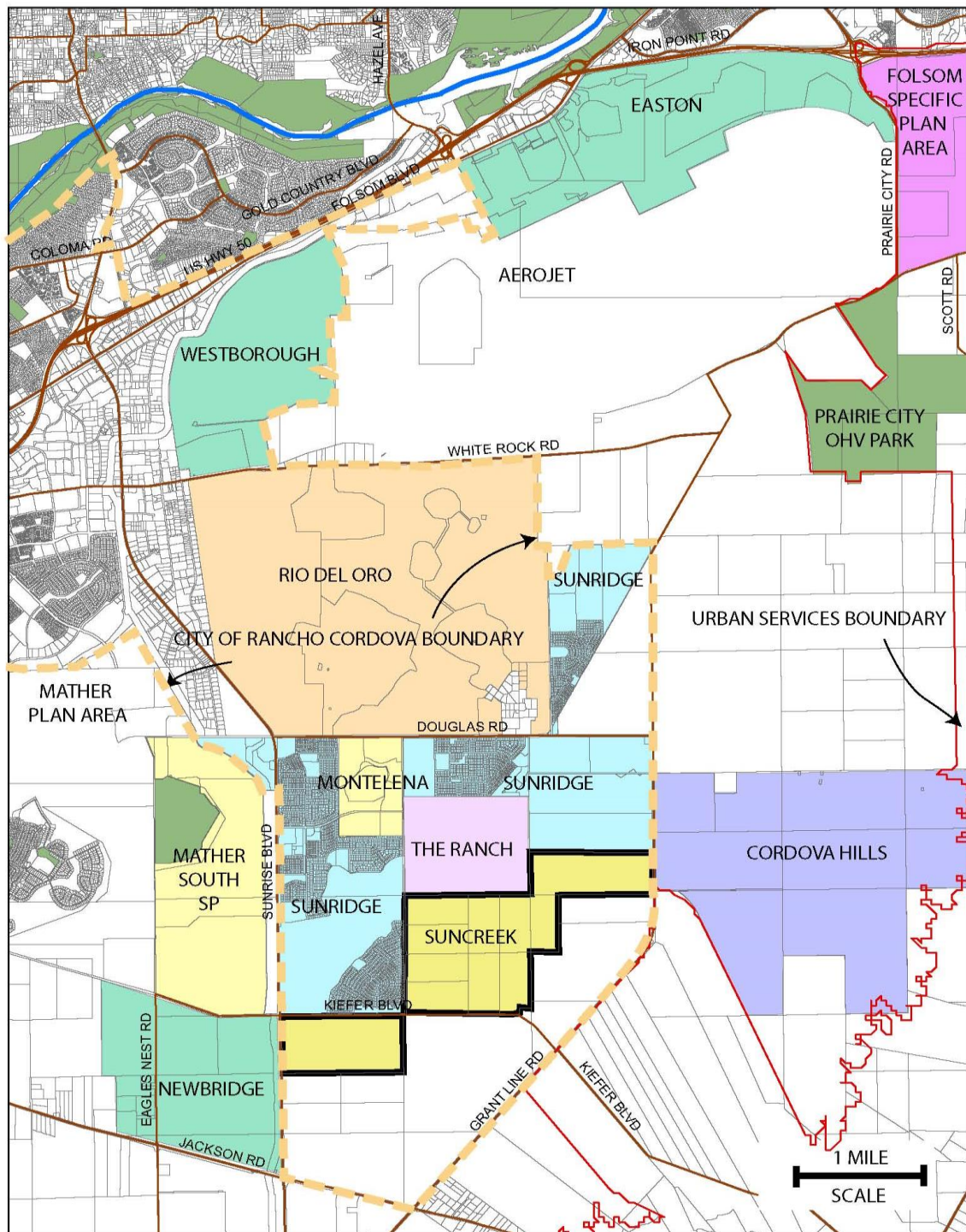
These development projects include a mix of housing types, schools, parks, and commercial uses. The existing and planned streets in these plans establish the locations where the SunCreek circulation plan will connect to the surrounding community.

A permanent wetland preserve is located in the Anatolia plan area. This wetland open space abuts the Plan Area along Kiefer Boulevard to Rancho Cordova Parkway.

The Sacramento County Regional Landfill is located to southeast of the Plan Area. An undeveloped buffer area on the north side of Grantline Road acquired by Sacramento County separates the Plan Area from the landfill site.

INTRODUCTION AND PLAN OVERVIEW

Figure 1-3 Planned Uses Adjacent to Project Site



I.2. COMMUNITY VISION

2.1 PURPOSE

The community vision describes the key features of the SCSF that establish the theme and tone for the built community. The vision does not establish specific standards for development, but in describing the key features, the vision conveys the intent of the detailed standards that follow. This chapter provides two primary sub-sections. First, the chapter describes the source of inspiration for the essential principles of this plan. Second, the chapter lays out the features that will distinguish this community.

2.2 ORGANIZING PRINCIPLES

The SunCreek Land Use Plan applies three conceptual frameworks for organizing land use and establishing a vision for the built community. These include:

- the General Plan Smart Growth Principles,
- the General Plan "Building Blocks" Concept, and
- the form based concept plan developed in the SunCreek charrette described in this chapter.

The SunCreek Land Use plan integrates the essential concepts of these three conceptual frameworks, but allows flexible design responses to local site constraints such as the major resource preservation areas, the major streets, and adjacent land uses.

2.2.1. Smart Growth Guiding Principles

The seven Smart Growth principles established in the Rancho Cordova General Plan guide the SCSF.

- Protection/Integration of Natural Resources with Urban Land Uses
- Transportation Choices
- Housing Choices
- Integrated (Mixed) Land Uses
- Compact Urban Development
- Walkable Neighborhoods
- Quality Design/Sense of Place

These guiding principles guide the key features in the plan.

2.2.2. General Plan "Building Blocks" Concept

The SCSF applies the General Plan fundamental concept of "building blocks" that define the physical form of Rancho Cordova. The building blocks are "neighborhoods", "villages" and "districts".

The different land uses, scale, and intensity of development characterize each building block component. The building blocks aggregate to form larger components of the city.

Neighborhoods aggregate to form villages, and villages aggregate to form districts. Districts aggregate to form the city.

The SunCreek Plan Area will develop components of this community organizing system.

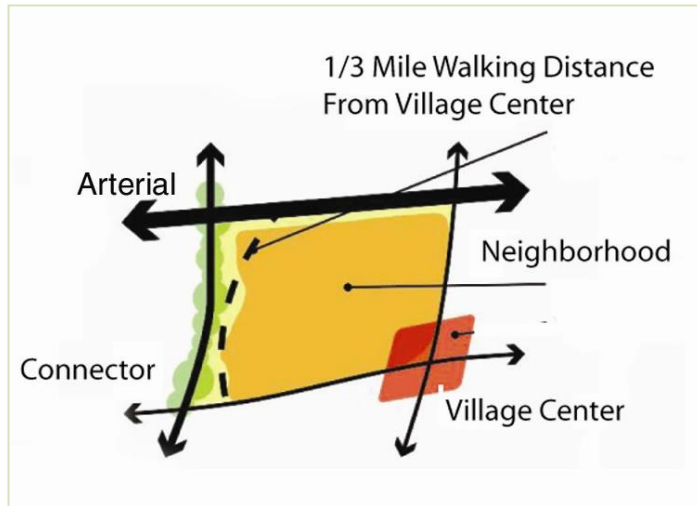
Neighborhoods

Neighborhoods conceptually illustrated in Figure 2-3 are predominantly residential comprised primarily of single-family homes (attached and detached), but may also include smaller multi-family units. The following key features of a neighborhood found in the Specific Plan are

COMMUNITY VISION

consistent with the General Plan neighborhood concept.

Figure 2-1 Schematic Diagram of Neighborhood and Village Form



- Neighborhoods include a range of housing types along pedestrian-friendly streets designed for slower speeds. While the average density is approximately six units per acre, diversity in housing choices is critical to the success of neighborhoods (e.g., range of lot and home sizes, diversity in housing products/costs).
- Each neighborhood includes a neighborhood center that is a place for neighbors to gather (e.g., school, park, community center, coffee shop).
- Neighborhoods are compact and walkable in design, scaled at approximately 1/4 to 1/3 mile in radius, and an average size of about 200 acres. The residential population of the neighborhood building block is approximately 4,000 people. The small scale of neighborhoods allows residents to walk almost anywhere in the neighborhood in about 10 to 15 minutes.

- Modified grid/curvilinear street system with short blocks for ease of mobility are the framework for the neighborhood. Major streets do not bisect neighborhoods. However, neighborhood streets do establish a hierarchy through design that helps residents and visitors understand where they are in any given neighborhood.

Villages

A "Village" is a cluster of three to four neighborhoods, which generally encompasses about 750 acres in size. The Plan Area includes sufficient population to be a village, but the village form in this part of the city will incorporate the neighborhoods in the SCSP as well as neighborhoods in adjacent plan areas.

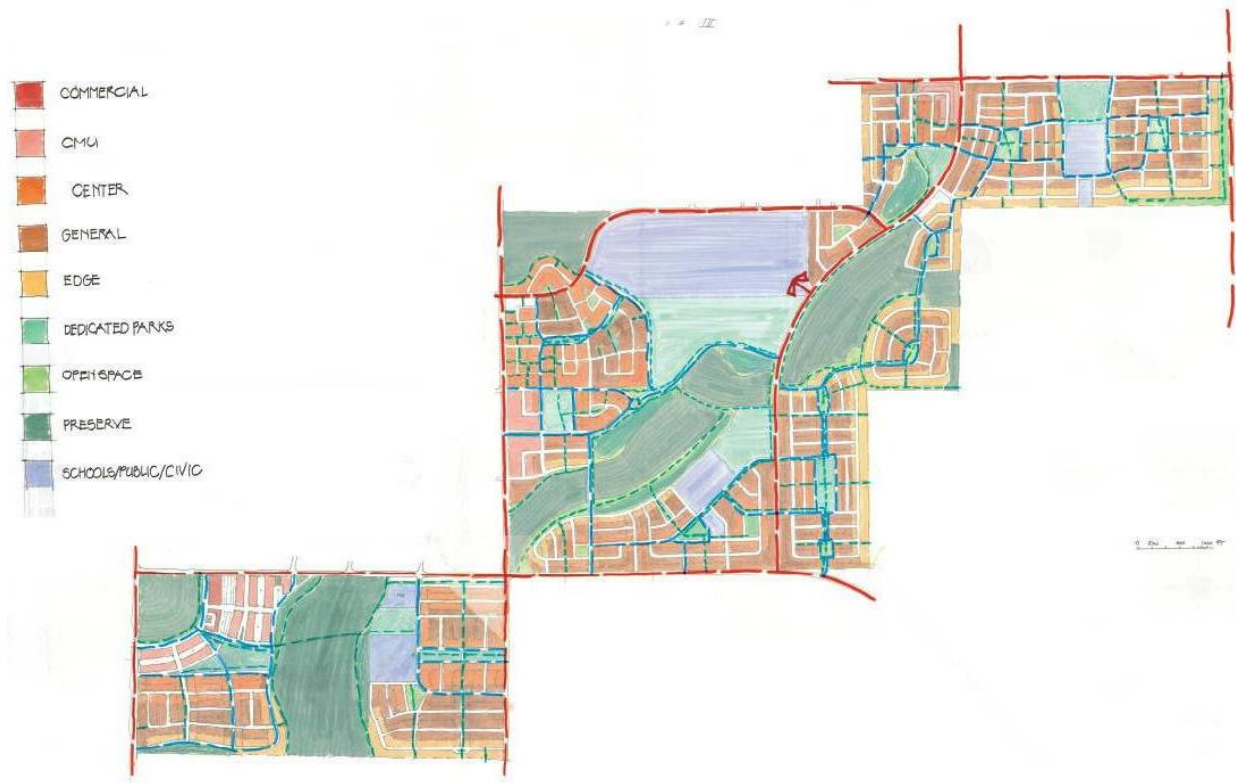
Districts

Districts can function as small, self-sufficient communities that may have unique characteristics, attributes, and Citywide or regional uses. Three or four villages comprise a district. The Plan Area is part of a district that encompasses all of the Sunrise-Douglas Community (refer to Figure 1-2).

2.2.3. The Charette Plan Vision

The "Charette", a planning exercise conducted by the City in March 2005, applied design principles that guide the SunCreek Land Use Plan. The purpose was to define a conceptual "form based" land plan that would meet or exceed the City's *Vision and Guiding Principles*. Figure 2-2 was the regulating plan produced in the charette process.

A primary center of activity is the focus of the urban uses. In a small area, such as a neighborhood, the center is a neighborhood school or park. In a larger area, the center could be a major mixed-use commercial and residential complex.

Figure 2-2 Land Plan Concept Produced by the SunCreek Charette (March 2005)

2.3 COMMUNITY VISION PRINCIPLES

The following principles embody the vision for the SunCreek community. These principles are an aggregation of fundamental, time-tested planning principles, the policies in the Rancho Cordova General Plan and the three sources of organizing principles cited in this chapter.

2.3.1. Compact Urban Development

The SunCreek Specific Plan emphasizes the livability of neighborhoods. Design for pedestrian friendly streets, ease of pedestrian access to the schools, parks, and commercial mixed-use centers and the form of compact neighborhoods express this emphasis.

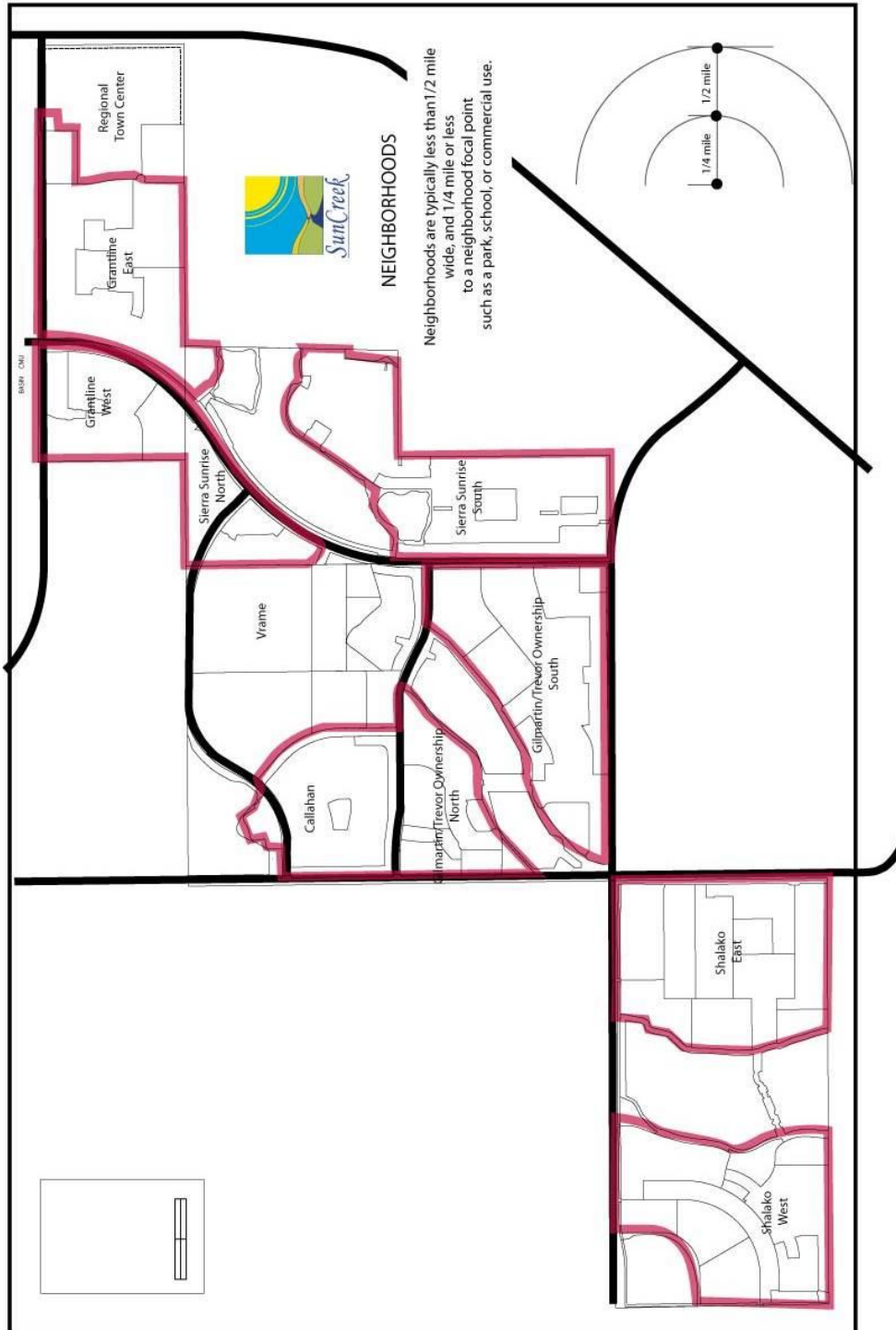
In keeping with the General Plan building block concepts and the General Plan Land Use Smart Growth Principles,) the SunCreek residential

neighborhoods are pedestrian friendly with a well-defined core of public and commercial uses. A network of pedestrian corridors that extend outward from the commercial center, and connect with the neighborhood parks serves each neighborhood.

Figure 2-3 Neighborhoods illustrates the neighborhoods in the Plan Area. The neighborhoods exhibit the following general characteristics unless constrained by the major street system or other significant design factor.

The permanent open space and major streets naturally define small, compact neighborhoods and sub-areas. Each of the neighborhoods is approximately 1/2 mile wide as illustrated in Figure 2-3. This supports the objective of locating central uses, such as parks, schools and commercial areas within a short walk of most residences as illustrated in Figures 2-4, 2-5 and 2-6.

Figure 2-3 SunCreek Neighborhoods



1" = 1,000' printed at 11x17



1" = 1000' projected at 1:17



Figure 2-4 Access to Parks and Open Space

Figure 2-5 Access to Schools

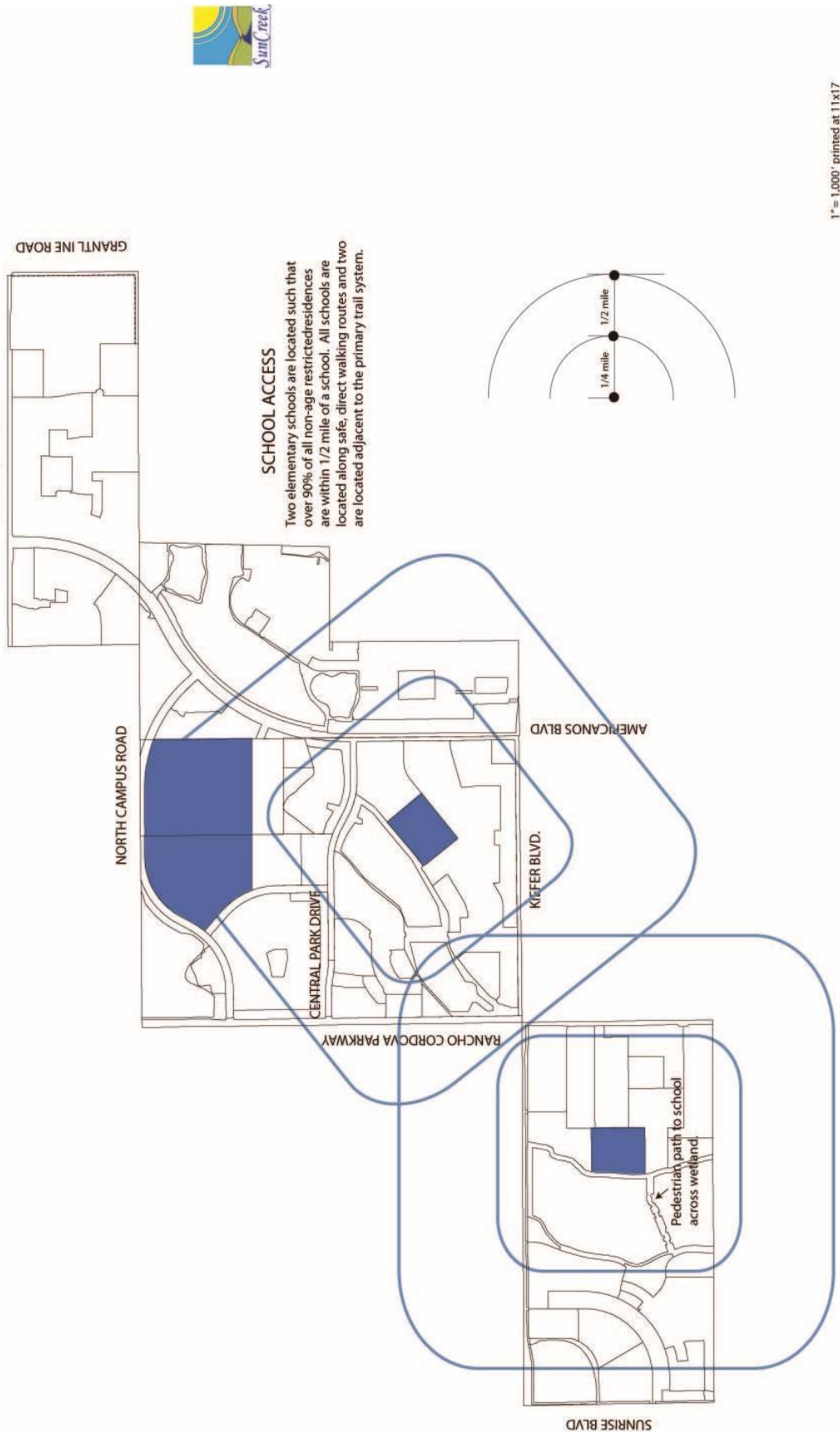
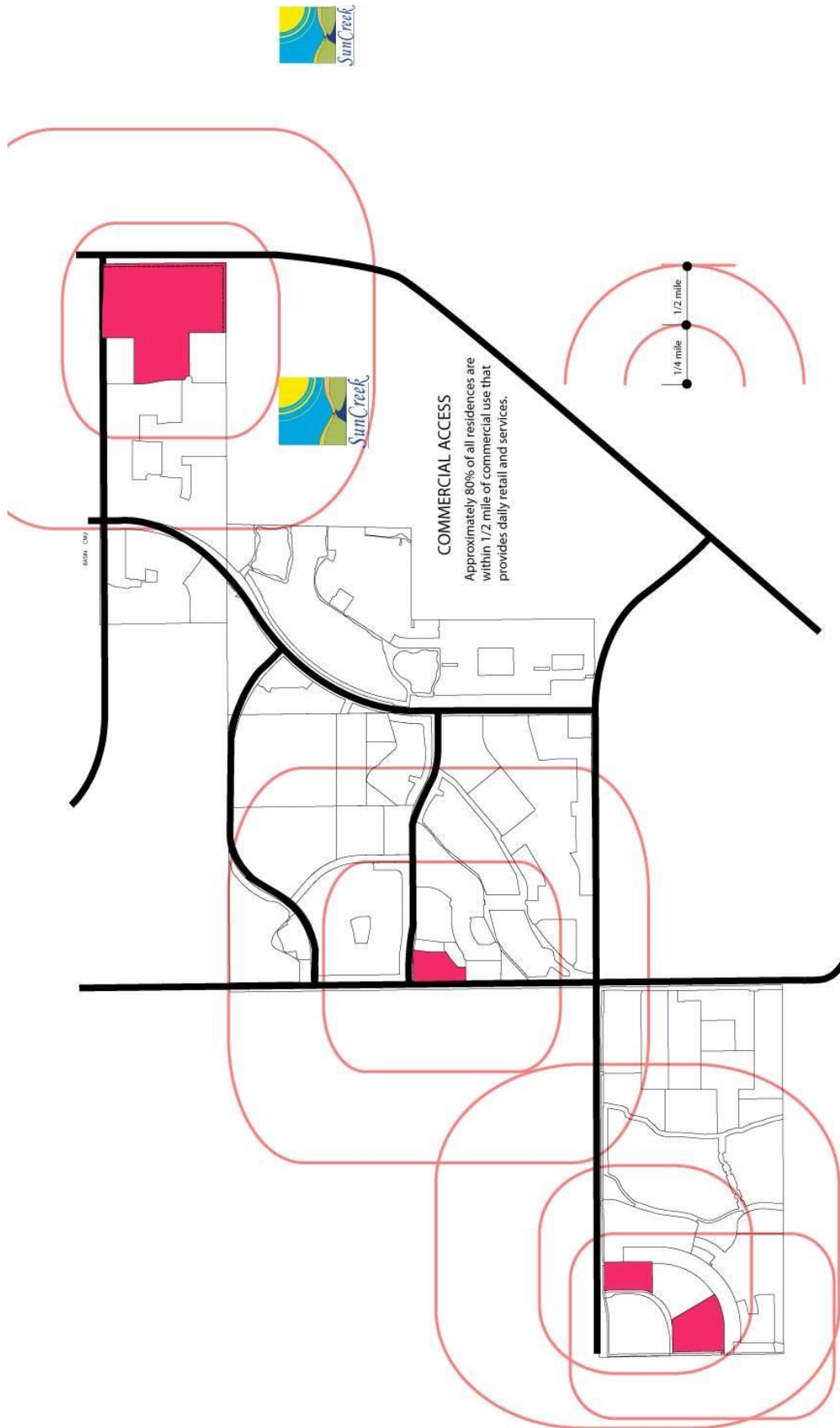


Figure 2-6 Access to Commercial and Service Centers



1" = 1,000' printed at 11x17

Open space or natural features, or landscaped corridors along a major street define the edges of each neighborhood.

Each neighborhood includes an elementary school, neighborhood park, and/or a mixed-use commercial area as a distinct neighborhood center within a reasonable walking distance of the homes, approximately one-half mile.

Residences are oriented with “eyes on” the neighborhood parks and open space corridors. The neighborhood parks have frontage on at least two single-loaded streets to provide for visibility and ready access.

Major streets are designed to minimize any need for sound walls.

2.3.2. Protection/Integration of Natural Resources with Urban Land Uses

Very large central open spaces that encompass substantial wetland preserves, water quality features, trails, parks and schools are the core of the SCSP. The SunCreek preserve implements species conservation by protecting vernal pool complexes, other wetlands, and the riparian habitats along the Laguna Creek tributary.

This open space core is the hub and dominant feature of the community. It helps define and separate individual neighborhoods while connecting them physically and visually through the multi-purpose trail system with unobstructed views. A major bicycle/pedestrian pathway, designated as the “SunCreek Parkway” will follow the main route of this large, central open space. The open space is near many neighborhood streets and major roads, which gives the entire plan an extraordinarily open feel despite its compact walkable neighborhoods.

The extensive trail system extends throughout the Plan Area and into adjacent neighborhoods. It provides views to the natural resource preserve. Compatible land uses, such as parks, trails,

detention basins, and infrastructure are located next to the preserve area.



Typical open space view in SunCreek Plan Area

2.3.3. Natural Drainages

The natural drainage ways that will remain in permanent open space are notable in the existing landform. These natural drainages will be accessible to the public along the edges that are outside of the wetland preserve areas. The extensive open space will be a visual landmark for the entire Plan Area. Moreover, open space edges landscaped with natural vegetation species will provide an attractive visual delineation to the open space and the surrounding neighborhoods.

2.3.4. Transportation Choices

The SCSP will accommodate various transit services including buses, trolleys, and shuttles. Land use and transportation planning are coordinated. A network of off-street trails will connect residential, commercial, office, community/civic and open space areas of the City.

2.3.5. Walkable Neighborhoods

The Rancho Cordova General Plan envisions a bicycle-friendly community, where cycling is a viable mode of transportation. To facilitate this goal, the SCSP provides a safe and convenient network of bike paths and lanes that connect residential, commercial, transit stops, and recreational destinations.

COMMUNITY VISION

The SunCreek Plan promotes walkable neighborhoods where residents can easily walk from their homes to schools, parks, jobs, and shopping areas. Streets are pedestrian-friendly spaces with living spaces facing the street. Pedestrian crossings at key locations with landscape enhancements encourage slower speeds on neighborhood streets.



Example of a pedestrian walkway along collector and arterial streets.

The network includes a wide range of bike and pedestrian paths ranging from sidewalks adjacent to all classes of streets, small pedestrian ways (paseos) within neighborhoods, informal bike paths along the edge of open space areas, and the SunCreek Parkway. A major recreation trail extends over three miles through the heart of the Plan Area and connects to the citywide trail network at each end.

Neighborhoods facilitate pedestrian and bicycle use by providing reasonably direct routes to homes, shopping, schools, parks, and jobs. The routing of the collector streets in each neighborhood provides an inter-connected route that residents can use for recreational walks or biking.

The SunCreek Parkway is the major pedestrian corridor that links off street trails and enhanced

street sidewalks that connect neighborhoods to parks, open space, and natural resource areas.



Example of a pedestrian trail adjacent to wetland preserve area.

2.3.6. Housing Choices

The SCSP provides a range of housing choices that will meet the needs of a variety of households and income levels. This includes a variety of housing types ranging from high-density apartments and mixed use residential to executive homes.

This diversity of housing contributes to a balance of jobs and housing in the City of Rancho Cordova and in the Highway 50 corridor.

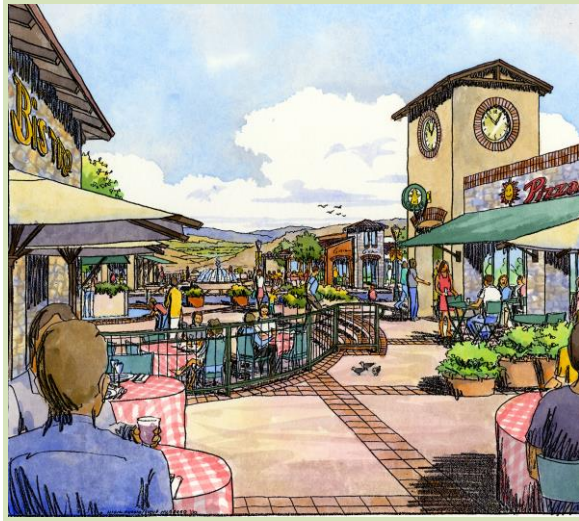


Example of townhouse style housing planned along major streets.

COMMUNITY VISION

2.3.7. Integrated (Mixed) Land Uses

The SCSP provides mixed use centers strategically located to implement the City's "building block" concept of neighborhoods served by centers in walking distance of residents. This provides horizontal integration of compatible uses. Local shopping and services will be conveniently located to provide for the daily needs of the neighborhood residents.



Example of public space in Village Centers.

2.3.8. Quality Design/Sense of Place

The Plan Area is large enough to be a distinct district on its own, and includes distinctive natural features.

The major drainage way is a connecting, unifying element and the terrain provides sites for prominent landmark structures. Moreover, the plan can "borrow" visual character from the surrounding permanent open space, as well as the open space within the Plan Area.

The SCSP will have a strong sense of community identity notable for the quality of the public places, parks, schools and commercial areas.

The neighborhood mixed use centers will include high quality public spaces that will contribute to the sense of place.



Example of streetscape monumentation.

The SunCreek Development Regulations in Volume II establish standards for streetscape, buildings, parks and public facilities that will contribute to the character of the community.



Example of neighborhood commercial use public space.

2.3.9. Distant Vistas

The distant vistas toward the Sierra Nevada Crystal Range to the east and Mount Diablo, and the Coast Range are a natural amenity for the Plan Area. Open corridors along the major east-west boulevards and along the Laguna Creek corridor will retain views to these features. Attention to

COMMUNITY VISION

these distant views in the site design for all uses adjacent to the major east-west boulevards and the major corridor will add a notable design character to the plan.

2.3.10. Landmark Opportunities

The rolling terrain affords views within the Plan Area. Most notable are the high school/middle school campus, elementary school, neighborhood park, wetland preserve and the community park, which create a combined site of over 130 acres as a visual focal point of the plan. Not only is this a large, visually prominent area, it connects directly to the linear open space afforded by the wetland Preserve Area and the adjacent areas.

Central Park Drive connects the school/park complex to the Village Center site. The park/school site and the VC site serve as two activity centers or "nodes" linked by a pedestrian promenade/street. Central Park Drive therefore becomes one of the major pedestrian activity corridors in the plan.

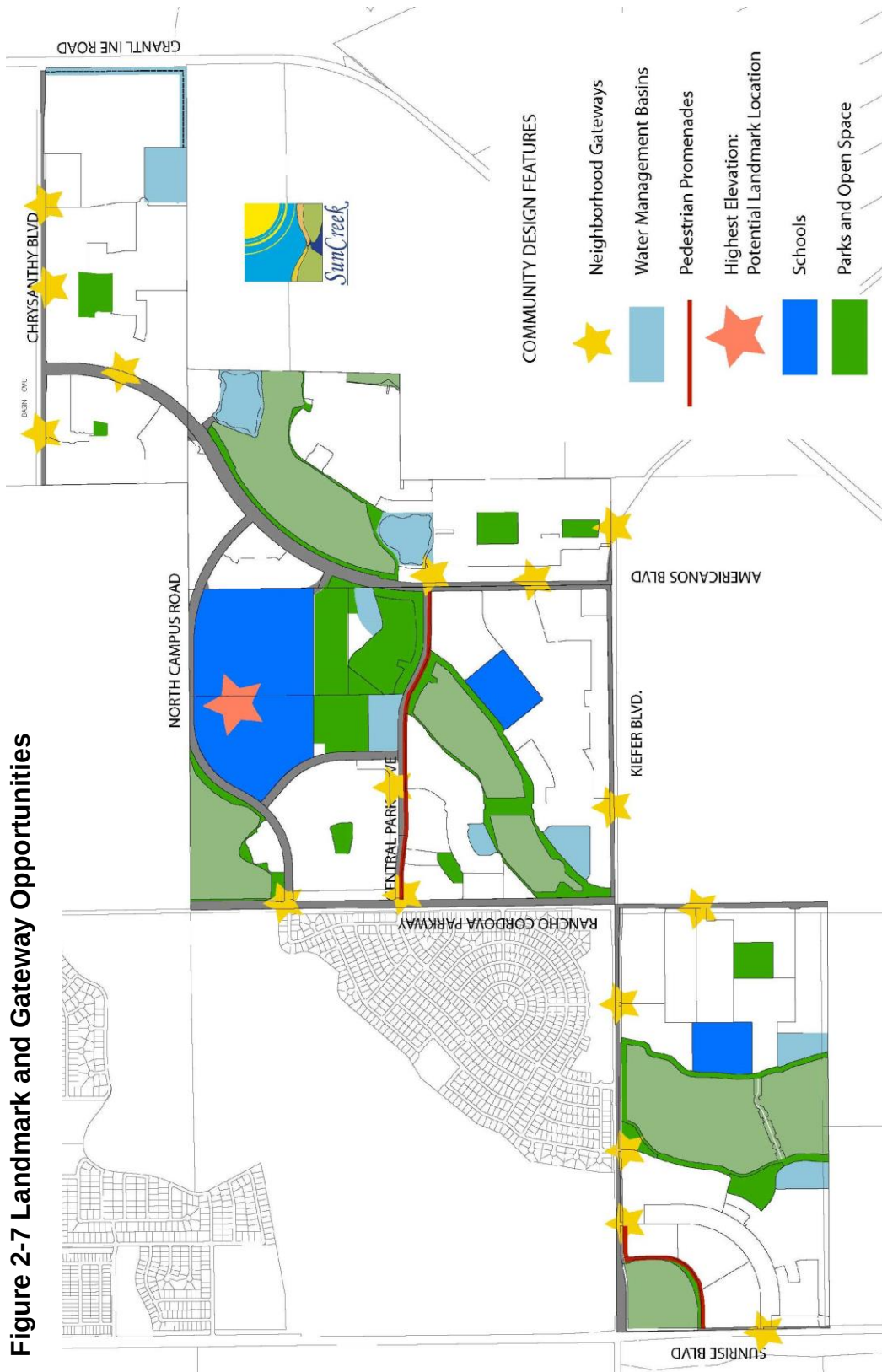
The school provides an opportunity to include a bell or clock tower or other dominant structure that can be located at the highest point in the project area. The open space to the north and the large community park to the south create a setting for an open vista in which a tall building element will stand out from the surrounding development.



Concept illustration of a clock tower at the high school.

Additional pedestrian activity corridors connect to each of the Village Center sites. Each site includes within their boundary or along the adjacent street a major pedestrian corridor that extends into the adjacent residential areas.

Figure 2-7 Landmark and Gateway Opportunities



I.3. LAND USE

3.1 PURPOSE

The Land Use Chapter describes the organization, location, and type of land uses in the SunCreek Plan Area. This Chapter establishes the land use categories and the general range of uses planned for each use.

Volume II: Development Regulations establishes the detailed development standards for the land use categories in this chapter.

3.1.1. Land Use Objectives

The land use objectives addressed in this Chapter respond to issues identified in the General Plan. These include:

- Provide a diverse supply of housing types and densities to help house the City's workforce.
- Integrate residential and supporting land uses in a compact urban environment to improve livability and to reduce urban sprawl.
- Establish more livable and sustainable neighborhoods where residents can walk to commercial services and recreational amenities.
- Create convenient, economically viable retail shopping and commercial service opportunities so that residents are able to meet their shopping needs locally.
- Create community shopping and office employment opportunities.
- Preserve natural resources and integrate open space into urban development.

3.2 LAND USE REGULATION

The SunCreek Plan includes a mix of diverse housing opportunities, schools, parks, open space, and employment and commercial uses. The zone districts established in the Rancho Cordova Municipal Code (RCMC), Title 23-Zoning Code regulate land use in this Specific Plan. ~~However, the plan vision described in Chapter 2 includes a broader classification of land use and design features not addressed in the Zoning Code. Chapter 2 includes the Community Vision Concept. Therefore, the Specific Plan identifies land use classifications that correspond to General Plan Land Use Designations.~~

~~The General Plan Land Use Designation for the plan area is SunCreek Specific Plan, which will refer the reader to this document.~~

3.2.1. General Plan and Zoning Consistency

State planning law requires zoning districts to be consistent with the General Plan. Each General Plan land use category must have one or more corresponding zone districts. While the General Plan may be somewhat broad in its discussion of permitted land uses and development intensities, zoning provisions must identify specific regulations for use and development.

Figure 3-1 identifies the Specific Plan land uses. These are consistent with the General Plan designation "SunCreek Specific Plan".

Table 3-1 provides identifies the corresponding General Plan, Specific Plan, and Zoning Code designations used within the Specific Plan.

3.2.2. Relationship to the City Zoning Ordinance

The Rancho Cordova Municipal Code (RCMC) Article 23-Zoning Code, as amended from time to time, and incorporated herein by reference, shall regulate development in the Plan Area. Where the Article 23 zone district is silent, or specific design objectives identified in this Specific Plan require supplemental development standards, the regulations set forth in Volume II: Development Regulations shall apply.

Figure 3-2 establishes the specific plan land use designations for all properties within the project boundaries. s in turn correspond to specific land use designations defined in RCMC Title 23. For example, the General Plan Land Use Designation "LDR" corresponds to the Specific Plan Land Use

category "LDR" which corresponds to the RCMC zoning designations "RD-3, RD-4, RD-5 or RD-6". At the time of tentative map submittals, the tentative maps shall indicate the proposed density and the applicable standards for said density defined in RCMC Title 23. This allows flexibility in the subdivision design, but continues to maintain controlled by the appropriate development zone standards. Additionally, each project ownership has been assigned an estimated and the number of dwelling units in Table 3-4, which will also guide subdivision design to some degree. Assigned unit count is an estimate, not a hard and fast requirement to each land area. Table 3-1 provides the corresponding General Plan, Specific Plan, and zoning designations.

In addition, Volume II of the SCSP provides supplemental development standards that address the customized form and character of development

Table 3-1 Land Use Designations

General Plan Land Use Designation		Specific Plan Land Use Category		Implementing RCMC Title 23 Zoning Designations
SunCreek Specific Plan	<u>Public/Quasi-Public</u>	Public/Quasi Public	(P/QP)	Community Services (CS)
		<u>Detention Basins</u>		
	<u>Parks and Open Space, Natural Resources</u>	Parks and Open Space	(POS)	Parks and Open Space (POS)
		<u>Neighborhood Greens</u>		
		Natural Resources	(NR)	Parks and Open Space (POS)
	<u>Low Density Residential</u>	Low Density Residential (2.1 to 6 du/acre)	(LDR)	RD-3, RD-4, RD-5, RD-6
	<u>Medium Density Residential</u>	Medium Density Residential (6.1 to 12 du/acre)	(MDR)	RD-7, RD-10, Medium Density Residential (MDR)
		<u>Schools</u>		
	<u>Medium Density Residential</u>	Compact Medium Density Residential 12.1 to 18 du/acre)	(CMDR)	RD-15, RD-20, Medium Density Residential (MDR)
	<u>High Density Residential</u>	High Density Residential (18.1 to 40 du/acre)	(HDR)	RD-20, RD-25, RD-30, High Density Residential (HDR)
	<u>Village Center</u>	Village Center	(VC)	<u>Commercial Mixed Use (CMU)</u> <u>Village Center</u>
	<u>Regional Town Center</u>	Regional Town Center	(RTC)	<u>General Commercial (GC)</u> <u>Regional Town Center</u>

Source: RCMC, Title 23-Zoning Code Table 23.301-1: Zoning Districts

LAND USE

in SunCreek. Specifically the supplemental development regulations address:

- the extensive urban/open space edges;
- the aggregation of higher intensity uses that form the core of neighborhoods and villages;
- the creation of special public activity spaces and landmarks;
- the special character of streets in relation to building location and character; and
- walkability of the plan.

~~The Specific Plan Land Use Designations shown in Figure 3-1 correspond to the Rancho Cordova General Plan Land Use designations with one exception identified in this plan as “Compact Medium Density Residential” (CMDR).~~

~~3.2.1. Relationship to the City Zoning Ordinance~~

~~The Rancho Cordova Municipal Code (RCMC) Article 23 Zoning Code, as amended from time to time, and incorporated herein by reference, shall regulate development in the Plan Area. Where the Article 23 zone district is silent, or specific design objectives identified in this Specific Plan require supplemental development standards, the regulations set forth in Volume II: Development Regulations shall apply.~~

~~3.2.2. General Plan and Zoning Consistency~~

~~State planning law requires zoning districts to be consistent with the General Plan. Each General Plan land use category must have one or more corresponding zone districts. While the General Plan may be somewhat broad in its discussion of permitted land uses and development intensities, zoning provisions must identify specific regulations for use and development.~~

~~As discussed in Chapter 1 the Rancho Cordova General Plan identifies the SunCreek Specific Plan (SCSP) as part of the “SunCreek/Preserve Planning Area”.~~

~~Figure 3-1 establishes the land uses within the Specific Plan, which mainly correspond to the traditional land uses within the City’s General Plan.~~

Figure 3-1, Specific Plan Land Use Designations



~~The General Plan category “Medium Density Residential” spans a density range of 6.1 to 18 dwelling units per acre. In the SCSP, this would encompass the majority of dwelling units.~~

The Specific Plan ~~therefore~~ identifies a sub-category of "Compact Medium Density Residential" to establish meaningful categories among the dwelling unit types and styles included in this plan.

Dwelling unit types in the density range of 12.1 to 18 dwelling units per acre are designated “Compact Medium Density Residential”. Residential development in this designation will contribute to fulfilling the housing needs attributed to the City’s adopted Housing Element.

Figure 3-2, Specific Plan Illustrative Plan shows the land use and street pattern envisioned in the SCSP. Tentative Subdivision Maps submitted pursuant to the SCSP are expected to conform to the general form expressed in this map.

3.2.3. Permitted Land Uses

The permitted uses for all land use designations in the SCSP shall be regulated by RCMC Title 23 Zoning Code as established in Table 23.310-1: Allowed Uses and Permit Requirements for Residential Zoning Districts; Table 23.313-1: Allowed Use and Permit Requirements for Mixed Use Districts; and Table 23.319-1: Allowed Use and Permit Requirements for Public/Quasi-Public Zoning Districts. Applicants for all development proposals shall comply with these permitted land use tables. ~~with the exception that the Village Center (VC) zone designation shall not confer any residential development rights. However, development within the Centers Districts described in Section 3.3 may take a mixed-use form that blends the commercial development potential of land-designated Village Center with the residential development potential of adjacent residential lands located within a Centers District.~~

Table 3-2, Summary of Permitted Uses in the SunCreek Specific Plan is not the regulatory authority for land use in the plan area, but provides a brief summation of land use activities and types

envisioned within the land use designations applied in the SCSP. ~~Note that the Specific Plan designations of LDR and CMDR apply in this table.~~ Table 3-1 Land Use Designations identifies the corresponding zoning designation and development standards that apply in these areas.

Residential development in the High Density Residential (HDR) designation will contribute to fulfilling the Regional Housing Needs Allocation (RHNA) calculation for the city.

Age restricted residential areas are allowed in residential zones. A portion of the Grantline 220 area shown in Figure 3-1 is designated for age restricted residential. As a result, no elementary school is needed in this area. In the event this area is used for residential purposes not age restricted, an elementary school site shall be placed there subject to approval by the Elk Grove Unified School District with regard to size, location, configuration, and public street access.

A change to non-age restricted development will also require that additional Quimby Park Land of in lieu fees are provided to Cordova Recreation and Park District.

Figure 3-2, Specific Plan Illustrative Plan



Table 3-2 Summary of Permitted Uses in the SunCreek Specific Plan

Specific Plan Land Use Designation		Summary of Permitted Uses ¹
(P/QP)	Public/Quasi Public	Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(POS)	Parks and Open Space	Parks, Paseos, Open Space, Resource Preservation, Detention Basins
(NR)	Natural Resources	Resource Preservation, Detention Basins
(LDR)	Low Density Residential (2.1 to 6 du/acre)	Single Family Dwellings, Duplex and Halfplex Dwellings, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins, <u>Age Restricted Active Adult Communities</u>
(MDR)	Medium Density Residential 6.1 to 12 du/acre)	Small Lot Single Family Dwellings, Townhomes, Patio Homes, Paseo Homes, Duplexes, Halfplexes, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins, <u>Age Restricted Active Adult Communities</u>
(CMDR)	Compact Medium Density Residential 12.1 to 18 du/acre)	Town homes, Garden Apartments, Small Lot Single Family Dwellings, Patio Homes, Paseo Homes, Duplexes, Halfplexes, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(HDR)	High Density Residential (18.1 to 40 du/acre)	Town homes, Apartments, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(VC)	Village Center	Retail and Service Commercial, Offices, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations
(RTC)	Regional Town Center	Retail and Service Commercial, Offices
1: This table is not regulatory and is included for summary purposes only. Allowed uses and permitting requirements for said uses are established in RCMC Title 23. In the event a use is listed above but not allowed by Title 23, the regulations in Title 23 shall prevail.		

3.3 SUNCREEK SP FORM BASED CODE

The SCSP includes three sub-areas (“districts”) that shall be regulated under the Rancho Cordova Municipal Code (RCMC) Title 23 Article 5, Form-Based Zoning Provisions. ~~Figure 3-3 Center Form Based Districts identifies the three districts where~~

~~This regulation applies only in the three districts identified in Figure 3-3 Center Form Based Districts.~~

The districts include the Village Center (VC) and Regional Town Center (RTC) designations as well as ~~any some~~ contiguous High Density Residential (HDR) and ~~Compact~~ Medium Density Residential (CMDR) uses as shown in Figure 3-1, Specific Plan Land Use Designation.

3.3.1. Center Form Based Districts

“Form Based ” is a regulatory approach that enables development of a plan to include a mix of land uses under specific standards that directly define the form and character of development for a given location and set of conditions. The Center Form Based Districts use the conventional zoning standards established for the RTC, VC, HDR, and MDR zone designations; but organize the application of these standards according to a vision of aggregated development patterns rather than individual land use categories. A form-based district goes beyond conventional zoning development standards by describing the physical outcome of the development in terms of street character, building relation to the street, and pedestrian friendliness and other factors.

“The form-based provisions are intended to facilitate the development of mixed-use projects and discourage isolated single-use projects that are not integrated with surrounding neighborhoods.” (RCMC, Article 5)

RCMC Table 23.310-1, Table 23.313-1, and Table 23.319-1 regulate the permitted land use in the Center Districts, ~~with the exception that the SCSP prohibits residential use in the VC zone designation.~~ Title 23, Article 5, Chapter 23.510- Village Center Zone Standards and Chapter 23.513 – Regional Town Center Zone Standards establish the essential development regulations of building

heights, setbacks and other physical standards. Title 23, Article 5, Chapter 23.313-Residential Zoning Districts provides additional guidance on residential development standards for the HDR, CMDR, and MDR districts.

3.3.2. SunCreek Form Based Regulating Plan

The SCSP Volume II, Section 1.6 establishes the Center Form Based Regulating Plan. The plan provides design concepts that guide the preparation of a future development plan and includes the following components.

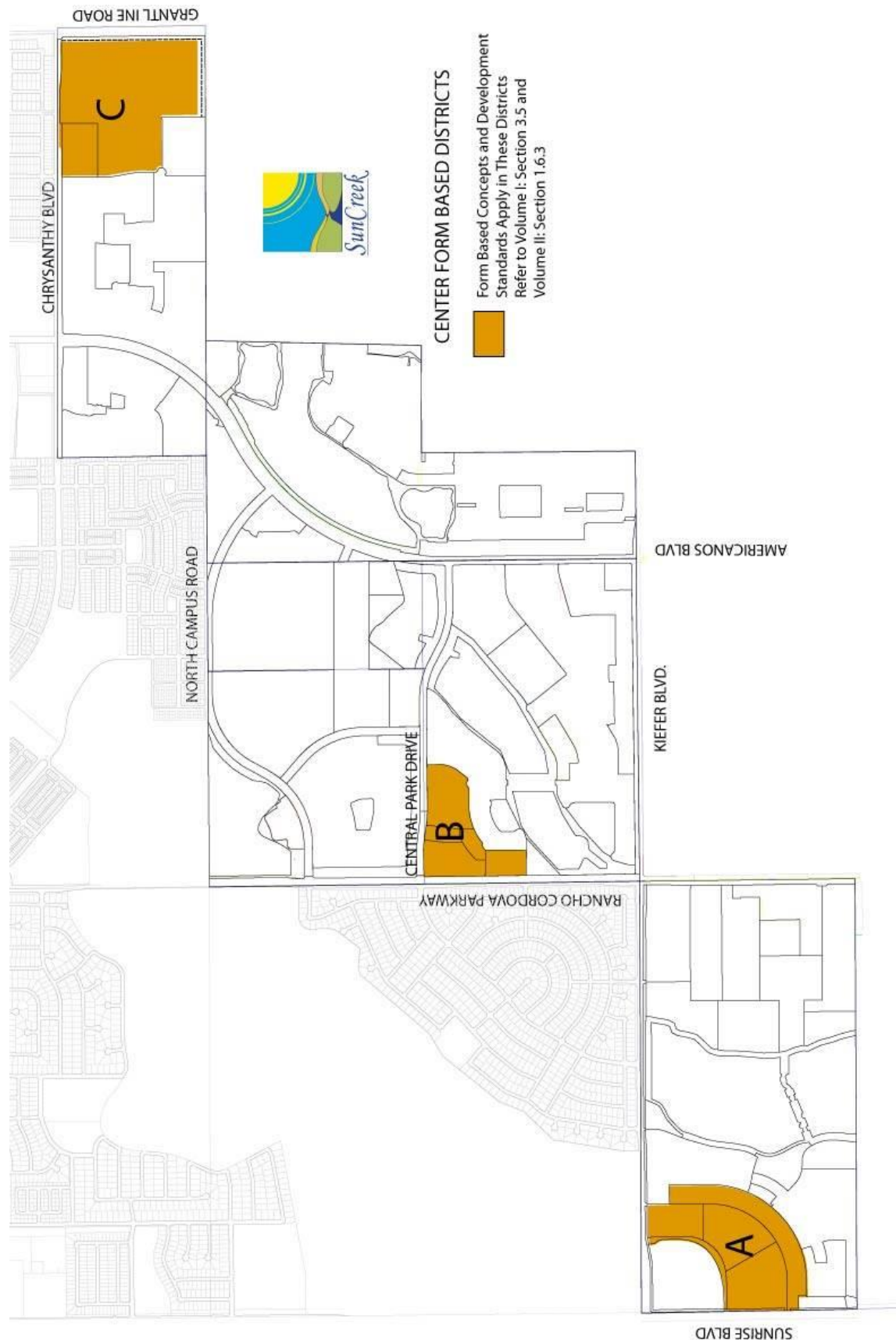
- A description of the intent and location of each of the form based zones provided in this chapter.
- The type of street and the treatment of edge conditions or “street typology” as defined in Chapter 4, Circulation and applied in Volume II, Development Regulations.
- The type of building frontage treatment or “frontage typology” applied in Volume II, Development Regulations.
- The development standards applied to each Specific Plan land use category and the “Center” form based code district in Volume II, Development Regulations.

3.3.3. Administering Form Based Zoning

Development sites within form-based districts will not require special administrative procedures beyond those provided in Article 1 (Administration) of Title 23 of the RCMC. However, the form-based districts require more analysis than traditional zoning districts during the entitlement review process to determine compliance with the provisions of this chapter.

Development in any Center District shall require an integrated plan for that entire district that is consistent with the provisions of RCMC Section 23.504 et al.

Figure 3-3 Center Form Based Districts



3.4 APPLICATION OF ZONING

The SCSP assigns land use zoning and the rights to apply for development under such zoning ~~only~~ to properties in the SCSP designated by ownership.

Pursuant to Section 9.6.3 of this Specific Plan, a landowner may request a Minor Density Adjustment/ Transfer of Density for any residential land use parcel.

~~An application for re-zoning subsequent to adoption of the SCSP may propose modification of streets and land use configuration for City consideration.~~

Specific Plan Land Use Designations Descriptions

The following sections describe the SCSP land use designations that are summarized in Table 3-2 and illustrated in Figure 3-2. These include a range of residential categories, parks and open space, natural preserves, public and quasi-public uses, and non-residential and commercial categories.

3.4.1. Residential Categories

The SCSP includes a notable diversity in residential types, ~~styles~~styles, and configurations. ~~Indeed, housing~~Housing diversity is one of the ~~hallmarks~~ merits of this plan. Multi-family dwellings occur in stand-alone configurations, and as integral components of mixed-use villages.

~~A~~Residential densities that allow a variety of lot sizes, street orientation, and garage access configurations are distributed throughout the plan. These lot sizes and configurations may change with the submittal of tentative maps.

Active Adult Residential

Active adult communities that restrict residents to 55 years of age and older may be included in portions of the Plan Area. A portion of the "Grantline 220" land ownership identified in Figure 3-5 Land Ownership in the Plan Area is proposed for active adult community use.

Active adult communities are not a distinct land use designation but make use of conventional Low Density Residential (LDR) Land Use zone and the Medium Density (MDR) Land Use zone designation and development standards. However, the active adult community applies the conventional standards in a manner that sets it apart from the surrounding specific plan areas. These characteristics include:

1. The community is typically enclosed by perimeter walls or fences to provide security.
2. Vehicle access is limited to entry roads that are gated and controlled by keyed access or manned gatehouses.
3. Entry areas are landscaped in a manner to highlight the distinct character of the community.
4. Rather than typical neighborhood parks, the recreation facilities may be private clubhouse facilities with pools, tennis or other amenities.
5. Resident children are precluded and consequently schools are not included in the community.
- 1-6. The typical population per household is smaller than conventional households elsewhere in the specific plan.

The smaller household size means that less land area is required to fulfill the City and Cordova Recreation and Park District standards for a comparable size community.

Figure 3-4 Applied RCMC Title 23 Zoning Designations

Low Density Residential

The Low-Density Residential (LDR) category includes dwelling units in configurations up to six dwelling units per gross acre of residential use- (exclusive of open space and adjacent collector streets). The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs.

Medium Density Residential

The Medium Density Residential (MDR) category will provide a mix of housing types and densities ranging from 6.1 to 12 dwelling units per gross acre of residential use. Medium Density Residential includes single-family homes, duplexes and half-plexes, court housing, garden apartments, townhouses and condominiums. The most typical housing type will be small lot single-family detached, single-family attached (e.g., town homes, condominiums, brownstones), and small apartment complexes.

The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs.

Compact Medium Density Residential

The Compact Medium Density Residential (CMDR) category includes dwelling units in densities of 12.1 to 18 units per gross acre that will result in compact urban forms. These may include detached cottages or cluster housing, but more typically will include common walls for all or a significant portion of the units in a project. The sites designated for Compact Medium Density include row houses and small, low scale garden apartment dwellings.

Compact Medium Density is typically located adjacent to commercial sites within the "Center" form-based designation described below. The RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, RCMC Title 23, Article 5, Chapter 23.313-Residential Zoning Districts, shall regulate

CMDR. Volume II: Development Regulations provides supplemental development standards.

High Density Residential

High-Density Residential (HDR) development includes apartments and condominiums at densities of 26-18.1 to 40 dwelling units per acre.

Residential development in the High Density Residential (HDR) designation will contribute to fulfilling the Regional Housing Needs Allocation (RHNA) calculation for the City. In order to be compliant with current state law regarding Regional Housing Needs Allocation (RHNA), requirements ensuring the availability of adequate high density-zoned land, all High Density Residential acres in the SunCreek Specific Plan area are designated- considers all High Density Residential acres in as RHNA acres. The builder/developer must receive written authorization from the City to build at densities less than 26 units to the acre. With this authorization, However, in the Major Design Review Process (RCMC Section 23.141) the City may approve development applications for High Density development at densities less than 26 dwelling units per acre may achieve that achieve as low as 18.1 dwelling units per gross acre where pursuant to a finding that the net density approximates the minimum density required for RHNA, that sites are constrained by size, configuration, access, parking standards, open space standards and other factors reflecting the actual market for multi-family housing.

There are seven High Density Residential sites identified in the plan. Four-Three of these sites are adjacent to Village Center or Regional Town Center sites and are therefore are within the "Center" form based designation described below. RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, RCMC Title 23, Article 5, Chapter 23.313-Residential Zoning Districts, and Volume II: Development Regulations regulate these sites.

3.4.2. Public/Quasi-Public and Open Space Categories

Public/Quasi-Public

The Public/Quasi-Public category includes a variety of public and other land uses, including land owned by the City and other public agencies. Possible uses include civic buildings; schools, colleges, and universities; religious institutions; hospitals; museums; cemeteries; and others.

The SCSP includes three primary sites zoned Public/Quasi-public, Community Service (CS) uses. The SCSP designates the P/QP site on ~~the Rancho Cordova Parkway~~ Americanos Boulevard south north of Kiefer Boulevard for a fire station, but does not designate specific land uses on the other two primary P/QP sites. In addition to these three sites, the Plan identifies several small sites designated as P/QP for utilities such a water storage, detention, water or wastewater pumps and so forth.

~~All property designated Public/Quasi-Public (P/QP) within the SCSP, Community Services (CS) uses, including schools, shall have an underlying land use designation of Medium-Density Residential. In~~ In the event that a P/QP site is not required for its originally intended use, such land may be available for residential development subsequent to a specific plan amendment. This allows flexibility in the location and shape of schools sites shown on the Land Use Map. The City shall consult with the affected public entity (if a specific entity exists), prior to release of a P/QP site for residential development. Following such consultation (if applicable), the City Council shall make a formal determination that the site is not required for the originally intended P/QP use. This typically will occur during the consideration of a Tentative Subdivision Map, but may also accompany an alternate discretionary action by the Council when a Tentative Map is not required. ~~A similar process is required if the size or location of a proposed P/QP site is to be substantially modified.~~

The SCSP identifies land within the Parks and Open Space (POS) designation for active and passive

recreational activities. This zone category also includes publicly accessible lands within lands along the edge of natural resource preservation areas, detention basins, creek ways, and other passive uses. Open spaces may be multi-use depending on the season, such as an open turf area within a detention basin in areas subject to infrequent inundation.

The open space lands and parklands must comply with the standards established by the City of Rancho Cordova. The Cordova Recreation and Park District, and/or the City will administer parklands at the discretion of the City. The City of Rancho Cordova, in consultation with CRPD, will determine final park design, amenities, and improvements. The City will administer public and private ownership open space lands.

Natural Resources

The SunCreek Plan provides a substantial natural resource preservation area dedicated to protecting state and federally listed endangered and threatened species habitat consistent with the measures described in Chapter 6, Natural Resources. The preservation area extends diagonally through the project site as a continuous open space corridor.

The SCSP sets aside land within the Natural Resources category as natural habitat and will have no urban development placed upon it. Open space trails are typically adjacent to, rather than within, Natural Resource areas.

Chapter 6, Natural Resources describes the protection of the lands in the Natural Resource designation.

3.4.3. Non-Residential/Commercial Categories

Village Center

The Village Center category provides retail services, restaurant, entertainment, and office employment uses as described in the City's building block concept. Village Centers serve the daily shopping needs of residents and may include small- and

LAND USE

medium-size grocery stores, drug stores, restaurants, banks, and other similar uses.

Development is pedestrian friendly with gathering places for both daytime and nighttime activities.

~~Village Center zones in the SCSP prohibit residential use. However, residential designated land (CMDR and HDR) within a Center Form Based District development confers residential development capacity consistent with the specific designation. A~~

Center Form Based District may combine the development capacity of residential designated lands with the commercial development capacity of Village Center lands to create an integrated mixed-use project.

A mixed-use development plan may be integrated vertically with different uses above one another, such as residential or office uses over a commercial use. Horizontal mixed uses are also permissible with side-by-side uses linked together through common walkways, plazas and parking areas.

The SunCreek plan includes two Village Center sites located along a major street. The Centers may provide transit-oriented development served by bus, bus rapid transit, a local shuttle, or other transportation systems as the City may determine.

The sites are adjacent to high-density residential land use served by the pedestrian and bike trail network that connects the sites to the surrounding neighborhoods. Each of the sites has within it or nearby a small neighborhood scale park. These parks will add a visual amenity and leisure activities that will complement the retail and service businesses and the residential components of the center.

The RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, and supplemental development standards provided in Volume II: Development Regulations shall regulate Village Centers. All development in the VC zone shall require an integrated plan as specified in RCMC Section 23.504 et al.

Regional Town Center

~~Regional~~The General Plan designates regional town centers (RTC) to meet a regional need for shopping, entertainment, and other large destination uses. They are strategically located for accessibility and range in size from 25 to 100 acres. The RTC may also include both vertical and horizontal integration of a mix of land uses as summarized in Table 3-2.

The SunCreek plan provides a ~~60~~ 53.9-acre Regional Town Center on the southwest corner of Grant Line Road and Chrysanthy Blvd. This center will serve planned development in the southeast edge of the City. The Southeast Capital Connector is a regional roadway aligned on Grant Line Road adjacent to the Plan Area. Chrysanthy Boulevard will provide access from the site to Grant Line Road. The Regional Town Center (RTC) would provide the opportunity for a transit oriented development should Grant Line Road become a regional transit route.

The RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, and supplemental development standards provided in Volume II, Development Regulations shall regulate the Regional Town Center. All development in the RTC zone shall require an integrated plan as specified in RCMC Section 23.504 et al. The "Regulating Plan" must be adopted prior to any development in the respective VC or RTC center.

3.5 LAND USE SUMMARY ~~TABLE~~

Table 3-3 summarizes the acreage, percentage of total acreage, maximum dwelling units per acre, and dwelling unit totals at full development of the SCSP. This table indicates a total of 4,693 dwelling units in this modified plan, however, the Specific Plan Environmental Impact Report evaluated the effects of 4,893 dwelling units, and up to this maximum figure may be accommodated in this Plan. Figure 3-5 illustrates the proportion of land use by category. If the population of the Specific Plan Area should increase in the future, the developer will be required to provide additional park land or pay in-lieu fees.

Table 3-3 Land Use Summary

LAND USE CATEGORIES	AREA acres	Dwelling Units	Percent of Res Type	Percent of Total Area	Average Density per acre
LOW DENSITY (2.1 to 6 du/ac) <u>(LDR)</u>	179.4 <u>123.9</u>	882 <u>660</u>	18.03% <u>13.8%</u>	14.2% <u>9.8%</u>	4.9 <u>5.33</u>
<u>AGE RESTRICTED RESIDENTIAL (LDR)</u>	<u>35.5</u>	<u>160</u>	<u>3.4%</u>	<u>2.8%</u>	<u>4.5</u>
<u>AGE RESTRICTED (MDR)</u>	<u>85.9</u>	<u>478</u>	<u>10.0%</u>	<u>6.8%</u>	<u>5.6</u>
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac) <u>(MDR)</u>	348.6 <u>295.7</u>	2,623 <u>2,023</u>	53.61% <u>42.4%</u>	27.5% <u>23.4%</u>	7.5 <u>6.84</u>
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac) <u>(CMDR)</u>	16.6 <u>27.5</u>	239 <u>320</u>	4.88% <u>6.7%</u>	2.1 <u>2.2%</u>	14.4 <u>11.64</u>
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac) <u>(HDR)</u>	44.2 <u>42.4</u>	1,149 <u>1,052</u>	23.48% <u>22.1%</u>	3.54% <u>3.54%</u>	26.0 <u>24.83</u>
VILLAGE CENTER (VC)	22.0 <u>23.8</u>	0		1.7 <u>1.9 %</u>	
REGIONAL TOWN CENTER (RTC)	58.4 <u>53.9</u>	0		4.6 <u>4.3%</u>	
PUBLIC/QUASI PUBLIC <u>(PQP)</u>	12.3 <u>10.1</u>	0		1.0% <u>0.8%</u>	
NEIGHBORHOOD GREEN / <u>POCKET PARK (PP)</u>	12.2 <u>10.1</u>	0		1.0 <u>0.8%</u>	
<u>PUBLIC</u> NEIGHBORHOOD PARK <u>(PARK)</u>	17.0 <u>12.8</u>	0		1.3 <u>1.0%</u>	
<u>PRIVATE</u> NEIGHBORHOOD PARK <u>(PVT PARK)</u>	<u>5.0</u>			<u>0.4%</u>	
COMMUNITY PARK <u>(PARK)</u>	44.9 <u>40.7</u>	0		2.5% <u>3.2%</u>	
PARK CORRIDORS, <u>PASEOS AND TRAILS (PC)</u>	7.0 <u>5.2</u>	0		0.6% <u>0.5%</u>	
WETLAND BUFFER/BIKE PATH CORRIDOR <u>(WB)</u>	45.6 <u>53</u>	0		3.69% <u>3.69%</u>	
DETENTION BASIN <u>(DB)</u>	53.5 <u>49.6</u>	0		4.2 <u>3.9%</u>	
STORM WATER CANAL <u>(CANAL)</u>	<u>5.0</u>	0		<u>0.40%</u>	
WETLAND PRESERVE <u>(WETLAND)</u>	205.1 <u>199.6</u>	0		16.2% <u>15.8%</u>	
SCHOOL	110.9 <u>101.2</u>	0		8.80% <u>8.80%</u>	
MAJOR ROADS	82.6 <u>85</u>	0		6.57% <u>6.57%</u>	
<u>GRANT LINE ROAD</u>	<u>3.1</u>	<u>0</u>		<u>0.2%</u>	
TOTAL	1265.2 <u>1,263.9</u>	4,893 <u>4,693</u>		100.0%	

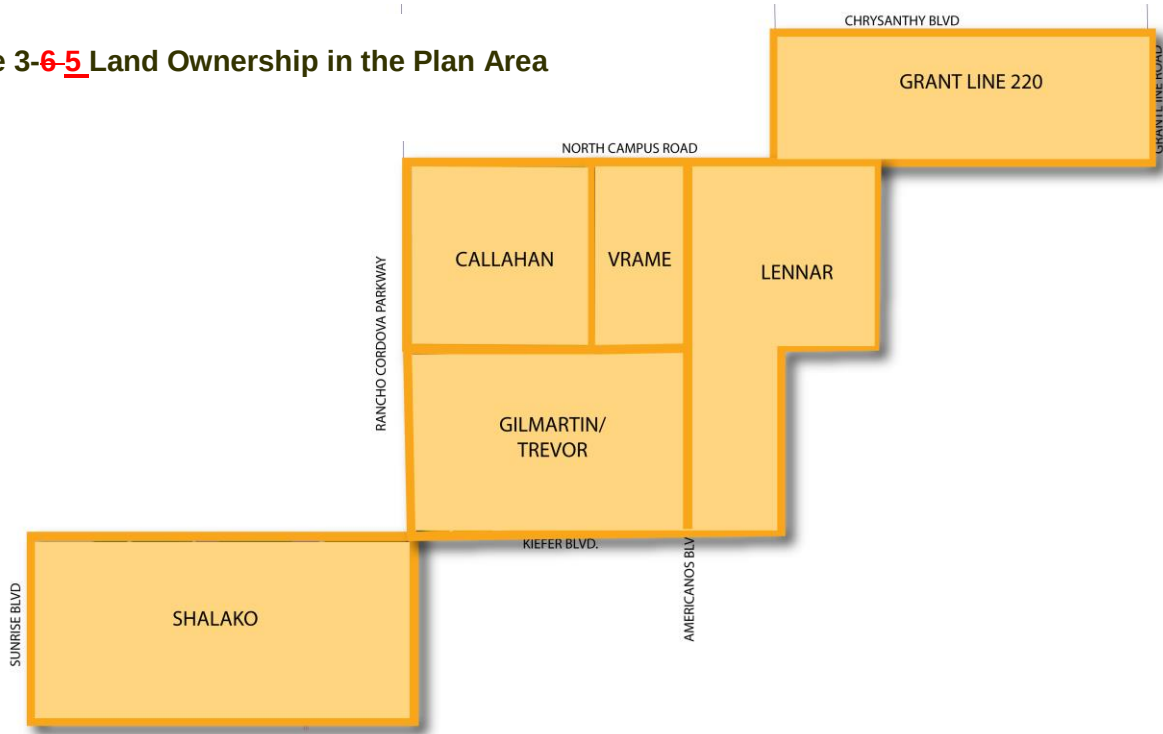
Table 3-4 summarizes the land use by owner.

Figure 3-6-5 illustrates the ownership of land in the Plan Area.

Table 3-4 Land Use by Owner

LAND USE	CALLAHAN		GILMARTIN/ TREVOR (INVESTTEK)		SHALAKO		GRANTLINE 220		VRAME		SIERRA SUNRISE (Lennar)	
Categories	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
LOW DENSITY (2.1 to 6 du/ac)	0	0	22.6 <u>20.1</u>	133 <u>149</u>	66.0 <u>64.4</u>	304 <u>314</u>	36.1 <u>0</u>	133 <u>0</u>	0	0	54.7 <u>39.3</u>	312 <u>197</u>
<u>AGE RESTRICTED RESIDENTIAL (LDR)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>35.5</u>	<u>160</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>AGE RESTRICTED RESIDENTIAL (MDR)</u>							<u>85.9</u>	<u>478</u>				
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac)	44.9 <u>47.7</u>	500 <u>318</u>	77.8	592	83 <u>90.6</u>	542 <u>599</u>	61.7 <u>0</u>	442 <u>0</u>	0	0	76.9 <u>79.6</u>	471 <u>514</u>
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac)	0	0	8.7 <u>13.0</u>	106 <u>153</u>	0	0	0.0	0	0	0	7.9 <u>14.5</u>	133 <u>167</u>
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac)	11.8 <u>9.0</u>	307 <u>235</u>	5.4	140	9.1 <u>10.3</u>	237	12.9 <u>12.9</u>	335 <u>272</u>	0	0	5.0 <u>4.8</u>	130 <u>168</u>
VILLAGE CENTER (VC)	0	0	6.3		15.7 <u>17.5</u>	0	0	0	0	0	0	0
REGIONAL TOWN CENTER (RTC)	0		0.0		0		58.4 <u>53.9</u>		0		0	
PUBLIC/QUASI_PUBLIC	0 <u>0.5</u>		2.2 <u>4.7</u>		8.1 <u>0.4</u>		2.0 <u>0.0</u>		0 <u>4.5</u>		0	
NEIGHBORHOOD GREEN	2.0		1.8 <u>1.7</u>		0.5 <u>2.1</u>		3.1 <u>0.6</u>		0		4.8 <u>3.7</u>	
<u>PUBLIC NEIGHBORHOOD PARK</u>	0		0		8.1 <u>8.2</u>		4.9 <u>0</u>		0		4.0 <u>4.6</u>	
<u>PRIVATE NEIGHBORHOOD PARK</u>	<u>0</u>		<u>0</u>		<u>0</u>		<u>5.0</u>		<u>0</u>		<u>0</u>	
COMMUNITY PARK	11.3 <u>10.8</u>		15.7		0		0		17.4 <u>13.3</u>		0.0 <u>0.9</u>	
PARK CORRIDORS	0		0		2.9 <u>3.8</u>		1.50		0		2.6 <u>2.3</u>	
PRESERVE BUFFER	4.9 <u>5.3</u>		18.2 <u>19.3</u>		11.7 <u>14.7</u>		0		1.1 <u>1.2</u>		9.7 <u>8.1</u>	
DETENTION BASIN	6.2 <u>6.1</u>		8.0		13.2 <u>9.5</u>		11.3 <u>8.7</u>		3.4		11.4 <u>18.4</u>	
STORM WATER CANAL	0		0		0		5.0 <u>0.0</u>		0		0	
WETLAND PRESERVE	24. 85 <u>24.85</u>		40.1 <u>39.0</u>		79.6 <u>77.3</u>		0		10.54 <u>10.54</u>		50.1 <u>48.4</u>	
SCHOOL	34.4		11.1		10.2 <u>10.8</u>		9.60		45.6 <u>44.9</u>		0	
MAJOR ROADS	20.1 <u>20.0</u>		18.0		13.3 <u>11.8</u>		14.3 <u>13.4</u>		2.1 <u>2.5</u>		14.8 <u>18.4</u>	
<u>GRANT LINE ROAD</u>							<u>3.1</u>					
TOTALS	160.4 <u>160.3</u>	807 <u>553</u>	240.2 <u>240.1</u>	1047 <u>1,034</u>	321.4	1083 <u>1,150</u>	220.8 <u>219.0</u>	910 <u>910</u>	80.1	0	242.4 <u>243.0</u>	1,046 <u>1,046</u>

Figure 3-6-5 Land Ownership in the Plan Area



3.6 SPECIFIC PLAN POLICIES

The following General Plan policies apply to the SCSP.

Policy LU 1. Higher density and intensity land uses that support transit shall be located within one-half mile of major transit stations. Development shall be pedestrian- and transit-friendly with direct connections to transit. (GP Policy LU.1.7 and AQ.2.2.1).

Policy LU 2. Similar uses shall be clustered into areas or districts that have common needs and that are compatible with one another to establish a form based land use organization and regulation. (GP Policy LU.2.3)

Policy LU 3. Growth will occur based on market forces, infrastructure financing capacity, and the timing of the design, approval, and construction of transportation facilities and other infrastructure. (GP Policy LU.2.5)

Policy LU 4. Retail shopping facilities shall be distributed in the Plan Area such that neighborhood services are distributed and integrated into the neighborhoods and that market demand is met without diminishing the viability of nearby commercial properties with the same customer base. (GP Policy LU.2.6)

Policy LU 5. The Plan shall include sustainable development that reduces the impact of projects on energy, water, and transportation systems and encourages sustainable development to occur in ways that complement the built form. (GP Policy LU.2.7)

Policy LU 6. Civic structures and uses shall have outstanding design that creates identity and serves as a catalyst and precedent for subsequent development. (GP Policy LU.3.2)

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I.4. CIRCULATION

4.1 PURPOSE

The Circulation Chapter describes all components of the circulation system in the plan. The SunCreek Specific Plan (SCSP) treats the project roadway network, bicycle and pedestrian routes, and transit facilities and services as equally important. The approach to all circulation components and the land use plan proposed in this plan are coordinated to benefit the quality of life, public safety, energy costs, time costs, and air quality within the community.

4.2 CIRCULATION OBJECTIVES

The circulation objectives addressed in this Chapter respond to issues identified in the Rancho Cordova General Plan.

- **Community character.** The roads and pedestrian/bikeway networks are among the most visible elements that connect the overall community. SunCreek Parkway and the other pedestrian/bikeway corridors are signature features in the plan.
- **Safety and efficiency.** The road network provides adequate lane capacity and intersections for vehicle movement but includes traffic calming measures to promote pedestrian friendly streets that minimize potential vehicle and pedestrian/bicyclist conflicts.
- **Reduce the use of automobiles.** Reducing the use of automobiles in everyday life is accomplished by providing convenient,

safe, and attractive alternatives. The SCSP emphasizes pedestrian and bicycle use, access to public transit, and use of alternative vehicles as viable options to use of automobiles.

- **Coordination of land use and circulation.** Trip destinations such as schools, parks, jobs, shopping and commercial services are located where they are convenient to the residences to facilitate walking or bicycling. Higher density residential uses and major trip destinations are located along potential transit routes.
- **Direct routes and connectivity.** The street and pedestrian/bikeway network provides a convenient, reasonably direct, safe, and attractive route to major destinations.
- **Transportation diversity.** The SunCreek Specific Plan will accommodate the transportation options available to residents.

4.3 PLANNING CONTEXT

The surrounding road network, planned road improvements, and planned public transit opportunities establish the planning context for the SCSP.

The SCSP will develop during a time of change. Automobiles will continue to be a primary mode of transportation, but new communities must also facilitate and encourage the use of transportation alternatives.

CIRCULATION

New technologies in transportation and communications will influence the choices individuals make in selecting their daily means of transportation. Fuel prices are a significant factor for individuals and businesses in deciding whether to curtail all but essential trips, and which mode of transportation to use. Increased travel costs will result in demands for more efficient transportation systems, and for communities designed to facilitate and enhance alternatives to automobile use in a resident's daily life.

Transportation alternatives designed into the SunCreek community including alternative personal vehicles, public transportation, and walking and bicycling. These will reduce the need to rely on private automobiles as the sole source of personal transportation.

4.3.1. Related Plans and Programs

The SunCreek Specific Plan is the contemporary of several planning activities within the City of Rancho Cordova and throughout the Sacramento region. These planning activities set the framework for circulation planning within the SCSP.

- **The Regional Metropolitan Transportation Plan (MTP).** The MTP is long-range plan for transportation improvements in the greater six-county Sacramento region. The MTP includes major transportation improvements that will affect the traffic capacity of routes serving the SunCreek Plan Area.

In addition to the regional transportation planning programs, the City of Rancho Cordova has adopted standards and plans that guide the SunCreek transportation plan and improvements.

Applicants within the Specific Plan should consult these other plans in preparation of tentative maps.

- **Rancho Cordova ~~Transit Master Plan~~ Mobility Master Plan (2019).** This Plan designates the City's preferred transit system and is an implementing part of the General Plan.

- **Rancho Cordova Pedestrian Master Plan.** The City of Rancho Cordova Pedestrian Master Plan (~~March 2011~~ April 2016) is identified in the Circulation Element of the City's General Plan. The Pedestrian Master Plan combines with the Bicycle Master Plan and the ~~Transit Master Plan~~ Mobility Master Plan (2019) to organize projects and programs that will serve alternative travel modes.

The Pedestrian Master Plan will establish policies, programs, and projects to improve the pedestrian system within the City of Rancho Cordova.

- **Rancho Cordova Bicycle Master Plan.**

The City of Rancho Cordova Bicycle Master Plan (~~March 2011~~ April 2016) carries forward cycling policies and goals that were initiated in the City's General Plan, the ~~Transit Master Plan~~ Mobility Master Plan (2019) and Pedestrian Master Plan. The Bike Plan continues to shape the City's goal of providing safe and attractive alternative modes for travel.

The SCSP is consistent with the Bicycle Master Plan and provides additional detail about the existing facilities, planned improvements, and priorities, phasing, and funding to build the bicycle network.

- **Rancho Cordova Street Design Standards.** The Street Design Standards establish details regarding the design of all types of roadways within the City consistent with the General Plan.

- **Rancho Cordova Improvement Standards.** The Improvement Standards establish detailed design and construction requirements for the City's transportation system consistent with the General Plan and Street Design Standards.

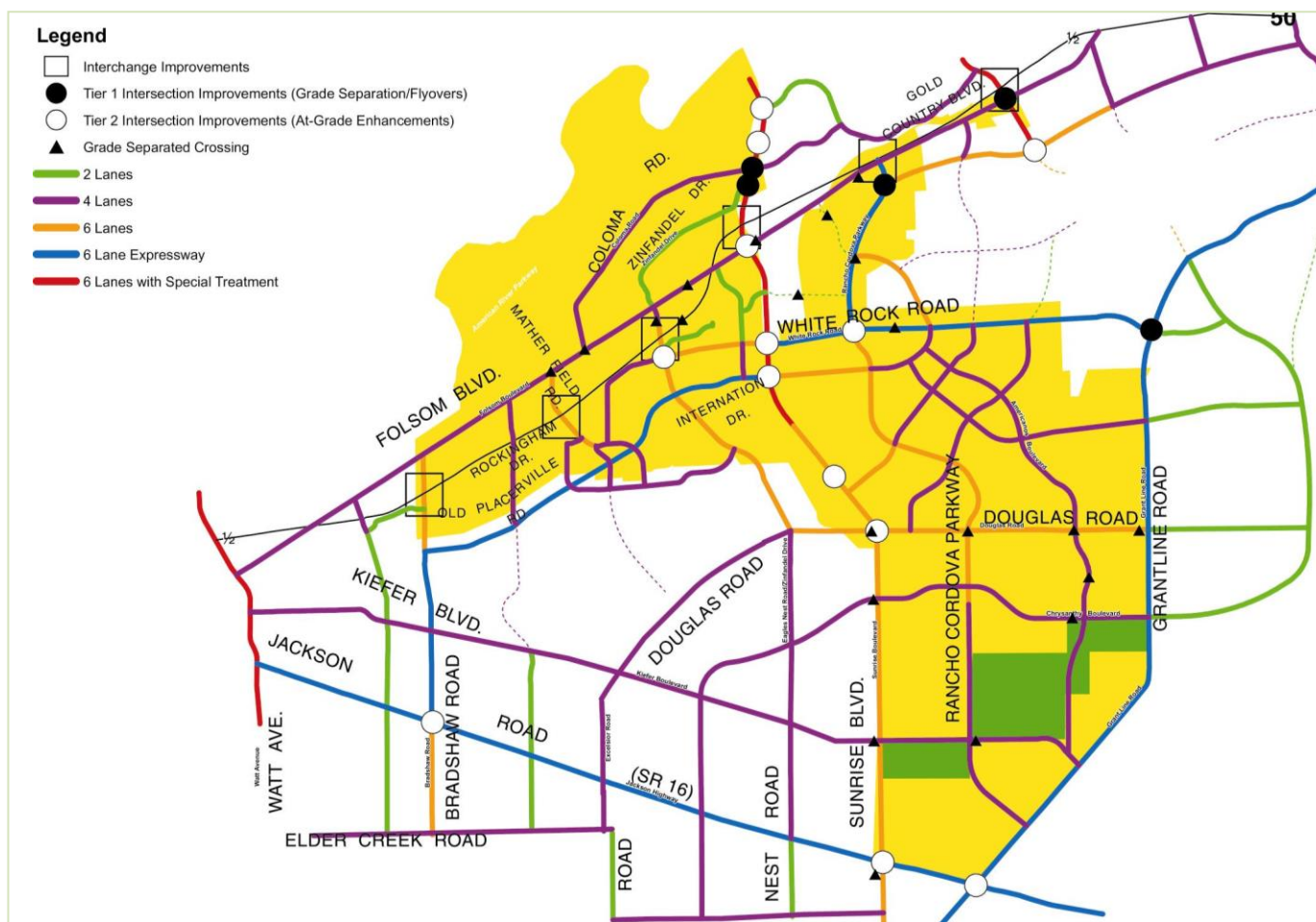
CIRCULATION

4.3.2. Existing and Planned Roads

Existing and planned arterial streets in or near the Plan Area include Grantline Road, Sunrise Boulevard, Rancho Cordova Parkway, Chrysanthy Boulevard, Americanos Boulevard, and Kiefer Boulevard. Chrysanthy Boulevard and Americanos Boulevard are new road alignments established in the Sunrise Douglas Community Plan. Sunrise Boulevard, Grantline Road, and Kiefer Boulevard are part of the regional road system as identified in Figure 4-1.

• **Capital Southeast Connector Study.** The Metropolitan Transportation Plan (MTP) includes a multi-modal transportation corridor that connects Elk Grove, Rancho Cordova, and El Dorado Hills. The connector will link residential areas and employment centers to relieve congestion on the heavily congested existing two-lane roadways that currently serve the corridor. The connector will become a major route in the region and could create nodes of major activity along the route that abuts the east edge of the SunCreek Plan Area.

Figure 4-1 Primary Road Network



CIRCULATION

4.4 STREETS PLAN

The SunCreek Plan includes several street configurations that serve a variety of needs. The configurations will not only accommodate the traffic capacity projected for a given location, but also enhance the community character and pedestrian space along the streets.

4.4.1. Street Master Plan

The streets are a hierarchy of size and characteristics that extends the existing major street pattern in this part of the city into the Plan Area. The street plan responds to the location of environmental protection areas and the distribution of major activity nodes in the plan, as shown in Figure 4-1. The primary street network is consistent with the General Plan description of a “modified grid” system of major roadways at approximate one-mile spacing and connector roads at approximate quarter-mile spacing.

The minor arterial and collector street grid system within the Plan Area will avoid wetland natural open space features in permanent open space. These streets will align with existing and planned street intersections in the adjacent established plan areas.

Sunrise Boulevard, Kiefer Boulevard, Rancho Cordova Parkway and Chrysanthus Boulevard conform to the one-mile grid, but Americanos Boulevard curves significantly to avoid wetland resources.

Figure 4-2 illustrates the combined Street Master Plan, and Bikeway and Trails Master Plan to show the interconnections between these two systems.

Figure 4-3 illustrates the Street Master Plan alone.

4.4.2. Signalization

Traffic impact analysis and future warrants analysis will determine the signalization of major intersections. Figure 4-2 and 4-3 identify the anticipated signal locations.

4.4.3. Street Typology

The following discussion of streets describes the typical standards for the number and width of lanes. There are variations on the basic street types described in this chapter depending on the type of building form that abuts the street. For example, a street type that has the capacity to carry a certain volume of traffic may have wider setbacks to the sidewalk where the intent is to move traffic through quickly. That same street section may have sidewalks and buildings closer to the street where the intent is to slow traffic and create a more pedestrian friendly environment. In general, the City’s Right-of-Way (ROW) extends to the back of the curb. In cases where a sidewalk is attached to the curb, the ROW extends to the back of the attached sidewalk.

Vertical curb is required on all street sections abutting open space, parkways, pedestrian corridors, and parks. Rolled curb and gutter with monolithic sidewalk is an allowed alternative adjacent to single family residential uses

Chapter 5 Community Character (Section 5.11) and in Volume II, Development Regulations further describe the intended relationship of each street type to adjacent land use.

Arterial Streets

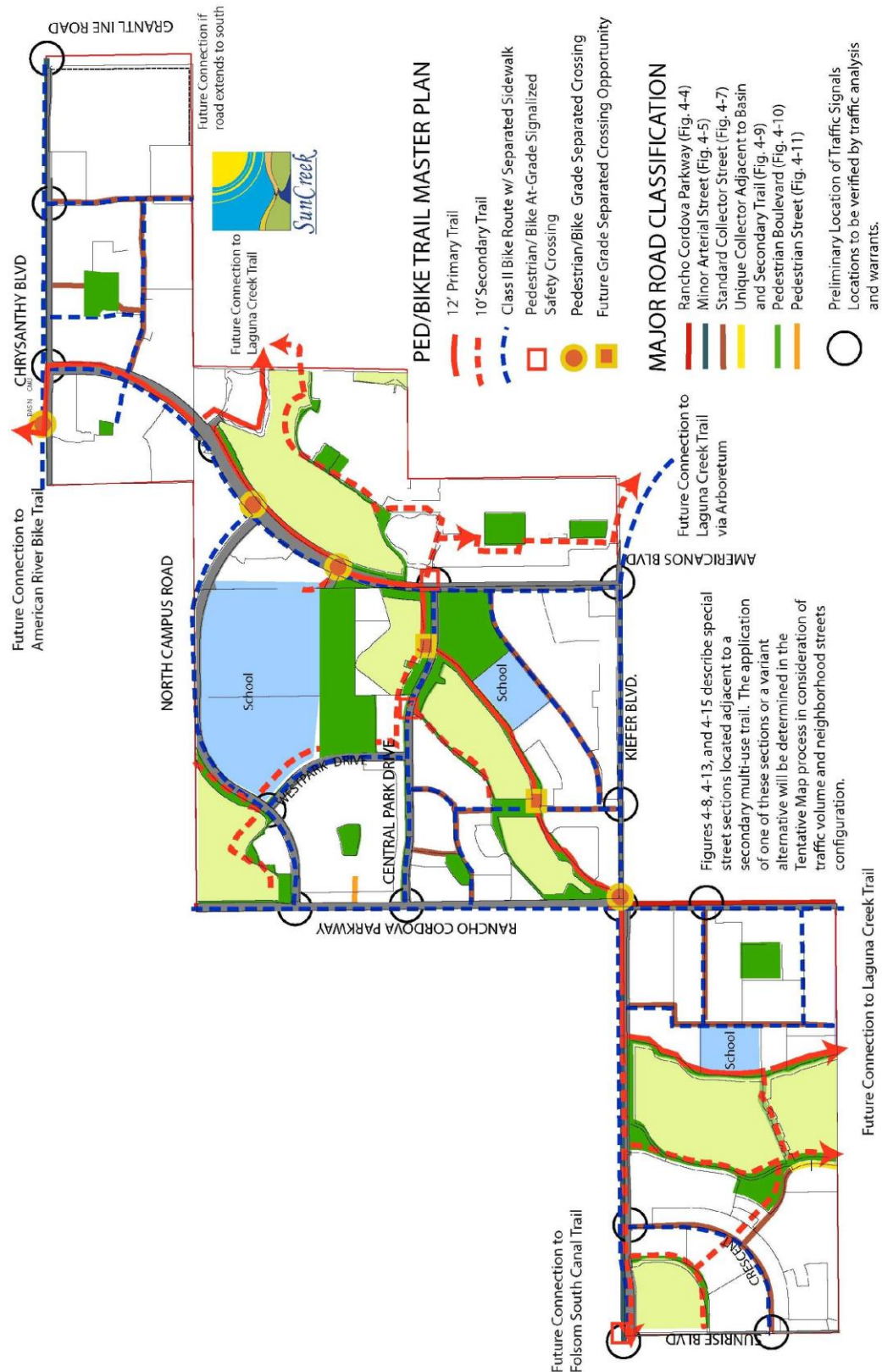
Arterial streets will be four or six lanes wide at full development. Landscaped median and landscaped pedestrian corridors along both sides are typical.

Arterial streets typically pass through different land use conditions. Consequently, the street

SunCreek Specific Plan

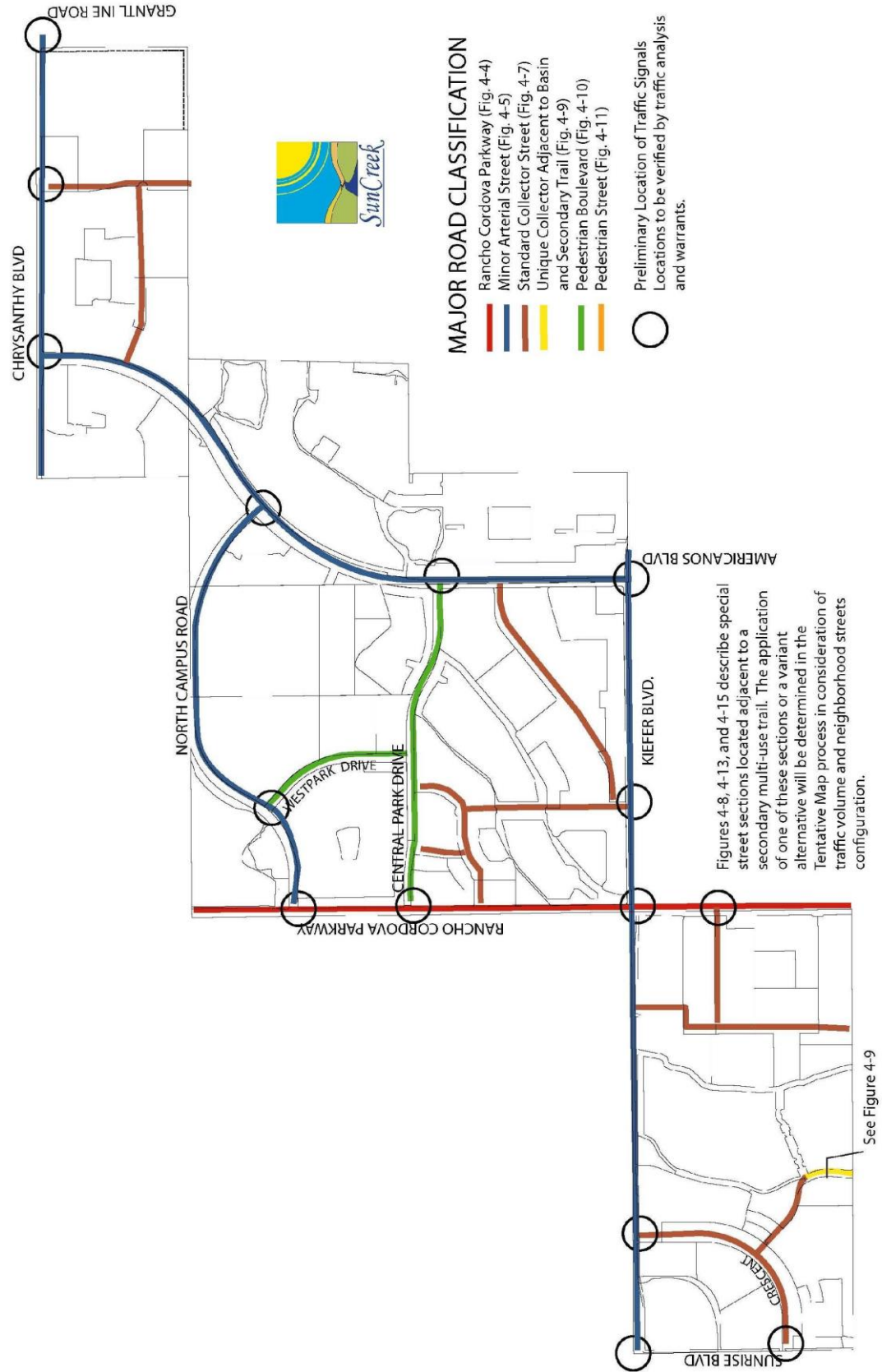
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Figure 4-2 Combined Major Streets Master Plan and Trails



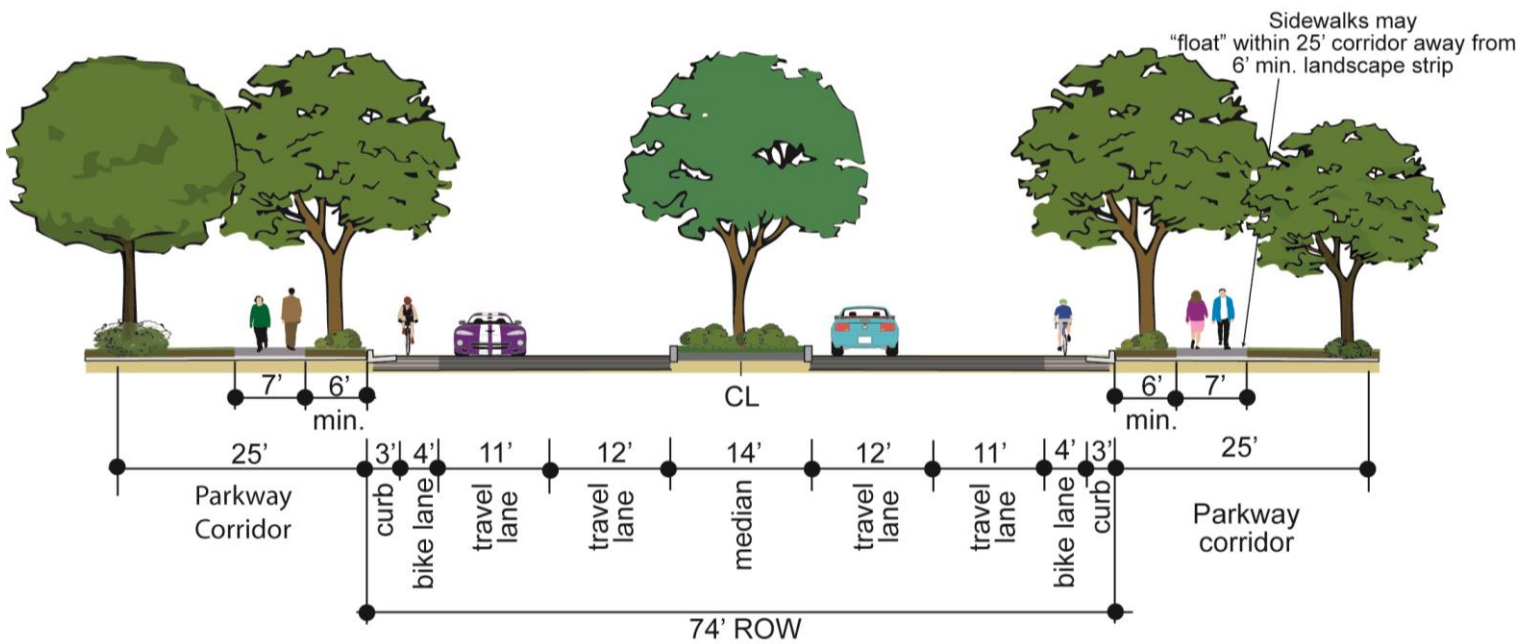
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Figure 4-3 Major Streets Master Plan



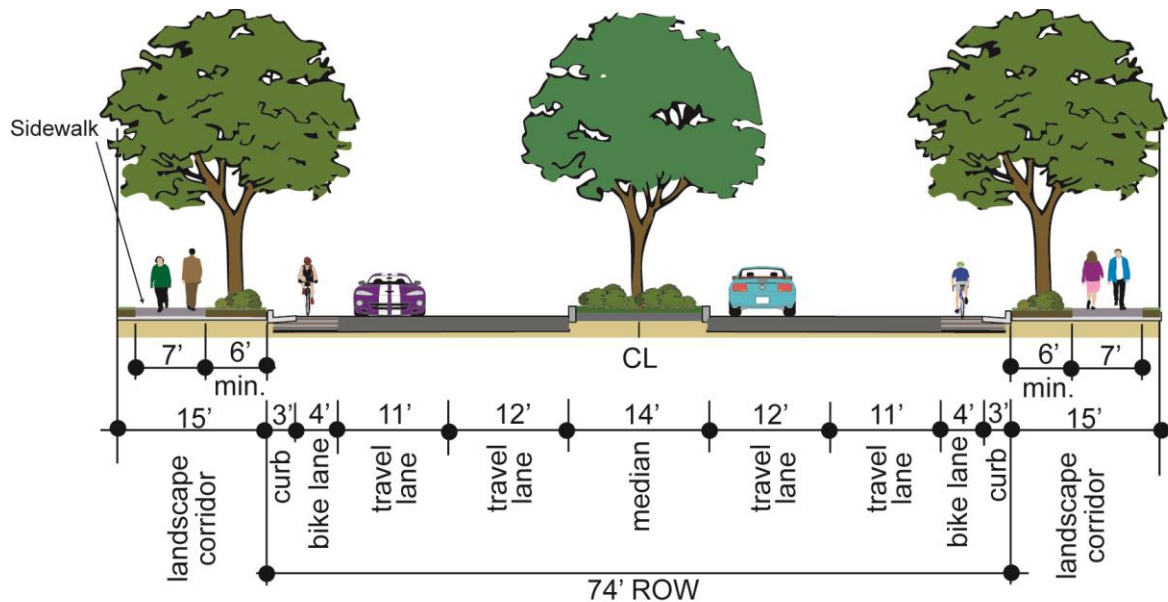
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Figure 4-4 Rancho Cordova Parkway



Note: Curb and gutter is included in the bike lane width requirements

Figure 4-5 Minor Arterial (Typical)

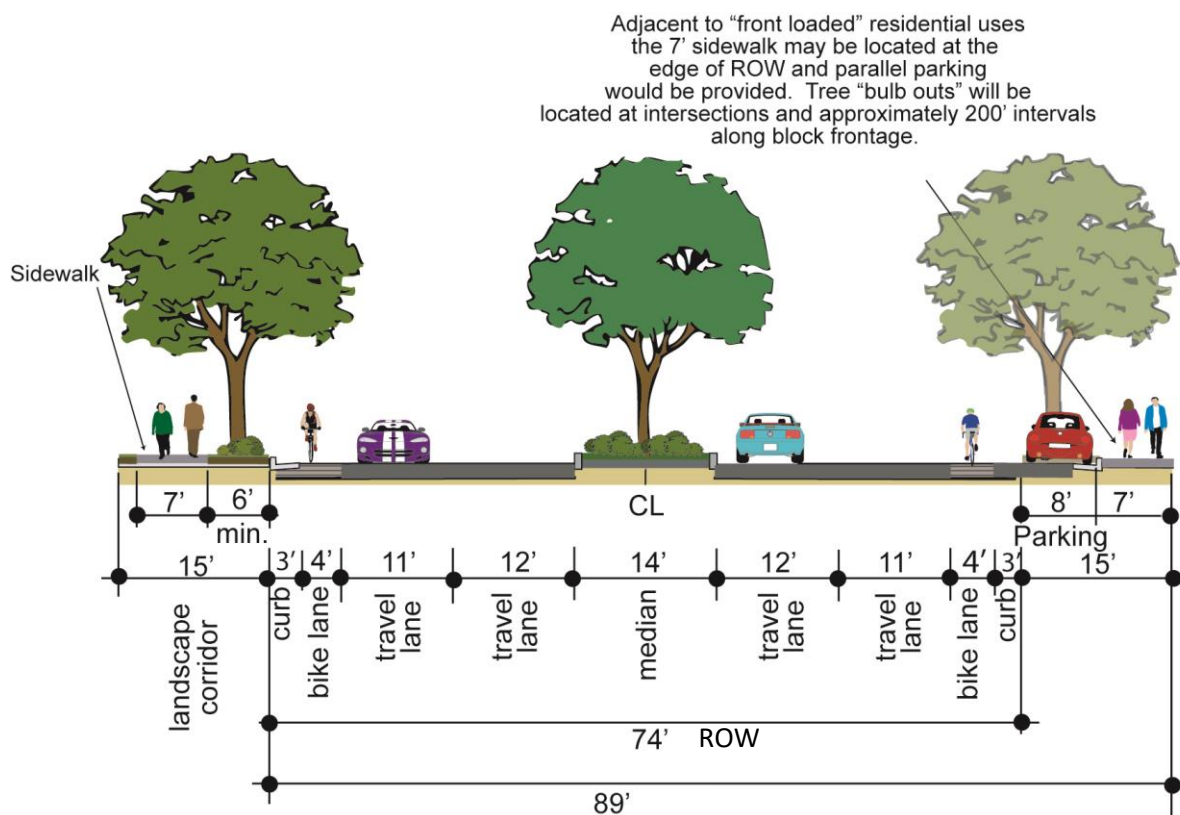


CIRCULATION

configuration may change from one location to another. Figures 4-4 and 4-5 show a street section for Rancho Cordova Parkway and a typical street configuration, respectively. Driveways for single-family residences shall not be allowed on an arterial street. Residential uses adjacent to an arterial street are typically alley loaded, or are oriented with the side or rear lot to the arterial street. The opportunity to provide on-street parking is limited. Design alternatives that allow on-street parking on Minor Arterial streets will be reviewed in the Tentative Map and may be allowed based on lower traffic volumes along Minor Arterial roads.

Figure 4-6 illustrates one alternative approach that may be considered. In this example, the sidewalk may be located at the edge of ROW and a parallel parking lane may be provided in the ROW. Street trees will be located in “bulb outs” in the parking lane at intersections at mid-block locations ~~to achieve an average spacing of approximately 400’ between trees~~ consistent with RCMC Ch. 23.513. Public Works may consider other parking options in the Tentative Map. The location of driveways and median cuts will be subject to Public Works Arterial Access Standards.

Figure 4-6 Optional Minor Arterial with Parking Fronting on Compact MDR and Multi-family Residential Use



Collector Streets

Collector streets connect the local residential streets within neighborhoods to the arterial streets. The

SunCreek Plan uses collector streets as pedestrian corridors by providing a separated 7-foot sidewalk, a landscape strip, on street parking and a bike lane.

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Collector streets typically include two traffic lanes, a median, bicycle lanes, a landscape corridor and seven-foot wide sidewalks on both sides, as shown in Figure 4-7. Figure 4-8 illustrates a special condition where the street is adjacent to the secondary trail network. Application of Figure 4-8 or other alternative street sections adjacent to a secondary trail will be determined in the Tentative Map based on traffic volume and neighborhood street configuration. Figure 4-9 illustrates a unique condition where the street is located between a

detention basin and a secondary multi-use trail.

Figure 4-10 illustrates the Pedestrian Boulevard, a special collector street used on Central Park Drive and Westpark Drive to provide a distinctive pedestrian corridor linking the Local Town Center to the Community Park and high school. The street includes a secondary tree line behind the sidewalk and on-street parking.

Figure 4-7 Standard Collector Street

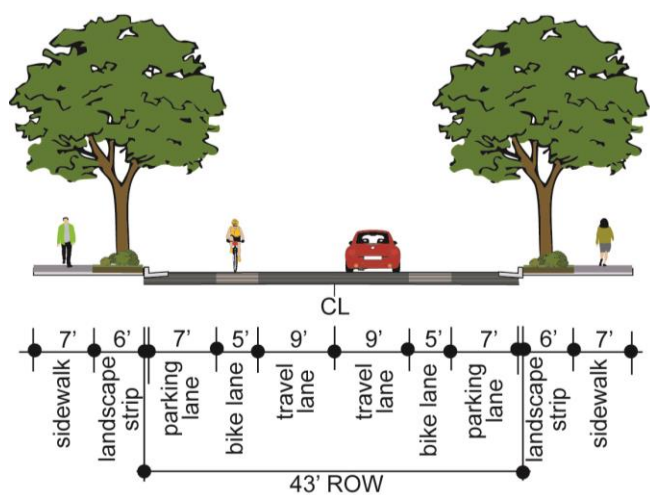
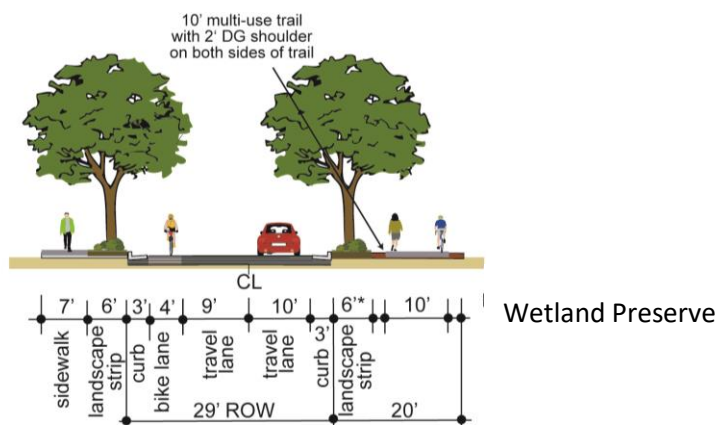


Figure 4-8 Standard Collector Street Adjacent to Secondary Bike Trail



*Note: The landscape corridor adjacent to the 10' multi-use trail shall be a minimum of 6' and may be greater as the trail is located as near the wetland boundary as permitted by the USACE permit and site conditions. In some instances the landscape strip may be reduced to 2' for the DG path shoulder. Such reductions in the landscape corridor shall be limited to that area required to accommodate and protect wetland areas, and manage drainage.

CIRCULATION

Figure 4-9 Collector Located Adjacent to Detention Basin and Secondary Trail

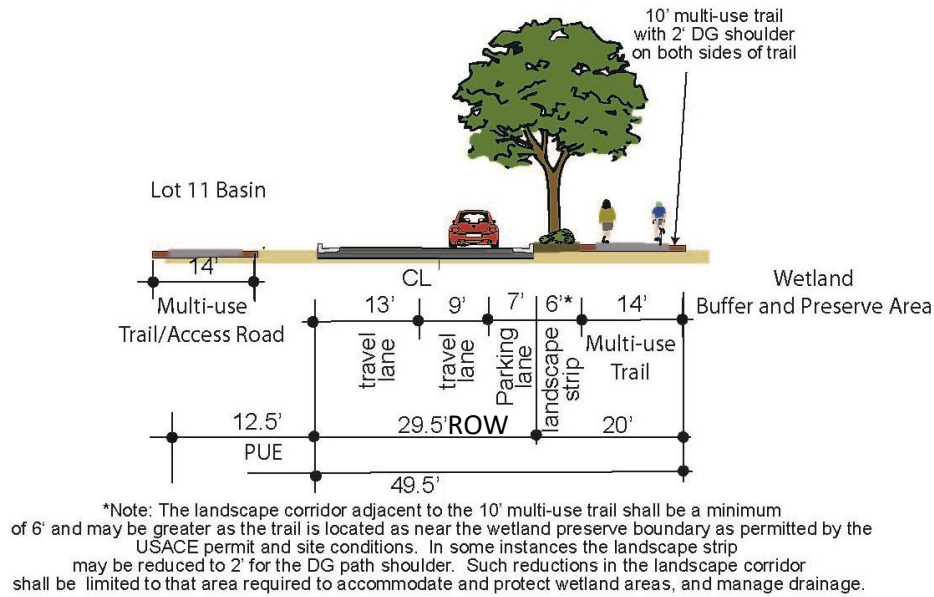
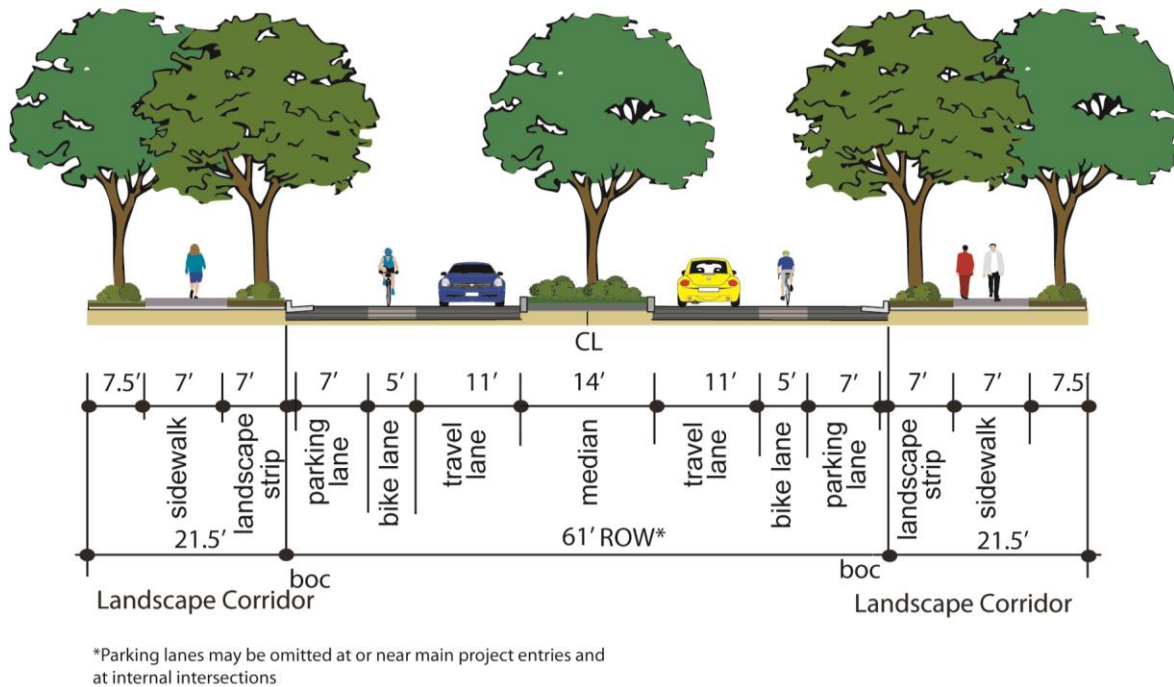


Figure 4-10 Pedestrian Boulevard (Central Park Drive and Westpark Drive)



CIRCULATION

Pedestrian Streets

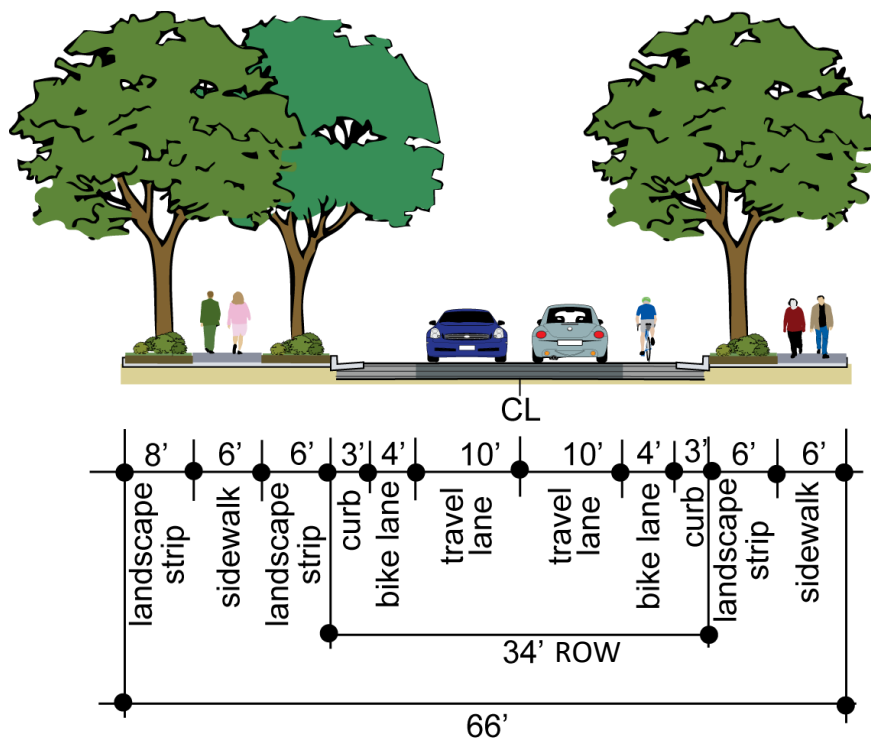
Pedestrian streets are a special class of standard residential street with an enhanced pedestrian corridor. The street type will enhance the pedestrian and vehicular entry to a subdivision or village area, such as where a street approaches a park or neighborhood green. The pedestrian street includes ten-foot wide travel lanes and a Class II bike lane on both sides. A six-foot wide planting strip and sidewalk will be provided on both sides. In some locations, an additional landscape strip may be located behind the sidewalk on one side to provide a twenty-foot (20') wide landscape corridor with a secondary street tree canopy on one side of the street as shown in Figure 4-11.

detached sidewalks will include a 33-foot right-of-way (back of curb to back of curb) with a twenty-seven (27) foot wide paved section, curbs and a six (6) foot sidewalk. Figure 4-12 illustrates the Standard Residential Street.

Minor residential streets with attached sidewalks will have a forty-two (42) foot right-of-way (measured from back of walk to back of walk) that includes two travel lanes, a parking lane, and a five-foot sidewalk on both sides. Figure 4-14 illustrates the Minor Residential Street.

Figures 4-8, 4-13, and 4-15 illustrate where residential and collector streets are adjacent to an open space area and incorporate a secondary multi-

Figure 4-11 Pedestrian Street with Detached Sidewalk

**Residential Streets**

The Plan Area includes two residential street classifications. The standard residential street with

use trail in lieu of a standard sidewalk on the open space side. Parking is prohibited on the open space side to allow additional space for the multi-use trail and associated landscaping.

Figure 4-12 Standard Residential Street

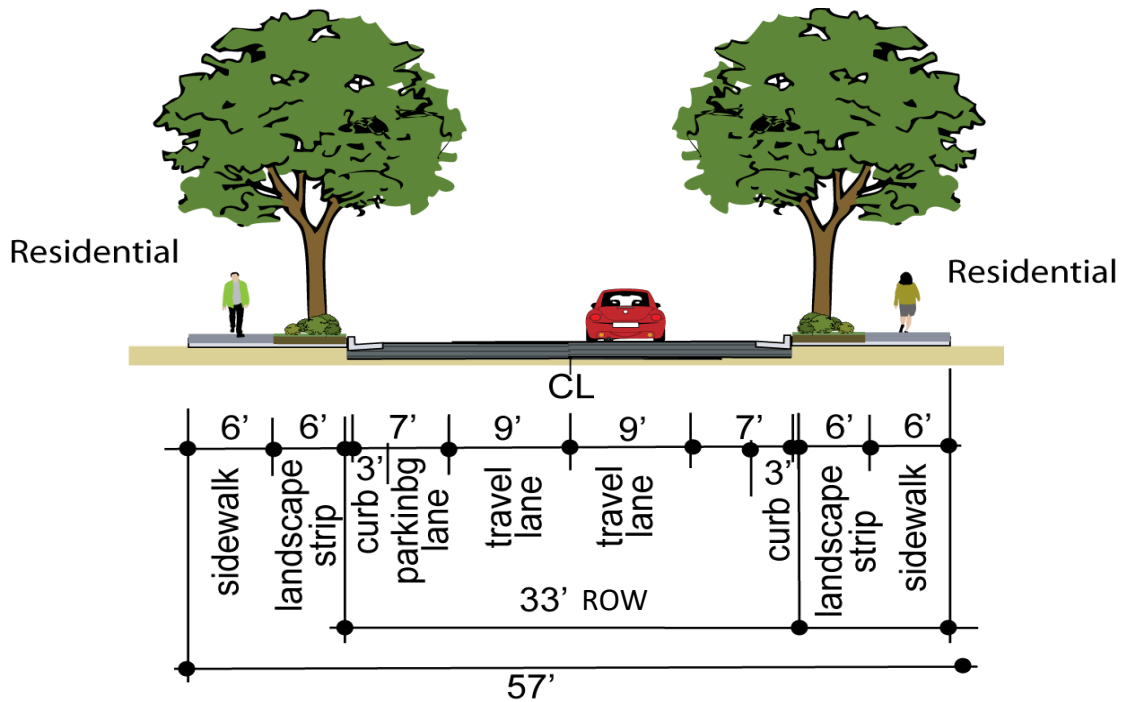


Figure 4-13 Standard Residential Street Adjacent to Secondary Trail in Open Space

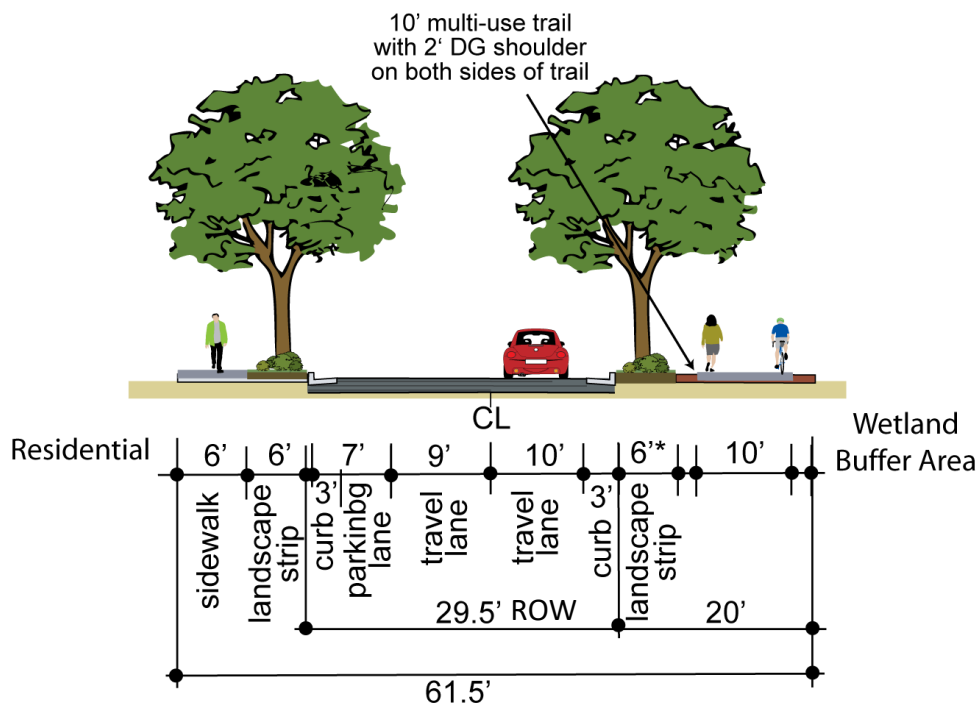


Figure 4-14 Minor Residential Street

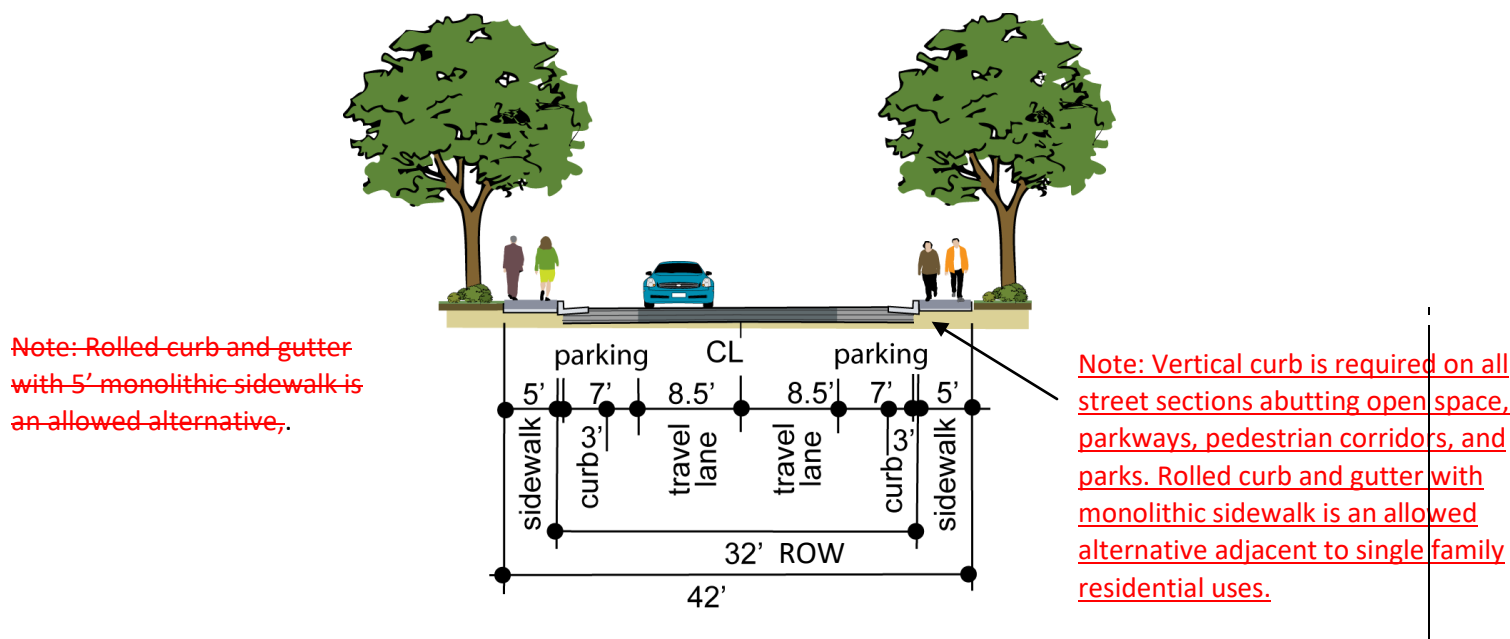
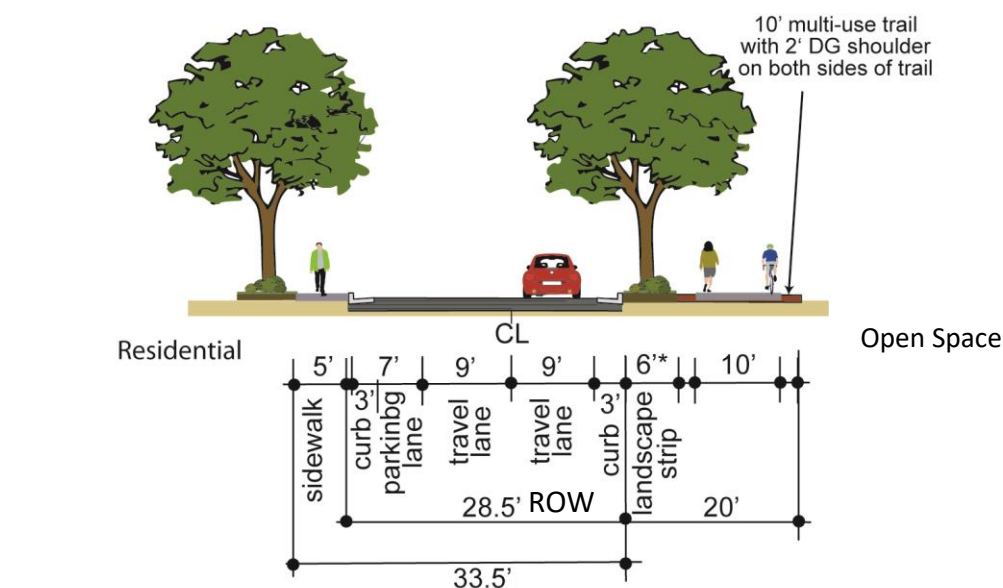


Figure 4-15 Minor Residential Street Adjacent to Secondary Trail in Open Space



*Note: The landscape corridor adjacent to the 10' multi-use trail shall be a minimum of 6' and may be greater as the trail is located as near the wetland boundary as permitted by the USACE permit and site conditions. In some instances the landscape strip may be reduced to 2' for the DG path shoulder. Such reductions in the landscape corridor shall be limited to that area required to accommodate and protect wetland areas, and manage drainage.

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Table 4-1 Summary of Street Standards

	Collector Street Adjacent to Basin and Secondary Trail	Standard Collector Street Adjacent to Secondary Trail	Standard Collector Street	Minor Arterial w/ parking	Minor Arterial	Rancho Cordova Parkway
Figure Number	4-9	4-8	4-7	4-6	4-5	4-4
Average Daily Traffic (ADT)	< 13,000	< 13,000	< 13,000	< 32,500 ¹ .	< 32,500	<32,500
Speed Limit	25-35 mph	25-35 mph	25-35 mph	35-45 mph	35-45 mph	45 mph
Number of Travel Lanes	2	2	2	4	4	4
Width (back-to-back of curb)	29'	29'	43'	74'	74'	74'
Width (Total ROW)	34'	29'	43'	89'	74'	74'
On Street Parking Allowed	No	No	Yes	Yes ² .	No	No
Parking Lane Width (includes curb and gutter)	None	None	7.5'	8.5'	None	None
Bike Lane Width (4' lane plus 2.5' gutter pan)	4' + 2.5' gutter pan	4' one side, 10' secondary trail	5'	4' + 2.5' gutter pan	4' + 2.5' gutter pan	' 4' + 2.5' gutter pan
Travel Lane Width	9'/10'	9'/10'	9'	11' (12' inside)	11' (12' inside)	11' (12' inside)
Left-Turn Lane Width (at intersections)	10'	10'	10'	10'	10'	10'
Striping Required	Yes	Yes	Yes	Yes	Yes	Yes
Raised Median (face-to-face of curb)	None	None	None	14'	14'	14'
Sidewalk Width	5'	7' on one side, 10' secondary trail	7'	7'	7'	7'
Detached Sidewalk Required	No	Yes	Yes	Yes	Yes	Yes
Landscape Strip Width ² .	6' min. ³ .	6' min. ³ .	6'	15' incl. sidewalk or parking	15' incl. sidewalk	25' incl. sidewalk

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Table 4-1 Summary of Street Standards (continued)

	Minor Residential Streets Adjacent to Secondary Trail	Minor Residential Streets	Standard Residential Streets Adjacent to Secondary Trail	Standard Residential Streets	Pedestrian Streets	Pedestrian Boulevard
Figure Number	4-15	4-14	4-13	4-12	4-11	4-10
Average Daily Traffic (ADT)	< 2,000	< 2,000	<7,000	< 7,000	<7,000	< 13,000
Speed Limit	25 mph	25 mph	25 mph	25 mph	25 mph	35 mph
Number of Travel Lanes	2	2	2	2	2	2
Width (back-to-back of curb)	28.5'	32'	29.5'	33'	34'	61
Width (Total ROW)	33.5'	42'	29.5'	33'	34'	61'
On Street Parking Allowed	Yes on residential No adjacent to open space	Yes	Parking on residential side only	Yes	No	Yes
Parking Lane Width (includes curb and gutter)	7.5'	7.5'	7.5'	7.5'	None	7.5'
Bike Lane Width (4' lane + 2.5' gutter pan)	None, 10' secondary trail adjacent	None	None	None	4' + 2.5' gutter pan	5'
Travel Lane Width	9'/9'	8.5'	9'/10'	9'	10'	11'
Left-Turn Lane Width (at intersections)	None	None	None	None	None	10'
Striping Required	No	No	No	No	Yes	Yes
Raised Median (face-to-face of curb)	None	None	None	None	None	14'
Sidewalk Width	5' on residential side, 10' secondary trail	5'	6' on residential side, 10' secondary trail	6'	6'	7'
Detached Sidewalk Required	No	No	Yes <u>on open space</u> , No <u>on residential</u>	Yes	Yes	Yes
Landscape Strip Width ² .	6', may be reduced to 2' adjacent to open space	None	6', may be reduced to 2' adjacent to open space	6'	20' option on one side /12' incl. sidewalk	6' min.

1. Adjacent to alley loaded residential only.

2. Landscape widths may be reduced at pinch points.

3. City may require 6' strip inside shoulder in-lieu of constructing one-half of a median on arterials and parkways.

4.5 TRAFFIC CALMING MEASURES

Collector streets and residential streets may include traffic calming devices to slow traffic and discourage non-resident traffic in neighborhoods. The measures also enhance the pedestrian experience, and thereby encourage people to walk by slowing traffic and provide shorter crossing distances at intersections.

The City has prepared a Neighborhood Traffic calming Chapter 7 of the NTMP identifies approaches for traffic calming in new neighborhoods. Please refer to [City of Rancho Cordova web page http://www.cityofranhocordova.org/Index.aspx?page=138](http://www.cityofranhocordova.org/Index.aspx?page=138) to obtain the latest edition of the NTMP. The potential traffic calming measures may include, but are not limited to the following examples.

4.5.1. Traffic Circles and Roundabouts

Traffic circles and roundabouts will be located at selected intersections of collector streets and primary residential streets within the Plan Area. Figure 4-16 illustrates a typical, conceptual traffic circle design. The specific design of these features will vary depending on the local street configurations and therefore, the design will be included in the tentative subdivision map and final map for the affected subdivision. Such features will be developed at the discretion of the project applicant and City Engineer at the time of improvement plan approval.

4.5.2. Intersection Bulb-outs and Lane Width Restrictions

Bulb-outs and lane width restrictions may be used at residential street intersections to slow traffic within neighborhoods. Figure 4-17 illustrates a typical intersection bulb-out design. The tentative subdivision map and final map for the affected subdivision will address location and specific design

of these features. Such features are not mandatory, and the project applicant may develop them at their discretion with review by city plan review staff and the approval of the City Director of Public Works at the time of improvement plan approval.

Figure 4-16 Typical Traffic Circle



Figure 4-17 Typical Bulb at Residential Street Intersection

4.6 EMERGENCY RESPONSE ROUTES

The routing of major streets is constrained by the natural open space areas and the high school/middle school and community park complex that create barriers to through streets. Thus, the routes for emergency response are more constrained than might otherwise be in a Plan Area of this size and configuration. However, the major streets are aligned in a modified grid such that all portions of the Plan Area are not more than one half (1/2) mile from a major street. Interior streets, including collector streets and primary residential streets, provide relatively direct emergency access to the center of each neighborhood.

The open space areas are directly accessible in most instances from a public street that abuts the open space.

4.7 PEDESTRIAN PATHWAYS, BIKEWAYS AND TRAILS

The Rancho Cordova General Plan promotes a bicycle-friendly community, where cycling is a viable mode of transportation. To facilitate this goal, the SCSF provides a safe, inviting, and convenient network of bike paths and trails that connect residential, commercial, employment, transit, and recreational destinations.

The network includes a wide range of bike and pedestrian paths, ranging from sidewalks adjacent to all classes of streets, small pedestrian ways (paseos) within neighborhoods, and informal bike paths along the edge of open space areas. The SunCreek Parkway is a major recreation trail that extends over three miles through the heart of the Plan Area and connects to the citywide trail network at each end.

Figure 4-18 shows the primary bike routes, secondary trails (paseos), and Class II bike lanes.

Figure 4-18 also illustrates the planned configuration of residential streets such that neighborhoods will be designed and developed at a pedestrian scale, generally less than ½ mile wide with less than a ¼ mile walk to a neighborhood center, usually a school and/or park. The streets will be a modified grid system with short block lengths for ease of pedestrian and bicycle mobility.

Figure 4-23 illustrates the accessibility of residences to the primary bikeway trail system. Approximately 96% of all homes are within ¼ mile of the primary trail system.

The alignment of bike trails that cross minor residential roads and collectors shall vary from its normal alignment swinging towards the centerline of the paralleling street as the trail approaches the intersecting street. The bike trail should connect with the handicap ramp at the curb return and cross the intersecting street at the location of the crosswalk.

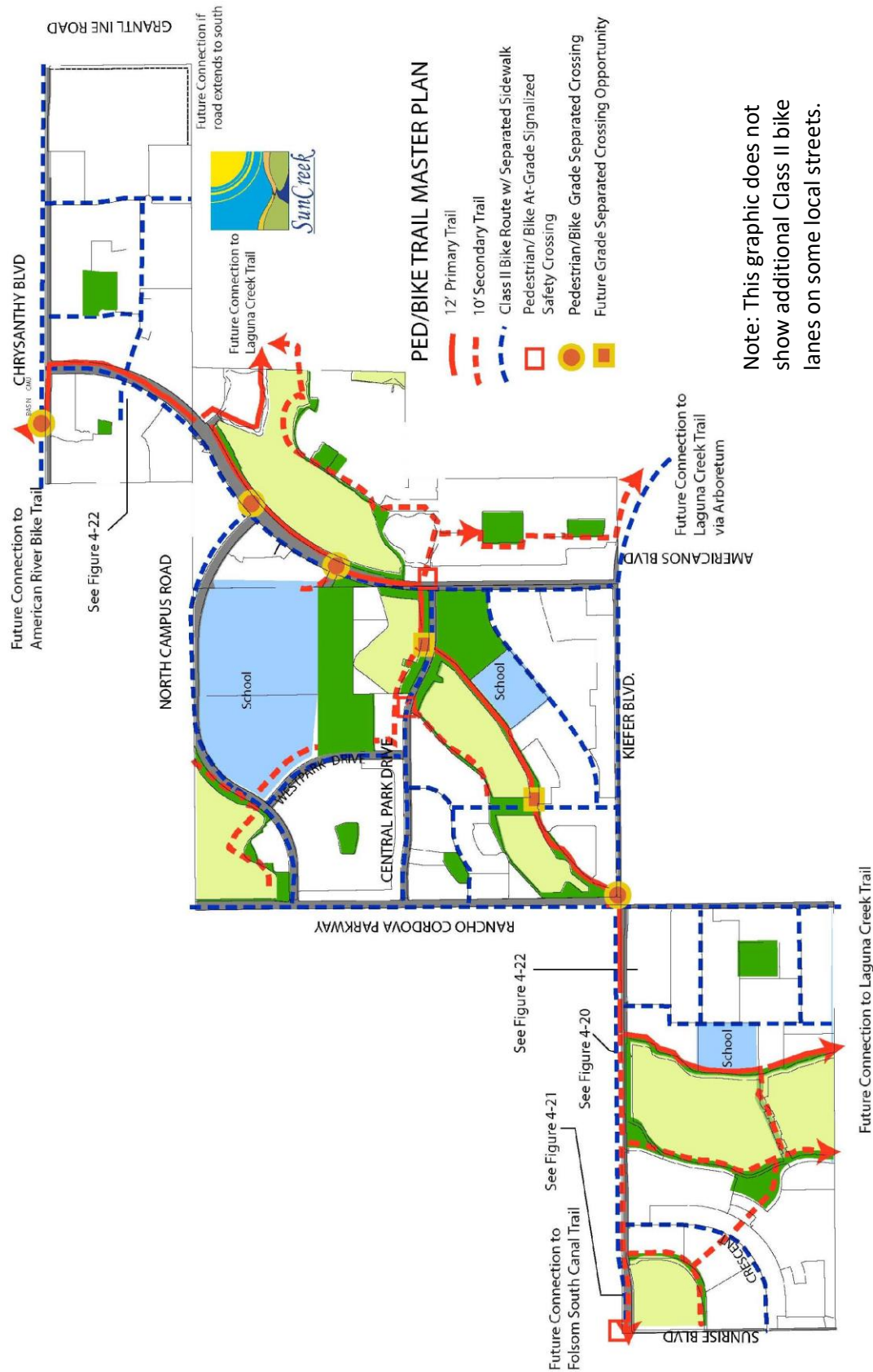
After crossing the intersecting street, the bike trail would swing away from the street to its normal alignment. Applicable bike trail design standards shall apply to all trails. The appropriate striping, signing and bollards shall be used to warn the driving public of the bike trail crossing.

4.7.1. SunCreek Parkway (Primary Bike Route)

The SunCreek Parkway is a major off-street backbone trail system that ties the neighborhoods together and connects them to the other key destinations within the Plan Area and surrounding community. On-street bike lanes and pedestrian friendly streets augment the trail system to provide direct point-to-point connections between key uses within the plan.

CIRCULATION

Figure 4-18, Primary and Secondary Trails Master Plan



CIRCULATION

The backbone trail system connects residents to other major destinations such as schools, parks, transit stops, shopping, and job locations. The Parkway includes a portion of the planned citywide master bike trail system that runs through the heart of the Plan Area with connections to the surrounding community.

The typical bike path along the SunCreek Parkway will have a ten-foot (10') wide pavement section and two-foot (2') wide shoulders on both sides of the trail. The portion of the SunCreek trail along the City's primary bike trail will have a 12' paved section and two-foot (2') wide shoulders on both sides of the trail.

Figures 4-20 through 4-22 illustrate the typical cross sections for the primary trail in various conditions found in the plan.

4.7.2. Bikeway Connections to the Regional Bikeway

The SunCreek trails will provide a connection to any future regional parkway along the Folsom South Canal at the intersection of Kiefer Boulevard and Sunrise Boulevard. As described in the Rancho Cordova Bikeway Master Plan [\(March 2011\)\(p.5-1\)](#) [\(April 2016\) \(p.4-14 & p.A-8\)](#), the connection to the citywide primary bike route will provide additional connections to existing and planned regional trail systems including the American River Bike Trail at Lake Natoma and future potential trails eastward along the Deer Creek drainage and along Laguna Creek to the Cosumnes River.

4.7.3. Bike Route Major Street Crossings

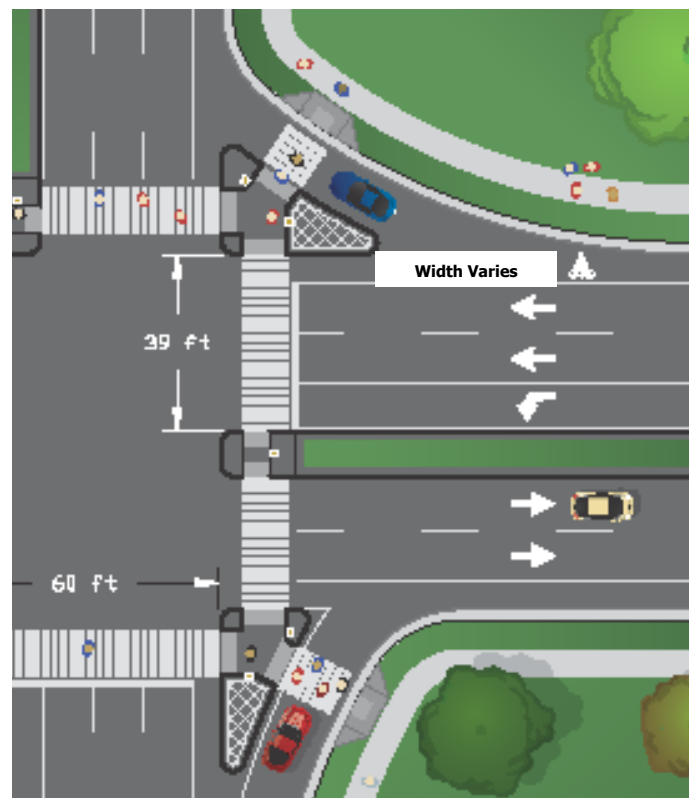
Major bicycle and pedestrian trails will cross major streets at specific locations throughout the Plan Area illustrated in Figure 4-18. Grade separated crossings over or under the roadway could occur at the general locations depicted. The design of some at-grade

crossing will allow conversion to grade separated crossings if deemed appropriate in the future.

Major arterial street intersections will require special center medians and safety islands at turning lanes to provide a safe crossing for bicycles and pedestrians as illustrated in Figure 4-19. Lighting, signage, striping and colored, textured paving will enhance at-grade crossings.

Similar at grade crossings may be located along roadway links where there is no intersecting roadway. This will provide continuity for major bike and pedestrian routes that may not cross at street intersection

Figure 4-19 Conceptual Arterial Street At-Grade Crossing



CIRCULATION

4.7.4. Greenway and Paseos

The SunCreek Specific Plan includes a network of Landscaped Greenways, Paseos and Pedestrian Promenades that connect to the backbone trail system and enhance the pedestrian and biking experience. Nearly all residences are less than ¼ mile from this network, as shown in Figure 4-23.

Most of the greenways are adjacent to the open space core and provide the route of the SunCreek Parkway trail system through the center of the Plan Area. Additional Paseos and Pedestrian Promenades in key locations extend the reach of the backbone trail system and provide more convenient access and direct bicycle and pedestrian travel routes. The SCSP establishes the general size and location of these corridors, but detailed designs will be further refined with future tentative maps and improvement plans. Site plans for mixed-use commercial centers that include Paseo or Pedestrian Promenade shall include such pedestrian ways as part of the design review process. The associated landscaping and amenities provide an attractive experience while taking into account safety issues and minimizing water use and maintenance costs.

4.7.5. Safe Walk to School Routes

The location of the schools and the design of the street and pedestrian network is designed to facilitate and encourage walking or biking to school. Elementary schools are located in the center of neighborhoods to shorten walking distance and minimize major road crossings. Approximately 93% of all residences are within ½ mile of an elementary school. The schools are adjacent to primary residential or collector streets that provide safe connections to the surrounding neighborhood. Figure 4-18 shows schools connecting to the backbone trail system for easy access from neighborhoods and safe crossing of major streets, when necessary. Similarly, the high school / middle school complex near the center of the Specific Plan links to the backbone trail system for easy access.

Figure 4-20 Primary Trail Adjacent to Arterial Street and Open Space

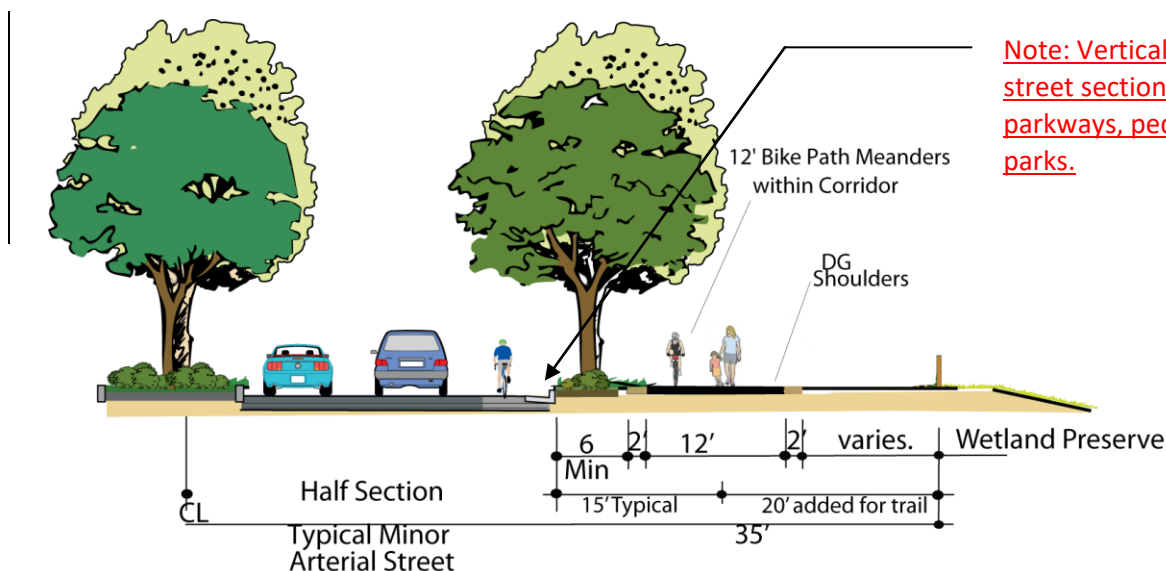


Figure 4-21 Secondary Trail Adjacent to Arterial Street and Commercial Land Use

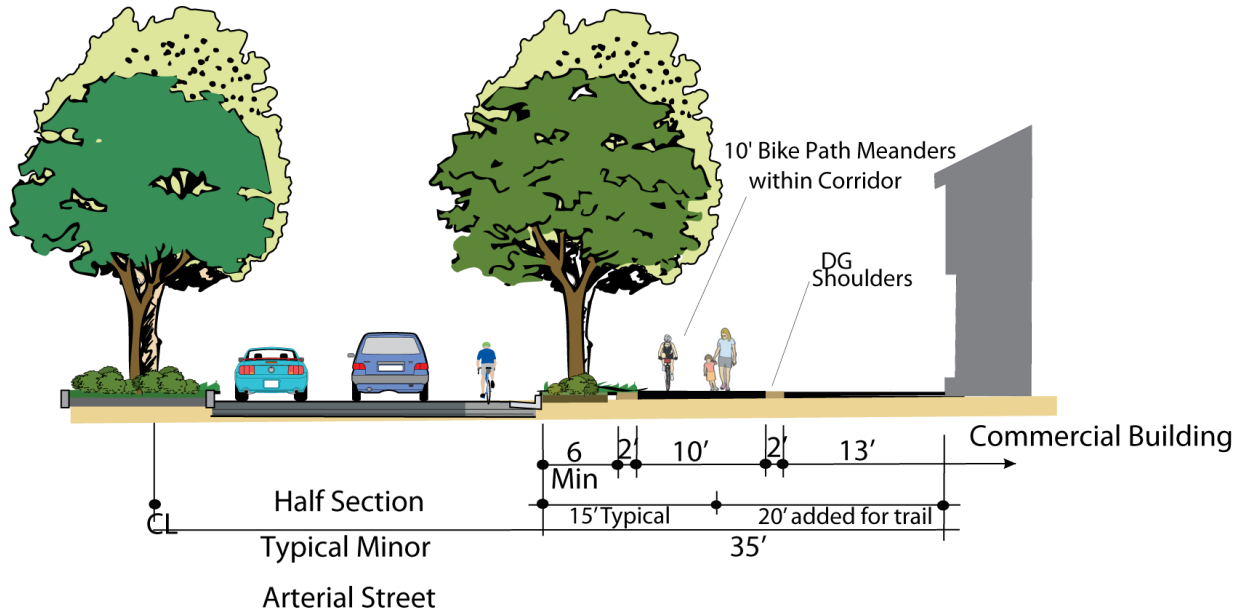
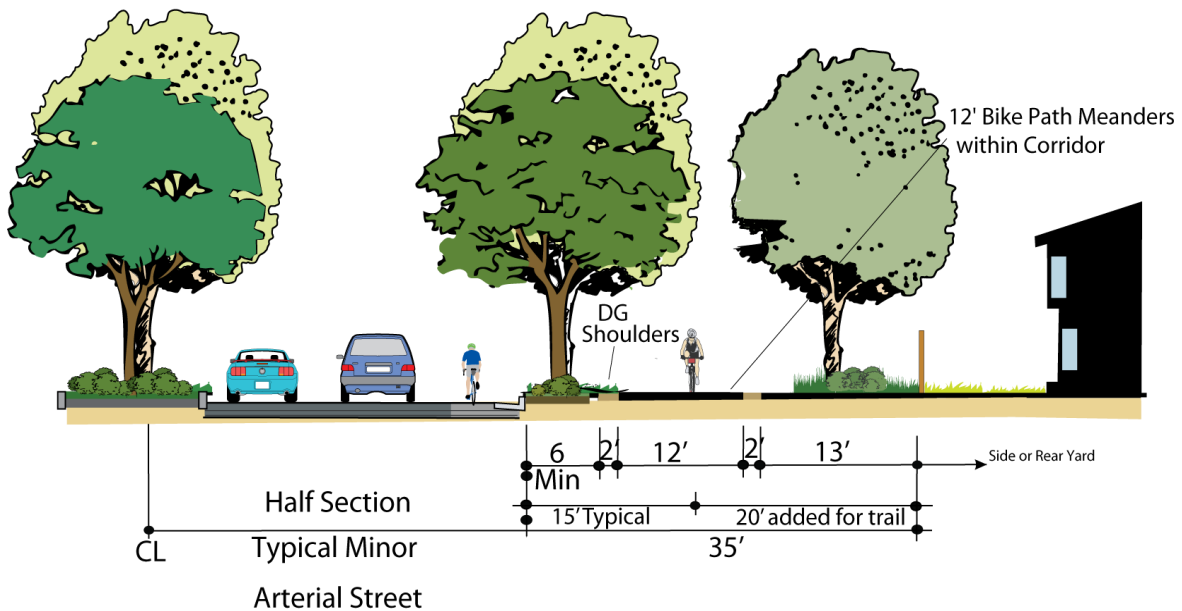
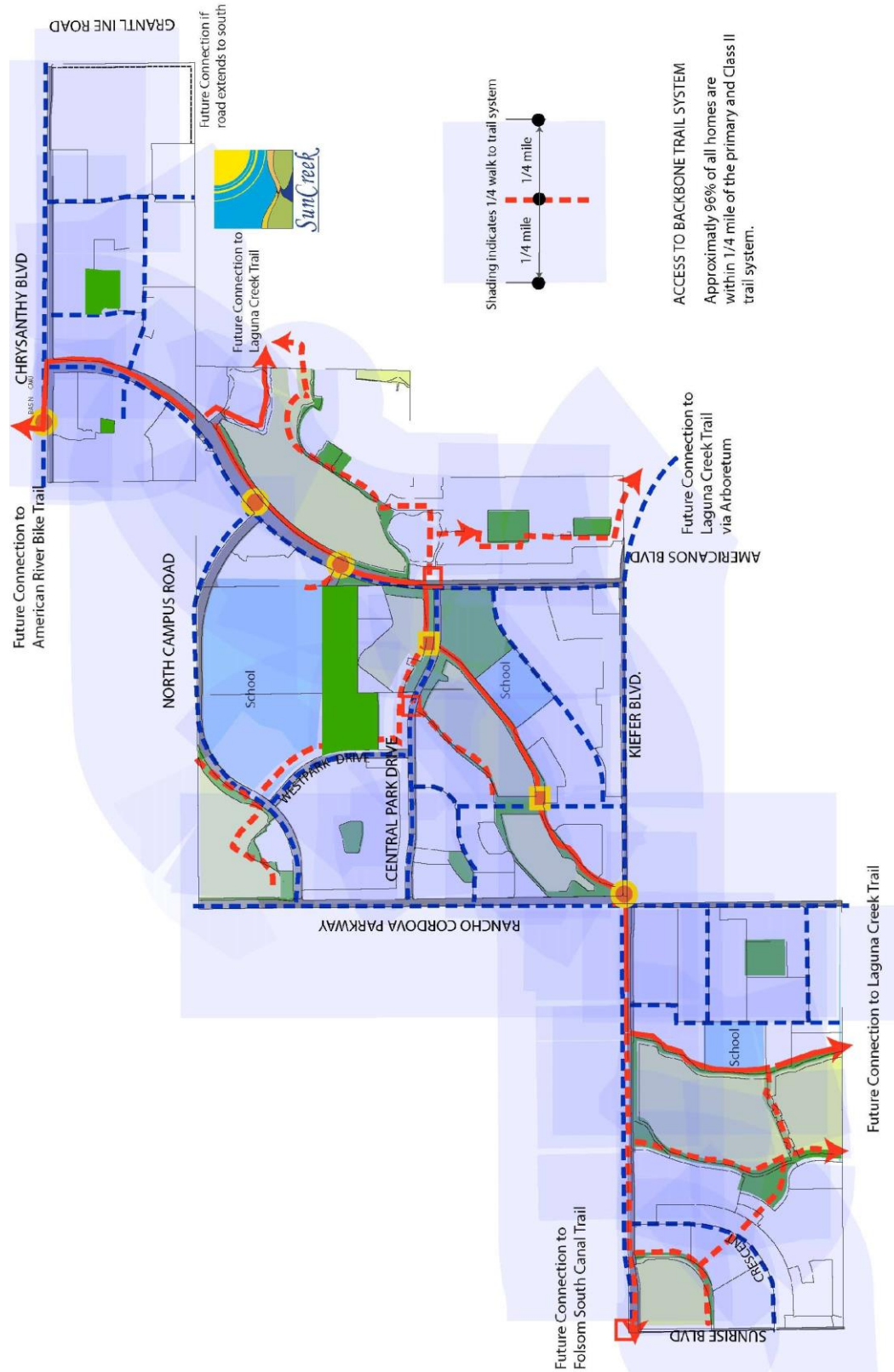


Figure 4-22 Primary Trail Adjacent to Arterial Street and Single Family Residential



CIRCULATION

Figure 4-23 Pedestrian Access to the Primary and Secondary Trails Master Plan



CIRCULATION

City of Rancho Cordova.

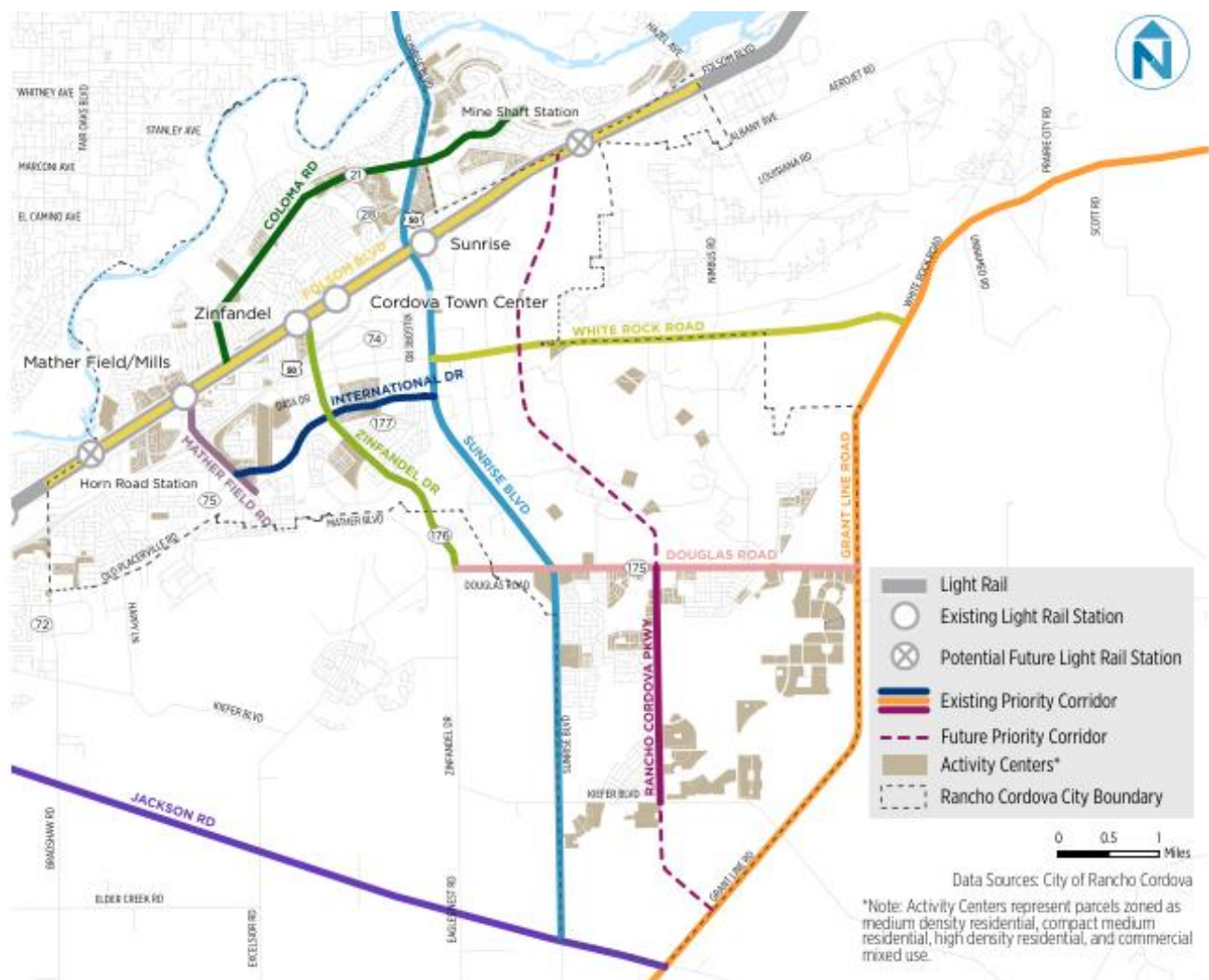
4.8 PUBLIC TRANSIT

The General Plan establishes transit as a key component of the City's Circulation Plan. Currently, Sacramento Regional Transit District is the regional transit provider that operates bus and light rail service in and around Rancho Cordova.

The light rail transit (LRT) service parallels Folsom Boulevard, connecting downtown Sacramento with the City of Folsom, including transit stations in the

In addition to Regional Transit, the City initiated transit services with the CordoVan service in the Zinfandel Corridor in the summer of 2009. The City General Plan Transit Master Plan (2006) of Rancho Cordova Mobility Master Plan 2019 identifies Rancho Cordova Parkway and Sunrise Boulevard as priority corridors that are critical transportation connections. Signature Route and Sunrise Alternate Enhanced Transit Route. Sunrise Boulevard is the Enhanced Transit Route. These corridors connect areas throughout the City that are zoned for medium residential, high residential, or commercial

Figure 4- 24 Rancho Cordova Priority Corridors



SunCreek Specific Plan

APPROVED December 2, 2013 (AMENDED OCTOBER 2018, January 2020, August 2020)

I.4-23

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development. Care needs to be taken in ensuring that the design of these corridors support multi-modal choices.

The Transit Master Plan proposes a system of city, neighborhood and regional services. The “Signature Service” will connect residents to businesses, shopping and recreation, and will provide a branding mechanism that will serve broader economic planning goals.

4.8.1. Bikeway Connections to Transit

The SunCreek backbone trail system depicted in Figure 4-18 provides direct bicycle and pedestrian connections between the neighborhoods and the potential transit stop locations shown in Figure 4-24 and will feed the City’s planned Signature Transit Route and Enhanced RT bus routes.

Shuttle services will provide access to neighborhoods and businesses within the City, and will connect to Regional Transit’s Light Rail Gold Line. Proposed regional services, coordinated with Sacramento Regional Transit, will focus on future Enhanced Transit routes and additional stations along the Light Rail Gold Line.

Neighborhood shuttles (CordoVan) will feed both the transit routes. Rancho Cordova Parkway through the SunCreek Plan Area can accommodate such future transit use. The site design concept for the commercial use at the intersection of Rancho Cordova Parkway and Central Park Drive will facilitate transit-oriented development. Refer to Volume II: Development Regulations, Section 1.6.10.

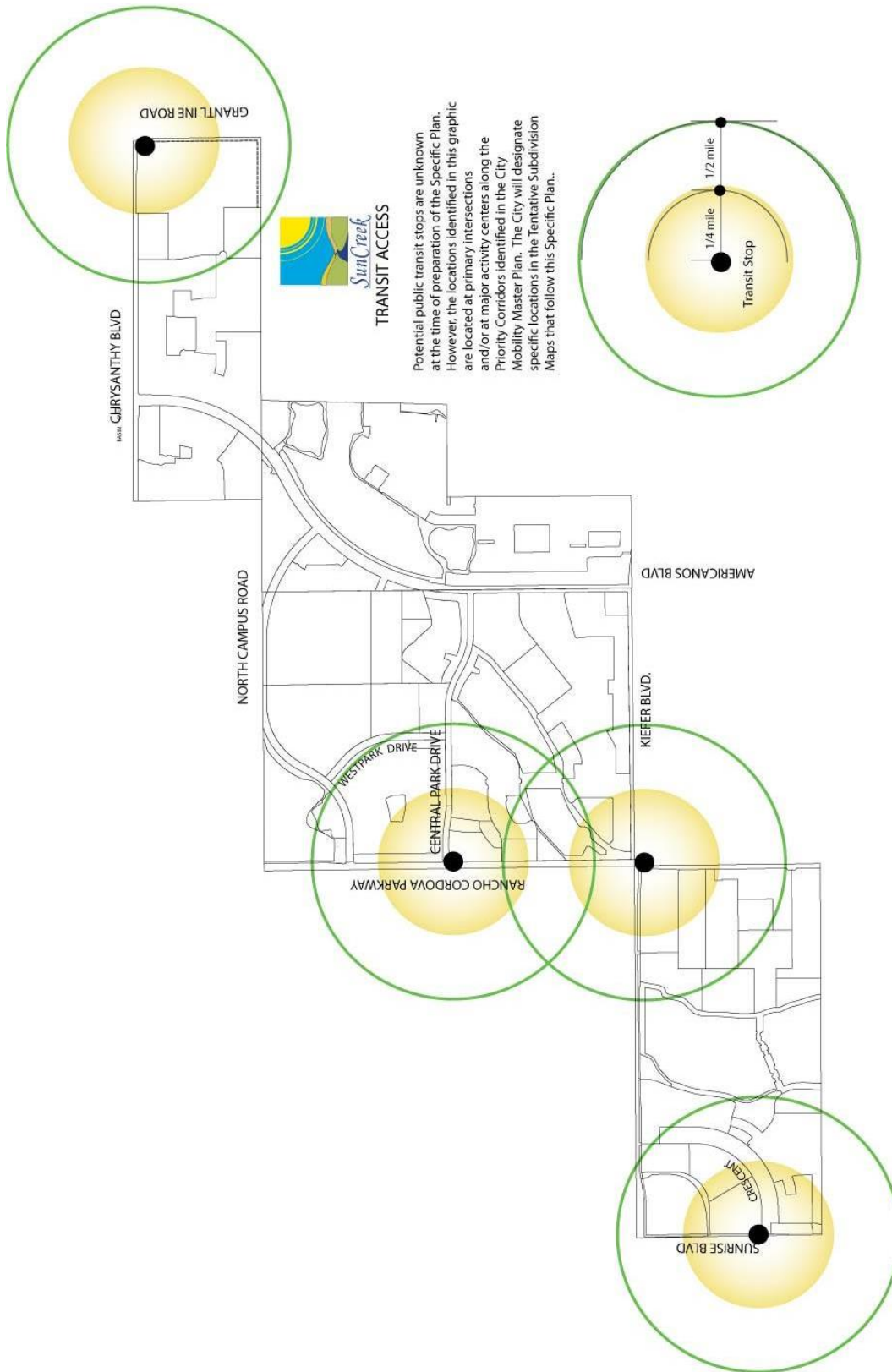
As the city grows, new routes will connect residential, commercial, office, and industrial areas. Potential new transit series include “enhanced transit,” jitneys, trolleys/streetcars, and other services that connect to the existing system.

Potential bus transit routes in the Plan Area could be located along Kiefer Boulevard, Rancho Cordova Parkway, North Campus Drive and Americanos Boulevard to provide connectivity to the major activity centers in the Plan Area.

Figure 4-25 illustrates the ¼ and ½-mile walking radius around anticipated transit stops in the described routing. Under these conditions, approximately 65% of all homes will be within ½ mile of a future transit stop. The backbone trail system will provide safe and direct access to the transit stations from the remaining homes.

CIRCULATION

Figure 4-25 Potential Transit Stop Locations



un-natural oscillating alignment.

4.9 SPECIFIC PLAN CIRCULATION POLICIES

The following policies are adapted from the General Plan for the SunCreek Plan Area.

Policy C 1. The SunCreek Plan Area shall discourage the use of cul-de-sacs on local roads, except where they are necessary due to site-specific concerns, such as property boundaries or habitat areas that preclude construction of through routes. When cul-de-sacs are used, they provide bicycle and pedestrian connections to trail systems or adjacent major or connector streets.

Policy C 2. The SunCreek Plan Area shall install traffic pre-emption devices for emergency vehicles (police and fire) at signalized intersections.

Policy C 3. The SunCreek Plan Area shall provide adequate access for police and fire vehicles where traffic calming devices or techniques are employed.

Policy C 4. Each park, school, commercial, office and multi-family use must provide at least one connection to the bikeway and pedestrian network. The connection will take the form of a paved and landscaped route between the main pedestrian path in the project and the adjacent bikeway.

Policy C 5. The trails, pedestrian paths and local pedestrian streets shall be an interconnected system of recreational and travel routes.

Policy C 6. The following table establishes the minimum widths for sidewalks in the SunCreek Plan Area. The City may adjust or increase these to accommodate special circumstances of individual projects. Meandering sidewalks are acceptable in wide landscaped areas and should follow a natural shifting alignment rather than an

MINIMUM SIDEWALK STANDARDS

Street Classification	Sidewalk Width
Residential	5-6 feet
Commercial	7 feet
Major Arterial	7 feet

Policy C 7. The SunCreek Plan Area shall provide on-street bike lanes along all connector roadways and on local and major roadways.

Policy C 8. The SunCreek Plan Area shall use enhanced at-grade crossings, or grade-separated crossings if feasible, where the SunCreek Parkway crosses Rancho Cordova Parkway, Americanos Boulevard, and Chrysanthy Boulevard.

I.5. COMMUNITY DESIGN

5.1 PURPOSE

The Community Design Chapter addresses the community character in the areas that are commonly visible to the public. Primarily this is the street public right of way but may also include areas visible from the streets such as open space, parks and schools and landscaped areas outside of the right of way.

The community features addressed in this chapter include:

- streetscape and corridor landscapes,
- gateways,
- open space edges
- water management basins
- pedestrian promenades and trails,
- art in public places
- landmark opportunities

In addition to these specific features, this chapter also addresses the overall organization of neighborhoods and the hierarchy of the streets as a community design feature.

5.2 COMMUNITY DESIGN OBJECTIVES

The General Plan Urban Design Element promotes a high quality of life for the residents of the community. The SCSP responds to issues and objectives identified in the General Plan. These include:

- Ensuring that new development contributes to a sense of place and identity.

- Creating a high-quality urban design and architecture that is visually pleasing and inviting.
- Generating a theme with continuity through architectural elements, landscaping, lighting, signage and other features.
- Establishing compact mixed-use development that facilitates walking or cycling to work, stores, restaurants, and parks via pleasant pedestrian- and cyclist-friendly streets.
- Siting buildings within a project and along the street in pedestrian-friendly ways, along with encouraging high quality project design.

5.3 RELATIONSHIP TO OTHER ELEMENTS, PLANS AND PROGRAMS

This chapter is closely related to Volume II: Development Regulations. This chapter lays out concepts and intent for public spaces. Volume II: Development Regulations provides detailed standards for the private development areas.

This chapter also corresponds with Chapter 4, Circulation in that it addresses the design features of the streets defined in that chapter.

The neighborhood design standards implement the land use form concepts established in Chapter 2, Community Vision.

This chapter also provides design details that help to implement the protection of the resource conservation areas established in Chapter 6, Natural Resources.

5.4 COMMUNITY DESIGN SETTING

Gently rolling terrain and the dominant drainage corridor that will remain in permanent open space characterize the Plan Area.

The natural drainage way corridors will be accessible to the public along the edge of the preservation area open space. Therefore, the open space will provide a visual identity for the entire Plan Area. Natural vegetation species will provide an attractive visual edge to the open space and the surrounding neighborhoods.

The major east-west boulevards and the major drainage corridor will retain distant vistas toward the Sierra Nevada to the east. Attention to these distant views in the site design for all uses adjacent to the major east-west boulevards and the major corridor would add a notable design character to the plan.

5.5 COMMUNITY DESIGN THEMES

The fundamental community image theme of the Plan Area is pedestrian scale neighborhoods surrounding small, sheltering public spaces linked visually to large, contiguous open spaces. Small nodes of lively color and activity interconnected by a network of pedestrian and bicycle travel ways comprise the community. The public spaces will be focal points of design.



Small gathering spaces will be a hallmark of the commercial and public areas in SunCreek.

Clustered building forms, bright colors, water features, functional art, attention to detail,

comfortable sitting areas, and space for people to gather will be hallmarks of the central districts.

Beyond the central districts, the dominant theme element will be the open space. Landscaping, materials, lighting and signage will take their cues from the natural elements. Landscaping will tend to be naturalized rather than formal. Turf will be used sparingly and the plant palette will favor native or native compatible species. Natural ground covers, such as pea gravel and decomposed granite will be common.

5.6 NEIGHBORHOOD FORM

The SCSP emphasizes the livability of neighborhoods in the design for pedestrian friendly streets, ease of pedestrian access to the commercial and commercial mixed-use centers, and in the design of neighborhoods with their orientation to neighborhood parks and linear open space.

The neighborhood spatial form relates directly to the land use principles set forth in SCSP Chapters 2 and 3. In keeping with the General Plan building block concepts and the General Plan Land Use Smart Growth Principles, (refer to SCSP Sections 2.2.1 and 2.2.2) the SunCreek residential neighborhoods will be pedestrian friendly with a well-defined core of public and commercial uses. A network of pedestrian corridors that extend outward from the commercial center, and connect with the neighborhood parks serves each neighborhood.

As illustrated in Figure 2-3, the neighborhoods in the Specific Plan will be generally consistent with the following guiding principles.

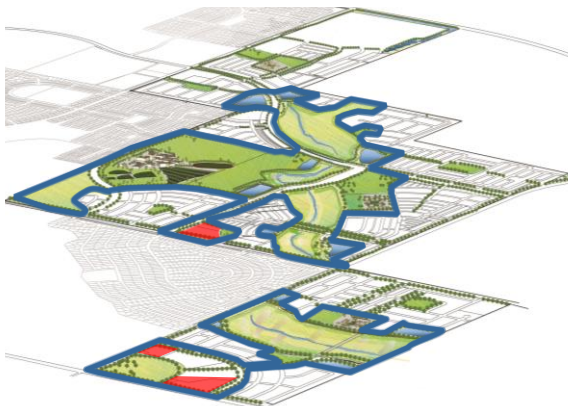
- Neighborhoods have a radius of approximately one-quarter to one-third mile.
- The edges of the neighborhood are identifiable by use of landscaped areas along major streets or natural features, such as permanent open space.
- Each neighborhood includes a distinct center, such as an elementary school,

neighborhood park, and/or a mixed-use commercial area within a reasonable walking distance of the homes, approximately one-half mile.

- Residences are oriented toward the parks and open space. The neighborhood parks have frontage on at least two single-loaded streets to provide for visibility and ready access.
- A single loaded street and/or a pedestrian trail, as illustrated in Figure 5-1 front all open space areas.

5.7 OPEN SPACE AND THE GREAT PARK CONCEPT

The “Great Park “ concept includes not just the community park and open space, but all of the public buildings and spaces connected to those features. The “Great Park” is similar to the “Great Room” concept in residential design in which several living spaces are interconnected through a flowing open room.



In the Great Park concept the extensive open space is the focal element that links clustered public spaces to maximize open feel. The open space visually extends these active public spaces to allow maximum connectivity and grand vistas.

Figure 5-1 illustrates the core structure of extensive open space, parks, and school complex in the center of the plan. This expansive open area provides the signature feature for the community that includes the major social,

recreational, and institutional elements. This core area also serves as the hub for the pedestrian network.

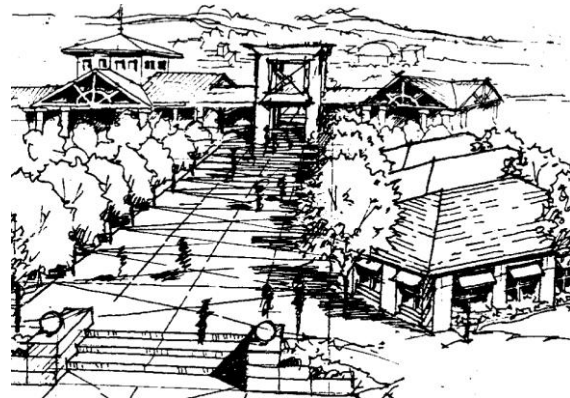
5.8 LANDMARK OPPORTUNITIES

The proposed land use pattern provides some interesting possibilities for landmarks that would add to the distinctive character of this plan area.

The rolling terrain and the extensive open space will allow views of landmark buildings within the Plan Area. For example, the proposed high school/ middle school and community park complex will occupy some of the highest ground in the Plan Area. ~~This combined site of over 130 acres is a visual focal point of the plan.~~ Figure 5-1, Community Design Features identifies this prominent location.

Not only is this a large, visually prominent area, it connects directly to the linear open space afforded by the resource conservation area and the adjacent buffer areas.

Similarly, the open spaces adjacent to the Village Center sites will provide attractive vistas from the adjacent roads and open space areas.



Conceptual view of landmark buildings.

Distinctive architecture and landmark buildings located in the school campus and the commercial centers would be visible for considerable distances due to the relatively higher elevation and the adjacent open space.

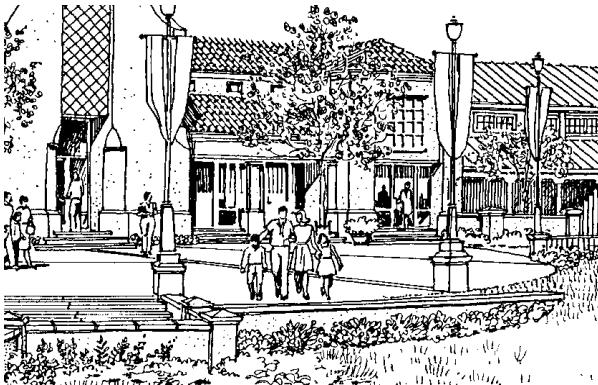
Figure 5-1 SunCreek Core Open Space



- The Elk Grove Unified School District is encouraged to include a dominant building near the highest elevation on the high school/middle school campus to create a landmark feature visible from a distance.
- All development in Village Center (VC) zone districts shall include a building form that serves as a landmark feature.

5.9 PEDESTRIAN PROMENADES AND TRAILS

Pedestrian trails will be common throughout the Plan Area; however, there are opportunities to create enhanced pedestrian areas that become promenades in the Village Center and Regional Town Center areas. As envisioned in this plan a promenade is a wide pedestrian concourse with landscaping, pedestrian scale lighting, and seating areas. Outdoor dining, food carts, shops and entertainment would be located adjacent to, or near, the promenade. The intent is to provide specific locations for people to walk and socialize in a community setting.



Example of promenade adjacent to commercial use and open space.

Figure 5-2, Community Design Features identifies three potential promenade locations. Each of these is adjacent to a commercial center and passes by open space or a park. Two of these are adjacent to a resource preservation area or a

drainage course that could provide an open space edge. The third promenade is along Central Park Drive where a pedestrian street provides a wide sidewalk connecting the Village Center on Rancho Cordova Parkway to the community park and high school complex.

5.10 ART IN PUBLIC PLACES

The use of art in public places, both in civic locations and as part of private developments, contributes to the identity and character of the SCSP. Public art can enhance the landscape and provide focus within public spaces.

The individual builder may include art in public places as an optional amenity. Art is not limited to conventional pieces, such as statuary and murals, although these have their place and are welcome in the community. Art can be an integral part of the public space that includes street furniture, playground equipment and other utilitarian features. The SCSP endeavors to make art an integral component of the built environment by encouraging opportunities for art in the most common elements of the community.



Art as a play structure.

RCMC Section 23.722.050 identifies public art as an additional amenity in pedestrian oriented spaces, particularly those greater than 5,000 square feet. Volume II includes a guideline for art in public places within the Center form based zone designated areas.



Art as a public sidewalk improvement.



Art in public spaces.

5.11 STREETScape AND CORRIDOR LANDSCAPES

The backbone street system including the minor arterial streets, collector streets and pedestrian streets defined in Chapter 4 establish the framework for the neighborhoods. Typically, these streets form the edge of neighborhoods rather than slicing them into sub-areas.

5.11.1. Major Street Characteristics

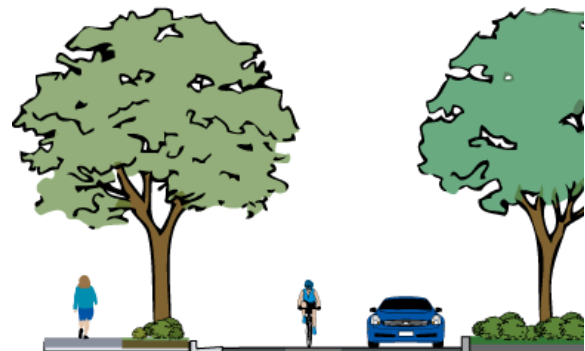
Streets are a primary, inviting public places in a community. The general objectives for all streetscapes are:

- Provide identity and sense of place for the SCSP.
- Reinforce the sense of pedestrian scale in areas intended for pedestrian use.
- Create defensible and visually accessible common areas.
- Screen unattractive but essential features, such as utility equipment installations.
- Conserve water.

Table 4-1 in Chapter 4 Circulation provides the specific standards for landscape corridor widths along all arterial and collector streets.

5.11.2. Neighborhood Street Characteristics

Local streets offer a variety of vehicle and pedestrian paths connecting to the major roadways. This street system disperses traffic to create greater variety in route choices and distribute traffic throughout the neighborhood.



Tree canopy shading will be typical on all neighborhood streets.

As described in Chapter 4, Circulation, the neighborhood streets will be as narrow as traffic safety will allow enhancing the pedestrian scale. As described in Volume II: Development Regulations, homes may be placed near the sidewalk and should provide a porch or other living space oriented to the street.

5.11.3. Street Landscaping

Landscaping should soften the built environment and create attractive places. Landscaping should relieve the overall mass and scale of the structures, frame outdoor spaces, and create a strong sense of place. Landscaping should also reduce the heat-island effect caused by paved surfaces and minimize the need for irrigation. The landscaping helps to create visual interest, and promotes and nurtures the concept of an “urban forest”. Given the relatively dry setting and the lack of native trees in the plan area, the landscaping will emphasize drought resistant native or native compatible species.

On the major streets, trees will provide shade along the street edge and sidewalk. Shrubs and groundcovers will be selected for an open, naturalized look, rather than placed in regimented rows.



Example of naturalized landscaping.

5.11.4. Streets Along Open Space Edges

Open space is a dominant visual feature in the Plan Area. In many locations, streets will run adjacent to, or cross, open-space areas. Figure 5-1, Community Design Features illustrates the location of the major streets adjacent to natural open space. Arterial and collector streets, notably Kiefer Boulevard, Rancho Cordova Parkway and

Americanos Boulevard will cross the open space corridors. Many local residential streets will also front on open space as shown in Figure 5-2 Community Design Features. These conditions present special opportunities to view the open space at many locations throughout the plan. This exposure to the extensive open space along roadsides will help reinforce the unique character of this plan.

5.11.5. Street Furnishings

Street furnishings (including benches, trash receptacles, bollards, planters, bus shelters, and other similar amenities) within landscape corridors shall not interfere with clear-vision standards for street intersections, or pedestrian movement along the sidewalk.

5.11.6. Street Lighting

Volume II: Development Regulations provides detailed standards for outdoor lighting. In general, the street lighting plan will emphasize pedestrian lighting.

5.11.7. Walls and Fences

The Plan generally minimizes the need for sound walls along the major street corridors. Alley loaded town homes, cottages, multi-family housing, parks, open space, and commercial uses are the most common uses located along major streets. Walls and fences screen public facilities, provide sound barriers, privacy, and security for private property, and bar entry to environmentally sensitive areas.

Volume II: Development Regulations Section 1.5.6 provides development standards for walls and fences.

5.11.8. Neighborhood Gateways

Neighborhood entrances are enlarged landscape areas added to the landscape corridors at highly visible street intersection locations. Entrances

Figure 5-2, Community Design Features



provide a distinct gateway and a common design element that visually distinguishes individual neighborhoods in the Plan Area. Inclusion of a common design element, color, symbol or other distinguishing characteristic will also establish an identity for the entire SunCreek Plan Area.

Figure 5-2 Community Design Features identifies the conceptual location of neighborhood gateways throughout the plan. The applicant for individual subdivisions will determine the specific location and design character of the gateways.

5.12 WATER MANAGEMENT FEATURES

Water management basins are typically located along the edge of the primary drainage corridor. Figure 5-2 Community Design Features shows the location of the basins. Additional basins may be required within the planned development areas.

The significant number of basins and their prominent locations make them a dominant visual element.

All basins will be visual amenities that are an extension of the landscape on the nearby streets. In most instances, this will involve naturalized drought tolerant and low maintenance landscaping. The basins may have a ~~semi-~~ permanent pool serving water quality purposes.



Example of naturalized detention basin adjacent to landscape corridor trail.

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I.6. NATURAL RESOURCES

6.1 PURPOSE

The Natural Resources Chapter identifies the ways in which the SunCreek Specific Plan (SCSP) will protect, maintain, and enhance its natural resources for the betterment of current residents and future generations. It also addresses conservation of all resources, including air, water supply and quality, soils, and energy for the common good. This Chapter identifies the preservation of wetland and habitat resources within the Plan Area.

6.2 OBJECTIVES

The resource objectives addressed in this Chapter respond to the General Plan. These include:

- Protecting wildlife and wetlands areas.
- Ensuring compatibility and mutual benefit, to the maximum extent feasible, between mitigation preserves and urban development.
- Reducing the impacts of new development on the use of water resources.
- Maintaining continuous and uninterrupted connections between mitigation preserves where not interrupted by existing development to allow species migration and minimize habitat and species isolation.
- Reducing solid waste production and promoting recycling activities that seek to reduce the amount of solid waste to state-mandated levels.

6.3 NATURAL RESOURCES

The Plan area includes gently rolling grassland crossed by shallow natural drainages. Various

wetland types, including vernal pools, are found throughout much of the area but are generally concentrated near the Laguna Creek drainage corridor.



Image of the primary drainage corridor following a winter storm. This area would be part of the proposed natural resources preservation area.

6.3.1. Conceptual Level Strategy

In March through May 2004, representatives of the US Fish and Wildlife Service, US Environmental Protection Agency, and the US Army Corps Engineers (Agencies) met to formulate a conceptual-level strategy for avoiding, minimizing, and preserving aquatic resource habitat in the Sunrise-Douglas Community Plan Area (SDCPA), of which the SunCreek Plan Area is a part.

The intended result of this effort is to achieve reasonable protection and conservation of federally threatened and endangered species consistent with the Corps' obligations under Section 7(a) (2) of the Endangered Species Act (ESA), while taking a regional approach to avoidance and minimization of impacts to waters of the US, including wetlands, in accordance with Section 404 (b) (1) guidelines under the Federal Clean Water Act.

NATURAL RESOURCES

To meet the goals of ESA and the Clean Water Act, the Agencies arrived at the boundaries of “Preserve Areas” based on best professional judgment and best available information regarding regional and site-specific biology and hydro-geomorphology (such as wetland delineations, species accounts, and environmental impact reports), while recognizing that development is planned in the area. Of particular focus is the preservation of vernal pool complexes and corridors for Morrison Creek and Laguna Creek.

~~The developers and planners used the conceptual level strategy to guide planning of projects in the SunCreek Plan area. The Agencies will use the strategy to aid in the review of proposed development and evaluate the probable individual and cumulative effects on aquatic resources and sensitive species.~~

~~The Agencies anticipate that permit decisions and biological opinions will be completed on a case-by-case basis, using site-specific project and aquatic resource habitat information. Each proposed project would be evaluated on its own merits within the larger context of the conceptual strategy. Depending on the particular hydrology, habitat features, and development plans for a particular parcel, the conceptual preserve boundaries may need to be adjusted to minimize direct and indirect impacts to aquatic resources. Appropriate compensatory mitigation will be developed following demonstrated avoidance and minimization of project impacts.~~

~~Figure 6-1 illustrates the conceptual preserve area identified in the SunCreek Plan Area. This boundary differs slightly from the Sunrise-Douglas Community Plan Area Conceptual Level Strategy for Aquatic Resource Protection, dated July 2004 to reflect consideration of road alignments.~~

The developers and planners used the conceptual level strategy to guide the planning of the projects in the SunCreek Plan Area.

In October 2018, the County of Sacramento, the Cities of Rancho Cordova and Galt, and other

agencies adopted the South Sacramento Habitat Conservation Plan (SSHCP). The SSHCP Area, which includes the SunCreek Plan Area, establishes a regional conservation approach for preserving wetlands and sensitive habitats and mitigating for the impacts of development. The SSHCP incorporates the underlying wetland preservation principles that were included in the conceptual level strategy. The developers and planners of the SunCreek Plan Area worked extensively with SSHCP staff during development of the SSHCP to coordinate the SunCreek wetland preserves, wetland buffers and adjacent land uses, as illustrated in Figure 6-1, to ensure they would conform to the SSHCP. The land use plans for the SunCreek Specific Plan are expected to conform to the SSHCP requirements.

6.3.2. Strategy Principles and Standards

The following ten principles form the basis for the conceptual strategy. These principles and the identified Preserve Area guide the development of the SunCreek Specific Plan and its associated infrastructure master plans.

Principle 1. Maintain the overall hydrologic integrity of the Preserve Areas so as to ensure that there will not be a net loss of functions and values in the preserve areas as a result of adjacent development. This includes minimizing changes to the distribution, frequency and duration of flows, including restricting summer nuisance flows.

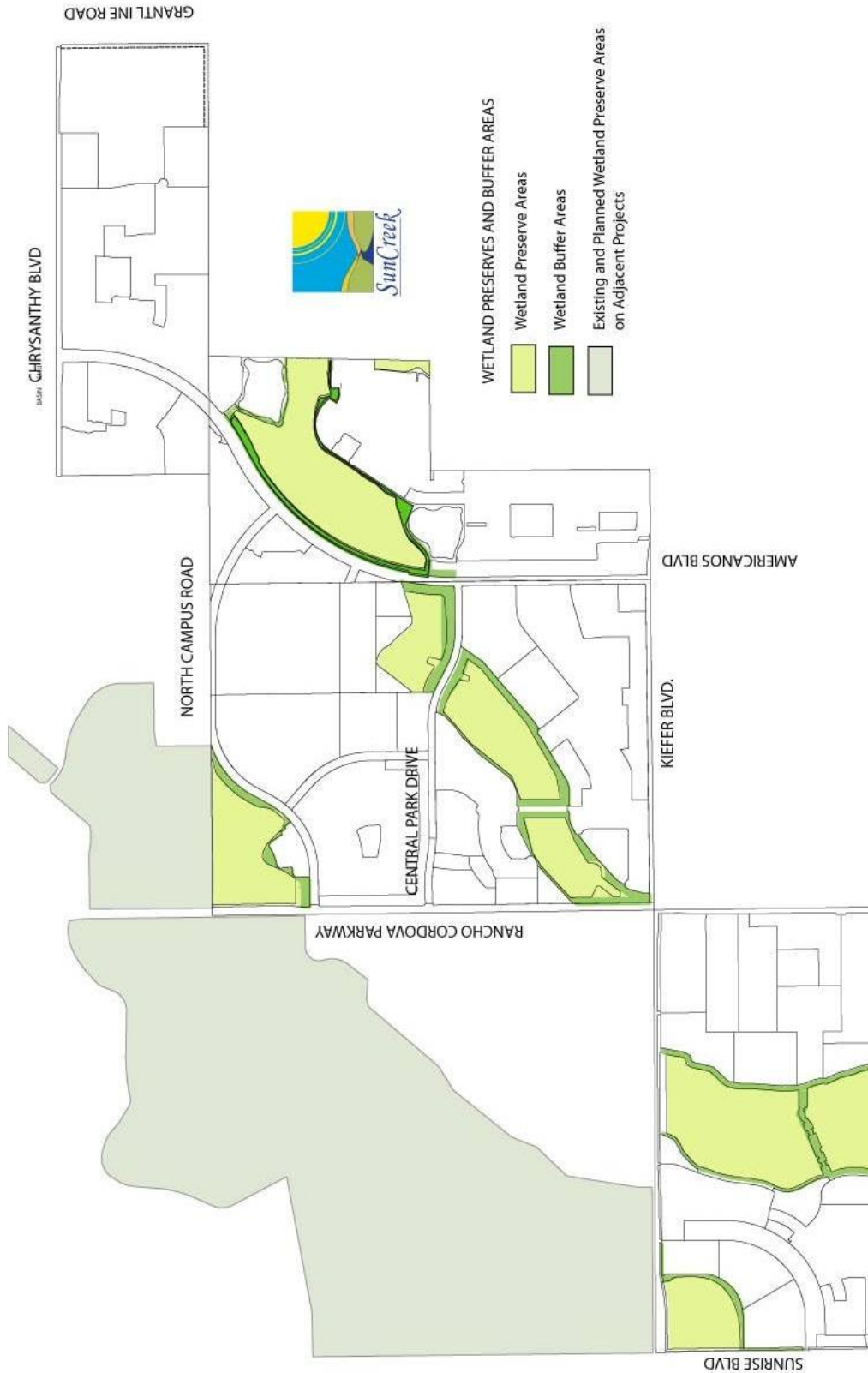
Principle 2. Maintain corridors and large areas for wildlife and the propagation of flora. Preserve vernal pool hydrology and integrity to benefit listed plants and invertebrates. Establish interconnected conservation areas that are managed in perpetuity and tie into existing local and regional planning efforts. Provide for meaningful conservation of sensitive plant habitats for species integrity and long-term survival.

Principle 3. Manage storm water flows to minimize changes to the existing flow regime and to maintain or improve existing water quality in

the Preserve Areas, including minimizing changes to the baseline flows in the receiving waters to the extent practicable and not allowing untreated discharges to occur to the aquatic resources in the Preserve areas.

Principle 4. Use elevated roads, arched culvert crossings and other practices for transportation corridors that must traverse Preserve Areas to the extent that is practicable to minimize direct and indirect impacts to aquatic resources in the Preserve Areas and to avoid significant impacts to the functions and values of the Preserve Areas.

Figure 6-1 Location of Proposed Natural Resource Preservation Areas



Principle 5. Use conservation design elements to minimize the effect of adjacent development on the Preserve Areas by constructing, to the extent practicable, single-loaded roads where housing directly abuts Preserve Areas, designing roadside landscaping to drain (surface and subsurface) toward urban features and not towards the Preserve Areas, and orienting houses so that the front living area faces the Preserve Area. Fences should be low and not restrict visibility into the Preserve Area. Impervious surfaces would be minimized. Within the development area, storm water/water runoff plans would be designed to use BMPs such as vegetated swales, infiltration trenches, and constructed wetland filter strips to treat storm water and water runoff from the development areas.

Principle 6. Locate compatible land uses next to Preserve Areas. The preferred land uses adjacent to the Preserve Areas are parks, hiking trails, athletic fields, and other forms of open space areas. Trails and bike paths to provide circulation within a development area would generally be located outside the Preserve Areas; and would only be permitted to cross the Preserve Areas if it is determined, on a case by case basis, that such crossings are necessary from a circulation standpoint and will be constructed in a manner that prevents adverse impacts to the functions and values of the Preserve Areas.

Principle 7. Mow-only firebreaks may be located at the outer edges of Preserve Areas. Mowing within the Preserve Areas should be conducted consistent with achieving the goals of the preserve management plan, including promoting native/discouraging non-native species. Firebreaks that necessitate herbicide application or tilling, plowing or other soil disturbance would be located outside of the Preserve Areas.

Principle 8. Ensure Preservation Areas are protected in perpetuity. This includes establishing buffers and not locating lot lines within the

preserve boundary. Areas would be protected in perpetuity through conservation easement that is adequately funded for maintenance and managed by a conservation-oriented third party. Preserve Areas would be fenced and signed.

Principle 9. Implement mitigation measures (avoidance, minimization, and compensation) that adequately offset direct and indirect impacts to aquatic resources and listed species. In general, establishing the Preserve Areas is considered a regional measure to achieve impact avoidance and minimization. Vernal pools that are directly impacted by projects should be mitigated at ratios equal to or greater than 2:1 for preservation and 1:1 for creation/restoration. Vernal pools indirectly affected should be mitigated at ratios equal to or greater than 1:1 for preservation and 1:1 for creation/restoration. Preservation and creation/restoration will generally be completed in the same watershed but not within, or in a way that would affect, existing wetland complexes. On a case-by-case basis, preservation credit may be given for vernal pools in the Preserve Areas (except for the 250-foot wide indirect impact zone). Excellent opportunities exist in or near the SDCPA for the establishment of a vernal pool conservation bank(s) and a wetland compensatory (i.e., restoration/creation) mitigation bank(s).

Principle 10. Recognize the realities and constraints placed on construction design due to infrastructure and market-driven forces by considering the costs of avoidance and mitigation measures and choosing measures that are the most cost effective way to achieve the long-term goal of maintaining the biological functions and values of the Preserve Areas.

The following sections describe the typical approach to managing and protecting resources in the Specific Plan Area. Development standards that regulate specific design features for resource management are included in SCSP Volume II: Development Regulations Sections 1.5.7 and 1.5.8.

NATURAL RESOURCES

6.4 WATER QUALITY

Sub-surface pipes will carry storm waters and other drainage toward the detention basins and water quality facilities located throughout the Plan Area. The primary design principle is to prevent direct urban drainage discharge into the main drainage corridor until it receives detention and water quality treatment prior to discharge. To achieve this objective, detention basins are strategically located throughout the project to capture all runoff from the developed areas up to and including the 100-year design event. Each detention basin will include the capability to treat urban runoff to acceptable levels and to detain and release storm runoff to mitigate any downstream hydro-modification impacts that would otherwise occur without detention basins.

Water quality improvement facilities will typically be integrated with detention basins but may also be located as independent facilities in the open space buffer areas between the developed areas and the Preserve Area. Each water quality feature will be unique to reflect the water volumes, terrain, and specific conditions at each site. In general, the detention basins will incorporate wet basins to treat urban runoff prior to discharge, ~~infiltration trenches to capture and retain summer-time nuisance flows,~~ and outlet control structures specifically designed to control the release of flows from the detention basin to levels that mitigate downstream hydro-modification impacts of the development. SCSP Volume II, Development Regulations Section 1.5.8 addresses water quality protection.

All structures that discharge water to the Preserve Area shall avoid concentrations of water flow that could cause soil erosion.

6.5 WATER CONSERVATION

The General Plan includes the goal to *"Protect the quantity and quality of the City's water resources."* (RCGP Goal NR.5)

This goal is to be implemented through the policies to "promote water conservation within

existing and future urban uses", (RCGP Policy NR.5.1) ~~and "encourage the use of treated wastewater to irrigate parks, golf courses, and landscaping". (RCGP Policy NR.5.2)~~

~~While reclaimed wastewater is not yet available in the greater Sunrise Douglas Community Plan area, the City has chosen to require the installation of a reclaimed water pipeline connecting the major irrigation areas within the planning area. Until reclaimed wastewater becomes available, it is the intent of the City and the Sacramento County Water Agency to provide potable water to the recycled water system within this SunCreek Specific Plan Area.~~

The SunCreek Specific Plan will implement these policies by:

- Promoting water conservation efforts through education.
- Installing low-flow appliances and fixtures in all new development.
- Utilizing irrigation systems that reduce water consumption, such as drip irrigation ~~and/or gray water systems.~~
- Installing drought-tolerant vegetation and use water-efficient irrigation systems in landscaped public areas.
- ~~▪ Installing a "purple pipe" system throughout the Specific Plan Area to deliver recycled water to the major parks and landscaped areas within the SCSP Area.~~

6.6 URBAN FOREST PLAN

The City General Plan includes a goal to *"Encourage the planting and preservation of high-quality trees throughout the City."* (RCGP Goal NR.4)

The few existing trees that are within the SunCreek Plan Area are located around former homestead sites.

Nonetheless, even the General Plan policies addressing preservation of landmark tree

resources are applicable when applied to ensure the protection of future resources that will result from new tree plantings.

"Conserve native oak and landmark tree resources for their historic, economic, aesthetic, and environmental value." (RCGP Policy NR 4.1)

Improve overall landscaping quality and sustainability in all areas visible to the public. (RCGP Policy NR 4.2)

Promote trees as economic and environmental resources for the use, education, and enjoyment of current and future generations. (RCGP Policy NR 4.3)

Consequently, all policies in this section relate to creating and preserving an urban forest in the developed areas and along the edges of permanent Preserve Areas described in the natural resources section.

The urban forest would include all trees in private yards, the landscaping in the parking areas and around buildings in the non-residential uses, the street trees, park trees, and natural landscaping in the useable open space areas.

SCSP Volume II: Section 1.5.3, Landscape Standards provides development guidelines to establish minimum planting standards and require appropriate tree species and planting densities within newly landscaped areas that are visible to or shared by the public. The guidelines will be consistent with the adopted City Tree List.

6.7 SOILS RESOURCES

Protection of the soil resources in this Plan Area relate primarily to minimizing soil erosion during construction activities. Implementation of Best Management Practices (BMPs) during construction would avoid this concern. SCSP Section 5.12 addresses Water Quality issues.

6.8 ENERGY RESOURCES

The City General Plan includes a goal to *"Reduce per capita energy consumption."* (RCGP Goal NR.7).

Under this goal the fundamental policies that relate to the SCSP are to "promote the development and use of advanced energy technology and building materials" (RCGP Policy NR.7.2), and to "encourage the development of energy efficient buildings and subdivisions" (RCGP Policy NR.7.)

The development in the Plan Area will include energy conserving design and materials where feasible. Energy conservation techniques and materials will undoubtedly become more affordable and effective during the build-out of this plan. Homebuilders will adapt the feasible and cost-effective technologies to remain competitive, as homebuyers demand lower annual operating costs and homes that are more efficient.

SCSP Volume II: Development Regulations, Section 1.5.7, includes standards and guidelines to achieve energy conservation in individual buildings and in the urban design of common areas.

6.9 AIR QUALITY

Sacramento County does not comply with Federal or State mandated air quality regulations. Internal combustion engines such as those in cars, trucks and off-road vehicles are a major source of ozone emissions. These precursors include reactive organic gases (ROG) and oxides of nitrogen (Nox).

The Sacramento Air Quality Management District (AQMD) has endorsed the Air Quality Management Plan for the SunCreek Plan. The plan includes many features designed to minimize ozone emissions and other pollutants. In order to improve air quality in the region it is necessary to reduce the number of automobile trips. The SCSP facilitates pedestrian and bicycle access, reduces the number and length of automobile trips through careful placement of trip destinations,

NATURAL RESOURCES

such as commercial centers and schools. The plan distributes higher density residential uses along the proposed local transportation routes and close to the commercial uses in order to facilitate walking to the shuttle stops and to local shopping.

The SCSP is composed of relatively small, well-defined residential neighborhoods. Each neighborhood includes, or is near a commercial mixed-use shopping center (refer to Figure 2-6).

Each neighborhood will facilitate pedestrian and bicycle access to homes, shopping, schools, parks, and jobs through a pedestrian friendly modified grid street pattern and easy access to the backbone trail system.

All non-residential land use will provide a safe location for parking bicycles. This will consist of a series of racks, which will allow bicycle owners to securely lock their equipment while engaged in activities at those non-residential land uses.

All collector and arterial streets throughout the Plan Area include Class II bike lanes.

I.7 PARKS AND OPEN SPACE

7.1 PURPOSE AND OBJECTIVES

This Chapter describes the parks and the open space areas provided in the plan.

The objectives addressed in this chapter include:

- Create a community scale park that will provide active recreation facilities in the core of the southeast quadrant of the city.
- Provide a major civic core by coordinating the design of the community park with the high school and middle school campus.
- Provide Neighborhood Parks and Neighborhood Greens within a short walk from most homes.
- Connect the parks and open space with a network of trails and sidewalks.

This Chapter establishes the standards and general locations and configurations, for parks and open space in the SCSP. Cordova Recreation and Park District will own and maintain Community and Neighborhood Parks. The SCSP does not establish which entity, the City or CRPD, will design, own, operate, and maintain ~~these other~~ park and open space facilities. Those decisions will be made at the next stage of the development process, prior to approval of the first Tentative Subdivision Map in each phase of the SCSP.

7.2 PARKS AND CITY OPEN SPACE

The SCSP establishes a network of parks and open space throughout the Plan Area. The parks and open space provide space for active sports, walking paths and bikeways, and natural areas adjacent to permanent resource preservation areas.

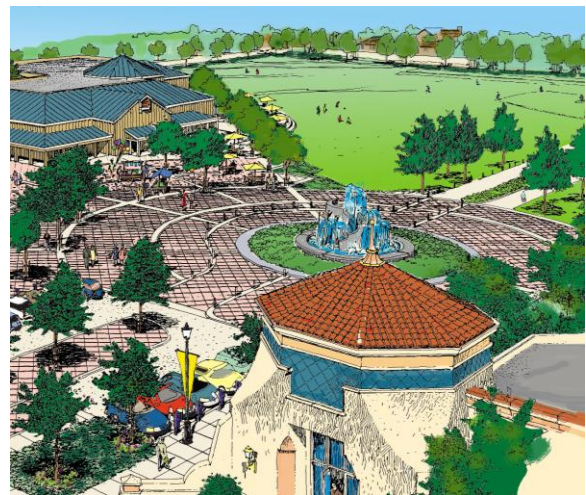
“Community Parks”, and “Neighborhood Parks” are the traditional parks that provide active recreation and large gathering places, and are

given full credit for Quimby park area requirements. These parks are included in the tabulation of park area requirements discussed below.

City Open Space is comprised of two distinct categories, Community Places and Green Infrastructure. Community Places must meet a measurable area standard of one acre per 1,000 residents, whereas the Green Infrastructure is required to meet a “functional standard” such as enhancing pedestrian/bicycle and neighborhood connectivity, or enhancing drainage basin design to promote recreational and aesthetic features in the community.

Community Places may include features such as Neighborhood Greens, Urban Plazas, Community Gardens, Water Resources and Streams, Designated Places within Pedestrian Paseos, Private Recreational Facilities, and Community-wide Open Space Facilities.

Neighborhood Greens include improved park spaces ~~less than 2.2~~ typically one-half to 2 acres in size. ~~This includes, such as~~ “pocket parks” typically found within residential areas.



Conceptual illustration of a park adjacent to a Village Center near Rancho Cordova Parkway.

~~fourth open space category in the SCSP~~ Green Infrastructure involves the backbone features of the community including pedestrian/bicycle mobility and neighborhood connectivity, multi-function drainage facilities and utility easements, and pedestrian friendly street systems defined in Chapter 4. These include ~~includes trails along open space and other linear greenways called "Park Corridors", the~~ trails along open space, other linear greenways called "Park Corridors", the extensive pedestrian bike, and trail system, trail nodes and trailheads, pedestrian paseos, utility easement with trails in a naturalized setting, Green Streets, enhanced local streets, and enhanced detention basins, water quality features and drainage ways.

~~The SCSP includes a~~ Neighborhood parks or neighborhood greens are located in or near each of the Village Center sites. These parks and greens will function as ~~an "Urban Town Square"~~ places where people gather for special events, as well as informally throughout the day. They will be an integral part of the commercial/social/institutional activity in the area. Consequently, the design for these parks will be carefully coordinated with the design of the adjacent commercial and mixed-use sites in the Center Form Based District design process described in Chapter 3 Land Use. The final design for each park and Neighborhood Green will coincide with the surrounding area development.

In general, each Neighborhood Green and park will conform to the configuration and location illustrated in Figure 7-1, but the shape and location may be refined in the Tentative Map review process.

Figure 7-1 Park Facilities within the Plan Area



Table 7-1 Population Estimate and Quimby Park and Neighborhood Green Area Dedication
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ATTACHMENT 3

Residential Category	Dwelling Units	Population per Household	Population	Quimby Park Acres Required	Non-Quimby Park Acres Required
LOW DENSITY (2.1 to 6 du/ac)	911 <u>660</u>	2.95	2,687 <u>1,947</u>	16.1 <u>9.7</u>	2.0
<u>AGE RESTRICTED RESIDENTIAL</u>	<u>638</u>	<u>2.0</u>	<u>1,276</u>	<u>6.4</u>	<u>1.3</u>
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac)	2,329 <u>2,023</u>	2.95	6,871 <u>5,968</u>	41.2 <u>29.8</u>	6.0
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac)	504 <u>320</u>	2.03	1,023 <u>650</u>	6.2 <u>3.3</u>	<u>0.6</u>
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac)	1,149 <u>1,052</u>	1.54	1,769 <u>1,620</u>	10.6 <u>8.1</u>	<u>1.6</u>
TOTAL	4,893 <u>4,693</u>		12,351 <u>11,461</u>	74.1 <u>57.3</u>	<u>11.5</u>

7.2.1. Park Area Requirement

The City of Rancho Cordova requires five acres of parks per 1,000 residents comprised of Community Parks and Neighborhood Parks (the “Quimby” park area requirement), and one acre of ~~Neighborhood Greens~~Community Places per 1,000 residents. Historically, CRPD has been the recipient of dedicated Quimby parkland. The ~~Park Corridors Green Infrastructure~~ add significantly to the open space experience, but are not included in the calculation of the land contributing the park area required to serve the residents of the Plan Area.

In this SCSP, the City, CRPD and the developers have implemented the standards in a manner that meets the requirements, ~~goals~~goals, and objectives of the General Plan policies, the CRPD ~~requirements~~requirements, and City ordinances.

Table 7-1 details the park dedication requirements that shall govern the SCSP based on the estimated population in each designated residential type.

Table 7-1 indicates that the total population in the SunCreek plan will be approximately ~~12,351~~11,461 residents.

This population would require a total of ~~74.1~~68.8 acres of park and Neighborhood Greens, of which ~~61.8~~57.3 acres would be in Community and Neighborhood Park and ~~12.3~~11.5 acres would be in Community Places/Neighborhood Greens.

As shown in Table 7-2 the SunCreek Plan provides ~~61.9 acres~~58.5 acres of Quimby ~~eligible~~ parkland, and ~~12.2~~10.2 -acres of Community Places/Neighborhood Greens that ~~together fulfill the total park area requirement of provide~~74.1 ~~68.7~~-acres.

Developers may provide additional Community Places/ Neighborhood Greens in the preparation of Tentative Subdivision Maps. Should the park or community area acreages provided prove to be less than the area required by Quimby standards and open space guidelines the shortfall shall be paid through in-lieu fees.

In addition, the SCSP includes ~~7.0~~5.2-acres of Park Corridors, as well as ~~45.6~~53.0 acres of preserve buffer lands, ~~53.5~~49.6 acres of detention basin areas that will be naturalized to appear as open space amenities, and ~~205.1~~199.6 acres of wetland preserve areas that will provide visual open space. ~~Outside The preserve buffer lands the preserves edge areas~~ provide opportunities for trails and small play areas. Parks counted toward the “Quimby” park area requirement are each a minimum of ~~3.52~~2.2 acres in size.

Table 7-2 Summary of All SunCreek Quimby Park and Neighborhood Greens Provided

Type	Required Ratio Acres		Required Acres	Acres Provided
Quimby Park Area (Community and Neighborhood Parks)	5.0	per 1000	61.8 <u>57.3</u>	61.9 <u>58.5</u>
<u>Community Places</u> /Neighborhood Greens	1.0	per 1000	12.3 <u>11.5</u>	12.2 <u>10.2</u>
Mandatory Parks and Neighborhood Green Total			74.1 <u>68.8</u>	74.1 <u>68.7</u>
<u>Green Infrastructure</u> /Non-Mandatory Park Corridors				7.0 <u>5.2</u>

The total area identified as Community Park or Neighborhood Park in Figure 7-1 is ~~61.9~~ 58.5 acres. All of this area will be improved park with turf, tree canopy, and other park amenities to be determined.

Table 7-1 assumes that the private recreation facilities in age-restricted communities shall be allocated full credit as Quimby Park Area. The CRPD may consider crediting private recreation facilities less than full portion of the Park Area credit.

An updated Park Land Equalization Table will be included with the Finance Implementation Plan.

Quimby park land should be unencumbered and programmable. Landscape/trail corridors along public roadways should be located in separate parcels that are not included with the park land.

When roadways or utility easements need to bisect Quimby Parkland, the location shall be coordinated with Cordova Recreation and Park District.

7.2.2. Storm Water Management Adjacent to Parks

Parks in the SunCreek Plan Area do not include storm-water detention basins. However, two areas adjacent to the Community Park will include permanent water quality control basins. These basins are not counted in the required park area.

The areas required for storm water management will include permanently wet basins and are therefore included in the Detention Basin calculation. However, the design of the Community Park may integrate these basins as naturalized amenities that augment the recreation and aesthetic features of the park.

7.2.3. Community Park, Open Space and Public Facilities Complex

The centerpiece of the SunCreek Plan is the Community Park located in the center of the Plan area contiguous to the high school and middle school. The Community Park consists of two large parcels separated by Central Park Drive, wetland preservation, drainage basins, and water system improvements. The complex of parks, the adjacent schools, the wetland preserve areas, and directly accessible contiguous open space provide a magnificent open space and recreation feature encompassing over 320 acres in the heart of the SunCreek Plan Area.

Section 5.7 describes this complex as the “Great Park” concept, the signature element of the SCSP. This area is a visual landmark that distinguishes this community, but also provides the hub of an extensive trail network linked to all parts of the Plan Area. Figure 7-2 provides a view of the entire complex of Community Park and open space included in the “Great Park” concept.

The Community Park encompasses ~~29.3~~ 25.0 acres of active area on the north side of Central

PARKS AND OPEN SPACE

Park Drive adjacent to the High School/Middle School campus, and 15.7 acres of active area adjacent to the elementary school to the south of Central Park Drive.

The community park will provide space for ball fields, restrooms, and parking areas. These will be suitable for recreation leagues for soccer, softball, and similar active recreation facilities. Lighted ball fields may be suitable in these parks depending on the design of the facility. Community parks also include such amenities as playgrounds, large community picnic areas, skate parks, splash/spray parks, amphitheaters, etc. The adjacent high school/middle school facility provides an excellent opportunity for joint facilities such as parking, sports fields, and other recreation facilities.

If the 25-acre North Community Park cannot accommodate the required park facilities, Sun Creek Specific Plan shall be amended to reconfigure the community park to accommodate the required park facilities.

Access roads to the two public/quasi-public parcels south of the 25-acre Community Park shall be located outside the park property.

The Village Commercial Center at the intersection of Central Park Drive and Rancho Cordova Parkway is a gateway to this Great Park. The center provides gathering places, food services, and other community oriented businesses that enhance the experience of the Great Park.

Figure 7-2 Combined Community Park and Open Space Complex



7.2.4. Central Park Drive

Central Park Drive is a key component of the Community Park that links the park to the Village Center at Rancho Cordova Parkway. The Pedestrian Boulevard transects the southern portion of this park complex with an unusually wide landscape corridor on the north side of the street as described in Chapter 4, Circulation. Traffic calming features in the street (such as described in SCSP Section 4.5), a narrow travel way with parking on the side and signage will slow traffic through this area. A bicycle trail crossing will be included in the center of the park to slow traffic.

comply with the park and open space area requirements. Neighborhood parks will be ~~3.7~~ 2.2 acres to ~~10.5~~ 5.3 acres in area. Neighborhood Greens are approximately 2.2 acres or less and may include small recreation amenities such as play and picnic areas.

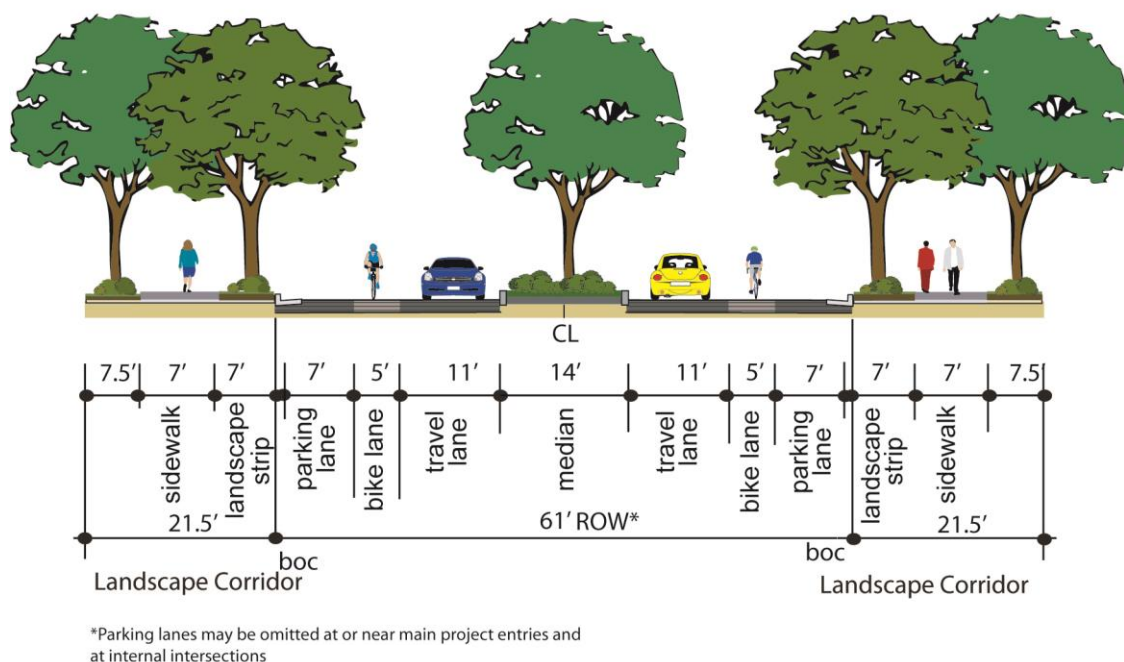
Neighborhood parks are typically located in the center of a residential neighborhood and/or adjacent to a school.

A typical neighborhood park will include a large multi-use turf field, play structure, group picnic area, and a drinking fountain. Neighborhood parks will not include restrooms or parking.

7.2.5. Neighborhood Parks

Figure 7-1 shows four Neighborhood Parks and ~~nine~~ six Neighborhood Greens in the Specific Plan. Tentative Map approvals may adjust the parkland and open spaces illustrated on Figure 7-1 to

Figure 7-3 Central Park Drive (see also Figure 4-10 Pedestrian Boulevard)



7.2.6. Park Corridors and Wetland Edge Areas

There will be additional opportunities for small playground and neighborhood green facilities with seating and shade shelters adjacent to the extensive open space and wetland preservation areas. In some instances, the park and trail may be adjacent to a small detention or water quality basin.



*Small-Example of a small play area along open
space edge or trail.*

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I.8. INFRASTRUCTURE & PUBLIC SERVICES

8.1 PURPOSE

This Chapter describes the level and type of public services and facilities to serve the SunCreek Specific Plan (SCSP). The SCSP will require extensions of public infrastructure (sewer, water, drainage, and utilities) and expansion of the public services, both those provided by the City of Rancho Cordova, and other public agencies. Public services include municipal services, fire and police protection, public schools, hospitals, libraries.

8.2 OBJECTIVES

The infrastructure, facilities and services objectives addressed in this Chapter respond to issues identified in the General Plan. These include:

- Ensuring adequate financing for the City's infrastructure improvements and community services.
- Ensuring that long-term funding sources are available to operate public facilities and provide public services.
- Establishing a comprehensive infrastructure system to meet the needs of residents, employees, and visitors.
- Managing new development areas to ensure that water lines and sewer and drainage systems are constructed in advance of residential development.
- Coordinating with water, sewer, and utility service providers to reduce incidences of service interruption, improve the quality and sustainability of services, and reduce per-unit costs.

- Minimizing visual impacts and physical impediments of utilities.
- Creating public schools that are at the forefront of educational efforts, seen as a viable option by all parents, and are safe for children.
- Designing and providing local services to meet the needs of local residents.

8.3 DOMESTIC WATER

~~The SunCreek Plan Area is located within the Zone 40 service area and will ultimately be served with surface water from the Sacramento River. Groundwater may augment surface water delivered to this site to provide for the conjunctive use of surface water and groundwater. The potable water transmission system will supply surface water deliveries to the North Service Area (NSA), and will meet 100% of the build-out demand in the SunCreek Plan Area.~~

~~Water storage reservoirs are needed to meet the fire flow and peak hour demands within the NSA area. The on-site well and groundwater system is needed to meet the long-term conjunctive needs of the NSA during peak summer day demands. These reservoirs with their pumping stations will be strategically located within the onsite water distribution system to maintain system pressures within the greater NSA.~~

~~Initial service to the Plan Area may be from raw groundwater obtained from the North Vineyard Well Field and transported through an existing 30-inch diameter raw groundwater pipeline to the Anatolia Groundwater Treatment Plant located about 1.5 miles north of Kiefer Boulevard on Sunrise Boulevard.~~

A grid of 8 inch to 12-inch mains will extend from the transmission main to serve local developments.

Raw groundwater obtained from wells located to the south of Kiefer Boulevard is delivered via the North Vineyard Well Field Raw Water Pipeline to the Anatolia Groundwater Treatment Plant (GWTP) located about 1.5 miles north of the Kiefer Boulevard on Sunrise Boulevard.

Transmission mains in Sunrise Boulevard, Kiefer Boulevard, Chrysanthy Boulevard and Rancho Cordova Parkway will deliver treated water to the Plan Area.

The first phase of improvements beyond the Anatolia GWTP will include new transmission mains extending south of Kiefer Boulevard on Sunrise Boulevard and Rancho Cordova Parkway, and along Kiefer Boulevard between Rancho Cordova Parkway and Americanos Boulevard.

As development progresses within the SCSP, additional water transmission pipelines will be installed in the other major roadways within the SCSP. Eventually, NSA regional water transmission and storage improvements will be constructed by SCWA from the Vineyard Surface Water Treatment Plant (SWTP) to the intersection of Sunrise Boulevard and Kiefer Boulevard, and then north through the Plan Area along Rancho Cordova Parkway, and North Campus Road. These improvements will also include two two-million gallon storage facilities along North Campus Drive near the planned high school.

These improvements will be installed by SCWA when regional water demands within the NSA warrant.

At some point, as the availability of ample surface water supplies start to diminish, SCWA will implement its planned conjunctive use program in the NSA by constructing two new groundwater wells located south of Kiefer Boulevard along the east side of Sunrise Boulevard, and a third groundwater well at the site of the future SunCreek Groundwater Treatment Plant located

along the west side of Rancho Cordova Parkway approximately one-half mile south of Kiefer Boulevard. At the same time, SCWA will construct the SunCreek Groundwater Treatment Plant at the above-described site, and construct a new water transmission pipeline northerly along Rancho Cordova Parkway from the groundwater treatment plant to the transmission pipelines located in Kiefer Boulevard.

The SunCreek Specific Plan Area is located within the Sacramento County Water Agency (SCWA) Zone 40 service area and will ultimately be served with surface water from the Sacramento River and groundwater from the Zone 40 groundwater system. A potable water transmission system supplies surface and groundwater to the greater North Service Area (NSA). This transmission system has the capacity to meet 100% of the build-out demand in the Plan Area.

Each phase of development within the SCSP will be subject to SCWA Ordinances, Standards and Specifications, Fee Structure and Reimbursement Policies and Procedures (including eligibility for reimbursement and reimbursement agreement requirements) in place at the time of application.

Transmission mains in Sunrise Boulevard, Kiefer Road, Chrysanthy Boulevard, and Rancho Cordova Parkway currently deliver treated water to the Plan Area. A grid of 8-inch to 12-inch mains will extend from the transmission mains to serve local developments.

The first phase of improvements will include transmission mains extending east of Rancho Cordova Parkway on North Campus Drive and Central Park Drive, south of Kiefer Boulevard on Sunrise Boulevard and Rancho Cordova Parkway, and along Kiefer Boulevard between Rancho Cordova Parkway and Americanos Boulevard. As development of the plan area progresses, this transmission system will be extended northerly from Kiefer Boulevard along Americanos Boulevard and then easterly along Chrysanthy Boulevard to Grantline Road.

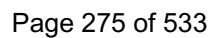
Per Title 5, California Code of Regulations, the California Department of Education (CDE) requires school districts to investigate potential hazards associated with underground water lines larger than 12 inches in diameter if they are located within 1,500 feet of school sites. Therefore, if there will be an 18-inch transmission line along North Campus Road, it will need to be studied, and the pipeline infrastructure will need to be designed in a way that would protect the school should a rupture occur. The cost of any mitigation measures required by the CDE to protect school facilities and students from potential rupture hazards, of either the storage tanks or the water line, should be associated with the installation of the water infrastructure and not the development of the school property.

Eventually, larger regional water transmission and storage improvements will be constructed by SCWA from the Central Surface Water Treatment Plant (SWTP) to the NSA to meet future demands within the area. These improvements will include a 7-acre water storage tank site (two 1.5-million gallon storage tanks) with necessary easements; proper ingress and egress and necessary environmental clearances. Additional space may be required if adjoining land-uses necessitate buffer lands. The current site will be reconfigured in the future to meet the design requirements of SCWA. SCWA will install these improvements when regional water demands within the NSA warrant.

~~8.3.1. Non-Potable Water~~

~~A non-potable water distribution system in the major streets will provide capacity for future delivery of non-potable water to the parks and major landscaped areas within the Plan Area.~~

APPROVED December 2, 2013 (amended January 2020, August 2020)



8.4 SEWER

The SunCreek Specific Plan Area is within the service area of the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD owns and operates sewer trunk and collector systems throughout Sacramento County. SRCSD owns and operates the Sacramento Regional Wastewater Treatment Plant (SRWTP) and interceptor systems throughout Sacramento County.

~~The SunCreek Specific Plan Area is within the service area of the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD owns and operates sewer trunk and collector systems throughout Sacramento County. SRCSD owns and operates the Sacramento Regional Wastewater Treatment Plant (SRWTP) and interceptor systems throughout Sacramento County.~~

~~The SASD Board of Directors approved a System Capacity Plan in January 2012 that provides an updated mid-range and long-term plan for sewer service in this area. The SunCreek Specific Plan reflects the current SASD System Capacity Plan. Each phase of development within SCSP will be subject to the District Ordinance, Standards and Specifications, Fee Structure and Reimbursement Policies and Procedures (including eligibility for reimbursement and reimbursement agreement requirements) in place at the time of application. SASD will require the submittal and approval of a large Level 2 Sewer Study for the Plan Area prior to recordation of any large or small lot final maps. The backbone collection system in the Specific Plan will be constructed within existing and proposed rights-of-way and along the SunCreek Parkway open-space corridor. Wastewater will flow by gravity from the intersection of Grant Line Road and Chrysanthy Boulevard to the southwest through the Plan Area, in a new trunk sewer line, to the SunCreek Sewer Pump Station located at the southwest corner of the Plan Area and adjacent to the east side of Sunset Boulevard. A series of local trunk and collector sewer lines will connect to the new trunk sewer line.~~

~~The existing Anatolia III pump station will be abandoned with the first phase of development in the Plan Area, and a relief sewer will convey its flows southeasterly to the SunCreek Sewer Pump Station. Wastewater will initially be pumped from the SunCreek Sewer Pump Station north in an 8" force main to Kiefer Boulevard and then easterly in Kiefer Boulevard to a point of connection with the existing Anatolia III 8" force main. The existing 8" force main would then convey the initial flows northerly from the Plan Area along Rancho Cordova Parkway to the existing Chrysanthy Trunk Line. This trunk line would then convey the flows to the Chrysanthy Pump Station. This station will connect with the Bradshaw Interceptor that conveys the flows to the Sacramento County Regional Wastewater Treatment Plant as illustrated in Figure 8-2.~~

~~The Chrysanthy Pump Station may need to be upgraded to provide additional pumping capacity to serve development with the Plan Area. As the Plan Area and adjacent areas develop, the SunCreek Sewer Pump Station would be upsized and connected to the Sunrise Blvd. (northerly leg) of the Kiefer Boulevard force main which would convey the flows to the Aerojet Interceptor. The SunCreek Pump Station could be connected directly to the Chrysanthy Pump Station via a new force main along Sunrise Boulevard if the existing Kiefer Boulevard force main lacks adequate capacity or is not otherwise available at that time. The SASD Sewer System Capacity Plan 2010 and its 2015 Update for the BR East Rancho Service Area sets forth the overall plan for sewer service in this area. The SunCreek Specific Plan reflects the Sewer System Capacity Plan. In 2016, SASD approved a Level 2 Sewer Study for the Plan Area.~~

Each phase of development within the SCSP will be subject to District Ordinance, Standards and Specifications, Fee Structure and Reimbursement Policies and Procedures (including eligibility for reimbursement and reimbursement agreement requirements) in place at the time of application.

The Plan Area will be bisected into two independent sewer sheds. Shed A will serve the northern portion of the Plan Area and is bounded by the Plan Area's west, north and east project boundaries. Central Park Drive creates the southern boundary of Shed A. Shed B will

serve the southern portion of the Plan Area and will capture the sewer demand of the Shalako and Jaeger Ranch properties.

The backbone collection system in the Specific Plan will be constructed within the existing and proposed rights-of-way and along the SunCreek Parkway open space corridor. For Shed A, wastewater will flow by gravity from the intersection of Grant Line Road and Chrysanthy Boulevard to the southwest through the northern portion of the Plan Area in a new trunk sewer line to the Shed A Pump Station to be constructed on park land adjacent to the intersection of West Park Drive and the high school/middle school site easement. A series of local trunk and collector sewer lines will connect to the new trunk sewer line.

Wastewater will be pumped from the Shed A Pump Station in a 12" force main along West Park Drive to North Campus Drive, then west to Rancho Cordova Parkway and north to the Chrysanthy gravity sewer manhole point of connection, where the wastewater will be conveyed to the Chrysanthy Pump Station. The Chrysanthy Pump Station connects with the Bradshaw Interceptor that conveys flows to the Sacramento County Regional Wastewater Treatment Plant as illustrated in Figure 8-2.

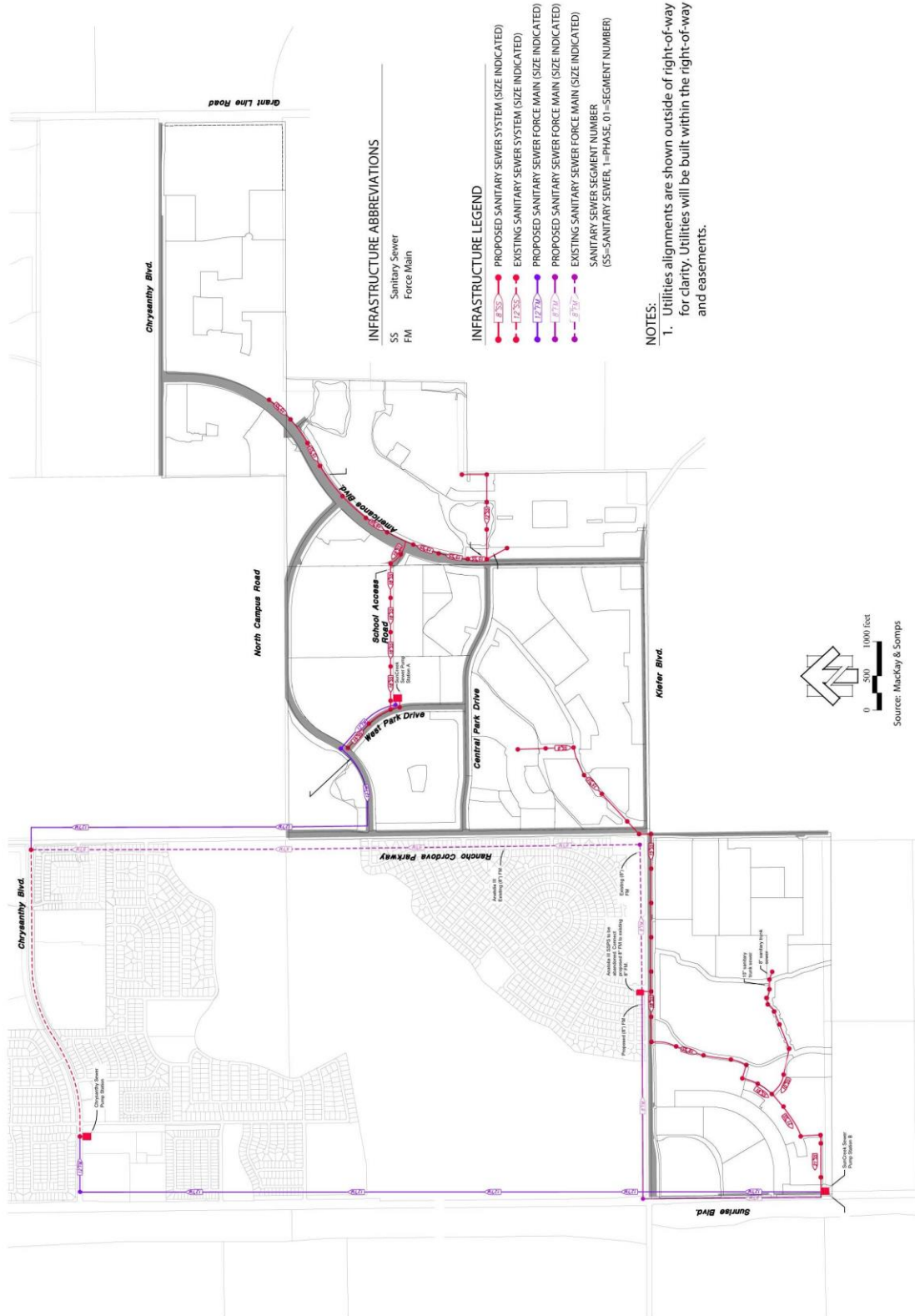
For Shed B, wastewater will flow by gravity in a new trunk sewer line from the intersection of Central Park Drive and Americanos Boulevard along the SunCreek Parkway open space corridor to the Shed B Pump Station to be constructed at the southwest corner of the Plan Area, adjacent to the east side of Sunrise Boulevard. A series of local and trunk sewer lines will connect to the new trunk sewer line.

The existing Anatolia III pump station will be abandoned with the first phase of development in the Shed B area of the SunCreek Specific Plan, and a relief sewer line connecting to the Shed B trunk sewer line will convey its flows southwesterly to the Shed B Pump Station. Wastewater will initially be pumped north in an 8" force main to Kiefer Boulevard to a point of connection with the existing Anatolia III 8" force main. The existing 8" force main would then convey the initial flows northerly along Rancho Cordova Parkway to the existing Chrysanthy gravity sewer manhole point of connection, where the wastewater will be conveyed to the Chrysanthy Pump Station.

The Chrysanthy Pump Station may need to be upgraded to provide additional pumping capacity to serve development in the Plan Area.

As the Plan Area and adjacent areas develop, the SunCreek Shed B Pump Station would be upsized and connected to the Sunrise Boulevard (northerly leg) of the Kiefer Boulevard force main that would convey the flows to the Aerojet Interceptor. The Shed B Pump Station could be connected directly to the Chrysanthy Pump Station via a new force main along Sunrise Boulevard if the existing Kiefer Boulevard force main lacks adequate capacity or is not otherwise available at that time.

Figure 8-2 Plan Area Sewer System Map



8.5 HYDROLOGY & DRAINAGE

The Plan Area topography falls gently to the west and southwest with average slopes of approximately 0.006 feet per foot (ft/ft). The rolling grasslands are interspersed with grassy swales, seasonal drainage courses that provide significant amounts of natural storage.

The natural storage capacity of the primary drainage corridor will remain in place because this portion of the Plan Area will remain in permanent open space in the developed plan.

Approximately ~~266~~ 307 acres, (~~21~~ 24 percent) of the land area in the plan, will be permanent open space in wetland preserve, wetland buffers, and storm water detention facilities. These low-lying areas provide the majority of the storm water storage capacity in the natural (pre-development) condition.

The Plan Area is located primarily within the Kite Creek watershed. Kite Creek is tributary to Laguna Creek. Kite Creek conveys storm water

southwest towards the junction of Sunrise Boulevard and Jackson Highway in a well-defined drainage course. A small portion of the northwest corner of the Plan Area is located in the Morrison Creek watershed, and a small portion of the southeast corner of the Plan Area is located in the upper Laguna Creek watershed as illustrated in Figure 8-3. These natural drainages convey storm water to the Beach-Stone Lakes area in western Sacramento County.

The project proposes to limit peak storm water flows (measured at the edge of a project) after development of the Plan Area (post development) so they shall not exceed pre-development peak flows.

Peak runoff flows and volumes would increase in the Plan Area because of the planned development.

Figure 8-3 Drainage Shed Map

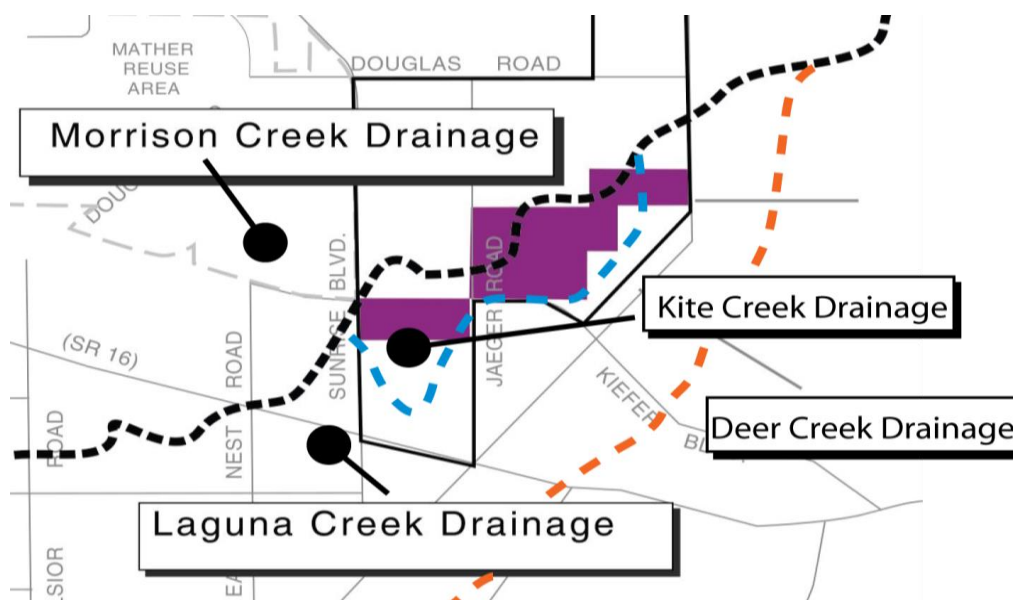
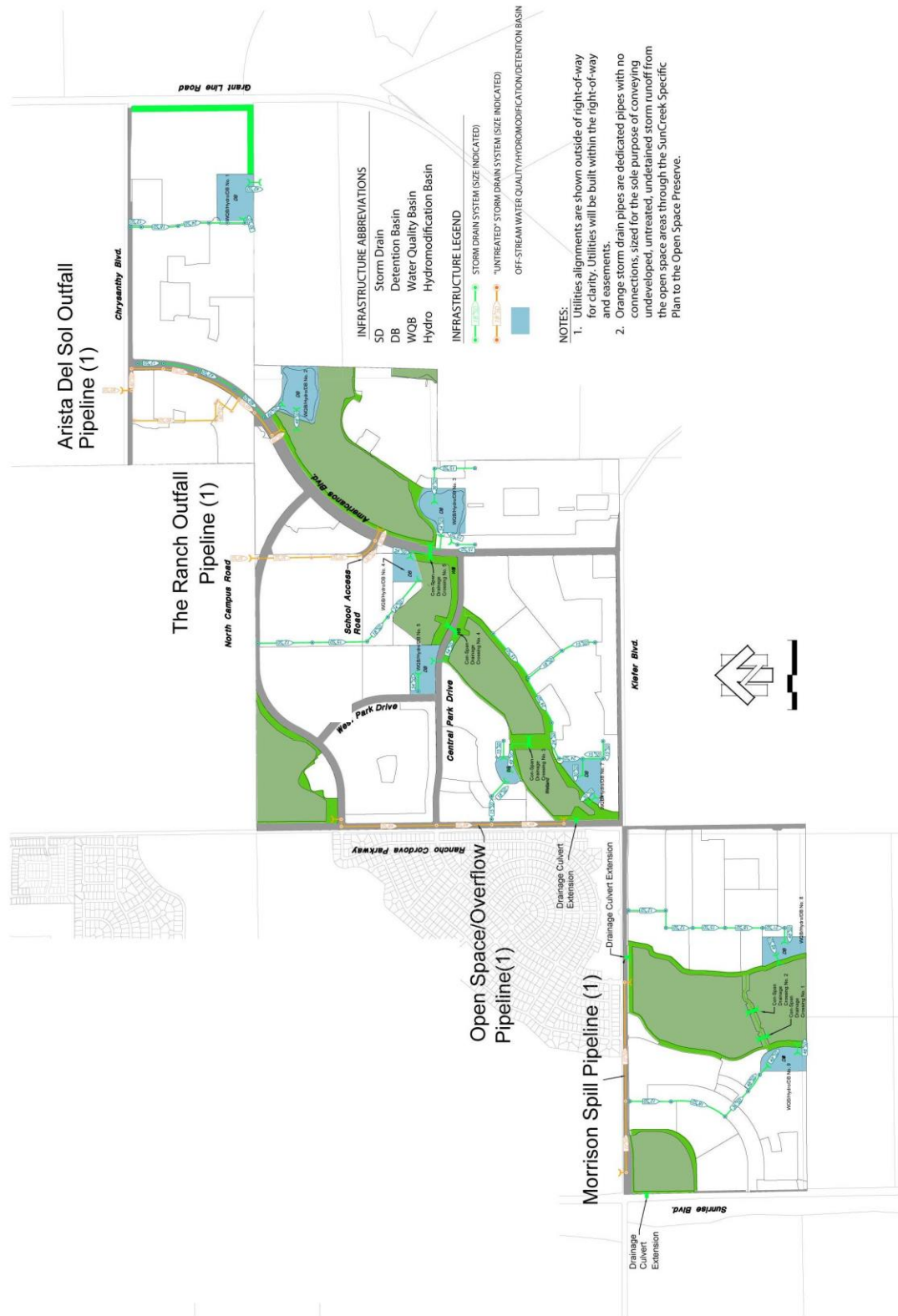


Figure 8-4 Local Detention Basins



Planned storm water management facilities within the Plan Area will mitigate for increased storm runoff created by development of the Specific Plan Area. Areas outside of the Specific Plan Area will be required to mitigate for their increase in storm drainage runoff prior to discharge into the Plan Area unless facilities are oversized on-site to accommodate off-site development needs.

Figure 8-4 illustrates several small detention basins located along the primary drainage corridor that will provide natural storm water storage. Combining multiple detention facilities for tributary areas throughout the Plan Area and storage of peak storm flows within the Preserve area effectively reduces the peak flow- through the Preserve Area and at the Plan Area's southern boundary. This corresponds to the undeveloped peak flow.



The detention basins may hold water during and immediately after each storm. However, the basins include small, permanently wet, water quality treatment ponds.

The detention basins are a key component of a comprehensive storm water management and water quality system that extends throughout the developed portions of the Plan Area. In addition to the basins, the system includes underground pipe conveyances and all of the surface components of that system (including inlets, filters, maintenance access, and outfall

structures). The overall drainage system will convey and treat storm runoff from the Plan Area without reliance on on-site LID design features. Each developer can incorporate LID design features into the on-site design of the project and reduce the size of the water quality and hydro-modification basins accordingly.

The storm water and water quality features throughout the Plan Area are an integrated management system.

The detention facilities will be located at the edge of the drainage corridor where they will intercept run-off from the adjacent development areas before the water enters the main corridor.



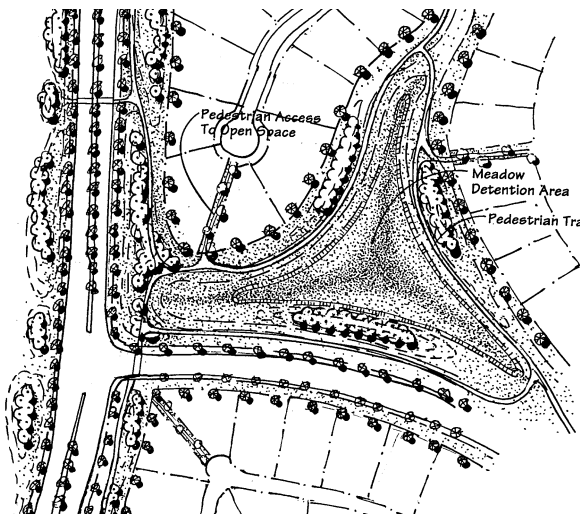
Typical basin feature located in the buffer area adjacent to the Wetland Preserve will provide water quality treatment and small volume storm water detention.

The basins will provide water quality treatment for urban run-off before such water enters the wetland preserve areas. Urban nuisance run-off water will first flow through the wet basin where water quality treatment will occur. Run-off water will then be retained in detention basins ~~and percolated into the ground through a series of percolation trenches.~~

Although storm water management and water quality improvement are the primary functions, the detention facilities will also provide an aesthetic and informal recreation function. The basins will be an integral element of the amenities in wetland edge areas that also include naturalized

landscaping and a bike and pedestrian trail system. Minor amenities such as benches, trash cans, and picnic tables may be located near the detention basins to enhance their recreational value. All improvements must be located outside of the wetland preserve areas.

The detention basins will be visual amenities that include naturalized landscaping such as willow and native oaks, as well as native companion plant groundcovers and shrubs. With consideration to maintenance, requirements for the basin's primary functions of storm water management and water quality enhancement the design may allow for placement of boulders or other naturally occurring features that would enhance the aesthetics of the facility.



Individual subdivisions may include small basins as an entry feature.

The banks of the basins will be designed and graded such that public safety fencing shall not be required in most cases.

The basins will appear as a visual amenity and extension of the adjacent land use. The pedestrian paseos and other open space features designed into medium and high-density residential uses, as well as Village Commercial and Commercial Mixed Use areas may include stormwater detention facilities. Such facilities would include small basins and swales that are an

integral part of the feature landscaping and interconnected with the overall stormwater management system. The incorporation of these types of LID features into the on-site designs can reduce the size of the water quality and hydro-modification features in the detention basins.

The parking areas in non-residential and multi-family residential uses may also function as part of the storm water management system. Parking areas and pedestrian areas may include landscaping features that function as storm water storage and water quality enhancements.



Parking lot landscaping can include water quality improvement features.

Some basins may be located adjacent to and at the lower end of parks located throughout the Plan Area. In these instances, the basins will include a portion that is typically quite shallow and will appear as an extension of the park. The basin will serve as a water quality enhancement feature that treats pollutants coming from the park turf and parking areas.

Multiple detention facilities allow for phased development of the Plan Area. Basins can be designed and constructed to accommodate the storm flow from small sub-areas.

Final design of each detention basin will occur as individual neighborhoods are developed and the need for mitigation of flows arises.

8.6 SCHOOLS

The SunCreek Plan area is within the Elk Grove Unified School District. In order to accommodate new students, the district will need to construct new schools and expand existing facilities.

Table 8-1 summarizes the current Student Generation Rate for Elk Grove Unified School District. The projected student enrollment is ~~1,778~~ 1,426 elementary schools students, ~~554~~ 403 middle school students, and ~~960~~ 704 high school students. The LDR and MDR residential portion of the Grantline 220 ownership (see Figure 3-5) is planned for age restricted residential use. No school age children are anticipated there. However, the HDR portion of Grantline 220 is not age restricted and these dwellings will house school age children accounted for in Table 8-1.

In the event that the property is developed in conventional residential, rather than age restricted, the developer shall identify an elementary school site within the property that is subject to the approval of the Elk Grove Unified School District with regard to size, location, configuration, and access to public streets.

The Specific Plan shows ~~three~~ two elementary schools located to serve individual neighborhoods. ~~The~~ Typically, elementary schools are adjacent to or near a neighborhood park on sites that are level and square in shape. The elementary school site in the Shalako property is separate from the nearby neighborhood park, but accessible from the corridor along the adjacent open space as shown in Figure 3-1. Collector streets provide a separate pedestrian path for children to walk to school. Schools are also accessible to the backbone trail

system as shown in Figure 4-18. Schools will have timely access to all utilities and services, including sewer, water, gas, electric and drainage.

8.7 LIBRARIES

The high school and middle school campus would be the first choice location for a library in the SunCreek Plan Area however there also will be several alternatives in the Commercial Mixed Use sites. Furthermore, the library could be located in conjunction with other parks, schools, or commercial areas in the Sunrise Douglas Community Plan Area.

8.8 ELECTRICITY

The Plan Area is within the Sacramento Municipal Utility District (SMUD). SMUD owns and maintains power lines within the Plan Area and will be the provider of electrical service.

8.9 NATURAL GAS

Pacific Gas and Electric Company (PG&E) will provide natural gas service. PG&E owns and operates an 8-inch feeder main along the entire Plan Area frontage on Sunrise Boulevard.

This feeder main is currently operating at 60-psi pressure.

8.10 TELEPHONE

AT&T, Citizens, or Surewest will provide telephone service to the Plan Area.

Table 8-1 Summary of Plan Area School Facility Requirements

LAND USE	DWELLING UNITS	K- 6 Students per dwelling*	7-8 Students per dwelling*	9-12 Students per dwelling*
SINGLE FAMILY RESIDENTIAL	3,744 <u>3,003</u>	0. 3812 <u>3846</u>	0. 1238 <u>1093</u>	0. 2076 <u>2063</u>
AGE RESTRICTED RESIDENTIAL	638	0	0	0
MULTI-FAMILY RESIDENTIAL	1,149 <u>1,052</u>	0. 3059 <u>2572</u>	0. 0782 <u>0710</u>	0. 1594 <u>0806</u>
	STUDENT ENROLLMENT			
K-6 ENROLLMENT	1,778 <u>1,426</u>			
7-8 ENROLLMENT	554 <u>403</u>			
9-12 ENROLLMENT	960 <u>704</u>			

* Source: ~~School Facilities Needs Analysis, Elk Grove Unified School District, April 2013~~ Table 2-1 March 2019

8.11 FINANCING PLAN

The City will adopt the Financing Plan concurrent with the approval of the SCSP. The Financing Plan will identify the infrastructure and public facilities required for development of the plan along with the required financing. The financing plan will incorporate and implement the guiding principles set forth in SCSP Section I.9 Implementation and will provide more specific guidance for phasing of infrastructure and public facilities. The Financing Plan identifies potential phases and the backbone infrastructure required for each phase. This provides general guidance for future conditions of approval and development of more detailed tentative map phasing plans. The tentative map phasing plans will provide detailed phasing for the build out of each tentative map, including the specific infrastructure required for each phase.

8.12 SPECIFIC PLAN POLICIES

The City's goal is to have all required infrastructure for a development phase, including onsite and offsite roadways, completed or guaranteed to the satisfaction of the City prior to the issuance of building permits in that phase. The development agreement and financing plan will identify the general timing and requirements for arterial and collector roadway improvements. Details of specific roadway improvements required for each phase will

be clarified and finalized to the satisfaction of the City prior to approval of each tentative map.

Policy IPS 1. An assured water supply and delivery system shall be demonstrated at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.

Policy IPS 2. All required water infrastructure for the project shall be assured with bonds or other sureties to the City's satisfaction prior to approval of improvement plans and/or recording of a final map for a particular subdivision. Water infrastructure may be phased to coincide with the phased development of large-scale projects.

Policy IPS 3. Proposed water supply and delivery systems shall be identified at the time of tentative map approval to the satisfaction of the City. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.

Policy IPS 4. The agency providing water service to the subdivision shall demonstrate prior to the approval of the Final Map that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects in the same service area, and other projects that have received commitments for water service.

Policy IPS 5. Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City and subject to approval by the City.

Policy IPS 6. Sewage conveyance systems within the subdivision shall be in place and connected to the sewage disposal system prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City and subject to approval by the City.

Policy IPS 7. Utility equipment shall be placed underground, or strategically placed and/or screened to the maximum extent feasible.

Policy IPS 8. Underground sewer, water, and drainage facilities shall be installed to the ultimate planned capacity as part of required road construction unless otherwise approved by the City.

Policy IPS 9. Public service providers shall be co-located in park, commercial, office, and mixed use sites that are accessible to persons in need of services.

Policy IPS 10. Any libraries within the SCSP shall be accessible to pedestrians, bicycles, and public transit riders, in a highly visible location that is accessible to unaccompanied children.

Policy IPS 11. School facilities shall be sited according to the following criteria:

- Schools should be within walking distance of most residences, and should

connect with trails, bikeways, and pedestrian paths.

- Schools should serve as a focal point of neighborhood activity and be interconnected with parks, greenways, and off-street paths whenever possible.
- New schools should be placed adjacent to neighborhood and community parks whenever possible and be designed to promote joint use of appropriate facilities.

Policy IPS 12. An On-Site Phasing Plan, On-Site Phasing Guidelines, and an Off-Site Infrastructure shall be included within the SunCreek Finance Plan.

I.9. IMPLEMENTATION

9.1 PURPOSE

A series of development entitlements between the City and the developers will govern Implementation of the policies set forth in this Specific Plan document. The SunCreek Specific Plan (SCSP) establishes land use designations for all properties. The Implementation Section primarily concerns two core elements:

- defining the obligations and means for creating, maintaining, and operating the physical infrastructure of the community, and
- establishing the methods used to administer the development of the community. In many instances, this involves references to the existing City Municipal Code.

None of the properties seeks Small Lot Tentative Map entitlement approval concurrently with the SCSP. Such entitlements will be required prior to development.

9.1.1 Definition of Terms

Throughout this specific plan, and notably in this section on Implementation, the terms “small lot map” and “large lot map” are used. Both terms apply to Tentative and Final Maps as defined in the Subdivision Map Act (Government Code Section 66410, et seq.), and as administered in the City Municipal Code Title 22 Land Development.

Due to the large scale of a master plan such as SunCreek, land parcels are typically subdivided into developable parcels in two distinct steps.

“Large Lot Maps” typically involve the subdivision of the entire master plan, or individual ownership areas into parcels of land similar to those identified in Figure 3-2 Specific Plan Land Use. The purpose is to create individual parcels for allocation of infrastructure improvement obligations and financing, and later sale to homebuilders. This process typically defines the structure of the “backbone” streets and utilities that will serve large areas of the community.

“Small Lot Maps” typically involve the subdivision of the large lot parcels into individual home sites on which homes will be built and sold to individual homeowners. This process typically defines the residential scale streets and other improvements that serve the individual home sites.

Both are subdivision map processes, but they serve distinctly different purposes and are applied at different stages of the land development process. The following implementation measures apply at these different stages as described below.

9.1.2 Approach to Financing Implementation

The SCSP will require participation of all properties in a Public Facilities Financing Plan (Financing Plan) prior to development. The Financing Plan will identify the infrastructure and public facilities required for development of the plan.

The Financing Plan will describe the financing strategy and mechanisms to fund backbone infrastructure and public facilities needed to serve new development in the SCSP, and will include the following elements:

IMPLEMENTATION

- Description and associated estimated costs of major backbone infrastructure and public facilities (Phasing Master Plan) to be constructed or acquired in association with SunCreek development. This includes roadways, sewer, drainage, water, and public facilities (parks, schools, fire protection, law enforcement, etc). In-tract subdivision costs will not be included.
- Identification of existing and new funding mechanisms to pay for required onsite and offsite backbone infrastructure and other public facilities.
- Identification of general phasing requirements for onsite and offsite backbone infrastructure and public facilities.
- Establishment of a policy framework for financing the required major backbone infrastructure and public improvements.
- Identification of costs associated with ongoing operations and maintenance for constructed backbone infrastructure and public facilities.
- Identification of existing and new funding mechanisms to pay for ongoing operations and maintenance costs associated with required backbone infrastructure and other public facilities.
- Incorporation of the Guiding Principles below that identifies the development conditions and triggers for builders regarding infrastructure required for any given builder.

9.1.19.1.3 Guiding Principles

These Guiding Principles define the “rules” regarding the funding and construction of infrastructure and the phasing of development in the SCSP. These rules clarify the approach for developing required infrastructure as each project or tentative subdivision map moves forward.

Development in the SCSP shall be consistent with, and the Conditions of Approval shall include the following ~~policies~~principles:

Responsibility for Infrastructure Funding

Development within the SCSP shall pay the full costs of infrastructure needed to serve the Specific Plan area, except where other funding sources are appropriate and available. The Development Agreements or Conditions of Approval will detail the amounts over and above the developer’s fair share that will be reimbursed or credited after subsequent developers pay their fair share of the full costs of infrastructure. The Financing Plan, Development Agreement, and Tentative Map Entitlements will address issues associated with timing of financing and construction, fee credits and reimbursement for developers who install public facilities.

Timing of Infrastructure Funding

The Financing Plan shall provide a strategy for funding backbone infrastructure and community facilities consistent with the timing set forth in the Infrastructure Phasing Master Plan and these Guiding Principles. Developers within the SCSP shall be required to construct, or pay for the construction of, public improvements as needed pursuant to the approved phasing plans.

General Timing- Offsite & Onsite Infrastructure

Both on-site (in the SCSP area) and off-site (outside the physical boundaries of the Specific Plan area) public facilities and infrastructure improvements shall be installed to meet projected development demands in accordance with the City’s and/or other agency infrastructure requirements and policies, unless otherwise modified by subsequent entitlement approvals.

Linking Requirements to General Plan

Before building permit issuance in the SCSP, infrastructure required of a specific project shall be constructed to the satisfaction of the City Engineer, consistent with General Plan Circulation

IMPLEMENTATION

Element and Infrastructure Services and Finance Policies in effect at the time of small lot tentative map approval, unless otherwise modified by subsequent entitlement approvals.

Refinement of Onsite Infrastructure

The Financing Plan shall provide the minimum infrastructure required to meet the development demands of each phase of development. These infrastructure requirements will be refined as part of the review and processing of individual projects prior to the approval of small lot tentative maps or large lot tentative map, or prior to building permits for projects that do not require an associated small lot tentative map.

Tying Offsite Core to Internal Capital Projects

The City of Rancho Cordova Core Backbone Roadway Phasing Plan provides minimum SCSP offsite infrastructure required to meet development standards throughout the City. These offsite infrastructure improvements are required and will be timed with SCSP onsite capital improvement requirements, unless otherwise modified by subsequent entitlement approvals.

Offsite Core Infrastructure Timing

The Phasing Plan and Financing Plan will identify offsite infrastructure timing requirements.

Finance Mechanisms and Funding Availability

Finance mechanisms that ensure the availability of funding for delivery of required onsite and offsite infrastructure will be in place prior to the approval of final maps or prior to the issuance of building permits for projects that do not require an associated final map. The required infrastructure will be consistent with defined roadway improvements in each phase of development and consistent with City Core Backbone Plan requirements.

Forms of Dedication

All dedications shall be in a form approved by the City, including but not limited to grant deeds, easements, irrevocable offers of dedication, or other approved instruments. The type and form of the dedication shall be at the sole discretion of the City, or as otherwise provided for in the approval of small lot tentative maps, or prior to building permits for projects that do not require an associated small lot tentative map.

Right-of-Way and Easement Dedication

Developers shall be required to dedicate right-of-way, public utility easements, landscape easements and pedestrian easements for arterial roadway, collector and residential roads consistent with the requirements of the SCSP, with the final map prior to improvement plan approval or the issuance of building permits for individual development proposals.

Park Dedications

All accepted parklands, paseos and other open space shall be dedicated to the City or the Cordova Recreation and Park District. The timing for the delivery of parks, recreation facilities, paseos, and open space shall be determined before the approval of the first tentative subdivision map in the corresponding phase of the Specific Plan.

Major Roadway Timing and Completeness

All required infrastructure for a development phase, including onsite and offsite roadways, shall be substantially complete to the satisfaction of the City Engineer prior to the issuance of building permits in that phase. Prior to occupancy, all streets and improvements shown on the phasing plan shall be completed to the satisfaction of the City Engineer. The Development Agreement and Financing Plan will identify the general timing and requirements for arterial and collector roadway improvements. Details of specific roadway improvements required for each phase will be

IMPLEMENTATION

clarified and finalized to the satisfaction of the City Engineer prior to approval of each tentative map.

These improvements shall include the full section from curb to curb, streetlights, sidewalks, median landscaping, parkway landscaping and other roadside appurtenances. At the City's discretion, phasing of lanes on arterial roadway roadways may be implemented through provision of wider interim medians that will provide space for future lanes. In addition, at the City's discretion, certain roadside elements could be phased with construction of adjacent development.

Internal Streets Timing and Completeness

The City's goal is to ensure that the phasing of construction within each tentative subdivision map provides logical and reasonably complete infrastructure for residents who occupy homes prior to completion of the entire mapped subdivision. As such, the developer shall provide a phasing plan addressing sequencing and build-out of all internal streets depicted on the tentative map. A detailed agreement on requirements and timing for the tentative map-phasing plan will be finalized prior to the approval of small lot tentative maps or large lot tentative maps, or prior to building permits for projects that do not require an associated small lot tentative map.

Logical Completion of Roadway Segments

All roadways, pedestrian facilities, and bikeways shall be constructed in logical and complete segments, connecting from intersection to intersection, to provide safe and adequate access with each phase of development as conditioned with the approval of each small lot tentative map, or as set forth in subsequent entitlement approvals.

Two Points of Access

Each phase of a project or tentative subdivision map shall include a collector or local street system that provides at least two points of access to

arterial roadways, to the satisfaction of the City Engineer.

Arterial Roadway Completeness

Wherever collector or local roadways intersect an arterial roadway, that arterial roadway shall be improved, in accordance with the "Logical Completion of Segments" and "Major Roadway Timing and Completeness" items above, from that point to the next completed arterial roadway segment. Such improvements may allow for future phasing of additional travel lanes at the discretion of the City if traffic volumes and City transportation priorities do not warrant full construction at the time of development.

Intersection Completion

When intersections are part of the required roadway improvements, they shall be constructed to their ultimate configuration unless otherwise approved by the City. If the City determines that phasing of an intersection is appropriate, the phased construction shall accommodate the ultimate intersection design. Where an intersection will be signalized, the new signal shall be installed during construction of the intersection unless otherwise approved by the City.

Ultimate Utility Installation

Underground sewer, water, and drainage facilities shall be installed to the ultimate planned capacity as part of required road construction, unless otherwise set forth in subsequent entitlement approvals.

Interim Improvement Alternatives

The phasing of infrastructure improvements depicted in the Infrastructure Phasing Plan, particularly sewer and water infrastructure improvements, may not be the most cost efficient and/or effective manner in which to phase the improvements to service each phase of a project. The City Engineer may consider interim infrastructure improvements if the applicant is able to demonstrate the viability and cost effectiveness of phasing infrastructure

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improvements. This agreement will occur prior to approval of tentative subdivision maps.

**Operations and Maintenance
Financing**

All properties shall be included in one or more financing districts (or will establish an alternative financing mechanism) to provide adequate funding as determined by the City for the annual operation and maintenance costs of streets, street lights, drainage ways, landscaping corridors, open space, parks, transit related services and other public facilities prior to the approval of final maps or prior to building permits for projects that do not require an associated final map.

Police CFD for Residential Projects

Residential properties will be included in a Community Facilities District that supports police service costs prior to approval of a small lot final subdivision map or for residential properties that do not require subdivision, prior to issuance of building permits.

Road Maintenance CFD

All properties shall be included in a Benefit Assessment District or Community Facilities District that provides additional ongoing street maintenance revenues prior to approval of final maps or prior to building permits for projects that do not require an associated final map.

9.2 OVERVIEW OF THE PHASING PLAN

The Infrastructure Phasing Plan sets forth a conceptual phasing plan for the major backbone infrastructure needed to serve the SCSP. The plan includes nine (9) discrete development-phasing areas, each of which can be developed independently of each other and in any order.

The concept of development phasing areas offers a way of describing the orderly and cost effective phasing of backbone infrastructure construction.

9.2.1 Infrastructure Phasing Plan

The development of each of the phasing areas depicted in Figure 9-1 do not indicate development phasing or a prescriptive approach to phasing; rather they depict conceptual development phasing areas based on a logical placement of infrastructure, utilities, roads, and land uses that may or may not develop as depicted or in the order noted. Furthermore, shifts in market demand and available financing mechanisms may also play a role in the way the plan area develops over time and that may alter the boundaries of the phasing areas, as well as their number and the order of development.

The final infrastructure phasing will be determined at the time of tentative subdivisions map approval. Subsequent tentative map submittals will include updated infrastructure phasing plans. Infrastructure requirements for each sub-area of development defined by the landowner shall include all on-site backbone infrastructure and off-site facilities necessary for each sub-area to proceed. Included are roadway, sewer, water, recycled water, storm drainage, dry utility, recreation, school and other facilities and improvements. Development will occur by sub-area in a sequence established by the landowner, however, development in advance of logical extensions from existing infrastructure connections will be at the cost of the developer/land owner. Therefore, the opportunity exists for certain parcels or sub-areas to move forward subject to review and approval by the City. Some phases may have reduced infrastructure requirements if an earlier developed sub-area provides required improvements.

A full list of improvements and specific details relating to those improvements are included in the SCSP Financing Master Plan. Individual project improvements will install all in-tract sewer, storm drain, water, and dry utilities.

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**9.3 FINANCING OF THE SUNCREEK
SPECIFIC PLAN**

A variety of mechanisms will fund the construction of public improvements to serve the SunCreek Plan Area. These include Citywide impact fees, County and Other Special District Fees, School District impact fees, establishment of a Special Financing District that could include a Mello-Roos Community Facilities District (CFD), Plan Area Fee, Assessment District, or Infrastructure charge; developer financing, and other potential methods.

9.3.1 City Impact Fees

The City of Rancho Cordova has adopted a set of development fees to finance capital improvements including transportation, parks, park renovation, police, library, and museums, among other community facilities. Development in the SCSP will participate in these programs by paying the associated fees. Some of these programs may require updating due to factors such as the cost of improvements and the integration of the SCSP land uses following approval of SCSP.

9.3.2 County/Other District Fees

The County of Sacramento has adopted a set of development fees to finance water, sewer, and drainage capital improvements. In addition, various special districts have implemented fees for capital improvements and public facilities that will apply to the SCSP. Future updates to these fee programs may include certain improvements in the SCSP.

9.3.3 School Financing

The SCSP is located within the boundaries of the Elk Grove Unified School District (EGUSD). School facilities within the EGUSD will be funded through a combination of school impact fees, state matching program funds, and funds from the Elk Grove USD Community Facilities District (CFD) No. 1.

9.3.4 Special Financing District

A Special Financing District may be established to help fund the construction and/or acquisition of backbone infrastructure and public facilities within the SunCreek Plan Area. As described below, a Special Financing District could be a Mello-Roos Community Facilities District (CFD), Plan Area Fee, Assessment District, or Infrastructure charge.

Mello-Roos CFD

The 1982 Mello-Roos CFD Act enables cities, counties, special districts, and school districts to establish CFDs and to levy special taxes to fund a wide variety of public facilities and services. Proceeds of Mello-Roos special taxes can be used for direct funding, acquisition, or debt retirement. One or more Mello-Roos CFDs may be formed over time to fund the necessary Backbone Infrastructure and Public Facilities. Mello-Roos CFDs tend to be favored over Assessment Districts, described below, because Assessment Districts need to establish special benefit to those being assessed, which can be more challenging than the Mello-Roos requirements.

Plan Area Fee Program

A plan area fee program establishes a development impact fee typically for a Specific Plan pursuant to local government's police power in accordance with the procedural guidelines established in Assembly Bill 1600 (AB 1600) which is codified in California Government Section 66000 *et seq.* This code section sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that "a reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition."¹

¹*Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

IMPLEMENTATION

Assessment Districts

California statutes give local governments the authority to levy several special assessments for specific public improvements such as streets, storm drains, sewers, streetlights, curbs, gutters, and sidewalks. The agency creates a special assessment district that defines both the area to benefit from the improvements and the properties that will pay for the improvements. Thereafter, each property in the district will be assessed a share of the cost of improvements that is proportional to the benefit it receives from those improvements.

Infrastructure Charge

An infrastructure charge is similar to a plan area fee, but the revenue may be collected privately by the Master Developer(s) either as a specific charge or as a component of the price of the land sale. A private cost-sharing mechanism between developers will implement and manage this funding mechanism.

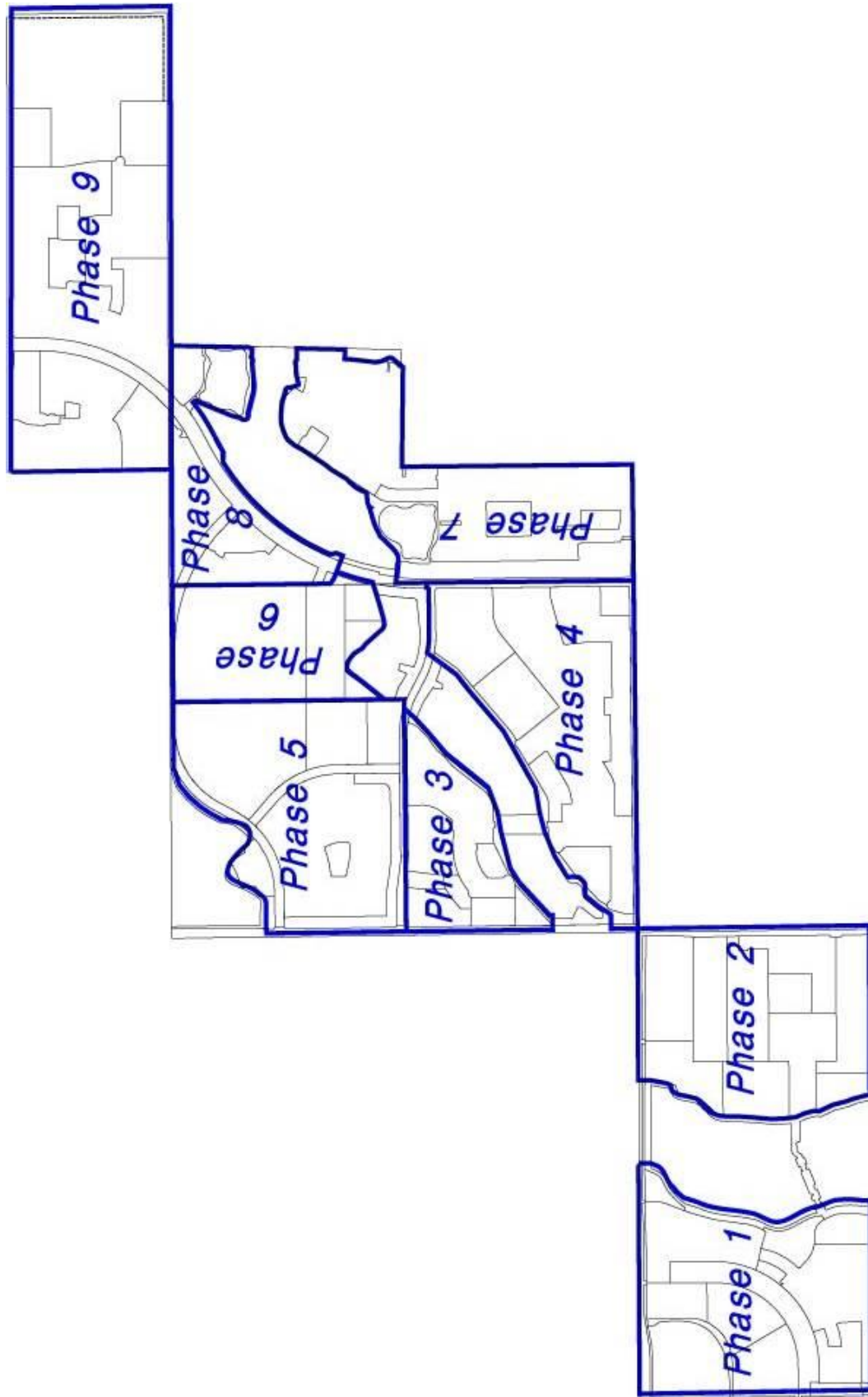
9.3.5 Developer Financing

Direct developer/merchant builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing and for in-tract subdivision improvements.

9.3.6 Other

As noted, other financing mechanisms may be utilized, including the creation of private districts or associations to fund maintenance of certain facilities within the SCSP. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance and other financing and improvement related obligations will be detailed in the SCSP Development Agreements.

Figure 9-1 Conceptual Development Phase



9.4 FUNDING OF ONGOING OPERATIONS AND MAINTENANCE COSTS

The SCSP will be required to participate in a series of special financing districts to fund public services and the maintenance and operation of public improvements. The SCSP properties will be annexed to the Transit Services tax service area to fund transit services and other travel strategies. Formation of, or annexation proceedings for, these districts will be completed no later than the recordation of a final small lot map, or a building permit for parcels not requiring a small lot map.

A combination of the funding mechanisms will be used to fund ongoing public services, operations, and maintenance costs. These funding mechanisms may include, but are not limited to the following:

Rancho Cordova Police CFD

The SCSP properties will be included in a Community Facilities District (CFD) to fund a portion of police operation costs.

Sloughhouse Fire Protection

The SCSP includes tax rate areas that were formerly part of the Sloughhouse Fire Protection District until it dissolved into the Sac Metro Fire District, but retained the name. This special tax covers ambulance services.

Landscaping and Lighting District

A Landscape and Lighting District (LLD) could be created to fund ongoing operations and maintenance services for the landscape corridors and any lighting.

Services CFD

Unless an alternative source of funding from new development is identified, one or more services CFD's, or similar funding mechanisms, will be formed in the SCSP to fund the costs of

maintaining streets, street lights, drainage ways, landscape corridors, open space, parks and other public facilities.

9.5 DEVELOPMENT AGREEMENT

Each landowner shall enter into a Development Agreement with the City of Rancho Cordova. Such Development Agreement shall establish the scope and intentions of the land use entitlements granted to the landowner upon approval of the SCSP. The Development Agreement shall also identify the scope and timing for funding of on-site and/or off-site improvements identified as obligations upon the landowner(s) in the Environmental Impact Report Mitigation Measures.

9.6 SUNCREEK SPECIFIC PLAN ADMINISTRATION**9.6.1 Specific Plan Administration Authority**

The City of Ranch Cordova will administer the Specific Plan and related documents consistent with the provisions of Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. Rancho Cordova Municipal Code Title 23, Zoning Code Chapter 23.152 establishes specific procedures for adoption and administration of the Specific Plan.

9.6.2 Specific Plan Amendment Procedures

The SCSP is flexible to respond to changing conditions and expectations during the course of its implementation. During build out of the SCSP, amendments to the adopted Specific Plan may be necessary to respond to changing circumstances, including market demand, or to adapt certain design guidelines or standards to special conditions on a particular site. To address this intent, the SCSP provides for both Minor and Major Specific Plan Amendments.

IMPLEMENTATION

Typically, property owners will request amendments to the Specific Plan.

Scope of Amendment

Any proposed amendments to the Specific Plan can include, but are not limited to, changing land use designations, design criteria, development standards, or policies. The Planning Director shall categorize amendments to this adopted Specific Plan as either an “amendment” or an “administrative modification”.

The Planning Director shall determine whether a proposed Specific Plan Amendment is minor or major. The Planning Director may act upon a minor specific plan modification known as an Administrative Amendment. The City Council shall review and adopt a Major Specific Plan Amendment. The Planning Director has sole discretion to refer any proposed amendment to the City Council for action. Applicants may appeal determinations and actions by the Planning Director to the City Council.

~~Administrative Minor~~ Amendment (Minor)

An Administrative Amendment may be processed pursuant to Rancho Cordova Municipal Code Chapter 23.110.150180(B), if determined by the Planning Director to be in substantial conformance with:

- The overall intent of the SCSP
- The applicable SCSP Development Agreement(s)
- The City of Rancho Cordova General Plan
- The SCSP Environmental Impact Report (EIR) and Environmental Impact Statement (EIS)

Examples of Administrative Amendments include, but are not limited to the following:

- The addition of new or updated information that does not substantively change the Specific Plan.

- Minor adjustments to land use boundaries and street alignments that maintain the general land use pattern.
- Variation in permitted use types and development standards if such variations do not substantively change the character of the SCSP, or are otherwise consistent with the current applicable City standards.
- Changes to the provision of public infrastructure and facilities that do not affect the level of service provided or affect the development capacity in the Plan Area.
- Changes to phasing boundaries or sequencing that do not affect infrastructure sizing, financing districts or the provision of adequate services to associated development.
- Modifications to the Development Regulations, such as revisions to design treatments or changes in specified plant materials, if it is determined that such changes achieve the design intent.
- Changes to other Specific Plan provisions if it is determined that compliance with such provisions creates practical difficulties or unnecessary hardship.
- Minor Residential Density Adjustments in which the number of units within a residential land use will be allowed to increase or decrease provided that:
 - The proposed change does not exceed the maximum number of dwelling units permitted in the assigned zone district in the SCSP.
 - The amended land use must be consistent with the goals, policies and requirements of the City of Rancho Cordova General Plan, the SCSP, and affected Development Agreements.
 - The amended land use does not result in significant modification to conditions of the approved tentative map, rezone, or applicable permits.

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- The amended land use does not affect the Community Facilities District, or any other benefit assessment facilities financing arrangement.

Such amendments may be appropriate from time to time in response to market feasibility; regulatory constraints or other factors, and will be considered by the City on a case-by-case basis.

Specific Plan Amendment (Major)

If the Planning Director determines that a proposed amendment does not meet the criteria of an ~~Administrative Minor~~ Amendment, a Specific Plan Amendment shall be required. An Amendment is required when one of the following criteria is met:

- A new type of land use not specifically discussed in the SCSP is introduced.
- Significant changes to the distribution of land uses beyond that allowed by Section 9.6.3 Minor Density Adjustment, or other changes affecting land use are proposed which may substantially affect the Specific Plan.
- Changes are proposed to Development Regulations that, as determined by the Planning Director, would substantially change the physical character envisioned in the SCSP.
- Changes are proposed to the approved Phasing Plan that significantly increases or alters the area boundaries or units allocated by the proposed phasing schedule.
- Any change proposed to the Plan that the Planning Director determines could significantly increase environmental impacts, or cause other significant changes.

A Specific Plan Amendment shall be processed and reviewed under RCMC Chapter 23.~~155-152~~ in

the same manner as the initial Specific Plan adoption.

9.6.3 Minor Density Adjustment/ Transfer of Density

The specific plan assigns to each residential parcel a density and allocated units, based upon factors such as site location, conditions, and anticipated market demand for a variety of housing products. Table 3-3, Land Use Summary, in conjunction with the Land Use Plan, Table 3-4, Land Use by Owner, provides a detailed summary of the land use, zoning, and unit allocation on a parcel-by-parcel basis. The design of individual residential projects may cause a more detailed assessment of these factors that results in the need to adjust the number of units assigned to some residential parcels.

It is the intent of the SCSP to permit limited flexibility in adjusting the number of residential units allocated to and from any single family or Medium Density (MDR) parcel and to and from any high density (HDR) parcel in response to market demand, subdivision design or other considerations. To request a Minor Density Adjustment, the owner or owners of both the transfer and receiving parcels shall submit to the Planning Director a Request for Minor Density Adjustment. The request shall identify the impacted parcels, designate the number of units requested for transfer, and provide other documentation as required by the Planning Director to determine compliance with all of the unit transfer criteria below.

Transfer Criteria:

- The transfer and receiving parcels are within the SCSP and the total maximum number of approved units for the entire SCSP is not increased.
- The cumulative increase or decrease in units resulting from the Minor Density Adjustment does not change by more than twenty-percent (20%) the number of pre-transfer units allocated to any one

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receiving parcel as established by Table 3-3 of the SCSP.

- The adjustments do not adversely affect the affordable housing program as set forth in the Affordable Housing Development Agreement (or other form as approved by the City). Any units designated as affordable units and are encumbered by an Affordable Housing Development Agreement are not eligible for unit transfers out of a parcel.
- The adjustments in density do not adversely affect planned infrastructure, roadways, schools, other public facilities or SCSP fee programs and assessment districts.

The Planning Director may determine that such Minor Density Adjustments fulfill the above criteria, and the adjustments are consistent with the intent of the SCSP and EIR/EIS. Such adjustments will not require an amendment to the SCSP.

If the Planning Director determines that the Minor Density Adjustment is not consistent with the criteria, the Director shall deny the Minor Density Adjustment, or refer it to the City Council for resolution. The applicant may appeal the Planning Director's determination to the City Council for resolution. The Planning Director may forward any determination of consistency to the City Council for review. When applicants request Minor Density Adjustments that do not comply with the above criteria, such requests shall require an amendment to the SCSP.

II.1. DEVELOPMENT REGULATIONS

1.1 CHAPTER PURPOSE

The Development Regulations provide the standards that guide development throughout the SunCreek Specific Plan Area (Plan Area). The purpose of this chapter is to provide clear, comprehensive rules for development.

The development regulations are the primary tools for implementing the concepts established in SCSP Volume I Chapter 2, Community Vision, Chapter 3 Land Use, and Chapter 5 Community Character.

1.2 OBJECTIVES

The SCSP vision is to create a distinct community with well-defined neighborhoods, retail, service, recreation, and institutional centers linked by a dispersed, inter-connected circulation network. The vision includes relating urban development to the physical characteristics of the Plan Area in a manner that integrates open space and urban development.

The development regulations encourage creativity in designs that respond to the physical setting and the community vision.

1.3 REGULATIONS IN THIS CHAPTER

This chapter includes two sections that establish development regulations applied in the SunCreek Specific Plan (SCSP). Section 1.5 addresses regulations that apply throughout the plan. These include:

- Neighborhood Connectivity
- Traffic Calming Measures
- Common Area Landscape Standards
- Streetscape Standards
- Parking
- Fences and Screens

- Sustainability: Energy Conserving Design
- Sustainability: Urban Runoff and Natural Features
- Art in Public Places
- Outdoor Lighting
- Signs

Section 1.6 addresses the special design standards that apply to the Center Form Based Districts identified in Volume I Figure 3-3. The key components of the form based development standards for the Center Districts in SCSP are:

- Permitted Land Uses
- Application of the Street Typology
- Design Guidelines for Buildings
- Street Frontage Building Types
- Site Development Standards
- Special Character of Each Center District

1.4 CITY OF RANCHO CORDOVA GUIDELINES AND REGULATIONS

In order to encourage creativity and maintain consistency with the City's overall vision the SCSP incorporates, by reference, the Rancho Cordova Municipal Code standards. The SCSP also provides special standards designed to achieve a certain form and character in the Plan Area. This chapter includes specific references to the applicable existing City regulations, standards and guidelines, rather than repeating the entire standard. This chapter also provides special development regulations where required to fulfill the design vision or specific conditions in the Plan Area.

1.4.1. Municipal Code Zoning Standards (RCMC-Title 23)

This chapter contains specific references to regulatory sections of the Rancho Cordova Municipal Codes (RCMC) Title 23-Zoning Code that apply to development anticipated in the SCSP. For example, the SCSP includes by reference standards for signs, landscaping, lighting, and other site elements provided in RCMC Title 23 Article 7 (Site Planning and Development Standards). Specific standards applicable only to the SCSP (identified as “DS XX”) supplement the RCMC. Where this chapter is silent on a general site development regulation, provisions of RCMC Title 23 Article 7 will apply. Where standards described in the SCSP differ from citywide standards, the provisions of the SCSP will apply.

~~Except as noted in Chapter 1.4, front and side yard setbacks shall be measured from the back of sidewalk.~~

The RCMC may be amended from time to time.

The ~~then current~~ standards of the RCMC ~~shall apply at the time that to a project application~~ ~~future entitlement applications at the time that the project application~~ is deemed complete under Zoning Code Section 23.110.050, Determination of Completeness. ~~shall apply.~~

The SCSP shall conform to Table 23.310-2: Residential Zoning Districts Development Standards except as follows:

<u>Development Standard</u>	<u>RD-5</u>	<u>RD-6</u>	<u>RD-7</u>
<u>Rear Setback Minimum</u>	<u>15 ft.</u>		

Front yard setbacks may be uniform depth in medium density residential and need not be offset along a street frontage.

Application of Form Based Designations

RCMC Title 23 Article 5-Form Based Provisions defines the concept of a form-based district in the

Center Districts in the SCSP. The RCMC form based development standards for the Village Center (RCMC Chapter 23.507 Village Center Zone Standards) and the Regional Center (RCMC Chapter 23.513 Regional Town Center Zone Standards) shall apply in the SCSP except where specific standards are described in Section 1.6.

1.4.2. City of Rancho Cordova Design Guidelines

Rancho Cordova Design Guidelines, adopted by the City in September 2005, implement the City’s vision for quality projects that enhance the character of the community as outlined in the City’s General Plan. The Guidelines describe details of the City’s vision and the City’s design goals. The Design Guidelines provide design professionals, property owners, residents, staff, and decision-makers with a clear and common understanding of the City’s expectations for the planning, design and review of development proposals in Rancho Cordova.

Generally, the City’s Design Guidelines apply to all new development within the City and are based on development type, rather than zoning designation. The Guidelines supplement the minimum development standards in the City’s Zoning Code (RCMC Title 23). Where the existing zoning provisions do not allow the development type or design flexibility preferred by the City, staff will propose corresponding amendments to the Specific Plan to ensure the desired result. Volume I, Section 9.6.2, Specific Plan Amendment Procedures prescribes the procedures for such amendment.

The SCSP incorporates by reference the RC Design Guidelines. This chapter provides specific references to topics in the RC Design Guidelines where applicable throughout this chapter.

1.5 GUIDELINES FOR COMMON AREA AND GENERAL DEVELOPMENT

The following design guidelines apply throughout the Plan Area wherever the applicable conditions are found.

1.5.1. Neighborhood Connectivity and Circulation

The SCSP is designed to facilitate pedestrian and vehicle connectivity between neighborhoods, and between neighborhoods and commercial areas. Volume I: Chapter 4 Circulation describes a detailed plan for streets and pedestrian/bike ways that provide a high level of connectivity throughout the Plan Area. Also, refer to RC Design Guidelines Connectivity and Circulation, p. 2:8. Volume I Figure 3-2 Specific Plan Illustrative Plan shows the conceptual development plan for standard and minor residential streets. The final route and design of these streets will be determined in the Tentative Map approval process. The following measures guide the design of the neighborhood streets.

- DS 1. The street system shall be designed to encourage low volume/low speed traffic within neighborhoods.
- DS 2. The neighborhood street system shall be designed to provide multiple, direct and convenient traffic routes that make it easy to walk or bike to nearby homes, parks, schools and commercial areas.
- DS 3. Single loaded streets shall be used where practical adjacent to Preserve areas to control surface run-off, and provide open space views from the built environment (shown in Volume I Figure 6-1 Location of Proposed Natural Resource Preservation Areas).
- DS 4. The internal streets and pedestrian ways in each neighborhood shall be designed so that residents can easily walk or drive from one neighborhood to another. Each

neighborhood shall provide at least one neighborhood street connection to each adjacent neighborhood unless constrained by a major road, wetland preserve or other significant feature.

Pedestrian Access to Arterial Street Sidewalks

In some communities, long stretches of arterial streets that do not have pedestrian connections, residential street intersections, or vehicular connections to the adjacent neighborhoods limit walkability. As illustrated in Volume I Figure 3-2, Specific Plan Illustrative Plan, the SCSP is generally designed to provide residential street intersections along major arterials and thereby provide pedestrian access to sidewalks along major streets.

- DS 5. Access to the sidewalk along an arterial or local streets from the interior of neighborhoods will be provided at intervals of not more than one thousand (1000) feet and an average of eight hundred (800) feet.
- DS 6. Pedestrian circulation will typically be provided along residential streets that intersect with the collectors. However, where the road system does not provide sufficient pedestrian connectivity along an arterial street, access will be provided by a pedestrian walkway connection (paseo) between an interior street and the arterial street sidewalk.



Example of a pedestrian link between residential street and adjacent arterial street.

DS 7. Pedestrian access shall be provided from the interior of neighborhoods to the arterial street sidewalk within 400 feet of a transit stop.

1.5.2. Traffic Calming Measures

When included in proposed subdivision plans traffic calming measures shall be developed at the discretion of the project applicant and City Engineer at the time of improvement plan approval. Such measures shall be consistent with the Neighborhood Traffic Management Plan (NTMP). Chapter 7 of the NTMP identifies approaches for traffic calming in new neighborhoods.

Also, refer to RC Design Guidelines Connectivity and Circulation, p.2:8, and Specific Plan Volume I Section 4.5.

1.5.3. Landscape Standards

These Landscape Standards describe minimum planting standards, appropriate tree species and planting densities within newly landscaped areas that are visible to or shared by the public. Refer also to RC Design Guidelines Landscaping p.2:42.

The SunCreek Plan Area is relatively dry grasslands with poor soils in the natural condition. Landscaping in the street corridors and common areas will add shade, color, and texture. The effects will include a cooling of streets, sidewalks, parking areas, and buildings. However, the landscapes adjacent to preserves must be compatible with the natural conditions that include hot, dry summers. Moreover, the landscape areas must avoid the potential to change the natural ecology of the Preserve Areas by inadvertently introducing invasive, competitive plants.

Landscaped areas should appear to be an extension of the natural open space, although more attractive and diverse.

The landscape palette must emphasize drought tolerant, non-invasive species that will be visually compatible with the environmental setting of the Plan Area. Lush lawns and water demanding trees and shrubs are generally not appropriate, but are not prohibited where they may provide a focal point or other landscape statement.

Street landscaping should include a primary tree planted in a regular cadence to establish the character and form of the street edge, but otherwise should convey a sense of natural informality. Secondary trees, shrubs and ground cover should be placed with consideration to water demand first, and then to form and color to create a memorable collage. Mass plantings of single species and plantings in a geometric grid are to be avoided.



Informal naturalized landscape along open space edge.

DS 8. Landscapes shall be designed with consideration of the transition of the plant mix as trees and shrubs mature and change shape, color, water demand and shading characteristics over time.

DS 9. All trees installed in all street landscape corridors and common areas shall be consistent with the adopted City Tree List, and shall emphasize drought tolerant and native or native compatible species.

DS 10. Where feasible, require that underground utility lines near future tree planting areas

must be designed and installed to minimize impacts to trees. Project applicants shall work with the utility provider(s) to coordinate the location and other potential impacts associated with the under grounding of the utilities.

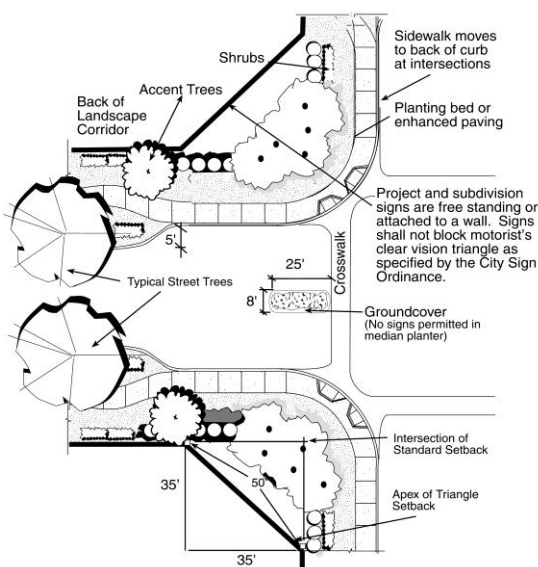
DS 11. If provided by the City or other agency, home builders shall distribute leaflets and planting guides at the time of first occupancy that promote the use of drought-tolerant native vegetation in home landscaping.

DS 12. Careful selection and placement of trees and shrubs shall be used to frame the view of open space adjacent to streets.

Gateways

Gateways occur in several locations throughout the plan at the entry to individual neighborhoods as well as the primary entries to the SunCreek community. Volume I Figure 5.2 Community Design Features identifies potential gateway locations; however, the specific location and character of the gateway features will be determined in the Tentative Map approval process.

Figure II.1-1 Conceptual Plan of Neighborhood Entry Gateway



DS 13. The neighborhood entry includes the landscape corridor plus an additional triangular setback area. The neighborhood entry shall provide an offset that may be used for project signage oriented toward the intersection.

DS 14. Landscaping in the neighborhood entry may include accent trees, colorful annual plants, signage and other special landscape elements such as enhanced paving and seating areas.

DS 15. Where provided at the rear of corner clips, fencing shall be a masonry wall (with pilasters or columns) to match or accent the adjacent masonry wall.

DS 16. Improvements and plantings within corner-clip areas shall allow adequate vehicular lines of sight at intersections.

1.5.4. Streetscape

Street furnishings (including benches, trash receptacles, bollards, planters, bus shelters, and other similar amenities) are permitted within landscape corridors provided placement does not interfere with clear-vision standards for street intersections, or pedestrian movement along the sidewalk. Refer also to RC Design Guidelines: Streetscape, p.2:46. The location and type of street furnishings shall be reviewed at the Tentative Map, design review, or improvement plan stage as appropriate for the type of approval required for the proposed development.

DS 17. The design of street furnishings should match or complement the design of surrounding elements including other furnishings, walls and fences, and building architecture.

DS 18. Street furnishings are to be low-maintenance.

DS 19. Metal components of street furnishings shall not be exposed such that they could burn someone in high ambient temperatures.

1.5.5. Parking

The RCMC Section 23.719 regulates parking and loading standards in all land use designations in the SCSP. Refer also to RC Design Guidelines: Parking, p.2:50.

These standards regulate the amount, location, and development of motor vehicle parking, bicycle parking, and on-site loading areas. The purpose of the standards is to provide for safe vehicular parking, circulation, and loading requirements supportive of a variety of uses in this pedestrian, bicycle-friendly, and transit-supportive plan.

1.5.6. Fences, Walls and Screening

The RCMC Section 23.731 regulates the height and location of fences, walls, and screening. Refer also to RC Design Guidelines: Screening and Service Areas, p. 2:54 and Streetscape, p.2:46.

Unless otherwise exempt in RCMC 23.731.040 (Exemptions), design review approval shall be required for fences and walls.

Masonry Walls

Two types of masonry walls will be used in the Plan Area. Simple masonry walls will be used between dissimilar land uses to provide security and privacy. Enhanced masonry walls are typically located where sound walls are necessary along arterial streets adjacent to low-density residential and medium-density residential parcels.

Simple Masonry Walls

DS 20. Masonry walls that are used primarily to demarcate property boundaries between disparate land uses and are less visible from public streets may be simple block walls.

Enhanced Masonry Walls (Sound walls)

Wherever sound walls are required to mitigate sound impacts adjacent to streets, the following standards shall apply. These standards shall not

preclude the use of other innovative methods of project design utilizing greater setbacks, building design, mounding, or single-story structures with solid walls facing the street.

DS 21. Soundwalls shall be installed as required subject to acoustic analysis and shall be placed at the outside edge of the road ROW or landscape easement. The area between the road curb and the wall shall include a public sidewalk and landscaping, including canopy street trees consistent with the street cross sections defined in Volume I Chapter 4, Section 4.4.3.

~~DS 22. Maximum height of a wall shall not exceed six feet above the finished grade at the base of the wall on the roadway side.~~

~~DS 23.~~ DS 22. Landscaping should become the dominant element in the corridor, rather than a masonry wall. Therefore, the masonry walls along public corridors should be a simple design, of quality materials, that will eventually be a background element screened by, or visually recede beyond the landscape materials. The appropriate designs will include a simple, attractive surface pattern, detailing to articulate the wall cap, and columns or pilasters to mark the wall ends and changes in direction.

~~DS 24.~~ DS 23. When the sound and/or visual screening effect requires a wall exceeding six feet in height, earthmounds shall be used to elevate the wall to the necessary height. The mounds shall not exceed a three-to-one slope. The mounds may support the wall or be placed against the wall on the street side. Drainage shall be contained so there is no sheet flow of water onto the sidewalk.

~~DS 25.~~ DS 24. Columns or pilasters may be embellished with textures, complementing materials, or articulation details (such as shadow lines). In addition, signature or logo elements that are cast or otherwise incorporated in the column or pilaster face

may be included at end pilasters at road entries into projects.

~~DS 26~~-DS 25. Masonry walls along the public streets shall not block views to the open space corridors, or obstruct service access to electric, telephone, cable, water or sewer services or equipment.

~~DS 27~~-DS 26. Variations in wall designs within the Plan Area are acceptable at the following notable break points only: creek crossings, arterial intersections, and major changes in land use. Notwithstanding this, continuity in theme and materials shall be incorporated where variations occur.

Enhanced Wood Fences

Enhanced wood fences or masonry shall be constructed where lots abut a park or school.

~~DS 28~~-DS 27. Minimum solid-wood fence height is 6-feet. Enhanced wood fences may be placed on a berm not more than 24" above the elevation at the back of the adjacent sidewalk.

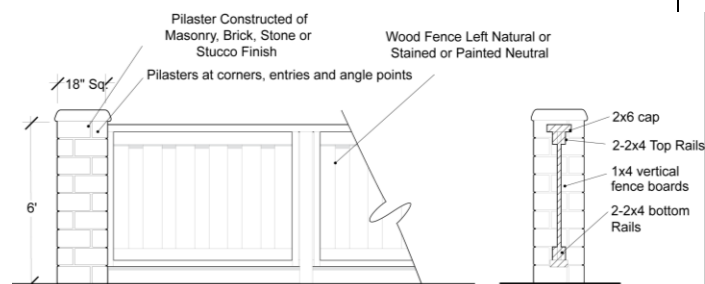
~~DS 29~~. Fence sections will be 8 to 10 feet in length supported by 4 by 4 posts or comparable, durable posts.

~~DS 30~~-DS 28. Pilasters or columns shall be used in enhanced wood fences at each side of neighborhood vehicular entrances, at pedestrian walkway entrances, and at each angle point (change in direction).

~~DS 31~~-DS 29. Pilasters and columns shall be constructed of materials complementary to the wood fence. Acceptable materials include masonry block, brick, stone, cobble and stucco finish. The pilaster material and design shall be consistently applied throughout individual subdivisions.

~~DS 32~~-DS 30. Enhanced wood fences are to be of redwood or comparably durable materials construction, and if painted or stained, should be an earth tone color.

Figure II.1-2 Enhanced Wood Fence Example



Open Space and Trails Fencing

~~DS 33~~-DS 31. Open decorative metal fences constructed of tubular steel or wrought iron shall be used adjacent to the open-space areas along the rear and side property line of residential parcels that abut open space areas. Open fences, or post and cable, may also be used adjacent to open space to define pedestrian pathways and to separate different functions within landscape corridors (for example, to restrict access of dirt bikes and motorized vehicles).

~~DS 34~~-DS 32. Chain link fencing is generally not allowed.

~~DS 35~~-DS 33. Open fencing shall not exceed 6-feet in height.

~~DS 36~~-DS 34. Brick or other masonry pilasters or columns may be used as an optional detail with open style fences.

~~DS 37~~-DS 35. Bollards may be placed to control vehicular traffic and pedestrian flow, and along pedestrian/bike paths leading to the school, park, or open-space sites. These bollards shall be removable steel post or approved replacement.

~~DS 38~~-DS 36. Bollards may be constructed of metal, precast out of natural or integral-color concrete or of alternative materials approved by the City.

1.5.7. Sustainability: Energy Conserving Design

Energy conserving design not only reduces the on-going operating costs of buildings but also minimizes the demand for new energy sources. The design of energy conserving buildings responds to the climate of this region and thereby establishes a distinctive architectural style. Energy conservation can be implemented through the following measures. Refer also to RC Design Guidelines Sustainable Development: Solar Access, Energy Efficiency, and Green Buildings, p. 2-62.

- ~~DS 39~~-DS 37. Solar access for individual dwellings should be considered where feasible in the design of the local street network. Design of buildings shall demonstrate consideration of energy-efficient concepts such as natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.
- ~~DS 40~~-DS 38. Use of wind and thermal mass to heat and cool structures and public spaces should be considered in the design of all commercial buildings.
- ~~DS 41~~-DS 39. Buildings adjoining public spaces, such as along a pedestrian path, should be designed to provide sun to walkways and primary gathering areas in the winter.
- ~~DS 42~~-DS 40. Sun shade structures such as structural overhangs, verandas, trellises and porticoes may be incorporated at the primary entry and pedestrian approaches to all buildings.



Example of Shade Trellis on a Commercial Building

1.5.8. Sustainability: Urban Runoff and Natural Features in the Plan

Extensive open space is a major feature of the SCSP that includes both naturally occurring wetland areas and engineered water quality and storm water control basins. The development standards in this section address two primary concerns regarding these features, the interface with urban land use, and the aesthetics and amenity of the open spaces.

Interface between Urban and Protected Wetland Areas

Permits issued to individual landowners by the US Army Corps of Engineers under Section 404 of the Federal Clean Water Act establish the specific development standards that shall apply to areas adjacent to Preserve Areas identified in Volume I Figure 6-1 in the SCSP. These standards protect and manage those resources according to the principles and standards identified in Volume I Section 6.3.2 Strategy Principles and Standards, Watershed Management Design Standard. Public access to the Preserve Areas is strictly prohibited.

The naturally occurring areas are open grasslands that provide broad vistas from buffer areas along the perimeters. The edge areas provide a transition from the urban area to the protected wetlands. The plant materials in the edge areas

transition from non-invasive trees and groundcover near the urban edge to natural grassland and compatible species adjacent to the protected areas.

The USACE permit will regulate irrigation and fertilizing of plants in the buffer areas. All surface waters draining toward the protected area will be captured and treated in surface water quality swales prior to discharge to the natural drainage. Where a bike trail is included in the edge area, the trail will serve as a demarcation of the natural grasslands. No trees or exotic vegetation will be permitted between the bike trail and the protected area.

The Environmental Protection Agency (EPA) requirements for construction activities and new uses pursuant to the National Pollutant and Discharge Elimination System (NPDES) will include the use of Best Management Practices (BMP) to prevent pollutant run-off during a storm occurrence within the urban development areas.



Example of a view to urban land use adjacent to natural open space.

The BMPs available to decrease storm water discharge on project sites during construction activities include both non-structural and structural measures. The non-structural measures include grading controls and “housekeeping” techniques. Typical grading controls involve timing, staging, setbacks and buffers, and restrictions on activities within open areas. Housekeeping techniques involve limitations on

material storage and disposal, soil stabilization of all roads and entrances, dust control, and mandatory site cleanup. Refer also to RC Design Guidelines Sustainable Development: Urban Runoff, p.2:60 and Sustainable Development: Natural Features of the Environment, p. 2:64.

~~DS 43.~~ DS 41. All commercial and multi-family development shall incorporate features to enhance on-site water quality such as grassy swales, multi-use detention basins, and integrated drainage systems.

~~DS 44.~~ DS 42. All development within the Plan Area shall apply best management practices to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff.

~~DS 45.~~ DS 43. The applicant shall install appropriate signage to deter the discharge of hazardous materials into storm drains. Such signage shall be approved by the City of Rancho Cordova.

~~DS 46.~~ DS 44. All Tentative Maps shall contain urban runoff control strategies and requirements that are consistent with Master Drainage Plans and the City’s urban runoff management program. Such strategies may include participation in an area-wide runoff control management effort consistent with standards developed by the Public Works Department.

Water Control Basins and Channels

The engineered basins and drainage channel along Grantline Road are designed to protect the area from storm water. The basins also treat the pollutants in surface water run-off through natural processes. These features primarily provide the storm water management and water quality treatment. These engineered features must also be aesthetically pleasing, blend visually with the nearby landscapes, and provide space for pedestrian and bicycle trails. The basins are not constrained by the federal regulations that apply to the natural protected areas and so the

landscaping palette can be more inclusive of trees, shrubs and groundcovers, but must also maintain the capacity of the basins and the channel.

Storm water management needs will determine the ultimate shape of the basins. The SCSRP reserves locations (illustrated in Volume I Figure 8-4 Local Detention Basins) and adequate space to accommodate a worst-case scenario in which the maximum storm water storage capacity is required. In such cases a relatively uniform shape would be required, however, in all cases a buffer area is provided that would accommodate a landscape and path that will soften the edges of the basin.

The space reserved for each basin will allow for a wider naturalized edge in the event that the required storm water capacity is less than the maximum. In these cases, the edge and the bank of the basin will vary to provide a more natural appearance, and the buffer will allow more room for the bike and pedestrian trail.

Where basins are adjacent to natural open space they are a transitional feature from the urban land use. Trees along the basin edge near the urban use will transition to lower shrub, groundcover, and grasslands along the open space edge. The basins located at the edge of the community park

will take on the character of the park and will be surrounded by trees and groundcover compatible with the adjacent park area.

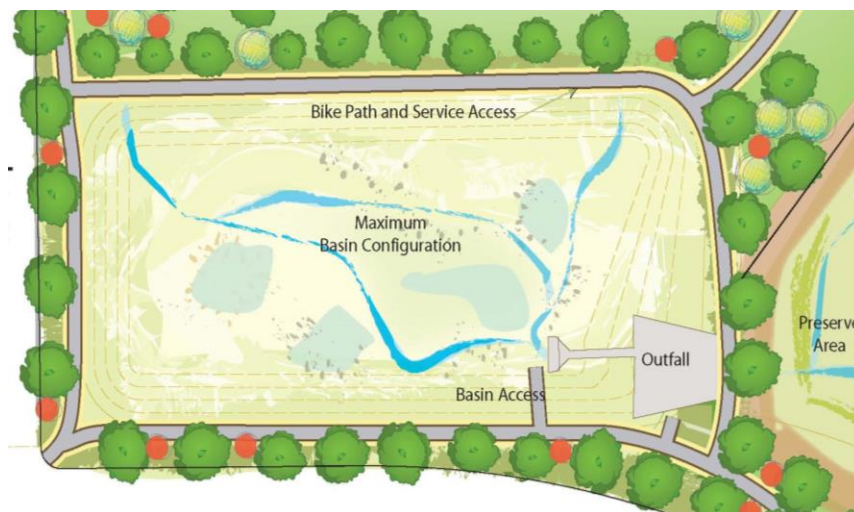
The USACE permit regulates the use of the natural channels within the protected wetland areas and thus these are generally undisturbed.

Engineered channels are very limited in the plan and are generally associated with linking the basins to discharge areas. In these cases the channels will be designed as an integral part of the basin and will take on the characteristics of the basin, including contouring and landscaping.



Example of naturalized drainage channel.

Figure II.1-3 Conceptual Basin



One significant exception is the channel that parallels Grantline Road on the east side of the plan and then enters a small detention basin on the south edge of the plan. This channel primarily serves to carry storm water from the north side of Chrysanthy Boulevard and discharge it to the natural Upper Laguna Creek drainage to the south. The channel is inherently linear and straight as it follows Grantline Road. The channel will provide clustering of trees along both sides that will allow views to signage and buildings in the future Regional Town Center land uses, but will also provide an attractive edge along Grantline Road.



Conceptual view of channel adjacent to Grantline Road.

~~DS 47~~DS 45. Design of the drainage systems in the Plan Area will specifically consider the appropriateness of the following measures: storm water quality treatment, storm water detention structures, summer nuisance flow retention and percolation, and hydro-modification control structures. While each water quality wet basin has been sufficiently sized to meet the runoff demands from its respective drainage shed, each builder will have the option to incorporate LID design features within each of its development and downsize the size of the water quality basins accordingly.

~~DS 48~~DS 46. The project shall place erosion control and velocity dissipation devices at all

detention structures and along the length of any outfall structure as necessary to limit erosion into and within water courses. Furthermore, the project will utilize Best Management Practices consistent with all local post construction storm water management requirements, policies, and guidelines.

~~DS 49~~DS 47. All basins shall be designed as visual amenities that are an extension of the landscape on the nearby streets. In most instances this will involve naturalized drought tolerant and low maintenance landscaping. The basins may have a semi-permanent pool serving water quality purposes.

~~DS 50~~DS 48. Basins shall have irregular contours to create a natural appearance. Side slopes of 5:1 should occur on not less than 10 percent of the basin edge to allow access to the basin.

~~DS 51~~DS 49. Fences should be avoided if possible. Where required, fences shall be open types with a black matte finish. (Refer to Section 1.5.6).

~~DS 52~~DS 50. Landscape improvements within and adjacent to basins shall use drought tolerant and low maintenance plant materials.

~~DS 53~~DS 51. Nearby pedestrian and bicycle trails shall be routed in or along the rim of basins.

1.5.9. Art in Public Places

Art in public places can include art as commonly described such as murals and sculpture. The SCSF intends to integrate art into the every-day infrastructure by simply selecting well-designed, attractive fixtures where practical. Manhole covers, tree grates, directional signage, bike racks, benches, lighting fixtures, water features, and other street furniture can all be art.

Refer to RC Design Guidelines Site Design: Art in Public Places, p.2:66 for a description of city-wide standards.

~~DS-54~~ DS 52. Art should be located around the Plan Area rather than concentrated in a few locations.

~~DS-55~~ DS 53. Art can be incorporated in landscape corridors and neighborhood gateways.

~~DS-56~~ DS 54. Art in public places should typically be scaled to allow pedestrians to enjoy it.

1.5.10. Lighting

The RCMC Section 23.725 applies to all new and existing land uses, including permanent and temporary uses in all zoning districts. Refer also to RC Design Guidelines: Lighting, p.2:68.

The purpose is to regulate lighting to balance the safety and security needs for lighting with the City's desire to ensure that light trespass and glare have negligible impact on surrounding property (especially residential) and roadways.

~~DS-57~~ DS 55. Street lighting will be low intensity and generally limited to locations required for traffic and pedestrian safety.

~~DS-58~~ DS 56. Lighted features including but not limited to lighted bollards, lighted shelters, back-lighted planters, and accent-lighted wall surfaces and signs, are permitted provided light sources are low-level and screened from adjacent streets, walkways and homes.

~~DS-59~~ DS 57. Planting shall be restricted within the zone of light for street lights in conformance with the City standards.

1.5.11. Signs

The Rancho Cordova Municipal Code (RCMC) Chapter 23.743 shall regulate all signs in the SunCreek Plan Area. Refer also to RC Design Guidelines: Signs, p. 2:72.

1.6 CENTER FORM BASED DISTRICT DEVELOPMENT STANDARDS

Development of the Center Form Based Districts (Center Districts) identified in Figure II. 1-4 shall be subject to regulations and standards defined in this section. As described in Volume I: Section 3.3, “form based code” is a regulatory approach that describes the form and character of development. A form-based code incorporates many components of conventional zoning standards, but organizes the application of these standards according to a vision of aggregated development patterns rather than individual land use categories. A form-based code goes beyond conventional zoning development standards by describing the physical outcome of the development in terms of street character, building relation to the street, and pedestrian friendliness and other factors.

This section adds specific standards and guidelines to supplement the conventional permitted uses and development regulations established in the Rancho Cordova Municipal Code (RCMC) Title 23. Applications for development projects must comply with the development regulations in RCMC Title 23, Article 5 and any applicable supplemental standard for the SCSP set forth in this chapter.

The key elements of the SunCreek Centers Form Based Districts regulations include:

- Permitted Land Uses
- Street Character and Configuration (Street Typology)
- Building Front Character and Configuration (Frontage Typology)
- Pedestrian Ways
- Common Spaces

1.6.1. Application

The SunCreek Center Form Based District regulations apply to three areas identified in Figure 1-4 and Volume I Figure 3-3 as Districts A, B, and C. District C is a Regional Town Center and Districts A and B are planned as Village Centers as defined in RCMC Title 23 Article 5-Form Based Provisions. Each Center District has a different character and purpose that requires different standards and a different development approach.

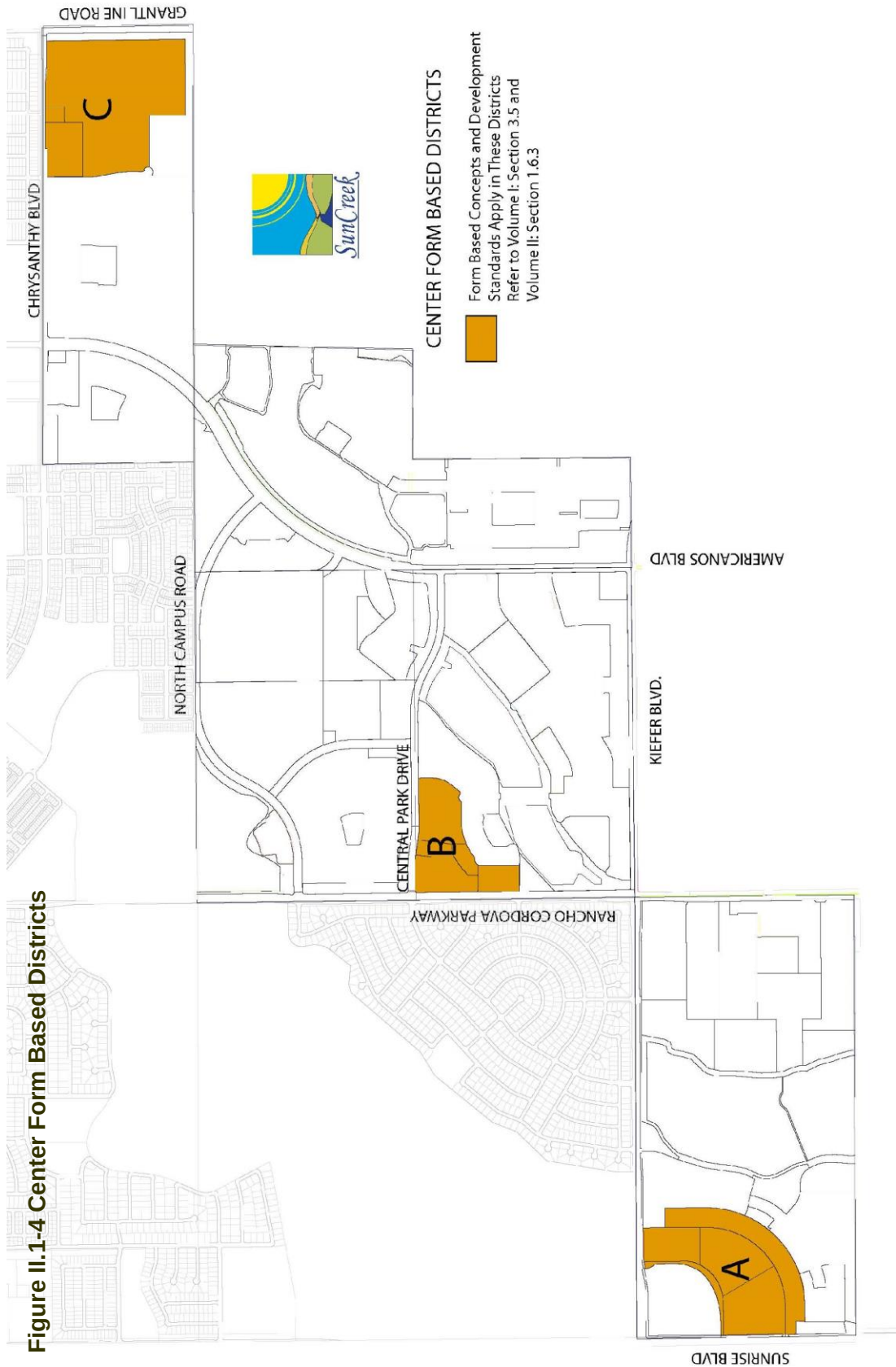
The term “Center District” refers to the boundary of the area identified in Figure II. 1-4 and not to a specific zone district designation. The Center Districts encompass specific zone districts that regulate the specific land uses and development standards. Each Center District allows for a mix of commercial (VC or RTC) and residential uses (HDR or CMDR), which can be mixed and allocated according to a detailed plan. Each Center District includes a “Main Street” as described in the RC Design Guidelines Commercial and Commercial Mixed Use: Commercial, p.3:10.

Prior to any development within the three Center Districts, a detailed conceptual plan for the subject District must be approved by the City Council.

The requirements of RCMC Section 23.722 and the RC Design Guidelines shall apply whenever a non-residential, mixed-use, or multifamily residential project is subject to design review.

1.6.2. Permitted Uses

Article 3 the RCMC Title 23, specifically Table 23.307-1 (Agricultural), Table 23.310-1 (Residential), Table 23.313-1 (Mixed Use), and Table 23.319-1 (Public/Quasi-public) regulate the Permitted Uses in the SCSP, except that residential uses are not permitted in the Village Center Zone designation. Refer to SCSP Volume I, Section 3.2.3.



1.6.3. Center District Development Standards

Form based development standards primarily address the relationship of building purpose and form to the adjacent streets and pedestrian areas. Conventional development standards apply to the basic organization of the development area, including standard rear and side setbacks. Height, site coverage, floor area ratio (the relationship of building height to site coverage), and presentation to the street expressed in terms of minimum

building frontage are the primary metrics for building mass regulation within the Center Districts. Separate standards are established for the Districts "A" and "B" that include the Village Center (VC) zone designation, and for District "C" that includes the Regional Town Center (RTC) zone designation.

These development standards reflect the differences in scale, mix of uses represented in each of the Center Districts.

Table II.1-1 establishes these basic standards for the Center Districts in the SCSP.

Table II. 1-1 Center Form Based District Development Standards

	District C Regional Town Center Standard	District A and B Village Center Standard
Max block length	820 ft.	800 ft.
Max block perimeter	2,800 ft.	1,950 ft.
Max pedestrian block length	440 ft.	600 ft.
Residential density		
Min density	20 du/acre	<u>CMDR</u> 12.1 du/ac <u>MDR 6.1</u> du/ac ¹
Max density	38.7 du/acre	25 du/acre
Minimum building frontage		
Primary street	60%	60%
Side street	50%	45%
Floor Area Ratio (FAR)		
Minimum FAR	0.25 ²	0.25 ²
Maximum FAR	2.0	1.0
Building height		
Minimum height	20 ft.	20 ft.
Maximum height	75 ft.	60 ft.
Building Setbacks		
Minimum Front Setback	0 ft.	0 ft.
Minimum Side Setback	0 ft.	0 ft.

Notes on Districts A and B:

1. The residential uses in Center Districts A and B will include MDR, CMDR and HDR housing ~~at a minimum of 12.1 dwelling units per acre~~ at minimum density allowed in the applicable zone.

2. The City Council may reduce the minimum FAR to no less than 0.2 by Design Review approval, subject to the following criteria:

- The planned uses and design of the commercial development are appropriate to serve the local area and are consistent with the City's development objectives which are described in the General Plan, in the City Design Guidelines and in this Chapter ; and
- Granting the FAR reduction will not adversely affect the interests of the public or the interests of the residents and property owners in the vicinity of the new development; and
- The FAR reduction is the minimum required to

1.6.4. Street Typology

The street is a key component of development within Center Districts. In these Districts the street characteristics, including the width of the travel way, number of travel lanes, width of the sidewalks, setbacks, and the landscaping and streetscape (furniture, lighting and way-finding signs) contribute much to the identity and vitality of the adjacent commercial and residential uses. Except as noted in Chapter 1.4, front and side yard setbacks shall be measured from the back of sidewalk. The SunCreek Center Districts apply the “Main Street” concept identified in the RC Design Guidelines. *“The design of access and circulation on project sites should tie the development into the overall neighborhood, and the internal circulation may be a part of the City’s circulation and street system, where buildings front onto and have pedestrian connections with the public right-of-way.”*

The location and character of each of the “Main Street” features is discussed in Section 1.6.10 District Descriptions.

Volume I, Chapter 1.4 Circulation defines the street cross sections in terms of number of lanes, lane width, landscape corridor, sidewalks, and bike/pedestrian trails. Volume I, Figure 4-3, Major Streets Master Plan identifies the basic configuration of the street network and the primary street type applied.

The SunCreek Center Districts use the Standard Collector Street (Volume I, Figure 4-7) as the Main Street.

Arterial

Arterial streets along the edge of the Center District designations include Kiefer Boulevard (District “A”), Rancho Cordova Parkway (District “B”, and Chrysanthy Boulevard (District “C”). Refer to Volume I, Figure 4-4.

~~DS-60-~~DS 58. The median in the center of the

roadway shall be utilized to facilitate the safe passage of pedestrians across a minor arterial. Suggested treatments include landscaping and pedestrian refuges at crossings.

~~DS-61-~~DS 59. The landscaping strip along the sides of the roadway shall be designed to create a separation between pedestrians and fast-moving vehicles. The strip should include a landscaped area between the edge of the curb and the sidewalk. Street trees and lighting should be provided and designed at a pedestrian scale.

~~DS-62-~~DS 60. Where right-turn lanes are required, the width and design of sidewalks and landscape strips shall maintain the quality of the pedestrian environment.

~~DS-63-~~DS 61. The facades of buildings located at the edge of right of way in Center Districts should include storefront, multi-family residential and office use frontage types. It is preferred that building frontages approach the sidewalk.

Collector Street

Collector streets (Main Streets) in the Center District include Crescent Drive in District “A”, and the un-named crescent street in District “B”, and the un-named north-south street in District “C”. Refer to Volume I, Figure 4-7 and Figures II. 1-6, II. 1-7, and II. 1-8 for location of the Main Street in each Center District. Additional collector streets with medians may be located in District C when a specific development plan is prepared for this area.

Central Park Drive is a unique condition in District B that serves both as “Main Street” flanked by commercial and residential use, but also as a primary pedestrian corridor linking the Village Center to the Community Park and the High School. Volume I, Figure 4-10 Pedestrian Boulevard illustrates the special character of this street.

~~DS-64~~ DS 62. The landscape strip areas shall be designed to provide pedestrians with secure passage along the roadway and motorists with adequate views of the storefronts located along the street. Street trees and lights designed to the pedestrian scale shall be placed within continuous landscape strips to provide a barrier between the roadway and sidewalk. Larger canopy trees shall be used where possible to shade the sidewalk and the street.

~~DS-65~~ DS 63. Intersections should be designed to provide pedestrians with safe passage. Features may include pedestrian bulb-outs, differentiated accent paving within the intersection, pedestrian refuge areas within the medians of arterials, and in-street crossing lights.

~~DS-66~~ DS 64. Turning movements typically occur from within the main travel lanes; however, short (one- to two-car-length) turn pockets may be provided at some intersections in lieu of parking on one side of the street.

~~DS-67~~ DS 65. Storefront, multi-family housing, porch, door yard/terrace or light court, and stoop frontage types are preferred.

Minimal Sidewalk Frontage Access

Exposure of the building or common area such as a plaza at the back of the sidewalk is used to facilitate access from a public right-of-way or an on-site sidewalk to a public space. Refer also to RC Design Guidelines Site Design, Building Placement, and Orientation, p. 3:18.

~~DS-68~~ DS 66. For a public space located adjacent to one street, the area of the space within 15 feet of a public right-of-way or an on-site sidewalk along at least 50 percent of the space's street frontage shall be free of obstructions.

~~DS-69~~ DS 67. For corner public spaces, the area within 15 feet of the intersection of two or

more streets on which the space fronts shall be at the same elevation as the adjoining sidewalk. In addition, at least 50 percent of each of the space's frontages shall be free of obstructions.

~~DS-70~~ DS 68. To be considered free of obstructions, public spaces shall include at least four feet of unobstructed area between obstructions when measured parallel to right-of-way or sidewalk.

~~DS-71~~ DS 69. For obstructed portions of a space's frontage, no walls or other obstructions, except for fixed and moveable seating and tables, shall be higher than two feet above the curb level in front of the space.

~~DS-72~~ DS 70. Trees planted flush to grade, light stanchions, public space signage, trash receptacles, railings for steps, and substantially open fencing around seating areas not exceeding 36 inches in height shall be considered permitted obstructions.

Kiefer Boulevard adjacent to the commercial use in District A is a special condition due to the Secondary (10') bike trail in the 35 foot wide pedestrian corridor on the south side of Kiefer Boulevard. In this condition, the commercial use will be located at the edge of the "build to line" (edge of right of way) as illustrated in Volume I, Figure 4-21. In this condition, the space between the multi-use trail and the building front can be used for an outdoor dining area, rest stop, or landscaping.

1.6.5. Design Guidelines for the Center Districts

Each of the Center Districts will have a distinct character as described in Section 1.6.10 below. However, all of the development in the Center Districts, particularly commercial and office use will be guided by the following design principles. The intent is to create an overall sense of community with high quality, pedestrian oriented

design. The following principles shall apply to all Form Based Districts.

- Center Districts should be visually appealing from all public areas, including adjacent streets and sidewalks, and to pedestrians as well as persons in automobiles.
- Center Districts should be appropriate in scale and massing relative to adjacent land uses.
- Center Districts should provide for convenient, attractive pedestrian access from street fronts and from adjacent commercial, office, and residential land uses.
- Center Districts should provide for convenient, attractive pedestrian access within the center with dedicated pedestrian ways between all buildings and pedestrian spaces such as plazas, courtyards, and terraces at natural gathering areas within the site.
- Center Districts should minimize noise, light, vibration and odor impacts on the surrounding neighborhood.
- Center Districts should be functionally efficient in terms of resource requirements, traffic circulation, emergency access, and delivery and waste removal.

Architectural Style

The common characteristics established in these guidelines will create a sense of overall consistency and common identity throughout the Plan Area. The buildings need not emulate any historical style. Design continuity and appropriate style address building scale, pedestrian access, the proportion of wall to arcade, window placement and proportions, height of walls, building color,

building materials, and response to the site conditions. The application of these guidelines will produce architecture that reflects the individual needs of the building owners, and the character of the SunCreek community.

~~DS-73-~~DS 71. Architects may apply a design style that reflects the particular character of the uses within the building, such as a theme restaurant or specialty store. Such designs may be established by a chain that has standardized characteristics. However, buildings that are highly stylized, or that apply ~~incompatible~~ corporate “franchise” architecture shall compliment the overall style and character of neighboring buildings. ~~not be permitted.~~



Example of Acceptable Stylized Architecture

~~DS-74-~~DS 72. Each Center District shall include a dominant landmark element such as a clock tower, fountain, or sculpture within a pedestrian oriented space. The element will serve as an identification of the District and should reflect the overall design theme of that District.

Exterior Finish Materials

~~DS-75-~~DS 73. The appropriate exterior materials include masonry, plaster, stucco, stone, and decorative treatments in concrete. Wood siding is acceptable provided that it is used in locations protected from harsh sun or weather conditions, and is properly installed and treated to be durable.

Color

~~DS 76-DS 74.~~ DS 74. Neutral ~~tones of off-white and beige~~ colors are acceptable for the base color of a building and may be used without limitation. However, the architect is encouraged to apply other, bolder colors that are derived from earth tones to add visual interest and distinctive character. ~~Examples of such earth tones include warm colors such as brick red, mauve, sage, grays, brown, cream, caramel, and muted purple, and cool colors such as muted greens and blues.~~

~~DS 77-DS 75.~~ DS 75. Large areas of bright, intense primary colors shall be avoided but may be applied to trim, windows, doors and architectural elements where they complement the building basic color scheme.

~~DS 78-DS 76.~~ DS 76. Typically, the building basic color scheme should include not more than three colors, however, more than three complementary colors may be used to establish a special visual effect.

~~DS 79-DS 77.~~ DS 77. Paint colors should complement the color of stone, masonry, tile, or any natural materials applied to the exterior of the building.

Building Massing and Form

~~DS 80-DS 78.~~ DS 78. Buildings should have a hierarchy of elements so that the overall building is readable. Design elements that embellish and create variety should be subordinate to the overall volume. The building massing should create an interesting view from vantage points both within and from the exterior of the site, and allow "landmark" or anchor buildings to stand out above the other buildings and landscape.

~~DS 81-DS 79.~~ DS 79. Buildings should be located forward to the street front rather than behind a parking area. This is particularly effective along the "Main Street" in each

District where the intent is to establish a vibrant, pedestrian active environment.

~~DS 82-DS 80.~~ DS 80. Large building masses should closely relate to smaller buildings and to



Conceptual Image of building forward "Main Street"

pedestrians on the adjacent walkways by a variety of means including:

- The addition of arcades, trellises and smaller building elements;
- Roofs that are not monolithic;
- Windows that are varied for functional or symbolic reasons;
- Articulations that include offsets, recesses, projections and changes in wall direction to provide visual interest;
- Architectural detailing, color, and/or composition of facade elements; and
- Architectural elements such as terraces or balconies oriented to common areas such as courtyards, pedestrian ways, or plazas.

~~DS 83-DS 81.~~ DS 81. Dormer windows, dormer vents, belvederes, chimneys, roof monitors and other features that add visual interest may be added to a roof provided that they are in

character with the building style and in proportion to the roof and building mass.



Example of offsets, recesses, projections and changes in wall direction

~~DS-84-~~DS 82. Storefront window walls shall be divided into bays defined by window spacing, raised pilasters, add-on awnings or trellises, or other architectural elements so the entire facade reads as a series of individual shops. Storefront windows should be contained within a bay defined by these elements. Doors and windows shall be consistent in design and located to present a unified



Windows, awnings, cornices and flags provide cadence.

appearance to the elevation, except where the variations are an integral and necessary part of the exterior design.

~~DS-85-~~DS 83. All walls, blank or storefront, shall be defined at the top by a cornice or other detail bold enough to visually terminate the wall. Even walls topped by a sloped roof that terminate at the wall line shall be defined by a cornice or eave detail. Exceptions include heavy timber roofs where the rafter tails are exposed and extend a minimum of eighteen inches from the wall.



Cornice Detail and Variety of Roof Types

~~DS-86-~~DS 84. Two story walls shall be divided by a cornice, horizontal band or other architectural element that defines the ground floor from the second floor.

~~DS-87-~~DS 85. Generally, walls should appear as thick and massive in proportion to the building scale, particularly on large-scale buildings. Windows, other than storefront should be recessed from the face of the wall by at least 3 inches.

~~DS-88-~~DS 86. The exterior of ground floor walls that face streets shall include features ~~to that~~ articulate the walls and ensure visual diversity and proper scale. Articulation may include such as windows, wall articulation, arcades, changes in materials or color, or other details. Architectural detailing of each wall at ground level shall relate to the landscape to ensure an appropriate

transition of the building and the ground plane.



Arcade and Ground Plane Treatment

~~DS 89~~DS 87. Architectural elements that contribute to a building's character, aid in climate control and enhance pedestrian scale are encouraged. Examples include canopies, roof overhangs, projections or recessions of stories, balconies, reveals, and awnings.

~~DS 90~~DS 88. Building entryways shall be clearly defined and integrated with building and landscape design. The use of distinctive architectural elements and materials to denote prominent entrances is required.



Example of landmark feature integrated with main buildings.



Arcade establishes the primary Entry Feature

Landmark Feature

~~DS 91~~DS 89. Landmark structures, such as clock towers, enclosed arcades, and building elements that extend above the roofline of the primary building may be used to designate major entries, public spaces, or building corners. Such landmark structures may also be used in parking areas to identify

pedestrian portals, provide orientation to drivers in the parking area, or provide visual interest.

Roofs

~~DS-92-~~DS 90. Buildings may have either flat and/or sloped roofs. Sloped roofs shall have a minimum slope of 4 in 12.

~~DS-93-~~DS 91. On the portion of the roof visible from the parking lot or street the following roof materials are acceptable:

- Standing seam metal in colors compatible with the building and trim colors.
- Composition, steel, concrete, or clay tiles with either a deep profile or flat. The colors shall be subdued warm tones.

~~DS-94-~~DS 92. Passive solar design features are encouraged whenever possible. Design of buildings should consider energy-efficient concepts such as natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.

Architectural Lighting

~~DS-95-~~DS 93. Natural light and external night lighting should be used to enhance and articulate the buildings.

~~DS-96-~~DS 94. Lighting sources should be thoughtfully located and shall have cut off lenses to avoid light spillage and glare on adjacent properties.

~~DS-97-~~DS 95. Parking areas shall have a minimum illumination of 1.0 foot-candles as a maintained minimum at the pavement surface. Pole mounted lighting should be spaced for maximum energy efficiency and be no taller than 25 feet within 100 feet of residential areas.

~~DS-98-~~DS 96. Pedestrian walks shall have a minimum illumination levels of 0.5 foot-candles as a maintained minimum at the walking surface and lighting shall be placed to identify any level changes or changes in walking conditions.

~~DS-99-~~DS 97. Pedestrian walk lighting should be of an appropriate scale and style such as bollard type lighting, step lighting and/or pole mounted lighting not exceeding 25 feet in height.

Ancillary Structures

~~DS-100-~~DS 98. Service areas shall be located to minimize visual impacts from pedestrian corridors and adjacent streets. Exterior storage shall be confined to portions of the site least visible from public view.

~~DS-101-~~DS 99. Auxiliary buildings such as kiosks, maintenance sheds, pump sheds visible to customers shall complement and integrate the design characteristics applicable to the larger buildings.

On-site parking in the Center Districts

Parking Standards and Building Placement Standards shall be determined in detailed planning process required for each use within each Center District area required in this chapter, Section 1.6.1 Application, and will be guided by RCMC Chapter 23.510 and Chapter 23.513.

1.6.6. Frontage Typology by District

“Frontage typology” describes the character of buildings and the public sidewalk as they relate to the street. The frontage types:

- create an attractive pedestrian activity space between the buildings and street,
- establish the visual boundary of the streetscape, and

- provide a proper transition from the public realm (the street and sidewalk) to the private realm (the home or commercial use).

This is achieved through building mass, scale, and articulation; the placement and scale of doors and windows; the width of the sidewalk; and the type and location of street trees, street furniture, lighting and ground level landscaping.

There are many ways to create an attractive, properly scaled pedestrian relationship between the building front and the street. This section introduces a limited number of common building frontages that may be applied along the streets that are typical of the Center Districts in the SunCreek Plan Area. The architecture of street frontages is not limited to these examples, and the architects/designers/building owners are encouraged to apply other concepts in the spirit of the Center District vision.

The following sections describe the general applicability of the frontage types suggested here, but the types are not assigned to specific locations in the Center Districts. Rather, they are examples that can be applied in a variety of locations. The applicant shall identify the specific application of these examples, or alternatives that may be proposed, in the detailed conceptual plan for each Center District that must be approved by the City Council as described in Section 1.6.1, Application.

Door Yard/Terrace/Light Court

Generally, a door yard/terrace or light court frontage is a residential frontage type, but it can also be applied to a vertically integrated mixed-use building with residential over retail or office uses. Typically, the building presents a split-level that is characterized by a facade that is set back from the street property line by an elevated terrace or a sunken light court. This buffers residential uses from the sidewalk and removes the private yard from public encroachment. This frontage type is also suitable for café style outdoor dining and is appropriate where

residential, professional office, and retail development is incorporated into a mixed-use setting. It is particularly well suited to live work residential configurations.

~~DS 102.~~ **DS 100.** The front facade of the building must be set back a minimum of five feet and a maximum of 15 feet behind an elevated terrace or sunken light court. The terrace and/or sunken light court must directly abut the front property line.

~~DS 103.~~ **DS 101.** Sub-basements accessed by a light court may not be more than six feet below the sidewalk.

~~DS 104.~~ **DS 102.** The stoop above the light court must be a minimum of three feet above grade and a minimum of three feet wide.

~~DS 105.~~ **DS 103.** Above-grade commercial building entrances at the stoop level must either be covered by an awning or canopy, or be recessed behind the front building facade. If a recessed entry is provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Courtyard

A courtyard frontage may be created by recessing a central portion of the facade for a portion of the building frontage. A low fence or wall, with a pedestrian opening in all cases, may be provided along the setback line to define the space of the courtyard/forecourt. Courtyards are typically oriented to the street, but they may also be oriented to a public pedestrian oriented space as defined in Section 1.6.7. A courtyard may be suitable for gardens, outdoor dining, and vehicle drop-offs and is appropriate where residential, office, retail, and institutional uses are incorporated into a center. Courtyards are particularly applicable for live/work residences and for "lock out" dwellings that provide a secondary unit accessible from the courtyard.

~~DS 106.~~ **DS 104.** The front facade of the building must be built to the front property line for at

least 50 percent of the overall building frontage. The remaining 50 percent of building frontage may be used to create a recessed courtyard in the central portion of the facade.

~~DS 107~~DS 105. Courtyards must be set back from the build-to line/front building facade a minimum of 10 feet and a maximum of 30 feet.

~~DS 108~~DS 106. Courtyards must span a minimum of 10 feet along the front facade and may comprise no more than 50 percent of the overall building frontage.

~~DS 109~~DS 107. The courtyard frontage may choose to incorporate other frontage types (typically storefront, stoop, gallery, or arcade), but is not expressly required to do so.

Stoop/Portico

A stoop frontage is generally applied to Compact Medium Density Residential (CMDR) or High Density Residential (HDR) as defined in Volume I, Chapter 3, and is suitable for ground floor residential uses with short setbacks. A stoop is characterized by a facade which is aligned close to the frontage line with the ground story elevated from the sidewalk to provide privacy for the ground floor uses. The entrance is usually an exterior stair or landing which may be combined with a small porch or roof.



~~DS 110~~DS 108. The front facade of the building must be set back behind an elevated stoop, which must be aligned with and directly abut the front property line.

~~DS 111~~DS 109. Stoops must conform with the following:

- Stoops must rise to a minimum of three feet above grade.
- Minimum four feet wide.

~~DS 112~~DS 110. Stoop frontages may be combined with a small roof or porch.

~~DS 113~~DS 111. Commercial building entrances at the stoop level must either be covered by an awning or canopy or be recessed behind the front building facade. If a recessed entry is provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Storefront

A storefront frontage is characterized by a facade that is aligned close to or directly on the right-of-way line with the building entrance at sidewalk



grade. Storefront frontages have substantial glazing on the ground floor and provide trellises, awnings, or canopies cantilevered over the sidewalk. Building entries may provide either a canopy or awning, or alternatively, may be recessed behind the front building facade.

~~DS 114.~~DS 112. Awnings/canopies must be provided for a minimum of 50 percent of the overall building frontage and must comply with the following:

- Awnings/canopies must project a minimum of five feet over the sidewalk.
- Awnings/canopies must provide a minimum of eight feet and a maximum of 12 feet of vertical clearance over the sidewalk.

~~DS 115.~~DS 113. Building entrances must either be covered by an awning or canopy, or be recessed behind the front building facade. If a recessed entry is provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Gallery and Arcade

A gallery frontage is characterized by a façade that is aligned with the back of the sidewalk with the building entrance at sidewalk grade and with an attached colonnade that projects over the sidewalk.

An arcade frontage is nearly identical in character to the gallery frontage except that the upper stories of the building may project over the public sidewalk way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may not bypass it.



~~DS 116.~~DS 114. The front facade of the building must be set back a minimum of 12 feet behind a colonnade. The colonnade may be located no more than three feet behind the curb. The colonnade must not obstruct the walking path.

~~DS 117.~~DS 115. Column dimensions must be in proportion to the building mass and must be spaced to provide a sense of openness and a view into and from the covered area.

~~DS 118.~~DS 116. The gallery or arcade must provide a minimum of 12 feet of vertical clearance from the sidewalk.

~~DS 119.~~DS 117. An arcade may include a covered area that spans between buildings.

1.6.7. Standards for Public Pedestrian-Oriented Spaces

The Center District designation includes locations that are suitable for public pedestrian oriented

spaces such as plazas, courtyards, and paseos. The SunCreek plan envisions the Center Districts to be active social centers for the surrounding community. The pedestrian oriented spaces play a significant role in providing a setting for such social activity and the food services, entertainment, retail, and other businesses that favor such settings.



The RCMC Section 23.722.060 and Section 23.722.070 establish provisions for the design and construction of all pedestrian-oriented spaces, including on-site pedestrian pathways, common areas, and public spaces. RCMC Section 23.722.070 also establishes standards for specific public spaces including building entry spaces, employee break areas, paseos, and plazas.



These standards will provide pedestrian-oriented spaces that are safe, comfortable, and usable; provide aesthetic value to the project's site design; and fully comply with the requirements of

the Americans with Disabilities Act and the city-adopted building code.

Small parks and open spaces adjacent to the Village Center sites in Center Districts A and B are envisioned as an "Urban Town Square"; an integral part of the commercial/institutional activity in the area where people will gather. Consequently, the design for these parks will be carefully coordinated with the design of the adjacent commercial and mixed-use sites, and shall be addressed in the detailed conceptual plan for each Center District that must be approved by the City Council as described in Section 1.6.1, Application.

Center District Public Space Area Requirement

Each of the three Center Districts shall provide at least one significant area that allows public gatherings. These primary gathering places shall be scaled to the size of the District and shall provide amenities that support events/activities.

Additionally, every project shall include one or more outdoor gathering place(s). The size and scale of such areas shall be appropriate to the type and use of each particular development. Appropriate spaces may include, but are not limited to, building entries, employee break areas, courtyards, outdoor café seating, and pedestrian pathways.

Public space shall occupy at minimum five percent of the gross square footage of new development in all of the Center Districts. All public spaces, including the specific spaces listed in this chapter, arcades, sidewalks adjacent to an on-site main street, and paseos, may count toward meeting this requirement.

The following development standards for the SunCreek Center Districts supplement RCMC Section 23.722

~~DS 120~~-DS 118. The public common area shall be located at a prominent location, such as a terminus or major crossing on a primary public walkway within the commercial use area.

~~DS 121~~-DS 119. Sites shall be developed in a coordinated manner to provide order and diversity and avoid a jumbled, confused development. Buildings should be clustered to form plazas or pedestrian malls and prevent long "barracks-like" rows of structures.

~~DS 122~~-DS 120. When clustering is impractical, a visual link between separate structures shall be established through the use of an arcade system, trellis, or other open structure.

~~DS 123~~-DS 121. Major building entries and storefronts should be oriented to a pedestrian space where practical, rather than the parking lot, and walkways should connect the commercial uses directly to the sidewalk along the street.

~~DS 124~~-DS 122. Pedestrian spaces shall provide a linkage and transition space between residential and retail, entertainment or other more public activity uses.

~~DS 125~~-DS 123. Each primary use area in the Center Districts illustrated in Figure II. 1-4 shall apply an overall design theme that ties together the various land use elements of the District in order to provide a sense of place, and identity. The design theme shall address paving materials, lighting, landscaping, trash receptacles and architectural style.

~~DS 126~~-DS 124. As part of the Design Review application required in Section 1.6.1 Application, the applicant shall submit a pedestrian plan demonstrating compliance with the relevant standards and performance criteria in this chapter.

~~DS 127~~-DS 125. Seating shall be an integral component of the pedestrian oriented

spaces. In addition to the standards set forth in RCMC 23.722.050 seating shall be provided that is oriented to the adjacent open space in Center District A and to the small public park in Center District B. Seating and tables associated with food services shall be moveable.

~~DS 128~~-DS 126. The small park in Center District B shall be configured to provide a small grass covered bowl oriented to a small platform that will provide an informal amphitheater adjacent to the commercial uses. The bowl and stage shall be oriented to enable patrons of the commercial area to overlook the bowl and view the stage, but shall consider late afternoon sun angles with regard to audience comfort. Shade structures of fabric, wood, or metal are permitted in the park area.



~~DS 129~~-DS 127. Each Center District designation shall include a children's play area or areas. Such areas may involve a single location where equipment is clustered, or they may involve informal equipment integrated with the pedestrian space as small, individual play elements rather than a single "playground" facility where all play equipment is concentrated. The play equipment should be attractive and relate to the theme of the commercial area if feasible.

~~DS 130~~-DS 128. Play equipment shall be designed and constructed to meet the United States Consumer Products Safety Commission standards and best practices, including the installation of protective surfaces and

barriers. To allow for the supervision of children, barriers surrounding the play area shall be substantially transparent and not exceed three feet six inches in height. Seating for supervision shall be provided adjacent to the play area. The play area and seating shall be shaded in the afternoon.



~~DS 131-~~DS 129. Directional/ directory maps and informational kiosks shall be located in the commercial areas.

~~DS 132-~~DS 130. The commercial areas shall be configured to provide food services from restaurants, carts, and walk-up windows located in retail spaces adjacent to the pedestrian oriented space.

1.6.8. Standards for Pedestrian Pathways

RCMC Section 23.722.070 provides specific standards for enhanced pedestrian pathways that shall apply to all Center Districts. Refer also to RC Design Guidelines: Public Spaces and Pedestrian Amenities, p.3:14.

On-site pedestrian connectivity is essential to the function of the mixed-use character of the Center Districts. All development in the Center Districts shall comply with RCMC Section 23.722.06 that provides the standards for on-site pedestrian pathways. It requires that the pedestrian paths system shall be designed to provide the pedestrian safe passage throughout a District.

The key provisions that apply to the Center Districts include:

~~DS 133-~~DS 131. A clear and continuous path that connects the main pedestrian access point to the site with the main entrance(s) of the primary use structure(s) on-site.

~~DS 134-~~DS 132. Pedestrian pathways from primary buildings to adjacent streets at a ratio of one pedestrian dedicated path for each vehicle entrance on-site.

~~DS 135-~~DS 133. Drive aisles leading to main entrances with a walking path on at least one side.

~~DS 136-~~DS 134. RCMC 23.722.06 also requires that pedestrian paths system shall be designed to provide the pedestrian safe passage between adjoining properties and shall connect their pedestrian pathways. The key provisions that apply to Center DDistricts include:

- A clear and continuous path along all adjacent streets that connects to the main entrance of the primary use structure on each property.
- A clear and continuous path along all drive aisles providing access between the properties that connects the main entrance of the primary use structure on each property.
- Special pedestrian paths/connections between adjoining lots where those uses are compatible.

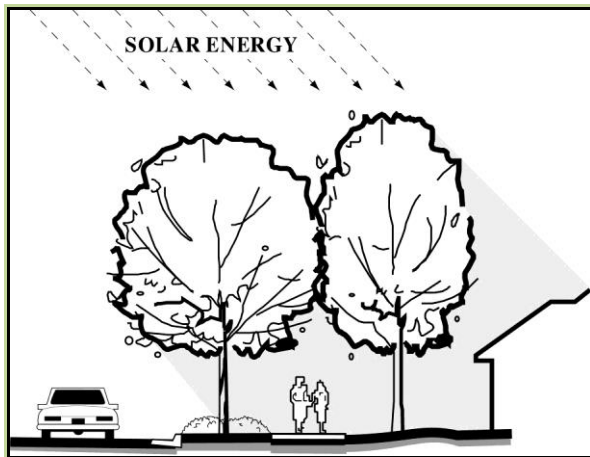
~~DS 137-~~DS 135. Center District developments adjacent to a public transit route shall provide a paved, direct pathway from the primary facade of the major building to the pedestrian path along the street edge leading to a transit stop. Where multiple buildings are included in the development, each building over 50,000 square feet gross floor area shall provide a connecting path that permits occupants to easily walk to the nearest transit stop.

~~DS 138-~~DS 136. A shelter and waiting area that would support future public transit shall be

located on the future transit route with pedestrian access to each Center District. Center District B is adjacent to the planned Signature Transit Route along Rancho Cordova Parkway. A clearly defined, convenient and well lighted pedestrian space shall be provided linking the storefronts to the sidewalk nearest the transit stop. Such pedestrian space shall also link to any pedestrian space within the District.

~~DS-139~~DS 137. To provide shade in the summer, deciduous shade trees shall be planted approximately 25 feet on center along the length of any required pedestrian path. These trees shall be placed at least 15 feet away from the face of any building wall. Equivalent shading may be provided by shade structures or buildings.

Figure II.1-5 Shading along Pedestrian Path



Hours of Access

All public spaces that provide a primary route for pedestrian connectivity through a Center District shall be accessible to the public at all times. Examples include the pedestrian way that connects the pedestrian walk adjacent to the open space in Center District A to Crescent Drive, and the pedestrian way that connects to the small park to the intersection of Central Park Drive and Rancho Cordova Parkway through Center District B, and any designated pedestrian pathway

through Center District C. Landowners and property managers of small pedestrian spaces within residential areas or plazas directly associated with individual businesses, such as a dining patio adjacent to a restaurant, shall have the authority to limit hours of public access to such seating or use area. The City may authorize a nighttime closing contingent upon the following provisions:

- A new space may be granted nighttime closing if potentially significant safety issues are documented and submitted as part of an application to authorize the closing.
- An existing space may be granted nighttime closing if the space has been open for at least one year and significant operational and safety issues have been documented.
- Nighttime closing of the space is necessary for public safety and/or maintenance within the space.
- Any approved design element that limits nighttime public access shall not impede public circulation, police access, and visual or physical access within the space or between the space and public areas during hours of public operation.

Defensible Space

Defensible space includes designs that incorporate specific consideration for public safety in common areas, such as walkways and plazas. This includes such items as maintaining views from adjacent buildings and the street, adequate lighting, and location of shrubs and other screens. Refer also to RC Design Guidelines Safescape, p.2:58.

~~DS-140~~DS 138. Defensible space concepts and techniques shall be incorporated in Center Districts. Heavy landscaping near structures and on the periphery of parking areas shall be restricted in order to maintain view corridors. Retail shops and offices fewer than 10,000

square feet per tenant shall include a minimum of window front adjacent to walkways along the ground floor wall consistent with the RC Design Guidelines. These windows shall not be covered inside the building and shall allow direct line of sight to the outside.

~~DS 141-~~DS 139. Potential crime risk uses, such as walk-up ATM machines, shall be located in highly visible and well-lighted areas.

1.6.9. Residential Use Site Design in Center District Designations

Residential is a key component of the mixed use Center Districts. Each District includes a component of High Density Residential (HDR) and Compact Medium Density Residential (CMDR) as well as commercial uses. The intent is to provide interaction among these uses that encourages a lively street life, yet allows for the quiet and privacy required by most residents. The Rancho Cordova Municipal Code, Title 23 specifies design regulations for setbacks, street orientation, and other site and development considerations.

In addition to the RCMC regulatory standards, residential development in the SunCreek Center Districts is concerned with the orientation to the street, and the relationship of residential uses to non-residential uses in a mixed-use environment, particularly where the uses are mixed horizontally rather than vertically.

The residential interface along the Main Street area in each District includes both HDR and CMDR dwellings. Each of these designations is envisioned as primarily, but not exclusively, alley loaded housing that has a limited depth front yard and is oriented to the street edge. Sections 1.6.4 and 1.6.5 address guidelines for the street environment.

Housing integrated with non-residential use on the same block or parcel areas will require guidelines to protect the quiet and privacy of the residents.

~~DS 142-~~DS 140. Multi-family residential uses in a Center District site shall be an integral part of the mixed use complex and not a separated by walls or parking areas except required for privacy and security in the residential use.

~~DS 143-~~DS 141. Multi-family residential uses in the Center Districts may be integrated with the non-residential uses vertically, (apartments located above retail or office uses), or horizontally, (adjacent to the retail or office uses).

~~DS 144-~~DS 142. Mixed use buildings shall provide separate entries for each use, but shall provide a residential entry oriented to a courtyard, plaza, and other common area that provides a transition from the public areas to private area.

~~DS 145-~~DS 143. Multi-family residential uses in the Center Districts shall have access from the public walkways that serve the commercial uses, but shall also have a separate entry.

~~DS 146-~~DS 144. Multi-family residential uses in the Center Districts shall have separate, dedicated parking areas, but shall share driveway entries from the street, where feasible.

~~DS 147-~~DS 145. Multi-family residential uses in the Center Districts shall have private open space in the form of a patio or terrace separated from the commercial common areas. Such patios or terraces may overlook common public areas associated with commercial use.

1.6.10. Center District Descriptions

The SunCreek Form Based Code applies to three areas identified in Figure II.1-4 and Volume I Figure 3-3. Each District has a different character and purpose that requires different standards and a different development approach.

Center District A

District A is located in the northwest-southeast corner of the intersection of Sunrise Boulevard and Kiefer Road. Crescent Drive transects the District and provides the “Main Street”. District A is adjacent to a medium and low-density residential neighborhood to the south and east. Permanent open space is located to the west and north.

District A includes a mix of Village Center (VC), High Density Residential (HDR) and Compact Medium Density Residential (CMDR) zoning. The anticipated mix of uses in this District includes local serving retail and services such as a grocery, drug store, a variety of small retail shops and personal services, business offices and professional service, entertainment, restaurants, including both sit-down and outdoor dining, private recreation, and multi-family housing in apartment, row house, or other similar configurations.

With its interface of medium to high-density residential and integrated commercial development, Crescent Drive presents a special opportunity for a lively urban setting. Shops and residential uses along this tree lined local collector street should include pedestrian amenities and small to medium sized public spaces. The retail and higher density residential form based frontage types described in this section are particularly suited to this street.

District A also presents the opportunity to mix residential, commercial and employment uses overlooking a substantial open space area. The south edge of the crescent shaped open space creates an opportunity for a pedestrian trail promenade between the open space and the adjacent residential and commercial uses.

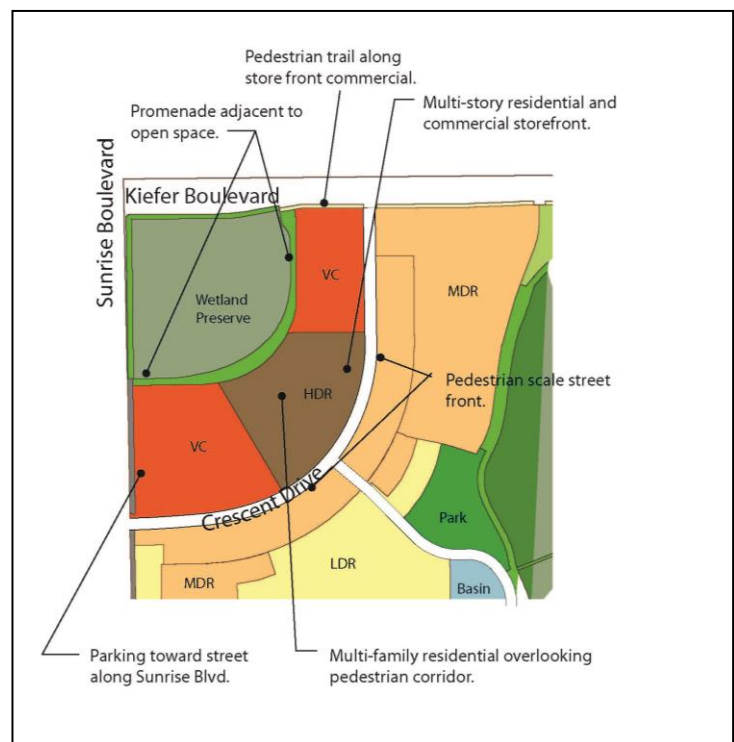
Restaurants and shops should be oriented to both the Crescent Drive urban setting and the promenade along the open space preserve. Second floor office space and/or multi-family residential can be located to take advantage of

this open space view and to provide eyes on the public trail system and the public spaces that will be included in the urban mixed use portions of the area. Food services and shops should also be oriented to the bike trail along Kiefer Boulevard to provide a rest and gathering area.

Center Districts emphasize pedestrian activity and public spaces. District A would include such spaces within the commercial portions as activity centers and gathering places, but the pedestrian ways and public spaces can also serve as transition areas between the public activity and the more private and quiet residential areas.

A major trail segment extends through the VC designation to Crescent Drive and beyond to the neighborhood park and major open space area. This trail segment is likely to be adjacent to high-density residential use and the trail design and location must provide for the security and privacy of the adjacent residents. Again, the upper story residential uses will provide eyes on the trail.

Figure II.1-6 Center District A Notation



District A includes commercial areas along both Kiefer Boulevard and Sunrise Boulevard. The Kiefer Boulevard frontage is unusual because it includes a link in the major bike and pedestrian network. Volume I Figure 4-21 illustrates the condition where the primary trail passes by the commercial use. A mini-plaza with paved area, shade structures, low landscaping, lighting, and informal seating would fill the space between the trail and the building. This location would serve well for a small food service, shops, or services catering primarily to people using the adjacent trail.

The commercial development adjacent to Sunrise Boulevard will face the challenge of relatively high-speed traffic and road noise. This frontage includes a pedestrian walk, but the pedestrian traffic will be less significant than found on Kiefer Boulevard. Along this edge, the pedestrian oriented storefront will be less viable and buildings may orient a side or rear face to Sunrise Blvd. Access to the interior of the site will occur at Crescent Drive and at the bike trail along the adjacent open space.

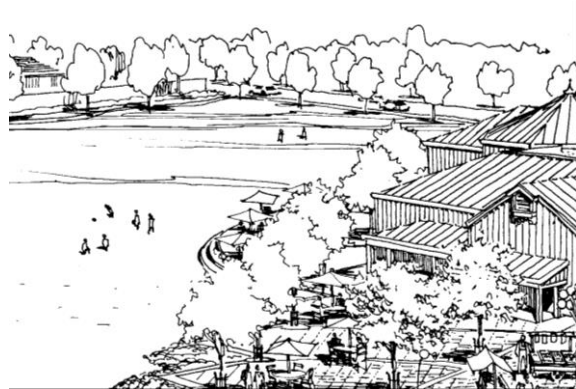
Center District B

Center District B is located along Rancho Cordova Parkway and Central Park Drive. The location provides access to future public transit and a pedestrian link to the Community Park and high school/middle school complex that comprise the core of the SunCreek community.

District B includes a mix of Village Center (VC), High Density Residential (HDR), Compact Medium Density Residential (CMDR), and Public/Quasi-public (P/QP) uses. Appropriate uses would include a small grocery, shops and offices, entertainment and dining.

These uses are integrated in a uniquely pedestrian friendly mix focused on a small neighborhood park. The commercial use overlooks the park and is an extension of the food, entertainment, and retail activity. Refer to Section 1.6.7 "Standards for Public Pedestrian-Oriented Spaces" in this chapter for a description and standard addressing this condition. A passage through this park will connect the commercial area to the surrounding neighborhoods and provides a direct link to the

primary SunCreek bike trail along the open space corridor.

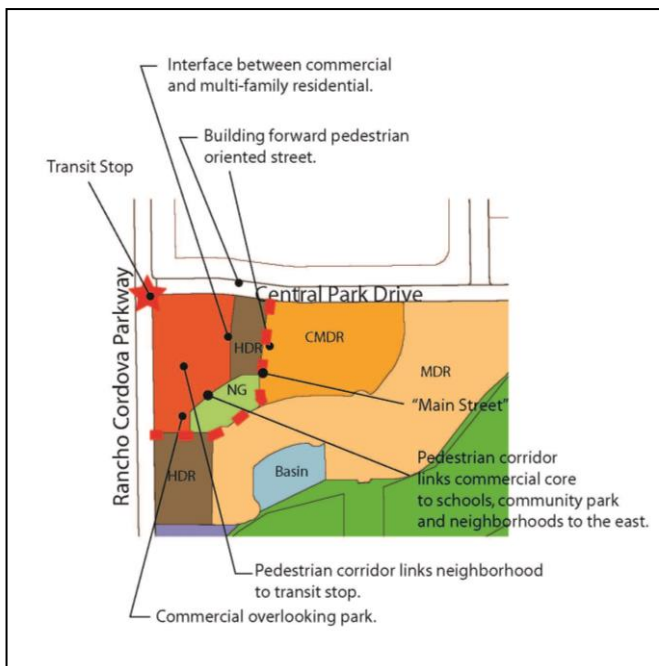


Example of Commercial Space Overlooking Park or Open Space

Central Park Drive provides a special pedestrian oriented link along a tree-lined corridor fronted by high-density residential and commercial uses. Central Park Drive is a primary pedestrian spine that transects the Core Open Space illustrated in Volume I, Figure 5-1. It links the community park, high school/middle school campus and the neighborhoods to the east to the transit hub at Rancho Cordova Parkway.

The commercial uses of this District will present attractive architecture toward Rancho Cordova Parkway and pedestrian pathways will extend from the sidewalk/frontage of Rancho Cordova Parkway into the adjoining commercial uses. View corridors between buildings will provide further visual connections between passing vehicles and businesses within this commercial center.

Figure II.1-7 Center District B Notation



Center District C

District C ~~is includes~~ a ~~60~~ 47.4-acre site ~~(before any major roadway or interchange improvements)~~ planned as a major employment and retail center along Grant Line Road and Chrysanthy Boulevard. The zoning designation includes Regional Town Center (RTC) and High Density Residential (HDR). The District could include offices, large format retail, a large entertainment complex, or a combination of these. The site could also accommodate a large pedestrian scale “village” that includes components of the larger retail and office uses, but also includes clusters of businesses oriented to a network of interconnected by pedestrian promenades and pathways.

There are multiple alternative approaches that may be applied to this site. Future land use mixes of the District, and the scale will require an in depth planning process to determine the specific application of the form based features described in this chapter.

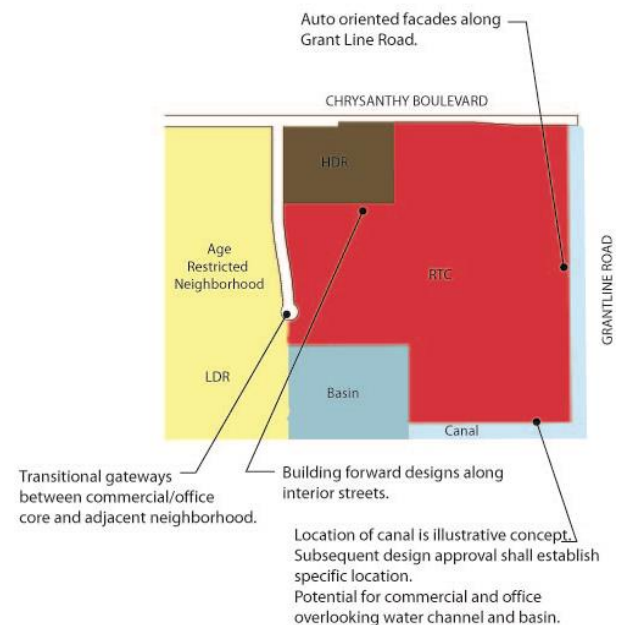
Figure II.1-8 suggests a pattern of internal streets that connect to the adjacent residential neighborhood. This would facilitate a “Main Street” development style that would include small buildings brought forward to the street edge. A small town square or Neighborhood Green feature will be included that serves as the focal point for this design theme. The transition to the adjacent neighborhood would be addressed by scaling the buildings in the commercial area to be compatible with the adjacent residential at the edges of the commercial area.

A significantly different approach would be to incorporate the entire ~~60~~ 53.9-acre site into a pedestrian friendly campus in which the core of the center is designed primarily for pedestrians and cyclists and the automobile is left to designated areas on the perimeter.

The RTC designation reflects the current City planning vision for this site; however, there are a number of factors that may affect the design of

the planned uses. For example, the footprint of the intersection or interchange of Chrysanthy Boulevard and Grantline Road is not yet established. It is possible that the intersection of Chrysanthy and Grantline will ultimately be a

Figure II.1-8 Center District C Notation

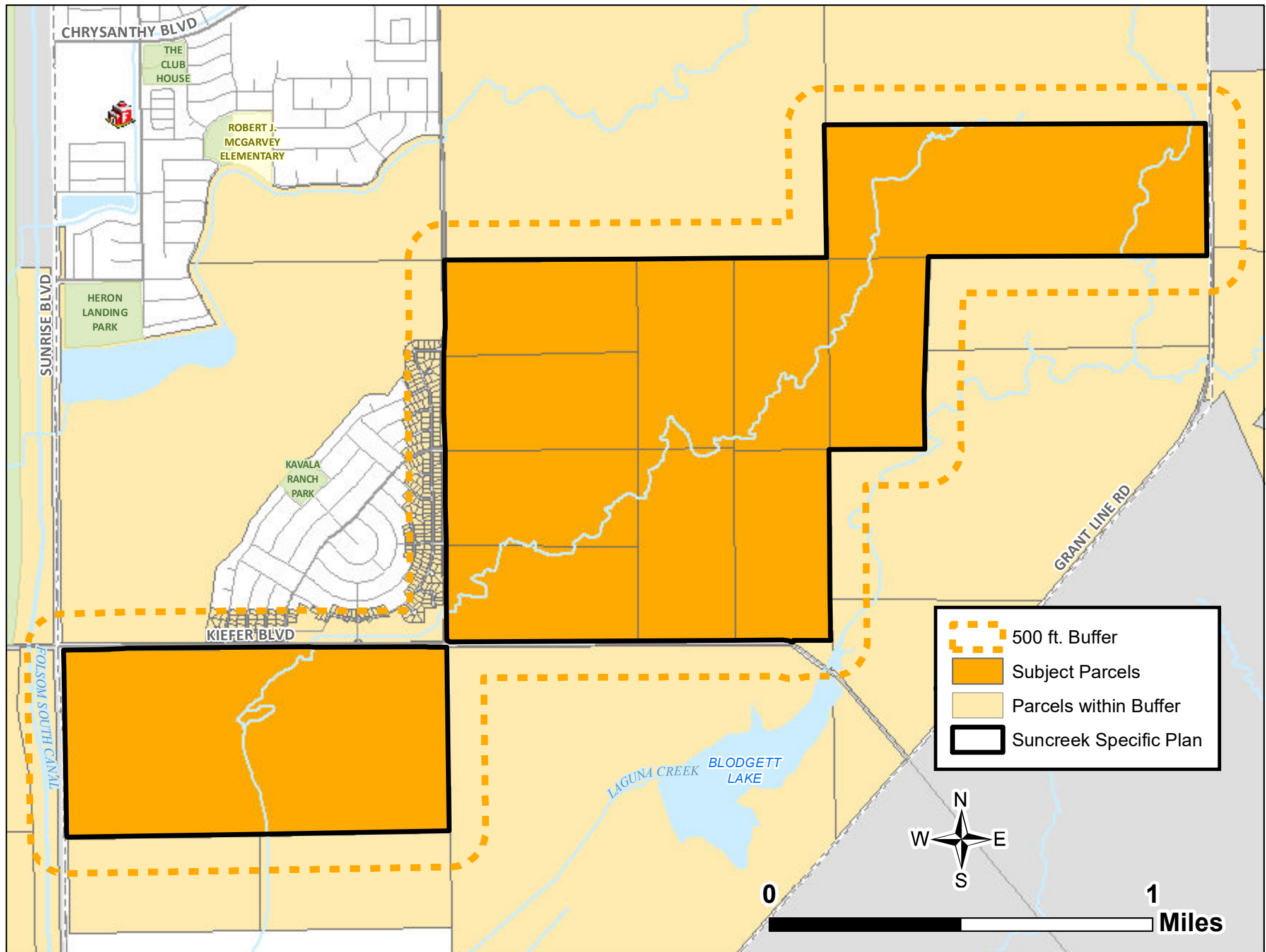


grade separated interchange if the Southeast Connector is developed to an expressway standard.

This would require a substantial land area to accommodate the interchange and connecting ramps that would affect this site and reduce the available area for development. In addition, any direct access from Grantline Road would be prohibited, and the access from Chrysanthy Boulevard to the site would be not less than one-quarter mile west of Grantline. The effect of these two factors would significantly affect the design of the site by focusing the primary traffic entry to a single location.

Further planning will be required prior to development, including more detailed design analysis subject to the SCSP Volume I Section 9.6 SunCreek Specific Plan Administration.

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ITEM 11.1.**ATTACHMENT 4**

067-0090-028-0000
UNITED STATES OF AMERICA
00000
MATHER CA 95655

067-0090-018-0000
UNITED STATES OF AMERICA
1 NO ADDRESS
SACRAMENTO CA 95826

067-0750-071-0000
TRISTEZA FAMILY TRUST
10276 SHOECH WAY
ELK GROVE CA 95757

067-0670-082-0000
LENNAR RENAISSANCE INC
1075 CREEKSIDE RIDGE DR
ROSEVILLE CA 95678

067-0700-059-0000
ROY MATTHEW
108 CASSELMAN ST
FOLSOM CA 95630

067-0090-026-0000
SHALAKO INVESTORS
11344 COLOMA RD 350
GOLD RIVER CA 95670

067-0090-019-0000
EAST SACRAMENTO RANCH LLC
11350 KIEFER BLVD
SACRAMENTO CA 95830

067-0750-067-0000
ROBERTS FAMILY 1999 REVOCABLE
TRUST/ETAL
11586 SPLITROCK CT
GOLD RIVER CA 95670

067-0090-019-0000
CURRENT RESIDENT
11650 KIEFER BLVD
SACRAMENTO CA 95830

067-0670-068-0000
BROWN PIERCE LAURA/CAROLINE
11867 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0670-069-0000
ESTRADA HECTOR/NATALIA
11871 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0670-079-0000
SWANSON JOHN M
11874 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0670-011-0000
BALAIS MAXIMA A/KENNETH A
11874 STONEY OAKS CT
RANCHO CORDOVA CA 95742

067-0670-070-0000
SOLIS JAIMIE
11875 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0670-016-0000
HANKS BRANDON/MICHELLE
11875 STONEY OAKS CT
RANCHO CORDOVA CA 95742

067-0670-017-0000
WADSWORTH ROBERT L/ELIZABETH M
11876 ASPEN HEIGHTS CT
RANCHO CORDOVA CA 95742

067-0670-078-0000
GARMIRE MEGAN L/CHRISTOPHER M
11878 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0670-012-0000
BRENDA LEE TRUST
11878 STONEY OAKS CT
RANCHO CORDOVA CA 95742

067-0670-071-0000
TALBOTT LYNN N JR/VENETIA J
11879 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0670-015-0000
ALVES KIMBERLY CARO/THOMAS II
11879 STONEY OAKS CT
RANCHO CORDOVA CA 95742

067-0670-018-0000
FRENCH MICHAEL/CECILIA
11880 ASPEN HEIGHTS CT
RANCHO CORDOVA CA 95742

067-0670-077-0000
ALCHESKY NATHAN C
11882 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0670-010-0000
CURRENT RESIDENT
11882 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-013-0000
MALATO NICHOLAS R/CHRISTINA
11882 STONEY OAKS CT
RANCHO CORDOVA CA 95742

067-0670-014-0000
CORE ANTHONY/KIMBERLY
11883 STONEY OAKS CT
RANCHO CORDOVA CA 95742

067-0670-019-0000
HO PHAT H
11884 ASPEN HEIGHTS CT
RANCHO CORDOVA CA 95742

067-0670-009-0000
OMADDEN MERCEDES/NICHOLAS
11886 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-008-0000
WEBBER SCOTT A/KATIE
11890 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-007-0000
ESTEPA CHRISTOPHER
11894 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-006-0000
SILER YOLANDA
11898 ELK VIEW WAY
RANCHO CORDOVA CA 95742

ITEM 11.1.**ATTACHMENT 4**

067-0670-005-0000
BURNETT WILLIAM/JODY
11902 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-004-0000
HARRIS BENJAMIN T
11906 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-003-0000
SHANABROOK DARREN
11910 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-002-0000
FRANK/TANYA DOYLE TRUST
11914 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-001-0000
FORMHALS AUDREY/CHARLES
11918 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-082-0000
CURRENT RESIDENT
11922 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0700-097-0000
DUPZYK CHRISTOPHER/KRISTEN
12058 COUNTRY GARDEN DR
RANCHO CORDOVA CA 95742

067-0740-034-0000
HALLUM NANCY P
12058 MALLARD LAKE WAY
RANCHO CORDOVA CA 95742

067-0700-096-0000
RULLODA JOSEPH D/NORA J
12062 COUNTRY GARDEN DR
RANCHO CORDOVA CA 95742

067-0740-033-0000
HUYNH ROBINSON
12062 MALLARD LAKE WAY
RANCHO CORDOVA CA 95742

067-0750-040-0000
BURTON VINCENT G/TAMMY K PRINCE
12062 QUAIL FALLS WAY
RANCHO CORDOVA CA 95742

067-0740-018-0000
HALLETT CAROL A
12062 SAGE WAGON WAY
RANCHO CORDOVA CA 95742

067-0740-009-0000
DEAN ERIN/KENNETH A
12063 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0750-049-0000
AZEVEDO MILTON P/JENNIFER
J/SANDRA J YOUNG
12063 MALLARD LAKE WAY
RANCHO CORDOVA CA 95742

067-0700-095-0000
BENJAMIN NANCY/JOHN CHELLIAH
12066 COUNTRY GARDEN DR
RANCHO CORDOVA CA 95742

067-0740-032-0000
KUBRAK KANSTANTSIN
12066 MALLARD LAKE WAY
RANCHO CORDOVA CA 95742

067-0750-041-0000
KOOL FAMILY REVOCABLE TRUST
12066 QUAIL FALLS WAY
RANCHO CORDOVA CA 95742

067-0740-017-0000
RAYBURN ROBERT/PILAR
12066 SAGE WAGON WAY
RANCHO CORDOVA CA 95742

067-0740-010-0000
CURRENT RESIDENT
12067 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0750-048-0000
TRAN DAI T T
12067 MALLARD LAKE WAY
RANCHO CORDOVA CA 95742

067-0740-025-0000
RENTERIA RAMON/KARINA
12067 SAGE WAGON WAY
RANCHO CORDOVA CA 95742

067-0700-026-0000
PRAYTER AMY B/MICHAEL R JR
12068 PEACHDALE CT
RANCHO CORDOVA CA 95742

067-0700-022-0000
COPELAND FAMILY TRUST
12069 PEACHDALE CT
RANCHO CORDOVA CA 95742

067-0700-064-0000
CREWS DIRK LANDON/MARIA
SHIELALEE
12070 COTTERDALE CT
RANCHO CORDOVA CA 95742

067-0700-094-0000
JACOBSON LAURA O/MATTHEW H
12070 COUNTRY GARDEN DR
RANCHO CORDOVA CA 95742

067-0740-031-0000
MOORE ADAM A/ALEXANDRIA
12070 MALLARD LAKE WAY
RANCHO CORDOVA CA 95742

067-0750-042-0000
VANG CHA/KAREN
12070 QUAIL FALLS WAY
RANCHO CORDOVA CA 95742

067-0740-016-0000
SON FAMILY TRUST 2004
12070 SAGE WAGON WAY
RANCHO CORDOVA CA 95742

067-0700-065-0000
HALLIN ELENE HELLEN/KARL MARTIN
12071 COTTERDALE CT
RANCHO CORDOVA CA 95742

067-0740-011-0000
PENA DONALD/ANGELA BASUINO
12071 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

ITEM 11.1.**ATTACHMENT 4**

067-0750-047-0000
RODRIGUEZ KARINA/MOISES
12071 MALLARD LAKE WAY
RANCHO CORDOVA CA 95742

067-0740-026-0000
ALTANGEREL BAASANDORJ
12071 SAGE WAGON WAY
RANCHO CORDOVA CA 95742

067-0700-025-0000
PRASAD DINESHWARI MAIA
12072 PEACHDALE CT
RANCHO CORDOVA CA 95742

067-0700-023-0000
PIERSON JASON/LINDSEY
12073 PEACHDALE CT
RANCHO CORDOVA CA 95742

067-0750-061-0000
MARY LOUISE/DAVID RODRIGUEZ
TORRES LIVING TRUST
12074 APPLESBURY CT
RANCHO CORDOVA CA 95742

067-0700-063-0000
PATTERSON LONNIE/PAMELA J
12074 COTTERDALE CT
RANCHO CORDOVA CA 95742

067-0750-043-0000
BONDOC ROBERTO M/ARCELLIE L
12074 QUAIL FALLS WAY
RANCHO CORDOVA CA 95742

067-0750-066-0000
OFORLEA WARE MARDELLA K/JOSEPF C
WARE
12075 APPLESBURY CT
RANCHO CORDOVA CA 95742

067-0700-066-0000
ZUBILLAGA LATHAM/SUSAN
12075 COTTERDALE CT
RANCHO CORDOVA CA 95742

067-0740-012-0000
MORATAYA JULIO C/LIGIA
12075 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0750-046-0000
MOORE TY D/MARY C
12075 MALLARD LAKE WAY
RANCHO CORDOVA CA 95742

067-0740-027-0000
CAMDEN HALIE/OSCAR KETCHUM
12075 SAGE WAGON WAY
RANCHO CORDOVA CA 95742

067-0700-024-0000
CAROL MONTANO 2012 REVOCABLE
TRUST
12076 PEACHDALE CT
RANCHO CORDOVA CA 95742

067-0750-062-0000
OVALLE TANYA Y/SHANON
12078 APPLESBURY CT
RANCHO CORDOVA CA 95742

067-0750-044-0000
PEREZ ROGELIO/ERIKA J DEPEREZ G
12078 QUAIL FALLS WAY
RANCHO CORDOVA CA 95742

067-0750-065-0000
WALKER MICHAEL J/RENEE K
12079 APPLESBURY CT
RANCHO CORDOVA CA 95742

067-0750-045-0000
DONNA HUMPHRIES TRUST
12079 MALLARD LAKE WAY
RANCHO CORDOVA CA 95742

067-0720-024-0000
PERRY ALICIA/MARIA
12080 RUNSWICK CT
RANCHO CORDOVA CA 95742

067-0750-063-0000
SAINI DEE/ZOYA N
12082 APPLESBURY CT
RANCHO CORDOVA CA 95742

067-0750-064-0000
BRAXTON RONALD/OLA J
12083 APPLESBURY CT
RANCHO CORDOVA CA 95742

067-0720-023-0000
HOANG ANTHONY T
12084 RUNSWICK CT
RANCHO CORDOVA CA 95742

067-0720-020-0000
SIEWERT PETER/CHARLOTTE
12085 RUNSWICK CT
RANCHO CORDOVA CA 95742

067-0720-022-0000
LALOUCHE MARY
12088 RUNSWICK CT
RANCHO CORDOVA CA 95742

067-0720-021-0000
HOYOS ALEJANDRO/ANDREA G
CACHUA FRUCHIER
12089 RUNSWICK CT
RANCHO CORDOVA CA 95742

067-0100-015-0000
CURRENT RESIDENT
12435 KIEFER BLVD
RANCHO CORDOVA CA 95742

067-0100-010-0000
CURRENT RESIDENT
12563 KIEFER BLVD
RANCHO CORDOVA CA 95742

067-0100-020-0000
LENNAR SIERRA SUNRISE LLC
1420 ROCKY RIDGE DR 320
ROSEVILLE CA 95661

067-0100-015-0000
LENNAR SIERRA SUNRISE LLC
1420 ROCKY RIDGE DR STE 320
ROSEVILLE CA 95661

067-0670-010-0000
KHATRI SANJAY/SHILPA
1715 GLORIA CIR
TRACY CA 95377

067-0040-013-0000
ARISTA DEL SOL JCP LLC
2020 L ST FL 5TH
SACRAMENTO CA 95811

ITEM 11.1.**ATTACHMENT 4**

067-0750-012-0000
CAMACHO DAVID P
2285 MUSTANG DR
OAKDALE CA 95361

067-0670-080-0000
CORDOVA RECREATION/PARK DISTRICT
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

067-0740-049-0000
CORDOVA REC/PARK DISTRICT
2729 PROSPECT PARK DR STE 230
RANCHO CORDOVA CA 95670

067-0740-028-0000
BARRY H EDELBLUTE IRREV TRUST
3378 TREGO CT
SIMI VALLEY CA 93065

067-0040-008-0000
K HOVNANIAN AT JAEGER RANCH LLC
3721 DOUGLAS BLVD STE 150
ROSEVILLE CA 95661

067-0100-023-0000
JOHN J YOUNG REVOCABLE
TRUST/ETAL
4163 RIVA RIDGE DR
FAIR OAKS CA 95628

067-0040-013-0000
CURRENT RESIDENT
4200 GRANT LINE RD
RANCHO CORDOVA CA 95742

067-0040-008-0000
CURRENT RESIDENT
4499 RANCHO CORDOVA PKWY
RANCHO CORDOVA CA 95742

067-0750-001-0000
CURRENT RESIDENT
4642 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-071-0000
CURRENT RESIDENT
4645 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-002-0000
CURRENT RESIDENT
4646 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-070-0000
PANDYA VYOMINI H/ALKA
4649 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-003-0000
CURRENT RESIDENT
4650 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-069-0000
ALI SHAHEEN/ASHIYANA N BIBI
4653 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-004-0000
TIGUE FAMILY TRUST
4654 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-005-0000
FLORES EMELIE BAKER
4658 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-006-0000
CALUCOD ALLAN C/MA CATHERINE
4662 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-007-0000
BAY MEGAN/MICHAEL
4666 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-068-0000
FRANCIS WENDY/TODD FUENTES
4669 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-008-0000
WATKINS ERICK G
4670 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-009-0000
WALKER MATTHEW/SHANNON
4674 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-067-0000
CURRENT RESIDENT
4675 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-010-0000
WHALEY SEAN S
4678 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-011-0000
ROMERO ESTHER C/JEFFERY A
4682 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-012-0000
CURRENT RESIDENT
4686 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-018-0000
KIMBALL TRAVIS J/GINNIE
4687 FAIRBROOK CT
RANCHO CORDOVA CA 95742

067-0750-013-0000
SHOEMAKER BRETT/KRISTINA
4690 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-017-0000
ROBERTS BRADEN
4691 FAIRBROOK CT
RANCHO CORDOVA CA 95742

067-0750-014-0000
FELECIANO LELAND K/DARA J
4694 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-016-0000
WILCOX RUSSELL T/PATRICIA A
4695 FAIRBROOK CT
RANCHO CORDOVA CA 95742

ITEM 11.1.**ATTACHMENT 4**

067-0750-060-0000
NORMAN MARK E/MELISSA L
4697 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-015-0000
BRACK FAMILY TRUST
4699 FAIRBROOK CT
RANCHO CORDOVA CA 95742

067-0750-059-0000
LARIVIERE DONALD J G/JUDITH A
4701 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-058-0000
MUNOZ VINCENT/MARYANN D
4705 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0750-057-0000
JOSHUA/ERIN GIBSON FAMILY TRUST
4709 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-040-0000
GRECO ELLEN M/KELLY A GREGO
4713 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

073-0910-001-0000
CURRENT RESIDENT
4715 GRANT LINE RD
RANCHO CORDOVA CA 95742

067-0100-018-0000
CURRENT RESIDENT
4715 RANCHO CORDOVA PKWY
RANCHO CORDOVA CA 95742

067-0740-041-0000
ZAVODA BRIAN
4717 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0100-021-0000
CURRENT RESIDENT
4719 RANCHO CORDOVA PKWY
RANCHO CORDOVA CA 95742

067-0740-030-0000
ACOSTA MATTHEW SORIANO/CAITLIN
4720 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-042-0000
CRUZ FRANCISCO M/JOANNE G
4721 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-029-0000
DIESER DAVID A/HAIDE CALIXTON
4724 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-043-0000
COOLEY DENNIS A
4725 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-028-0000
CURRENT RESIDENT
4728 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-044-0000
HARRIEN JULIANA/OSCAR L
4729 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-045-0000
ANIDO MARIBETH/ANTHONY
ESTOLERO
4733 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-015-0000
SIMS SCOTT A
4736 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-046-0000
DAVIN/COURTNEY MAIN REVOCABLE
TRUST
4737 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-014-0000
MARTINEZ PHILIP S/SHIRLEY J/IONE R
4740 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-047-0000
MAUER TED A
4741 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-013-0000
AGUIRRE ANTHONY/UOXINA
4744 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-048-0000
ERIC/WENDY VAN HOUTEN FAMILY
TRUST
4745 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0720-025-0000
TONG HUIMING/MINJIE LI
4768 SAN LUCAS WAY
SAN JOSE CA 95135

067-0100-025-0000
JAMES H TREVOR 2003 IRREV
TRUST/ETAL
48 PARK RD
BURLINGAME CA 94010

067-0700-070-0000
CURRENT RESIDENT
4810 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-071-0000
BARNARD DAVID/GINA
4811 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-072-0000
MANTRIPRAGADA SATYA NAGA SAI
SOWJANYA
4815 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-069-0000
MILLER MATTHEW J
4816 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-073-0000
VELAZQUEZ ERNESTO
RAFAEL/ALEJANDRINA
4819 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

ITEM 11.1.**ATTACHMENT 4**

067-0700-068-0000
COOPER POPE KELY/DONALD T POPE
4820 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-075-0000
SAEYANG NAI P
5001 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-077-0000
GONZALEZ MICHELE
5009 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-078-0000
CHOI JIN SHIK/SUN JOON
5013 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-079-0000
CONTRERAS JASON/VERONICA
5017 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-080-0000
JOHNSON ERICKA I/KEITH T
5021 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-056-0000
CURRENT RESIDENT
5025 BIRCH VALLEY WAY
RANCHO CORDOVA CA 95742

067-0700-082-0000
MICHELLE T CORBIER LIV TRST 2017
5029 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-042-0000
PILAR FATIMA RAMIREZ
5034 BIRCH VALLEY WAY
RANCHO CORDOVA CA 95742

067-0700-040-0000
RING JENNIFER/BI NGUYEN
5102 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-074-0000
WEIDENBENER FRANCIS J/LEILA R
4823 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-076-0000
DURAN GODINEZ LUPE/ESTANISLAO
GODINEZ
5005 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-061-0000
NUNAG AHREN NEL S/LISA MOUA
5012 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-060-0000
MAWIS ROLAND
5016 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-059-0000
CURRENT RESIDENT
5020 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-045-0000
SCHULTZ KEVIN W/MARIA B
5022 BIRCH VALLEY WAY
RANCHO CORDOVA CA 95742

067-0700-081-0000
HARRIS MARY M
5025 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-043-0000
CRAWFORD HERMANN KELSIE S/TROY
E HERMANN
5030 BIRCH VALLEY WAY
RANCHO CORDOVA CA 95742

067-0700-041-0000
CAMPBELL KENNETH T/TARA S
5038 BIRCH VALLEY WAY
RANCHO CORDOVA CA 95742

067-0700-084-0000
JOSHUA AARON YASSU LIVING TRUST
5105 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-067-0000
PANDEY PANKAJ KUMAR/SAROJ
KUMARI
5000 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-062-0000
ONG MING EE/GEORGE Y BRINSMEAD
5008 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-053-0000
CONCLARA MARLON O/EDITA C
PUMBAYA
5013 BIRCH VALLEY WAY
RANCHO CORDOVA CA 95742

067-0700-054-0000
PELLEGRINI ANTHONY THOMAS
5017 BIRCH VALLEY WAY
RANCHO CORDOVA CA 95742

067-0700-055-0000
LUCE BILL SR/LYNNE
5021 BIRCH VALLEY WAY
RANCHO CORDOVA CA 95742

067-0700-058-0000
CLINKENBEARD JASON M/MICHELLE L
5024 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-044-0000
WATERBURY CAROL ANN
5026 BIRCH VALLEY WAY
RANCHO CORDOVA CA 95742

067-0700-057-0000
TOPETE JOSE HUMBERTO/STEPHANIE
MEGAN
5031 BIRCH VALLEY WAY
RANCHO CORDOVA CA 95742

067-0700-083-0000
RATHE BENJAMIN/MAUREEN
5101 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-039-0000
SAMI JERRY D/JEYAMARY D
5106 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

ITEM 11.1.**ATTACHMENT 4**

067-0700-085-0000
SINGH MANJIT/SARBJIT KAUR
5109 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-086-0000
THIRAKOUNE PHONEXAY
5113 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-036-0000
AMEEN HOUSING CO OPERATIVE OF CA
INC/ETAL
5118 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-089-0000
DRYSEN DARRELL/MELANIE ROWE
5125 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-027-0000
JODY EVANS LIVING TRUST
5127 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0700-028-0000
LEE MAI L/JOSEPH L YANG
5201 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0700-091-0000
PUTH CHHEALY/AMY NIEN HA
5205 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-001-0000
SIFUENTES LARRY WAYNE/SUZANNE
EILEEN
5208 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0700-031-0000
HILLIER JULIE
5210 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-063-0000
MOOKIAH LENIN
5218 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-021-0000
MONTANO HEATHER
CHRISTINE/STEPHEN PAUL GIBSON
5109 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0700-037-0000
BELL ROBIN M/RANDY L
5114 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-088-0000
NEPPALLI SRAVAN/NANDINIDEVI
PARIMI
5121 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-034-0000
BRALEY LAWRENCE
5126 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-003-0000
LIBONATI TROY JAMES ROSS/LESLIE
CARON
5200 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0700-033-0000
BORUK ALEKSANDRA
5202 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-029-0000
OLAES CHRISTOPHER B/PATRICIA R
5205 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0700-092-0000
LYLE DEVIN/SARAH
5209 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-016-0000
BELEY DONNA P/FREDIRIC
5217 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-088-0000
GUSTILO MARIA CARMELA
5218 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0700-038-0000
PARIMI NALINIDEVI/LAXMINARAYANA
SWAYAMPAKULA
5110 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-087-0000
BRICKNER KENDRA LYNN/DERICK GARY
5117 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-035-0000
SCHIELE ASHLEY MARIE/RON ARTHUR
AGREDANO
5122 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-004-0000
VELASCO ANDREW/VALERIE
5126 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0700-090-0000
FREDERICI JOSHUA B/BETHANY N
5201 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-002-0000
PEREGRINA VIDAL/MARIA D
5204 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0700-032-0000
JONES HOPE S
5206 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-030-0000
LEMASTERS EUGENE/ANN
5209 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0720-064-0000
WEBER NICHOL/EREC
5217 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0720-017-0000
RAYMOND T/HEIDI R MOORE 2017 REV
TRUST
5221 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

ITEM 11.1.**ATTACHMENT 4**

067-0720-065-0000
HARDIN FAMILY TRUST
5221 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0720-062-0000
HANRAHAN FAMILY REVOCABLE TRUST
5222 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-087-0000
TAYLOR PAMELA J
5222 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0720-018-0000
SHEDENHELM JENNIFER/SHAWN LEE
5225 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-066-0000
AZIZ ATYA/HYDAYATULLA KHAN
5225 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0720-061-0000
BROCKENBOROUGH RAINBOW MARIE
5226 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-086-0000
SULLIVAN JOHN CLARK
5228 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

073-0910-001-0000
CORDOVA HILLS LLC
5241 ARNOLD AVE
MCCLELLAN CA 95652

067-0720-019-0000
RUTZ DEVIN/AUDRA
5301 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-067-0000
CAMEROS HEBER A/ASHLEY
5301 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0720-060-0000
SOUZA ANDREW R
5302 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-068-0000
SONEJI PINAKIN C/DEEPA P
5305 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0720-059-0000
DESAI SAUNAK/BIPIN
5306 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-069-0000
FULLER BRENDA L/MARSHALL VAUGHN
5309 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0720-058-0000
DROEGE BROOKE J/DAVID E
5310 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-070-0000
TERWILLIGER RICHARD L
5313 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0720-057-0000
GERONIMO CHATO/JULIE
5314 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-071-0000
TYZ WALTER J/KIMBERLY DIANE
5317 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0720-056-0000
PATRICK/SHANNON SMITH FAM TRST
2017
5318 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-072-0000
CLARK ANTHONY JAMES
5321 MOSSY STONE WAY
RANCHO CORDOVA CA 95742

067-0720-055-0000
ZUNIGA EDUARDO/ZUNIGA JESSICA
DRIVER D
5322 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-054-0000
MAHAL MANROOP K/GURPREET S
AULAKH
5326 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-053-0000
LEININGER DAVID
5400 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-025-0000
CURRENT RESIDENT
5401 MILL WATER CIR
RANCHO CORDOVA CA 95742

067-0720-035-0000
YANG PENG/THUY
5403 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-052-0000
BARCENAS ALLAN
5404 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-026-0000
CURRENT RESIDENT
5405 MILL WATER CIR
RANCHO CORDOVA CA 95742

067-0720-036-0000
BHATTACHARYA ANIMESH/ANITA
5407 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-051-0000
UDASCO CLAYTON/AMBER/NICOLE D
WATANABE
5408 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-027-0000
CHEKMAREVA ANNA
5409 MILL WATER CIR
RANCHO CORDOVA CA 95742

ITEM 11.1.**ATTACHMENT 4**

067-0720-037-0000
BURRIESCE ADAM
5411 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-029-0000
SCHKLOVEN WILLIAMS YAFFA
MARIAM/MATTHEW D WILLIAMS
5417 MILL WATER CIR
RANCHO CORDOVA CA 95742

067-0670-048-0000
GOODGAME NATHANAEL J/RHEAN S
5421 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0720-030-0000
DONALD J/KATHE D NATHAN FAMILY
TRUST
5421 MILL WATER CIR
RANCHO CORDOVA CA 95742

067-0670-055-0000
JOEL F SIRUNO REVOCABLE LIVING
TRUST/
5424 JADE SPRINGS WAY
RANCHO CORDOVA CA 95742

067-0720-032-0000
GARIN JOHN A/CLAUDIA
5428 MILL WATER CIR
RANCHO CORDOVA CA 95742

067-0710-087-0000
LOR SUE
5444 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-084-0000
TAN KATHLEEN
5456 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-081-0000
DOMINGUEZ NATASHA J
5472 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-078-0000
GHAZANFARI FAMILY TRUST
5484 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-028-0000
CHRISTOPHER Y/BROOKE L
FARNSWORTH REV LIVING TR
5413 MILL WATER CIR
RANCHO CORDOVA CA 95742

067-0720-045-0000
CHELLAPANDIAN
SIVASHANKARAPANDIAN
5419 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0670-031-0000
PEACHES LIVING TRUST
5421 CRYSTAL COVE DR
RANCHO CORDOVA CA 95742

067-0720-046-0000
CROWDER MAMI K/RODNEY K
5423 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-033-0000
TANG TRUONG N
5424 MILL WATER CIR
RANCHO CORDOVA CA 95742

067-0710-089-0000
PHILLIPS PATRICK/PHILLIPS MAI
NGUYEN
5436 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-086-0000
BAKER NICHOLAS S
5448 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-083-0000
LENHART SHAUN/RACHAEL
5464 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-080-0000
CHUA MARITES B/GENARO B
5476 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-039-0000
EIDE ALTMAN SARA
5485 FOXHURST CT
RANCHO CORDOVA CA 95742

067-0720-038-0000
LOPEZ MARIA A/AIMEE R MORGAN
5415 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-034-0000
VALLERGA DAVID JR
5420 MILL WATER CIR
RANCHO CORDOVA CA 95742

067-0670-064-0000
DAO TOM VU
5421 JADE SPRINGS WAY
RANCHO CORDOVA CA 95742

067-0670-038-0000
VILLANUEVA EDGARDO C/MARYJANE T
5424 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0720-031-0000
CURRENT RESIDENT
5425 MILL WATER CIR
RANCHO CORDOVA CA 95742

067-0710-088-0000
SAETEURN JIM NHOSENG/SUTIYA
BOONFU
5440 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-085-0000
RODGERS MICHAEL
5452 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-082-0000
GOODWIN MARK M/ANNA M
5468 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-079-0000
KENDALL KERI L
5480 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-044-0000
DEVI SIROHINI/AVINESH SHANKAR
5488 FOXHURST CT
RANCHO CORDOVA CA 95742

ITEM 11.1.**ATTACHMENT 4**

067-0720-040-0000
OSANNA CHRISTOPHER/KATRINA
5489 FOXHURST CT
RANCHO CORDOVA CA 95742

067-0720-043-0000
BARRON GARY/KRISTI
5492 FOXHURST CT
RANCHO CORDOVA CA 95742

067-0720-042-0000
CARTER MICHAEL
5496 FOXHURST CT
RANCHO CORDOVA CA 95742

067-0670-065-0000
ANTHONY R/SHIRAE C TELFORD 2015
REVOCABLE TRUST
5501 JADE SPRINGS WAY
RANCHO CORDOVA CA 95742

067-0670-050-0000
PATTON FLINT
5505 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0670-036-0000
RANGI APARJEET SINGH/HARINDER
KAUR
5506 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0670-034-0000
DORRELL REVOCABLE LIVING TRUST
5509 CRYSTAL COVE DR
RANCHO CORDOVA CA 95742

067-0670-052-0000
SANCHEZ DAVID/PAULA
5510 JADE SPRINGS WAY
RANCHO CORDOVA CA 95742

067-0720-026-0000
BALAGURUNATHAN
RAJKUMAR/SRIDEVI
MOOVARKUMUDALVAN
6306 LOOKOUT PASS WAY

067-0090-041-0000
SUN RIDGE LLC
7700 COLLEGE TOWN DR STE 101
SACRAMENTO CA 95826

067-0710-107-0000
MILLER KENNETH C/MARNAIE YARBER-
MILLER
5491 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-041-0000
HAMILTON BARBARA/TERENCE
5493 FOXHURST CT
RANCHO CORDOVA CA 95742

067-0670-049-0000
SATERFIELD FORREST WINTER/TERESA
ANN
5501 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0670-037-0000
LINDFELDT JEFFREY B/LINDSEY L
5502 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0670-033-0000
HENDRICKSON DONALD P
5505 CRYSTAL COVE DR
RANCHO CORDOVA CA 95742

067-0670-053-0000
RATHAVALLABAN
SUDHA/BARATHKUMAR
GODAVARTHIBHASKAR
5506 JADE SPRINGS WAY

067-0670-067-0000
COLVIN MATTHEW CHRISTOPHER/ETAL
5509 JADE SPRINGS WAY
RANCHO CORDOVA CA 95742

067-0700-070-0000
HALL ANGIE D
5802 W BIRCH AVE
FRESNO CA 93722

067-0100-005-0000
TIESSEN-WAEGELL FAMILY LIMITED
PARTNERSHIP
7351 EAGLES NEST RD
SACRAMENTO CA 95830

067-0090-030-0000
SUNRISE BARN FAMILY LIMITED
PARTNERSHIP
7700 EAGLES NEST RD
SACRAMENTO CA 95830

067-0710-109-0000
COX PATRICK/ANA C CARRILLO COX
5491 WINDMOOR CT
RANCHO CORDOVA CA 95742

067-0710-108-0000
CAMARA STEPHEN/KELLY
5495 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0670-032-0000
SCHULZE UNSUK KIM
5501 CRYSTAL COVE DR
RANCHO CORDOVA CA 95742

067-0670-054-0000
SWENSON JOSHUA T/ALICIA D
5502 JADE SPRINGS WAY
RANCHO CORDOVA CA 95742

067-0670-066-0000
ADAMS BILLY/JEANETTE
5505 JADE SPRINGS WAY
RANCHO CORDOVA CA 95742

067-0670-051-0000
DHILLON JASBIR KAUR
5509 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0670-035-0000
CURRENT RESIDENT
5510 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0100-018-0000
SMITH/DUNMORE VENTURE LLC
601 UNIVERSITY AVE STE 125
SACRAMENTO CA 95825

067-0030-037-0000
SUN RIDGE LLC
7700 COLLEGE TOWN DR 101
SACRAMENTO CA 95826

067-0700-056-0000
MAC BAU A/ANN Q DUONG
8604 ORISON CT
ELK GROVE CA 95624

ITEM 11.1.

067-0670-035-0000
LEWIS FAMILY TRUST
901 EL PINTADO RD
DANVILLE CA 94526

067-0090-040-0000
SACRAMENTO MUNICIPAL UTILITY
DISTRICT
PO BOX 15830
SACRAMENTO CA 95852

067-0740-010-0000
CHETWYND/SUZAN YOUNG
REVOCABLE TRUST
94-357 KAHOLO ST
MILILANI HI 96789

ATTACHMENT 4

067-0100-003-0000
COUNTY OF SACRAMENTO
9850 GOETHE RD
SACRAMENTO CA 95827

ITEM 11.1.

ATTACHMENT 4

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN RD
ELK GROVE CA 95624

SACRAMENTO COUNTY WATER
AGENCY
827 7TH STREET RM 301
SACRAMENTO CA 95814

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

MEMORANDUM

ITEM 11.2.



DATE: August 17, 2020

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner

SUBJECT: SUNCREEK SPECIFIC PLAN ADMINISTRATIVE AMENDMENTS AND SIERRA SUNRISE LARGE LOT AND SMALL LOT TENTATIVE SUBDIVISION MAP PROJECT NO. DD9862

PROPERTY OWNER: Lennar Sierra Sunrise LLC 1420 Rocky Ridge Drive Roseville, CA 95661	APPLICANT/DEVELOPER: Lennar Sierra Sunrise LLC 1420 Rocky Ridge Drive Roseville, CA 95661
--	---

PROJECT:	The applicant requests approval of several Administrative Amendments to the Suncreek Specific Plan and approval of the Sierra Sunrise Large Lot and Small Lot Tentative Subdivision Map
FILE:	DD9862
LOCATION:	West of Grant Line Road and North of Kiefer Boulevard, within Suncreek Specific Plan
APN:	067-0100-015-0000, -020 and -021
PLANNER:	June Cowles, Senior Planner

RECOMMENDATION

Adopt the Resolution approving the Large Lot and Small Lot Tentative Subdivision Maps with attached Conditions of Approval and waive the first reading and introduce Ordinance approving the Suncreek Specific Plan Administrative Amendments.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution and Ordinance would approve the Administrative Amendments to the Suncreek Specific Plan and permit development of the Sierra Sunrise tentative subdivision maps and allow the applicant to submit for Final Maps and necessary improvement plans and permits to begin construction of the proposed project and associated infrastructure.

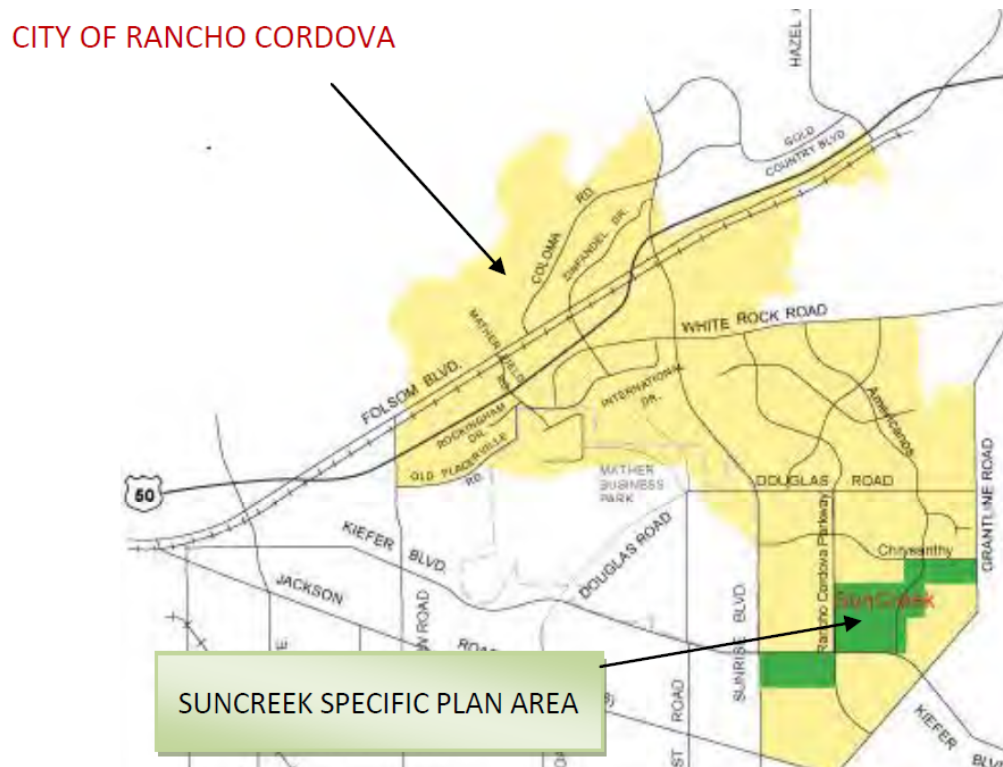
BACKGROUND

Approved in 2013, the Suncreek Specific Plan area is located west of Grant Line Road and East of Sunrise Boulevard and includes approximately 1,264 acres. **Figure 1: Suncreek Specific Plan location.** The Suncreek Specific Plan provides a blueprint for a mixed-use development

with a combination of residential uses, employment-generating uses, retail and retail supporting services, and recreational uses. Uses include the following:

- 4,893 residential units at various densities on approximately 589 acres;
- Approximately 80 acres of commercial use;
- Elementary schools and a combined middle/high school on 111 acres;
- 74 acres of parks and neighborhood greens; and,
- Approximately 316 acres of wetland preserve, detention basins and buffers.

Figure 1: Project Location



The 2013 approvals included the following;

- Certifying the EIR/EIS for the Suncreek Specific Plan
- Amendments to the City's General Plan Land Use Element for the Suncreek Specific Plan and the Open Space Element for open space requirement from 1.75 acres to 1.0 acres per 1000 population and other minor text amendments
- Approving the Public Finance Plans for the Suncreek Specific Plan
- Approving the Suncreek Specific Plan
- Development Agreements approvals for each of the six (6) ownerships in the Suncreek Specific Plan
- Approval of the Affordable Housing Plans for the six (6) ownerships in the Suncreek Specific Plan

The Specific Plan is organized in two distinct volumes as follows:

- **Volume I**; provides the conceptual look and feel, vision, and context for the Specific Plan. It provides the description of the Specific Plan and the overall policies and guiding principles.
- **Volume II**; establishes the detailed standards and unique development regulations by which to review future development within the Specific Plan. The development standards of Volume II have been prepared to work in concert with and partially rely upon the City's Zoning Code.

The Suncreek area is split into different ownership areas and correlating neighborhoods as shown in **Figure 2: Land Ownership in the Plan Area** and **Figure 3: Neighborhood Locations**. The Sierra Sunrise area is outlined in red on both maps.

Figure 2: Land Ownership in the Plan Area

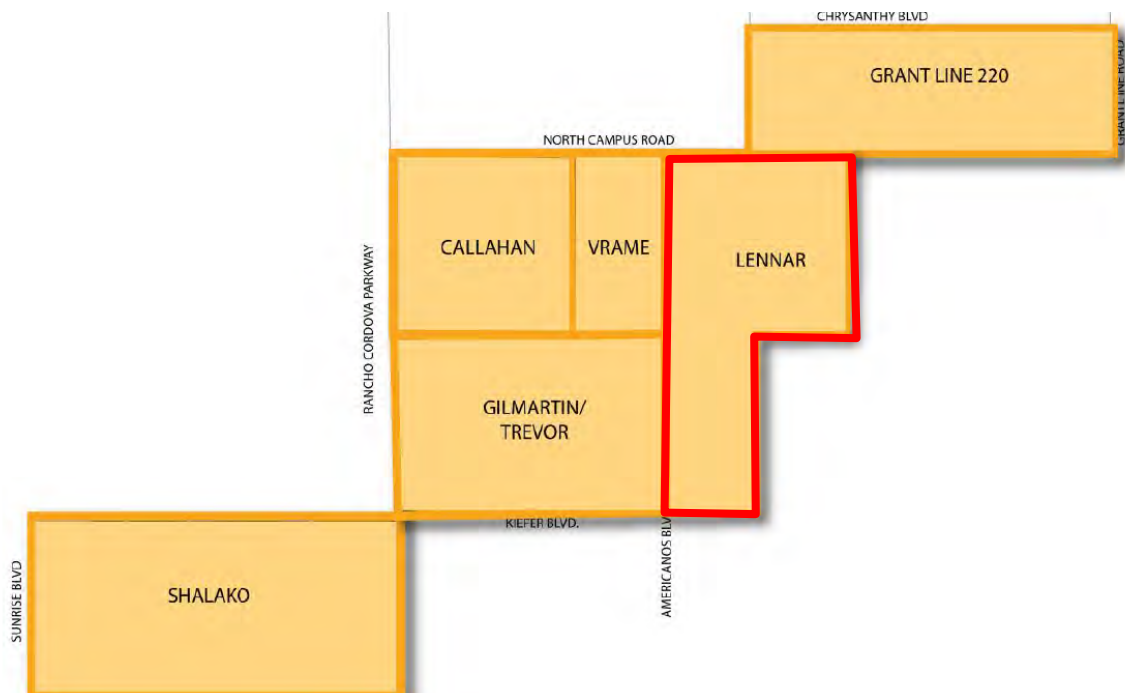
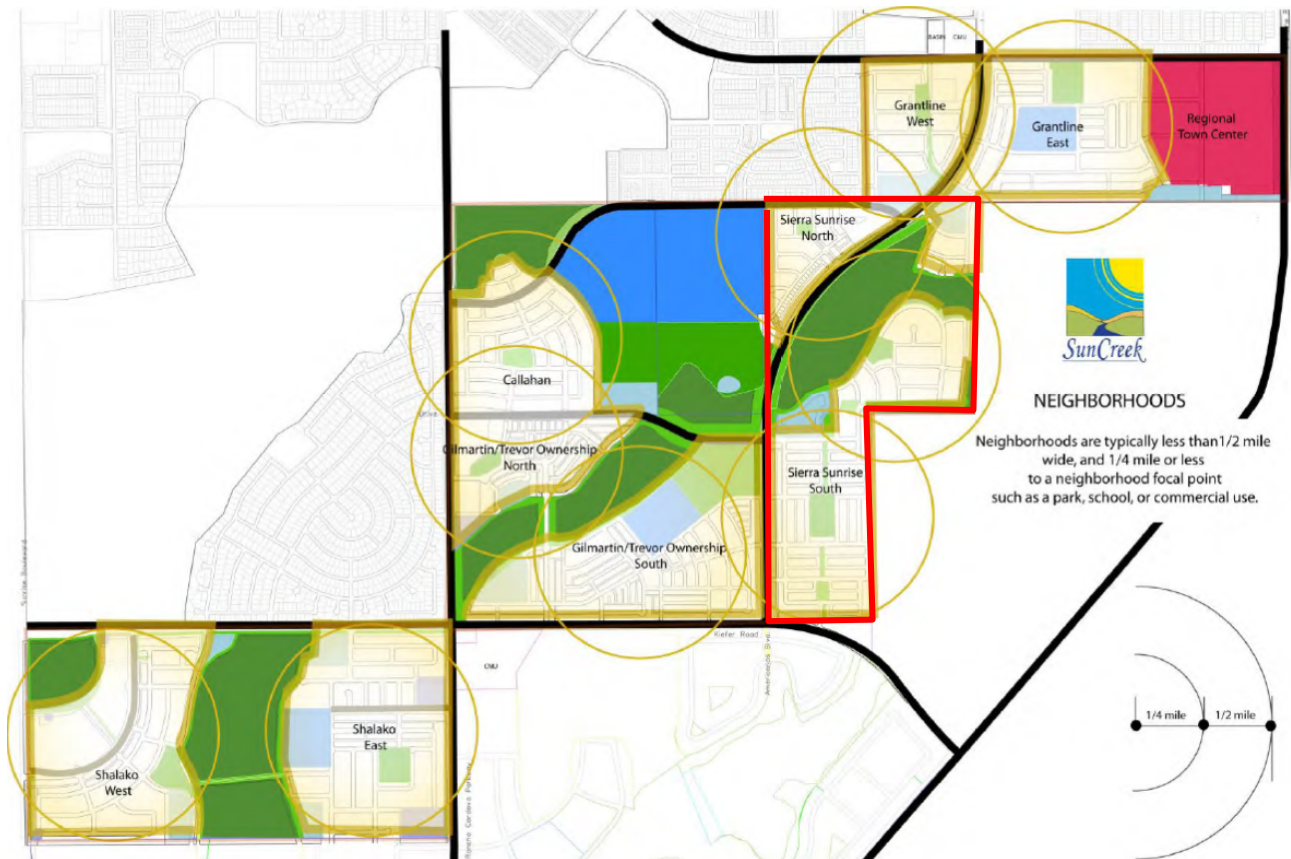


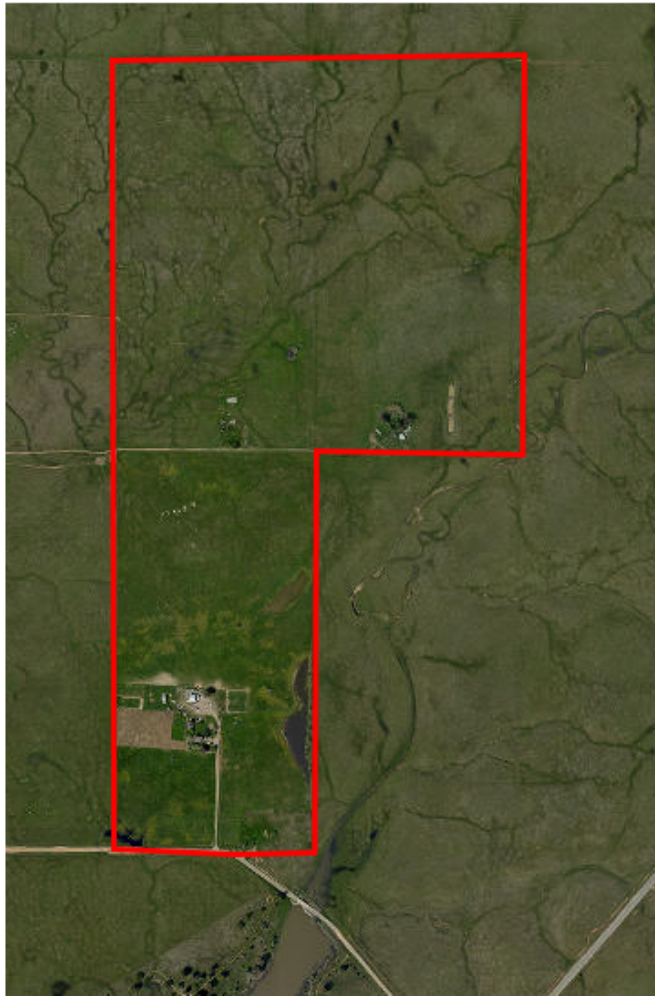
Figure 3: Neighborhood Site Locations



EXISTING CONDITIONS

The project site is undeveloped land with relatively poor agricultural soils. Dry land farming and grazing on spring grasses was the historic use of the plan area. **Figure 4: Existing Conditions Aerial.** The upper reach of a tributary to Laguna Creek transects the Plan Area in a northeast to southwest direction. Sierra Sunrise neighborhood plan includes approximately 47 acres of wetland preserve area. Currently, there is one occupied home, leased, and several smaller structures that are surrounded by trees on the project site. The 243 acre project site includes 83 trees of which 18 are protected trees per the City of Rancho Cordova Municipal Code Chapter 19.12, Preservation and Protection of Private Trees. Attachment 8 Arborist Report.

Figure 4: Existing Conditions Aerial



PROJECT DESCRIPTION

The applicant, Lennar Sierra Sunrise, LLC, is requesting Administrative Amendments to the Suncreek Specific Plan, a Large Lot Tentative Subdivision Map, and a Small Lot Tentative Subdivision Map. The proposed administrative amendments are included with the Suncreek Specific Plan Amendments. Therefore, if the Suncreek Specific Plan Amendments are approved, the proposed administrative amendments are not necessary. However, if the Suncreek Specific Plan Amendments are not approved or continued to another City Council meeting, the proposed administrative amendments will be included with this action and requested for approval.

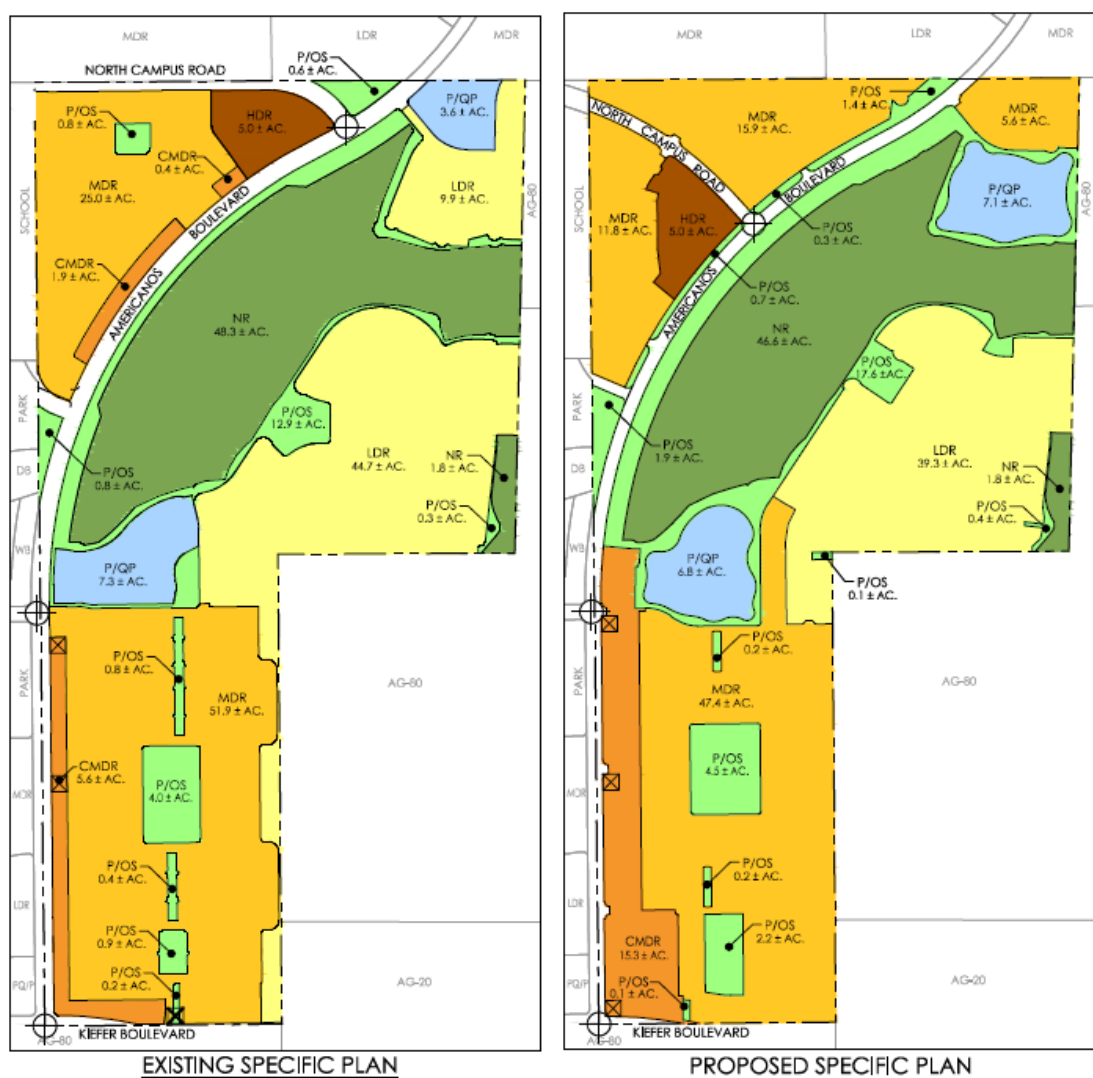
Proposed Suncreek Specific Plan Administrative Amendments

The proposed Suncreek Specific Plan Administrative Amendments include the following; **Figure 5: Proposed Suncreek Specific Plan Administrative Amendments Land Use Map**

- North Campus Road Re-alignment:
North Campus Road is being requested to be re-aligned to increase the radius near Americanos Boulevard to 2,000 feet.

- **Drainage Basins:**
Sierra Sunrise area is proposing to reconfigure two basins located on the east side of Americanos Boulevard. The number of basins within the Specific Plan area are being reduced but the area of the basins has increased. Therefore, the basins are larger and have shifted which has also shifted other land use areas.
- **Land Use re-allocation:**
Medium Density Residential, Compact Medium Density Residential and High Density Residential units: The number of units within the residential area have been re-allocated due to the realignment of North Campus Road, revisions to the number and size of detention basins, and market conditions. However, the number of units is consistent with the overall 1,046 dwelling units originally allocated to the Sierra Sunrise property. In addition, the neighborhood gateway along Keifer Boulevard has been relocated to the northeast corner of Kiefer Boulevard and Americanos Boulevard intersection.

Figure 5: Proposed Suncreek Specific Plan Administrative Amendments Land Use Map



Sierra Sunrise Large Lot Tentative Subdivision Map:

The proposed map will subdivide the Sierra Sunrise neighborhood area of 243 acres into a total of 20 large lots.

Sierra Sunrise Small Lot Tentative Subdivision Map:

The Sierra Sunrise Small Lot Tentative Subdivision Map includes the following:

- 878 Single-family lots (low, medium, and compact density residential)
- 5.5 acres High Density Residential
- 8.2 acres of Neighborhood Parks and Neighborhood Green
- 1.4 acres attached to the Community Park
- 48.4 acres of Wetland Preserve
- 18.4 acres of Detention Basin
- 15.8 acres of Preserve Buffer and Open Space

ANALYSIS

The project contains the following items that will be analyzed individually as follows:

- Specific Plan Administrative Amendment
- Large Lot Tentative Subdivision Map
- Small Lot Tentative Subdivision Map

SPECIFIC PLAN ADMINISTRATIVE AMENDMENT

The Suncreek Specific Plan (SCSP) includes Specific Plan Amendment procedures. If the Suncreek Specific Plan Amendments are approved, City Council will not need to take action on the administrative amendments for the Sierra Sunrise project. The SCSP was created to be flexible in order to respond to changing conditions and expectations during the course of its implementation. Amendments may be necessary to respond to changing circumstances, including market demand, or to adapt certain design guidelines or standards to special conditions on a particular site. As outlined in the Specific Plan, the SCSP provides for both Administrative (Minor) Amendments and Amendments (Major). Any proposed amendments to the Specific Plan can include, but are not limited to the following:

- Changing land uses designations
- Design Criteria
- Development standards or policies

The Community Development Director shall categorize amendments as either an “Administrative Amendment” or an “Amendment”. The Community Development Director may act upon an Administrative Amendment. The City Council shall review and adopt the Specific Plan “Amendment”.

The Suncreek Specific Plan (SCSP) includes parameters for the Administrative Amendments as follows:

An Administrative Amendment may be processed pursuant to Rancho Cordova Municipal Code if determined by the Planning Director to be in substantial conformance with:

- *The overall intent of the SCSP*
- *The applicable SCSP Development Agreement(s)*
- *The City of Rancho Cordova General Plan*
- *The SCSP Environmental Impact Report (EIR) and Environmental Impact Statement (EIS)*

As stated in the Project Description there are three proposed Administrative Amendments:

North Campus Road Re-alignment

North Campus Road has been re-aligned to increase the radius near Americanos Boulevard to 2,000 feet. **Figure 6: Approved SCSP Sierra Sunrise North Campus Road Map and Figure 7: Proposed SCSP Sierra Sunrise North Campus Road Map.**

Figure 6: Approved SCSP Sierra Sunrise North Campus Road Map



Figure 7: Proposed SCSP Sierra Sunrise North Campus Road Map



Drainage Basin

The applicant has provided a revised drainage report that reduces the number of drainage basins within the Specific Plan which means that some of the basins have increased in size and are re-located. The reduced number of basins also means a reduced cost to maintain the basins. A basin to the north of Sierra Sunrise has been eliminated. The two basins have increased in size within the Sierra Sunrise neighborhood area.

Land Use Allocation

As shown in the Approved Land Use and Proposed Land Use map and table, **Figure 5: Proposed Suncreek Specific Plan Administrative Amendments** and **Table 1: Residential Land Use Summary**: the applicant has proposed a re-distribution of the land uses within the 243 acres. Due to the realignment of North Campus Road and the relocation of the drainage basins, the land use locations have also re-located. Major road locations can impact the location of many land uses. Specifically, the location of high density residential. The applicant has retained the location of the high density residential to the southwest corner of two major roads; North Campus Road and Americanos Boulevard. This has also shifted other land use locations. However, as noted earlier, the number of units is consistent with the overall 1,046 dwelling units originally allocated to the Sierra Sunrise property.

Table 1: Residential Land Use Summary

Land Use	Original Approved Specific Plan Dwelling Units	Proposed Map Dwelling Units
Low Density	312	197
Medium Density	471	514
Compact Density Residential	133	167
High Density	130	168
Total Units	1,046	1,046

In order for the Specific Plan Administrative Amendments to be approved the following findings shall be made:

- A. Finding: The proposed Specific Plan amendment is consistent with the goals, policies, and objectives of the General Plan, development agreement, or other implementation instrument.

Evidence: In accordance with Government Code section 65454, the City Council finds that the proposed administrative amendments to the Suncreek Specific Plan are consistent with the City's General Plan. There are no amendments to the development agreements or other implementation instrument. The administrative amendments to the Suncreek Specific Plan in the Sierra Sunrise project area with the proposed North Campus Road realignment, re-size and re-location of the drainage basins and reallocation of land uses are consistent with the General Plan as the seven Smart Growth principles remain established within the Sierra Sunrise neighborhood area. (1) The protection/integration of Natural Resources with urban land uses still exists within the area as over 60 acres of natural resources and open space are protected. (2) Transportation choices, the Sierra Sunrise area retains the approved circulation objectives with bike and pedestrian trails. (3) Housing choices, Sierra Sunrise area includes several densities and lot sizes to include alley loaded lots to accommodate different households. (4) Integrated (Mixed) Land Uses, the area does not include a nonresidential land use in the approved and the proposed land use map. However, there are several different residential land use densities. (5) Compact urban development, the residential land use density includes alley loaded small lot single family and a high density parcel. (6) Walkable neighborhoods, the Sierra Sunrise area includes several bike and pedestrian trails connecting to schools, parks, open space, and other adjacent neighborhood destinations. (7) Quality design/sense of place, the

administrative amendments do not include any revisions to the quality design/sense of place in that the proposed administrative amendments are minor adjustments. In addition, the project is consistent with several of the General Plan goals as stated in the Suncreek Specific Plan to include the General Plan “Building Blocks” concept, neighborhoods, villages, and districts.

B. Finding: The proposed Specific Plan will not adversely affect surrounding properties.

Evidence: The administrative amendments to the Suncreek Specific Plan will not be detrimental to the public interest, health, safety, convenience, or welfare of the City or will it adversely affect surrounding properties. The amendments do not increase the units as allocated for the Sierra Sunrise neighborhood area. The area is expected to include residential land uses and a designation of public uses including parks and other public or quasi-public uses. The Suncreek Specific Plan integrates sustainable development practices at each level of community planning and implementation. It includes a variety of residential densities resulting in a range of housing opportunities for a range of income levels. The plan includes protection of natural preserve areas which protects the surrounding area.

TENTATIVE SUBDIVISION MAPS

Large Lot Map

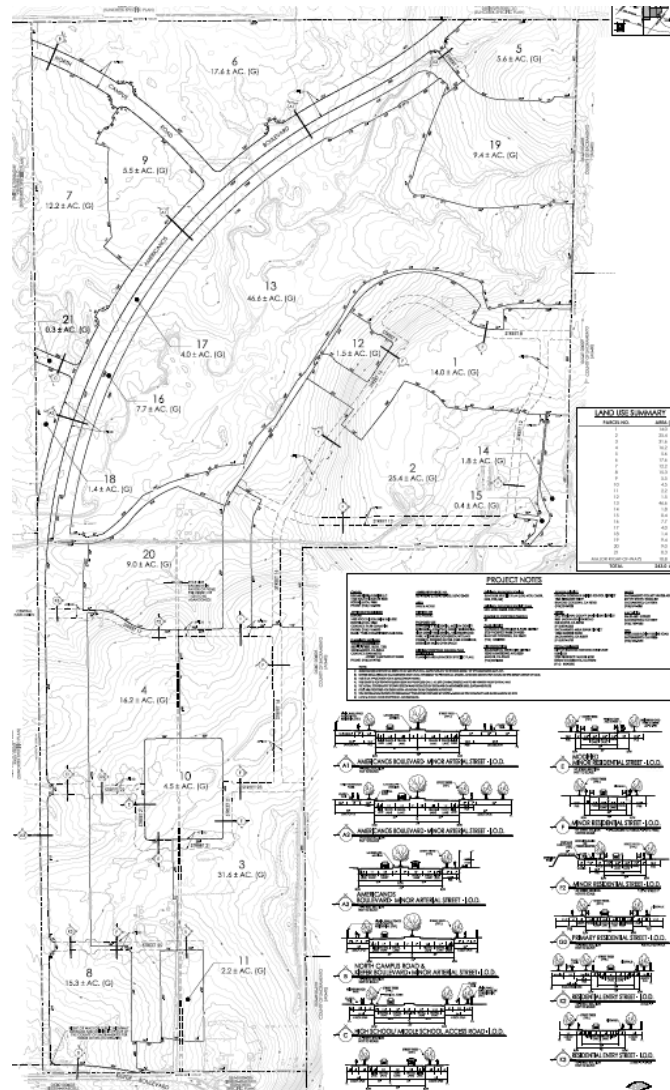
A key component of the development of the Sierra Sunrise Specific Plan area is the proposed Large Lot Tentative Subdivision Map (“Map”). As shown in **Figure 8: Proposed Large Lot Map**, the proposed Map will subdivide the entire 243 acres to 20 large lots. The purpose for the Map is to create the boundaries for the multiple land uses and zoning districts as well as the major roadways within Sierra Sunrise Neighborhood area. The Map also represents the basic foundation for the future build-out of the neighborhood area as all subsequent project phasing plans, infrastructure plans, and small lot tentative subdivision maps are based on the design of the proposed Map.

Typical of all proposed subdivisions, approval of the proposed Map requires the incorporation of conditions of approval that address important details associated with the development of the Plan Area including:

- Land dedications
- Public utility easements
- Infrastructure improvements/dedications
- Public right-of-way improvements
- Funding mechanisms for various maintenance and service districts
- Landscaping requirements

The small lot subdivision maps will be necessary to further subdivide the large lots that are being created with the Large Lot Map.

Figure 8: Proposed Large Lot Tentative Subdivision Map



Small Lot Map

The Sierra Sunrise small lot tentative subdivision map includes a total of 1,046 residential units and 108 acres of open space, parks, buffers, landscape corridors, and infrastructure as shown in the Land Use Table as follows: **Table 2: Land Use Summary**

Table 2: Land Use Summary

Land Use	Acres	Number of Units
Low density residential	39.3	197
Medium density residential	78.7	514
Compact density residential	11.5	167
High density residential	5.5	168
Neighborhood Park (CRPD)	4.5	
Neighborhood Green (City)	3.7	
Wetland Preserve	48.4	
Detention Basin	18.4	

The proposed small lot map includes planned development as follows:

- Protection of 48.4 acres wetland preserve.
- Two detention basins totaling 18.4 acres will be designed to have a natural appearance and includes surrounding trails.
- Direct trail, sidewalk, connections to the Sierra Sunrise parks. Trails adjacent to wetland preserve area.
- Three neighborhood parks totaling 8.2 acres. The Suncreek Community Park, approximately 40.7 acres, is located to the west of Sierra Sunrise neighborhood.
- Grid type street layout with limited cul-de-sacs offer a connected neighborhood. Several of the cul-de-sacs include trail/sidewalk connections at the bulb. Single loaded streets along wetland preserve and detention basins.
- The design of the Sierra Sunrise neighborhood allows a range of densities including low, medium, and high density residential and a variety of housing types to include alley loaded units and affordable housing.

INFRASTRUCTURE

Water

The Sierra Sunrise neighborhood area is within the Sacramento County Water Agency (SCWA) service area. A water distribution system will be constructed in phases, providing water in the quantity and pressure necessary for the intended development. Water demands were projected for the Suncreek Specific Plan based on land uses identified and the standard methodology implemented by SCWA.

Sewer

The Sierra Sunrise neighborhood area is located within the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD included the Suncreek Specific Plan in the buildout expansion facilities. Design and construction of phased sewer infrastructure into and through the plan area will be done with the approval and to the satisfaction of the City of Rancho Cordova and SASD staff.

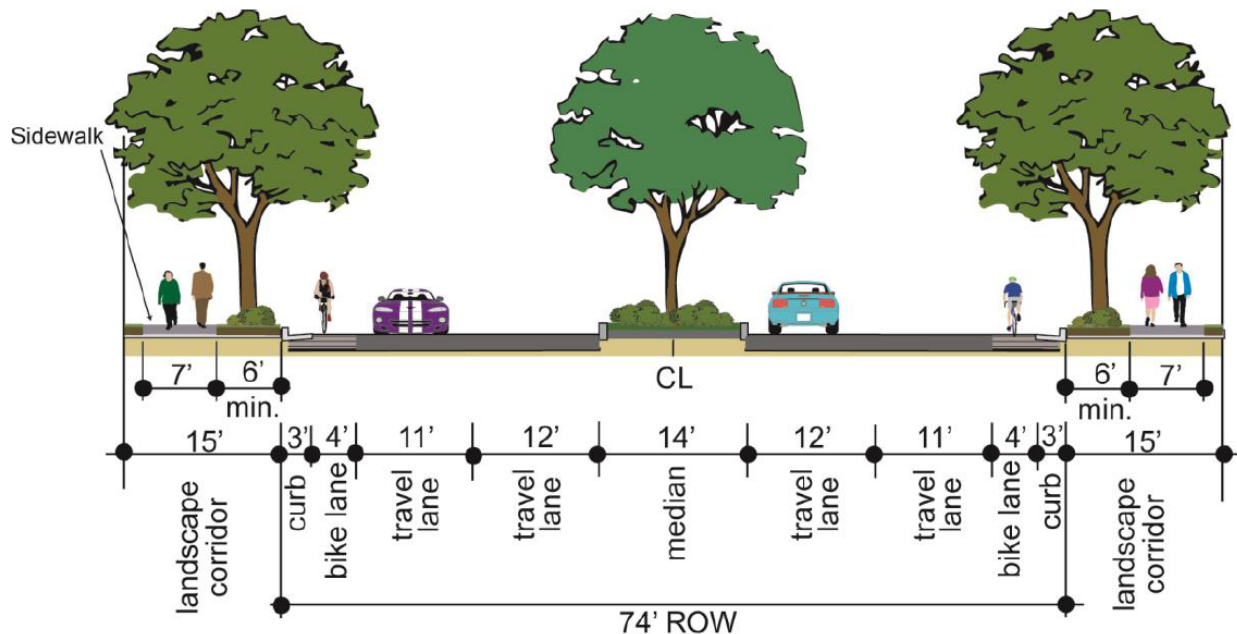
Drainage

The Sierra Sunrise neighborhood area includes two detention basins that will provide water quality and stormwater management. The management includes capture and treatment of irrigation flows, hydromodification of storm runoff, and attenuation of very large storms so that post-project flow rates are equal to or less than existing conditions.

Circulation/Parking

The Sierra Sunrise neighborhood area includes two minor arterial streets: North Campus Road and Americanos Boulevard. The minor arterial streets include four travel lanes, bike lanes, landscape median, and landscape corridor with seven-foot sidewalk on each side. **Figure 10: Typical Minor Arterial Cross-Section.** The cross-sections are modified when located adjacent to parks, schools, trails, and open space as indicated on the small lot tentative subdivision map cross-sections.

Figure 10: Typical Minor Arterial Cross-Section



Street Layout: The proposed street layout east of Americanos Boulevard is a grid design with limited cul-de-sacs. In addition, this area includes alley loaded compact medium density residential (CMDR) lots. Traffic calming corner bump outs are provided adjacent to the neighborhood park (Lot B), the entrance areas, and along street 16 (the street runs north south along the eastern property line). Due to the shape of the land west of Americanos Boulevard, the street layout follows the area shape. However, the street layout provides a well-connected street layout. Several of the cul-de-sacs in this area provide a pedestrian connection at the bulb. There are two Emergency Vehicle Access (EVA) points along the northern property line that provide access to The Ranch and Grantline 220 gated communities.

Trails: The Sierra Sunrise neighborhood area consistent with the Suncreek Specific Plan also includes Class I Trails 10-12 foot wide as shown on the small lot subdivision map and are located adjacent to open space: wetland preserve and detention basins, parks, and paseos.

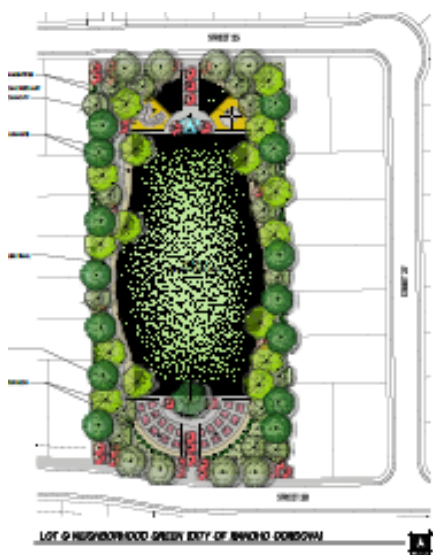
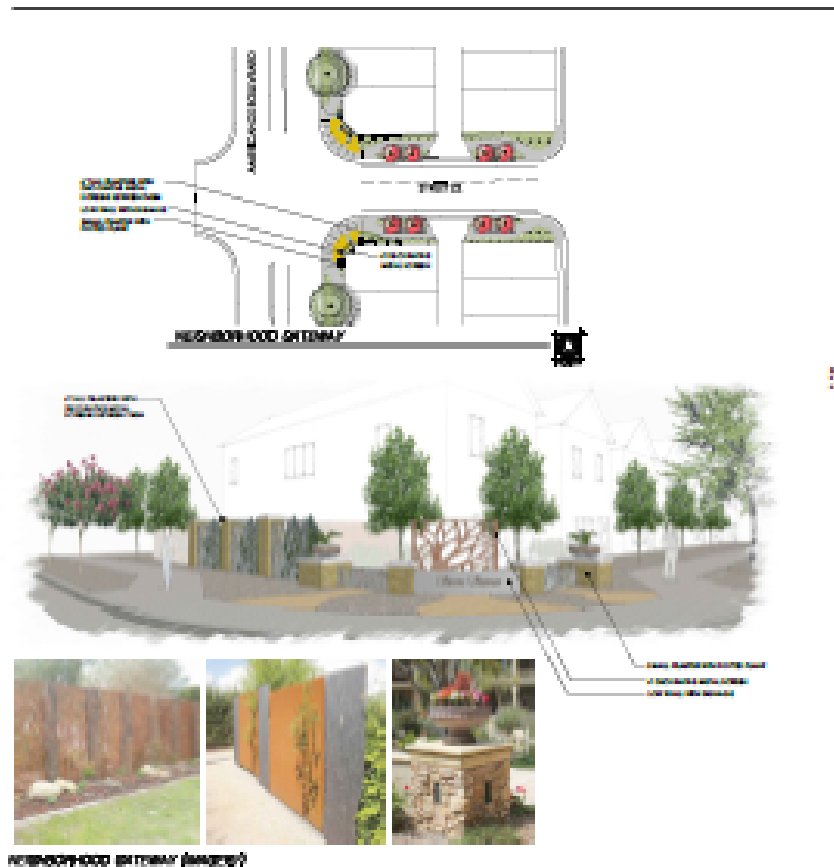
Parking: The Sierra Sunrise neighborhood area includes compact density residential alley loaded lots. Some of the compact residential lots are facing Americanos Boulevard which does not include parking. Consistent with the City of Rancho Cordova Zoning Ordinance each home is required to provide two covered parking spaces. The proposed project includes several guest parking lots located within the compact residential area to accommodate additional parking. The total parking spaces within the parking lots is 53 spaces. Parking is allowed on all other residential streets within the residential area.

Preliminary Park, Open Space, Gateway Plans

The applicant has provided a preliminary plan for open space, trails, parks, and neighborhood gateway. The preliminary plans offer a preview of the Sierra Sunrise amenities and design.

Figure 11: Preliminary Park, Open Space, and Gateway Plans.

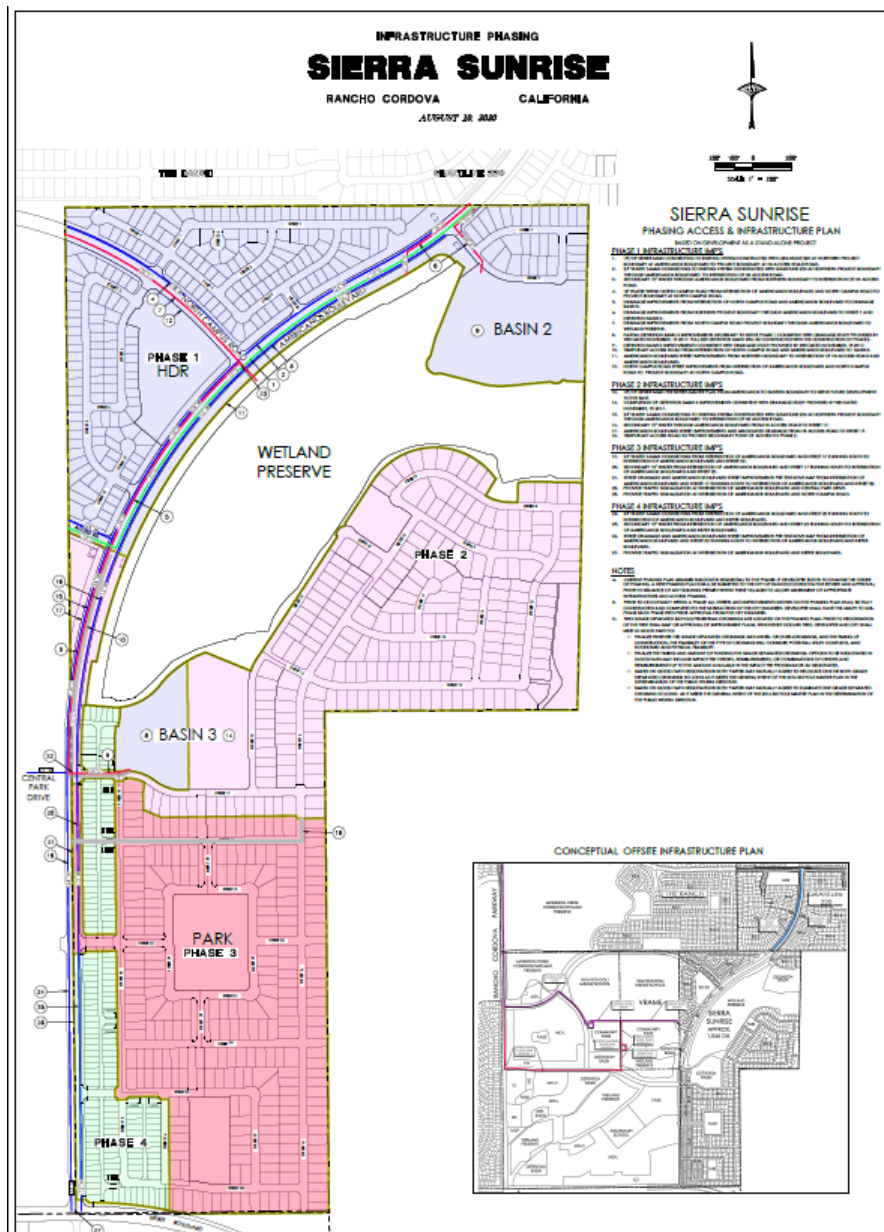
Figure 11: Preliminary Park, Open Space, Gateway Plans



PHASING PLAN

A phasing plan has been prepared that shows the logical, timely and appropriate completion of the infrastructure and roadway facilities. **Figure 12: Sierra Sunrise Phasing Plan.**

Figure 12: Phasing Plan.



The Tentative Subdivision Map as conditioned, adheres to Section 66474 of the California Subdivision Map Act requires a City to the deny approval of a tentative map, if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

1. *Finding:* That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

Evidence: The Sierra Sunrise project is consistent with the Suncreek Specific Plan as proposed with the three administrative amendments (North Campus Road realignment, resized and relocated detention basins, and reallocation of land uses). The tentative maps are consistent with the Suncreek Specific Plan Land Use by owner Table. The proposed maps are consistent with the General Plan seven Smart Growth principles in that the maps provide protection of open space and natural preserves, a variety of transportation modes in bike and pedestrian trails throughout the neighborhood area, parks in close proximity of residential areas, a range in densities to include low, medium, and high residential, and a grid type street layout in most of the area. The tentative large lot map will subdivide the 243 acre Sierra Sunrise neighborhood area into 20 large lots that creates boundaries for the multiple land uses, zoning districts, and major roadways within the project. The small lot map will further divide the lots with residential (low, medium, and high) natural preserve/open space, parks and paseos. All such identified uses within the Tentative Map are consistent with the allowed land uses set forth in the General Plan and Specific Plan Area land use, which call for the Sierra Sunrise area to include a mix of residential, parks and open space, and natural resources uses.

2. *Finding: That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

Evidence: The proposed Tentative Subdivision Maps are consistent with the General Plan and the proposed Specific Plan administrative amendments, Land use designations that identify the number of units, densities and zoning districts for the Sierra Sunrise neighborhood area.

3. *Finding: That the site is not physically suitable for the type of development.*

Evidence: The site is physically suitable to subdivide. The plan area is undeveloped land with relatively poor agricultural soils. Dry land farming and grazing on spring grasses was the historic use of the area. There are a few existing structures. Trees are located around the structures and along the eastern property line. An Arborist report was submitted to staff for review. The project site will be split into single-family lots, a high density 5.5 acre site, parks, and over 75 acres of natural preserve/open space that include drainage basin and landscape lots.

4. *Finding: That the site is not physically suitable for the proposed density of development.*

Evidence: The site is physically suitable for the proposed density of development. The proposed project includes low density (2.1-6.0 dwelling units per acre (du/ac), medium density (6.1-12.0 du/ac), compact density (12.1 to 18 du/ac) and high density (18.1 to 40 du/ac). The proposed subdivision map is consistent with the proposed General Plan designations. Improvements are provided as shown on the Tentative Subdivision Map (Attachment 3 and 4), subject to the attached Conditions of Approval (Attachment 6), and subject to the attached Phasing Plan (Attachment 7).

5. *Finding: That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Evidence: An Environmental Impact Report (EIR) was prepared for Suncreek Specific Plan where the construction of single-family lots, multi-family lots, commercial, parks/open space, and the protection of natural resources were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The EIR contains a description of the Project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less-than-significant impact and provides analysis of potentially significant and significant impacts. The proposed project is consistent with the project analyzed in the Environmental Impact Report.

6. *Finding: That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Evidence: The proposed large and small lot subdivision includes a 48.8 acre natural preserve, drainage basins, low, medium, and high density residential, and several parks. Proposed development has been planned outside of the protected natural preserve. The proposed Tentative Subdivision Map includes necessary improvements to serve the project. The proposed improvements are consistent with the approved Suncreek Specific Plan. The approved EIR includes a Mitigation Monitoring and Reporting Program. No public health problems will result from approval of the tentative subdivision map.

7. *Finding: That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.*

Evidence: The proposed improvements on the Tentative Subdivision Map and included within the project are consistent with the approved Suncreek Specific Plan, the proposed administrative amendments, the City of Rancho Cordova Ordinances and Standards and do not conflict with public easements and related necessary access through the project.

Environmental Impact Report

The Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Sierra Sunrise project was analyzed in the EIR as part of the overall Suncreek Specific Plan. The project area is the same as that analyzed in the EIR and the proposed tentative map is consistent with the land uses analyzed in the EIR. The proposed project would also include minor changes to the internal layout of the streets; however, the size and capacity of the streets would not change from that analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance

that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required.

Habitat Conservation Plan

The City has adopted the South Sacramento Habitat Conservation Plan (SSHCP) in order to mitigate impacts on protected natural resources through a coordinated regional approach, which provides a variety of biological and economic benefits. The project is within the boundaries of the SSHCP and the Developer has applied for a Habitat Conservation Plan (HCP) permit with the City. The Developer will pay the City a per-acre fee for impacts on protected natural resources, based upon the methodology established by the SSHCP. Prior to issuance of the SSHCP permit by the City, the Developer will obtain and have all necessary permits (federal, state, regional and/or local) to ensure compliance with the adopted SSHCP.

Fiscal Impact Analysis

Approval of the Sierra Sunrise neighborhood Large and Small Lot Tentative Subdivision Maps would allow for the construction of 878 residential units, 168 high density units, 8.2 acres of public parks and reservation of open space within the City of Rancho Cordova. This 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.

Based upon analysis completed within the project review, approval of the Sierra Sunrise large and small lot maps will likely have a net benefit to the City of Rancho Cordova.

RECOMMENDED MOTIONS

Staff recommends that the City Council take the following actions:

- A. Adopt Resolution of the City Council of the City of Rancho Cordova approving Large Lot and Small Lot Tentative Subdivision Maps with attached Conditions of Approval.
- B. Introduce and waive first reading of Ordinance, of the City Council of the City of Rancho Cordova Adopting Sun creek Specific Plan Administrative Amendments;

ATTACHMENT(S)

- 1. Ordinance
- 2. Exhibit A to the Ordinance - Administrative Amendments
- 3. Resolution
- 4. Exhibit A to the Resolution - Large Lot Tentative Subdivision Map
- 5. Exhibit B to the Resolution - Small Lot Tentative Subdivision Map
- 6. Exhibit C to the Resolution - Conditions of Approval
- 7. Exhibit D to the Resolution - Phasing Plan
- 8. Arborist Report
- 9. 500-foot radius map and property owner list

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2020

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA FOR AN
ADMINISTRATIVE AMENDMENT TO THE SUNCREEK SPECIFIC PLAN
PROJECT NO. DD9862**

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

WHEREAS, on December 2, 2013, the City Council adopted Ordinance 41-2013, adopting the Suncreek Specific Plan. The adopted Suncreek Specific Plan Project ("Project") is a plan for a mixed-use development with a combination of employment-generating uses, retail, and retail supporting services, recreational uses, and a broad range of residential uses and associated infrastructure and roads on an approximately 1,264-acre site in the City of Rancho Cordova ("City"). The project includes approximately 4,893 residential units at various densities, commercial use, public/quasi-public uses, elementary schools and a combined middle/high school, parks and greens, wetland preserve, stormwater detention basins and buffers, and major and minor roads with landscaping. In addition, the Project includes various on-and off-site infrastructure improvements; and

WHEREAS, the Sierra Sunrise property located within the Suncreek Specific Plan is owned by Lennar Sierra Sunrise, LLC shall be known as ("Applicant"); and

WHEREAS, the Specific Plan's purpose is to create a cluster of walkable residential villages and a major civic and recreational core comprised of a community park, schools and major open space. The residential neighborhoods will create a distinctive district for the City and house a work force to enhance the City's jobs/housing balance; and

WHEREAS, the key objectives of the Suncreek Specific Plan include the following;

- Implement the City's General Plan, the Sacramento Area Council of Governments Blueprint and Smart Growth Principles;
- Provide mixed density residential housing development
- Provide a community serving retail and employment center along Grantline Road
- Develop neighborhoods connected by a significant open space and recreational parkway;
- Provide neighborhood serving retail areas;
- Provide additional housing to balance the high employment concentrations in and around the City;
- Provide a mix of housing types to diversify the City's housing stock;
- Provide transportation facilities within the project area consistent with the City's Circulation Plan;
- Provide an appropriate site for a high school and middle school that will serve the Sunrise Douglas Community Plan Area, and neighborhood elementary schools;
- Provide an appropriate site for a community park that will serve the Sunrise Douglas Community Plan Area.
- Provide a key link in the citywide trail network that connects the Folsom South Canal bike and pedestrian trail to corridors along the Laguna Creek and Cosumnes River tributaries;
- Set aside wetlands within the Community Plan area; and
- Generate positive fiscal impacts for the City through development within the Plan Area.

WHEREAS, the applicant has requested administrative amendments to the Sierra Sunrise neighborhood area within the Suncreek Specific Plan; and

WHEREAS, the proposed administrative amendments within the Sierra Sunrise neighborhood area includes: re-alignment to North Campus Road, relocation and resize of the drainage basins that has shifted the land designations, and relocation of the land uses; and

WHEREAS, the administrative amendments to the Sierra Sunrise neighborhood area within the Suncreek Specific Plan adopted by this Ordinance (attached hereto as Exhibit A), complies with the requirements of California Government Code sections 65451 and 65454 and its adoption complies with Government Code section 65453; and

WHEREAS, in compliance with the California Environmental Quality Act ("CEQA"), the Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Sierra Sunrise project was analyzed in the EIR as part of the overall Suncreek Specific Plan. The project area is the same as that analyzed in the EIR and the proposed tentative map is consistent with the land uses analyzed in the EIR. The proposed project would also include minor changes to the internal layout of the streets; however, the size and capacity of the streets would not change from that analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required; and

WHEREAS, on August 17, 2020, the City Council held a properly noticed public hearing at which it received a report from City Staff regarding the administrative amendments to the Suncreek Specific Plan Amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code section 65090 and 65091.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Recitals.

The foregoing recitals are true and correct and made a part of this Ordinance.

Section 2. Findings.

Finding: The proposed Specific Plan amendment is consistent with the goals, policies, and objectives of the General Plan, development agreement, or other implementation instrument.

Evidence: In accordance with Government Code section 65454, the City Council finds that the proposed administrative amendments to the SunCreek Specific Plan are consistent with the City's General Plan. There are no amendments to the development agreements or other implementation instrument. The administrative amendments to the SunCreek Specific Plan in the Sierra Sunrise project area with the proposed North Campus Road realignment, re-size and re-location of the drainage basins and reallocation of land uses are consistent with the General Plan as the seven Smart Growth principles remain established within the Sierra Sunrise neighborhood area. (1) The protection/integration of Natural Resources with urban land uses still exists within the area as over 60 acres of natural resources and open space are protected. (2) Transportation choices, the Sierra Sunrise area retains the approved circulation objectives with bike and pedestrian trails. (3) Housing choices, Sierra Sunrise area includes several densities and lot sizes to include alley loaded lots to accommodate different households. (4) Integrated (Mixed) Land Uses, the area does not include a nonresidential land use in the approved and the proposed land use map. However, there are several different residential land use densities. (5) Compact urban development, the residential land use density includes alley loaded small lot single family and a high density parcel. (6) Walkable neighborhoods, the Sierra Sunrise area includes several bike and pedestrian trails connecting to schools, parks, open space, and other adjacent neighborhood destinations. (7) Quality design/sense of place, the administrative amendments do not include any revisions to the quality design/sense of place in that the proposed administrative amendments are minor adjustments. In addition, the project is consistent with several of the General Plan goals as stated in the SunCreek Specific Plan to include the General Plan "Building Blocks" concept, neighborhoods, villages, and districts.

- A. Finding: The proposed Specific Plan will not adversely affect surrounding properties.

Evidence: The administrative amendments to the SunCreek Specific Plan will not be detrimental to the public interest, health, safety, convenience, or welfare of the City or will it adversely affect surrounding properties. The amendments do not increase the units as allocated for the Sierra Sunrise neighborhood area. The area is expected to include residential land uses and a designation of public uses including parks and other public or quasi-public uses. The SunCreek Specific Plan integrates sustainable development practices at each level of community planning and implementation. It includes a variety of residential densities resulting in a range of housing opportunities for a range of income levels. The plan includes protection of natural preserve areas which protects the surrounding area.

Section 3. Adoption of administrative amendments to the Sierra Sunrise neighborhood area within the SunCreek Specific Plan is hereby amended as shown in Exhibit A, attached hereto and incorporated herein.

Section 4. 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.

ITEM 11.2.

ATTACHMENT 1

Section 5. 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 and be enforced thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2020 by the following vote:

AYES:

NOES:

ABSENT:

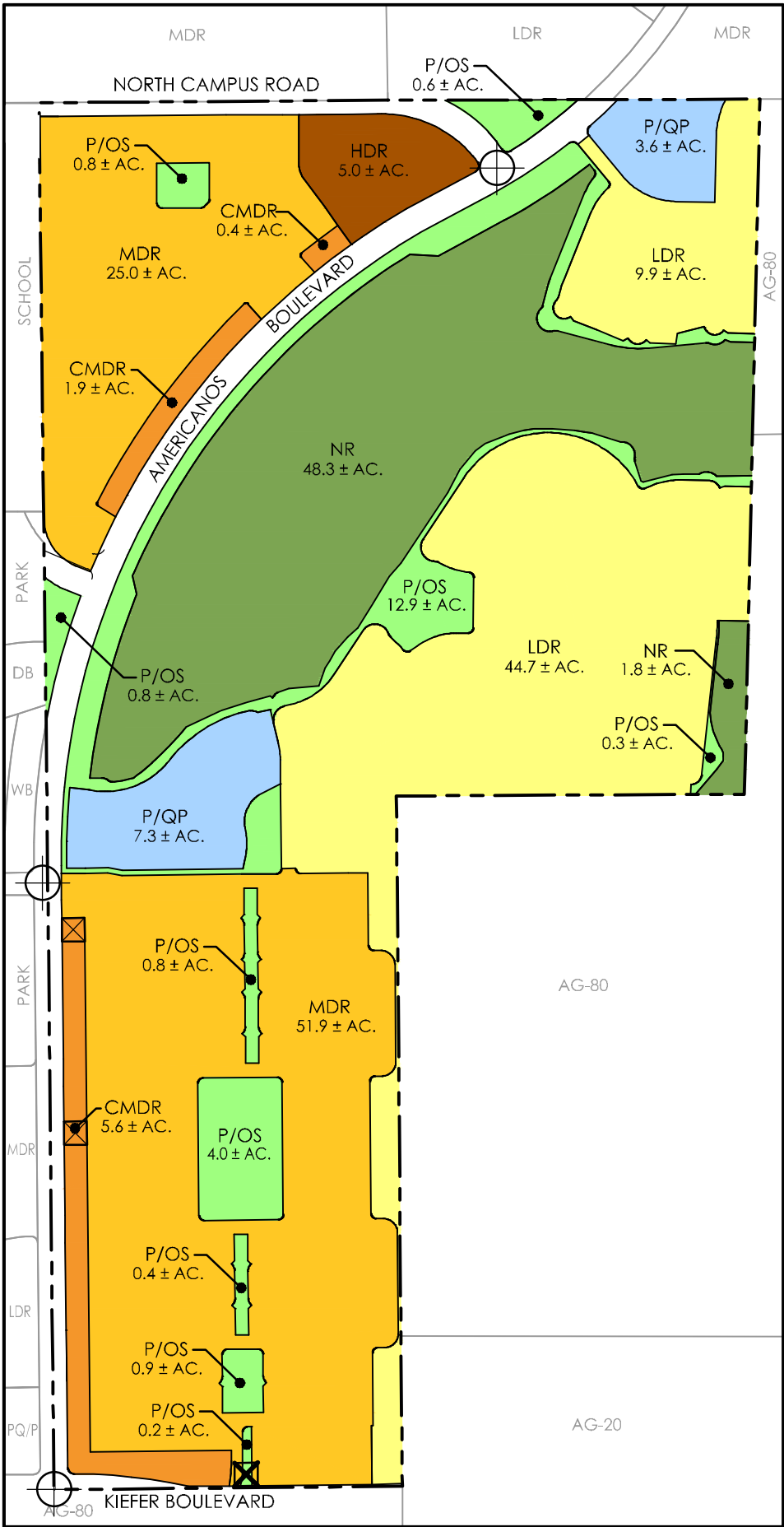
ABSTAIN:

David M Sander, Mayor

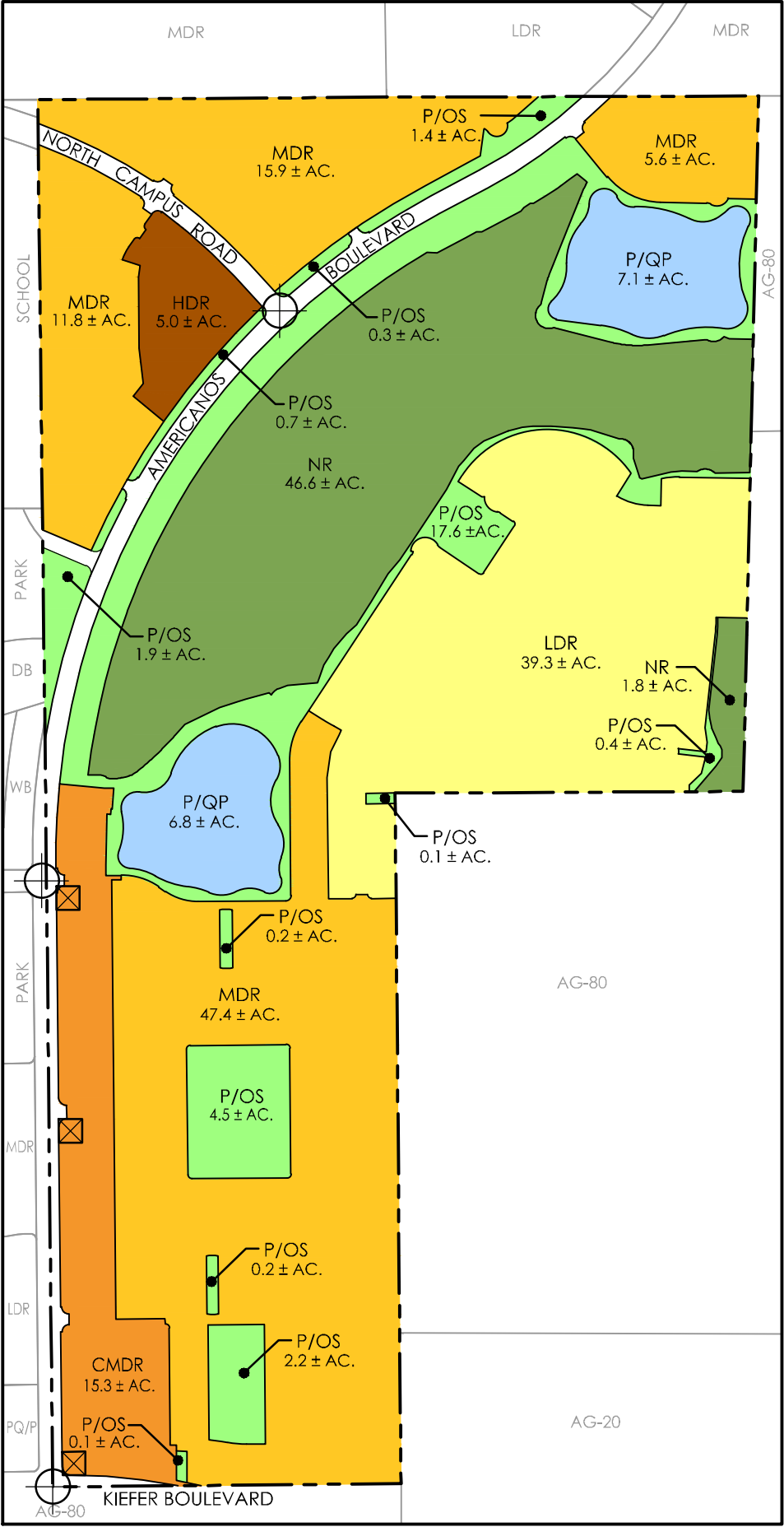
ATTEST:

Stacy Leitner, CMC
City Clerk

MINOR SPECIFIC PLAN AMENDMENT EXHIBIT
SIERRA SUNRISE
CITY OF RANCHO CORDOVA, CALIFORNIA
JUNE 25, 2020



EXISTING SPECIFIC PLAN



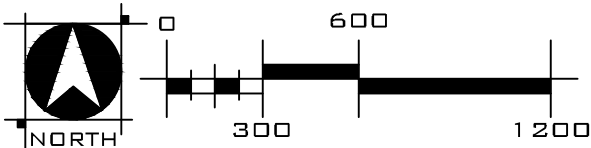
PROPOSED SPECIFIC PLAN

SUMMARY TABLE					
DESIGNATION	LAND USE	EXISTING AC.	PROPOSED AC.	DIFF.	
LDR (SCSP)	LOW DENSITY RESIDENTIAL (2.1-6.0 DU/AC)	54.6	39.3	-15.3	
MDR (SCSP)	MEDIUM DENSITY RESIDENTIAL (6.1-12.0 DU/AC)	76.9	80.7	3.8	
CMDR (SCSP)	COMPACT MEDIUM DENSITY RESIDENTIAL (12.1-18.0 DU/AC)	7.9	15.3	7.4	
HDR (SCSP)	HIGH DENSITY RESIDENTIAL (18.1-40.0 DU/AC)	5.0	5.0	0.0	
NR (SCSP)	NATURAL RESOURCES	50.1	48.4	-1.7	
P/OS (SCSP)	PARKS AND OPEN SPACE	21.7	29.6	7.9	
P/QP (SCSP)	PUBLIC/ QUASI-PUBLIC	10.8	13.9	3.1	
MAJOR RIGHT-OF-WAYS		16.0	10.8	-5.2	
TOTAL		243.0	243.0	0.0	

- PROPOSED TRAFFIC SIGNAL
- NEIGHBORHOOD GATEWAY

PROPOSED AMENDMENTS

- REALIGNMENT OF NORTH CAMPUS ROAD.
- RE-LOCATION OF PROPOSED TRAFFIC SIGNAL TO NEW NORTH CAMPUS ROAD/AMERICANOS BLVD.
- RE-LOCATION OF NEIGHBORHOOD GATEWAY ALONG KIEFER ROAD TO THE NORTHEAST CORNER OF KIEFER ROAD/AMERICANOS BLVD. INTERSECTION.
- MINOR RECONFIGURATION OF HS/MS ENTRY.



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A LARGE LOT AND SMALL LOT TENTATIVE SUBDIVISION MAP WITH
ATTACHED CONDITIONS OF APPROVAL FOR SIERRA SUNRISE, LOCATED WITHIN THE
SUNCREEK SPECIFIC PLAN AREA PROJECT NO. DD9862**

WHEREAS, Lennar Sierra Sunrise LLC (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Large Lot and Small Lot Tentative Subdivision Map for Sierra Sunrise, located within the Suncreek Specific Plan area. Parcel Number: 067-0100-015-0000, 020, and 021; and

WHEREAS, the applicant has met all applicable requirements under State law and City ordinances related to this tentative subdivision map and the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the attached Large Lot and Small Lot Tentative Maps meet the requirements of the Subdivision Map Act and the Rancho Cordova Municipal Code as set forth in findings below, and the City Council has conducted a properly noticed public hearing for the approval of the Large Lot and Small Lot Tentative Maps attached hereto in accordance with the Subdivision Map Act requirements.

WHEREAS, on August 17, 2020, the City Council held a properly noticed public hearing at which it received a report from City Staff regarding the Sierra Sunrise tentative maps and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code section 65090 and 65091

NOW THEREFORE, the City Council of the City of Rancho Cordova hereby resolves as follows:

Section 1. RECITALS

The foregoing recitals are true and correct and made a part of this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes approval of the Sierra Sunrise Large Lot and Small Lot Tentative Subdivision Maps (Exhibit A and B), subject to the following findings, attached Conditions of Approval (Exhibit C) and Phasing Plan (Exhibit D):

- A. The City Council finds the project site was adequately analyzed pursuant to the California Environmental Quality Act (CEQA), the Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Sierra Sunrise project was analyzed in the EIR as part of the overall Suncreek Specific Plan. The project area is the same as that analyzed in the

EIR and the proposed tentative map is consistent with the land uses analyzed in the EIR. The proposed project would also include minor changes to the internal layout of the streets; however, the size and capacity of the streets would not change from that analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required.

Section 2. LARGE LOT AND SMALL LOT TENTATIVE MAP WITH ATTACHED CONDITIONS OF APPROVAL FINDINGS AND APPROVAL

In accordance with Government Code section 66473.5, the proposed Large Lot and Small Lot Tentative Maps with attached Conditions of Approval ("Tentative Map") attached hereto is consistent with the applicable General and Specific Plan objectives, policies, land uses and programs. Section 66474 of the Government Code requires a City to deny approval of a tentative map if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

1. *Finding: That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

Evidence: The Sierra Sunrise project is consistent with the Suncreek Specific Plan as proposed with the three administrative amendments (North Campus Road realignment, resized and relocated detention basins, and reallocation of land uses). The tentative maps are consistent with the Suncreek Specific Plan Land Use by owner Table. The proposed maps are consistent with the General Plan seven Smart Growth principles in that the maps provide protection of open space and natural preserves, a variety of transportation modes in bike and pedestrian trails throughout the neighborhood area, parks in close proximity of residential areas, a range in densities to include low, medium, and high residential, and a grid type street layout in most of the area. The tentative large lot map will subdivide the 243 acre Sierra Sunrise neighborhood area into 20 large lots that creates boundaries for the multiple land uses, zoning districts, and major roadways within the project. The small lot map will further divide the lots with residential (low, medium, and high), natural preserve/open space, parks and paseos. All such identified uses within the Tentative Map are consistent with the allowed land uses set forth in the General Plan and Specific Plan Area land use, which call for the Sierra Sunrise area to include a mix of residential, parks and open space, and natural resources uses..

2. *Finding: That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

Evidence: The proposed Tentative Subdivision Maps are consistent with the General Plan and the proposed Specific Plan administrative amendments, Land use designations that identify the number of units, densities and zoning districts for the Sierra Sunrise neighborhood area.

3. *Finding: That the site is not physically suitable for the type of development.*

Evidence: The site is physically suitable to subdivide. The plan area is undeveloped land with relatively poor agricultural soils. Dry land farming and grazing on spring grasses was the historic use of the area. There are a few existing structures. Trees are located around the structures and along the eastern property line. An Arborist report was submitted to staff for review. The project site will be split into single-family lots, a high density 5.5 acre site, parks, and over 75 acres of natural preserve/open space that include drainage basin and landscape lots.

4. *Finding: That the site is not physically suitable for the proposed density of development.*

Evidence: The site is physically suitable for the proposed density of development. The proposed project includes low density (2.1-6.0 dwelling units per acre (du/ac), medium density (6.1-12.0 du/ac), compact density (12.1 to 18 du/ac) and high density (18.1 to 40 du/ac). The proposed subdivision map is consistent with the proposed General Plan designations. Improvements are provided as shown on the Tentative Subdivision Map (Exhibit A and B), subject to the attached Conditions of Approval (Exhibit C), and Phasing Plan (Exhibit D).

5. *Finding: That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Evidence: An Environmental Impact Report (EIR) was prepared for Sun Creek Specific Plan where the construction of single-family lots, multi-family lots, commercial, parks/open space, and the protection of natural resources were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The EIR contains a description of the Project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less-than-significant impact and provides analysis of potentially significant and significant impacts. The proposed project is consistent with the project analyzed in the Environmental Impact Report.

6. *Finding: That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Evidence: The proposed large and small lot subdivision includes a 48.8 acre natural preserve, drainage basins, low, medium, and high density residential, and several parks. Proposed development has been planned outside of the protected natural preserve. The proposed Tentative Subdivision Map includes necessary improvements to serve the project. The proposed improvements are consistent with the approved Sun Creek Specific Plan. The approved EIR includes a Mitigation Monitoring and Reporting Program. No public health problems will result from approval of the tentative subdivision map.

7. *Finding: That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.*

Evidence: The proposed improvements on the Tentative Subdivision Map and included within the project are consistent with the approved Suncreek Specific Plan, the proposed administrative amendments, the City of Rancho Cordova Ordinances and Standards and do not conflict with public easements and related necessary access through the project..

B. Approval.

The City Council approves the attached Large Lot (Exhibit A) and Small Lot (Exhibit B) Tentative Map for Sierra Sunrise project with attached conditions of approval (Exhibit C) and phasing plan (Exhibit D) as attached.

Section 3. EFFECTIVE DATE.

This Resolution shall become effective upon the effective date of City Council Ordinance No. *-2020 adopting the Administrative Amendments to the Suncreek Specific Plan.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of August, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

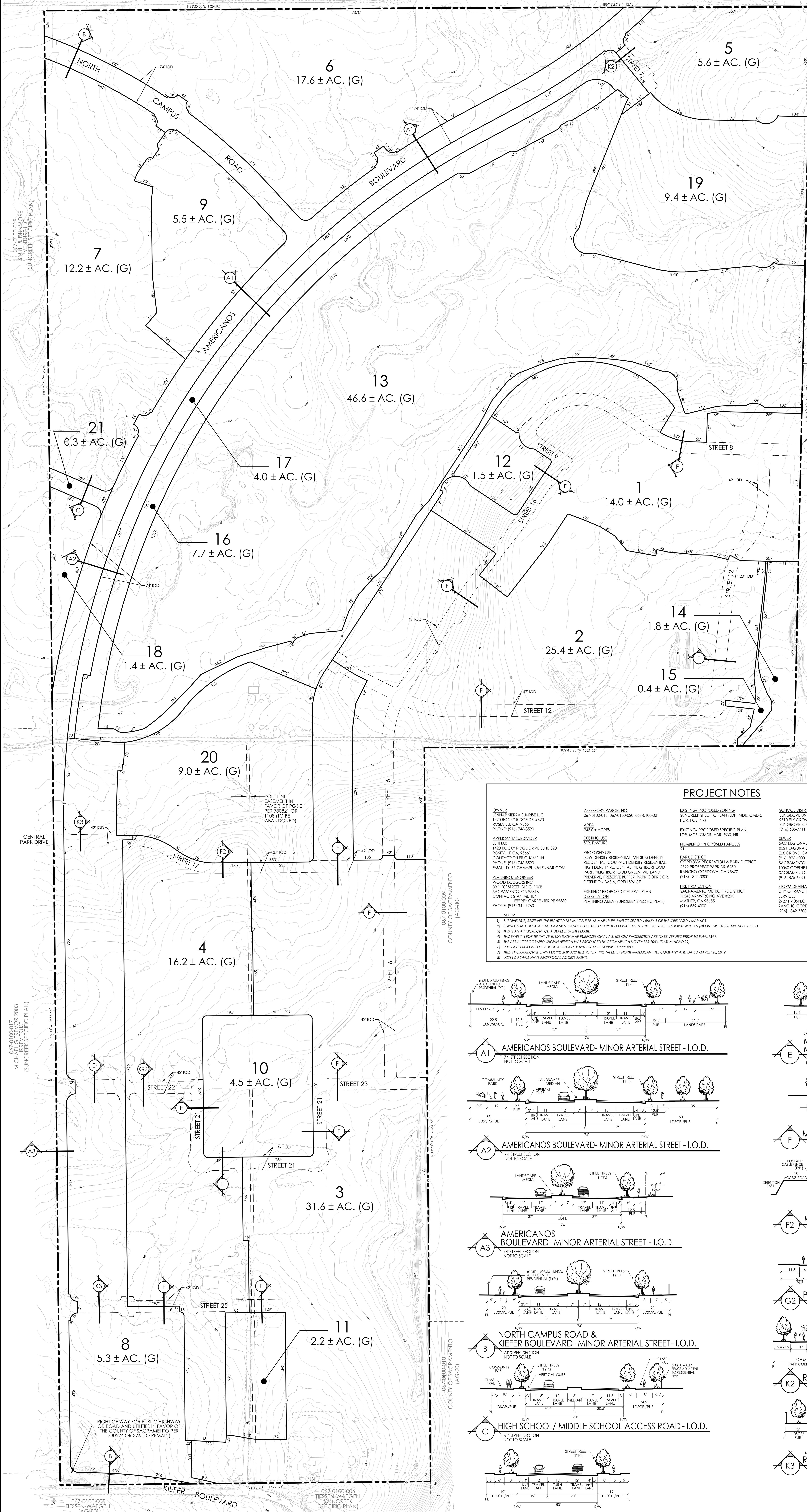
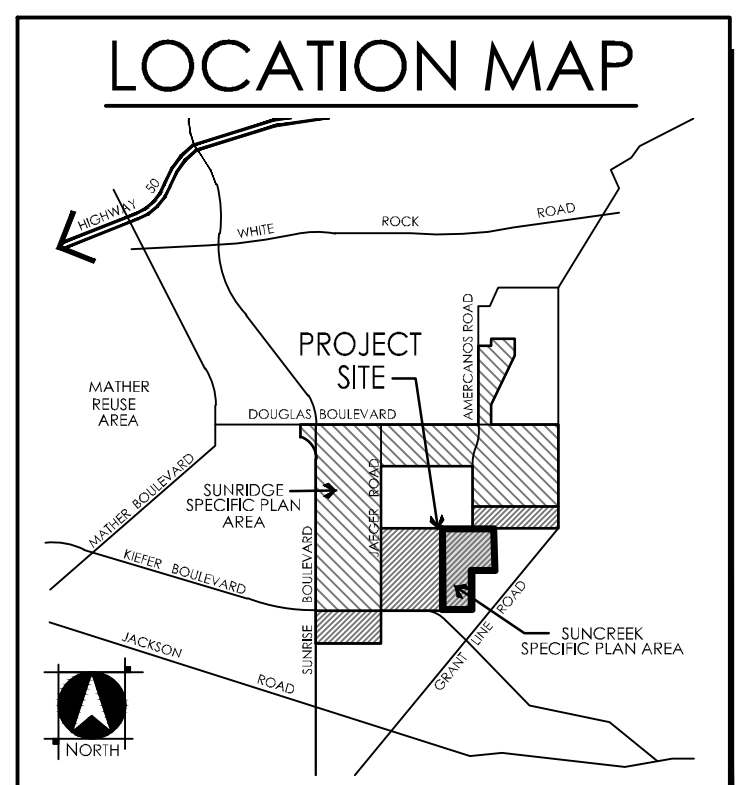
David M Sander, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

067-0040-010
GRANTLINE & CHRYSANTHY
220 INVESTORS LLC
(SUNCREEK SPECIFIC PLAN)

067-0040-008
K HOVNANIAN AT JAGER
RANCH LLC
(SUNCREEK SPECIFIC PLAN)



LAND USE SUMMARY	
PARCEL NO.	AREA (G)
1	14.0
2	25.4
3	31.6
4	16.2
5	5.6
6	17.6
7	12.2
8	15.3
9	5.5
10	4.5
11	2.2
12	1.5
13	46.6
14	1.8
15	0.4
16	7.7
17	4.0
18	1.4
19	9.4
20	9.0
21	0.3
MAJOR RIGHT-OF-WAYS	10.8
TOTAL	243.0 AC.

PROJECT NOTES

OWNER
LENNAR SIERRA SUNRISE LLC
1420 ROCKY RIDGE DR #320
ROSEVILLE CA, 95661
PHONE: (916) 746-8590

APPLICANT/ SUBDIVIDER
LENNAR
1420 ROCKY RIDGE DRIVE SUITE 320
ROSEVILLE CA, 95661
CONTACT: TYLER CHAMPLIN
PHONE: (916) 746-8590
EMAIL: TYLER.CHAMPLIN@LENNAR.COM

PLANNING/ ENGINEER
WOOD RODGERS INC
3301 G STREET, 8100 1008
SACRAMENTO, CA 95816
CONTACT: STAN MITCHELL
JEFFREY CARPENTER PE 5538
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
067-0100-015, 067-0100-020, 067-0100-021

AREA
243.0 ± ACRES

EXISTING USE
SFR, PASTURE

PROPOSED USE
LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, COMPACT DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, NEIGHBORHOOD PARK, NEIGHBORHOOD GREEN, WETLAND PRESERVE, PRESERVE BUFFER, PARK CORRIDOR, DETENTION BASIN, OPEN SPACE

EXISTING / PROPOSED GENERAL PLAN DESIGNATION
PLANNING AREA (SUN/CREEK SPECIFIC PLANS)

EXISTING/PROPOSED ZONING
SUNCREEK SPECIFIC PLAN (LDR, MDR, CMDR, HDR, POS, NR)

EXISTING/PROPOSED SPECIFIC PLAN
LDR, MDR, CMDR, HDR, POS, NR

NUMBER OF PROPOSED PARCELS
21

PARK DISTRICT
CORDOVA RECREATION & PARK DISTRICT
2729 PROSPECT PARK DR #230
RANCHO CORDOVA, CA 95670
(916) 842-3300

FIRE PROTECTION
SACRAMENTO METRO FIRE DISTRICT
10545 ARMSTRONG AVE #200
MATHER, CA 95655
(916) 859-4300

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORN ROAD
ELK GROVE, CA 95624
(916) 686-7711

SEWER
SAC REGIONAL COUNTY SANITATION DISTRICT
8521 LAGUNA STATION ROAD
ELK GROVE, CA 95758
(916) 876-6000
SACRAMENTO AREA SEWER DISTRICT
10060 GOETHE ROAD
SACRAMENTO, CA 95827
(916) 875-6730

STORM DRAINAGE
CITY OF RANCHO CORDOVA DRAINAGE
SERVICES
2729 PROSPECT PARK DR #230
RANCHO CORDOVA, CA 95670

WATER
SACRAMENTO COUNTY WATER AGENCY
827 7TH STREET, ROOM 301
SACRAMENTO, CA 95814
(916) 874-6851

ELECTRICITY
S.W.I.D 6301 S STREET
SACRAMENTO, CA 95817
(916) 742-7683

GAS
PG&E 5555 FLORIN PERKINS ROAD
SACRAMENTO, CA 95826
(916) 386-5453

1. SUBDROGERS RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.

2. OWNER SHALL DEDICATE ALL EASEMENTS AND I.O.D.S. NECESSARY TO PROVIDE ALL UTILITIES. ACREAGES SHOWN ARE NET OF (N) ON THE EXHIBIT ARE NET OF (O) ON THE EXHIBIT ARE NET OF (O).

3. THIS IS A APPLICATION FOR A DEVELOPMENT PERMIT.

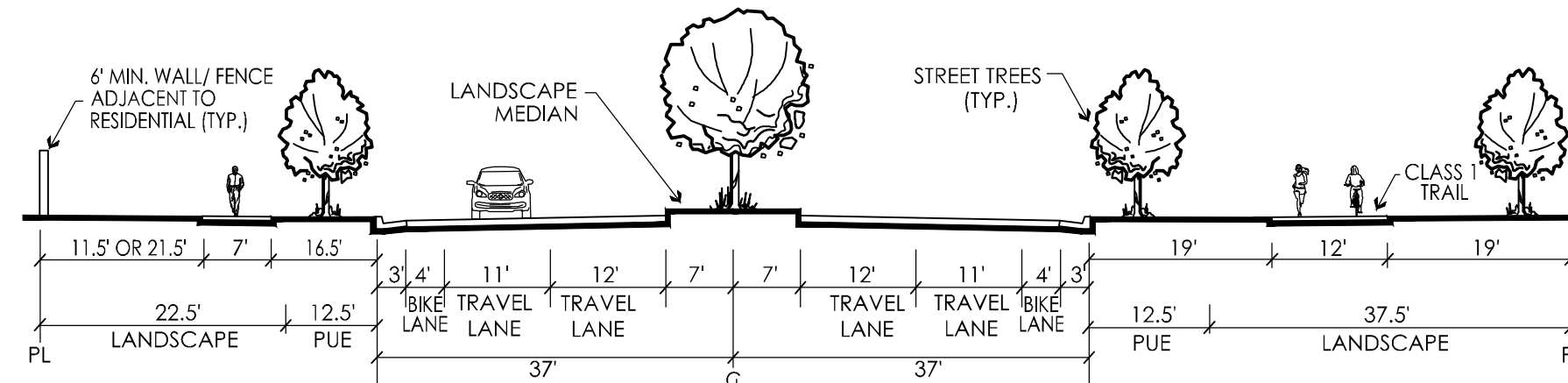
4. THIS EXHIBIT IS FOR THE PURPOSES OF THE SUBDIVISION MAP ACT. THE PURPOSES OF THIS MAP ARE TO BE VERIFIED PRIOR TO FINAL MAP.

5. THE DATE OF THE PROPOSED MAP WAS PREPARED BY THE SUBDIVISION MAP ACT ON NOVEMBER 20, 2019. (DATE MAP WAS PREPARED)

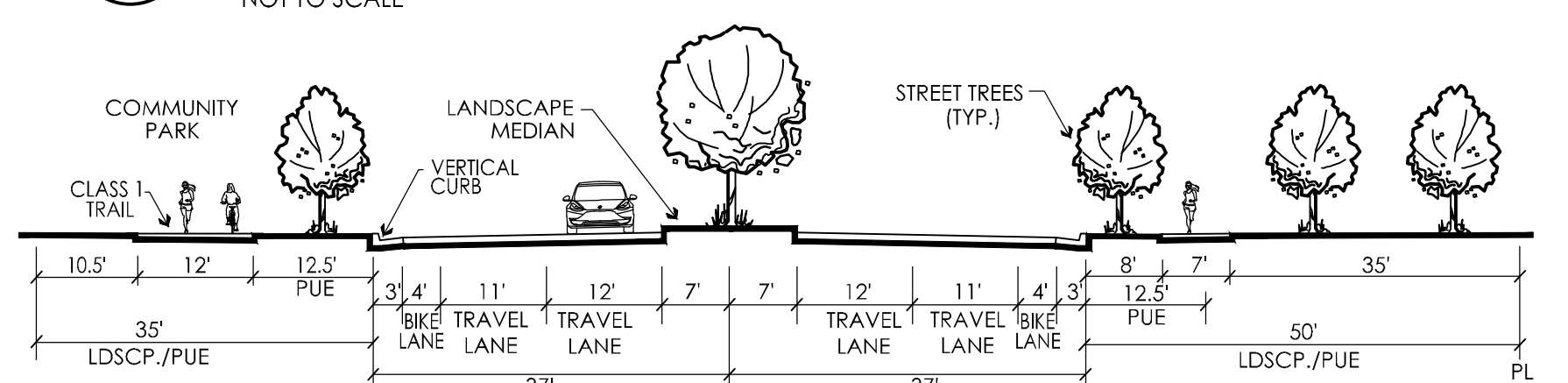
6. THE MAP IS FOR THE PURPOSES OF THE SUBDIVISION MAP ACT AS SHOWN OR AS OTHERWISE APPROVED.

7. THE INFORMATION SHOWN FOR PRELIMINARY TITLE REPORT PREPARED BY NORTH AMERICAN TITLE COMPANY AND DATED MAR 28, 2019.

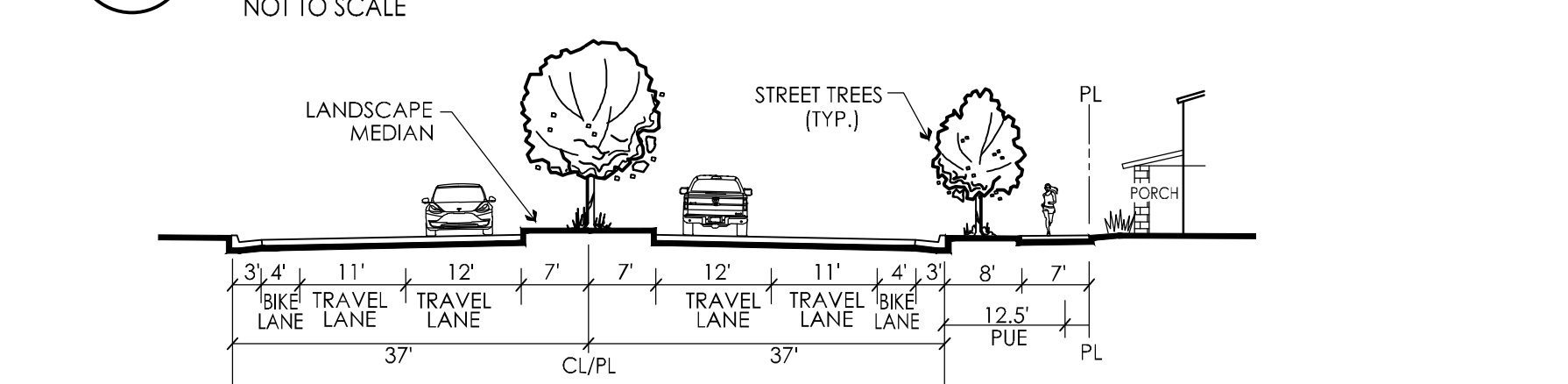
8. LOTS 1 & 2 SHALL HAVE RECIPROCAL ACRES RIGHTS.



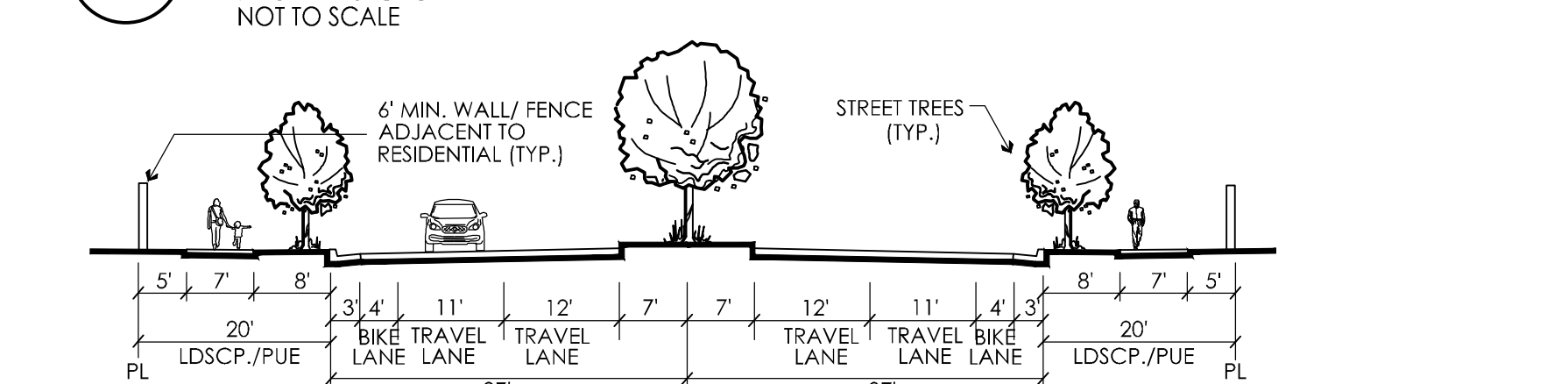
AMERICANOS BOULEVARD- MINOR ARTERIAL STREET - I.O.D.



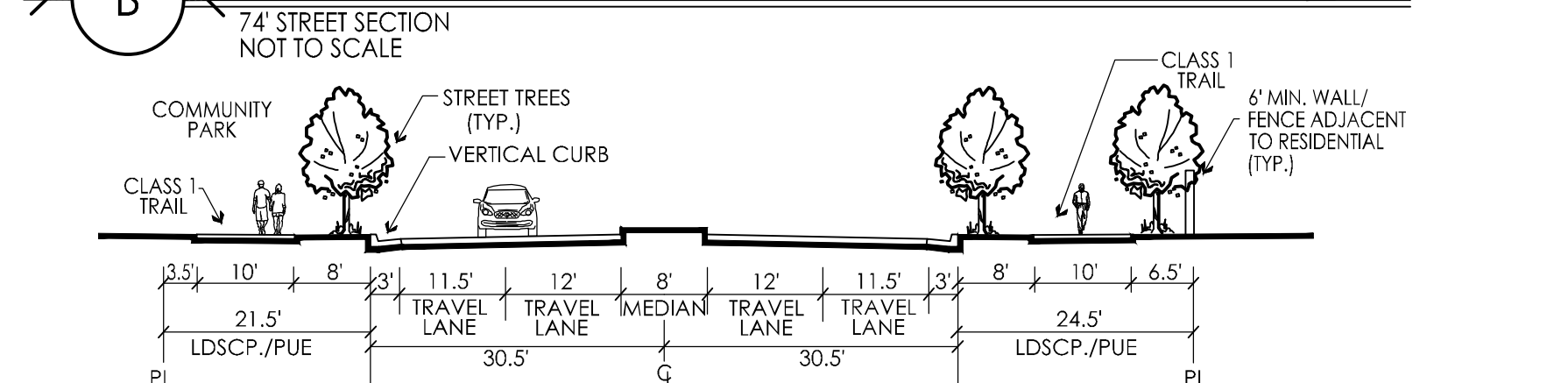
AMERICANOS BOULEVARD- MINOR ARTERIAL STREET - I.O.D.



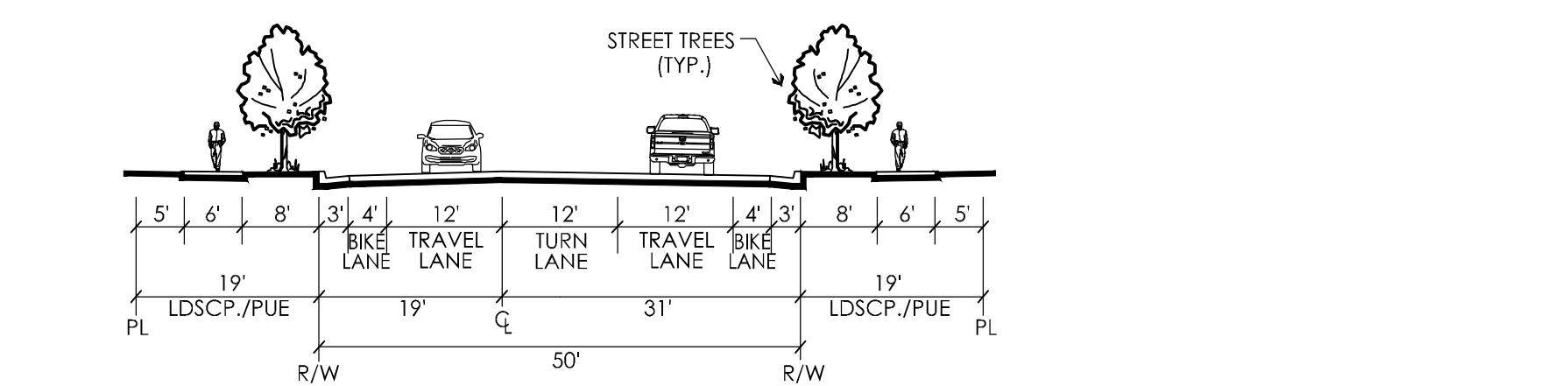
AMERICANOS
BOULEVARD- MINOR ARTERIAL STREET - I.O.D.



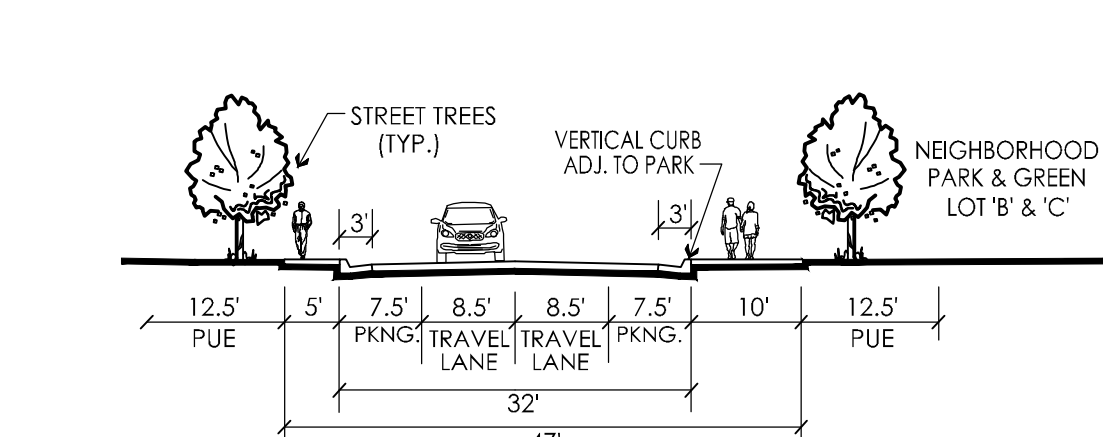
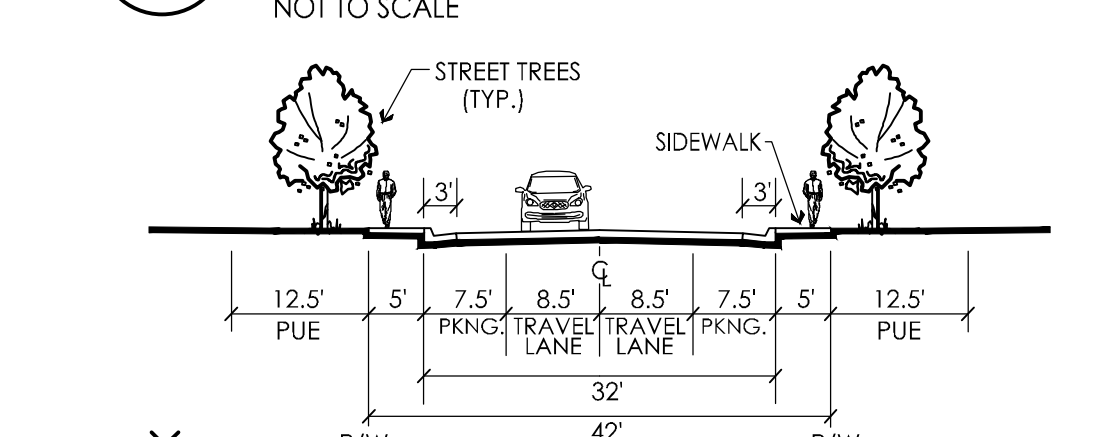
R/W R/W R/W



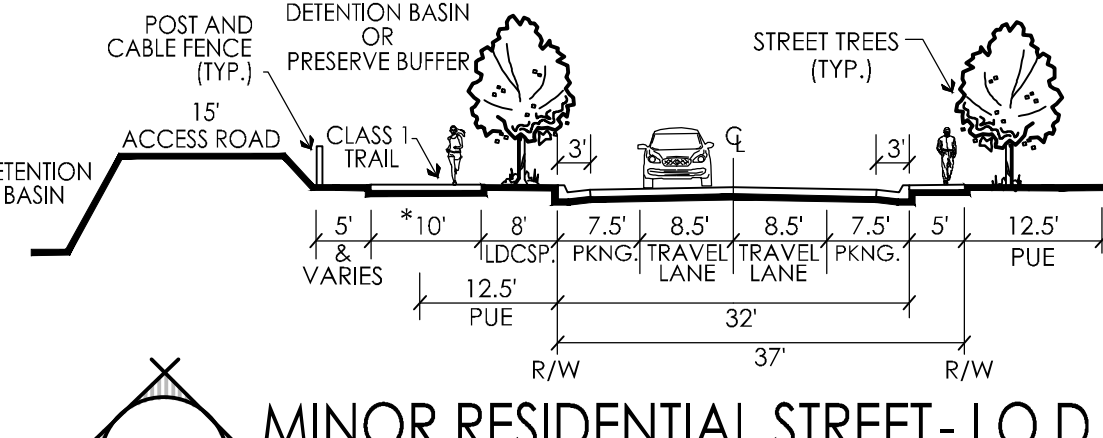
HIGH SCHOOL/ MIDDLE SCHOOL ACCESS ROAD - I.O.D.
 61' STREET SECTION



RESIDENTIAL ENTRY- STREET 22- I.O.D.

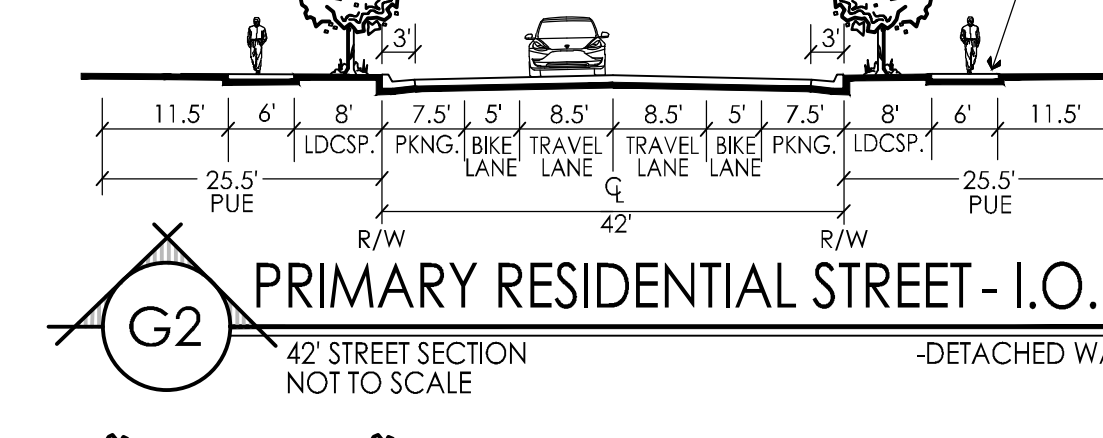
 MODIFIED
MINOR RESIDENTIAL STREET - I.O.D.

MINOR RESIDENTIAL STREET - T.O.D.
42' STREET SECTION * 8' ADJACENT TO PARCEL '12' (NH, GREEN)
NOT TO SCALE

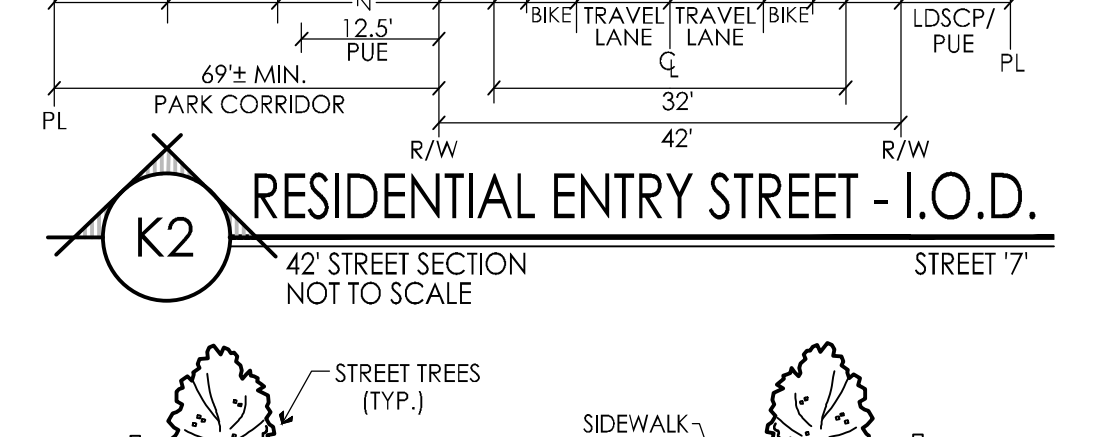


NOT TO SCALE

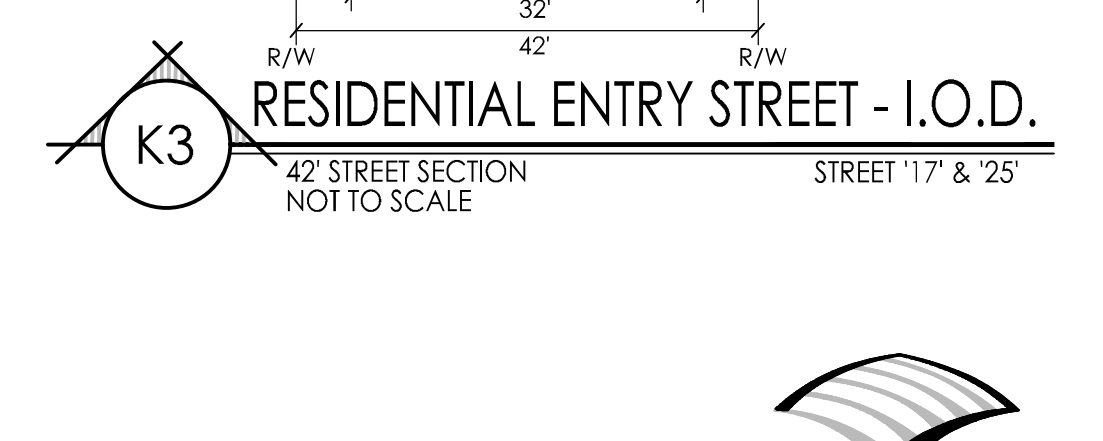
STREET TREES



A diagram of a school campus. A car is on a road. To the left of the road is a sidewalk. To the right of the sidewalk is a trail. A line points from the word 'TRAIL' to the trail. A line points from the word 'SIDEWALK' to the sidewalk. A line points from the word 'CLASS' to a building. A line points from the word 'TRAIL' to the trail.



Plan view of the proposed bridge deck. The deck is 15' wide on each side of the travel lanes. The travel lanes are 9' wide. The offsets are 5' on each side of the travel lanes. The total width is 15' + 5' + 9' + 5' + 9' + 5' + 15' = 70'.



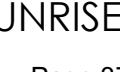
WOOD RODG
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME



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3301 C St, Bldg. 100-B
Sacramento, CA 95816

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ITEM 11.2.
SIERRA SUNRISE LARGE AND SMALL LOT CONDITIONS OF APPROVAL

ATTACHMENT 6
Exhibit C to the Resolution

<u>Conditions of Approval</u>		Category	Timing / Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for a Large Lot and Small Lot Tentative Subdivision Map ("LLTSM") ("SLTSM") for Sierra Sunrise neighborhood area within the Suncreek Specific Plan Area property (APN 067-0100-015-0000, 020, and 021 as described in the City Council staff report dated August 17, 2020 and subject to the conditions of approval herein, for project number DD9862 ("Project"). These Master Conditions of Approval are applicable to this entitlement for a Large Lot and Small Lot Tentative Map. Additionally, new Conditions may be added as applicable to future entitlements.	Project Description	On-Going	Planning
2.	Developer shall indemnify, defend with counsel selected by City and hold harmless City, and its elected and appointed councils, boards, commissions, officers, officials, agents, employees, and representatives from any and all claims, costs (including legal fees and costs incurred by City or awarded to plaintiffs) and liability incurred by the City and/or awarded to any plaintiff in any legal or equitable action or other proceeding instituted by any third party challenging the validity of any provisions of this permit.	General	On-Going	Planning
3.	The LLTSM and SLTSM approval is valid for three years from the date of City approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), or as otherwise stated in the Project development agreement.	Time/ expiration	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 e-mail the Finance Department at billings@cityoffranchocordova.org for the status of your account with the City.	General	On-Going	Planning
5.	In accordance with Government Code Section 65864 through 65869.5 and Zoning Code 23.158, all active Development Agreements must maintain a minimum deposit balance of \$5,000 and report to the Planning Department annually. This report should include the status of	Funding	On-Going	Planning

ITEM 11.2.
SIERRA SUNRISE LARGE AND SMALL LOT CONDITIONS OF APPROVAL

ATTACHMENT 6
Exhibit C to the Resolution

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	<u>Enforcement/</u> <u>Monitoring</u>
	the project, payment of fees, and any change in ownership.			
6.	The Applicant shall submit payment as needed for Plan Review/ Plan Check Fees required by the Cordova Recreation and Parks District (CRPD).	Park Application	On-Going	CRPD
7.	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	Code Enforcement/Police
8.	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
9.	The project shall comply with Suncreek Specific Plan Mitigation Monitoring Plan.	MMRP	On-Going	Planning
10.	The project shall pay its fair share of the funding needed to construct transportation improvements according to the Roadway Sizing Diagram of the Circulation Element of the General Plan. Payment of this fair share shall be satisfied by payment of the City's City-wide Transportation Fee and other supplemental funding in the amount and at the time required by the City's Transportation Fee ordinance.	Transportation fee	According to the payment schedule in the Development Agreement	Public Works
11.	Two grade separated bicycle/pedestrian crossings are located on the phasing plan. Prior to recordation of the first final map or approval of improvement plans, whichever occurs first, Developer and City shall meet in good faith to: - Finalize whether the grade separated crossings are under- or over-crossings, and the timing of construction. The feasibility of the type of crossing will consider potential utility conflicts, and economic and physical feasibility. - Finalize the timing and amount of funding for the grade separated crossings. Options to be negotiated in good faith may include impact fee credits, reimbursements, or combinations of credits and reimbursements up to the amount available in the impact fee program or as negotiated.	Transportation fee	Prior to recordation of the first final map or approval of improvement plans, whichever occurs first	Public Works

ITEM 11.2.
SIERRA SUNRISE LARGE AND SMALL LOT CONDITIONS OF APPROVAL

ATTACHMENT 6
Exhibit C to the Resolution

<u>Conditions of Approval</u>		Category	Timing / Implementation	Enforcement/ Monitoring
	- Based on good faith negotiations both parties may mutually agree to relocate one or both grade separated crossings so long as it meets the general intent of the 2016 Bicycle Master Plan in the determination of the Public Works Director. - Based on good faith negotiations both parties may mutually agree to eliminate one grade separated crossing so long as it meets the general intent of the 2016 Bicycle Master Plan in the determination of the Public Works Director.			
12.	Prior to any ground disturbing activities, the Project proponent shall submit a South Sacramento Habitat Conservation Plan (SSHCP) permit application package to the City of Rancho Cordova ("Land Use Authority Permittee") as a request that the incidental take coverage provided by City's SSHCP Incidental Take Permit (ITP) be extended to the proposed activities consistent with the United States Fish and Wildlife Service (USFWS) Biological Opinion (BO) for the Project. The City of Rancho Cordova shall review the SSHCP permit application for consistency with the SunCreek Specific Plan Transition Document (USFWS 2020) and the requirements of the SSHCP for any changes in land use from those identified in the BO and Transition Document and shall provide the South Sacramento Conservation Agency ("Implementing Entity) with a copy of the SSHCP requirements for tracking purposes. The Project proponent shall be responsible for paying all SSHCP development fees associated with obtaining coverage from the City of Rancho Cordova. Any proposal to provide land in fee title or provide a conservation easement in lieu of paying all or part of the required SSHCP development fees, other than the approved on-site preserves identified in the BO and Transition Document, shall include a consistency analysis in the application that sufficiently shows that the proposal is consistency with the SSHCP Conservation Strategy.	SSHCP Permit	Prior to approval of small lot tentative map or ground disturbance	Planning
Prior to Recordation of the Large Lot Final Map				
13.	The Large Lot Map shall include a note on each page as follows: "The	Map Note	Prior to final map	Public Works

ITEM 11.2.
SIERRA SUNRISE LARGE AND SMALL LOT CONDITIONS OF APPROVAL

ATTACHMENT 6
Exhibit C to the Resolution

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	<u>Enforcement/</u> <u>Monitoring</u>
	lots depicted on this map are not developable building sites. These lots may only be developed upon approval of further subdivision maps or approval of other discretionary entitlements by the City of Rancho Cordova."			
Prior to Recordation of the Final Map				
14.	Transportation Impact Fees shall be updated, or other provisions for collection of fair share contributions shall be established, to incorporate any offsite mitigation measures within the City of Rancho Cordova that are identified for the project that are not part of the current Transportation Impact Fee program and Transportation Impact Fees shall be paid.	Transportation Impact Fee	Prior to final small lot map or issuance of building permit, whichever occurs first	Public Works
15.	Property owner hereby agrees to record Covenants, Conditions and Restrictions (CC&Rs) against the property in a form as approved by the City Attorney. The City shall be named a third-party beneficiary to the duties and covenants imposed therein and shall be entitled to, without obligation, take appropriate legal action to enforce the CC&Rs. If an action is commenced, the City shall be entitled to recover costs including reasonable attorney's fees.	CC&Rs	Prior to recordation of a Small Lot Subdivision Map	Planning
16.	Dedicate a standard 12.5-foot public utility easement, or smaller to the satisfaction of SMUD, for underground facilities and appurtenances adjacent to all public street rights of ways.	Infrastructure	Prior to Recordation of the Small Lot Subdivision Map	Public Works
17.	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.	Right of Way Dedication	Prior to Recordation of the Subdivision Map	Public Works
18.	Enter into a subdivision improvement agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Bonds	Prior to Approval of Final Map	Public Works
19.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units.	Mail	Prior to Recordation of the Subdivision Map	Public Works

ITEM 11.2.
SIERRA SUNRISE LARGE AND SMALL LOT CONDITIONS OF APPROVAL

ATTACHMENT 6
Exhibit C to the Resolution

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
20.	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 Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$7,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	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 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 lighting, public frontage and median and landscape improvements, and trails. This may be accomplished through annexation to the City's Community Facilities District No. 2014-2 (Street, Lighting and Landscape 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. 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 \$5,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works
22.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services. This may be accomplished by annexation to the City's Transit Related Services Special Tax Area by voting to approve a special tax for the parcels created for this subdivision approval, or other financial mechanism as may be proposed	Funding	The annexation shall occur prior to the recordation of any small lot final map. The	Public Works

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	and provided by the Property Owner for the same purpose of providing a funding mechanism to fund transit-related services. The tax shall be the per parcel annual amount as specified in an approving ordinance (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. Costs associated with the annexation and election of the annual tax shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$5,000 per annexation. In addition, the Property Owner shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property or other form as shall be approved by the City, which assessment will take effect in the event described in this Condition Approval is reduced or repealed. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.		annual fee commences when a building permit is issued	
23.	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 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 Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works
24.	The Landowner shall support the annexation of the Project into the Police Services CFD and cover Landowner's fair-share costs of the CFD annexation, not to exceed \$7,000 for the Property. City agrees that the CFD will provide that on lands designated for all residential land use categories, the base year Police Special Tax shall be \$450.00	Funding	The annexation shall occur prior to the recordation of any small lot final map. The	Public Works

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	annually per residential dwelling unit, including multi-family units. The special tax imposed by the CFD will be payable on a parcel within the Property only after a building permit has been issued by City for the construction of a building on that particular parcel, and there will be no undeveloped land tax imposed by the CFD. The CFD shall further provide that on each July 1 commencing July 1, 2012, the Police Special Tax shall be escalated by the increase, if any, in the City CPI Index. However, in no event shall the tax per parcel for any fiscal year be less than the amount established for the prior fiscal year. The CFD shall specify that the Police Special Tax shall commence being payable annually following the issuance of a building permit for each parcel subject to the Police Special Tax.		annual fee commences when a building permit is issued.	
25.	Prior to development, participate in the financing strategies identified in the Suncrest Public Facilities Financing Plan.	Financing Plan	Prior to the recordation of any small lot final map or issuance of a building permit	Public Works
26.	Reservations for bus turnouts will be required along potential bus routes, including areas served by neighborhood shuttle services. Provide bus shelter easements, approximately 10 feet in width by 20 feet in length, for future Regional Transit routes if bus shelters cannot be accommodated within the public utility easements adjacent to public streets right-of-way.	Bus turnouts	Prior to recordation of the applicable small lot final map	Public Works
27.	Land Equalization fee shall be paid for all under dedicating properties.	Land Equalization fee	Prior to recordation of the first small lot map	Public Works
28.	Fee Program shall be fully implemented to the satisfaction of the City prior to recordation of the first small lot map.	Fee program	Prior to recordation of any small lot final map or issuance of a building permit	Public Works
29.	The Large Lot Final Map shall show an irrevocable offer of Dedication (IOD) as indicated on the large lot tentative map.	IOD	Prior to recordation of subdivision map	Public Works

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30.	Enter into a Subdivision Improvement Agreement and provide a performance bond and labor and material bond.	Bond	Prior to Recordation of the Subdivision Map	Public Works
31.	Dedicate right-of-way for the streets shown on the tentative map and install public street improvements pursuant to the City of Rancho Cordova Improvement standards	Infrastructure	Prior to recordation of the Subdivision Map	Public Works
32.	The maps shall include a disclosure statement regarding the Kiefer Landfill location.	Disclosure Statement	Prior to recordation of the Final Map	DWMR
33.	Prior to recordation of each specific Small Lot final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the City of Rancho Cordova Municipal Code.	Fees	Prior to approval of the applicable final map.	Public Works
34.	Dedicate public utility easements, for the installation and maintenance of water, gas, sewer, drainage facilities, traffic control devices and dry utilities as shown on the tentative map.	Easements	Prior to recordation of the applicable small lot final map	Public Works
35.	The Sierra Sunrise Subdivision is responsible for providing 13.5 acres of Quimby Parkland. A 4.5 acre Neighborhood Park and a 0.8 acre portion of a Community Park are included with the Tentative Map. In addition, the developer will need to provide evidence that the remaining 8.2 acres of public parkland will be located within the Sun Creek Specific Plan Area. As a part of the preparation of a Development Agreement, CRPD will determine if a portion of the remaining park land may be covered by an in-lieu fee.	Parks	Prior to recordation of the first phase of the Final Map	Planning/CRPD
36.	The District shall provide and the developer shall deliver a certificate from the Cordova Recreation and Parks District stating that all fees as required by the District have been paid and a Park Development Agreement has been executed.	Parks	Prior to recordation of the first phase of the Final Map	Planning/CRPD
37.	The developer shall enter into a Park Development Agreement (Park DA) with the Cordova Recreation and Park District (the District). All costs to prepare the Park DA shall be borne by the	Parks	Prior to recordation of the first phase of the	Planning/CRPD

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	Developer. The Park DA shall include, but not be limited to, all of the following; A. The developer's obligation to dedicate land or the payment of in lieu fees or both for park purposes; B. The developer's obligation to construct all necessary street frontage improvements abutting the dedicated park site(s) including, but not limited to, vertical curb, gutter, sidewalk, gutter, street paving, utilities (water, sewer, electrical, storm drain, phone, gas) and street lights. Any deviations from the current standards will need to be reviewed and approved by the District; C. All property to be transferred to the District shall be free and clear of any past or future taxes or assessments, any liens or encumbrances. The landscape/trail corridor along Americanos Boulevard and School Access Road in addition to the area reserved for a future pedestrian overcrossing shall not be included with the Community Park. Any structures, walls, fences, wells or storage tanks must be removed in accordance with all applicable laws and regulations prior to acceptance of any grant deeds or easements; D. The design and improvement of all parks within the project. All plans and specifications shall be prepared by a licensed landscape architect with all subconsultants found to be mutually acceptable to the District and the developer; E. The timing of construction of all parks; F. The credits and reimbursement to which the landowner/applicant is entitled in connection with the construction of such park improvements; G. A funding mechanism for the on-going maintenance of park landscaping and associated facilities. All costs of forming the maintenance mechanism or annexation into an existing maintenance mechanism shall be borne by the developer; H. A landscape architect of record shall be retained by the		Final Map	

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	developer, at the developer's expense, throughout the construction process to review the construction as it occurs and attend construction meetings on a weekly basis; I. The landscape architect of record shall be required to authorize all changes to the approved improvement plans in coordination with the District; J. The landscape architect of record and all appropriate subconsultants shall provide as-constructed plans and certify that the project has been constructed per the approved plans, as amended.			
38.	All real property to be transferred to the Cordova Recreation and Parks District for park purposes, shall be appropriately zoned for parks.	Parks	Prior to recordation of the first phase of the Final Map	Planning/CRPD
39.	Dedicate land through an irrevocable deed of dedication or pay in-lieu fees or both for park purposes, as required and in accordance with the Development Agreement between the City and the Developer and in the Park Development Agreement between the Park District and the Developer.	Parks	Prior to recordation of the first phase of Final Map	Planning/CRPD
40.	The developer shall record a Covenant for Active Park Uses notifying all future property owners that a future public park(s) 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.	Parks	Prior to approval of each phase of the final map	Public Works/CRPD
Prior to Submittal or Approval of Improvement Plans				
41.	Prior to the submittal of improvement plans: The project has an approved level 2 sewer study. A Level 3 Sewer Study will be required; any incongruences with the approved level 2 must be explicitly addressed in the level 3 study.	Sewer	Prior to Submittal of Improvement Plans	SASD

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42.	Prior to the approval of improvement plans: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Sewer Infrastructure	Prior to Improvement Plan Approval	SASD
43.	Provide a project specific drainage study in compliance with the Suncreek Master Plan Drainage Study. The Ranch project drainage study states that their southern basin will be piped to Kite Creek in the same general vicinity of the Suncreek Basin 2 outfall. Please incorporate in the drainage study. Show any necessary easements on the tentative map. study shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), Applicant shall prepare and submit a drainage study that includes but is not limited to: a pre- and post-project drainage analysis of the project and project impacts, identification of offsite project impacts or required offsite improvements, delineation of existing and expected post project 100-year floodplain, identification of needed FEMA map revisions (if applicable), and identification of proposed connections to the City's Storm Drainage System with adequate supporting calculations. The project shall not cause a net loss of storage, nor an increase in velocity of runoff within the 100-year floodplain (if applicable). The County of Sacramento Improvement Standards (Section 9), and all other applicable standards. Study must be completed and stamped by a Professional Engineer.	Drainage Study	Prior to Improvement Plan Approval	Public Works
44.	Provide a drainage analysis of downstream drainage infrastructure to determine adequate capacity. The Nolte flow shall be contained in manholes with ½ foot freeboard to street surface.	Drainage analysis	Prior to approval Improvement Plan	Public Works
45.	All stormwater basins shall be designed with a natural appearance including meandering non-linear side slopes, and include amenities such as trails and landscaping in accordance with the City's Open Space Guidelines.	Stormwater Basins	Prior to approval of Improvement Plan	Public Works
46.	Incorporate full capture trash systems for all priority land use areas in accordance with the requirements in the Stormwater Quality Design	Stormwater	Prior to approval of Improvement	Public Works

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	Manual for the Sacramento region dated July 2018.		Plan	
47.	The improvement plans shall provide post & cable fencing around basins as required by City of Rancho Cordova Drainage Maintenance and Planning staff.	Stormwater Basin fencing	Prior to approval of Improvement Plan	Public Works
48.	No water supply mains shall be located under structures such as box culverts and bridges. If the project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be approved by the Agency Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at applicant's expense.	Water Supply Main	Prior to approval of Improvement Plans	Sacramento Water Agency
49.	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 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.	Drainage Easements	Prior to approval of Improvement Plan	Public Works
50.	All development within the City must comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Rancho Cordova Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on	FEMA	Prior to approval of improvement plans	Public Works

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	the plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 Improvement Standards. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone.			
51.	The project shall meet all applicable SMUD requirements: • 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. • SMUD has existing overhead facilities along Kiefer Blvd. will need to remain. The applicant shall be responsible for maintaining all Cal OSHA and State of CA. Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. The applicant shall be responsible for the cost of relocation. • 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. • 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. • The applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. • The applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.	Utilities	Prior to Improvement Plan Approval and On-Going	SMUD

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	- The applicant shall dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication (and 10-feet adjacent thereto) as public utility easement for underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. - The applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20 feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15 feet from the drivable surface. - In the event the City requires an IOD for future roadway improvements, the applicant shall dedicate 12.5 foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to the City's IOD and all public street right of ways. - The applicant shall comply with SMUD siting requirements. - Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for initial subdivision phase(s) and/or road improvement backbone projects. - Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities. - Development phases submitted for new service should include all lots fronting streets. - Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement as determined prior to SMUD performing work on the applicant's property.			
52.	In cases where the roadway cross-sections are phased, extend all utilities beyond edge of pavement to accommodate future roadway build out.	Infrastructure	Prior to Improvement Plan Approval	Public Works
53.	The project is within the Sacramento County Water Agency District and shall comply with the following;	Water	Prior to Improvement	Sacramento County Water Agency

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	• Provide public water service to each building • Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval. • Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health 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. • The lots West of Americanos Boulevard are in the NSA main pressure zone and are required to connect to the existing Sacramento County Water Agency NSA main pressure zone system at a minimum of two locations. Please coordinate with the Agency and adjacent projects to accomplish this. • The lots East of Americanos Boulevard are in the NSA upper pressure zone and are required to connect to the existing Sacramento County Water Agency NSA upper pressure zone system at a minimum of two locations. Please coordinate with the Agency and adjacent projects to accomplish this.		Plan and or Prior to Final Map	
54.	Applicant shall photo-document the condition of existing streets, sidewalks and infrastructure that will be affected by work to the satisfaction of the Public Works Department.	Infrastructure	Prior to approval of improvement plans	Public Works
55.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Infrastructure/Bond	Prior to approval of applicable improvement plans	Public Works
56.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The	Landscaping	Prior to approval of improvement plans	Public Works

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	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			
57.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Infrastructure	Prior to approval of improvement plans	Public Works
58.	The applicant shall comply with the Fire conditions as follows; a. Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrants shall be located every 500 feet and no greater than 250 feet from dead-end streets or cul-de-sacs. Existing “wharf” type fire hydrants do not satisfy hydrant requirements for new construction.	Fire	Prior to approval of improvement plans	Fire
59.	Incorporate permanent storm water quality treatment, hydromodification and full capture trash control measures into the site improvement plans in conformance with applicable City and County codes & standards, and state and federal law.	Drainage	Prior to approval of improvement plans	Public Works
60.	Improvement plans shall provide that Developer shall rough grade the	Parks	Prior to approval	Public Works

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	park site pursuant to the specification of the Cordova Recreation and Park District, so that there are no excessive amounts of dirt or depressions.		of improvement Plan	
61.	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 approval of improvement Plan	Public Works
62.	The Stormwater Pollution Prevention Plan 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 City of Rancho Cordova. A polymer treatment system or comparable process shall be included as a contingency in the erosion and sediment control plan of the improvement plans. The developer is not required to have the system on site full time, but shall be prepared to mobilize if necessary. If the system utilized, it shall be implemented by qualified professionals with training and proven experience in this field. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.	Drainage	Prior to approval of the Improvement Plans and during construction	Public Works
63.	All landscape strips, medians, etc that contain trees shall be installed with continuous root barriers.	Infrastructure	Prior to approval of improvement plans	Public Works
64.	There are 40 protected onsite trees ranging from 13.5 inches to 64 inches diameter at standard height proposed for removal totaling 897.5 inches. Trees shall be replaced or mitigated per Rancho Cordova Municipal Code 19.12.120. Tree replacement is one inch per one inch ratio. In-lieu payment is \$165 per inch.	Trees	Prior to approval of Improvement plans	Public Works
65.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.	Infrastructure	Prior to acceptance of improvements	Public Works
66.	All landscape corridor walls shall be designed 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	Corridor walls	Prior to approval of improvement plans	Public Works

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	Sunridge Specific Plan.			
67.	Stormwater Quality- Post Construction The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control, treatment control, low impact development, hydromodification management, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> . The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> .	Stormwater	Prior to approval of improvement plans	Public Works
68.	The applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City.	Permits	Prior to approval of improvement plans	Public Works
69.	Developer shall provide adequate drainage facilities to the boundary of the park site at a depth sufficient to accept all drainage requirements for the improved park site. The District and the City shall jointly review and approve the drainage plans for the street frontages and utilities adjacent to the park site.	Parks	Prior to approval of the grading and drainage plan.	Public Works/CRPD
70.	The park site shall be rough graded to a uniform elevation so there are no resulting excessive amounts of fill or depressions in accordance with the latest edition of the Park Site Criteria of the <i>Cordova Recreation and Park District Design and Construction Standards Manual</i> and pursuant to the improvement plans and specifications approved by the District.	Parks	Prior to approval of grading plans	Public Works/CRPD
71.	All subdivision utilities (i.e. Water, Sewer, Storm Drain, Public Utilities, etc.) shall be brought into the park site by the developer at a location	Parks	Prior to approval of the	Public Works/CRPD

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	coordinated with the District and approved by the District Administrator. The District and the City shall jointly review and approve the improvement plans for the street frontages and utilities adjacent to the park site. The Park District shall give written approval for all locations of utility service points of connection on all land to be dedicated or maintained by the District prior to the approval of infrastructure construction documents.		improvement plans.	
72.	The developer shall install signage on all park sites notifying the surrounding residential units of future park construction and identifying the park size, type, potential amenities and anticipated construction schedule. The District will have final approval of the sign design. The sign shall be maintained in good condition until the park construction is complete.	Park	Prior to approval of the improvement plans.	Public Works/CRPD
Prior to Issuance of Building Permit				
73.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to, all streets, water, sewer, storm drain, recycled water, lighting, signage and striping, and other associated facilities for all streets and other public areas depicted on the tentative map or tentative map phase. 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 said plans in AutoCAD and pdf format, and a GIS Shape file shall be submitted and approved by the Public works Department.	Improvements	Prior to issuance of Building Permits	Public Works
74.	All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The applicant shall	Drainage	Prior to issuance of Building Permits	Public Works

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<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	provide minimum 20 foot wide maintenance service roads along the entire water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels.			
75.	Grant the improved landscaped lots within the phase of construction to the City of Rancho Cordova as shown on the approved tentative map and tentative map phasing plan and provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by City representatives. Annexation to a current Lighting and Landscape District or a Mello Roos Community Finance District may be possible and is the preferred course of action.	Landscape funding	Upon completion of and prior to acceptance of the improvements	Public Works
76.	Prior to issuance of the first building permit within a TM phase: All streets and improvements shown on the TM phasing plan, all streets necessary for access to the proposed homes, associated improvements included in the approved improvement plans, and other infrastructure as necessary for adequate public access and use shall be substantially complete to the satisfaction of the Public Works Department. Prior to occupancy all streets and improvements shown on the TM phasing plan shall be fully constructed and completed to the satisfaction of the City Engineer. At the discretion of the Public Works Department, 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.	Infrastructure	Prior to issuance of the first building permit within a TM phase	Public Works
77.	All landscape corridor walls shall be of masonry construction using graffiti resistant materials. Wall design shall be subject to City's approval and according to the design standards in the Suncreek Specific Plan.	Sound Walls	Prior to the issuance of the first building permit except for model homes and clubhouse.	Public Works and Planning

ITEM 11.2.
SIERRA SUNRISE LARGE AND SMALL LOT CONDITIONS OF APPROVAL

ATTACHMENT 6
Exhibit C to the Resolution

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	<u>Enforcement/</u> <u>Monitoring</u>
78.	Provide maintenance and operations manual for drainage basins. 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 improvement plans	Public Works
79.	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 said plans in AutoCAD and pdf format, and a GIS Shape file shall be submitted and approved by the Public works Department.	Files	Prior to issuance of Building Permits except for model homes and clubhouse.	Public Works
80.	Designer shall certify that installed landscaping conforms to City water conserving landscape requirements.	Landscaping	Prior to issuance of the first building permit within a TM phase except for model homes and clubhouse.	Public Works
81.	Prior to the issuance of a building permit: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits	Fees	Prior to issuance of Building Permit	SASD
Prior to Final Inspection				
82.	In addition to the conditions of approval, 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.	MMRP	Prior to Final inspection/Certificate of Occupancy	Planning
83.	As-built reproducible grading and improvement plans (1 full size and 1	As-Built Plans	Prior to final	Public Works

ITEM 11.2.
SIERRA SUNRISE LARGE AND SMALL LOT CONDITIONS OF APPROVAL

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<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.		building inspection	
84.	Residential fire sprinkler plans shall be submitted for review and approval to the SMFD for all new one and two family dwellings in accordance with Ca. Residential Code.	Fire Sprinkler Plans	Prior to Issuance of Final Building Permit	Fire
85.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Roof	Prior to Final Occupancy	Fire
86.	Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-7.	Infrastructure	Prior to Issuance of Final Building Permit	Fire
87.	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. Minimum size of the numbers shall not be less than 6 inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to Final Occupancy	Fire
88.	During and upon completion of the installation of the homeowner 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.	Landscape	Prior to final building inspection of the first unit	Public Works/Planning
89.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from	Landscaping	Prior to final Building Inspection	Public Works

ITEM 11.2.
SIERRA SUNRISE LARGE AND SMALL LOT CONDITIONS OF APPROVAL

ATTACHMENT 6
Exhibit C to the Resolution

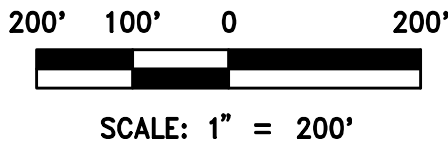
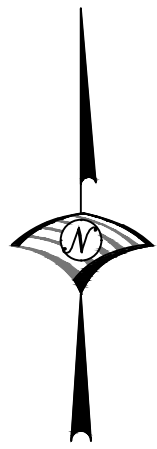
<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	City staff, the landscaping performance bond will be released.			

INFRASTRUCTURE PHASING

SIERRA SUNRISE

RANCHO CORDOVA CALIFORNIA

AUGUST 10, 2020



SIERRA SUNRISE

PHASING ACCESS & INFRASTRUCTURE PLAN

BASED ON DEVELOPMENT AS A STAND-ALONE PROJECT

PHASE 1 INFRASTRUCTURE IMP'S

1. 15"/18" SEWER MAIN CONNECTING TO EXISTING SYSTEM CONSTRUCTED WITH GRANTLINE 220 AT NORTHERN PROJECT BOUNDARY AT AMERICANOS BOULEVARD TO PROJECT BOUNDARY AT HS ACCESS ROAD.
2. 24" WATER T-MAIN CONNECTING TO EXISTING SYSTEM CONSTRUCTED WITH GRANTLINE 220 AT NORTHERN PROJECT BOUNDARY THROUGH AMERICANOS BOULEVARD TO INTERSECTION OF HS ACCESS ROAD.
3. SECONDARY 12" WATER THROUGH AMERICANOS BOULEVARD FROM NORTHERN BOUNDARY TO INTERSECTION OF HS ACCESS ROAD.
4. 18" WATER WITHIN NORTH CAMPUS ROAD FROM INTERSECTION OF AMERICANOS BOULEVARD AND NORTH CAMPUS ROAD TO PROJECT BOUNDARY AT NORTH CAMPUS ROAD.
5. DRAINAGE IMPROVEMENTS FROM INTERSECTION OF NORTH CAMPUS ROAD AND AMERICANOS BOULEVARD TO DRAINAGE BASIN 3.
6. DRAINAGE IMPROVEMENTS FROM NORTHERN PROJECT BOUNDARY THROUGH AMERICANOS BOULEVARD TO STREET 7 AND DETENTION BASIN 2.
7. DRAINAGE IMPROVEMENTS FROM NORTH CAMPUS ROAD PROJECT BOUNDARY THROUGH AMERICANOS BOULEVARD TO WETLAND PRESERVE.
8. PARTIAL DETENTION BASIN 3 IMPROVEMENTS NECESSARY TO SERVE PHASE 1 CONSISTENT WITH DRAINAGE STUDY PROVIDED BY WEI DATED NOVEMBER, 15 2017. FULL SIZE DETENTION BASIN WILL BE CONSTRUCTED WITH THE CONSTRUCTION OF PHASE 2.
9. DETENTION BASIN 2 IMPROVEMENTS CONSISTENT WITH DRAINAGE STUDY PROVIDED BY WEI DATED NOVEMBER, 15 2017.
10. TEMPORARY ACCESS ROAD FROM INTERSECTION OF NORTH CAMPUS ROAD AND AMERICANOS BOULEVARD TO BASIN 3.
11. AMERICANOS BOULEVARD STREET IMPROVEMENTS FROM NORTHERN BOUNDARY TO INTERSECTION OF HS ACCESS ROAD AND AMERICANOS BOULEVARD.
12. NORTH CAMPUS ROAD STREET IMPROVEMENTS FROM INTERSECTION OF AMERICANOS BOULEVARD AND NORTH CAMPUS ROAD TO PROJECT BOUNDARY AT NORTH CAMPUS ROAD.

PHASE 2 INFRASTRUCTURE IMP'S

13. 10"/12" SEWER MAIN PER SEWER MASTER PLAN FROM AMERICANOS TO EASTERN BOUNDARY TO SERVE FUTURE DEVELOPMENT TO THE EAST.
14. COMPLETION OF DETENTION BASIN 3 IMPROVEMENTS CONSISTENT WITH DRAINAGE STUDY PROVIDED BY WEI DATED NOVEMBER, 15 2017.
15. 24" WATER T-MAIN CONNECTING TO EXISTING SYSTEM CONSTRUCTED WITH GRANTLINE 220 AT NORTHERN PROJECT BOUNDARY THROUGH AMERICANOS BOULEVARD TO INTERSECTION OF HS ACCESS ROAD.
16. SECONDARY 12" WATER THROUGH AMERICANOS BOULEVARD FROM HS ACCESS ROAD TO STREET 17.
17. AMERICANOS BOULEVARD STREET IMPROVEMENTS AND ASSOCIATED DRAINAGE FROM HS ACCESS ROAD TO STREET 17.
18. TEMPORARY ACCESS ROAD TO PROVIDE SECONDARY POINT OF ACCESS TO PHASE 2.

PHASE 3 INFRASTRUCTURE IMP'S

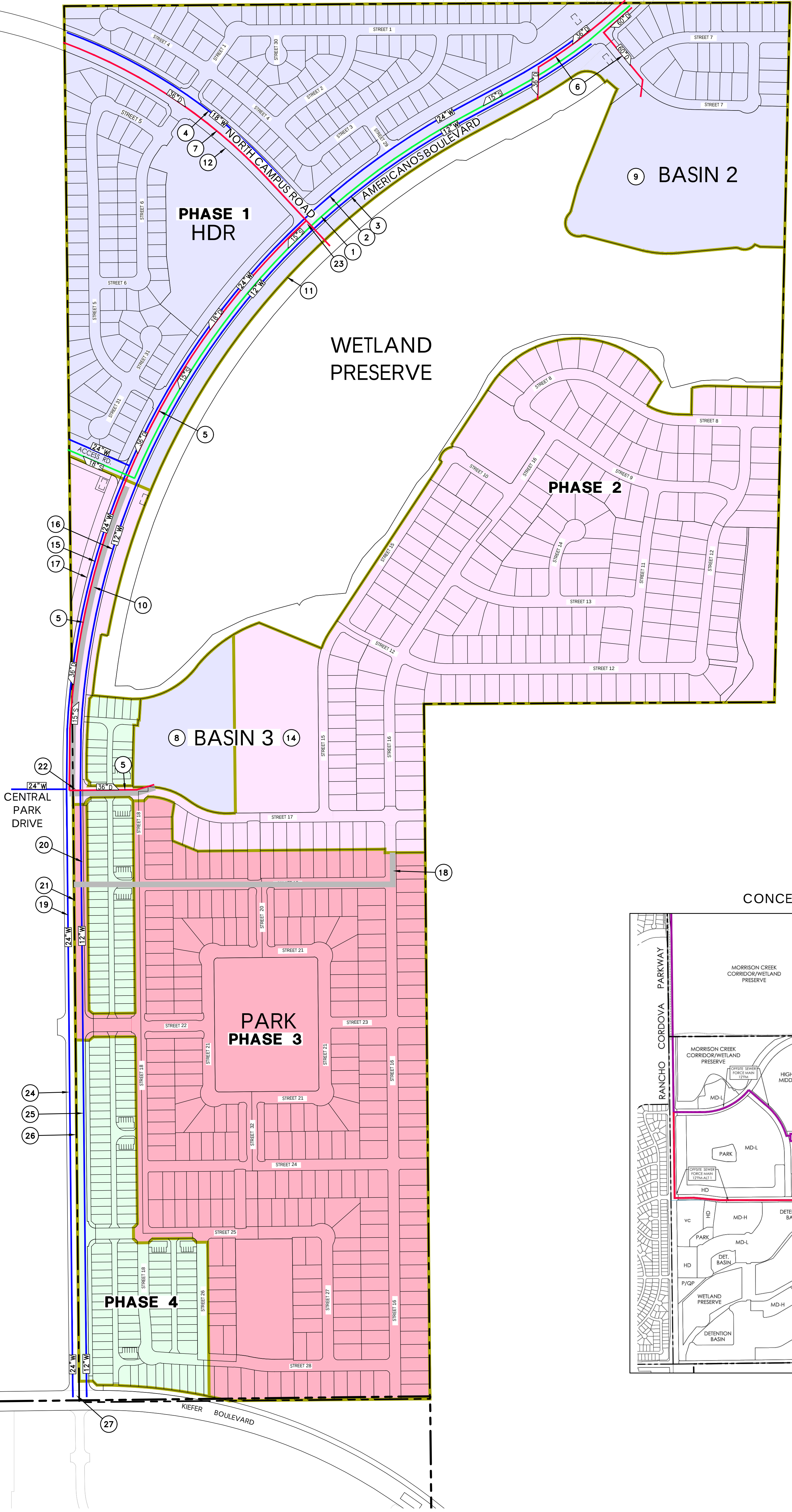
19. 24" WATER T-MAIN CONNECTING FROM INTERSECTION OF AMERICANOS BOULEVARD AND STREET 17 RUNNING SOUTH TO INTERSECTION OF AMERICANOS BOULEVARD AND STREET 22.
20. SECONDARY 12" WATER FROM INTERSECTION OF AMERICANOS BOULEVARD AND STREET 17 RUNNING SOUTH TO INTERSECTION OF AMERICANOS BOULEVARD AND STREET 22.
21. STREET DRAINAGE AND AMERICANOS BOULEVARD STREET IMPROVEMENTS PER TENTATIVE MAP FROM INTERSECTION OF AMERICANOS BOULEVARD AND STREET 17 RUNNING SOUTH TO INTERSECTION OF AMERICANOS BOULEVARD AND STREET 22.
22. PROVIDE TRAFFIC SIGNALIZATION AT INTERSECTION OF AMERICANOS BOULEVARD AND CENTRAL PARK DRIVE.
23. PROVIDE TRAFFIC SIGNALIZATION AT INTERSECTION OF AMERICANOS BOULEVARD AND NORTH CAMPUS ROAD.

PHASE 4 INFRASTRUCTURE IMP'S

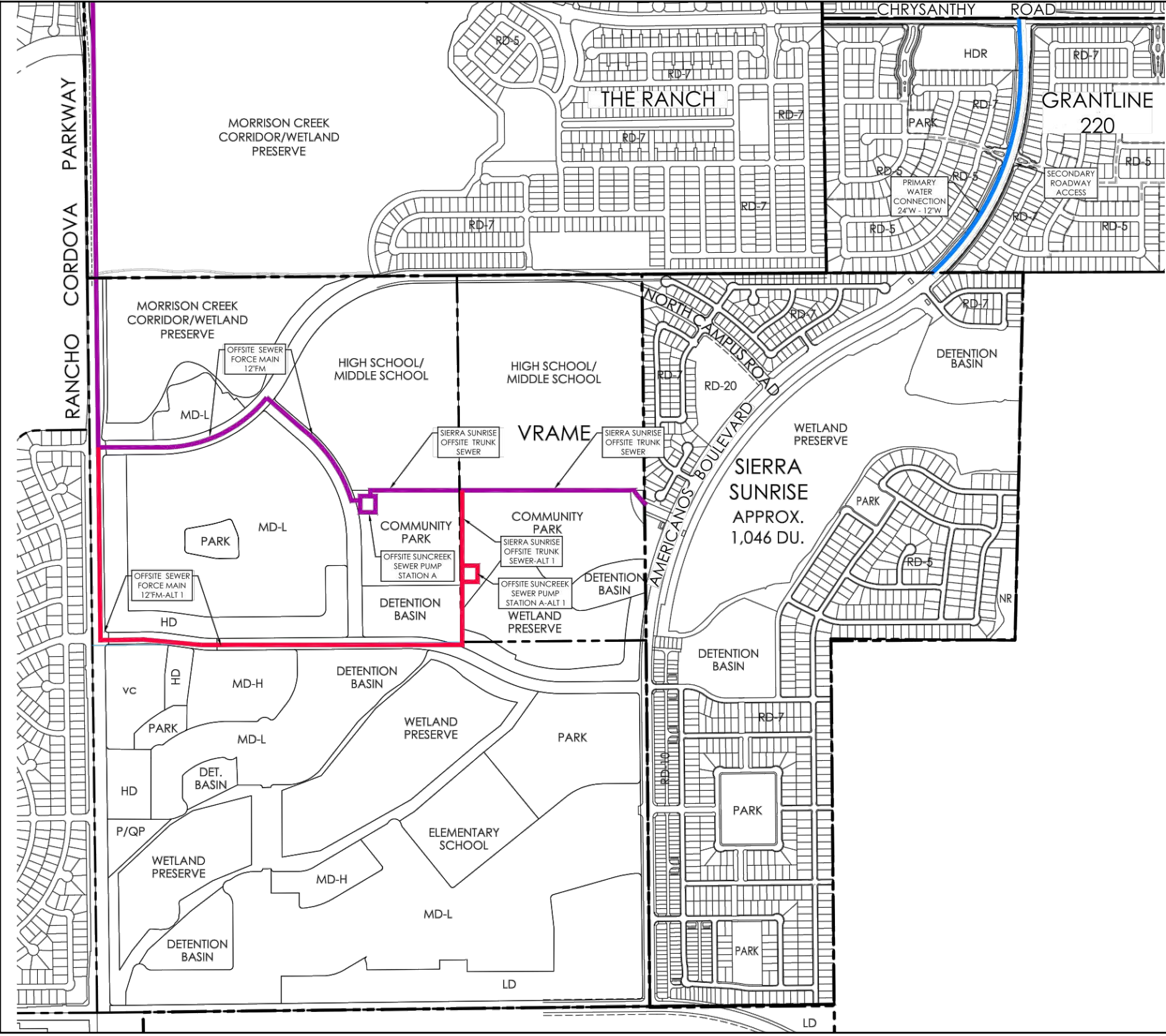
24. 24" WATER T-MAIN CONNECTING FROM INTERSECTION OF AMERICANOS BOULEVARD AND STREET 22 RUNNING SOUTH TO INTERSECTION OF AMERICANOS BOULEVARD AND KIEFER BOULEVARD.
25. SECONDARY 12" WATER FROM INTERSECTION OF AMERICANOS BOULEVARD AND STREET 22 RUNNING SOUTH TO INTERSECTION OF AMERICANOS BOULEVARD AND KIEFER BOULEVARD.
26. STREET DRAINAGE AND AMERICANOS BOULEVARD STREET IMPROVEMENTS PER TENTATIVE MAP FROM INTERSECTION OF AMERICANOS BOULEVARD AND STREET 22 RUNNING SOUTH TO INTERSECTION OF AMERICANOS BOULEVARD AND KIEFER BOULEVARD.
27. PROVIDE TRAFFIC SIGNALIZATION AT INTERSECTION OF AMERICANOS BOULEVARD AND KIEFER BOULEVARD.

NOTES

- A. CURRENT PHASING PLAN ASSUMES BUILDOUT IS SEQUENTIAL TO THE PHASES. IF DEVELOPER ELECTS TO CHANGE THE ORDER OF PHASING, A NEW PHASING PLAN SHALL BE SUBMITTED TO THE CITY OF RANCHO CORDOVA FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS WITHIN THESE VILLAGES TO ALLOW ASSESSMENT OF APPROPRIATE INFRASTRUCTURE AND ACCESS PHASING.
- B. PRIOR TO OCCUPANCY WITHIN A PHASE: ALL STREETS AND IMPROVEMENTS SHOWN ON THE PHASING PLAN SHALL BE FULLY CONSTRUCTED AND COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER. DEVELOPER SHALL HAVE THE ABILITY TO SUB-PHASE EACH PHASE WITH PRIOR APPROVAL FROM THE CITY ENGINEER.
- C. TWO GRADE SEPARATED BICYCLE/PEDESTRIAN CROSSINGS ARE LOCATED ON THE PHASING PLAN. PRIOR TO RECORDATION OF THE FIRST FINAL MAP OR APPROVAL OF IMPROVEMENT PLANS, WHICHEVER OCCURS FIRST, DEVELOPER AND CITY SHALL MEET IN GOOD FAITH TO:
 - FINALIZE WHETHER THE GRADE SEPARATED CROSSINGS ARE UNDER- OR OVER-CROSSINGS, AND THE TIMING OF CONSTRUCTION. THE FEASIBILITY OF THE TYPE OF CROSSING WILL CONSIDER POTENTIAL UTILITY CONFLICTS, AND ECONOMIC AND PHYSICAL FEASIBILITY.
 - FINALIZE THE TIMING AND AMOUNT OF FUNDING THE GRADE SEPARATED CROSSINGS. OPTIONS TO BE NEGOTIATED IN GOOD FAITH MAY INCLUDE IMPACT FEE CREDITS, REIMBURSEMENTS, OR COMBINATIONS OF CREDITS AND REIMBURSEMENTS UP TO THE AMOUNT AVAILABLE IN THE IMPACT FEE PROGRAM OR AS NEGOTIATED.
 - BASED ON GOOD FAITH NEGOTIATIONS BOTH PARTIES MAY MUTUALLY AGREE TO RELOCATE ONE OR BOTH GRADE SEPARATED CROSSINGS SO LONG AS IT MEETS THE GENERAL INTENT OF THE 2016 BICYCLE MASTER PLAN IN THE DETERMINATION OF THE PUBLIC WORKS DIRECTOR.
 - BASED ON GOOD FAITH NEGOTIATIONS BOTH PARTIES MAY MUTUALLY AGREE TO ELIMINATE ONE GRADE SEPARATED CROSSING SO LONG AS IT MEETS THE GENERAL INTENT OF THE 2016 BICYCLE MASTER PLAN IN THE DETERMINATION OF THE PUBLIC WORKS DIRECTOR.



CONCEPTUAL OFFSITE INFRASTRUCTURE PLAN





California Tree and Landscape Consulting, Inc.

April 9, 2020

Tyler Champlin, Project Manager
Lennar Communities
1025 Creekside Ridge Drive, Suite 240
Roseville, California 95678

Via Email: tyler.champlin@lennar.com

PROPERTY TRANSITION ARBORIST REPORT

RE: Arborist Report and Tree Inventory for Sierra Sunrise
City of Rancho Cordova, California

Executive Summary:

Lennar Communities contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. Lennar Communities requested an arborist report and tree inventory suitable for submittal to the City of Rancho Cordova. This is a Preliminary Arborist Report and Tree Inventory for the initial filing of plans to develop the property.

Ed Stirtz, ISA Certified Arborist WE0510A, visited the property on March 12, 2020, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the trees. A total of 83 trees were evaluated on this property, of which 18 are protected trees according to the City of Rancho Cordova. There is an additional row of 7 dead small Black Walnut trees extending roughly 200 feet east to west.

The City of Rancho Cordova's Municipal Code Chapter 19.12, Preservation and Protection of Private Trees, regulates the removal of landmark trees and protected trees in the City. The Code defines "Landmark trees" as any trees designated by council through resolution as a vital and historical part of the City's landscape such that the trees need to be designated as landmarks for protection and preservation. The Code defines "Protected trees" as:

1. Any native oak tree—Valley Oak (*Quercus lobata*), Interior Live Oak (*Quercus wislizeni*), Blue Oak (*Quercus douglasii*), or Oracle Oak (*Quercus morehus*)—having a trunk diameter of at least 6" or greater; or
2. Any tree species other than a native oak having a trunk diameter of at least 12" or greater on nonresidential property; or
3. Any tree species other than a native oak having a trunk diameter of at least 24" or greater on residential property; or
4. Any tree planted as a requirement tree for site development, tree permit condition, landscape plan removal replacement, or other designated condition by the public works director or planning director.

The vegetation found on site includes those trees included in the inventory and annual grasses.

TABLE 1

Tree Species	Trees on this Site	Protected Trees on the Site	Proposed for Removal for Development	Total Proposed for Retention
Almond	1	0	1	0
American Elm	3	0	0	3
Common Juniper	2	0	2	0
Cottonwood	2	0	2	0
Elderberry	1	1	0	1
Gum	11	11	3	8
Interior Live Oak	1	1	0	1
Mulberry	12	0	3	9
N. California Walnut	3	1	2	1
Orange	1	0	1	0
Pacific Willow	19	2	19	0
Pear	3	0	1	2
Pecan	3	1	2	1
Pine	6	0	0	6
Privet	9	0	9	0
Red Oak	1	0	0	1
Silk	2	0	2	0
Stone Pine	2	0	2	0
Valley Oak	1	1	0	1
TOTAL	83	18	49	34

ASSIGNMENT

Perform an examination of the site to document the presence and condition of trees protected by the City of Rancho Cordova. The study area includes the project boundaries as delineated on the "Small Lot Tentative Subdivision Map - Sierra Sunrise City of RC, California," prepared by Wood Rodgers Engineers. (All trees protected by the County are included in the inventory.) Prepare a report of findings.

METHODS

Appendix 2 and Tables 1, 2 and 3 in this report are the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Descriptions will further explain our findings.

Species of trees is listed by our local common name and botanical name by genus and species.

DBH (diameter breast high) is normally measured at 4'6" (54" above the average ground, height but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

Canopy radius is measured in feet. It is the farthest extent of the crown composed of leaves and small twigs measured by a Stanley digital distance meter. This measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

Actions listed are recommendations to improve health or structure of the tree. Trees in public spaces require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

Arborist Rating is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

Table A – Ratings Descriptions

No problem(s)	5	excellent
No apparent problem(s)	4	good
Minor problem(s)	3	fair
Major problem(s)	2	poor
Extreme problem(s)	1	hazardous, non-correctable
Dead	0	dead

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

Remove is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Yes H – Tree is unhealthy

Yes S – Tree is structurally unsound

OBSERVATIONS AND CONCLUSIONS

The site is an undeveloped large parcel in the eastern portion of Sacramento County, which has historically been used for agricultural purposes. Improvements are limited to some residential housing and agricultural improvements.

RECOMMENDED REMOVALS

At this time, 49 trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. If these trees were retained within the proposed project area, it is our opinion that they may be hazardous depending upon their proximity to planned development activities. For reference, the trees which have been recommended for removal due to the severity of noted defects, compromised health, and/or structural instability are highlighted in green within the accompanying Tree Inventory Summary and are briefly summarized as follows:

TABLE 3

Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Stem	DBH	Measured At	Measured Canopy Radius	Arborist Rating
6337	No		Almond	<i>Prunus sp.</i>		6	48	5	1 Extreme Structure or Health Problems
6335	No		Common Juniper	<i>Juniperus communis</i>	7,9	16	54	12	2 Major Structure or Health Problems
6336	No		Common Juniper	<i>Juniperus communis</i>		10	54	18	1 Extreme Structure or Health Problems
6320	No		Cottonwood	<i>Populus fremontii</i>		17	54	15	1 Extreme Structure or Health Problems
6321	No		Cottonwood	<i>Populus fremontii</i>		14	54	17	1 Extreme Structure or Health Problems
6362	Yes		Gum	<i>Eucalyptus</i>		31	12	40	2 Major Structure or Health Problems
6363	Yes		Gum	<i>Eucalyptus</i>		23	12	6	1 Extreme Structure or Health Problems
6363	Yes		Gum	<i>Eucalyptus</i>		23	24	36	1 Extreme Structure or Health Problems
6308	No		Mulberry	<i>Morus</i>		18	54	26	2 Major Structure or Health Problems
6311	No		Mulberry	<i>Morus</i>		15	54	20	2 Major Structure or Health Problems
6349	No		Mulberry	<i>Morus</i>		16	54	21	1 Extreme Structure or Health Problems
6343	No		Northern California Walnut	<i>Juglans hindsii</i>	8,14,16	38	54	20	1 Extreme Structure or Health Problems
6377	No		Northern California Walnut	<i>Juglans hindsii</i>		8	48	10	2 Major Structure or Health Problems

ITEM 11.2.

ATTACHMENT 8

Lennar Communities: Sierra Sunrise, City of Rancho Cordova, CA

April 9, 2020

Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Stem	DBH	Measured At	Measured Canopy Radius	Arborist Rating
6338	No		Orange	<i>Citrus X sinensis</i>		14	6	4	2 Major Structure or Health Problems
6323	No		Pacific Willow	<i>Salix lucida</i>	2,2,5,6,8	23	54	9	2 Major Structure or Health Problems
6326	No		Pacific Willow	<i>Salix lucida</i>	3,5,7,10	25	54	15	1 Extreme Structure or Health Problems
6327	No		Pacific Willow	<i>Salix lucida</i>		10	12	6	1 Extreme Structure or Health Problems
6329	No		Pacific Willow	<i>Salix lucida</i>		12	12	4	1 Extreme Structure or Health Problems
6330	No		Pacific Willow	<i>Salix lucida</i>	6,14	20	12		1 Extreme Structure or Health Problems
6339	No		Pacific Willow	<i>Salix lucida</i>		18	12	15	2 Major Structure or Health Problems
6340	No		Pacific Willow	<i>Salix lucida</i>		33.5	54	10	1 Extreme Structure or Health Problems
6341	No		Pacific Willow	<i>Salix lucida</i>		17	54	12	1 Extreme Structure or Health Problems
6342	No		Pacific Willow	<i>Salix lucida</i>	15,16,16,17	64	54	27	2 Major Structure or Health Problems
6364	Yes		Pacific Willow	<i>Salix lucida</i>		20	36	21	2 Major Structure or Health Problems
6365	Yes		Pacific Willow	<i>Salix lucida</i>	6,8,10,10,11	45	54	16	2 Major Structure or Health Problems
6366	No		Pacific Willow	<i>Salix lucida</i>		16.5	48	15	2 Major Structure or Health Problems
6367	No		Pacific Willow	<i>Salix lucida</i>		18	54	6	1 Extreme Structure or Health Problems
6368	No		Pacific Willow	<i>Salix lucida</i>		10	12	5	2 Major Structure or Health Problems
6369	No		Pacific Willow	<i>Salix lucida</i>		10	6	5	2 Major Structure or Health Problems
6370	No		Pacific Willow	<i>Salix lucida</i>		18	24	15	2 Major Structure or Health Problems
6371	No		Pacific Willow	<i>Salix lucida</i>		9	24	5	2 Major Structure or Health Problems
6372	No		Pacific Willow	<i>Salix lucida</i>	10,11	21	12	8	2 Major Structure or Health Problems
6373	No		Pacific Willow	<i>Salix lucida</i>	9,10,12	31	12	10	2 Major Structure or Health Problems
6376	No		Pear	<i>Pyrus</i>	5,6,7	18	54	10	1 Extreme Structure or Health Problems
6322	Yes		Pecan	<i>Carya illinoensis</i>		14	36	18	2 Major Structure or Health Problems
6328	No		Pecan	<i>Carya illinoensis</i>		10	54	15	2 Major Structure or Health Problems
6314	No		Privet	<i>Ligustrum</i>	4,4,5,6,8	27	54	12	2 Major Structure or Health Problems
6355	No		Privet	<i>Ligustrum</i>		13.5	6	8	2 Major Structure or Health Problems
6356	No		Privet	<i>Ligustrum</i>	3,5,6,6,8	29	54	10	2 Major Structure or Health Problems
6356	No		Privet	<i>Ligustrum</i>	3,5,5,6,8	27	54	6	2 Major Structure or Health Problems
6357	No		Privet	<i>Ligustrum</i>	3,3,4,4	14	54	6	2 Major Structure or Health Problems

Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Stem	DBH	Measured At	Measured Canopy Radius	Arborist Rating
6358	No		Privet	<i>Ligustrum</i>	3,3,3,3,4,4	20	54	6	2 Major Structure or Health Problems
6358	No		Privet	<i>Ligustrum</i>	3,3,3,4,4,5	22	54	5	2 Major Structure or Health Problems
6359	No		Privet	<i>Ligustrum</i>		15	6	6	2 Major Structure or Health Problems
6360	No		Privet	<i>Ligustrum</i>		6	54	9	2 Major Structure or Health Problems
6310	No		Silk	<i>Albizia julibrissin</i>	2,2,2,3,3,4,5	21	54	10	2 Major Structure or Health Problems
6354	No		Silk	<i>Albizia julibrissin</i>		18	12	21	1 Extreme Structure or Health Problems
6303	No		Stone Pine	<i>Pinus pinea</i>	14,20	34	54	29	1 Extreme Structure or Health Problems
6317	No		Stone Pine	<i>Pinus pinea</i>		18	12	16	2 Major Structure or Health Problems

DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and County ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.**
- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved:
 1. Irrigate (if needed) and place a 3" layer of chip mulch over the protected root zone of all trees that will be impacted.

2. Erect Tree Protection Fences. Place boards against trees located within 3' of construction zones, even if fenced off.
 3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.
- For cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
 - For fills, if a cut is required first, follow as for cuts.
 - Where possible, specify geotextile fabric in lieu of compacting and root cutting, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
 - Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
 - Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with a hydraulic or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
 - Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

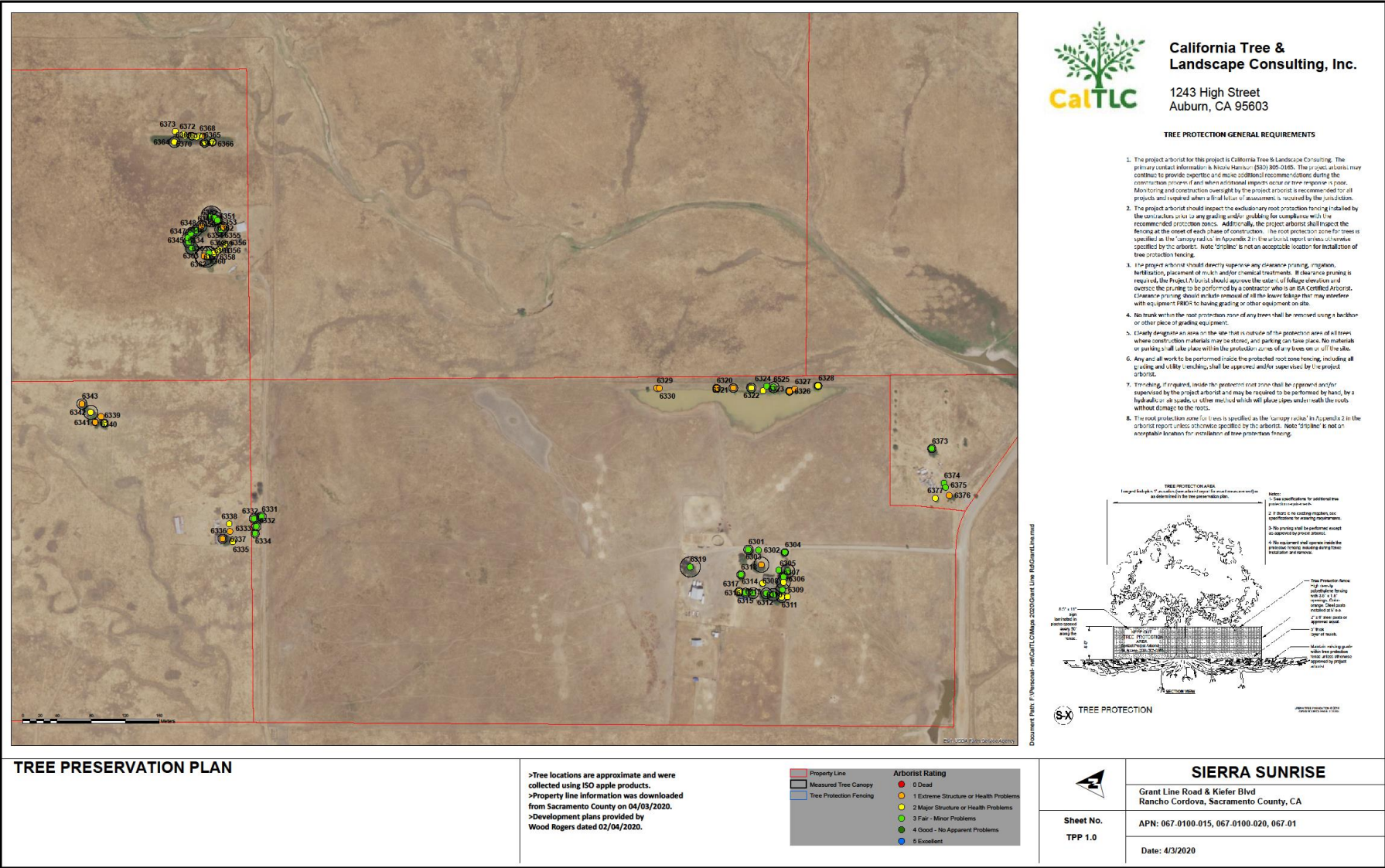
Report Prepared by:



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Enc.: Appendix 1 – Map of The Property Showing Tree Locations
Appendix 2 – Tree Information Collected
Appendix 3 – General Practices for Tree Protection

APPENDIX 1 – MAP OF THE PROPERTY SHOWING TREE LOCATIONS



APPENDIX 2 – TREE INFORMATION COLLECTED

Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Stem (in.)	DBH (in.)	Measured At	Measured Canopy Radius (ft.)	Arborist Rating	Notes	Recommendations
6301	No		American Elm	<i>Ulmus americana</i>		14	54	18	3 Fair - Minor Problems	Normal flare. Codominant at 6 feet. Trunk wound north side at 7 feet. Some decay. Fair vigor and density.	None at this time.
6302	No		Pine	<i>Pinus</i>		7	54	8	2 Major Structure or Health Problems	Normal flare. Covered in dead pine needles. Bow in trunk at 24 inches. Sap discharge at 24 inches west.	Reevaluate in June.
6303	No		Stone Pine	<i>Pinus pinea</i>	14,20	34	54	29	1 Extreme Structure or Health Problems	Uprooted and failed north side at base. Basal decay. Separation at primary crotch with included bark. Codominant at 36 inches. Trunk on ground.	Recommend removal due to nature and extent of noted defects.
6304	Yes		Interior Live Oak	<i>Quercus wislizeni</i>	11,11,15	37	54	14	3 Fair - Minor Problems	Partially buried root flare. Inclusion in primary crotch.	None at this time.
6305	Yes		Gum	<i>Eucalyptus</i>		38	54	27	3 Fair - Minor Problems	Buried root flare south side. Codominant at 5 feet west side.	None at this time.
6306	No		Mulberry	<i>Morus</i>		17	54	18	3 Fair - Minor Problems	Swollen root flare. 6-inch surface root north side. Codominant at 7 feet. Growing into canopy east and west. Fair vigor and density.	None at this time.
6307	Yes		Valley Oak	<i>Quercus lobata</i>		6	54	5	3 Fair - Minor Problems	Codominant at 6 feet. Fair vigor and density.	None at this time.
6308	No		Mulberry	<i>Morus</i>		18	54	26	2 Major Structure or Health Problems	10-inch plus surface roots east and west. Codominant at 6 feet. Growing into canopies east and west. Fair vigor and density.	Recommend removal due to nature and extent of noted defects.
6309	No		Mulberry	<i>Morus</i>		15	54	26	3 Fair - Minor Problems	5-inch surface root. Codominant at 6 feet. Growing into canopy east and west. Fair vigor and density.	None at this time.
6310	No		Silk	<i>Albizia julibrissin</i>	2,2,2,3,3,4,5	21	54	10	2 Major Structure or Health Problems	Stump sprouts from failed tree. Weak attachments. Poor vigor. Fair density.	Recommend removal due to nature and extent of noted defects.
6311	No		Mulberry	<i>Morus</i>		15	54	20	2 Major Structure or Health Problems	Swollen root flare with signs of movement. Codominant at 6 feet. Growing into canopy east and north. Fair vigor and density.	Recommend removal due to nature and extent of noted defects.
6312	No		Mulberry	<i>Morus</i>		17	54	24	3 Fair - Minor Problems	8-inch surface roots north and south. Codominant at 6 feet. Failure wound on trunk at 6 feet, north side. Pruning wounds with decay. Growing into canopies north and south. Fair vigor and density.	None at this time.

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Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Stem (in.)	DBH (in.)	Measured At	Measured Canopy Radius (ft.)	Arborist Rating	Notes	Recommendations
6313	No		Mulberry	<i>Morus</i>		16	54	21	3 Fair - Minor Problems	8-inch surface root west side. Trunk wound east side at 12 inches. Compartmentalized decay. Pruning wound at trunk north side 5 feet with decay. Codominant at 6 feet. Growing into canopy south. Fair vigor and density.	None at this time.
6314	No		Privet	<i>Ligustrum</i>	4,4,5,6,8	27	54	12	2 Major Structure or Health Problems	Buried root flare. Codominant at base. Weak attachments. Stump sprouts. Growing adjacent to the house north side. Fair vigor and density.	Recommend removal due to nature and extent of noted defects.
6315	No		American Elm	<i>Ulmus americana</i>		13	54	21	3 Fair - Minor Problems	3-inch surface roots north side. Codominant at 5 feet. Fair vigor and density.	None at this time.
6316	No		American Elm	<i>Ulmus americana</i>		18	12	18	3 Fair - Minor Problems	8-inch surface roots north and west sides. Codominant at 36 inches. Severe inclusion. Crossing branches throughout lower canopy. Fair vigor.	None at this time.
6317	No		Stone Pine	<i>Pinus pinea</i>		18	12	16	2 Major Structure or Health Problems	Buried root flare east. 10-degree lean in trunk at 36 inches with correction. Significant canopy lean north. Fair vigor and density.	Recommend removal due to nature and extent of noted defects.
6318	No		Red Oak	<i>Quercus rubra</i>		11	54	16	3 Fair - Minor Problems	Buried root flare west. Vertical growth. Codominant at top at 20 feet. Fair vigor and density.	None at this time.
6319	Yes		Gum	<i>Eucalyptus</i>		33	54	39	3 Fair - Minor Problems	Swollen root flare south. Codominant at 12 feet. Pruning wounds at trunk at 18 feet. Decay in softwood. Fair vigor and density.	None at this time.
6320	No		Cottonwood	<i>Populus fremontii</i>		17	54	15	1 Extreme Structure or Health Problems	Buried root flare. Extreme basal decay, west side. Limb failure wounds at trunk north side at 10 feet. Decay in wounds. Growing on bank of seasonal water reservoir. Poor vigor and density.	Recommend removal due to nature and extent of noted defects.
6321	No		Cottonwood	<i>Populus fremontii</i>		14	54	17	1 Extreme Structure or Health Problems	Buried root flare. Growing on bank of water reservoir. Codominant at 7 feet. North side leader dead, decay in wound at trunk 8 feet. One-sided south. Poor vigor and density.	Recommend removal due to nature and extent of noted defects.
6322	Yes		Pecan	<i>Carya illinoensis</i>		14	36	18	2 Major Structure or Health Problems	Buried root flare. Vigor fair to poor. Density fair to poor. Codominant at 4 feet.	Recommend removal due to nature and extent of noted defects.
6323	No		Pacific Willow	<i>Salix lucida</i>	2,2,5,6,8	23	54	9	2 Major Structure or Health Problems	Swollen root flare. Codominant at 12 inches. Significant dead stems in canopy. Poor vigor. Fair density.	Recommend removal due to nature and extent of noted defects.
6324	Yes		Elderberry	<i>Sambucus nigra</i>	2,2,2,2,2,5	15	12	6	3 Fair - Minor Problems	Buried root flare. Codominant at base. Trunk surrounded by 1 and 2-inch root sprouts.	None at this time.

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6326	No		Pacific Willow	<i>Salix lucida</i>	3,5,7,10	25	54	15	1 Extreme Structure or Health Problems	Swollen root flare. Growing on edge of water reservoir. Codominant at base. Multiple 4-inch leaders dead in canopy. Poor vigor. Fair to poor density.	Recommend removal due to nature and extent of noted defects.
6327	No		Pacific Willow	<i>Salix lucida</i>		10	12	6	1 Extreme Structure or Health Problems	Buried root flare. Growing on bank of water reservoir. Codominant at base. Included bark. Separating southern leaders from largest leader north. 5-inch leader dead. 90% hollow trunk, south side. Poor vigor and density.	Recommend removal due to nature and extent of noted defects.
6328	No		Pecan	<i>Carya illinoensis</i>		10	54	15	2 Major Structure or Health Problems	Buried root flare. Growing on edge of water reservoir. Erosion at soil north and west. Low laterals east and west. Codominant at 6 feet. Fair vigor and density.	Recommend removal due to nature and extent of noted defects.
6329	No		Pacific Willow	<i>Salix lucida</i>		12	12	4	1 Extreme Structure or Health Problems	Buried root flare. Growing on bank of water reservoir. Codominant at 12 inches with some decay and inclusion. 2-inch stem dead in canopy. Growing into canopy south. Fair vigor and density.	Recommend removal due to nature and extent of noted defects.
6330	No		Pacific Willow	<i>Salix lucida</i>	6,14	20	12		1 Extreme Structure or Health Problems	Buried root flare. Growing on edge of water reservoir. Codominant at base with some inclusion and decay. 5-inch stem dead in canopy. Poor vigor and fair density. Growing into canopy.	Recommend removal due to nature and extent of noted defects.
6331	No		Pine	<i>Pinus</i>		20	48	18	3 Fair - Minor Problems	Swollen root flare. Codominant at 24 inches. Fair vigor and density.	None at this time.
6332	No		Pine	<i>Pinus</i>		11	54	18	3 Fair - Minor Problems	Buried root flare south. 10° lean southeast. Growing into canopy southeast.	None at this time.
6332	No		Pine	<i>Pinus</i>		11	54	18	3 Fair - Minor Problems	Buried root flare south. 10° lean in trunk southeast. Southeast leaning canopy. Fair vigor and density.	None at this time.
6333	No		Pine	<i>Pinus</i>		11	54	18	3 Fair - Minor Problems	Swollen root flare. Bow in trunk at 12 and 36 inches. Canopy leaning south. Fair vigor and density.	None at this time.
6334	No		Pine	<i>Pinus</i>		9	54	16	3 Fair - Minor Problems	Swollen root flare southeast. 5-inch gurgling surface root northwest. Codominant at 7 feet. Leaning canopy east. Growing into canopy east. Fair vigor and density.	None at this time.
6334	No		Mulberry	<i>Morus</i>		19	36	24	3 Fair - Minor Problems	Swollen root flare. Codominant at 4 feet decay and inclusion central leader. Growing into canopy east. Crossing branches. Fair vigor and density.	None at this time.

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6335	No		Common Juniper	<i>Juniperus communis</i>	7,9	16	54	12	2 Major Structure or Health Problems	Swollen root flare. Uprooted and leaning west. Codominant at 12 inches. Poor vigor and density.	Recommend removal due to nature and extent of noted defects.
6336	No		Common Juniper	<i>Juniperus communis</i>		10	54	18	1 Extreme Structure or Health Problems	Tree failed at base. Root exposed. Laying on ground northeast. Fallen on old barn structure. Poor vigor and density.	Recommend removal due to nature and extent of noted defects.
6337	No		Almond	<i>Prunus sp.</i>		6	48	5	1 Extreme Structure or Health Problems	Swollen root flare. Reaction growth trunk at 12 inches from livestock.	Recommend removal due to nature and extent of noted defects.
6338	No		Orange	<i>Citrus X sinensis</i>		14	6	4	2 Major Structure or Health Problems	Swollen root flare west side. Lower trunk cambium rubbed off from livestock. Codominant at 24 inches. Crossing branches in canopy. Poor vigor and density.	Recommend removal due to nature and extent of noted defects.
6339	No		Pacific Willow	<i>Salix lucida</i>		18	12	15	2 Major Structure or Health Problems	Swollen root flare south. Flat flare north. Codominant at 36 inches. One-sided. Leaning canopy south. Poor vigor and density.	Recommend removal due to nature and extent of noted defects.
6340	No		Pacific Willow	<i>Salix lucida</i>		33.5	54	10	1 Extreme Structure or Health Problems	Large tree original top failed at 5 feet. Laying on the ground. Only foliage from epicormic sprouts. Poor vigor.	Recommend removal due to nature and extent of noted defects.
6341	No		Pacific Willow	<i>Salix lucida</i>		17	54	12	1 Extreme Structure or Health Problems	Swollen root flare. Original codominant at 4 feet. North codominant stem dead with decay in break. Significant decay in trunk and canopy. Poor vigor.	Recommend removal due to nature and extent of noted defects.
6342	No		Pacific Willow	<i>Salix lucida</i>	15,16,16,17	64	54	27	2 Major Structure or Health Problems	Buried root flare. Growing in depression of water reservoir. Codominant at base. Significant dead branches lower canopy. Poor vigor. Fair to poor density.	Recommend removal due to nature and extent of noted defects.
6343	No		Northern California Walnut	<i>Juglans hindsii</i>	8,14,16	38	54	20	1 Extreme Structure or Health Problems	Swollen root flare with decay at base. Wounds north and south. 60% hollow at base. Poor vigor and density. Codominant at 36 inches.	Recommend removal due to nature and extent of noted defects.
6345	No		Mulberry	<i>Morus</i>		16	54	21	3 Fair - Minor Problems	Swollen root flare south and east. Codominant at 6 feet. Low laterals to the ground east and south. Worn down branches by livestock. Growing into canopies west and east. Fair vigor and density.	None at this time.
6346	No		Mulberry	<i>Morus</i>		17.5	54	21	3 Fair - Minor Problems	Swollen root flare south and west. Codominant at 6 feet with inclusion on lateral north. Crossing branches and canopy growing into canopies east and west. Fair vigor and density.	None at this time.

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6347	No		Mulberry	<i>Morus</i>		16.5	54	21	3 Fair - Minor Problems	Swollen root flare. 4-inch girdling roots north and south. Codominant at 6 feet. Crossing branches throughout canopy. Growing into canopies northwest and southeast. Fair vigor and density.	None at this time.
6348	No		Mulberry	<i>Morus</i>		14	54	21	3 Fair - Minor Problems	Buried root flare north. Codominant at 5 feet. Some inclusion and decay. Crossing branches throughout canopy. Growing into canopies west and east.	None at this time.
6349	No		Mulberry	<i>Morus</i>		16	54	21	1 Extreme Structure or Health Problems	Swollen root flare. Codominant at 6 feet. Bark die-off east side from base to 6 feet. Dead cambium. East side laterals in canopy dead. Several dead lateral branches throughout canopy. Poor vigor and density.	Recommend removal due to nature and extent of noted defects.
6350	Yes		Gum	<i>Eucalyptus</i>		43	54	40	3 Fair - Minor Problems	Swollen root flare. Codominant at 5 feet. Growing into canopy west. Fair vigor and density.	None at this time.
6351	Yes		Gum	<i>Eucalyptus</i>		27	54	27	3 Fair - Minor Problems	Swollen flare. 2 to 3-inch suckers growing from base west side. Growing into canopies east and west. Codominant at 28 feet. Fair vigor and density.	None at this time.
6352	Yes		Gum	<i>Eucalyptus</i>		21	36	18	3 Fair - Minor Problems	Buried root flare. Codominant at base. Original top from main leader failed. Current canopy from sprouts/epicormic, very dense. Growing into canopies east and west. Fair vigor and density.	None at this time.
6352	Yes		Gum	<i>Eucalyptus</i>	20,21	41	36	18	3 Fair - Minor Problems	Buried root flare. Codominant at base. Original top of main leader failure current. Canopy is sprout growth/epicormic growth. Very dense. Fair vigor and density.	None at this time.
6353	Yes		Gum	<i>Eucalyptus</i>		18	54	24	3 Fair - Minor Problems	Swollen root flare. Codominant at 12 inches. Dense epicormic growth upper canopy. Fair vigor and density.	None at this time.
6354	No		Silk	<i>Albizia julibrissin</i>		18	12	21	1 Extreme Structure or Health Problems	Buried root flare. Low lateral at 12 inches south side with some inclusion. Codominant at 4 feet. Failed top. Poor vigor.	Recommend removal due to nature and extent of noted defects.
6355	No		Privet	<i>Ligustrum</i>		13.5	6	8	2 Major Structure or Health Problems	Swollen root flare. Basal root and exposed sapwood with decay, south side. Codominant at 12 inches. Growing into canopy west. Poor vigor. Fair density.	Recommend removal due to nature and extent of noted defects.
6356	No		Privet	<i>Ligustrum</i>	3,5,6,6,8	29	54	10	2 Major Structure or Health Problems	Swollen root flare. Bark decay at base. Exfoliating bark exposed softwood. Codominant at 12 inches with weak attachments. Poor vigor.	Recommend removal due to nature and extent of noted defects.

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6356	No		Privet	<i>Ligustrum</i>	3,5,5,6,8	27	54	6	2 Major Structure or Health Problems	Buried root flare. Basal decay north. Multi-stem codominant at base with weak attachments. Fair vigor and density. Growing into canopy east.	Recommend removal due to nature and extent of noted defects.
6357	No		Privet	<i>Ligustrum</i>	3,3,4,4	14	54	6	2 Major Structure or Health Problems	Buried bark decay at base north with exposed sapwood. Codominant at 12 inches with some inclusion west. Poor vigor.	Recommend removal due to nature and extent of noted defects.
6358	No		Privet	<i>Ligustrum</i>	3,3,3,3,4,4	20	54	6	2 Major Structure or Health Problems	Swollen root flare 4-inch surface root north. Codominant at base with some inclusion. Growing into canopy east and west.	Recommend removal due to nature and extent of noted defects.
6358	No		Privet	<i>Ligustrum</i>	3,3,3,4,4,5	22	54	5	2 Major Structure or Health Problems	Swollen root flare north. 4-inch surface root. Multi-stem codominant at base with weak attachments. Growing into canopy east and west. Poor vigor.	Recommend removal due to nature and extent of noted defects.
6359	No		Privet	<i>Ligustrum</i>		15	6	6	2 Major Structure or Health Problems	Buried root flare. Multi-stem codominant at base. Weak attachments. Growing into canopy east and west. Fair to poor vigor. Fair density.	Recommend removal due to nature and extent of noted defects.
6360	No		Privet	<i>Ligustrum</i>		6	54	9	2 Major Structure or Health Problems	Swollen root flare. Basal wound north side. Compartmentalized decay and support. Suppressed above growing into canopy east and west. Poor vigor.	Recommend removal due to nature and extent of noted defects.
6361	Yes		Gum	<i>Eucalyptus</i>		39.5	54	27	3 Fair - Minor Problems	Swollen root flare south. Codominant at 12 feet. Growing to canopy east. Fair vigor and density.	None at this time.
6362	Yes		Gum	<i>Eucalyptus</i>		31	12	40	2 Major Structure or Health Problems	Buried root flare. Trunk wound north side from 1-10 feet. Compartmentalized bark decay to sapwood. Suppression east. One-sided. Severe leaning canopy south. Vertical leader 12 inches. 21-inch lateral at 15 feet south overextended. Poor vigor. Fair density.	Recommend removal due to nature and extent of noted defects.
6363	Yes		Gum	<i>Eucalyptus</i>		23	12	6	1 Extreme Structure or Health Problems	Buried root flare. Original top breakout. Poor vigor and density.	Recommend removal due to nature and extent of noted defects.
6363	Yes		Gum	<i>Eucalyptus</i>		23	24	36	1 Extreme Structure or Health Problems	Buried root flare. Trunk wound north side extending from base up. Codominant vertical bark die-off cambium dead. North side of canopy dead. Original top broke out. Foliage is epicormic sprouts. Poor vigor and density.	Recommend removal due to nature and extent of noted defects.
6364	Yes		Pacific Willow	<i>Salix lucida</i>		20	36	21	2 Major Structure or Health Problems	Swollen root flare growing on the bank of water catch reservoir. Codominant at 4 feet. Trunk lean 30° east. Fair vigor and density.	Recommend removal due to nature and extent of noted defects.

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6365	Yes		Pacific Willow	<i>Salix lucida</i>	6,8,10,10,11	45	54	16	2 Major Structure or Health Problems	Swollen root flare growing on edge of water reservoir. Codominant at 36 inches. Significant dead laterals in mid-canopy. Poor vigor. Fair density.	Recommend removal due to nature and extent of noted defects.
6366	No		Pacific Willow	<i>Salix lucida</i>		16.5	48	15	2 Major Structure or Health Problems	Swollen root flare. Growing on edge of water reservoir. 30° trunk lean east. Codominant at 5 feet. Multiple broken branches. Middle branch decay and wound. Poor vigor. Fair density.	Recommend removal due to nature and extent of noted defects.
6367	No		Pacific Willow	<i>Salix lucida</i>		18	54	6	1 Extreme Structure or Health Problems	Tree failure at base growing on ground west. Severe trunk decay. 80% hollow. Codominant. Multi-stems at 24 inches. Poor vigor. Fair density.	Recommend removal due to nature and extent of noted defects.
6368	No		Pacific Willow	<i>Salix lucida</i>		10	12	5	2 Major Structure or Health Problems	Buried root flare growing on bank of water catch reservoir. Dead 2-inch lateral at 6 inches west. Codominant at 5 feet. Poor vigor and density.	Recommend removal due to nature and extent of noted defects.
6369	No		Pacific Willow	<i>Salix lucida</i>		10	6	5	2 Major Structure or Health Problems	Buried root flare 5-inch surface root east. Growing on bank of water catch reservoir. 15° lean west. Codominant at 12 inches. Bark decay on west leader. Poor vigor. Fair density.	Recommend removal due to nature and extent of noted defects.
6370	No		Pacific Willow	<i>Salix lucida</i>		18	24	15	2 Major Structure or Health Problems	Swollen root flare. Previous failure at base from included bark. 45° lean west on bank of water catch reservoir. Codominant at 5 feet. Poor vigor. Fair density.	Recommend removal due to nature and extent of noted defects.
6371	No		Pacific Willow	<i>Salix lucida</i>		9	24	5	2 Major Structure or Health Problems	Buried root flare. 15° trunk lean. Growing on bank of water catch reservoir. Codominant at 4 feet. Fair vigor and density.	Recommend removal due to nature and extent of noted defects.
6372	No		Pacific Willow	<i>Salix lucida</i>	10,11	21	12	8	2 Major Structure or Health Problems	Buried root flare. Codominant at 12 inches with included bark. 10° lean west on edge of water basin. 4-inch lateral at 36 inches west dead. Fair to poor vigor. Fair density.	Recommend removal due to nature and extent of noted defects.
6373	No		Pacific Willow	<i>Salix lucida</i>	9,10,12	31	12	10	2 Major Structure or Health Problems	Swollen root flare. 3-inch surface roots east side. 4-inch girdled root south side. 30° lean west. On edge of water reservoir. Codominant at base.	Recommend removal due to nature and extent of noted defects.
6373	Yes		Northern California Walnut	<i>Juglans hindsii</i>		30	12	16	3 Fair - Minor Problems	Normal flare. Codominant at 12 inches. Fair to poor vigor. Fair density.	None at this time.
6374	No		Pear	<i>Pyrus</i>		9.5	36	8	3 Fair - Minor Problems	Buried root flare. 30° trunk lean north. Canopy is sprouts growing off top side. Basal wound and decay at 12 inches south side. Fair vigor and density.	None at this time.

Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Stem (in.)	DBH (in.)	Measured At	Measured Canopy Radius (ft.)	Arborist Rating	Notes	Recommendations
6375	No		Pear	<i>Pyrus</i>		10.5	12	6	3 Fair - Minor Problems	Swollen root flare. Codominant at 24 inches. Fair vigor and density.	None at this time.
6376	No		Pear	<i>Pyrus</i>	5,6,7	18	54	10	1 Extreme Structure or Health Problems	Codominant at 12 inches with severe inclusion. 4-inch codominant north side at 12 inches failed and died. 5-inch codominant north side failed at inclusion. Still live and growing on ground. Poor vigor and density.	Recommend removal due to nature and extent of noted defects.
6377	No		Northern California Walnut	<i>Juglans hindsii</i>		8	48	10	2 Major Structure or Health Problems	Buried root flare. Multiple low laterals from a base. Codominant at 48 inches. Does not appear to be getting enough water. Poor vigor and density.	Recommend removal due to nature and extent of noted defects.
6525	No		Pecan	<i>Carya illinoensis</i>		16	48	21	3 Fair - Minor Problems	Buried root flare. Codominant at 4 feet. Fair vigor and density.	None at this time.
			Black Walnut	<i>Juglans nigra</i>					0 Dead	Row of 7 dead small Black Walnut trees extending roughly 200 feet east to west.	

TOTAL INVENTORIED TREES = 83 trees (1,634 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 49 trees (977 aggregate diameter inches)
PRECAUTIONARY TREES HIGHLIGHTED FOR REFERENCE
Rating (0-5, where 0 is dead) = 0=0 trees; 1=18 trees; 2=32 trees; 3=33 trees; 4=0 trees; 5=0 trees
TOTAL PROTECTED TREES = 18 trees (505 aggregate diameter inches)

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION**Definitions:**

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.¹

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

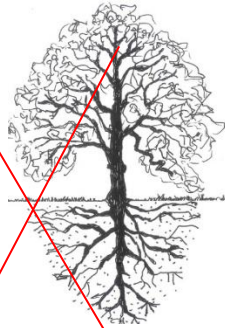
Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is

¹ International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

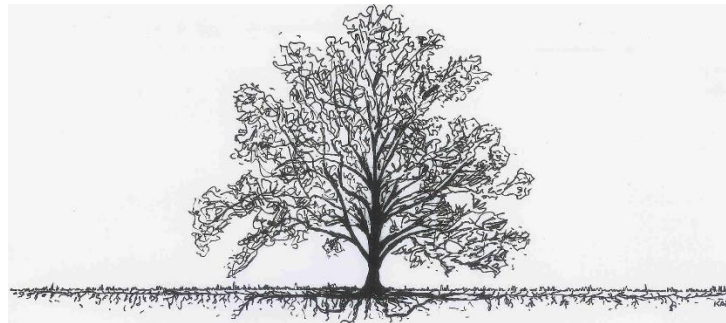
Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.



Drawing A

Common misconception of where tree roots are assumed to be located



Drawing B

The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally

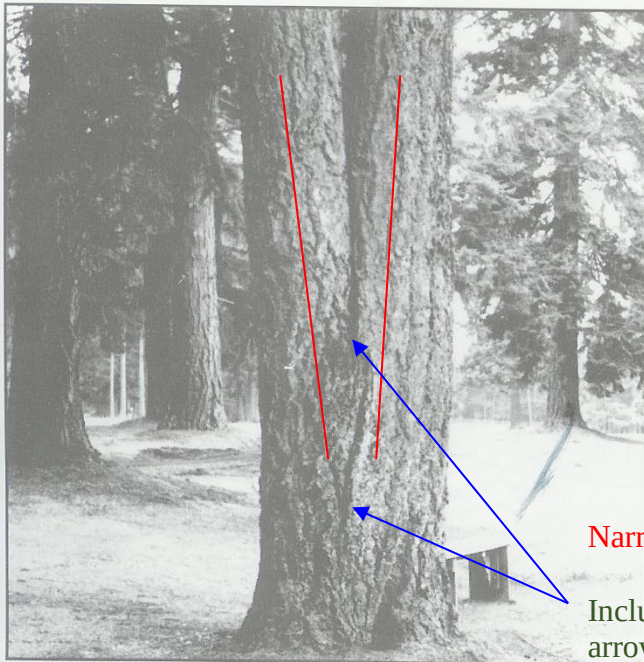


Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.



The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the arrows

Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and require annual inspection.



Photo of another tree – not at this site.

Normal limb structure

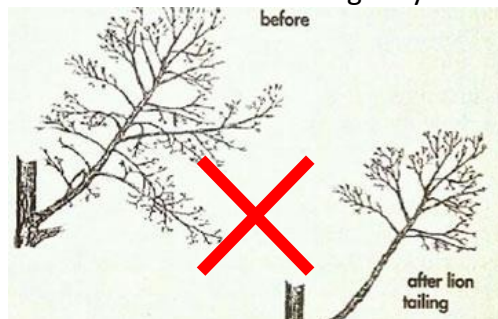
Over weight, reaching limb with main stem diameter small compared with amount of foliage present



Photo of another tree – not at this site

Lion's – Tailing is the pruning practice of removal of “an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice” ANSI A300 (part 1) 4.23. It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.



Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

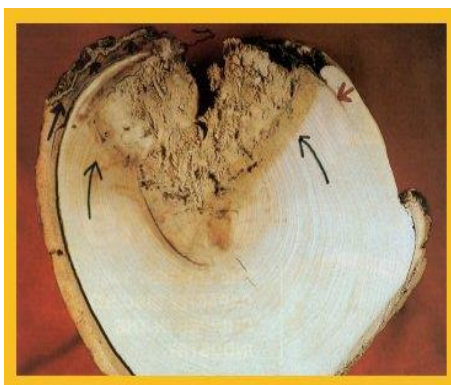
Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: <https://www.asca-consultants.org/>

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.



According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.

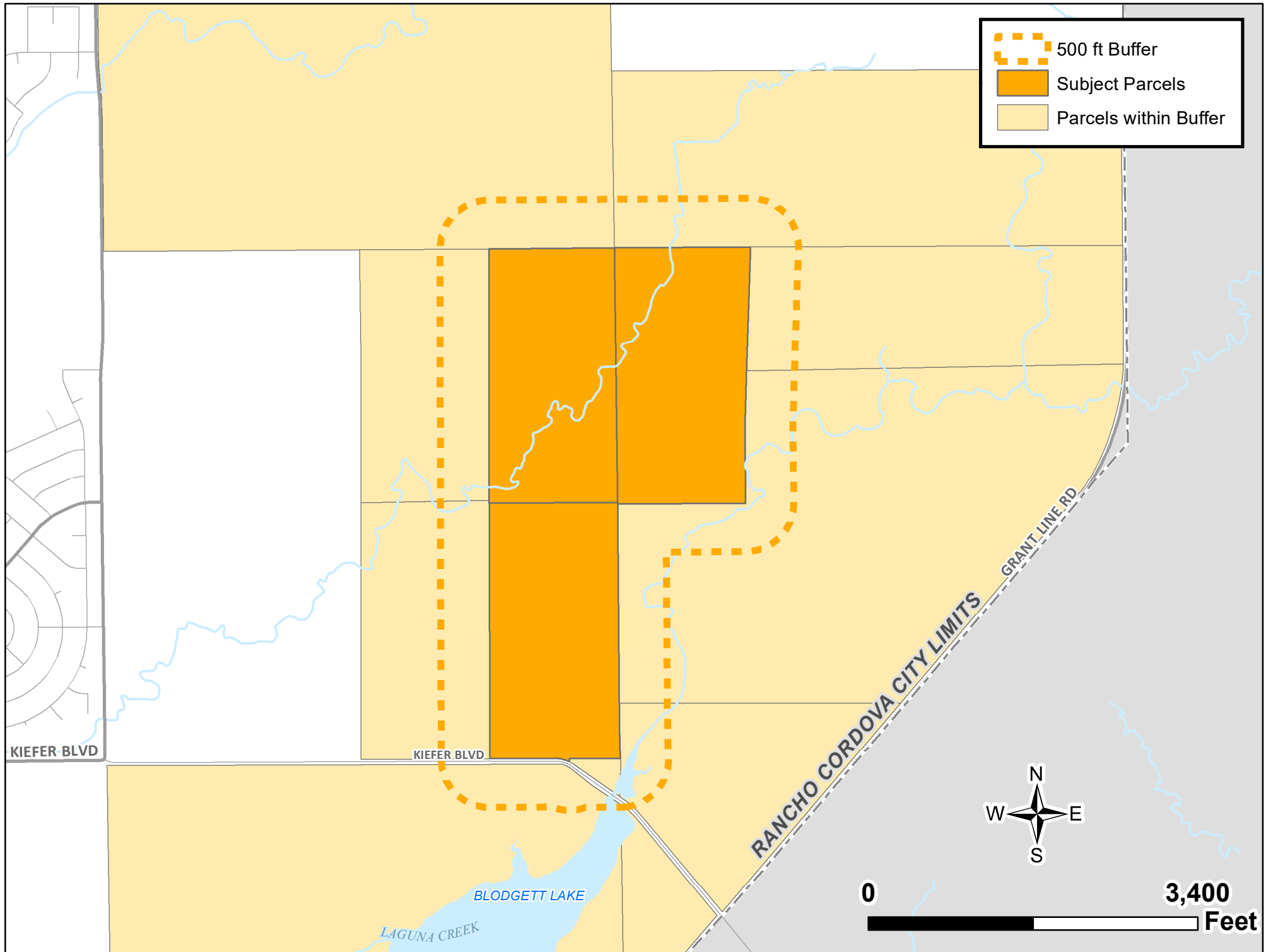


additional cells. The weakest of the vertical wall. Accordingly, decay progression inward at large are more than one pruning cut trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into the barrier zones is the formation of while a tree may be able to limit pruning cuts, in the event that there located vertically along the main

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.



ITEM 11.2.

067-0100-003-0000
COUNTY OF SACRAMENTO
9850 GOETHE RD
SACRAMENTO CA 95827

067-0040-008-0000
CURRENT OCCUPANT
4499 RANCHO CORDOVA PKWY
RANCHO CORDOVA CA 95742

067-0100-018-0000
CURRENT OCCUPANT
4715 RANCHO CORDOVA PKWY
RANCHO CORDOVA CA 95742

067-0040-008-0000
K HOVNANIAN AT JAEGER RANCH LLC
3721 DOUGLAS BLVD STE 150
ROSEVILLE CA 95661

067-0100-021-0000
LENNAR SIERRA SUNRISE LLC/SIERRA
HOLDINGS LLC
1420 ROCKY RIDGE DR 320
ROSEVILLE CA 95661
067-0100-005-0000
TIESSEN-WAEGELL FAMILY LIMITED
PARTNERSHIP
7351 EAGLES NEST RD
SACRAMENTO CA 95830

067-0100-009-0000
COUNTY OF SACRAMENTO
9850 GOETHE RD
SACRAMENTO CA 95827

067-0100-010-0000
CURRENT OCCUPANT
12563 KIEFER BLVD
RANCHO CORDOVA CA 95742

067-0100-021-0000
CURRENT OCCUPANT
4719 RANCHO CORDOVA PKWY
RANCHO CORDOVA CA 95742

067-0100-015-0000
LENNAR SIERRA SUNRISE LLC
1420 ROCKY RIDGE DR STE 320
ROSEVILLE CA 95661

067-0100-017-0000
MICHAEL G TREVOR 2003 IRREV
TRUST/ETAL
48 PARK
BURLINGAME CA 94010
067-0100-006-0000
TIESSEN-WAEGELL FAMILY LIMITED
PARTNERSHIP
7700 EAGLES NEST RD
SACRAMENTO CA 95830

ATTACHMENT 9

067-0100-010-0000
COUNTY OF SACRAMENTO
9850 GOETHE RD
SACRAMENTO CA 95827

067-0100-015-0000
CURRENT OCCUPANT
12435 KIEFER BLVD
RANCHO CORDOVA CA 95742

067-0040-010-0000
GRANTLINE & CHRYSANTHY 220
INVESTORS LLC
7700 COLLEGE TOWN DR 101
SACRAMENTO CA 95826
067-0100-020-0000
LENNAR SIERRA SUNRISE LLC
1420 ROCKY RIDGE DR 320
ROSEVILLE CA 95661

067-0100-018-0000
SMITH/DUNMORE VENTURE LLC
601 UNIVERSITY AVE STE 125
SACRAMENTO CA 95825

067-0100-008-0000
TIESSEN-WAEGELL FAMILY LIMITED
PARTNERSHIP
7700 EAGLES NEST RD
SACRAMENTO CA 95830

ITEM 11.2.

ATTACHMENT 9

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN RD
ELK GROVE CA 95624

SACRAMENTO COUNTY WATER
AGENCY
827 7TH STREET RM 301
SACRAMENTO CA 95814

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

MEMORANDUM



ITEM 11.3.

DATE: August 17, 2020
TO: Honorable Mayor and Council Members
FROM: June Cowles, Senior Planner
SUBJECT: SHALAKO LARGE LOT TENTATIVE SUBDIVISION MAP PROJECT NO. DD8117

PROPERTY OWNER: Shalako Investors 11344 Coloma Road, Suite 350 Gold River, CA 95670	APPLICANT/DEVELOPER: Shalako Investors 11344 Coloma Road, Suite 350 Gold River, CA 95670
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PROJECT:	The applicant requests approval for the Shalako Large Lot Tentative Subdivision Map.
FILE:	DD8117
LOCATION:	Southeast corner of Kiefer Boulevard and Sunrise Boulevard, within Suncreek Specific Plan
APN:	067-0090-026-0000
PLANNER:	June Cowles, Senior Planner

RECOMMENDATION

Adopt the Resolution approving the Shalako Large Lot Tentative Subdivision Map with attached Conditions of Approval.

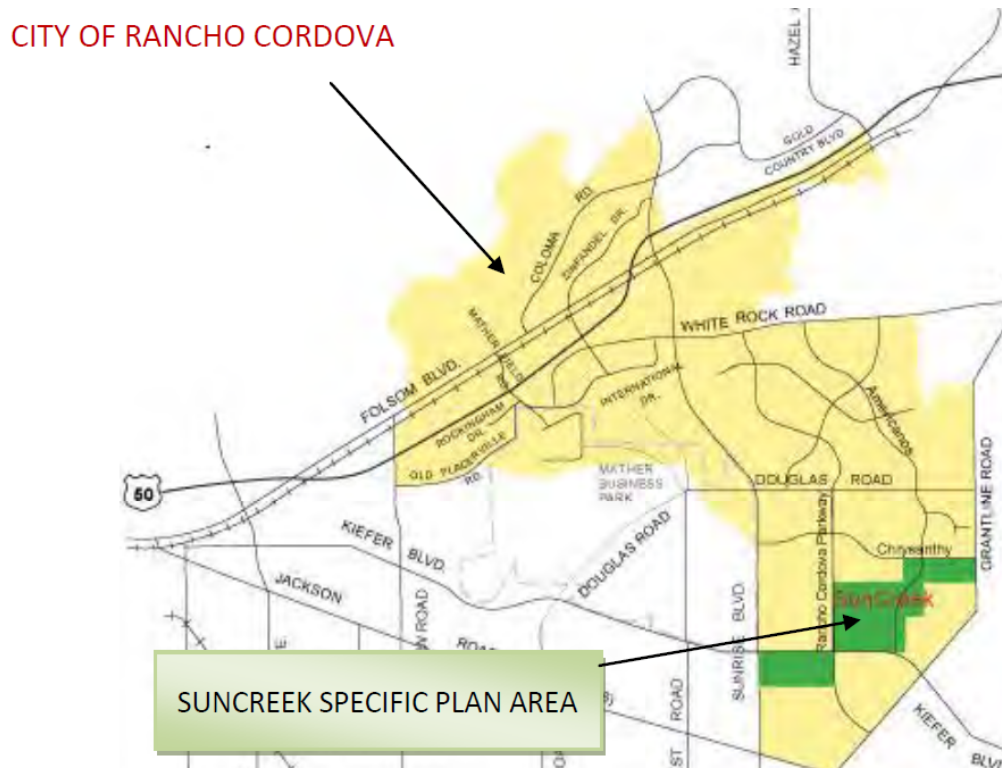
RESULT OF RECOMMENDED ACTION

Adoption of the above-referenced resolution would approve the Shalako Large Lot Tentative Subdivision Map and allow the applicant to submit for Final Maps and/or Small Lot map and necessary improvement plans and permits.

BACKGROUND

Approved in 2013, the Suncreek Specific Plan area is located west of Grant Line Road and East of Sunrise Boulevard and includes approximately 1,264 acres. **Figure 1: Suncreek Specific Plan location.** The SunCreek Specific Plan provides a blueprint for a mixed-use development with a combination of residential use, employment-generating uses, retail and retail supporting services, and recreational uses.

Figure 1: Project Location



The 2013 approvals included the following;

- Certifying the EIR/EIS for the SunCreek Specific Plan
- Amendments to the City's General Plan Land Use Element for the SunCreek Specific Plan and the Open Space Element for open space requirement from 1.75 acres to 1.0 acres per 1000 population and other minor text amendments
- Approving the Public Finance Plans for the SunCreek Specific Plan
- Approving the SunCreek Specific Plan
- Development Agreements approvals for each of the six (6) ownerships in the SunCreek Specific Plan
- Approval of the Affordable Housing Plans for the six (6) ownerships in the SunCreek Specific Plan

The SunCreek area is split into different ownership areas and correlating neighborhoods as shown in **Figure 2: Land Ownership in the Plan Area** and **Figure 3: Neighborhood Locations**. The Shalako area is outlined in red on both maps.

Figure 2: Land Ownership in the Plan Area

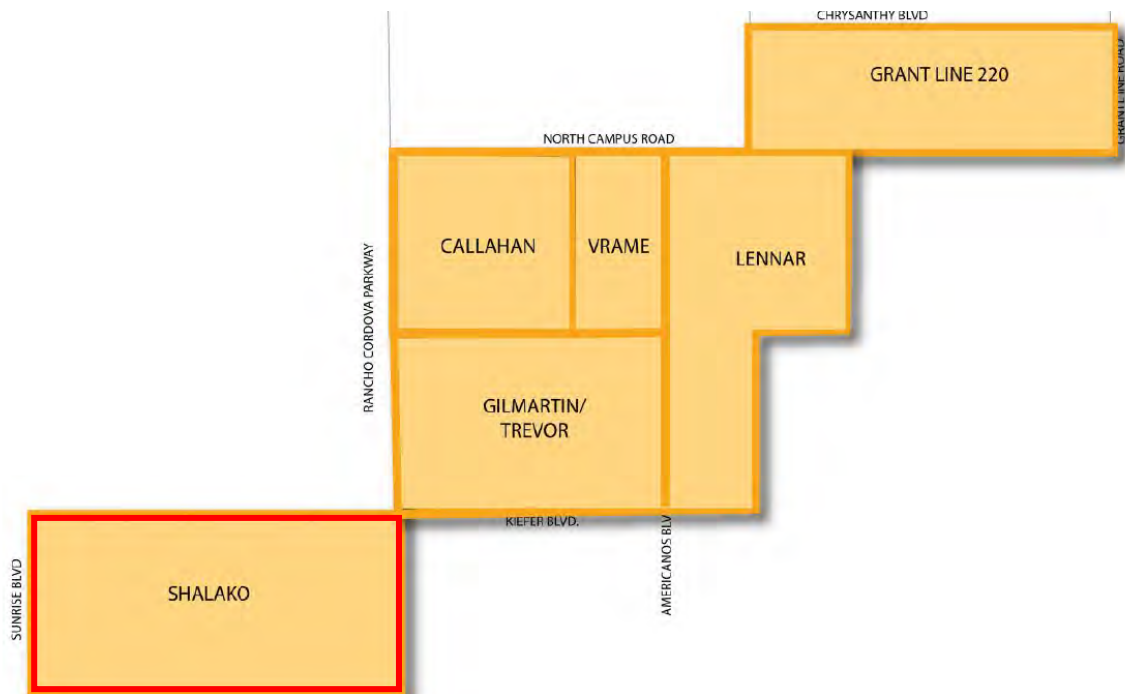
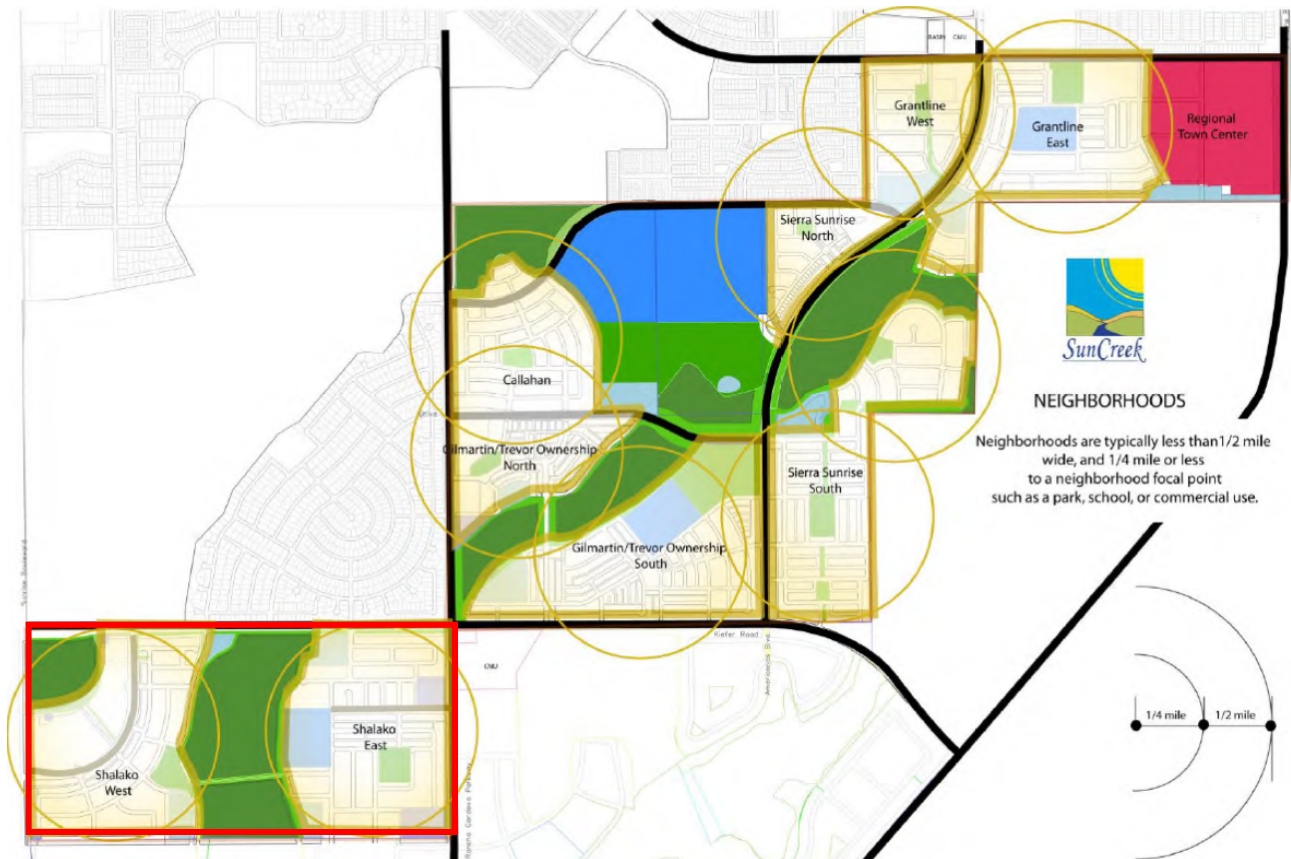


Figure 3: Neighborhood Site Locations



EXISTING CONDITIONS

The project site is undeveloped land with relatively poor agricultural soils. Dry land farming and grazing on spring grasses was the historic use of the plan area. **Figure 4: Existing Conditions Aerial.** The upper reach of a tributary to Laguna Creek transects the Plan Area in a north to south direction. Shalako neighborhood plan includes approximately 77 acres of wetland preserve area. A Pacific Gas and Electric (PG&E) easement (75 feet wide) and a Sacramento Municipal Utility District (SMUD) easement (200 feet wide) transect the northwest corner of the Shalako neighborhood area. This area designation is “wetland preserve” and includes the overhead utilities and several trees.

Figure 4: Existing Conditions Aerial



PROJECT DESCRIPTION

The applicant, Shalako Investors, is requesting approval of the Shalako Large Lot Tentative Subdivision Map. The Large Lot map will subdivide the Shalako neighborhood area of 321.4 acres into a total of 37 large lots. In developing the Large Lot Tentative Map, the Shalako neighborhood area includes the following:

- 10 separate single-family residential villages,
- One Multi-family high density residential parcel
- Two Village Center Parcels
- One Elementary School Parcel
- Two Wetland Preserve Parcels
- Two Detention Basin Parcels
- Two Parks and One Neighborhood Green Parcels

- Various public, quasi-public and open space buffers and corridors.

Shalako Investors does not intend to develop the residential villages on its property itself. The Large Lot map would allow for the sale of the property in total, in development Phasing Areas 1 and 2, or large lot parcel by parcel.

Phasing Plan

The Suncreek Specific Plan includes an Infrastructure Phasing Plan that sets forth a conceptual phasing plan for the major backbone infrastructure needed to serve the plan area. The Infrastructure Phasing Plan identifies nine (9) development phasing areas, each of which could be developed independently of each other and in any order. The Shalako property includes Phases 1 and 2 of the Infrastructure Phasing Plan.

The Shalako investors prepared the Large Lot Map for its property in accordance with the Guiding Principles outlined in the Suncreek Infrastructure Phasing Plan. As required in the Infrastructure Phasing Plan, Shalako Investors have developed a Tentative Map Phasing Plan that identifies the backbone, and some project-specific, infrastructure that will be required with development of each large lot parcel, regardless of the order in which the parcels are developed.

The Shalako Phasing Plan includes the following exhibits:

- Tentative Map Phasing Matrix
- Tentative Map Phasing Plan exhibit identifying the segments of roads and wetland buffers that will be constructed in segments and lot plan to illustrate project circulation and infrastructure requirements.
- Phase exhibits that illustrate the improvements associated with each phase.

ANALYSIS

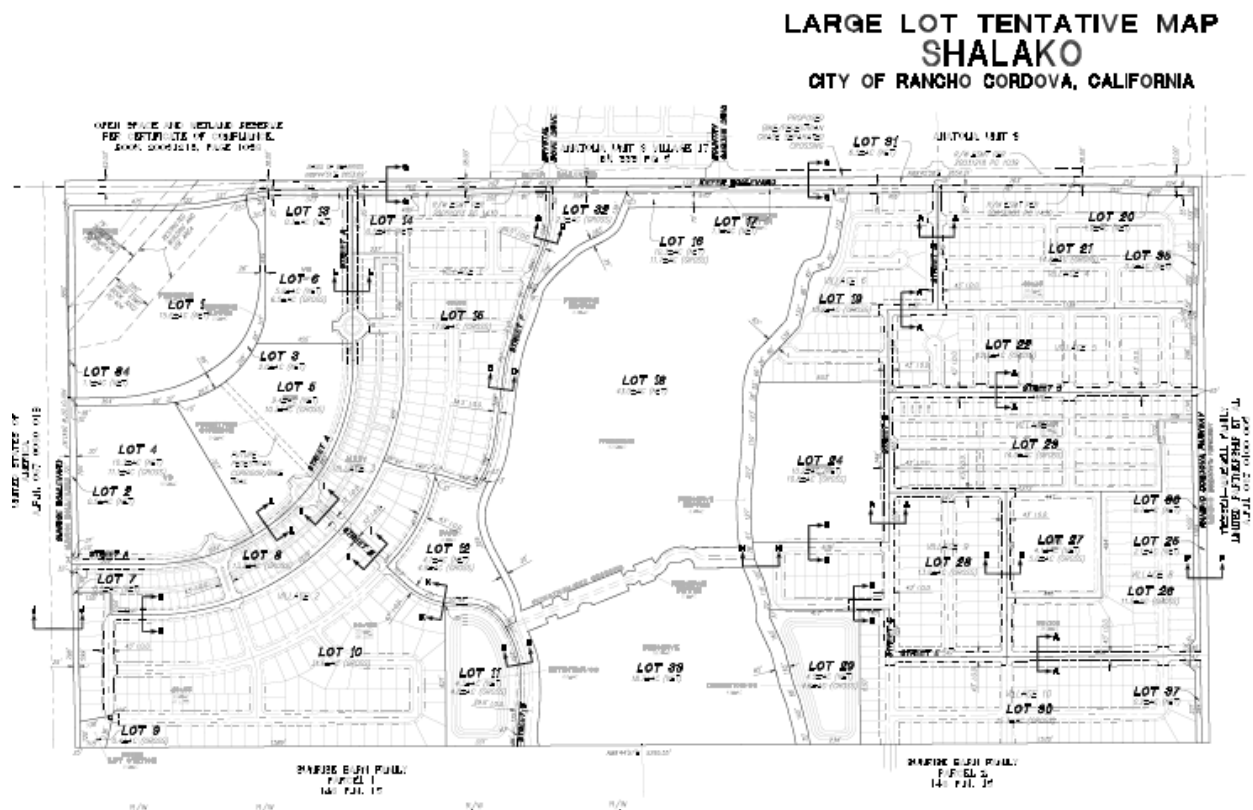
Large Lot Tentative Subdivision Map

A key component of the development of the Shalako area is the proposed Large Lot Tentative Subdivision Map ("Map"). As shown in **Figure 5: Proposed Large Lot Map**, the proposed Map will subdivide the entire 321 acres to 37 large lots. The purpose for the Map is to create the boundaries for the multiple land uses and zoning districts as well as the major roadways within Shalako Neighborhood area. The Map also represents the basic foundation for the future build-out of the neighborhood area as all subsequent project phasing plans, infrastructure plans, and small lot tentative subdivision maps are based on the design of the proposed Map.

Typical of all proposed subdivisions, approval of the proposed Map requires the incorporation of conditions of approval that address important details associated with the development of the Plan Area including:

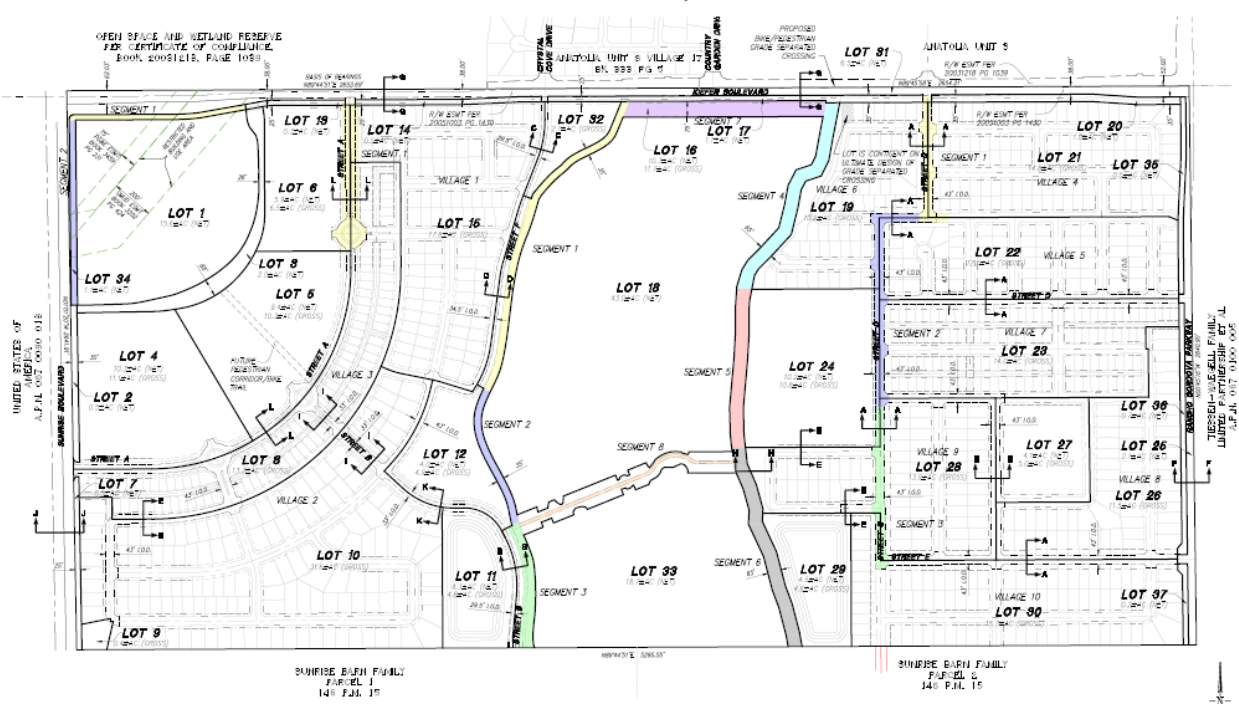
- Land dedications
- Public utility easements
- Infrastructure improvements/dedications
- Public right-of-way improvements
- Funding mechanisms for various maintenance and service districts
- Landscaping requirements

Figure 5: Proposed Large Lot Tentative Subdivision Map



A phasing plan has been prepared and is included within Shalako Large Lot. The phasing plan shows the logical, timely and appropriate completion of the infrastructure and roadway facilities, required to serve the phased build-out of the plan area. **Figure 6: Phasing Plan.**

Figure 6: Phasing Plan
SHALAKO LARGE LOT TENTATIVE MAP
PHASING PLAN
CITY OF RANCHO CORDOVA, CALIFORNIA



The Tentative Subdivision Map Review as conditioned, adheres to Section 66474 of the California Subdivision Map Act requires a City to the deny approval of a tentative map, if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

1. ***Finding:** That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

Evidence: The proposed project is consistent with the proposed General Plan as proposed under the Suncreek Specific Plan land use designation. All lots are consistent with the Suncreek Specific Plan development standards. The large lot map will subdivide the 321 acre Shalako area into 37 large lots that creates boundaries for the multiple land uses, zoning districts, and major roadways within the project. All such identified uses within the Tentative Map are consistent with the allowed land uses set forth in the Suncreek Specific Plan Area land use, which call for the project area to include a mix of residential, commercial, parks and open space, and natural resources uses. There are currently no buildings on site and all lots are consistent with the development standards of the General Plan and Specific Plan Area.

2. ***Finding:** That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

Evidence: The proposed Large Lot Tentative Subdivision Map is consistent with the General Plan designation of Low, Medium, High Density Residential, Commercial, Parks/Open Space, and Natural Resources and the Sun Creek Specific Plan handbook densities and zoning districts.

3. *Finding: That the site is not physically suitable for the type of development.*

Evidence: The site is physically suitable to subdivide. The existing parcel will be split into 37 large lots that include zoning districts, wetland preserve, and roadways. There are no buildings currently onsite.

4. *Finding: That the site is not physically suitable for the proposed density of development.*

Evidence: The site is physically suitable for the proposed density of development. The Sun Creek Specific Plan includes low (2.1-6.0 dwelling units per acre (du/ac), medium (6.1-12.0 du/ac), compact residential density (12.1-18 du/ac) and High (18.1-40.0 du/ac) densities. The proposed large lot subdivision map is consistent with the Sun Creek Specific Plan designations. Improvements are provided as shown on the Tentative Subdivision Map ([Attachment 2](#)), and subject to the attached Conditions of Approval ([Attachment 3](#)).

5. *Finding: That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Evidence: An Environmental Impact Report (EIR) was prepared for Sun Creek Specific Plan where the construction of single-family lots, multi-family lots, commercial, parks/open space, and the protection of natural resources were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The EIR contains a description of the Project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less-than-significant impact and provides analysis of potentially significant and significant impacts. The proposed project is consistent with the project analyzed in the Environmental Impact Report.

6. *Finding: That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Evidence: The proposed large lot subdivision includes 77 acres of natural preserve, drainage basins, low, medium, and high residential, a school site, and several parks. Proposed development has been planned outside of the protected natural preserve. The proposed Tentative Subdivision Map includes necessary improvements to serve the project. The proposed improvements are consistent with the Sun Creek Specific Plan. The approved EIR includes a Mitigation Monitoring and Reporting Program. No public health problems will result from approval of the tentative subdivision map.

7. Finding: *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.*

Evidence: The proposed improvements on the Tentative Subdivision Map and included within the project are consistent with the Sun Creek Specific Plan, the City of Rancho Cordova Ordinances and Standards and do not conflict with public easements and related necessary access through the project.

Environmental Impact Report:

The Sun Creek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Shalako project was analyzed in the EIR as part of the overall Sun Creek Specific Plan. The project area is the same as that analyzed in the EIR and the proposed tentative map is consistent with the land uses analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required.

Habitat Conservation Plan.

The City has adopted the South Sacramento Habitat Conservation Plan (SSHCP) in order to mitigate impacts on protected natural resources through a coordinated regional approach, which provides a variety of biological and economic benefits. The project is within the boundaries of the SSHCP. The Developer will pay the City a per-acre fee for impacts on protected natural resources, based upon the methodology established by the SSHCP. Prior to issuance of the SSHCP permit by the City, the Developer will obtain and have all necessary permits (federal, state, regional and/or local) to ensure compliance with the adopted SSHCP.

Fiscal Impact Analysis

Approval of Shalako large lot map would create the boundaries for the multiple land uses and zoning districts as well as the major roadways within Shalako Neighborhood area. The Map also represents the basic foundation for the future build-out of the neighborhood area as all subsequent project phasing plans, infrastructure plans, and small lot tentative subdivision maps are based on the design of the proposed Map.

Based upon analysis completed within the project review, approval of the Shalako Large Lot Tentative Subdivision Map will likely have a net benefit to the City of Rancho Cordova.

RECOMMENDED MOTION

Staff recommends that the City Council take the following action:

- A. Adopt Resolution of the City Council of the City of Rancho Cordova approving a Large Lot Tentative Subdivision Map with attached Conditions of Approval.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Large Lot with Phasing Maps
3. Exhibit B to the Resolution - Conditions of Approval
4. 500-foot radius map and property owner list

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A LARGE LOT TENTATIVE SUBDIVISION MAP WITH ATTACHED
CONDITIONS OF APPROVAL FOR SHALAKO, LOCATED WITHIN THE SUNCREEK
SPECIFIC PLAN AREA PROJECT NO. DD8117**

WHEREAS, Shalako Investors (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Large Lot Tentative Subdivision Map for Shalako neighborhood area, located within the SunCreek Specific Plan area. Parcel Number: 067-0090-026-0000; and

WHEREAS, the applicant has met all applicable requirements under State law and City ordinances related to this tentative subdivision map and the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the attached Large Lot Tentative Map meets the requirements of the Subdivision Map Act and the Rancho Cordova Municipal Code as set forth in findings below, and the City Council has conducted a properly noticed public hearing for the approval of the Large Lot Tentative Map attached hereto in accordance with the Subdivision Map Act requirements.

WHEREAS, on August 17, 2020, the City Council held a properly noticed public hearing at which it received a report from City Staff regarding the Shalako Large Lot Tentative Map and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code section 65090 and 65091

NOW THEREFORE, the City Council of the City of Rancho Cordova hereby resolves as follows:

Section 1. RECITALS

The foregoing recitals are true and correct and made a part of this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes approval of the Shalako Large Lot Tentative Subdivision Maps (Exhibit A), subject to the following findings and attached Conditions of Approval (Exhibit B):

- A. The City Council finds the project site was adequately analyzed pursuant to the California Environmental Quality Act (CEQA), the SunCreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Shalako project was analyzed in the EIR as part of the overall SunCreek Specific Plan. The project area is the same as that analyzed in the EIR and the proposed tentative map is consistent with the

land uses analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required.

Section 2. LARGE LOT TENTATIVE MAP WITH ATTACHED CONDITIONS OF APPROVAL FINDINGS AND APPROVAL

In accordance with Government Code section 66473.5, the proposed Large Lot Tentative Maps with attached Conditions of Approval ("Tentative Map") attached hereto is consistent with the applicable General and Specific Plan objectives, policies, land uses and programs. Section 66474 of the Government Code requires a City to deny approval of a tentative map if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

1. *Finding: That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

Evidence: The proposed project is consistent with the proposed General Plan as proposed under the Sun Creek Specific Plan land use designation. All lots are consistent with the Sun Creek Specific Plan development standards. The large lot map will subdivide the 321 acre Shalako area into 37 large lots that creates boundaries for the multiple land uses, zoning districts, and major roadways within the project. All such identified uses within the Tentative Map are consistent with the allowed land uses set forth in the Sun Creek Specific Plan Area land use, which call for the project area to include a mix of residential, commercial, parks and open space, and natural resources uses. There are currently no buildings onsite and all lots are consistent with the development standards of the General Plan and Specific Plan Area.

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ITEM 11.3.

ATTACHMENT 1

B. Approval.

The City Council approves the attached Large Lot Tentative Map (Exhibit A) for the Shalako project with attached Conditions of Approval (Exhibit B) as attached.

Section 3. EFFECTIVE DATE.

This Resolution shall become effective upon the effective date of City Council Ordinance No. *-2020 adopting the Suncreek Specific Plan Amendments.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 17th day of August, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M Sander, Mayor

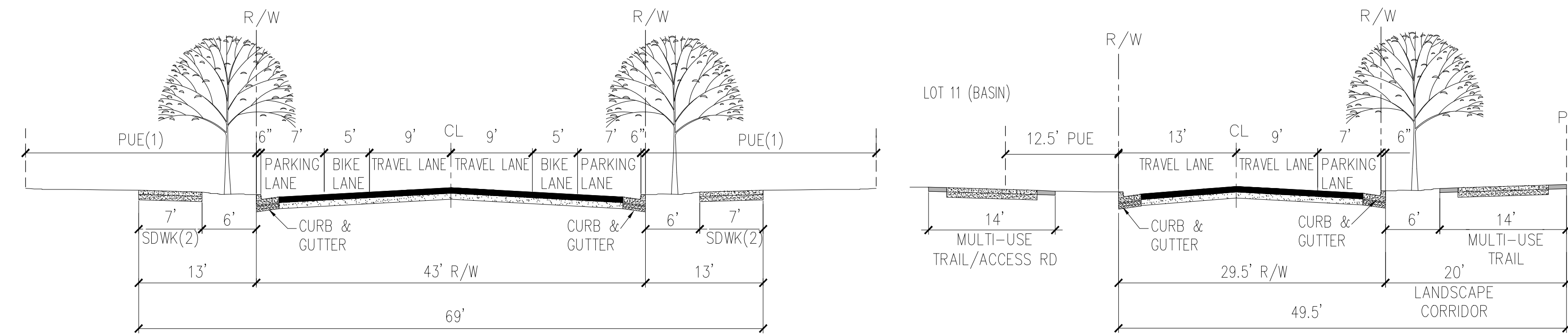
ATTEST:

Stacy Leitner, CMC
City Clerk

LOT #	DESCRIPTION	LAND USE	AREA (AC)	DWELLING UNITS
1	WETLAND PRESERVE	WETLAND	15.6±	—
2	SUNRISE BLVD LANDSCAPE CORRIDOR	PC	0.5±	—
3	WETLAND BUFFER	WB	2.0±	—
4	VILLAGE COMMERCIAL	VC	11.1±	—
5	HDR	HDR	10.3±	237
6	VILLAGE COMMERCIAL	VC	6.5±	—
7	SUNRISE BLVD LANDSCAPE CORRIDOR	PC	0.5±	—
8	VILLAGE 3	MDR	13.3±	103
9	SANITARY SEWER PUMP STATION	POP	0.4±	—
10	RESIDENTIAL VILLAGE 2	MDR/LDR	31.6±	144
11	DETENTION BASIN	DB	4.8±	—
12	PARK	PARK	4.9±	—
13	KIEFER BLVD PARK CORRIDOR	PC	0.3±	—
14	KIEFER BLVD PARK CORRIDOR	PC	0.5±	—
15	RESIDENTIAL VILLAGE 1	MDR	17.8±	99
16	WETLAND BUFFER	WB	11.7±	—
17	KIEFER BLVD PARK CORRIDOR	PC	1.1±	—
18	WETLAND PRESERVE	WETLAND	43.0±	—
19	RESIDENTIAL VILLAGE 6	MDR	10.2±	57
20	KIEFER BLVD PARK CORRIDOR	PC	1.0±	—
21	RESIDENTIAL VILLAGE 4	MDR	14.8±	103
22	RESIDENTIAL VILLAGE 5	MDR	12.5±	75
23	RESIDENTIAL VILLAGE 7	MDR	14.0±	116
24	ELEMENTARY SCHOOL	SCHOOL	10.8±	—
25	RANCHO CORDOVA PARKWAY	ROAD	2.1±	—
26	RESIDENTIAL VILLAGE 8	LDR	11.5±	62
27	PARK	PARK	5.0±	—
28	RESIDENTIAL VILLAGE 9	LDR	14.6±	70
29	DETENTION BASIN	DB	4.6±	—
30	RESIDENTIAL VILLAGE 10	LDR	14.6±	84
31	KIEFER BLVD	ROAD	6.5±	—
32	NEIGHBORHOOD GREEN	NG	2.1±	—
33	WETLAND PRESERVE	WETLAND	18.7±	—
34	WETLAND BUFFER	WB	1.1±	—
35	RANCHO CORDOVA PARKWAY CORRIDOR	PC	0.5±	—
36	RANCHO CORDOVA PARKWAY CORRIDOR	PC	0.7±	—
37	RANCHO CORDOVA PARKWAY CORRIDOR	PC	0.2±	—

SEWER
SACRAMENTO AREA SEWER DISTRICT (SASD)

TELEPHONE
AT&T



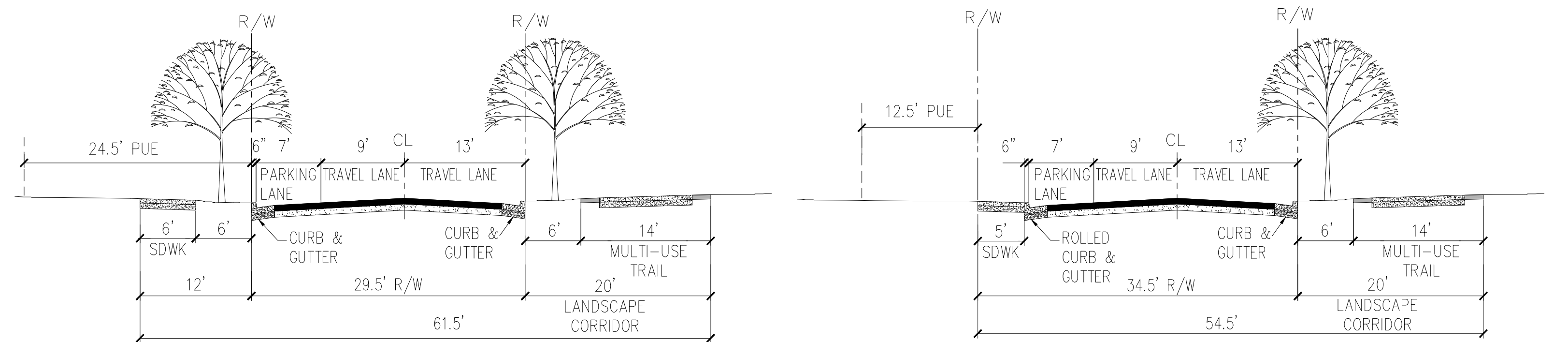
(1) 25.5' PUE ALONG SINGLE FAMILY LOTS, MULTI-FAMILY LAND USE AND COMMERCIAL LAND USE. 23' PUE ALONG ALLEY LOTS. ADDITIONAL PUE OUTSIDE OF LANDSCAPE CORRIDOR SHALL BE LOCATED ON ONE SIDE ONLY WHEN REQUIRED.

(2) SIDEWALKS ALONG SCHOOL FRONTAGE SHALL BE 8' WIDE.

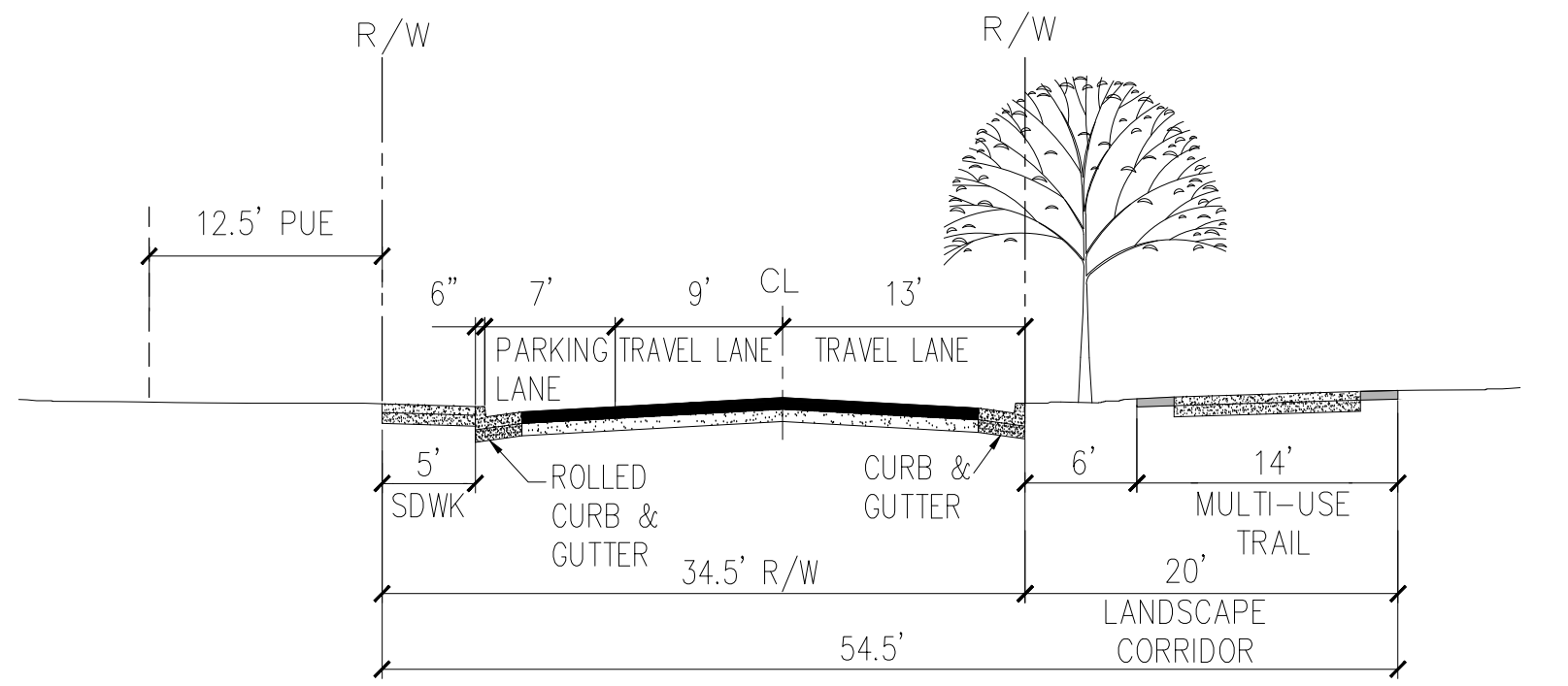
29.5' R/W COLLECTOR STREET ADJACENT TO DETENTION BASIN AND SECONDARY TRAIL

(B) N.T.S.

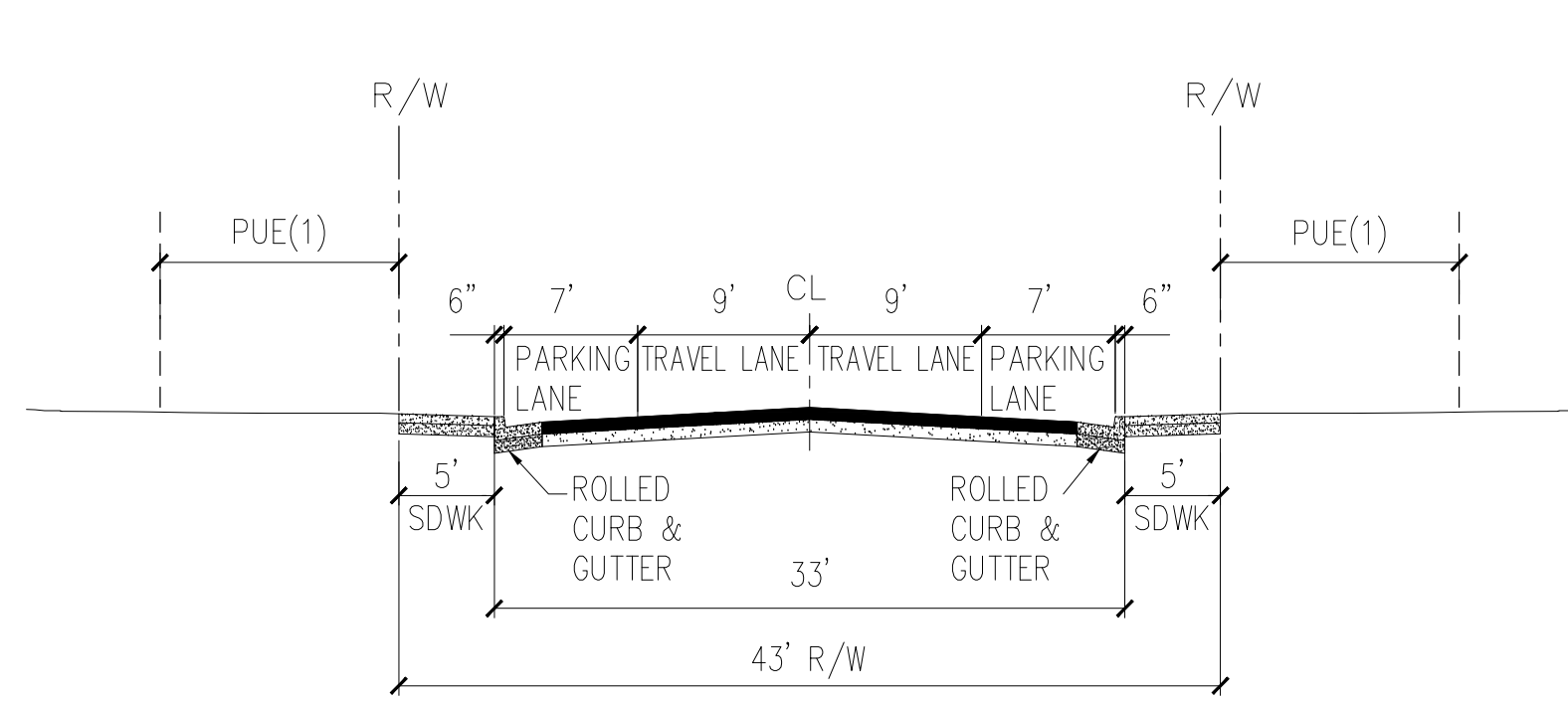
43' R/W STANDARD COLLECTOR STREET
N.T.S.



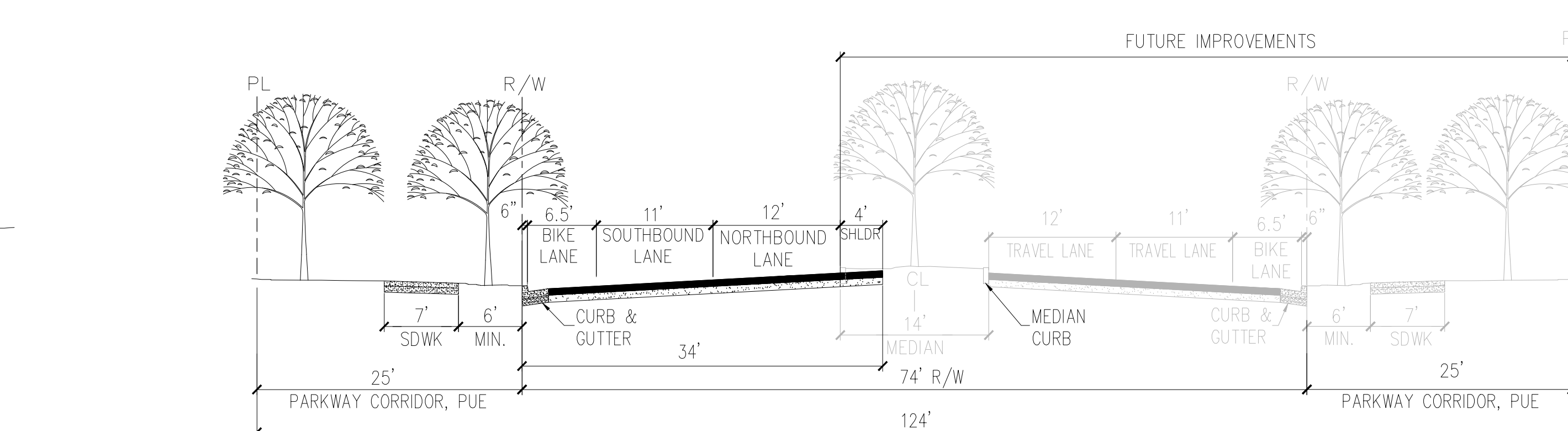
29.5' R/W STANDARD RESIDENTIAL STREET ADJACENT
TO SECONDARY TRAIL IN OPEN SPACE
C N.T.S.



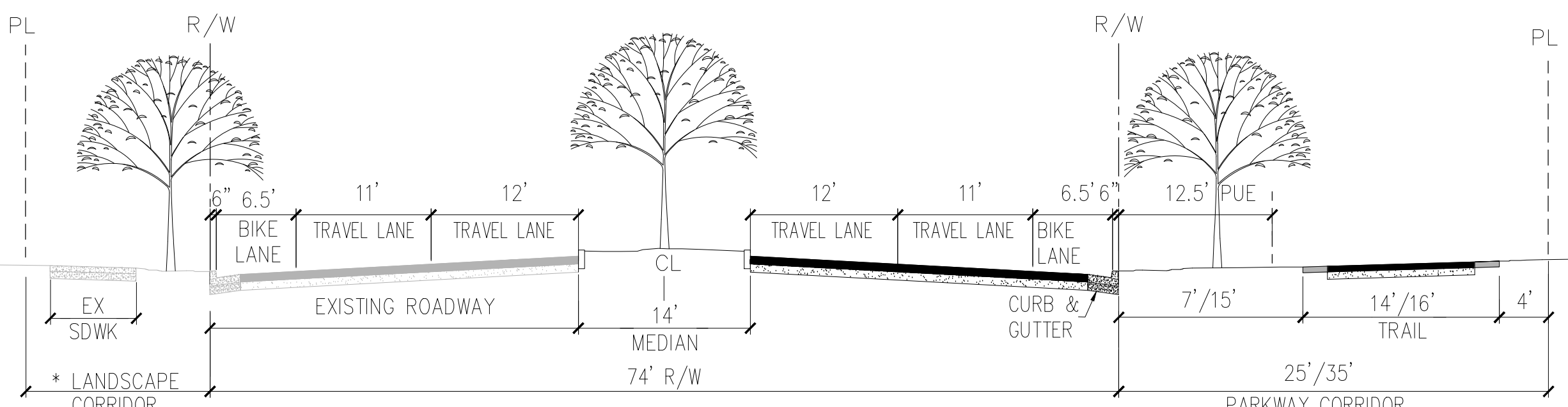
34.5' R/W STANDARD RESIDENTIAL STREET ADJACENT
TO SECONDARY TRAIL IN OPEN SPACE (ROLLED CURB)
N.T.S.



43' R/W STANDARD RESIDENTIAL STREET
N.T.S.

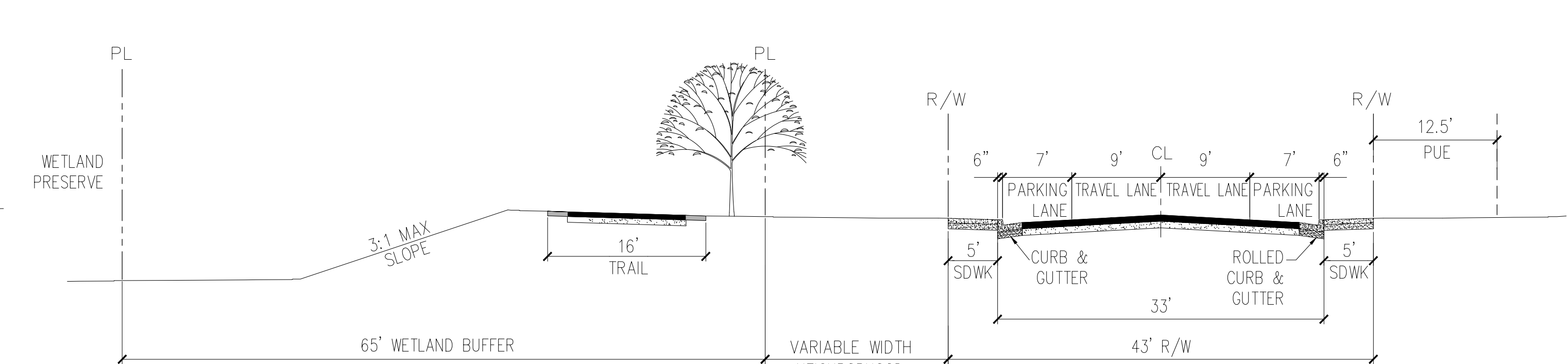


(F) 74' R/W (RANCHO CORDOVA PARKWAY) - INTERIM
N.T.S.

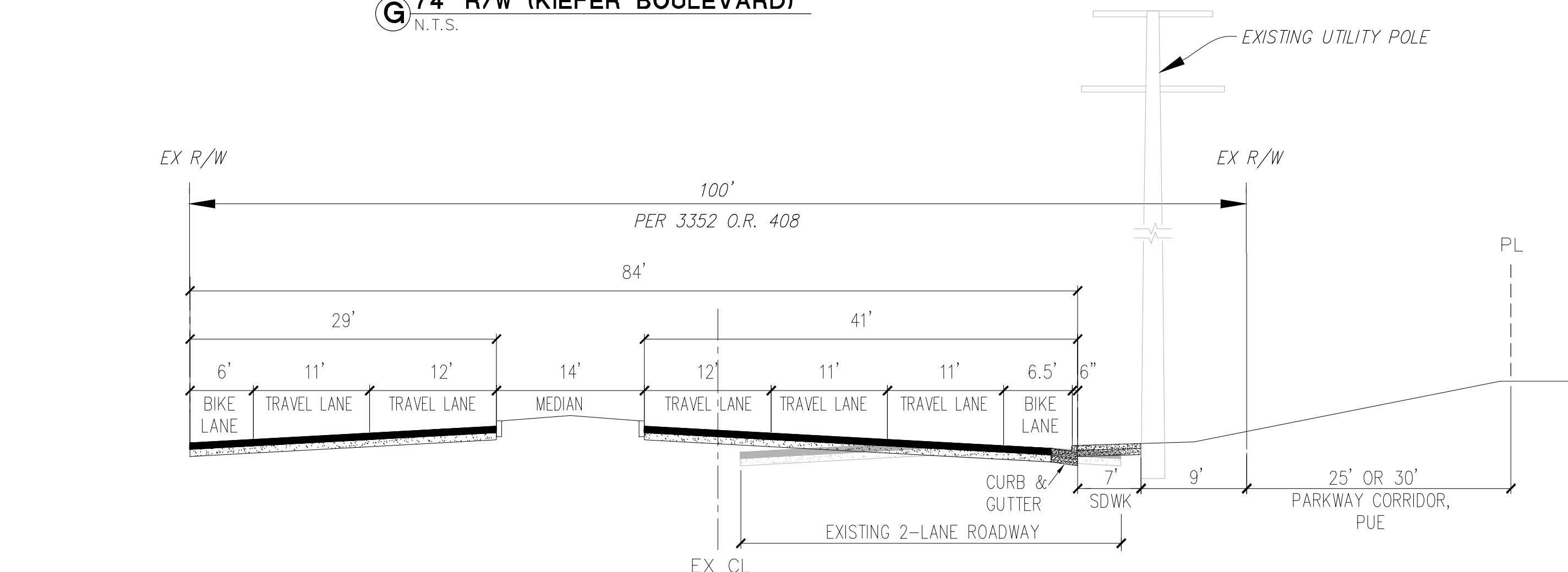


* LANDSCAPE CORRIDOR IS EXISTING ON NORTH SIDE OF KIEFER BLVD AND ALONG OPEN SPACE IT IS REDUCED TO CONTIGUOUS SIDEWALK WITH POST AND CABLE FENCE.

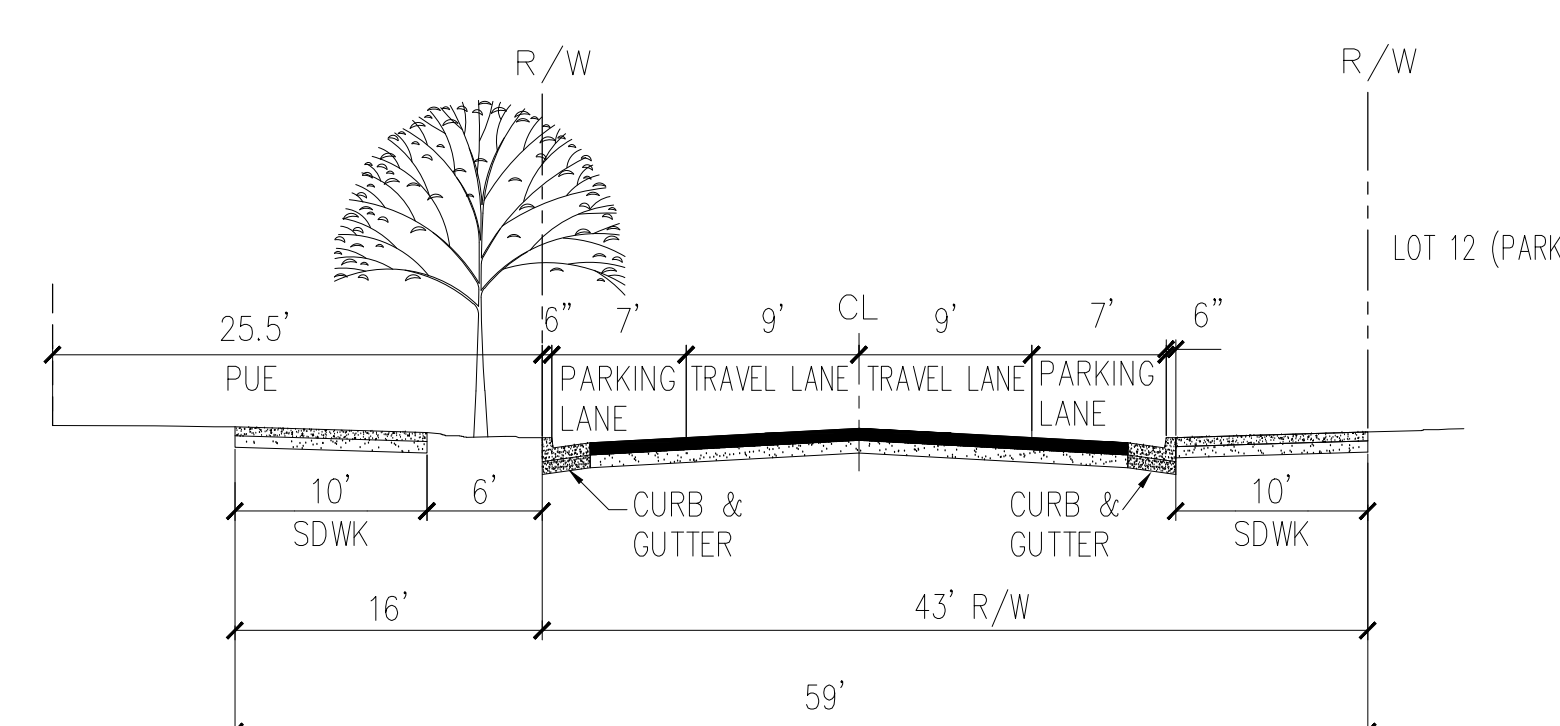
74' R/W (KIEFER BOULEVARD)



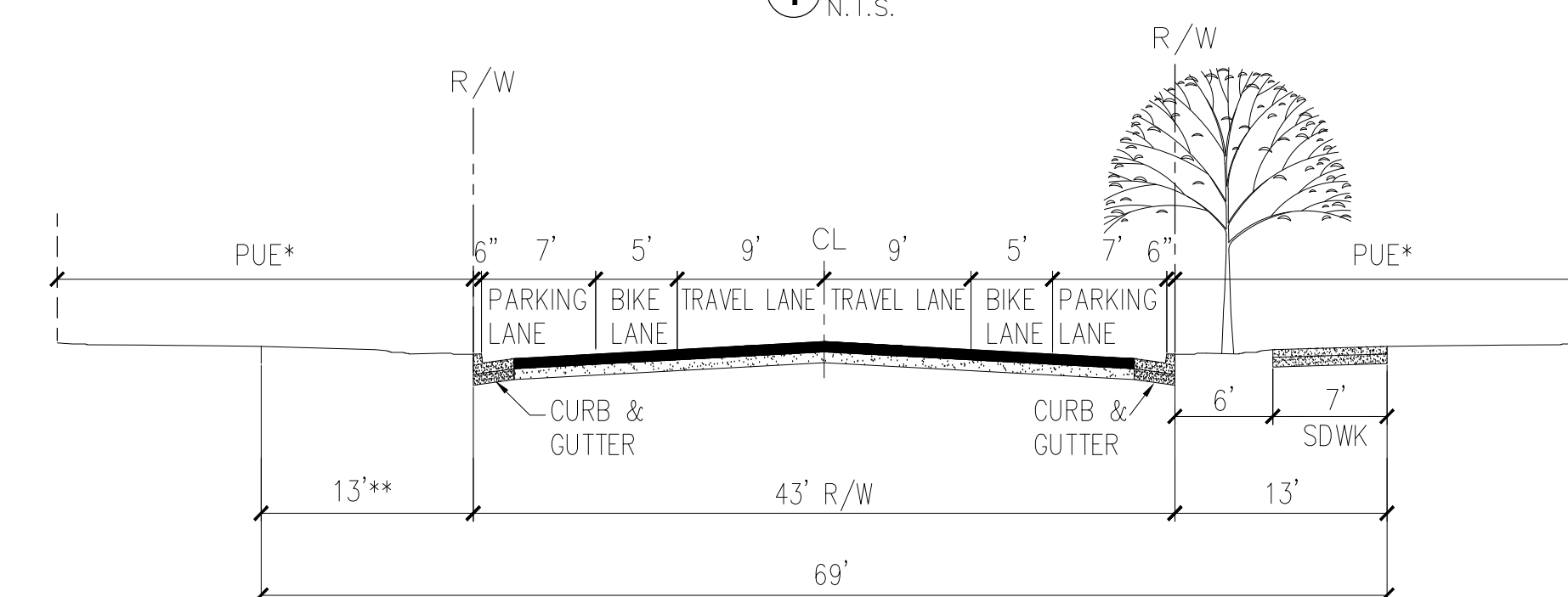
42' R/W STANDARD RESIDENTIAL STREET
ADJACENT TO WETLAND BUFFER



100' EX R/W (SUNRISE BOULEVARD)



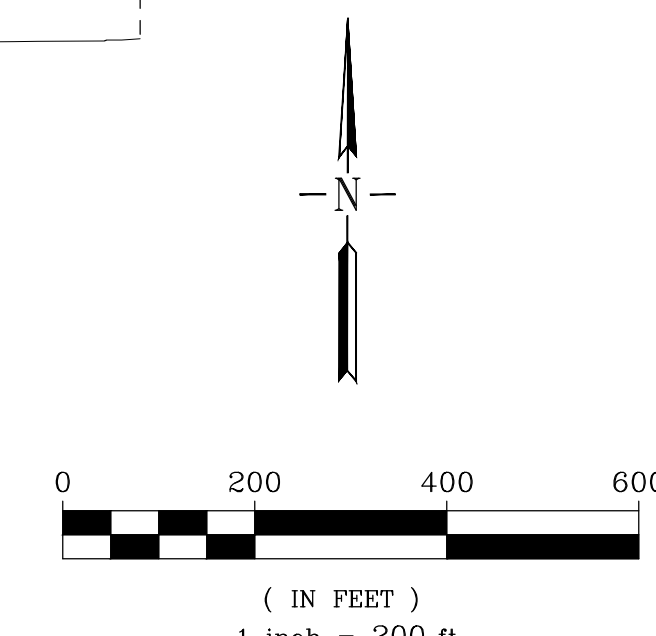
43' R/W MODIFIED COLLECTOR STREET
WITH 10' SIDEWALK



* 25.5' PUE ALONG SINGLE FAMILY LOTS, MULTIFAMILY LAND USE AND COMMERCIAL LAND USE. 23' PUE ALONG ALLEY LOTS.

** SIDEWALK AND LANDSCAPING IN THIS AREA WILL BE DEVELOPED DURING PLANNING OF CENTER DISTRICT.

43' R/W STANDARD COLLECTOR STREET
AT CENTER DISTRICT



RJA

RUGGERI-JENSEN-AZAR

ENGINEERS ■ PLANNERS ■ SURVEYORS

2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677

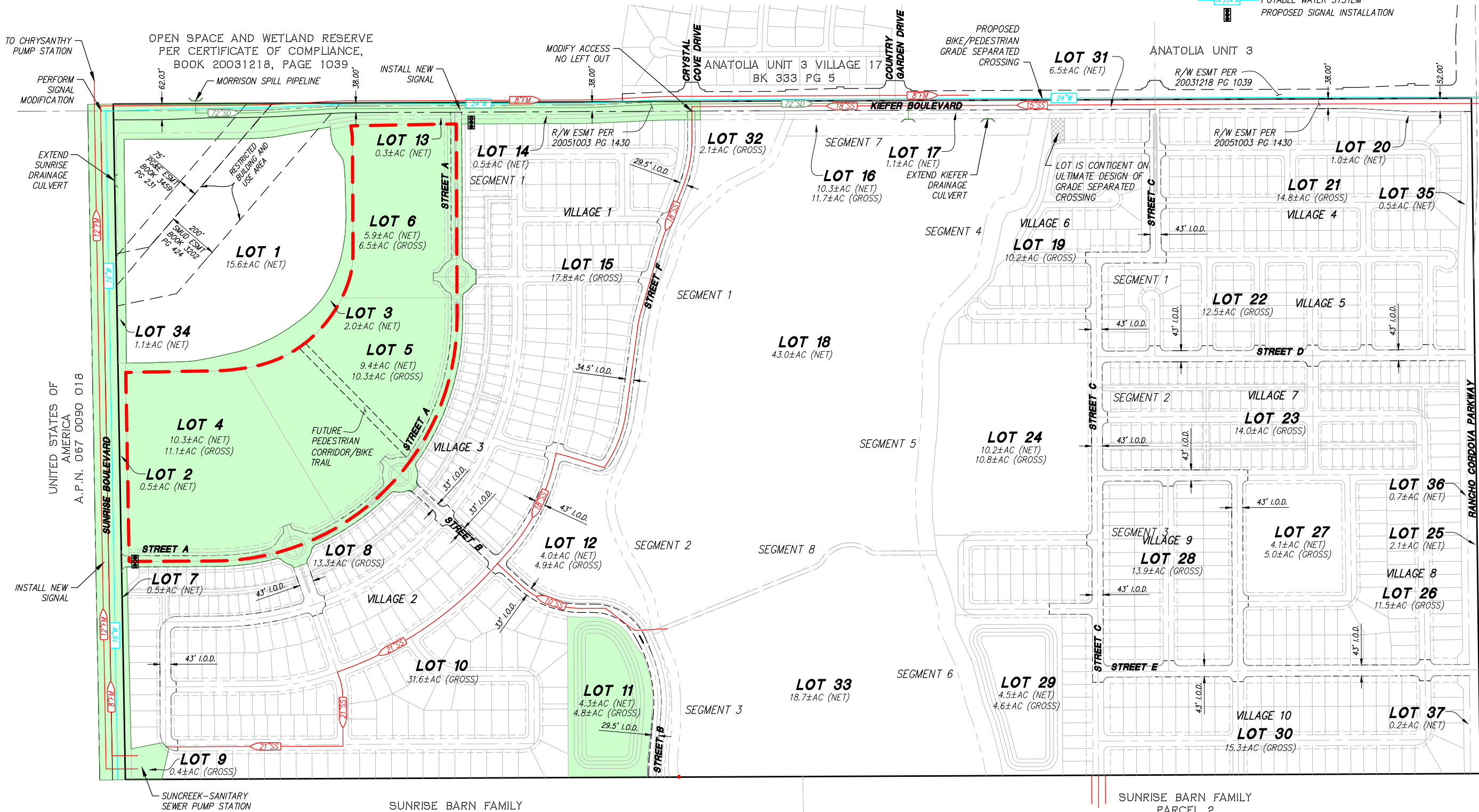
PHONE: (916) 630-8900 FAX: (916) 630-8909

DATE: JUNE 22, 2020 JOB NO. 085008

ITEM 11.3.

Exhibit A to the Resolution
LEGEND

- PHASE IMPROVEMENT AREAS
- SANITARY SEWER SYSTEM
- SANITARY SEWER FORCE MAIN
- STORM DRAIN SYSTEM
- POTABLE WATER SYSTEM
- PROPOSED SIGNAL INSTALLATION



INFRASTRUCTURE TIMING NOTE:

PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN A PHASE: A CONTRACT SHALL BE LET AND CONSTRUCTION SHALL BE UNDERTAKEN FOR ALL STREETS, TRAILS, DRAINAGE INFRASTRUCTURE, LANDSCAPING, ASSOCIATED IMPROVEMENTS SHOWN ON THE PHASING PLAN AND ALL STREETS NECESSARY FOR ACCESS TO THE PROPOSED HOMES TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT. PRIOR TO OCCUPANCY WITHIN A PHASE: ALL ABOVE LISTED IMPROVEMENTS SHALL BE FULLY CONSTRUCTED AND COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.

SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VC-HDR

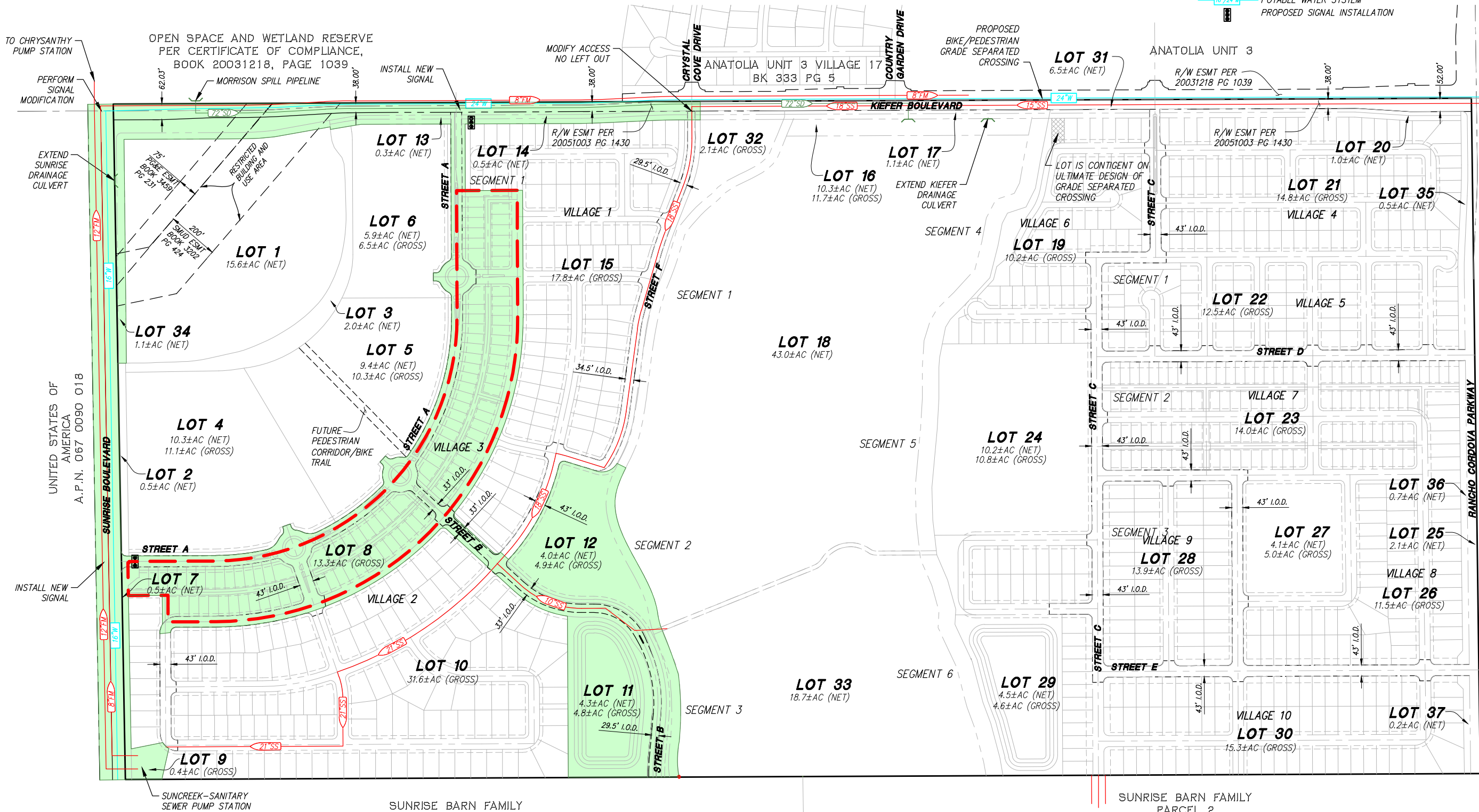
RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
JUNE 2020

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

ITEM 11.3.

Exhibit A to the Resolution
LEGEND

- PHASE IMPROVEMENT AREAS
- 12" SS SANITARY SEWER SYSTEM
- 8" / 12" FM SANITARY SEWER FORCE MAIN
- 72" SD STORM DRAIN SYSTEM
- 16" / 24" W POTABLE WATER SYSTEM
- PROPOSED SIGNAL INSTALLATION



INFRASTRUCTURE TIMING NOTE:

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SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

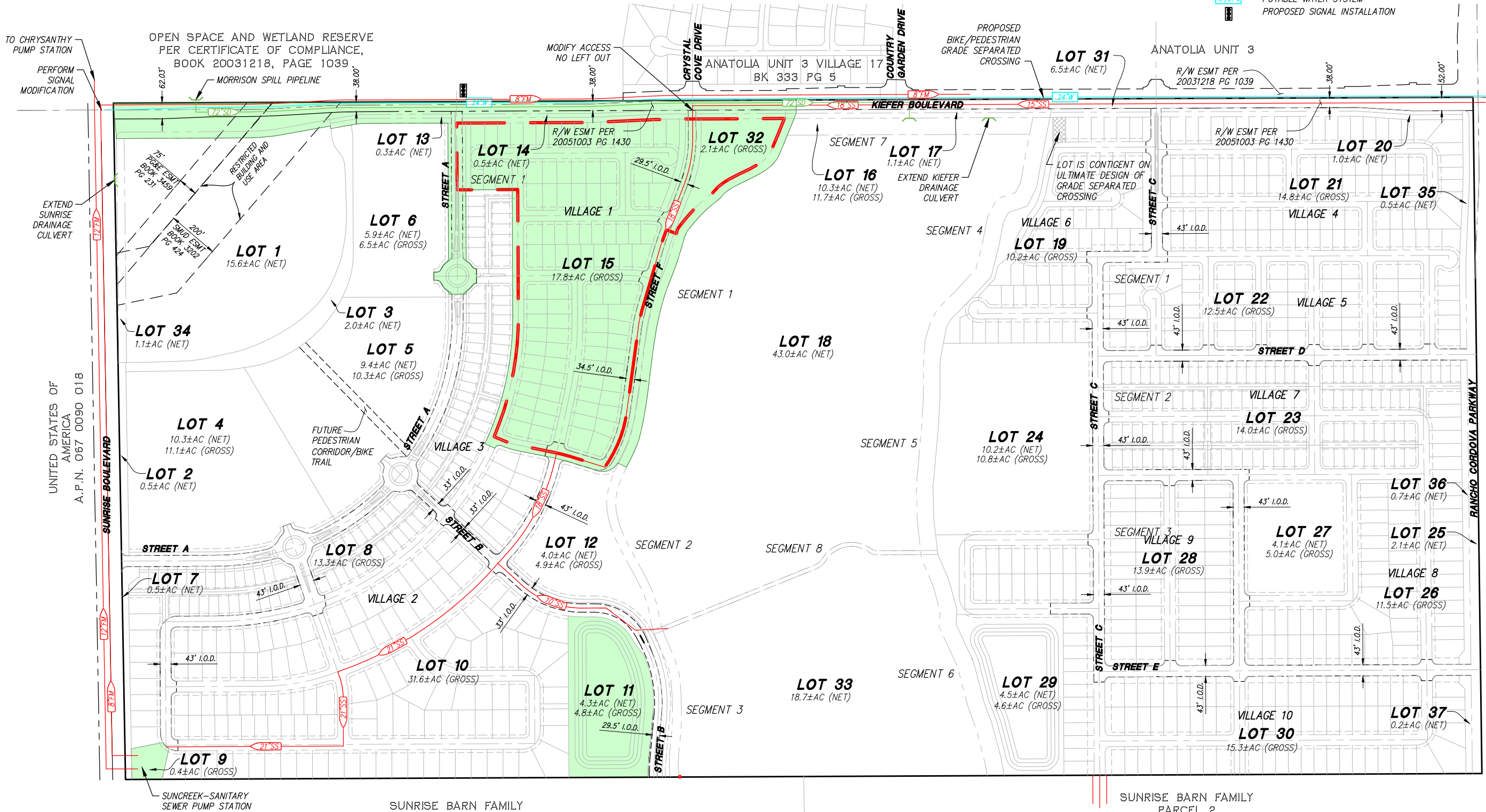
SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VILLAGE 3
RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
JUNE 2020

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

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LEGEND

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SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

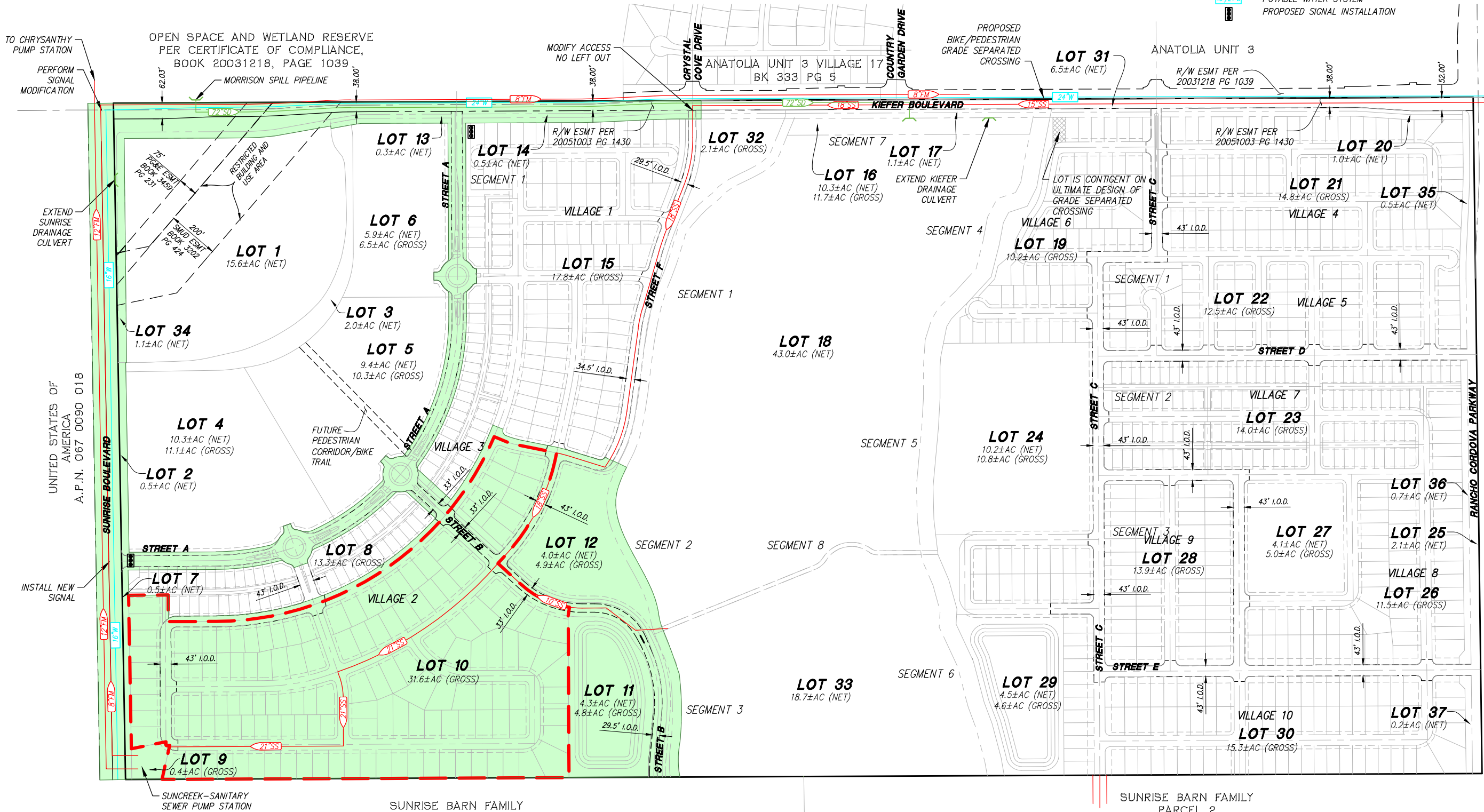
SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VILLAGE 1

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
JUNE 2020

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ENGINEERS • PLANNERS • SURVEYORS
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PARCEL 2
146 P.M. 15

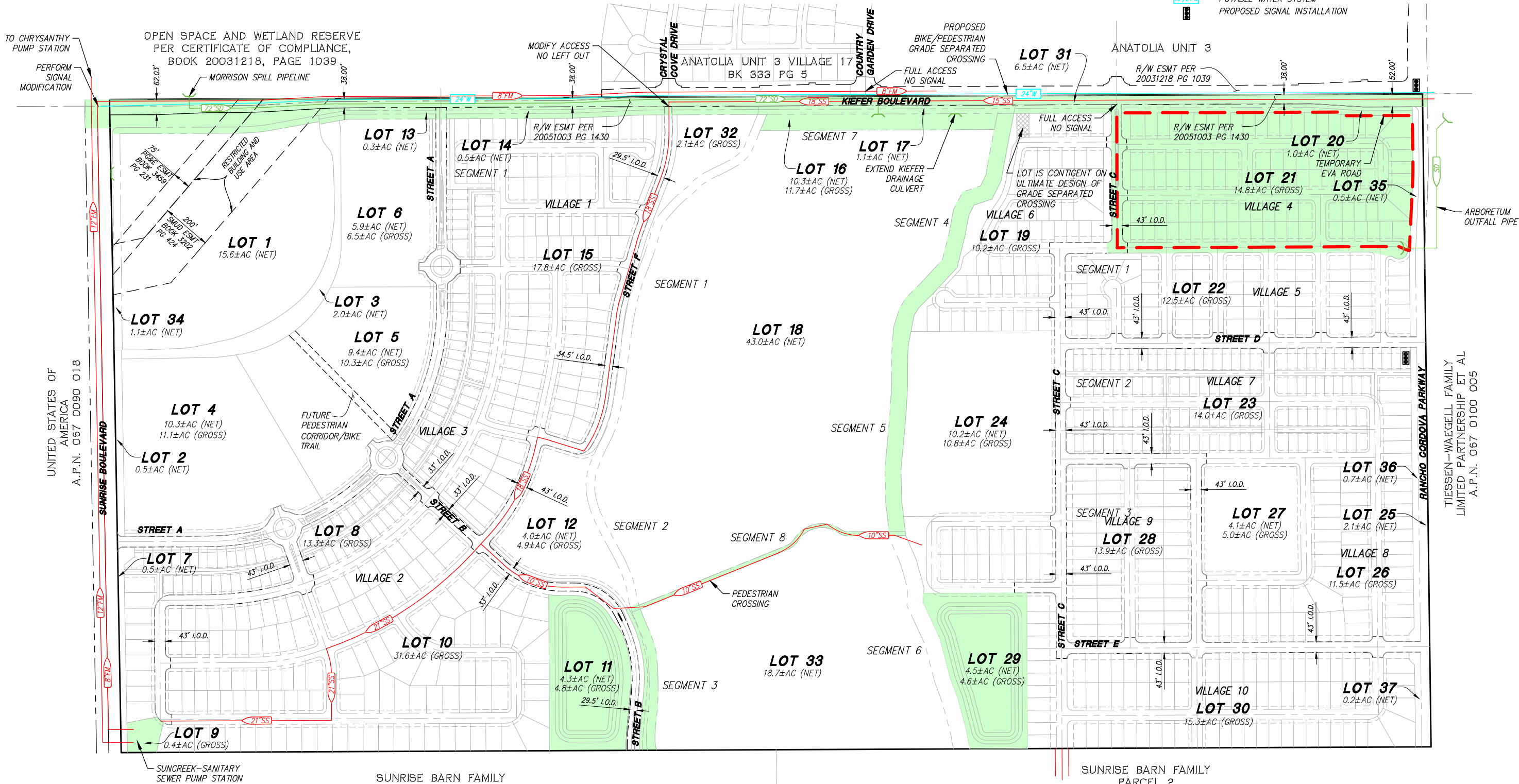
SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VILLAGE 2

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
JUNE 2020

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PHONE: (916) 630-8900 FAX: (916) 630-8909

LEGEND

- PHASE IMPROVEMENT AREAS
- SANITARY SEWER SYSTEM
- SANITARY SEWER FORCE MAIN
- STORM DRAIN SYSTEM
- POTABLE WATER SYSTEM
- PROPOSED SIGNAL INSTALLATION



INFRASTRUCTURE TIMING NOTE:

PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN A PHASE: A CONTRACT SHALL BE LET AND CONSTRUCTION SHALL BE UNDERTAKEN FOR ALL STREETS, TRAILS, DRAINAGE INFRASTRUCTURE, LANDSCAPING, ASSOCIATED IMPROVEMENTS SHOWN ON THE PHASING PLAN AND ALL STREETS NECESSARY FOR ACCESS TO THE PROPOSED HOMES TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT. PRIOR TO OCCUPANCY WITHIN A PHASE: ALL ABOVE LISTED IMPROVEMENTS SHALL BE FULLY CONSTRUCTED AND COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.

SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

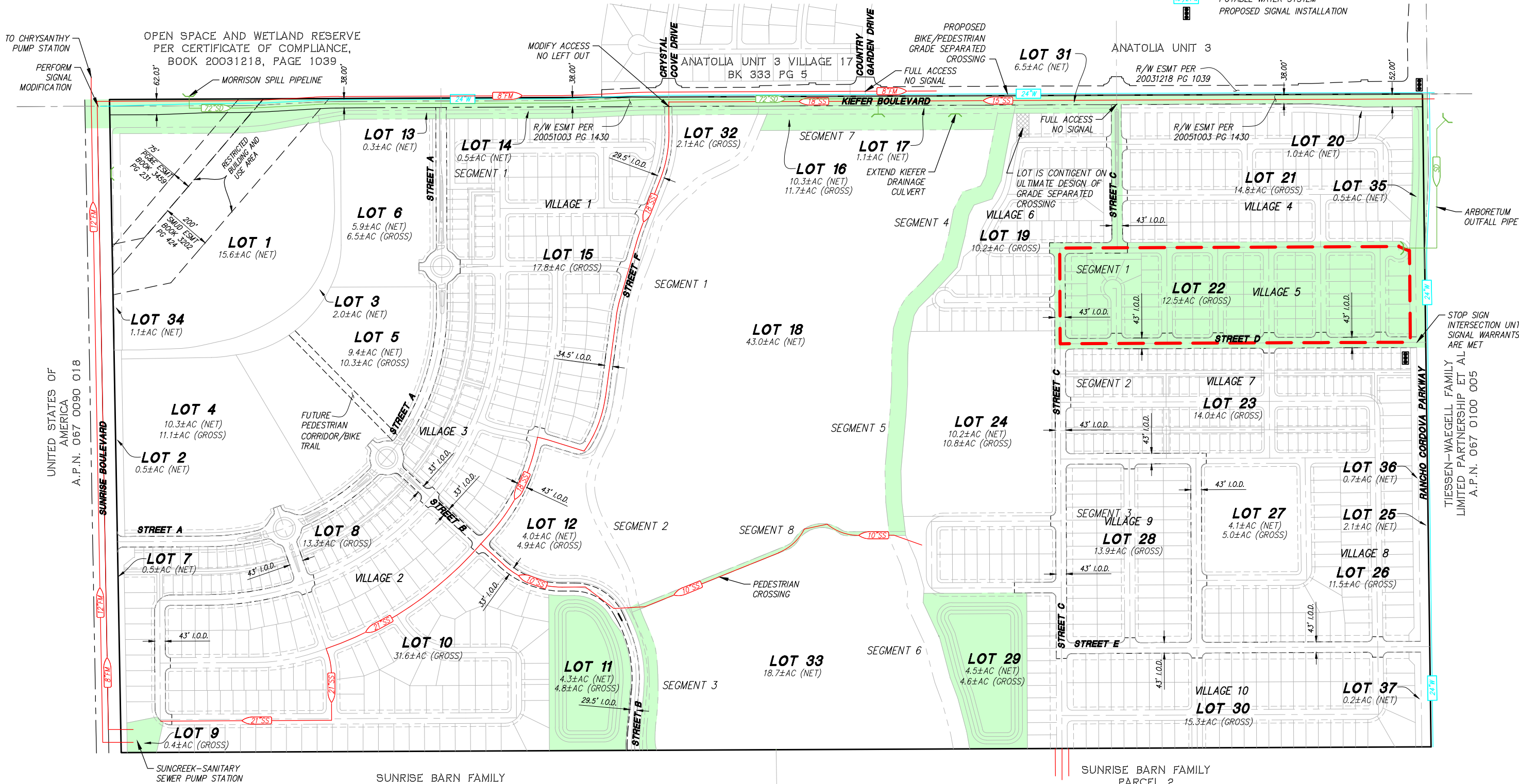
SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VILLAGE 4

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
JUNE 2020

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Exhibit A to the Resolution
LEGEND

- PHASE IMPROVEMENT AREAS
- SANITARY SEWER SYSTEM
- SANITARY SEWER FORCE MAIN
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SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

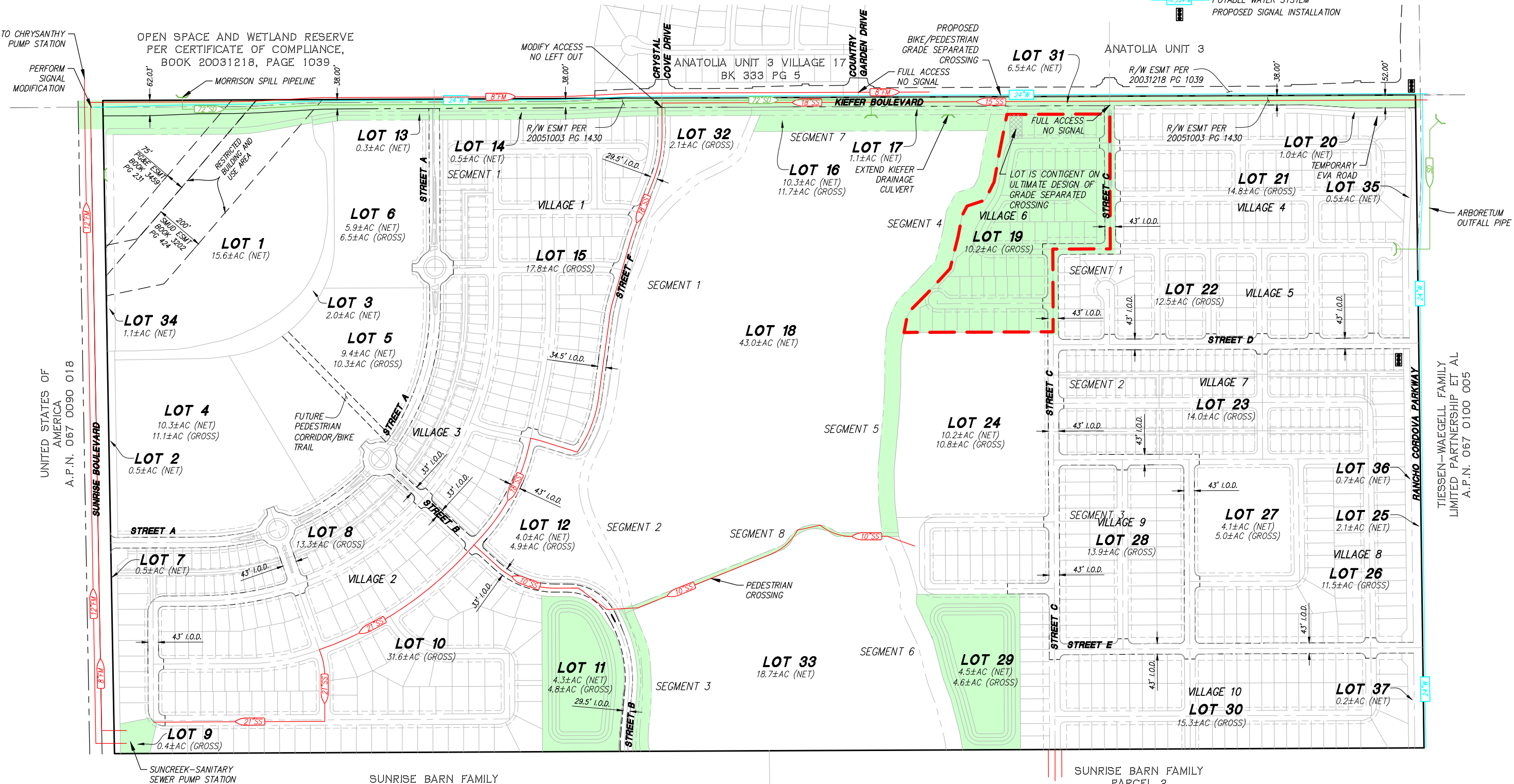
SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VILLAGE 5

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
JUNE 2020

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Exhibit A to the Resolution
LEGEND

- PHASE IMPROVEMENT AREAS
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SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

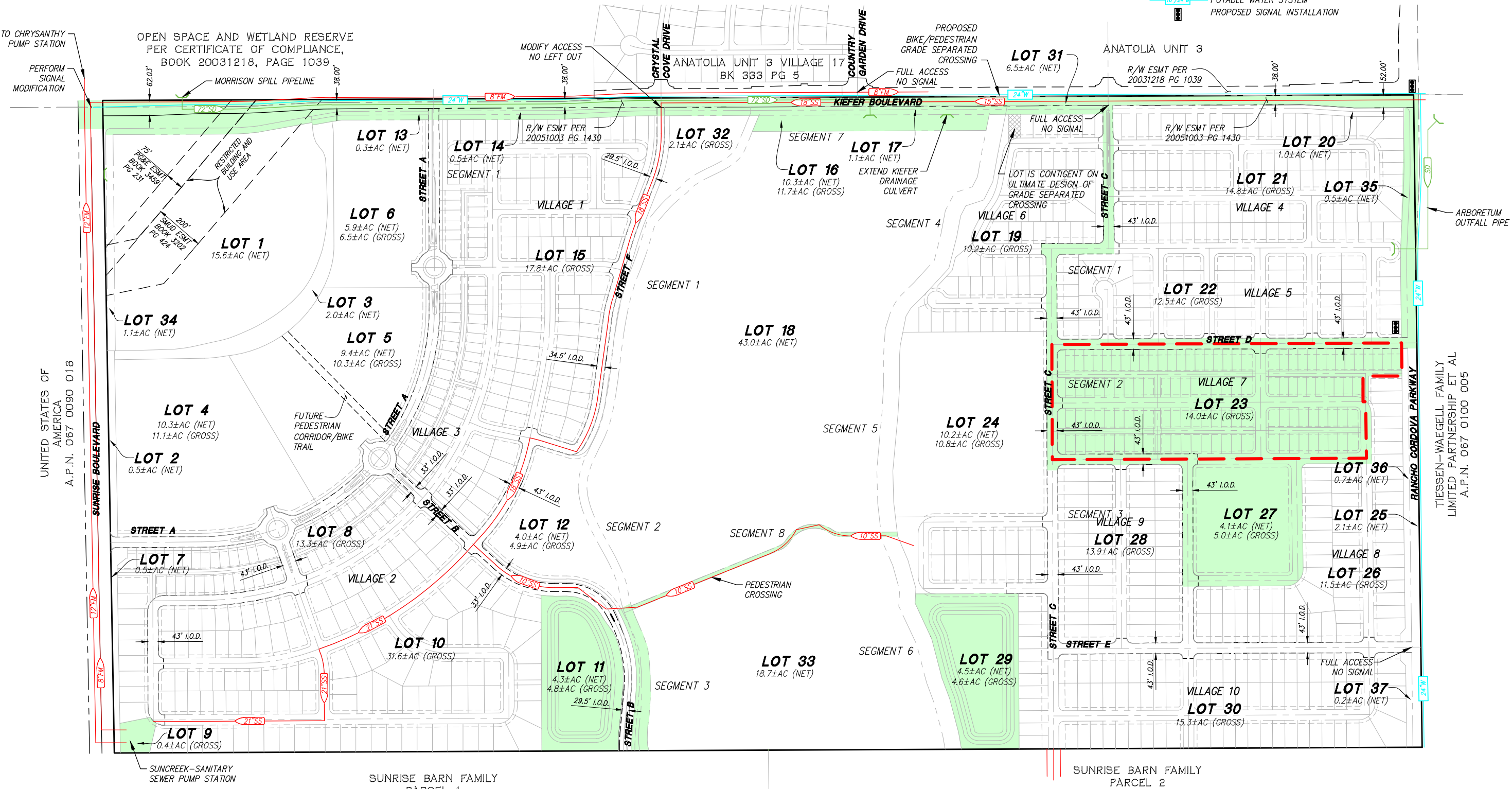
SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VILLAGE 6

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
JUNE 2020

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LEGEND

- PHASE IMPROVEMENT AREAS
- SANITARY SEWER SYSTEM
- SANITARY SEWER FORCE MAIN
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SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VILLAGE 7

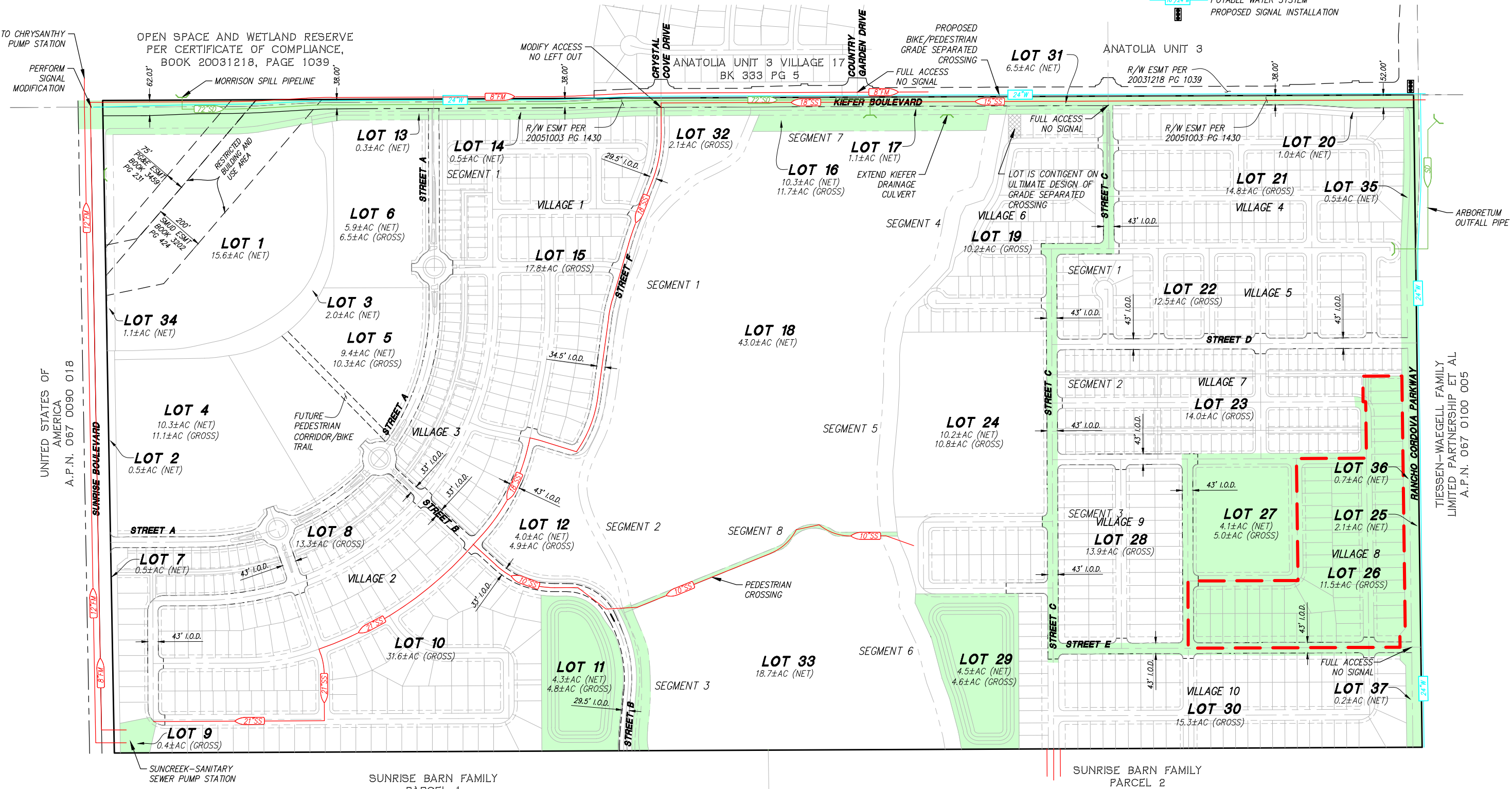
RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
JUNE 2020

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G:\JOB2005\055008\TENTATIVE MAP\PHASING PLAN - VILLAGE 7.DWG - 6/8/2020 5:58 PM - SEAN DAVIS

Exhibit A to the Resolution
LEGEND

- PHASE IMPROVEMENT AREAS
- SANITARY SEWER SYSTEM
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SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

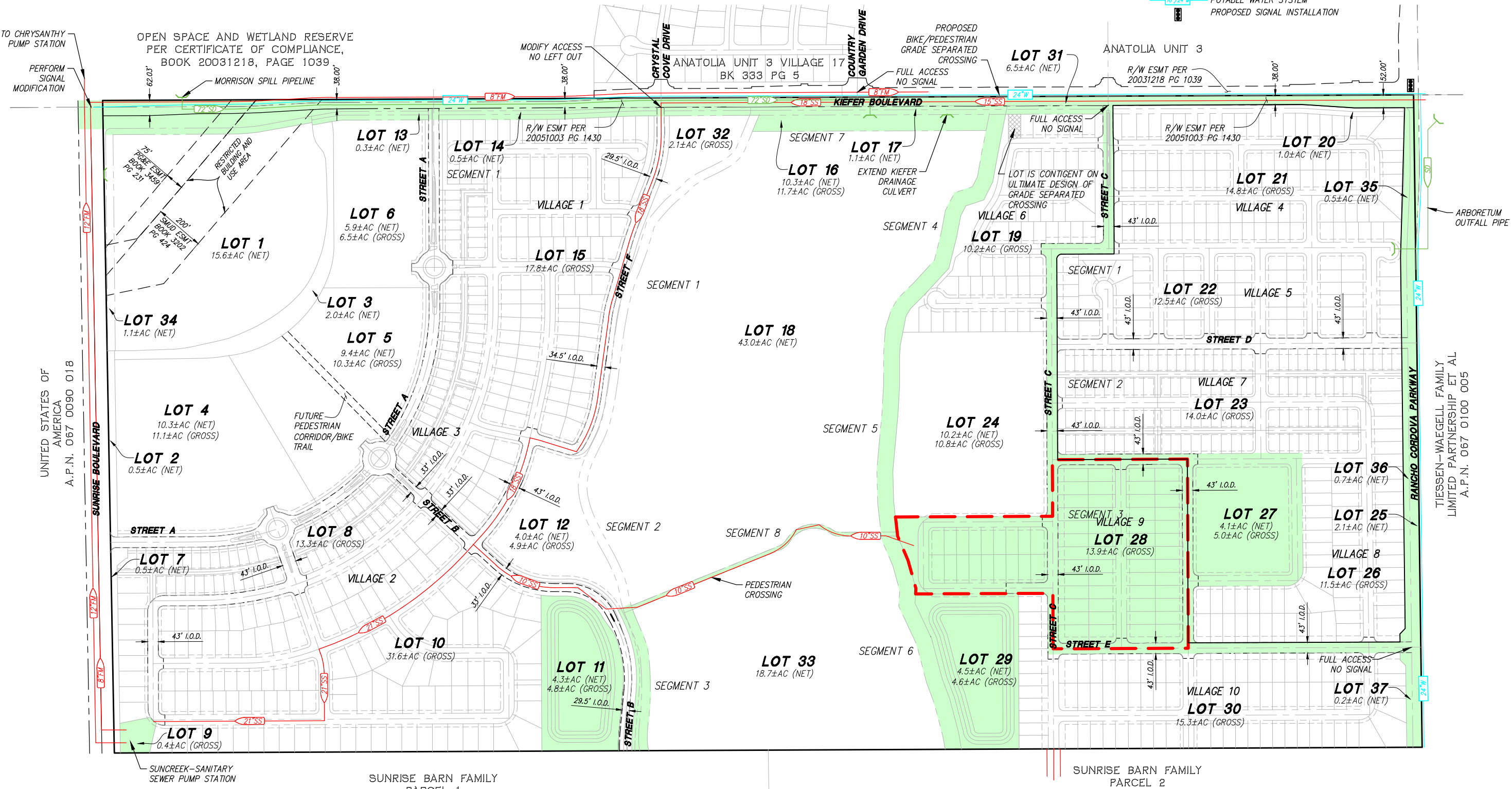
SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VILLAGE 8
RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
JUNE 2020

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Exhibit A to the Resolution
LEGEND

- PHASE IMPROVEMENT AREAS
- SANITARY SEWER SYSTEM
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SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

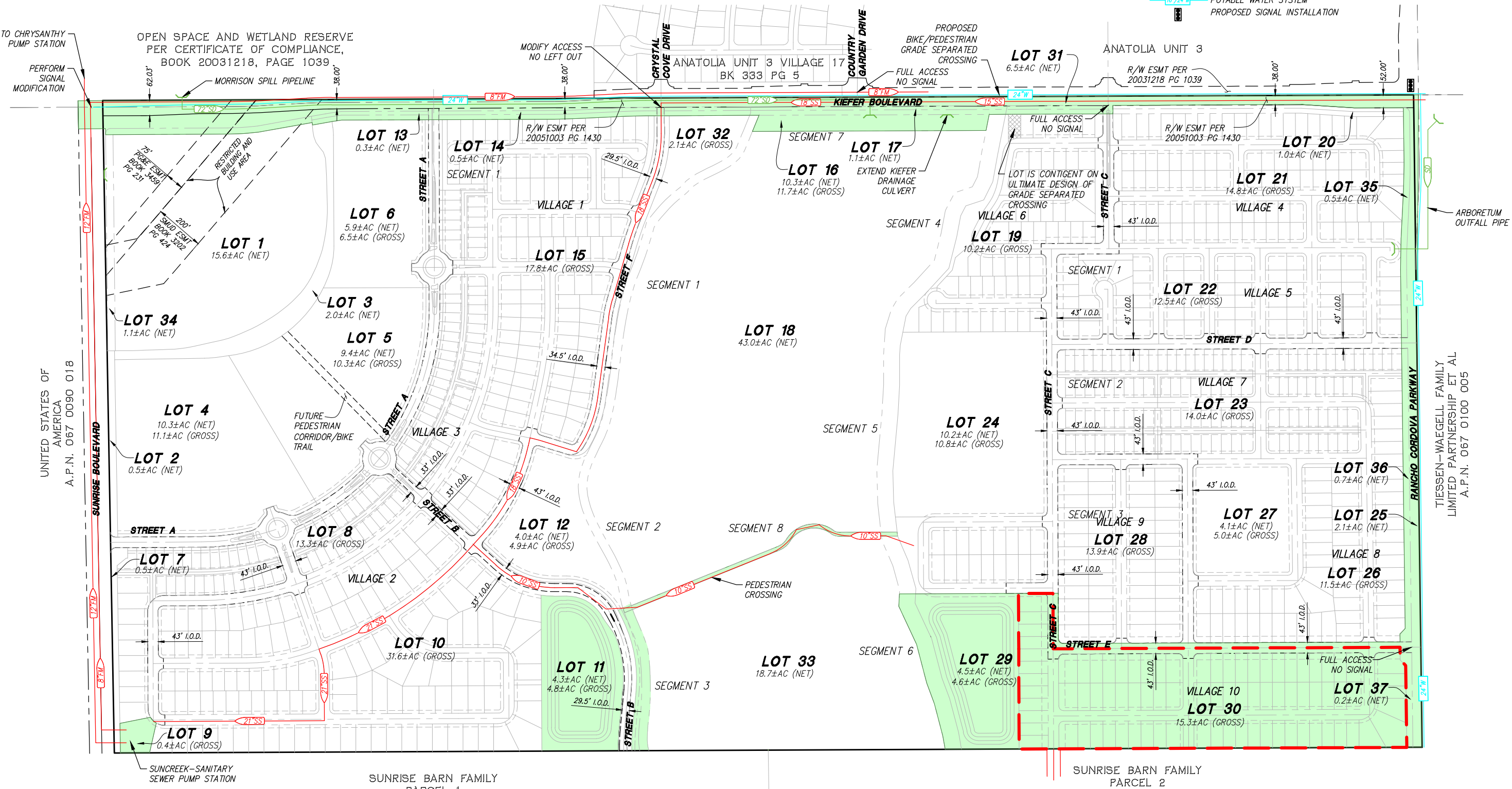
SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VILLAGE 9

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
JUNE 2020

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LEGEND

- PHASE IMPROVEMENT AREAS
- SANITARY SEWER SYSTEM
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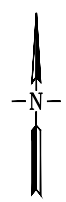


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SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VILLAGE 10
RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
JUNE 2020

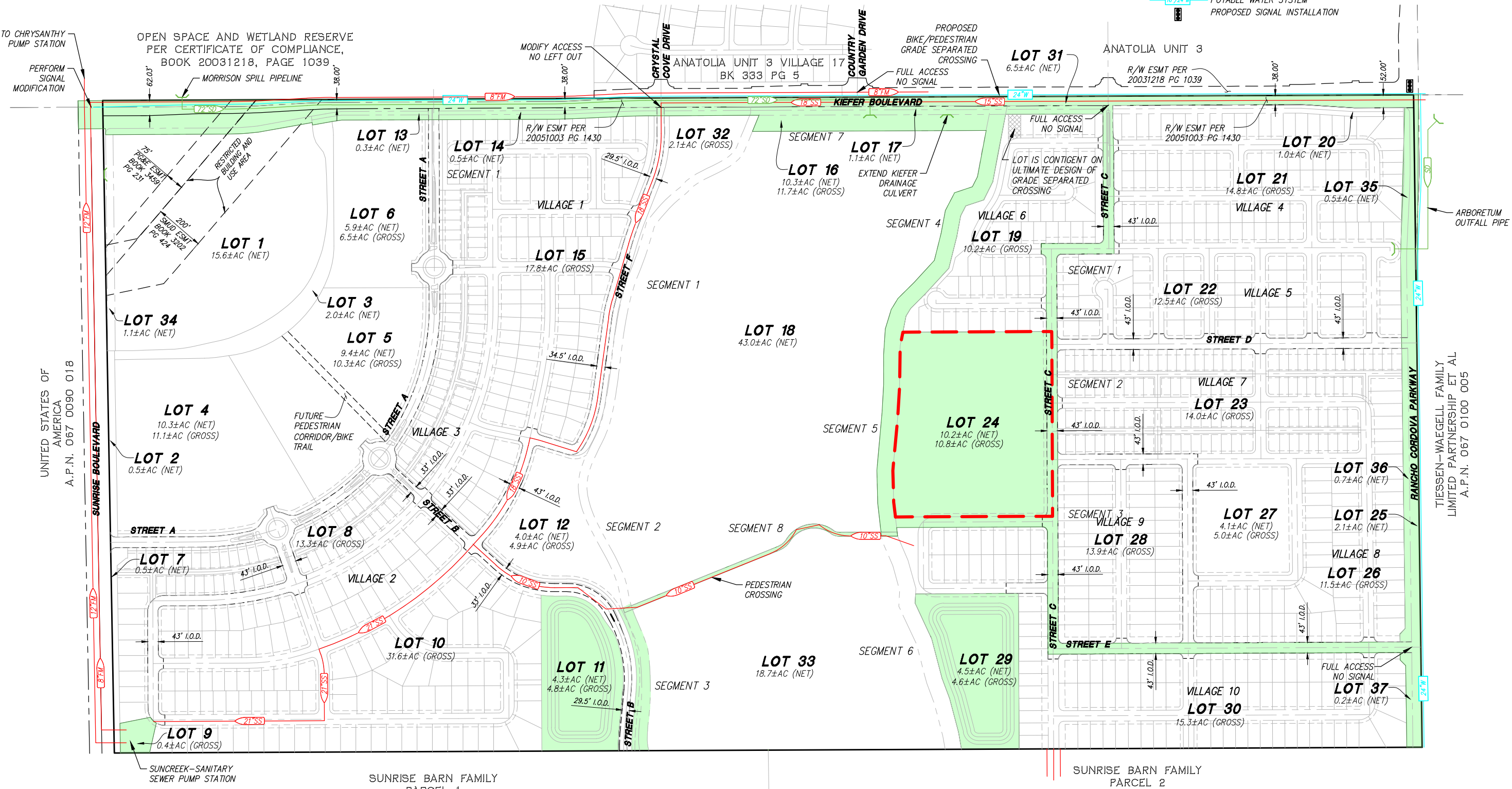


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Exhibit A to the Resolution
LEGEND

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SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - SCHOOL

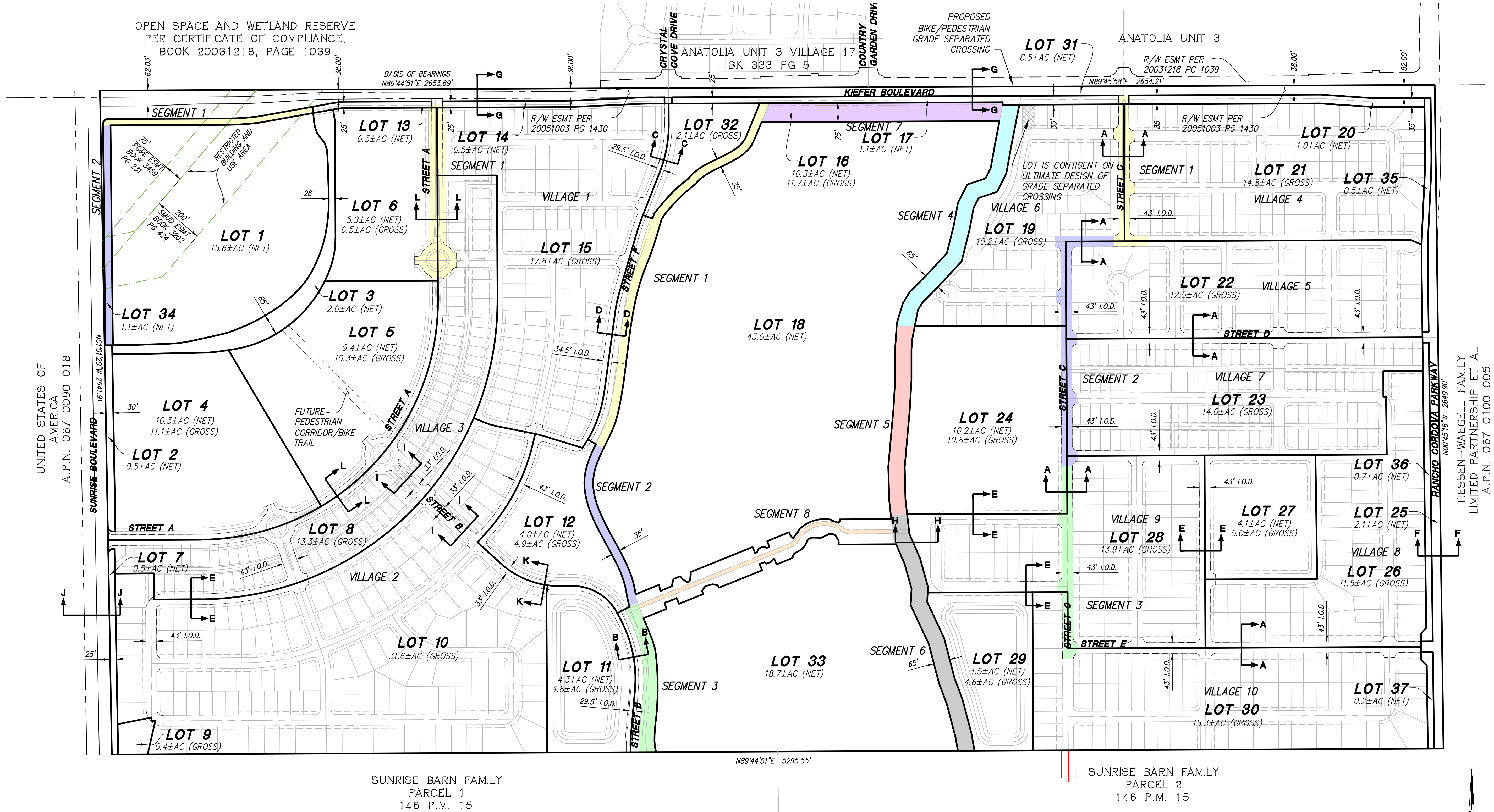
RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
JUNE 2020

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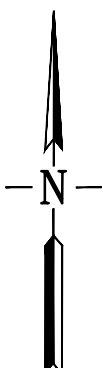
SHALAKO LARGE LOT TENTATIVE MAP

PHASING PLAN

CITY OF RANCHO CORDOVA, CALIFORNIA



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DATE: JUNE 8, 2020

JOB NO. 085008

PLOT BY: SEAN DAVIS - Jun/8/2020 4:57 PM
DRAWING: C:\j20205\055008\Tentative Map\055006-LLTM-Phasing Plan-No Sections.dwg

ITEM 11.3.
SHALAKO LARGE LOT CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	Timing / Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for a Large Lot Tentative Subdivision Map ("LLTSM") for Shalako neighborhood area within the SunCreek Specific Plan Area property (APN 067-0090-026 as described in the City Council staff report dated August 17, 2020 and subject to the conditions of approval herein, for project number DD8117 ("Project"). These Master Conditions of Approval are applicable to this entitlement for a Large Lot Tentative Map. Additionally, new Conditions may be added as applicable to future entitlements.	Project Description	On-Going	Planning
2.	Developer shall indemnify, defend with counsel selected by City and hold harmless City, and its elected and appointed councils, boards, commissions, officers, officials, agents, employees, and representatives from any and all claims, costs (including legal fees and costs incurred by City or awarded to plaintiffs) and liability incurred by the City and/or awarded to any plaintiff in any legal or equitable action or other proceeding instituted by any third party challenging the validity of any provisions of this permit.	General	On-Going	Planning
3.	The LLTSM approval is valid for three years from the date of City approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), or as otherwise stated in the Project development agreement.	Time/ expiration	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 e-mail the Finance Department at billings@cityoffranchocordova.org for the status of your account with the City.	General	On-Going	Planning
5.	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	Code Enforcement/Police
6.	Applicant shall be responsible for all damage to City streets associated	Infrastructure	On-Going	Public Works

ITEM 11.3.
SHALAKO LARGE LOT CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	with construction of the project and shall repair any damage as soon as possible.			
7.	The project shall comply with Suncreek Specific Plan Mitigation Monitoring Plan.	MMRP	On-Going	Planning
Prior to Approval of the Small Tentative Map				
8.	Drainage study shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), Applicant shall prepare and submit a drainage study that includes but is not limited to: a pre- and post-project drainage analysis of the project and project impacts, identification of offsite project impacts or required offsite improvements, delineation of existing and expected post project 100-year floodplain, identification of needed FEMA map revisions (if applicable), and identification of proposed connections to the City's Storm Drainage System with adequate supporting calculations. The project shall not cause a net loss of storage, nor an increase in velocity of runoff within the 100-year floodplain (if applicable). The County of Sacramento Improvement Standards (Section 9), and all other applicable standards. Study must be completed and stamped by a Professional Engineer.	Drainage	Prior to approval of any small lot tentative map or discretionary review	Public Works
9.	Prior to any ground disturbing activities, the Project proponent shall submit a South Sacramento Habitat Conservation Plan (SSHCP) permit application package to the City of Rancho Cordova ("Land Use Authority Permittee") as a request that the incidental take coverage provided by City's SSHCP Incidental Take Permit (ITP) be extended to the proposed activities consistent with the United States Fish and Wildlife Service (USFWS) Biological Opinion (BO) for the Project. The City of Rancho Cordova shall review the SSHCP permit application for consistency with the SunCreek Specific Plan Transition Document (USFWS 2020) and the requirements of the SSHCP for any changes in land use from those identified in the BO and Transition Document and shall provide the South Sacramento Conservation Agency ("Implementing Entity) with a copy of the SSHCP requirements for tracking purposes. The Project proponent shall be responsible for paying all SSHCP development fees associated with obtaining coverage from the City of Rancho Cordova. Any proposal to provide	SSHCP Permit	Prior to approval of small lot tentative map or ground disturbance	Planning

ITEM 11.3.
SHALAKO LARGE LOT CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	Timing / Implementation	Enforcement/ Monitoring
	land in fee title or provide a conservation easement in lieu of paying all or part of the required SSHCP development fees, other than the approved on-site preserves identified in the BO and Transition Document, shall include a consistency analysis in the application that sufficiently shows that the proposal is consistency with the SSHCP Conservation Strategy.			
10.	Prior to approval of any small lot tentative map, design review for large lots that do not require further subdivision, or building permit, whichever comes first: Developer shall provide a phasing plan, to the satisfaction of the City Engineer, addressing sequencing and full build-out of all internal streets depicted on the proposed tentative maps or large lot requesting a building permit. The phasing plan shall also detail the timing of offsite infrastructure. The phasing plan shall show the block of TM or lot(s) to be developed and all internal roads, external roads, bike trails, drainage facilities, other utilities etc. as necessary for access to and use of the proposed units. The phasing plan shall also address construction of any offsite infrastructure gaps that impede vehicle, bicycle or pedestrian access.	Phasing plan	Prior to approval of any small lot tentative map, design review for large lots that do not require further subdivision, or building permit, whichever comes first	Public Works
11.	Identify locations and submit Neighborhood Greens concept plans in accordance with section 5.4 of the City Open Space Guidelines.	Concept Plans	Prior to approval of any small lot tentative map	Public Works
Prior to Recordation of the Final Map				
12.	Any Large Lot Map shall include a note on each page as follows: "The lots depicted on this map are not developable building sites. These lots may only be developed upon approval of further subdivision maps therefore or approval of other discretionary entitlements therefore by the City of Rancho Cordova."	Notes	Prior to recordation of any final map	Public Works
13.	The final map shall show an irrevocable offer of Dedication (IOD).	IOD	Prior to recordation of any final map	Public Works
14.	Land equalization fee shall be paid for all under dedicating properties.	Fee	Prior to recordation of any	Public Works

ITEM 11.3.
SHALAKO LARGE LOT CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
			final map	
15.	Fee Program shall be fully implemented to the satisfaction of the City prior to recordation of the first small lot map.	Fee	Prior to recordation of the first small lot final map/or any building permit	Public Works
16.	Complete a Park Development Agreement to the satisfaction of the City of Rancho Cordova and CRPD prior to recordation of a small lot final map.	Park DA	Prior to recordation of a small lot final map	Planning
17.	Property owner hereby agrees to record Covenants, Conditions and Restrictions (CC&Rs) against the property in a form as approved by the City Attorney. The City shall be named a third-party beneficiary to the duties and covenants imposed therein and shall be entitled to, without obligation, take appropriate legal action to enforce the CC&Rs. If an action is commenced, the City shall be entitled to recover costs including reasonable attorney's fees.	CC&Rs	Prior to recordation of a small lot final map	Planning
18.	The Shalako Subdivision is responsible for providing 15.3 acres of Quimby Parkland. Two Neighborhood Parks each with an area of 4.1 acres are included with the Tentative Map. In addition, the developer will need to provide evidence that the remaining 7.1 acres of public parkland will be located within the Sun Creek Specific Plan Area. As a part of the preparation of a Development Agreement, CRPD will determine if a portion of the remaining park land may be covered by an in-lieu fee.	Park Dedication	Prior to recordation of the first phase of the Final Map	CRPD
19.	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.	Dedication	Prior to recordation of a final map	Public Works
20.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units.	Easements	Prior to recordation of a final map	Public Works
21.	Dedicate a standard 12.5-foot public utility easement, 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	Easements	Prior to recordation of a final map	Public Works

ITEM 11.3.
SHALAKO LARGE LOT CONDITIONS OF APPROVAL

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<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	access. Alley loaded homes shall locate water and sewer facilities to the satisfaction of CSD-1, Zone 40 and the City. 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 the City to determine the best locations for all utilities, to the satisfaction of the Public Works Director.			
22.	Dedicate a standard 12.5-foot public utility easement, or smaller to the satisfaction of SMUD, for underground facilities and appurtenances adjacent to all public street rights of ways.	Infrastructure	Prior to Recordation of the Small Lot Subdivision Map	Public Works
23.	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.	Right of Way Dedication	Prior to Recordation of the small lot Subdivision Map	Public Works
24.	Enter into a subdivision improvement agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Bonds	Prior to Approval of Final Map	Public Works
25.	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 Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$7,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works
26.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but	Funding	The annexation shall occur prior to the recordation	Public Works

ITEM 11.3.
SHALAKO LARGE LOT CONDITIONS OF APPROVAL

ATTACHMENT 3
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<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lighting, public frontage and median and landscape improvements, and trails. This may be accomplished through annexation to the City's Community Facilities District No. 2014-2 (Street, Lighting and Landscape 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. 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 \$5,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.		of any small lot final map. The annual fee commences when a building permit is issued	
27.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services. This may be accomplished by annexation to the City's Transit Related Services Special Tax Area by voting to approve a special tax for the parcels created for this subdivision approval, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund transit-related services. The tax shall be the per parcel annual amount as specified in an approving ordinance (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. Costs associated with the annexation and election of the annual tax shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$5,000 per annexation. In addition, the Property Owner shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property or other form as shall be approved by the City, which assessment will take effect in the event described in this Condition Approval is reduced or repealed. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued..	Public Works
28.	Property Owner/Applicant shall participate in or provide a funding	Funding	The annexation	Public Works

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	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 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 Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.		shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	
29.	The Landowner shall support the annexation of the Project into the Police Services CFD and cover Landowner's fair-share costs of the CFD annexation, not to exceed \$7,000 for the Property. City agrees that the CFD will provide that on lands designated for all residential land use categories, the base year Police Special Tax shall be \$450.00 annually per residential dwelling unit, including multi-family units. The special tax imposed by the CFD will be payable on a parcel within the Property only after a building permit has been issued by City for the construction of a building on that particular parcel, and there will be no undeveloped land tax imposed by the CFD. The CFD shall further provide that on each July 1 commencing July 1, 2012, the Police Special Tax shall be escalated by the increase, if any, in the City CPI Index. However, in no event shall the tax per parcel for any fiscal year be less than the amount established for the prior fiscal year. The CFD shall specify that the Police Special Tax shall commence being payable annually following the issuance of a building permit for each parcel subject to the Police Special Tax.	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works
30.	Dedicate Public Utility Easements for the installation and maintenance of water, gas, sewer and drainage pipes, traffic control devices and for poles and overhead and underground wires and conduits for electrical, television and telephone services and appurtenances adjacent to all	Easements	Prior to recordation of the Final Map	Public Works

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	public ways, private drives and/or irrevocable offers of dedication as shown on the tentative map. Dedicate Pedestrian Easement and Landscape Easements as shown on the tentative map.			
31.	Dedicate right-of-way for the streets shown on the tentative map and install or bond for public street improvements pursuant to the City of Rancho Cordova Improvement standards.	Dedication and Bond	Prior to recordation of the Final Map	Public Works
32.	Reservations for bus turnouts will be required along potential bus routes, including areas served by neighborhood shuttle services. Provide bus shelter easements, approximately 10 feet in width by 20 feet in length, for future Regional Transit routes if bus shelters cannot be accommodated within the public utility easements adjacent to public streets right-of-way.	Bus turnouts	Prior to recordation of the applicable small lot final map	Public Works
33.	Grant the right of direct vehicular access to the City along all lots fronting Sunrise Boulevard.	Vehicular access	Prior to recordation of the Final Map	Public Works
34.	The District shall provide and the developer shall deliver a certificate from the Cordova Recreation and Parks District stating that all fees as required by the District have been paid and a Park Development Agreement has been executed.	Parks	Prior to recordation of the Final Map	Public Works/CRPD
35.	All real property to be transferred to the Cordova Recreation and Parks District for park purposes, shall be appropriately zoned for parks.	Parks	Prior to recordation of the first phase of the Final Map	Planning /CRPD
36.	Dedicate land through an irrevocable deed of dedication or pay in-lieu fees or both for park purposes, as required and in accordance with the Development Agreement between the City and the Developer and in the Park Development Agreement between the Park District and the Developer.	Parks	Prior to recordation of the first phase of Final Map	Planning/CRPD
37.	Prior to development, participate in the financing strategies identified in the Suncrest Public Facilities Financing Plan.	Finance Plan	Prior to the recordation of any small lot final map	Public Works

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			or issuance of a building permit	
38.	Enter into a Subdivision Improvement Agreement and provide a performance bond and labor and material bond.	Agreement	Prior to Recordation of the Subdivision Map	Public Works
39.	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.	Easement	Prior to final map approval.	Public Works
40.	SASD shall require an 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. The sewer study shall demonstrate the quantity of discharge and any “flow through sewage” along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the SASD’s most recent “Minimum Sewer Study Requirements”. The study shall be done on a no “Shed-Shift” basis unless approved by SASD in advance and in compliance with the SASD Design Standards.	Sewer Study	Prior to recordation of Final Map or submittal of improvement plans, whichever comes first.	SASD
41.	Sewer easements may be required. If required, all sewer easements shall be dedicated to SASD, in a form approved by the District Engineer. All SASD sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SASD will provide maintenance only in public right-of-ways and in easements dedicated to SASD.	Easements	Prior to recordation of Final Map or submittal of improvement plans, whichever comes first.	SASD
42.	The developer shall enter into a Park Development Agreement (Park DA) with the Cordova Recreation and Park District (the District). All costs to prepare the Park DA shall be borne by the Developer. The Park DA shall include, but not be limited to, all of the following; A. The developer’s obligation to dedicate land or the payment of in lieu fees or both for park purposes;	Parks	Prior to recordation of the first phase of the Final Map	Planning/CRPD

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	B. The developer's obligation to construct all necessary street frontage improvements abutting the dedicated park site(s) including, but not limited to, vertical curb, gutter, sidewalk, gutter, street paving, utilities (water, sewer, electrical, storm drain, phone, gas) and street lights. And deviation from the current standards will need to be reviewed and approved by CRPD; C. All property to be transferred to the District shall be free and clear of any past or future taxes or assessments, any liens or encumbrances. The Quimby Parkland contribution of each neighborhood park will therefore be based on net acres. Any structures, walls, fences, wells or storage tanks must be removed in accordance with all applicable laws and regulations prior to acceptance of any grant deeds or easements; D. The design and improvement of all parks within the project. All plans and specifications shall be prepared by a licensed landscape architect with all subconsultants found to be mutually acceptable to the District and the developer. E. The timing of construction of all parks. The parks shall be constructed by either the Cordova Recreational Parks District or the developer. As specified in the Infrastructure Improvement Table dated May 22, 2020: <i>Construction of Lot 12 should begin when building permits have been issued for 33% of the homes in Villages 1-3 and construction of Lot 27 should begin when building permits have been issued for 33% of the homes in Villages 4-10.</i> F. The credits and reimbursement to which the landowner/applicant is entitled in connection with the construction of such park improvements. G. A funding mechanism for the on-going maintenance of park landscaping and associated facilities. All costs of forming the maintenance mechanism or annexation into an existing maintenance mechanism shall be borne by the developer; H. A landscape architect of record shall be retained by the			

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	developer, at the developer's expense, throughout the construction process to review the construction as it occurs and attend construction meetings on a weekly basis; I. The landscape architect of record shall be required to authorize all changes to the approved improvement plans in coordination with the District. J. The landscape architect of record and all appropriate subconsultants shall provide as-constructed plans and certify that the project has been constructed per the approved plans, as amended.			
43.	The developer shall record a Covenant for Active Park Uses notifying all future property owners that two future public parks are located within the proposed subdivision, and that these parks may include playgrounds and public gathering areas with picnic facilities, basketball courts, tennis courts, 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.	Park operation notice	Prior to approval of each phase of the final map	Public Works /CRPD
Prior to Approval of Improvement Plans				
44.	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	Traffic Control	Prior to Improvement Plan Approval	Public Works
45.	The Stormwater Pollution Prevention Plan 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 and Sacramento County's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the Stormwater Quality Division of the County Department of Water Resources and the City of Rancho Cordova. A polymer treatment system or comparable process shall be designed in the erosion and sediment control plan of the	SWPPP	Prior to Improvement Plan Approval	Public Works

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	improvement plans. This system shall be implemented by qualified professionals with training and proven experience in this field at such time City of Rancho Cordova inspection staff deem necessary. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.			
46.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Infrastructure	Prior to Improvement Plan Approval	Public Works
47.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Agreement/Bond	Prior to Improvement Plan Approval	Public Works
48.	Applicant shall submit landscaping plans demonstrating conformance with the Water Use and Conservation provisions.	Landscape Plans	Prior to Improvement Plan Approval	Public Works
49.	Number, size, and location of driveways are subject to approval by the Public Works Department except in residential locations where rolled curb is constructed.	Driveway	Prior to Improvement Plan Approval	Public Works
50.	In cases where the roadway cross-sections are phased, extend all utilities beyond edge of pavement to future roadway build out.	Utilities	Prior to Improvement Plan Approval	Public Works
51.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments 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	Landscape Plan	Prior to Improvement Plan Approval	Public Works

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52.	All landscape strips, medians, etc that contain trees shall be designed to include continuous root barriers.	Landscape	Prior to Improvement Plan Approval	Public Works
53.	All landscape corridor walls shall be designed 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 SunCreek Specific Plan.	Sound walls	Prior to Improvement Plan Approval	Public Works
54.	The improvement plans shall Incorporate permanent storm water quality treatment, hydromodification, and full capture trash control measures into the site improvement plans in conformance with the latest edition of the Stormwater Quality Design Manual for the Sacramento Region.	Storm water	Prior to Improvement Plan Approval	Public Works
55.	All stormwater basins shall be designed with a natural appearance including meandering non-linear side slopes, and include amenities such as trails and landscaping in accordance with the City's Open Space Guidelines and the latest edition of the Stormwater Quality Design Manual for the Sacramento Region.	Storm water	Prior to Improvement Plan Approval	Public Works
56.	Applicant shall prepare and submit a project specific drainage study that includes, but not limited to: a pre- and post-project drainage analysis of the project and project impacts, identification of off-site project impacts or required offsite improvements, delineation of existing and expected post project 100-year floodplain, and identification of proposed connections to the City's storm drain system with adequate supporting calculations. The study must be consistent with the approved SunCreek Master Drainage Study, and determined by the City to be accurate, and adequate.	Drainage	Prior to Improvement Plan Approval	Public Works
57.	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 Drainage Impact Fee Program (County Zone 11 or if in place the City's Drainage fee program). All basins and channel alignments are	Drainage Easements	Prior to Improvement Plan Approval	Public Works

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	contingent upon citywide development interest.			
58.	To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer	Prior to Improvement Plan Approval	SASD
59.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's 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 must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	Sewer	Prior to Improvement Plan Approval	SASD
60.	Developer shall provide adequate drainage facilities to the boundary of the park site at a depth sufficient to accept all drainage requirements for the improved park sites. The District and the City shall jointly review and approve the drainage plans for the street frontages and utilities adjacent to the park site.	Park	Prior to approval of the grading and drainage plan.	City Public Works /CRPD
61.	The park sites shall be rough graded to a uniform elevation so there are no resulting excessive amounts of fill or depressions in accordance with the latest edition of the Park Site Criteria of the <u>Cordova Recreation and Park District Design and Construction Standards Manual</u> and pursuant to the improvement plans and specifications approved by the District.	Park	Prior to approval of grading plans	City Public Works /CRPD
62.	All subdivision utilities (i.e. Water, Sewer, Storm Drain, Public Utilities, etc.) shall be brought into the park site by the developer at a location coordinated with the District and approved by the District General Manager. The District and the City shall jointly review and approve the improvement plans for the street frontages and utilities adjacent to the park site. The Park District shall give written approval for all locations of utility service points of connection on all land to be dedicated or maintained by the District prior to the approval of infrastructure	Park	Prior to approval of the improvement plans.	City Public Works /CRPD

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	construction documents.			
63.	The developer shall install signage on all park sites notifying the surrounding residential units of future park construction and identifying the park size, type, potential amenities and anticipated construction schedule. The District will have final approval of the sign design. The sign shall be maintained in good condition until the park construction is complete.	Park	Prior to approval of improvement plans.	City Public Works /CRPD
64.	The project shall meet all applicable SMUD requirements: • SMUD has existing overhead 69/12kv facilities on project site that will need to remain. The applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction. • SMUD occupies a transmission line easement within the boundaries of the subject map and certain uses are not permitted or compatible. If the applicant proposes any use within the transmission line easement, the applicant shall route its plans to SMUD for review. • Prior to issuance of any grading or building permits, the applicant shall obtain a joint-use agreement from SMUD consenting to proposed development within SMUD's transmission line easement. • Applicant shall include phasing of development and order of planned construction upon submitting a new service application to SMUD for initial subdivision phase and/or road improvement backbone project. • Development should be phased to start adjacent to existing electrical infrastructure. • All structural setbacks shall be a minimum of 14-feet from the edge of the roadway right-of-way. Structural setbacks less than 14 feet shall require the applicant to conduct a pre-engineering	Utilities	Prior to Improvement Plan Approval and On-Going	SMUD

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	meeting with all utilities to ensure proper clearances are maintained. • 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. • In the event the City requires Irrevocable Offer of Dedication (IOD) for future roadway improvements, the applicant shall dedicate a 12.5 foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD and public street right-of-ways. • 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. • The applicant shall comply with SMUD siting requirements. • The applicant shall disclose existing or proposed 68kV electrical facilities to future and/or potential owners. • 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. • The applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. • The applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD. • The applicant shall dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication (and 10-foot adjacent thereto) as public utility easement for underground facilities and appurtenances. All access roads shall meet			

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	minimum SMUD requirements for access roads. • The applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20 feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15 feet from the drivable surface. • Under no circumstances shall any grading or construction activities be permitted within SMUD's transmission line easements without the conveyance of rights from SMUD's real estate department. Should the applicant be found performing unapproved improvements, the applicant shall be responsible for returning the property to its original condition at their expense. • Project owner or contractor is responsible for assessing any impacts to its facilities as a result of constructing and operating their facilities within close proximity to SMUD's high voltage transmission lines. • Show all SMUD transmission towers and poles in the drawings. • Project owner shall provide detailed engineering drawings for any improvements that are proposed within the SMUD transmission line easement and will require SMUD's consent to do work within the transmission line easement. The applicant shall comply with the SMUD drawing requirements. • Identify SMUD's transmission line easement as a "Restricted Building and Use Area" on the subject map • Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement as determined prior to SMUD performing work on the applicant's property.			
65.	The project is within the Sacramento County Water Agency District and shall comply with the following; • Provide public water service to each building • Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within	Water	Prior to Improvement Plan and or Prior to Final Map	Sacramento County Water Agency

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	easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval. • Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health 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. • To ensure that sufficient space is provided within the major roadway system to accommodate the future pipeline associated with regional facilities, water pipeline easements shall be provided by the developer that are acceptable to the Water Agency and the City of Rancho Cordova an/or reservation of space within the project's roadways for future pipelines shall be provided. • 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.			
66.	The applicant shall comply with the Fire conditions as follows; - Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. - Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying	Fire	Prior to approval of improvement plans	Fire

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	the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project.” Required Private streets and fire apparatus access roads shall be installed to the “first lift,” (Up to the last one inch of pavement) identified, and verified by SMFD prior to <u>any</u> construction, (including foundations) or on-site storage of combustible materials. c. Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to <u>any</u> construction, (including foundations) or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.			
Prior to Issuance of Building Permit				
67.	Provide a maintenance and operations manual for drainage basins. 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-builts for steel, concrete and other structures. • Inverts of inlets, outlets, etc. • Updated model based on as-built topography. • Document any sensitive resources.	O&M	Prior to acceptance of the improvements.	Public Works

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68.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to, all streets, water, sewer, storm drain, lighting, signage and striping, and other associated facilities for all streets and other public areas depicted on the tentative map or tentative map phase.	Infrastructure	Prior to issuance of Building Permits	Public Works
69.	Prior to issuance of the first building permit within a TM phase: All streets and improvements shown on the TM phasing plan, all streets necessary for access to the proposed homes, associated improvements included in the approved improvement plans, and other infrastructure as necessary for adequate public access and use shall be substantially complete to the satisfaction of the Public Works Department. Prior to occupancy all streets and improvements shown on the TM phasing plan shall be constructed to the satisfaction of the City Engineer. At the discretion of the Public Works Department, 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.	Infrastructure	Prior to issuance of the first building permit within a TM phase.	Public Works
70.	Provide post & cable fencing around basins as required by City of Rancho Cordova Drainage Maintenance and Planning staff.	Fencing	Prior to issuance of the first building permit.	Public Works
71.	Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Sewer fees	Prior to issuance of the first building permit	SASD
72.	Prior to the issuance of building permits require water intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project.	Water review	Prior to Building Permits	Sacramento Water Agency
73.	Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must	Fees	Prior to issuance	SASD

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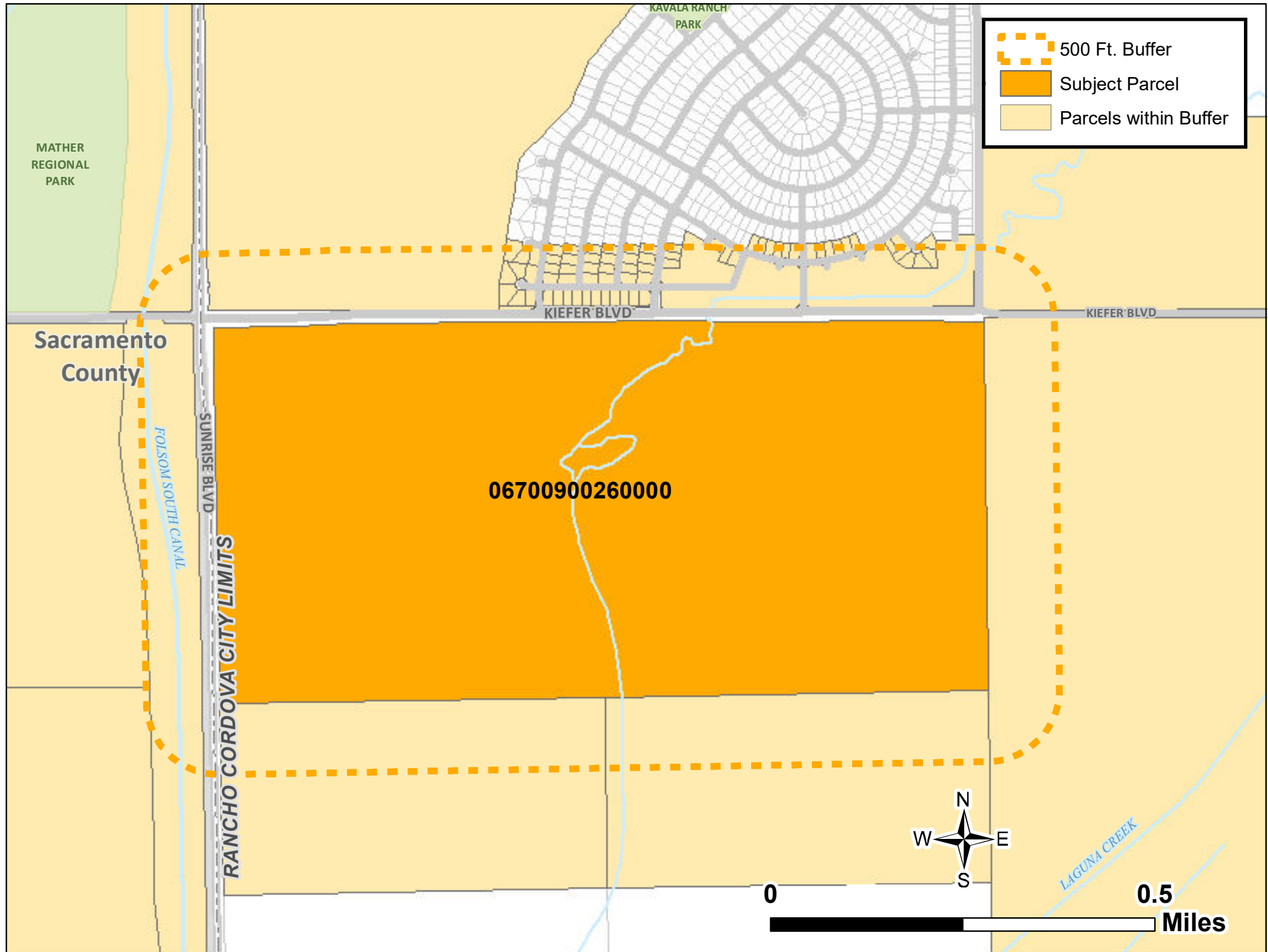
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	contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.		of Building Permit	
Prior to Final Building Inspection				
74.	In addition to the conditions of approval, the mitigation monitoring and reporting program applicable items 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.	MMRP	Prior to Final inspection/Certificate of Occupancy	Planning
75.	Designer shall certify that installed landscaping conforms to City water conserving landscape requirements.	Conservation of landscape	Prior to final Building Inspections	Public Works
76.	As-built reproducible grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	As-builts	Prior to final building inspection	Public Works
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.	Landscape	Prior to final building inspection of the first unit	Public Works
78.	Grant the improved landscaped lots within the phase of construction to the City of Rancho Cordova as shown on the approved tentative map and tentative map phasing plan and provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by City representatives. Annexation to a current Lighting and Landscape	Landscape	Upon completion of and prior to acceptance of the improvements	Public Works

ITEM 11.3.
SHALAKO LARGE LOT CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	District or a Mello Roos Community Finance District may be possible and is the preferred course of action.			
79.	Residential fire sprinkler plans shall be submitted for review and approval to the SMFD for all new one and two family dwellings in accordance with Ca. Residential Code.	Fire Sprinkler Plans	Prior to Issuance of Final Building Permit	Fire
80.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Roof	Prior to Final Occupancy	Fire
81.	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. Minimum size of the numbers shall not be less than 6 inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to Final Occupancy	Fire



ITEM 11.3.

067-0090-018-0000
UNITED STATES OF AMERICA
1 NO ADDRESS
SACRAMENTO CA 95826

067-0090-026-0000
SHALAKO INVESTORS
11344 COLOMA RD 350
GOLD RIVER CA 95670

067-0100-005-0000
TIESSEN-WAEGELL FAMILY LIMITED
PARTNERSHIP
7351 EAGLES NEST RD
SACRAMENTO CA 95830
067-0670-002-0000
FRANK/TANYA DOYLE TRUST
11914 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-005-0000
BURNETT WILLIAM/JODY
11902 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-008-0000
WEBBER SCOTT A/KATIE
11890 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-010-0000
KHATRI SANJAY/SHILPA
1715 GLORIA CIR
TRACY CA 95377

067-0670-013-0000
MALATO NICHOLAS R/CHRISTINA
11882 STONEY OAKS CT
RANCHO CORDOVA CA 95742

067-0670-016-0000
HANKS BRANDON/MICHELLE
11875 STONEY OAKS CT
RANCHO CORDOVA CA 95742

067-0670-019-0000
HO PHAT H
11884 ASPEN HEIGHTS CT
RANCHO CORDOVA CA 95742

067-0090-019-0000
CURRENT RESIDENT
11650 KIEFER BLVD
SACRAMENTO CA 95830

067-0090-030-0000
SUNRISE BARN FAMILY LIMITED
PARTNERSHIP
7700 EAGLES NEST RD
SACRAMENTO CA 95830

067-0100-026-0000
MICHAEL GREGORY TREVOR 2003
IRREVOC TRST/ETAL
48 PARK RD
BURLINGAME CA 94010
067-0670-003-0000
SHANABROOK DARREN
11910 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-006-0000
SILER YOLANDA
11898 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-009-0000
OMADDEN MERCEDES/NICHOLAS
11886 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-011-0000
BALAIS MAXIMA A/KENNETH A
11874 STONEY OAKS CT
RANCHO CORDOVA CA 95742

067-0670-014-0000
CORE ANTHONY/KIMBERLY
11883 STONEY OAKS CT
RANCHO CORDOVA CA 95742

067-0670-017-0000
WADSWORTH ROBERT L/ELIZABETH M
11876 ASPEN HEIGHTS CT
RANCHO CORDOVA CA 95742

067-0670-031-0000
PEACHES LIVING TRUST
5421 CRYSTAL COVE DR
RANCHO CORDOVA CA 95742

ATTACHMENT 4

067-0090-019-0000
EAST SACRAMENTO RANCH LLC
11350 KIEFER BLVD
SACRAMENTO CA 95830

067-0090-039-0000
SUNRIDGE LLC
7700 COLLEGE TOWN DR 101
SACRAMENTO CA 95826

067-0670-001-0000
FORMHALS AUDREY/CHARLES
11918 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-004-0000
HARRIS BENJAMIN T
11906 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-007-0000
ESTEPA CHRISTOPHER
11894 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-010-0000
CURRENT RESIDENT
11882 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-012-0000
BRENDA LEE TRUST
11878 STONEY OAKS CT
RANCHO CORDOVA CA 95742

067-0670-015-0000
ALVES KIMBERLY CARO/THOMAS II
11879 STONEY OAKS CT
RANCHO CORDOVA CA 95742

067-0670-018-0000
FRENCH MICHAEL/CECILIA
11880 ASPEN HEIGHTS CT
RANCHO CORDOVA CA 95742

067-0670-032-0000
SCHULZE UNSUK KIM
5501 CRYSTAL COVE DR
RANCHO CORDOVA CA 95742

ITEM 11.3.**ATTACHMENT 4**

067-0670-033-0000
HENDRICKSON DONALD P
5505 CRYSTAL COVE DR
RANCHO CORDOVA CA 95742

067-0670-035-0000
LEWIS FAMILY TRUST
901 EL PINTADO RD
DANVILLE CA 94526

067-0670-038-0000
VILLANUEVA EDGARDO C/MARYJANE T
5424 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0670-050-0000
PATTON FLINT
5505 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0670-053-0000
RATHAVALLABAN
SUDHA/BARATHKUMAR
GODAVARTHIBHASKAR
5506 JADE SPRINGS WAY
067-0670-064-0000
DAO TOM VU
5421 JADE SPRINGS WAY
RANCHO CORDOVA CA 95742

067-0670-067-0000
COLVIN MATTHEW CHRISTOPHER/ETAL
5509 JADE SPRINGS WAY
RANCHO CORDOVA CA 95742

067-0670-070-0000
SOLIS JAIMIE
11875 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0670-078-0000
GARMIRE MEGAN L/CHRISTOPHER M
11878 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0670-082-0000
CURRENT RESIDENT
11922 ELK VIEW WAY
RANCHO CORDOVA CA 95742

067-0670-034-0000
DORRELL REVOCABLE LIVING TRUST
5509 CRYSTAL COVE DR
RANCHO CORDOVA CA 95742

067-0670-036-0000
RANGI APARJEET SINGH/HARINDER
KAUR
5506 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0670-048-0000
GOODGAME NATHANAEL J/RHEAN S
5421 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0670-051-0000
DHILLON JASBIR KAUR
5509 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0670-054-0000
SWENSON JOSHUA T/ALICIA D
5502 JADE SPRINGS WAY
RANCHO CORDOVA CA 95742

067-0670-065-0000
ANTHONY R/SHIRAE C TELFORD 2015
REVOCABLE TRUST
5501 JADE SPRINGS WAY
RANCHO CORDOVA CA 95742

067-0670-068-0000
BROWN PIERCE LAURA/CAROLINE
11867 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0670-071-0000
TALBOTT LYNN N JR/VENETIA J
11879 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0670-079-0000
SWANSON JOHN M
11874 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0670-082-0000
LENNAR RENAISSANCE INC
1075 CREEKSIDE RIDGE DR
ROSEVILLE CA 95678

067-0670-035-0000
CURRENT RESIDENT
5510 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0670-037-0000
LINDFELDT JEFFREY B/LINDSEY L
5502 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742

067-0670-049-0000
SATERFIELD FORREST WINTER/TERESA
ANN
5501 ALMOND FALLS WAY
RANCHO CORDOVA CA 95742
067-0670-052-0000
SANCHEZ DAVID/PAULA
5510 JADE SPRINGS WAY
RANCHO CORDOVA CA 95742

067-0670-055-0000
JOEL F SIRUNO REVOCABLE LIVING
TRUST/
5424 JADE SPRINGS WAY
RANCHO CORDOVA CA 95742
067-0670-066-0000
ADAMS BILLY/JEANETTE
5505 JADE SPRINGS WAY
RANCHO CORDOVA CA 95742

067-0670-069-0000
ESTRADA HECTOR/NATALIA
11871 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0670-077-0000
ALCHESKY NATHAN C
11882 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

067-0670-080-0000
CORDOVA RECREATION/PARK DISTRICT
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

067-0710-078-0000
GHAZANFARI FAMILY TRUST
5484 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

ITEM 11.3.

067-0710-079-0000
KENDALL KERI L
5480 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-082-0000
GOODWIN MARK M/ANNA M
5468 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-085-0000
RODGERS MICHAEL
5452 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-088-0000
SAETEURN JIM NHOSENK/SUTIYA
BOONFU
5440 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-108-0000
CAMARA STEPHEN/KELLY
5495 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0720-041-0000
HAMILTON BARBARA/TERENCE
5493 FOXHURST CT
RANCHO CORDOVA CA 95742

067-0720-044-0000
DEVI SIROHINI/AVINESH SHANKAR
5488 FOXHURST CT
RANCHO CORDOVA CA 95742

067-0710-080-0000
CHUA MARITES B/GENARO B
5476 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-083-0000
LENHART SHAUN/RACHAEL
5464 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-086-0000
BAKER NICHOLAS S
5448 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-089-0000
PHILLIPS PATRICK/PHILLIPS MAI
NGUYEN
5436 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742
067-0710-109-0000
COX PATRICK/ANA C CARRILLO COX
5491 WINDMOOR CT
RANCHO CORDOVA CA 95742

067-0720-042-0000
CARTER MICHAEL
5496 FOXHURST CT
RANCHO CORDOVA CA 95742

067-0720-045-0000
CHELLAPANDIAN
SIVASHANKARAPANDIAN
5419 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

ATTACHMENT 4

067-0710-081-0000
DOMINGUEZ NATASHA J
5472 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-084-0000
TAN KATHLEEN
5456 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-087-0000
LOR SUE
5444 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0710-107-0000
MILLER KENNETH C/MARNAIE YARBER-
MILLER
5491 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742
067-0720-040-0000
OSANNA CHRISTOPHER/KATRINA
5489 FOXHURST CT
RANCHO CORDOVA CA 95742

067-0720-043-0000
BARRON GARY/KRISTI
5492 FOXHURST CT
RANCHO CORDOVA CA 95742

067-0720-046-0000
CROWDER MAMI K/RODNEY K
5423 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

ITEM 11.3.

ATTACHMENT 4

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN RD
ELK GROVE CA 95624

SACRAMENTO COUNTY WATER
AGENCY
827 7TH STREET RM 301
SACRAMENTO CA 95814

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

MEMORANDUM



ITEM 12.1.

DATE: August 17, 2020
TO: Honorable Mayor and Council Members
FROM: Stacy Delaney, Community Enhancement Analyst
SUBJECT: UTILITY BOX ART WRAP PROGRAM

RECOMMENDATION

Receive presentation on the Utility Box Art Wrap program.

RESULT OF RECOMMENDED ACTION

The call for artists will be released following the review of the Utility Box Art Wrap program that will help further the City's goal of making Rancho Cordova an artful place. To support this commitment, the City is seeking artists or artist teams to propose art wrap designs for utility and signal boxes within the City.

BACKGROUND

The City Council has been a generous supporter of arts and culture in Rancho Cordova through the award of numerous Community Enhancement Fund grants. The City has sponsored events, funded programs, purchased instruments, and helped establish the Mills Station Arts and Culture Center (MACC).

The Arts Strategic Plan was developed based on direction from the City Council and input from stakeholder organizations and individuals. This document is an action oriented strategic plan describing programs and projects to assist in achieving the vision. The formation of an arts stakeholder group was a near-term action identified within the Arts Strategic Plan. Following the adoption of the Arts Strategic Plan in December 2019, an informal arts stakeholder advisory group was formed in early 2020 made up of representatives from the community. Members of the group include:

Eileen Noyer - Impressionist landscape artist and Rancho Cordova Arts Board Member.

Emili Danz - Education Outreach Director for CLARA Academy as well as a Strategic Planning Consultant for Arts Education.

Charles Lago - Co-founder of California Capital Film Office who has experience with public art policy in the UK and art projects in Desert Hot Springs.

Phil Roberto - Artist, high school art teacher in Rancho Cordova, and past juror for Rancho Cordova visual arts show.

Sarah Fardan - Former Intern at City Hall in 2019 and part of the Summer @ City Hall Program through PRO Youth and Families. Her class project involved getting youth input on public art.

Kim Oliver - Small business owner/professional photographer and Rancho Cordova Chamber Board Member.

FISCAL IMPACT AND FUNDING SOURCE

The Utility Box Art Wrap program is funded out of the Community Enhancement Fund's Arts in Public Places bucket approved by City Council on June 15, 2020.

ATTACHMENT(S)

1. August 17 2020 CEF PowerPoint_Art Box

Utility Box Art Wrap Program

**CALL TO
ARTISTS**
UTILITY BOX ART WRAPS



**August 17, 2020
Regular Meeting**



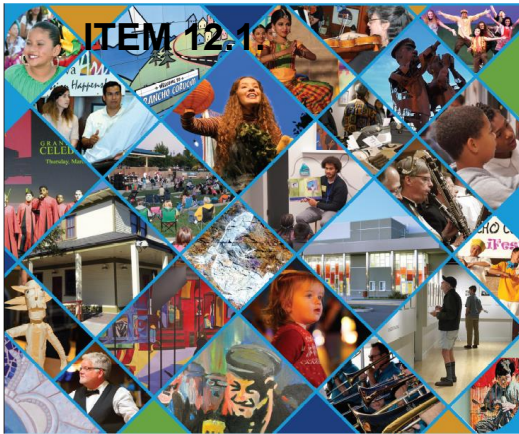
CityOfRanchoCordova.org



Agenda

Utility Box Art Wrap Program:

Artful Place
Arts Advisory Group
Program Description
Call to Artists
Timeline



Rancho Cordova an Artful Place

Commitment to Arts in Culture in Rancho Cordova

- Adoption of the Arts Strategic Plan
- Numerous events
- Visual arts-based programs
- Music and instruments
- Performing arts
- Establishment of the Mills Station Arts and Culture Center (MACC)
- Public art projects

Arts Stakeholder Advisory Group

The group formed in early 2020 and is made up of representatives from the community.

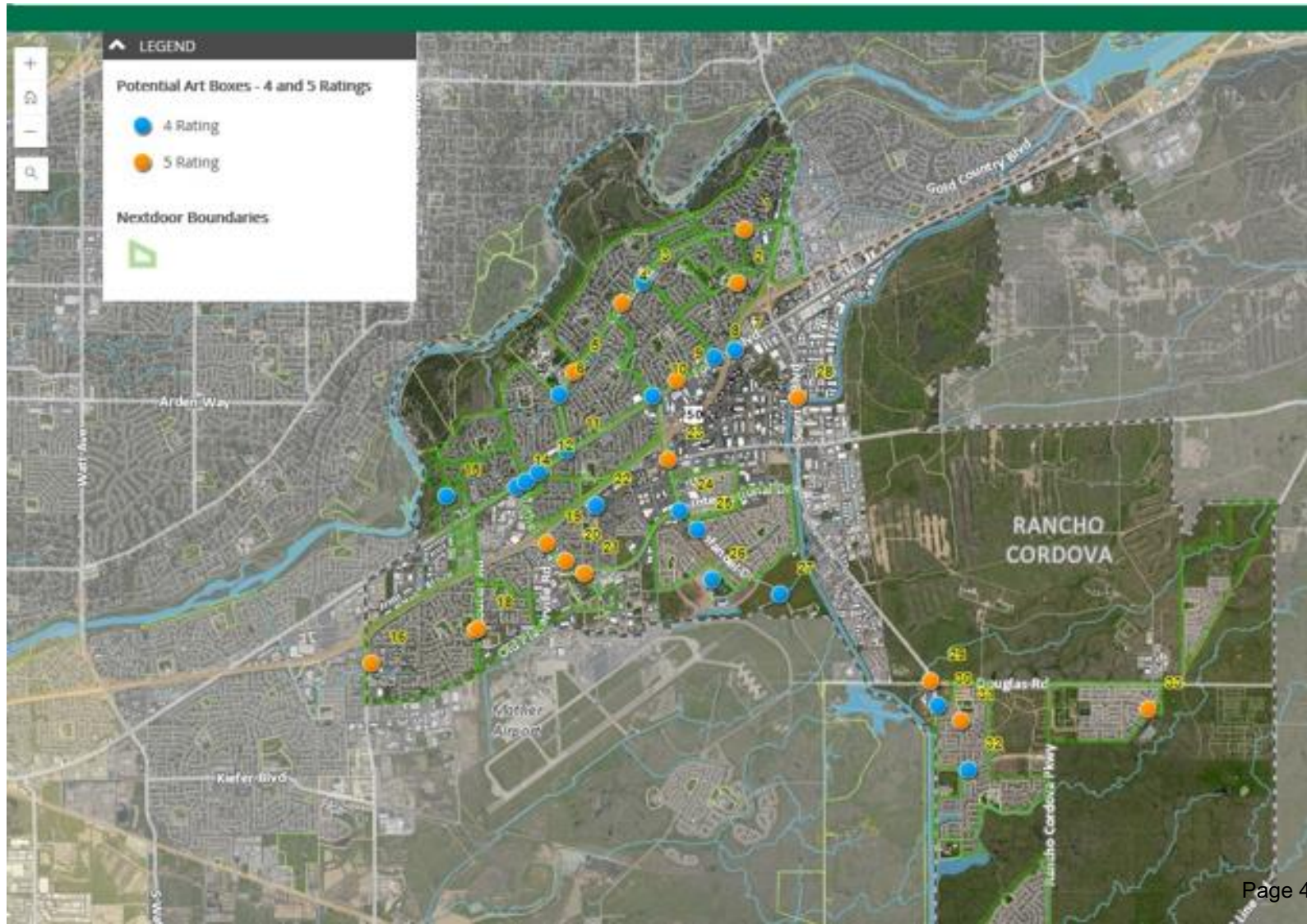
Eileen Noyer	Impressionist landscape artist and Rancho Cordova Arts Board Member
Emili Danz	Education Outreach Director for CLARA Academy as well as a Strategic Planning Consultant for Arts Education
Charles Lago	Co-founder of California Capital Film Office who has experience with public art policy in the UK and art projects in Desert Hot Springs
Phil Roberto	Artist, high school art teacher in Rancho Cordova, and past juror for Rancho Cordova visual arts show
Sarah Fardan	Former Intern at City Hall and part of the Summer @ City Hall Program through PRO Youth and Families. Her class project involved getting youth input on public art.
Kim Oliver	Small business owner/professional photographer and Rancho Cordova Chamber Board Member

The City is committed to fostering a beautiful and creative community and will be seeking art wrap designs for utility boxes and other fixtures within the community.

Program
Description

- Artwork must be unique, original work and scaled to be applied to multiple faces of a utility box
- Artwork that can be transferred to a 2-dimensional, multi-sided format will be considered
- Artwork will be installed in a public place and must be suitable for viewing by all ages
- Artists 16+ within the greater Sacramento Region are eligible to apply
- Artist will receive a \$750 stipend per utility box art wrap design selected
- City has retained the services of a local Rancho Cordova company to install the art wraps and assist with the conversion of artwork for production

Potential Art Box Locations



Sample Boxes



Sample SMUD Boxes



Sample Traffic Signal Boxes



Sunrise Marketplace Utility Boxes



CITY OF RANCHO CORDOVA
CALL TO ARTISTS
UTILITY BOX ART WRAPS
APPLY NOW! CITYOFRANCHOCORDOVA.ORG



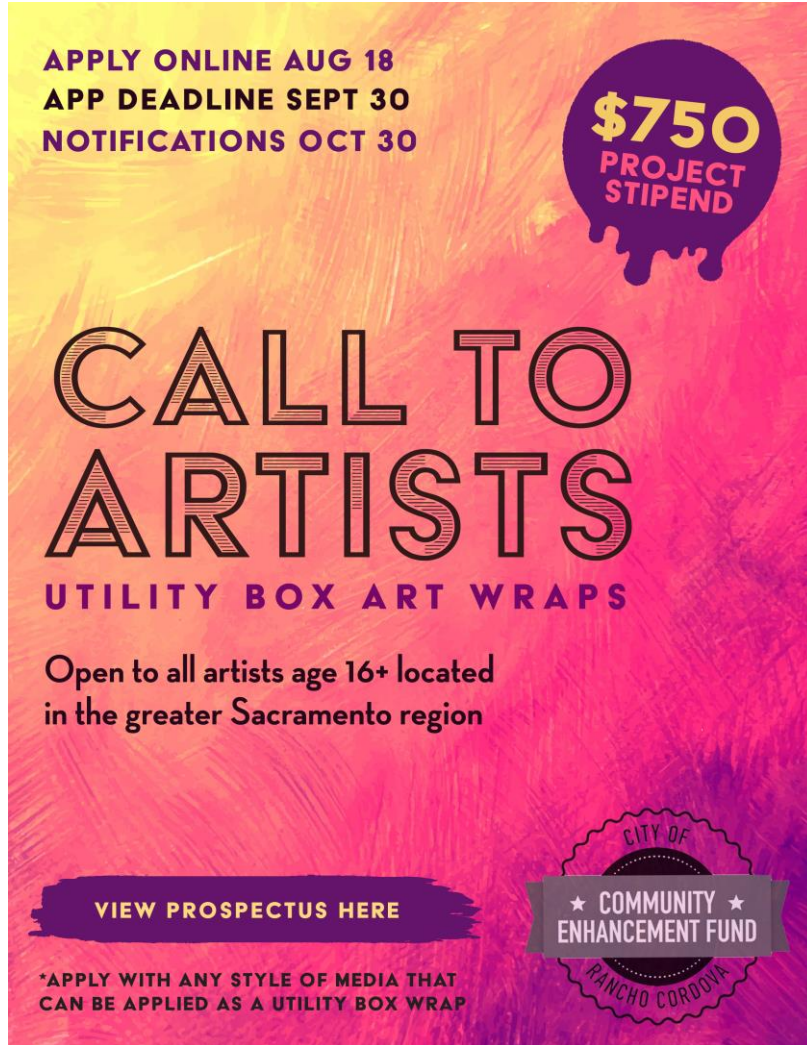
How to apply:

- Artists will apply online
- Artists may only submit one proposed piece of art per application
- Up to three applications can be submitted for consideration

Projects will be evaluated by the arts stakeholder group and City staff. Review criteria include:

- Artistic merit, creativity, quality and clarity of approach to this project
- Demonstration that artwork will present well in the box configuration
- Completeness of application submittal
- Appropriateness of proposed location (if specified)

ITEM 12.1.



APPLY ONLINE AUG 18
APP DEADLINE SEPT 30
NOTIFICATIONS OCT 30

\$750
PROJECT
STIPEND

CALL TO ARTISTS

UTILITY BOX ART WRAPS

Open to all artists age 16+ located
in the greater Sacramento region

[VIEW PROSPECTUS HERE](#)

*APPLY WITH ANY STYLE OF MEDIA THAT
CAN BE APPLIED AS A UTILITY BOX WRAP

CITY OF
COMMUNITY
ENHANCEMENT FUND
RANCHO CORDOVA

ATTACHMENT 1

Timeline

- Program launch on August 18, 2020
- Deadline to apply September 30, 2020
- Make notifications to artists on selection by October 30, 2020
- Vinyl wraps fabricated and applied starting as early as November 2020 through early 2021
- Artist recognition on our website and other platforms throughout the project
- Program results shared later in the fiscal year

MEMORANDUM



ITEM 12.2.

DATE: August 17, 2020
TO: Honorable Mayor and Council Members
FROM: Lorianne Ulm, Community Engagement Analyst II
SUBJECT: **COMMUNITY ENGAGEMENT DIVISION UPDATE**

RECOMMENDATION

Provide Community Engagement Division update and answer Council questions.

RESULT OF RECOMMENDED ACTION

An update to the City Council on the Community Engagement Division's accomplishments for fiscal year 2019/20, as well as an overview of projects planned for 2020/21.

BACKGROUND

Annually, the Community Engagement Division presents an update to the City Council. During updates, staff provided Council with:

- Community Engagement Division project overview (Beautification & Neighborhood Engagement, and Special Projects/Events)
- Community Engagement accomplishments
- City Community Engagement Division Action Plans for 2020/21

The goal of the update is to provide Council with a review of 2019/20 successes/accomplishments, as well as 2021 action plans.

FISCAL IMPACT AND FUNDING SOURCE

No fiscal impact.

ATTACHMENT(S)

1. Community Engagement Division Update 8.17.2020

Community Engagement

Division Update



Tonight's Presentation

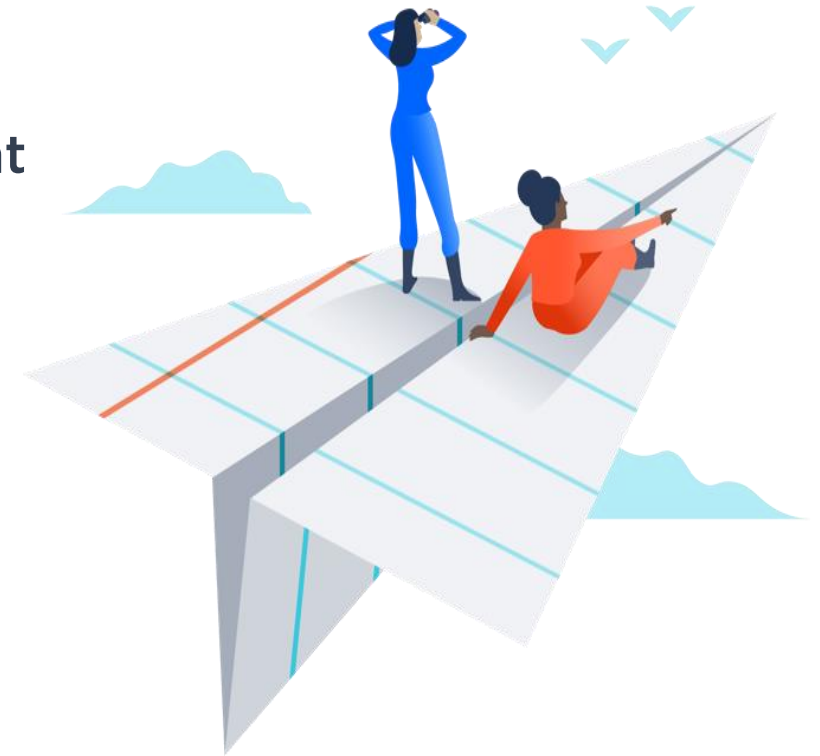
❖ Community Engagement Division:

Team includes:

Matt Buland, Community Engagement Assistant

Alexxiss Diaz, Intern

- Components
- Accomplishments for FY 19/20
- Actions for FY 20/21



Community Engagement Components

➤ Beautification

- Good Neighbor Assistance Program
- Community Volunteers
 - MACH Group residential clean-ups
 - Local business community service
- Non-profit Groups – residential health & safety improvements

Good Neighbor Assistance Pilot Program



Community Volunteers

MACH Group Residential Clean-ups



5 Homes Improved by Student Volunteers

Community Volunteers - Local Business Community Service



USI River Clean-Up



J.J. Pfister Bottling Hand Sanitizer

Residential Health & Safety Improvements



**Rebuilding Together Sacramento, Sierra
Service Project and Habitat for Humanity**

Community Engagement Components

- Neighborhood Engagement
 - Initiating, Forming, and Advising Neighborhood Groups
 - Neighborhood Events/Projects
 - Neighborhood Organizers
 - Zoom Neighborhood Meetings
- Community Micro-grants
- Neighborhood Clean-ups
- VINS Zoom Meetings

Neighborhood Events



ITLV Trunk or Treat



ITLV Christmas Parade

ITLV National Night
out/Neighborhood Food
Drive, Partnered with RCPS



Community Micro Grants



Somerset Block Party

Community Micro Grants



First Annual Juneteenth Celebration – 70 Car Loads Attended, 300 Meals Distributed

Community Clean & Green Event – White Rock Neighborhood



White Rock Community Clean-Up & BBQ

Community Clean & Green Event – White Rock Neighborhood



VINS and Republic Services Kudos Awards

Neighborhood Clean-Ups



Williamson Elementary School Arbor Week Tree Planting

Community Engagement Components

➤ Special Projects/ Events

- Mayors Walks
- National Civic League Conversations
- Local Government Speaker Series – Williamson Elementary School
- Civic Engagement School Field Trips (Mock Council Meeting)
- Rotary Presentations
- St. Baldrick's Planning – cancelled
- Good Neighbor Day Planning - cancelled

Neighborhood Walks with the Mayor



Cordova Villa Elementary School



A. M. Winn Elementary School

Civic Engagement School Field Trips



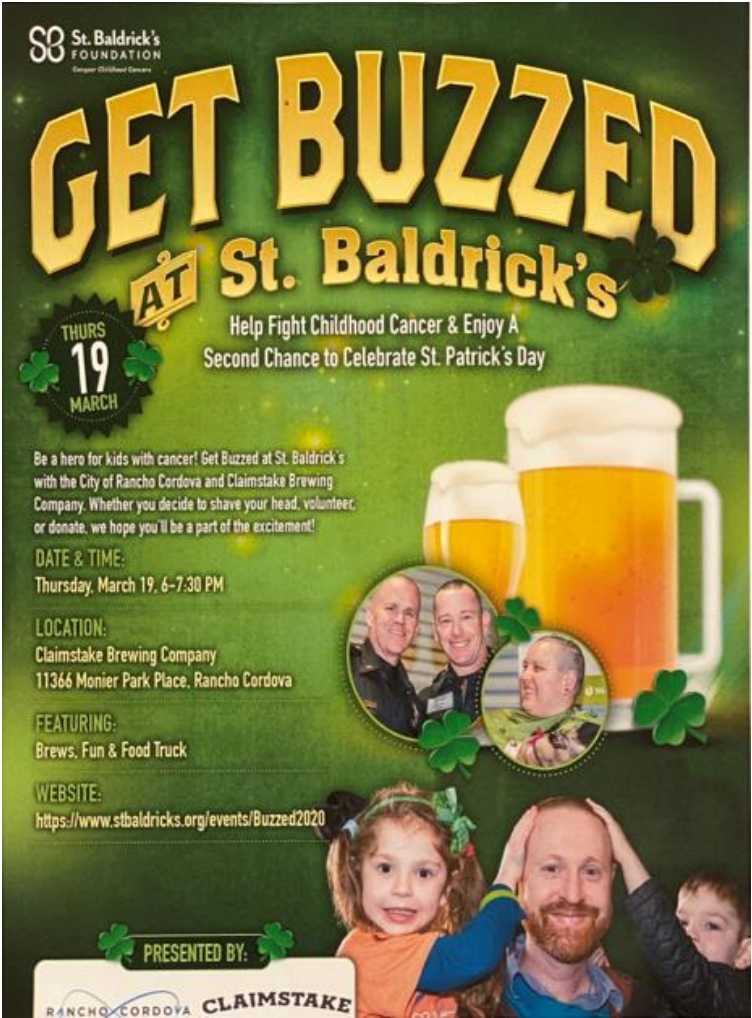
Williamson Elementary – 3rd Grade



Williamson Elementary – 5th Grade

Nearly 200 students visited City Hall over a span of 5 days!

St. Baldrick's Event Planning - Canceled



Matt Buland & Nick Sosa showed commitment to buzz their head for St. Baldrick's.
City Team raised \$3,400

Community Engagement Components

➤ Special Projects/ Events Cont.

➤ COVID-19 Community Resources

- Great Plates Senior Meals Program
- Local Organization drive support
- Community volunteered recruitment
- City Resource Drive
- Rancho Cordova Inspires Support
- Interfaith Council support
- Website resource page support
 - Restaurants
 - Childcare
 - Educations services
 - Family resources
 - Food pantry services



NEC collected 1,460 lbs. of food & 64 hygiene kits

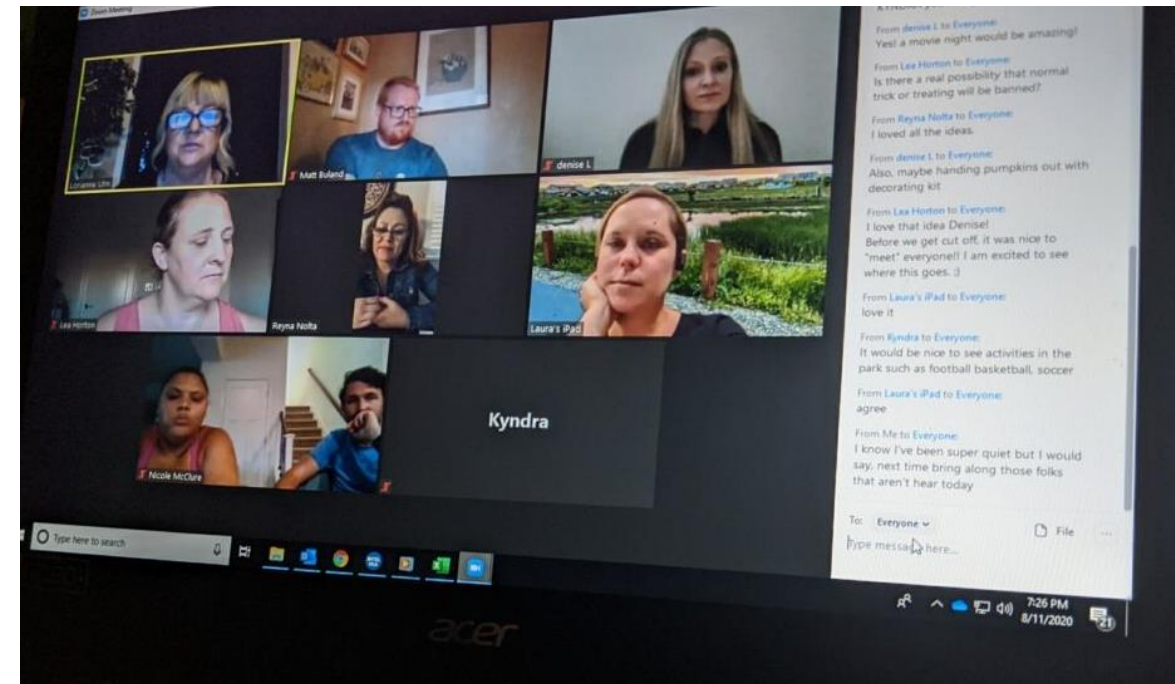
Over 100 Residents Served

19

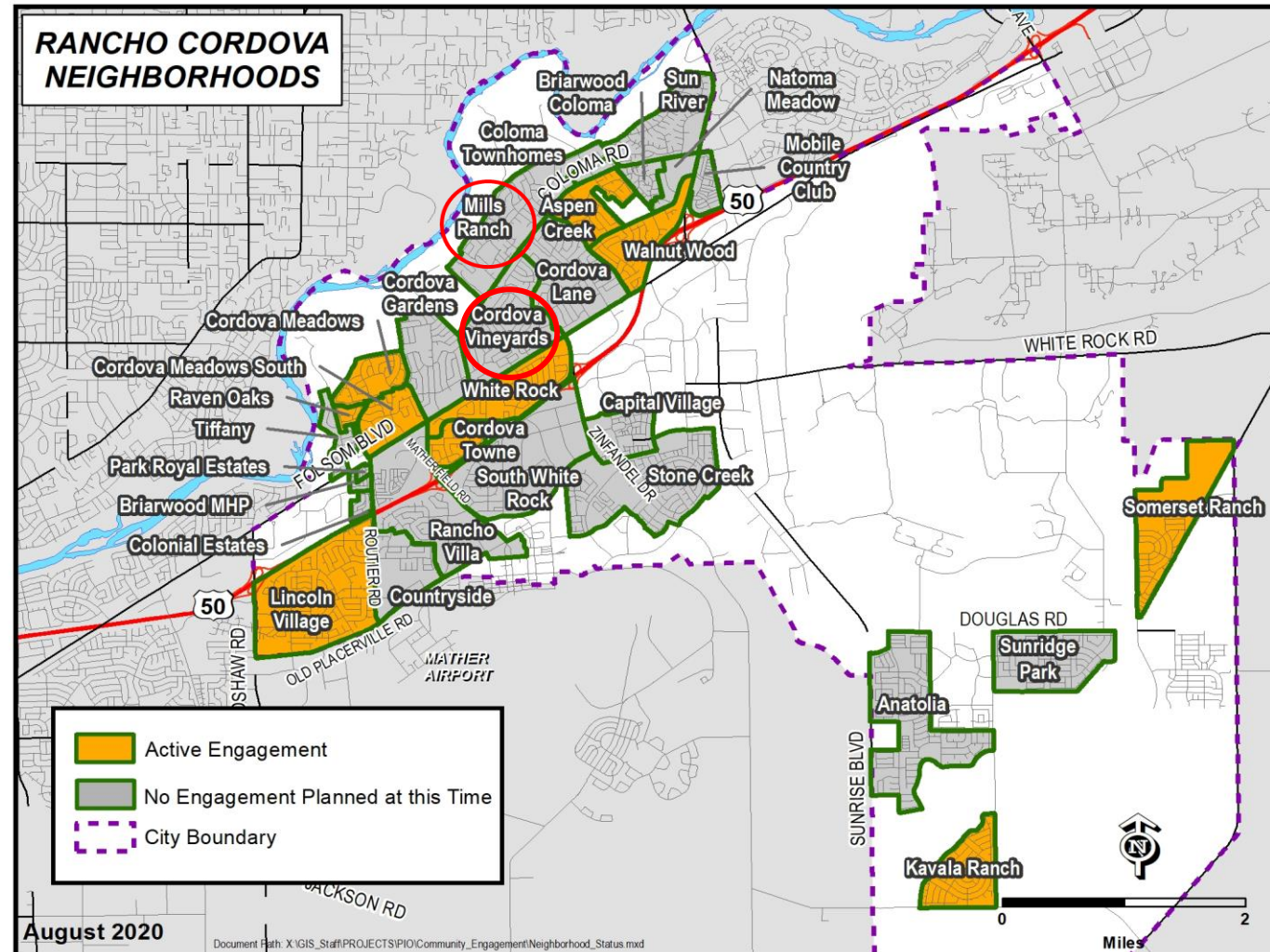
Actions For 2020/21

Focus on Neighborhood Engagement

- Previous Neighborhoods
 - ❖ Kavala Ranch
- Current Neighborhoods
 - ❖ Cordova Meadows
 - Sycamore Square
 - La Loma Apartments
 - Hacienda Gardens
 - ❖ Lincoln Village
 - ❖ Walnutwood/Aspen Creek
 - ❖ Cordova Towne/White Rock
 - ❖ Somerset
- Proposed Neighborhoods 2020/21
 - ❖ Mills Ranch
 - ❖ Vineyards



Actions For 2020/21



Actions For 2020/21

Focus on Building Strong Neighborhoods

- Enhancing residential neighborhoods through beautification programs and projects.
 - ❖ Good Neighbor Assistance Program
 - ❖ Local Business Community Service
 - ❖ Community Clean-ups
 - ❖ Non-profit groups – residential health & safety improvements



Actions For 2020/21

➤ Focus maintaining meaningful community engagement outreach with our residents and key partners.

- ❖ CCC
- ❖ FCCP
- ❖ School Districts (all three)
- ❖ Interfaith Council
- ❖ VINS
- ❖ Local Businesses
- ❖ Rotary
- ❖ Rancho Cordova Food Lock
- ❖ HOA's



Actions For 2020/21

- Focus on Improving our City's Image
 - ❖ City Events – *when permitted*
 - ❖ Awards
 - ❖ Community Presentations
 - ❖ Conference Presentations



Questions?

MEMORANDUM



ITEM 12.3.

DATE: August 17, 2020
TO: Honorable Mayor and Council Members
FROM: Albert Stricker, Public Works Director
Dalia Fadl, Senior Civil Engineer
SUBJECT: **TRANSITION OF THE ZONE 11 FEE PROGRAM FROM
SACRAMENTO COUNTY TO THE CITY**

RECOMMENDATION

Receive staff presentation summarizing the proposed Storm Drainage Impact Fee Program and provide direction.

RESULT OF RECOMMENDED ACTION

Staff will proceed with implementation of the Storm Drainage Impact Fee Program based on Council feedback. The first reading of the associated City Code Chapter will be scheduled for September.

BACKGROUND

Since City incorporation, the drainage impact fee program has been administered and managed by Sacramento County (Zone 11 Program). The fees collected as part of the program facilitate construction of major drainage infrastructure that provides regional benefits, while mitigating development impacts to the City's drainage system. The fees will be collected at the project approval phase.

The City decided it is in the best interest of the City to detach the program to increase the plan review efficiency, improve direct communications with project applicants, and have more control over administering the program funds.

As part of the program development, staff conducted outreach to the Building Industry Association (BIA) and solicited feedback on the nexus study and proposed fees and City process. Please see the attached support letter from the BIA.

In addition, staff posted the nexus study and associated Code chapter on the City's website for a 30-day public review period.

The attached presentation provides details on the proposed fees, implementation of the program, and required next steps. The proposed fee table is also attached.

FISCAL IMPACT AND FUNDING SOURCE

The program funds will be used to fund installation of new regional storm drainage facilities and the enhancement of existing storm drainage facilities to help mitigate development impacts.

ATTACHMENT(S)

1. Transition of the Zone 11 Fee Program from Sacramento County to the City
2. Transition of the Zone 11 Fee Program Presentation
3. BIA Drainage Fee Support Letter

Drainage Impact Fee by Land Use

Land Use	Total Acreage	Percentage of Developable Land	Percent Impervious	Construction Cost/Acre	Administration Cost/Acre	Total Fee/Acre	County Fees ¹	Proposed less County	Percentage Change	Total New Rancho Cordova Fee	Total County Fees	Elk Grove Average Fee	Proposed less Elk Grove	Percentage Change
Commercial/Office/retail ¹	649	10.16%	70%	\$ 21,673	\$ 867	\$ 22,540	\$ 23,309	\$ (769.00)	-3.30%	\$ 14,628,460.00	\$ 15,127,541.00	\$ 36,424	\$ (13,884.43)	-38.12%
Industrial ¹	283	4.43%	70%	\$ 21,673	\$ 867	\$ 22,540	\$ 22,885	\$ (345.00)	-1.51%	\$ 6,378,820.00	\$ 6,476,455.00	\$ 36,424	\$ (13,884.43)	-38.12%
High Density Residential	282	4.41%	-	-	-	-	-	-	-	\$ 6,458,384.13	\$ 5,982,297.25			
RMH		0.00%	75%	\$ 23,222	\$ 929	\$ 24,151	\$ 21,769	\$ 2,382.00	10.94%	\$ -	\$ -	\$ 36,424	\$ (12,273.43)	-33.70%
RD-30 ²		0.00%	70%	\$ 21,673	\$ 867	\$ 22,540	\$ 21,079	\$ 1,461.00	6.93%	\$ -	\$ -	\$ 36,424	\$ (13,884.43)	-38.12%
RD-25		0.00%	70%	\$ 21,673	\$ 867	\$ 22,540	\$ 21,079	\$ 1,461.00	6.93%	\$ -	\$ -	\$ 36,424	\$ (13,884.43)	-38.12%
RD-20		0.00%	70%	\$ 21,673	\$ 867	\$ 22,540	\$ 21,079	\$ 1,461.00	6.93%	\$ -	\$ -	\$ 36,424	\$ (13,884.43)	-38.12%
Medium Density Residential	1,522	23.83%	-	-	-	-	-	-	-	\$ 26,953,815.00	\$ 28,915,233.92			
RD-15		0.00%	70%	\$ 21,673	\$ 867	\$ 22,540	\$ 20,423	\$ 2,117.00	10.37%	\$ -	\$ -	\$ 36,424	\$ (13,884.43)	-38.12%
RD-10		0.00%	60%	\$ 18,577	\$ 743	\$ 19,320	\$ 19,767	\$ (447.00)	-2.26%	\$ -	\$ -	\$ 36,424	\$ (17,104.43)	-46.96%
RD-7		0.00%	50%	\$ 15,481	\$ 619	\$ 16,100	\$ 18,193	\$ (2,093.00)	-11.50%	\$ -	\$ -	\$ 36,424	\$ (20,324.43)	-55.80%
RD-6		0.00%	40%	\$ 12,385	\$ 495	\$ 12,880	\$ 17,612	\$ (4,732.00)	-26.87%	\$ -	\$ -	\$ 12,318	\$ 562.43	4.57%
Low Density Residential	2,563	40.14%	-	-	-	-	-	-	-	\$ 26,906,935.68	\$ 26,906,935.68			
RD-5		0.00%	40%	\$ 12,385	\$ 495	\$ 12,880	\$ 17,360	\$ (4,480.00)	-25.81%	\$ -	\$ -	\$ 12,318	\$ 562.43	4.57%
RD-4		0.00%	38%	\$ 11,766	\$ 470	\$ 12,236	\$ 16,775	\$ (4,539.00)	-27.06%	\$ -	\$ -	\$ 12,318	\$ (81.57)	-0.66%
RD-3		0.00%	33%	\$ 10,063	\$ 402	\$ 10,465	\$ 15,420	\$ (4,955.44)	-32.14%	\$ -	\$ -	\$ 12,318	\$ (1,852.57)	-15.04%
RD-2		0.00%	28%	\$ 8,515	\$ 340	\$ 8,855	\$ 14,783	\$ (5,928.00)	-40.10%	\$ -	\$ -	\$ 12,318	\$ (3,462.57)	-28.11%
RD-1		0.00%	25%	\$ 7,741	\$ 310	\$ 8,051	\$ 14,355	\$ (6,304.00)	-43.92%	\$ -	\$ -	\$ 12,318	\$ (4,266.57)	-34.64%
AR-1		0.00%	17%	\$ 5,264	\$ 210	\$ 5,474	\$ 14,355	\$ (8,881.00)	-61.87%	\$ -	\$ -	\$ 12,318	\$ (6,843.57)	-55.56%
AR-2		0.00%	10%	\$ 3,096	\$ 124	\$ 3,220	\$ 10,782	\$ (7,562.00)	-70.14%	\$ -	\$ -	\$ 12,318	\$ (9,097.57)	-73.86%
AR-5		0.00%	10%	\$ 3,096	\$ 124	\$ 3,220	\$ -	N/A	N/A	\$ -	\$ -	\$ 12,318	\$ (9,097.57)	-73.86%
AR-10		0.00%	10%	\$ 3,096	\$ 124	\$ 3,220	\$ -	N/A	N/A	\$ -	\$ -	\$ 12,318	\$ (9,097.57)	-73.86%
Mowed Grass with graded and piped to drain	163	2.55%	20%	\$ 6,192	\$ 248	\$ 6,440	\$ 14,108	\$ (7,668.00)	-54.35%	\$ 1,047,788.00	\$ 2,295,371.60	N/A	N/A	N/A
Mowed grass with no piped drainage	458	7.17%	10%	\$ 3,096	\$ 124	\$ 3,220	\$ 5,406	\$ (2,186.00)	-40.44%	\$ 1,475,371.80	\$ 2,476,975.14	N/A	N/A	N/A
Impervious Area of Park ²	0	0.00%	75%	\$ 23,222	\$ 929	\$ 24,151	\$ 23,309	\$ 842.00	3.61%	\$ -	\$ -	N/A	N/A	N/A
School Campus with detention	0	0.00%	25%	\$ 7,741	\$ 310	\$ 8,051	\$ 9,096	\$ (1,045.00)	-11.49%	\$ -	\$ -	N/A	N/A	N/A
School Campus	467	7.31%	50%	\$ 15,481	\$ 619	\$ 16,100	\$ 18,193	\$ (2,093.00)	-11.50%	\$ 7,515,480.00	\$ 8,492,492.40	N/A	N/A	N/A
										\$ 91,365,054.61	\$ 96,673,301.99			

¹ Impervious area for Commercial and Industrial reduced to reflect the use of Low Impact Development (LID) practices, meeting HMP Requirements and increased landscaping standards. Actual fees may vary if LID not utilized.

² A school or park that detains greater than 50% of peak flow value, at the discretion of the City, may reduce the fee by 50%.

¹County fees for residential land uses utilize an average of the county fees for each of the respective densities: Low Density (RD-1 through RD-5), Medium Density (RD-6 through RD-15), and High Density (RD-20 through RD-30+ and RMH).

Total Acreage 6,386



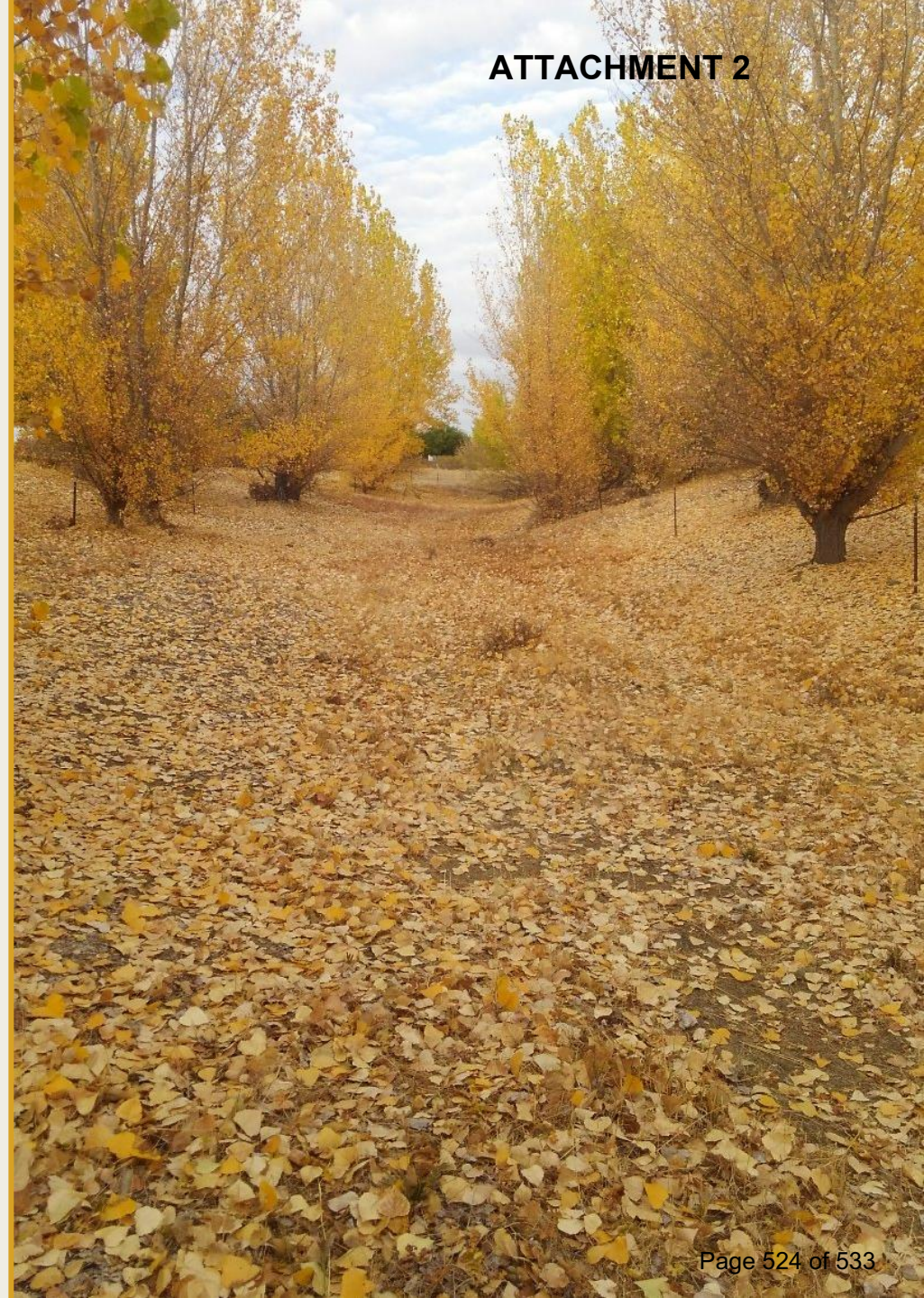
TRANSITION OF THE ZONE 11 FEE PROGRAM FROM SACRAMENTO COUNTY TO THE CITY

Public Works Department

Presentation Overview

- Background
- Benefits of Detachment
- Fee Development
- Fee Implementation
- Credits & Reimbursements
- Stakeholders Outreach
- Timeline and Next Steps

Goal: provide Council with an overview of the proposed Storm Drainage Impact Fee Program and receive feedback and direction.



Background

- Since City incorporation, this program has been administered and managed by Sacramento County (Zone 11 Program).
- The Storm Drainage Impact Fee Program requires developers to pay a fee to mitigate for their project impacts to the City's drainage system.
- The program funds are used to fund installation of new regional storm drain facilities and the enhancement of existing facilities to mitigate development impacts and facilitate future development.



Benefits of Detachment

- Implementing the City's program will result in major benefits to developers, City, and the public. These benefits include:
 - *More streamlined plan review and increased efficiency*
 - *Lower fees for most land use categories*
 - *One point of contact (versus multiple departments)*
 - *More **local** control over administering the program funds*
 - *Closer coordination with the developers*
 - *More flexibility with program implementation*



Fee Development

- The City conducted a detailed technical analysis of the undeveloped portion of the City to figure out what drainage improvements are needed for full build-out condition.
- The total cost of the required drainage improvements was estimated.
- The cost was divided amongst undeveloped parcels using land use categories and hardscape percentages.



Fee Development

- The proposed fees are lower than the County's current fees for most land use categories.
- Examples:
 - *Low Density Residential (RD 5):*
City Fee is \$12,880, County Fee is \$17,360
 - *High Density Residential (RD 25):*
City Fee is \$22,540, County Fee is \$21,079
 - *Commercial/Office/Retail:*
City Fee is \$22,540, County Fee is \$23,309

Fee Implementation

- The fees shall be paid at the issuance of a building permit or approval of the improvement plans by the City, whichever occurs first.
- The fees shall be based on the fee schedule in effect at the time of payment. The fee is based on the proposed land use and expected hardscape area.
- Redevelopment projects will pay the fee based on the difference in paved area between the previous use and the proposed use, if any.
- In January of each calendar year, the fees will be adjusted using the average of the percentage change in the 20-City and the San Francisco Construction Cost Index as reported by Engineering News Record.



Credits & Reimbursements

- Developers that construct trunk drainage facilities may receive credit against drainage fees or reimbursement for such construction. These facilities shall be **permanent** and designed to serve a watershed area of **thirty acres** or greater.
- When credit amount exceeds the amount of the fees due, the City shall reimburse the applicant pursuant to the terms of a reimbursement agreement executed between the City and the applicant.
- The property shall apply for reimbursement no later than **five years** after the drainage facilities are accepted by the City. The City will pay reimbursements in a maximum of **ten years** from date of reimbursement request.

Stakeholders Outreach

- Shared the draft nexus study and Code chapter with Building Industry Association (BIA) in late April.
- Provided a presentation to BIA on **July 7, 2020**.
- Followed-up with BIA members to resolve comments and address questions. The City received a lot of positive feedback from BIA and they are looking forward to the City managing this program.
- Close coordination with Sacramento County throughout the process.
- Posted nexus study, fee table, and Code chapter for public review on City's website. Comments are due by **August 31st**.

Storm Drain Impact Fee Program

The City of Rancho Cordova is currently working on developing a storm drain impact fee program for development projects. As part of this process, we are posting the nexus study that was used to develop the fees, the draft code language, and proposed fee table for public review. We want to hear from you! Please review the following documents and submit any questions or comments to Dalia Fadl at dfadl@cityofranhocordova.org by August 31, 2020.

- [Storm Drain Impact Fee Nexus Study](#)
- [Storm Drain Impact Fee Ordinance](#)
- [Storm Drain Impact Program Fees](#)

Timeline & Next Steps

Next Steps:

- Incorporate City Council feedback, schedule Code readings for September.
- Once approved by City Council, there is a **60-day** period for the new program to be effective.
- After the City's program is adopted, Sac County will seek approval of the detachment in a Board of Supervisors Meeting.



August 6, 2020

Mayor David M. Sander, Ph.D.
And Rancho Cordova City Council
2729 Prospect Park Drive,
Rancho Cordova, CA 95670

Mayor Sander and Councilmembers,

On behalf of the North State Building Industry Association, I am writing to support the adoption of a Storm Drainage Impact Fee Program. Bringing this program under the umbrella of the City of Rancho Cordova will help streamline development, remove confusion and red tape, and allow the homebuilding community and City to partner even better to create the type of community we're all proud to be part of.

Additionally, we'd like to thank City Staff for their outreach and strong communication. Throughout the Program's development process, they've been open to our feedback and quick to respond to our questions. While small disagreements about specific items within the Program remain, our major concerns have been addressed and we are confident that any future issues will be resolved in a similarly collaborative fashion.

For these reasons we are supportive of implementing this Program and look forward to our continued partnership with the City.

Sincerely,

Jeff Short
Legislative Advocate
North State Building Industry Association