

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING Monday, September 21, 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/96474262221?pwd=UEhPOFlteXVhUXhvVnpwbjhhORFRQQT09>

Join the Meeting via the Zoom Phone Number

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

Webinar ID: 964 7426 2221

Password: 622868

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, September 21, 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

Julie Steinbach of the United Methodist Church will give the invocation.

5. PRESENTATIONS

- 5.1. Proclamation Designating September 2020 as Prostate Cancer Awareness Month.

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 September 8, 2020 and the Amended Minutes of August 17, 2020.
Recommendation: Adopt the Minutes.
- 9.2. **Subject:** Annexation of the Arista Del Sol Subdivision into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).
Recommendation: Adopt the Resolution.
- 9.3. **Subject:** Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the White Rock Center Project.
Recommendation: Adopt the Resolution.
- 9.4. **Subject:** Approval of the Annexation Boundary Map for the White Rock Center project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).
Recommendation: Adopt the Resolution.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1. **Subject:** First Reading of an Ordinance Adding Chapter 16.95 of the Rancho Cordova Municipal Code Establishing the City's Storm Drainage Impact Fee Program, And a Resolution Adopting the Fee Schedule for the Storm Drainage Impact Fee Program.
Recommendation: Introduce and waive first reading the Ordinance, adopting Chapter 16.95 "Storm Drainage Impact Fee Program" of the Rancho Cordova Municipal Code Relating to Implementing a Drainage Impact Fee Program, Adopt the Resolution, Schedule October 5, 2020, for the second reading of the Ordinance.
- 10.2. **Subject:** Amendment to the Sun Creek Specific Plan, a 1,264 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.

11. PUBLIC HEARING ITEMS

None.

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** Hospital Feasibility Study Report.
Recommendation: Receive information from the Economic Development Department on a hospital market assessment from The Fox Group. City staff and the consultant team will be prepared to answer questions from the City Council and is seeking direction on next steps.
- 12.2. **Subject:** Recognizing Five Years of the Community Enhancement Fund.
Recommendation: Receive presentation recognizing five years of the Community Enhancement Fund and provide feedback on the presentation for inclusion in the City of Rancho Cordova Community Enhancement Fund Fiscal Year 2019/2020 Citizen Report a publication released each fall by the City for the Community Enhancement Fund.
- 12.3. **Subject:** Housing Element Update and Sites Inventory Presentation.
Recommendation: Receive presentation on the draft Housing Element Update action items

and Sites Inventory and provide comments and direction to staff.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. 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.cityofranhocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

UPCOMING MEETINGS

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
November 10, 2020	5:30 PM Special Meeting/Work Session
November 16, 2020	4:00 PM Special Meeting/Regular Meeting
December 7, 2020	4:00 PM Special Meeting/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 September 21, 2020 Regular Meeting of the Rancho Cordova City Council was posted and available

for review on September 18, 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 September 18, 2020 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

ITEM 9.1.

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

4:00 PM – Special Meeting/Closed Session

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

Tuesday, September 8, 2020

City Hall
2729 Prospect Park Drive, Rancho Cordova

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Sander called the Special Meeting to order in the David B. Roberts Council Chambers at 4:08 PM

Council Members Present: Budge, Gatewood, McGarvey, Terry, and Mayor Sander

Council Members Absent: None

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

2. PUBLIC COMMENT

Mayor Sander opened the public comment period. Seeing no speakers. Mayor Sander closed the public comment period.

3. CLOSED SESSION

Council went into closed session at 4:11 p.m.

Council met in closed session to discuss the following item:

CONFERENCE WITH LEGAL COUNSEL: Pursuant to Government Code Section 54956.9(d)(4) Anticipated Litigation. Possible initiation of litigation (One Case).

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Rancho Cordova City Council - DRAFT MINUTES
Special and Regular Meeting of Tuesday, September 8, 2020

4. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that no reportable action was taken in closed session.

5. ADJOURNMENT OF SPECIAL MEETING

Mayor Sander adjourned the special meeting to the regular meeting in the David B. Roberts Council Chambers at 5:25 p.m.

6. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Sander called the Regular meeting to order in the David B. Roberts Council Chambers at 5:44 PM

Council Members Present: Budge, Gatewood, McGarvey, Terry, and Mayor Sander

Council Members Absent: None

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

7. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

8. PLEDGE OF ALLEGIANCE

Council Member Linda Budge led the pledge.

9. INVOCATION

There was a moment of silence in lieu of an invocation.

10. PRESENTATIONS

10.1. Employee Milestone Anniversary Presentations.

11. PUBLIC COMMENT

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

1. Sergio Diaz
2. Lorin Peterson
3. Helen Bashaw
4. Mark Berry
5. Debbie Cortez

Mayor Sander closed the public comment period.

12. COUNCIL REPORTS

Council reported on events since the last meeting.

13. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

14. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 14.1 through 14.5 by Budge second by Terry;
Motion approved with a 5:0 vote.

14.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of August 17, 2020 and the Special Meeting of August 31, 2020.

Recommendation: Adopt the Minutes.

14.2. **Subject:** A Resolution Designating a Voting Delegate and Alternate for the 2020 League

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Rancho Cordova City Council - DRAFT MINUTES
Special and Regular Meeting of Tuesday, September 8, 2020

of California Cities Annual Conference to be held on October 7-9, 2020

Recommendation: Adopt the Resolution.

- 14.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 25-2018-1 for Professional Services with Y&C Transportation Consultants, Inc. to Extend the Contract Term to December 31, 2022, that Results in Increasing the Contract Amount from \$100,000 to an Amount Not to Exceed \$240,000 for On Call Professional Engineering and Support Services

Recommendation: Adopt the Resolution.

- 14.4. **Subject:** Treasurer's Report - June 30, 2020

Recommendation: This report is informational only. It is recommended that the City Council receive and file the Quarterly Treasurer's Report.

- 14.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 64-2019-1 for the Preparation of an Environmental Impact Report with Raney Planning and Management, Inc. to Extend the Contract term from June 30, 2020 to December 31, 2021.

Recommendation: Adopt the Resolution.

15. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 15.1 through 15.2 by Budge second by McGarvey;
Motion passed with a 5:0 vote.

- 15.1. **Subject:** An Ordinance Amending Chapter 6.84 of the Rancho Cordova Municipal Code Related to Smoking in and Around Multifamily Residential Properties with the Purpose of Updating the City's Clean Indoor and Outdoor Air and Health Protection Regulations to Better Protect Individuals from the Negative Effects of Second Hand Smoke.

Recommendation: Waive first reading and introduce the Ordinance.

- 15.2. **Subject:** An Ordinance Adding Chapter 3.06 to the Municipal Code to Impose a One-Half Cent Per Dollar Transactions and Use Tax to be Administered by the State Department of Tax and Fee Administration

Recommendation: Waive first reading and introduce the Ordinance.

16. PUBLIC HEARING ITEMS

None.

17. REGULAR CALENDAR ITEMS

- 17.1. **Subject:** Great Plates Delivered Update and Resolution Authorizing the City Manager to Execute Contract Amendments with Ten Participating Restaurants up to, and Not to Exceed \$200,000

Recommendation: Adopt the Resolution.

Mayor Sander opened the public comment period. Seeing no speakers, Mayor Sander Closed the public comment period.

ACTION: Motion to approve item 17.1. by Budge second by Terry;
Motion approved with a 5:0 Vote.

- 17.2. **Subject:** City of Rancho Cordova COVID-19 Small Business Relief Grant Program
Recommendation: Adopt the Resolution establishing the City of Rancho Cordova COVID-19 Small Business Relief Grant Program.

Mayor Sander opened the public comment period. The following individual addressed

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Special and Regular Meeting of Tuesday, September 8, 2020

the Council:

1. Diann Rogers

Seeing no additional speakers, Mayor Sander closed the public comment period.

ACTION: Motion to approve item 17.2. by Budge second by Gatewood;
Motion passed with a 5:0 vote.

17.3. **Subject:** Update of City COVID-19 Response Costs

Recommendation: Receive update on the City's COVID-19 Response Costs.

ACTION: Input was received regarding the update of City COVID-19 Response Costs.

Council Member McGarvey left the meeting at 7:38 p.m.

ACTION: Motion to add item 17.4. to the Agenda by Budge second by Terry;
Motion passed with the following vote:

AYES: Budge, Gatewood, Terry, and Sander
NOES: None
ABSENT: McGarvey
ABSTAIN: None

17.4 **Subject:** Letter to County Regarding COVID-19 Funding.

Recommendation: Approve signing and sending letter to the Sacramento County Board of Supervisors.

ACTION: Motion to approve by Budge second by Terry;
Motion passed with the following vote:

AYES: Budge, Gatewood, Terry, and Sander
NOES: None
ABSENT: McGarvey
ABSTAIN: None

18. **COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

19. **ADJOURNMENT**

Mayor Sander adjourned the meeting in memory of Sandy Klimecki and Jeanette Roberts at 8:11 p.m.

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**

Monday, August 17, 2020

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

AMENDED 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 5:34 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

Jim Kassis led the pledge.

4. INVOCATION

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

5. PRESENTATIONS

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

6. PUBLIC COMMENT

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Rancho Cordova City Council - AMENDED MINUTES
Meeting of Monday, August 17, 2020

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

1. Robert Sanger

Mayor Sander recused himself due to the proximity of his residence to the subject matter of public comment.

2. Mark Berry
3. Jim Kassis
4. Sergio Diaz
5. Doug Stevens
6. Lorin Peterson
7. Betsy Weiland
8. Debi Kassis
9. Josh Gibson
10. Roger Orton
11. Susan
12. Helen Whelan Baslra
13. Josh Gibson
14. Jennifer
15. John Hallissy
16. Leslie Alredge
17. Jeanette Bloomberg
18. Robert Van Cleef
19. James and Janell Lohaus
20. Dawn Eckland

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

ACTION: Motion to approve item 9.1. by Budge second by Terry;
Motion passed with a 5:0 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

ACTION: Motion to approve item 10.1 by Terry second by Budge;
Motion passed with a 5:0 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,

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Rancho Cordova City Council - AMENDED MINUTES
Meeting of Monday, August 17, 2020

Retail and Retail Supporting Services, Project No. DD8467.

Recommendation: Waive the first reading and Introduce the Ordinance Approving the Suncreek Specific Plan Amendments.

ACTION: Motion to approve item 11.1. by Terry second by McGarvey;
Motion passed with a 5:0.

- 11.2. **Subject:** Suncreek 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 Suncreek Specific Plan Administrative Amendments.

ACTION: Motion to approve item 11.2. by Terry second by McGarvey;
Motion passed with a 5:0 vote.

- 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

ACTION: Motion to approve item 11.3. by Terry second by Budge;
Motion passed with a 5:0 vote.

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** Utility Box Art Wrap Program

Recommendation: Receive presentation on the Utility Box Art Wrap program.

ACTION: Input was received regarding the Utility Box Art Wrap Pro.

- 12.2. **Subject:** Community Engagement Division Update

Recommendation: Provide Community Engagement Division update and answer Council questions.

ACTION: Input was received regarding the Community Engagement Division Update.

- 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.

ACTION: Input was received regarding the Transition of the Zone 11 Fee Program from Sacramento County to the City.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

1. Update on funds received from CARES Act and how they are being used.

14. ADJOURN TO CLOSED SESSION

Mayor Sander will adjourn the meeting to closed session.

Mayor Sander adjourned the meeting to closed session in remembrance of Don Guston and Larry Stafford at 9:01 p.m.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the Closed Session to order at 9:07 p.m.

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

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Rancho Cordova City Council - AMENDED MINUTES
Meeting of Monday, August 17, 2020

Council Members Absent: None

Staff Members Present: Cyrus Abhar, Adam Lindgren, and Micah Runn

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 076-0020-019, 076-0020-020, 076-0020-021, 076-0020-022. Agency negotiators: Cyrus Abhar, City Manager, Micah Runner, Adam U. Lindgren, City Attorney. Negotiating parties: Griffin Swinerton Under negotiation: Price and Terms of Payment.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action taken in closed session.

18. ADJOURNMENT

Mayor Sander adjourned the meeting at 9:27 p.m.

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 9.2.

DATE: September 21, 2020
TO: Honorable Mayor and Council Members
FROM: Michelle Mingay, Senior Finance Analyst
SUBJECT: **ANNEXATION OF THE ARISTA DEL SOL SUBDIVISION INTO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2013-2 (POLICE SERVICES)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

In August 2020, the property owner signed a unanimous approval of the annexation to CFD No. 2013-2. Adoption of the Resolution approves Annexation Map No. 6 for the Arista Del Sol Subdivision to Community Facilities District No. 2013-2 (Police Services) (hereinafter "CFD No. 2013-2"), and directs the Clerk to execute and record the Boundary Map and Notice of Special Tax Lien for the project.

BACKGROUND

On December 17, 2012, the City adopted a resolution of intention to establish a Community Facilities District (CFD) and Future Annexation Area for Citywide police services. On January 22, 2013, the City adopted the resolution forming CFD No. 2013-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"). The action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided for their unanimous consent. Defining the Future Annexation Area provided the resolution of intention, noticing, and public hearing for the entire Future Annexation Area so these steps do not need to be repeated for each annexation.

The annexation process for projects within the Future Annexation Area has been simplified to receiving a petition and waiver from the property owner(s), the City Council approving the Annexation Boundary Map by resolution, followed by the recording of the Annexation Map and Notice of Special Tax Lien by the City Clerk.

FISCAL IMPACT AND FUNDING SOURCE

The project included in this action was conditioned to annex to provide funding for police services. This condition will be met with the annexation of the project into CFD No. 2013-2.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Arista Del Sol Boundary Map
3. Exhibit B to the Resolution - Amendment to Notice Spec Tax Lien Police Tax

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING THE BOUNDARY MAP FOR THE ARISTA DEL SOL
SUBDIVISION ANNEXATION INTO THE CITY OF RANCHO CORDOVA COMMUNITY
FACILITIES DISTRICT NO. 2013-2 (POLICE SERVICES)**

WHEREAS, the Conditions of Approval for the Arisa Del Sol Subdivision requires the property owner/applicant to provide funding for police services; and

WHEREAS, on December 17, 2012, the City adopted Resolution No. 122-2012 declaring its intention to establish Community Facilities District No. 2013-2 (Police Services) (the "District") and Future Annexation Area. On January 22, 2013, the City adopted Resolution No. 10-2013 forming CFD No. 2013-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"); and

WHEREAS, the action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided for their unanimous consent such that the annexation process for projects within the Future Annexation Area has been reduced to receiving a petition, consent and waiver from the property owner(s); and

WHEREAS in August 2020, the property owner executed a unanimous approval form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District; and

WHEREAS, in the case of annexation proceedings, pursuant to Streets and Highways Code Section 3110.5 a separate map of the area proposed to be annexed is required to be prepared and adopted; and

WHEREAS, City staff has caused to be prepared Annexation Map No. 6 for the property known as the Arista Del Sol Subdivision, Exhibit A attached hereto, for the annexation of the property to CFD No. 2013-2 (Police Services).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, as follows:

1. The Council finds and determines the above recitals are true and correct.
2. Council approves Annexation Map No. 6 and finds and determines that the territory shown in the Annexation Map is hereby added to and made a part of the District with full legal effect.

ITEM 9.2.

ATTACHMENT 1

3. The City Clerk is directed to execute and record Annexation Map No. 6 in the office of the County Recorder of Sacramento County not later than 15 days after the adoption of this resolution.
4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence as outlined in the rate and method of apportionment of said tax and shall be as set forth in the Resolution of Formation of the District.
5. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in Exhibit B attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 6.
6. The City Council finds and determines that adoption of this Resolution is not a “project” under the California Environmental Quality Act, because the Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4).

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of September 21, 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

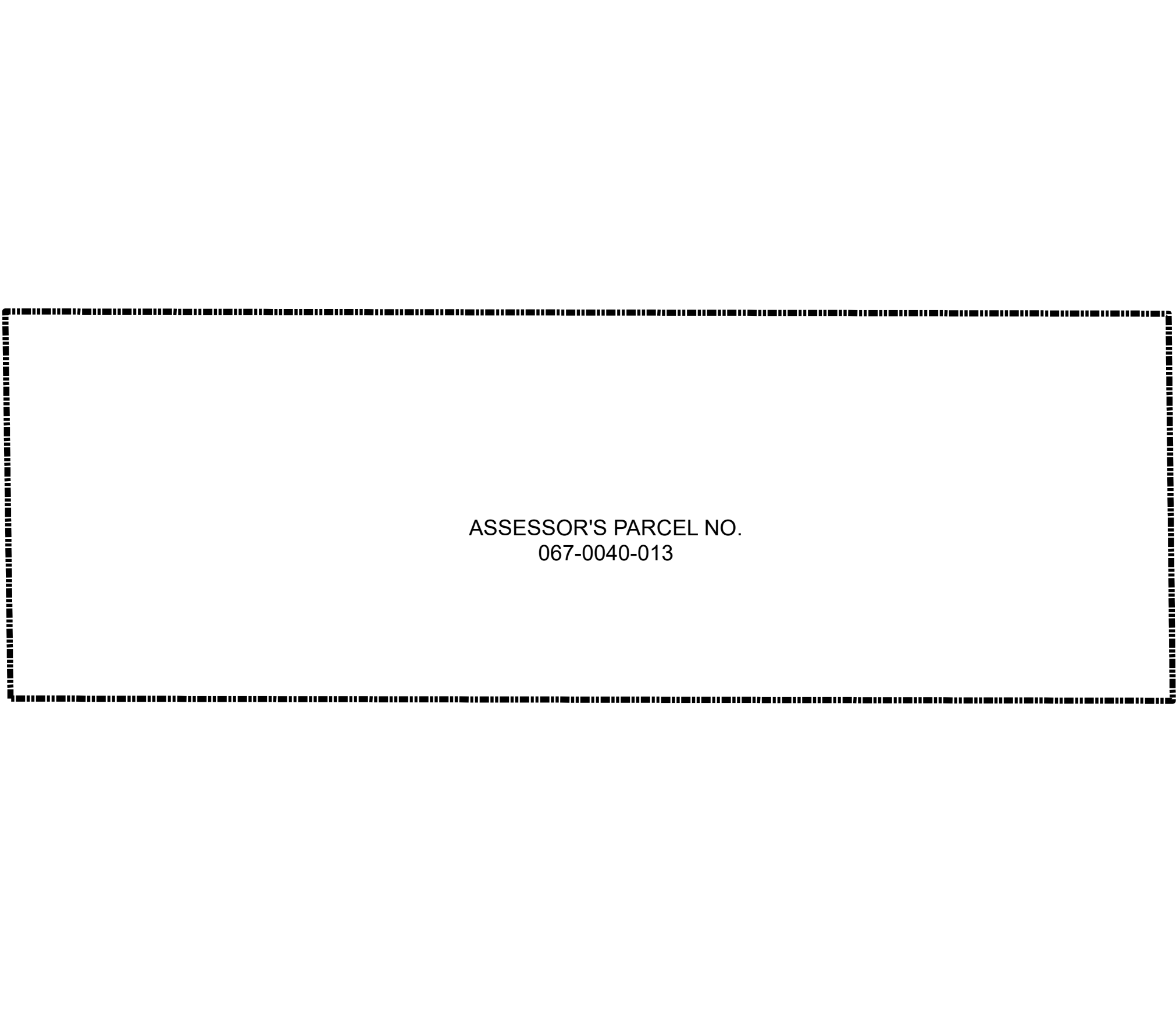
ATTEST:

David M. Sander, Mayor

Stacy Leitner, CMC
City Clerk

PROPOSED BOUNDARY OF
ANNEXATION 6

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2013-2
(POLICE SERVICES)
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS ____ DAY OF _____ 2020.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 6 TO COMMUNITY FACILITIES DISTRICT NO. 2013-2, (POLICE SERVICES), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2020. BY ITS RESOLUTION NO. _____.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

FILED THIS ____ DAY OF _____ 2020. AT THE HOUR OF _____ O'CLOCK ____ M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____

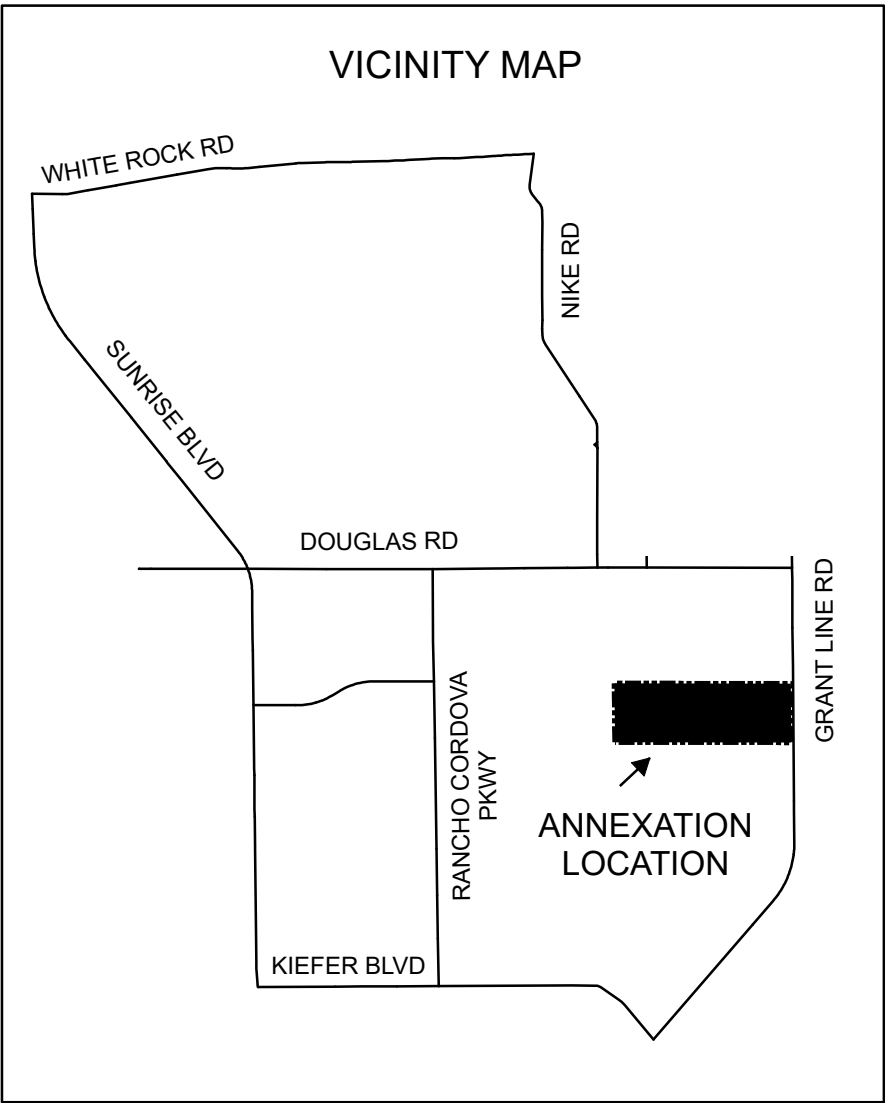


Legend
 Annexation Boundary

1 " = 500 '



HARRIS & ASSOCIATES
22 EXECUTIVE PARK SUITE 200
IRVINE, CALIFORNIA 92614
800-827-4901



PROPOSED BOUNDARY MAP

City of Rancho Cordova
Community Facilities District No. 2013-2
Annexation 6 (Police Services)
County of Sacramento, California

Sheet 1 of 1

ITEM 9.2.

**ATTACHMENT 3
Exhibit B to the Resolution**

**RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:** **Exhibit B**

City Clerk
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95363

**AMENDMENT NO. 6 TO
NOTICE OF SPECIAL TAX LIEN**

**CITY OF RANCHO CORDOVA
Community Facilities District No. 2013-2
(Police Services)**

Annexation No. 6

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned City Clerk of the City of Rancho Cordova (the "City"), County of Sacramento, State of California, hereby gives notice that a lien to secure payment of a special tax, which the City is authorized to levy, is hereby imposed on the property described herein. The special tax secured by this lien is authorized to be levied for the purpose of paying for certain municipal services set forth in that certain Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder of the County of Sacramento, State of California on March 12, 2013 as Document No. 20130312 page 0318 to which recorded Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated by this reference.

This Amendment No. 6 to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory of the CFD. The territory and future annexation area included in the original CFD is set forth in the map of the CFD heretofore recorded in the Sacramento County Recorder's Office at Book 114 of Maps of Assessment and Community Facilities Districts at Page 18 as Document No. 20130102PG1208, (the "Original Boundary Map") to which map reference is hereby made. The territory to be added from the future annexation area is that certain real property identified in the map of the Annexed Territory recorded in the Sacramento County Recorder's Office at Book _____, at Page _____ as Document No. _____, which map together with the Original Boundary Map are now the final boundary maps of the CFD including the Annexed Territory.

This annexed property is placed in Tax Zone 1 for purposes of computation of the Special Tax.

ITEM 9.2.

**ATTACHMENT 3
Exhibit B to the Resolution**

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Amendment No. 6 to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the Authority are as set forth in Exhibit A hereto, and by such reference hereby made a part hereof. The levy is hereby imposed on the property described herein.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Finance Officer of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, CA 95670 (telephone number: 916-851-8738).

Dated: As of _____, 2020

By: _____
Stacy Leitner, City Clerk
City of Rancho Cordova

EXHIBIT A

CITY OF RANCHO CORDOVA
Community Facilities District No. 2013-2
(Police Services)

Annexation No. 6

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND

<u>Assessor's Parcel No(s).</u>	<u>Name(s) of Property Owners</u>
067-0040-013	Arista Del Sol JCP, LLC 2020 L Street, 5 th Floor Sacramento, CA. 95811

MEMORANDUM



ITEM 9.3.

DATE: September 21, 2020

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Jeanette Cervantes, Management Technician

SUBJECT: **RESOLUTION DECLARING CITY'S INTENTION TO IMPOSE AN ANNUAL STORMWATER UTILITY FEE FOR THE MAINTENANCE OF STORM DRAINAGE AND FLOOD PROTECTION SYSTEMS FOR THE WHITE ROCK CENTER PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for the White Rock Center project and set a public hearing for October 5, 2020 on the matter.

BACKGROUND

The Council previously approved the White Rock Center project with a condition of approval which requires that the property owner fund operation and maintenance of the storm drainage system. This condition will be satisfied by participation in the City's Stormwater Utility Fee for storm drainage and flood protection services which is the subject of this action.

Previously, projects were required to annex to the County's Stormwater Utility. Since the City has taken over drainage maintenance and operations services from the County, it was necessary to establish the Stormwater Utility District to fund drainage services to ensure compliance with new state and federal laws and regulations. The Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014.

DISCUSSION

The property owner has submitted a petition and waiver for the City to institute the proceedings to impose the Stormwater Utility Fee. The White Rock Center project parcel is being annexed

into the Stormwater Utility Fee (Attachment 3). The maintenance services to be funded include the furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the storm drain and flood protection improvements.

A “Rate Analysis Report” was adopted on August 7, 2014 by Resolution No. 103-2014. The report calculated the Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel. The maximum annual fee increases each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics. A sample of the Stormwater Utility Fees for Fiscal Year 2020-2021 are summarized in Attachment 4.

In accordance with Article XIII D, the “Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Proposed Stormwater Utility Fee” as set forth in Attachment 2 and incorporated herein by reference (the “Procedures”).

The Resolution (Attachment 1) sets the public hearing at 5:30 p.m., or as soon thereafter as possible, on October 5, 2020 as the time and date for a hearing on the matters set forth therein and directs the City Clerk to give notice of the public hearing. Notice of the Public Hearing will be published in the Grapevine Independent as required by law.

FISCAL IMPACT AND FUNDING SOURCE

There is no financial impact on the General Fund.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution -Procedures for the Protest Hearing
3. Annexation Map White Rock
4. Stormwater Utility Fee- Rate Sheet FY20-21

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, DESIGNATING A TIME AND PLACE FOR HEARING PROTESTS
IN CONNECTION WITH THE ANNUAL STORMWATER UTILITY FEE FOR WHITE ROCK
CENTER PROJECT**

WHEREAS, the Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014 to fund services and facilities furnished by the City in connection with its storm drain system. The Proposed Stormwater Utility Fee may be billed through the County Utility Billing Service (CUBS) as part of the consolidated utility bill or may be collected on the County of Sacramento tax roll, commencing in Fiscal Year 2021-2022, in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City in the manner prescribed by Sections 5471 et seq. of the California Health and Safety Code; and

WHEREAS, this Council has caused a written report entitled, "Rate Analysis Report", dated August 7, 2014, (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Proposed Stormwater Utility Fee is applicable (collectively, the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each such Identified Parcel for Fiscal Year 2014-15. The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750, et seq.) (the "Implementation Act") imposes certain procedural and substantive requirements relating to the imposition of property-related fees and charges (as defined in Article XIII D), such as the Proposed Stormwater Utility Fee, including the requirement to conduct a protest hearing and balloting for consideration of the Proposed Stormwater Utility Fee. In accordance with Article XIII D and the Implementation Act, the City Council hereby approves the "Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Proposed Stormwater Utility Fee" as set forth in Exhibit A and incorporated herein by reference (the "Procedures").

WHEREAS, this Council has received petitions and waivers from the owners of 100% of the area of land proposed to be included in the Proposed Stormwater Utility Fee; and

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY
OF RANCHO CORDOVA**

1. The foregoing recitals are true and correct and incorporated herein
2. Notice is hereby given that the City Council designates Monday, October 5, 2020 at the hour of 5:30 p.m., in the Council Chambers, City Hall, 2729 Prospect Park Drive, Rancho Cordova,

ITEM 9.3.

ATTACHMENT 1

California, as the time and place for a public hearing on the above-described written report and protests or objections to the imposition of the proposed Stormwater Utility Fee.

At the above-described public hearing, all interested persons shall be afforded the opportunity to hear and be heard, and the City Council shall consider all protests against the Proposed Stormwater Utility Fee. If written protests against the Stormwater Utility Fee are presented by a majority of owners of the Identified Parcels, the City shall not impose the Proposed Stormwater Utility Fee. In the absence of a majority protest, the City Council may submit the Proposed Stormwater Utility Fee to a vote of the property owners in accordance with Article XIII D of the California Constitution.

3. The City Clerk is hereby authorized and directed to give notice of the above described public hearing in accordance with law and the Procedures.

4. Reference is hereby made to the Written Report described in Section 2 hereof, which is on file in the office of the City Clerk, for a full and detailed description of the Proposed Stormwater Utility Fee upon parcels of land within the City.

5. The City Council hereby designates Elizabeth Sparkman, Community Development Director, telephone number, (916) 851-8714 to answer inquiries regarding the public hearing, protest proceedings and procedural or technical matters.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of September 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

David M. Sander, Mayor

Stacy Leitner, CMC
City Clerk

EXHIBIT "A"

PROCEDURES FOR THE CONDUCT OF A
PROTEST HEARING AND VOTE RELATING TO A PROPOSED
STORMWATER UTILITY FEE

The following Procedures have been adopted by the City Council of the City of Rancho Cordova for the purpose of conducting a protest hearing required by Article XIII D of the California Constitution for consideration of the imposition of a proposed Stormwater Utility Fee (the "Proposed Stormwater Utility Fee").

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A. Written Report	Page 1
B. Notice of the Public Hearing on the Proposed Stormwater Utility Fee	Page 1
C. Eligibility to File a Protest	Page 2
D. Submission of Written Protests	Page 3
E. Conduct of the Public Hearing; Determination of a Majority Protest	Page 3
F. Conduct Property Owner Vote; Determination of a Majority Protest	Page 4

A. Written Report

The City shall cause to be prepared a written report ("Written Report"), which shall contain a list of all parcels to which the Proposed Stormwater Utility Fee will apply (the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each Identified Parcel for Fiscal Year 2020-2021.

The Written Report shall be placed on file in the office of the City Clerk prior to the mailing of the Notice of Public Hearing on the Proposed Stormwater Utility Fee and shall remain available for public inspection.

B. Notice of the Public Hearing on the Proposed Stormwater Utility Fee

Notice of the public hearing on the Proposed Stormwater Utility Fee shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the public hearing to the Record Owner of each Identified Parcel. The forty-five (45) day requirement may be waived with the unanimous consent of the property owners.

ITEM 9.3.

ATTACHMENT 2 Exhibit A to the Resolution

"Record Owner" means the owner of an Identified Parcel whose name and address appears on the last Sacramento County equalized secured property tax assessment roll (the "Assessment Roll"), or in the case of any public entity, the State of California, or the United States, means the representative of that public entity at the address of that entity known to the City.

Notices shall be mailed to the Record Owners of the Identified Parcels, addressed to the names and addresses as they appear on the Assessment Roll, and, in the case of any public entity, the State of California, or the United States, addressed to the public entity at the address of that entity known to the City. In addition, notices shall be mailed to owners of the Identified Parcels, addressed to the names and addresses known to the City Clerk, if different than shown on the Assessment Roll.

Each mailed notice shall contain all of the following:

- A reference to filing of the Written Report;
- A reference to the proposed ordinance imposing the Proposed Stormwater Utility Fee and providing for the collection of the Fee on the County tax roll;
- The amount of the Proposed Stormwater Utility Fee to be imposed upon the Identified Parcel covered by the notice;
- The basis upon which the amount of the Proposed Stormwater Utility Fee was calculated;
- The reason for the Proposed Stormwater Utility Fee;
- A statement that the Proposed Stormwater Utility Fee may be collected as part of a consolidated utility bill via CUBS or on the County of Sacramento tax roll each year, commencing with Fiscal Year 2021-2022.
- The effect of a majority protest; and
- The date, time and location of a public hearing on the Proposed Stormwater Utility Fee.

The City Clerk, or the designee of the City Clerk, may certify the proper mailing of notices by an affidavit, which shall constitute conclusive proof of mailing in the absence of fraud.

Failure of any person to receive notice shall not invalidate the proceedings.

Notice of the filing of the Written Report and the public hearing shall be published once a week for two successive weeks in the Grapevine Independent, with the first publication at least fourteen (14) days prior to the date of the public hearing, and with at least five (5) days intervening between the first and second publications. The published notice may be waived by unanimous consent of the property owners.

C. Eligibility to File a Protest

The Assessment Roll shall be presumptive evidence of ownership of an Identified Parcel for protest purposes.

ITEM 9.3.

ATTACHMENT 2 Exhibit A to the Resolution

If the owner of any Identified Parcel is not shown on the Assessment Roll, such owner may file a protest for such parcel by filing with the City Clerk a proxy from the Record Owner in a form satisfactory to the City Attorney or evidence of ownership satisfactory to the City Attorney. Any such proxy or evidence must be received by the City Clerk prior to the conclusion of the public hearing.

When an Identified Parcel is held by a partnership, as community property, in joint tenancy, or as a tenancy in common, any partner, spouse, joint tenant, or tenant in common, as the case may be, may file a protest for such parcel.

An executor, administrator, or guardian may file a protest for an Identified Parcel on behalf of the estate it represents. If such representative is shown on the Assessment Roll as paying taxes and assessments levied against the parcel, that fact shall establish the right of such representative to file the protest. If such representative is not shown on the Assessment Roll, the representative must file with the City Clerk written documentation satisfactory to the City Attorney establishing the legal representation. Any such documentation must be filed with the City Clerk prior to the conclusion of the public hearing.

When an Identified Parcel is held by a corporation or unincorporated association, a protest may be filed by any person authorized in writing by the board of directors or trustees or other managing body thereof to take such actions. The corporation or unincorporated association must file with the City Clerk written authorization satisfactory to the City Attorney. Any such written authorization must be filed with the City Clerk prior to the conclusion of the public hearing.

D. Submission of Written Protests

Written protests may be mailed (via U.S. mail) to the City Clerk at City Hall or delivered in person to the City Clerk at City Hall or at the public hearing.

No protests delivered via e-mail will be counted for purposes of determining whether a majority protest exists, but the City Council may, in its discretion, consider such protests in making determinations regarding the Proposed Stormwater Utility Fee

Each written protest must identify the property covered by the protest and be signed.

No protest received after the close of the public hearing shall be counted in determining the existence of a majority protest. The last pick up by the City Clerk of protests mailed or delivered to City Hall will occur at 5:30 p.m. on the date scheduled for the public hearing. To ensure that protests which are mailed or delivered to City Hall are received by the City Clerk prior to the close of the public hearing, such protests must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the public hearing. The City Clerk shall endorse on each written protest the date it is filed with the City. The City Clerk shall identify any protests which are received after the close of the public hearing.

Written protests may be withdrawn in writing at any time before the conclusion of the public hearing by the person who submitted the written protest.

For purposes of determining whether a majority protest exists, only one protest for each Identified Parcel will be counted.

All written protests shall be considered public records.

E. Conduct of the Public Hearing; Determination of a Majority Protest

1. At the time, date and place fixed for the public hearing, the City Council shall:
 - (i) Conduct a public hearing pertaining to the Proposed Stormwater Utility Fee;
 - (ii) Hear all persons interested in the matter of the Proposed Stormwater Utility Fee; and
 - (iii) Receive all written communications regarding the Proposed Stormwater Utility Fee.
2. The public hearing may be continued from time to time, as the City Council determines is necessary to complete its consideration of the Proposed Stormwater Utility Fee.
3. If the City Council determines at the close of the public hearing that written protests have been presented, and not withdrawn, by a majority of owners of the Identified Parcels (i.e., there is a majority protest), the Proposed Stormwater Utility Fee shall not be approved.
4. If the City Council determines at the close of the public hearing that there is not a majority protest, the City Council may:
 - (i) Remedy and correct any clerical error in the Written Report or otherwise modify the Written Report; provided that any such modification or correction shall not result in a Proposed Stormwater Utility Fee for any Identified Parcel which is greater than the amount shown in the notice of the public hearing that was mailed to the Record Owner of the Identified Parcel;
 - (ii) Confirm the Written Report, as originally filed or as amended in accordance with subparagraph (i), above;
 - (iii) Adopt a resolution calling for a property owner vote regarding the Proposed Stormwater Utility Fee.

F. Conduct Property Owner Vote; Determination of a Majority Consent

Pursuant to Government Code Section 53755.5(c), the proceedings described in this section shall not constitute an election or voting for purposes of Article II of the California Constitution or of the Elections Code.

An election on the Proposed Stormwater Utility Fee shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the election to the Record Owner of each Identified Parcel. The forty-five (45) day requirement may be waived with the unanimous consent of the property owners.

Each mailed ballot shall contain all of the following:

- On the face of the envelope in which the notice of election and ballot are mailed, there shall appear in substantially the following form in no smaller than 16-point bold type: "OFFICIAL BALLOT ENCLOSED."
- The ballot shall include the agency's address for return of the ballot, the date and location where the ballots will be tabulated, and a place where the person returning it may indicate his or her name, a reasonable identification of the parcel, and his or her support or

ITEM 9.3.

ATTACHMENT 2 Exhibit A to the Resolution

opposition to the proposed fee. The ballots shall be tabulated in a location accessible to the public. The ballot shall be in a form that conceals its content once it is sealed by the person submitting it. The ballot shall remain sealed until the ballot tabulation commences.

No ballot received after the time of the ballot tabulation shall be counted in determining the existence of majority consent. The last pick up by the City Clerk of ballots mailed or delivered to City Hall will occur at 1:30 p.m. on the date scheduled for the election. To ensure that ballots which are mailed or delivered to City Hall are received by the City Clerk prior to the commencement of the ballot tabulation, such ballots must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the ballot tabulation. The City Clerk shall endorse on each ballot the date it is filed with the City. The City Clerk shall identify any ballots which are received after the commencement of the ballot tabulation.

An impartial person designated by the City who does not have a vested interest in the outcome of the proposed fee shall tabulate the ballots submitted in support of or opposition to the proposed fee. An impartial person includes, but is not limited to, the City Clerk. If the City uses City personnel for the ballot tabulation, or if the City contracts with a vendor for the ballot tabulation and the vendor or its affiliates participated in the research, design, engineering, public education, or promotion of the fee, the ballots shall be unsealed and tabulated in public view to permit all interested persons to meaningfully monitor the accuracy of the tabulation process.

The ballot tabulation may be continued to a different time or different location accessible to the public, provided that the time and location are announced at the location at which the tabulation commenced and posted by the City in a location accessible to the public. The impartial person may use technological methods to tabulate the ballots, including, but not limited to, punchcard or optically readable (bar-coded) ballots. During and after the tabulation, the ballots and, if applicable, the information used to determine the weight of each ballot, shall be treated as public records, subject to public disclosure and made available for inspection by any interested person. The ballots shall be preserved for a minimum of two years, after which they may be destroyed.

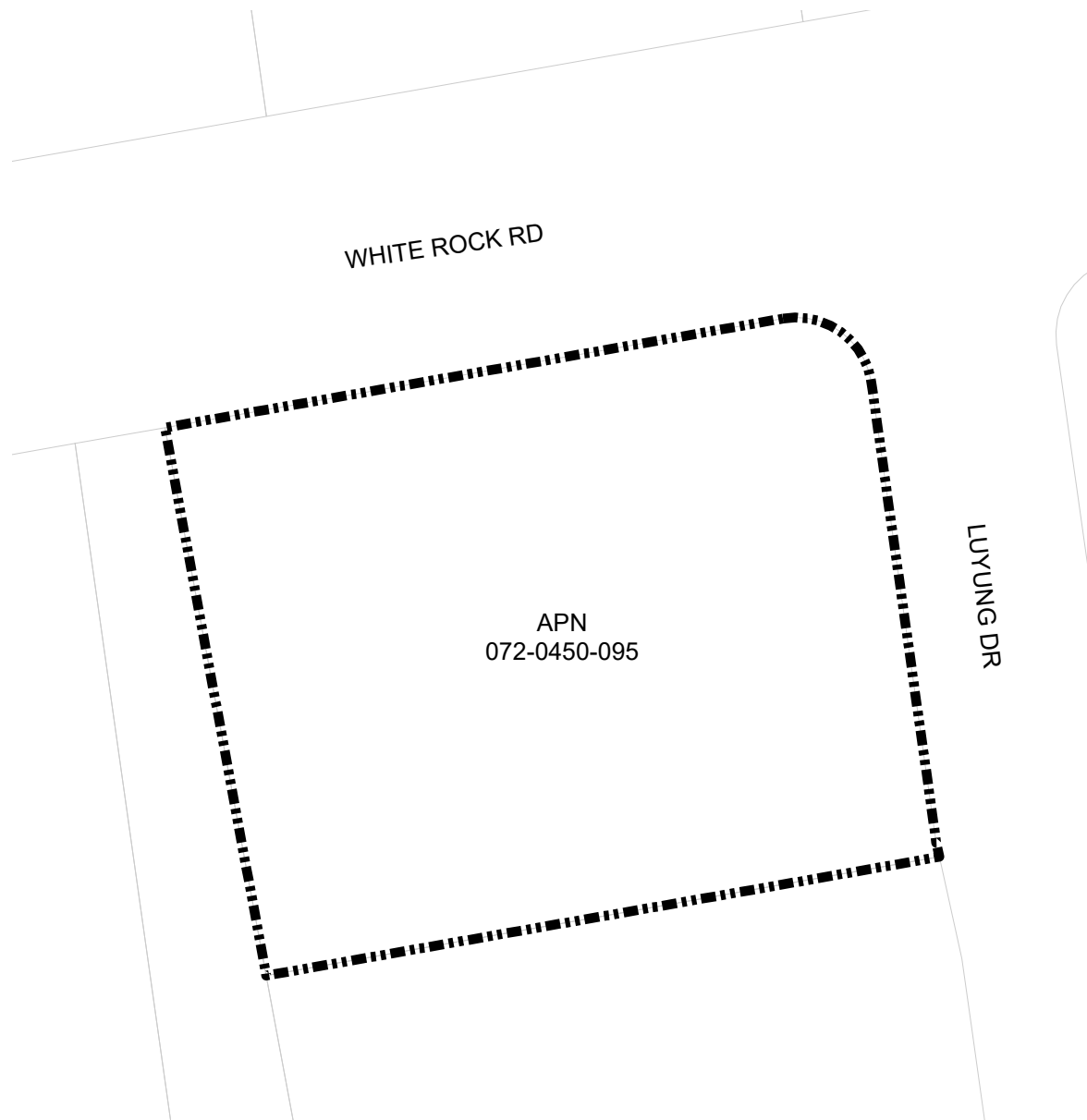
Majority approval of the Record Owners shall exist if the number of valid ballots in favor of the fee exceeds the number of valid ballots in opposition to the fee.

At the time, date and place fixed for the ballot tabulation, the City Council shall direct the City Clerk to commence the ballot tabulation.

If there is no majority approval, the Stormwater Utility Fee shall not be imposed.

If majority approval exists, the City Council may impose the Stormwater Utility Fee pursuant to the Ordinance.

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 23
(WHITE ROCK CENTER)



Legend

-  Annexation Boundary
 Parcel Boundary

Stormwater Utility Fee

Sample of the Stormwater Utility Fees for Fiscal Year 2020-2021:

Table 1

Land Use Description	Total Area (acres)	Sample Fee
Single Family Residential (SFR1)	0.16	\$134.93
Single Family Residential (SFR2)	0.22	\$148.42
Single Family Residential (SFR3)	0.30	\$158.55
Single Family Residential (SFR4)	0.40	\$168.65
Single Family Residential (SFR5)	1.00	\$168.65
Multi-Family Residential (MFR1)	5.00	\$1,180.74
Commercial	1.00	\$1,265.09
Industrial	1.00	\$1,349.45
Schools	5.00	\$843.40
Private Recreation	1.00	\$421.68
Parks/Greenbelts	2.00	\$168.65
Public Property (with structures)	2.00	\$506.02

MEMORANDUM



ITEM 9.4.

DATE: September 21, 2020

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Jeanette Cervantes, Management Technician

SUBJECT: **APPROVAL OF THE ANNEXATION BOUNDARY MAP FOR THE WHITE ROCK CENTER PROJECT AND ANNEXATION TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution approves Annexation Boundary Map No. 30 for the White Rock Center project and Annexation of the Property to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, hereinafter "CFD No. 2008-1"). There is no financial impact to existing residents.

BACKGROUND

On October 6, 2008, the City adopted a resolution of intention to establish a Community Facilities District (CFD) and Future Annexation Area for Citywide street lighting and road maintenance services. On November 17, 2008, the City adopted the Resolution forming CFD No. 2008-1 pursuant to the Mello-Roos Community Facilities Act of 1982 per State of California Government Code Section 5311 et seq. (the "Act"). The Resolution of Intention provided that parcels in the Future Annexation Area for the District shall be annexed into the District without the need for additional noticing and public hearings as long as the owners of the annexed parcels unanimously approved the annexation. Thus, the annexation process for projects within the Future Annexation Area consists of receiving a petition and waiver from the property owner(s), the City Council approving the Annexation Boundary Map by resolution, followed by the recording of the Boundary Map and Notice of Special Tax Lien by the City Clerk.

DISCUSSION

The White Rock Center project was conditioned to annex to CFD No. 2008-1 to provide funding for maintenance services including the maintenance, repair, replacement and lighting of public streets and roads and appurtenant facilities in the public right of way. The property owner signed a Petition (with waivers) of the annexation to CFD No. 2008- 1. Adoption of the attached Resolution approves Annexation Boundary Map No. 30 for the project, approves the annexation of the Property into the CFD, and directs the Clerk to execute and record the Map and Notice of Special Tax Lien for the Property.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the City's General Fund.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution
3. Exhibit B to the Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING THE ANNEXATION BOUNDARY MAP FOR THE
WHITE ROCK CENTER PROJECT AND ANNEXATION TO THE CITY OF RANCHO
CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND
ROAD MAINTENANCE)**

WHEREAS, on October 6, 2008, the City adopted Resolution No. 108-2008 declaring its intention to establish Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "District") and Future Annexation Area for maintenance of street lighting and road maintenance services. On November 17, 2008, the City adopted Resolution No. 129 2008 forming CFD No. 2008-1 pursuant to the Mello-Roos Community Facilities Act of 1982 per State of California Government Code Section 5311 et seq. (the "Act"); and

WHEREAS, the resolution of intention to form the District provided for a more efficient process for the annexation of property into the District when the property owners have provided for their unanimous consent of said annexation process by submitting a petition, consent and waiver from the property owner(s); and

WHEREAS, on August 19, 2020 the property owner of the subject property signed a Petition with Waivers form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District; and

WHEREAS, in the case of annexation proceedings, pursuant to Streets and Highways Code Section 3110.5 a separate map of the area proposed to be annexed is required to be prepared and adopted; and

WHEREAS, City staff has caused to be prepared Annexation Boundary Map No. 30 for the property known as White Rock Center project, Exhibit A attached hereto, for the annexation of the property CFD No. 2008-1 (Street Lighting and Road Maintenance).

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY
OF RANCHO CORDOVA**

1. The above recitals are true and correct, and the Council so finds and determines.
2. Council approves Annexation Boundary Map No. 30 and finds and determines that the territory shown in the Boundary Map is hereby added to and made a part of the District with full legal effect;
3. The City Clerk is directed to execute and record Annexation Boundary Map No. 30 in the office of the County Recorder of Sacramento County no later than 15 days after the adoption of

ITEM 9.4.

ATTACHMENT 1

this resolution;

4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal Year 2021-2022, and the rate and method of apportionment of said tax shall be as set forth in the Resolution of Formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in Exhibit B, attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 30.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of September 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

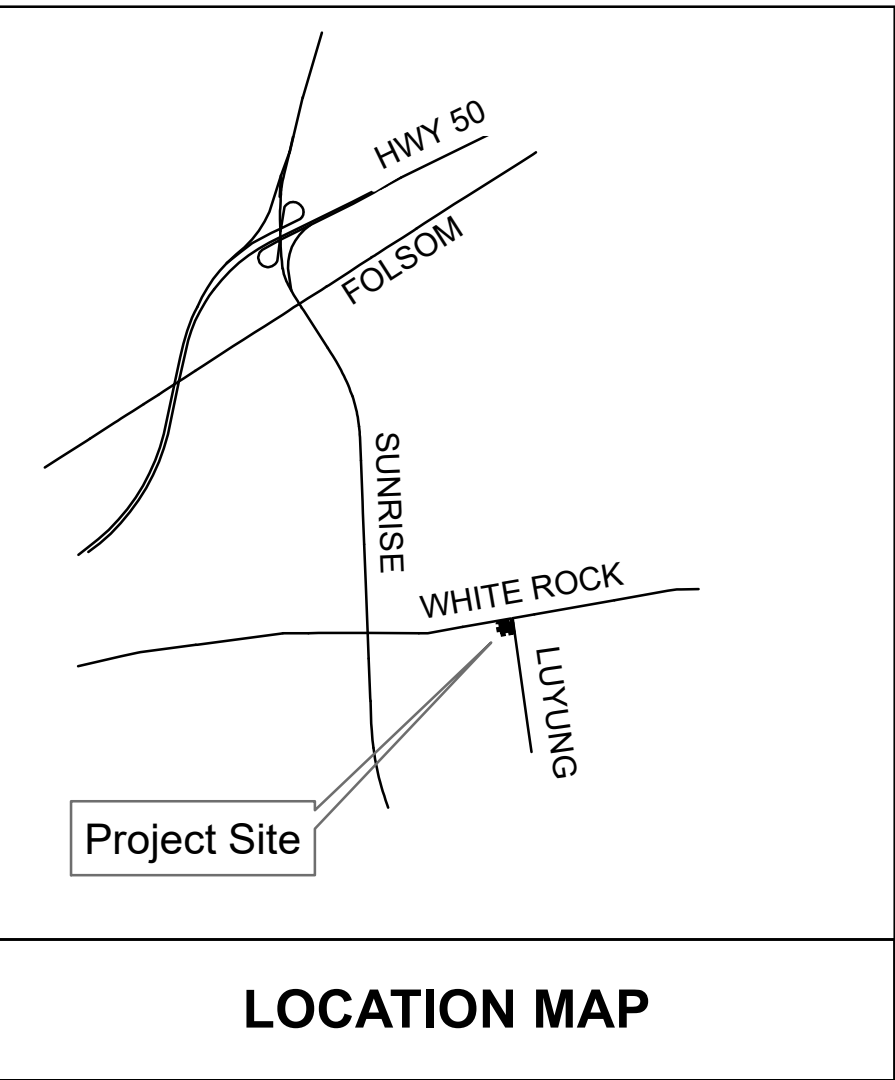
David M. Sander, Mayor

Stacy Leitner, CMC
City Clerk

ANNEXATION MAP NO. 30
WHITE ROCK CENTER

COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS ____ DAY OF _____ 2020.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 30 TO COMMUNITY FACILITIES DISTRICT NO. 2008-1, (STREET LIGHTING AND ROAD MAINTENANCE), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2020. BY ITS RESOLUTION NO. _____.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

FILED THIS ____ DAY OF _____ 2020. AT THE HOUR OF ____ O'CLOCK ____ .M. IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____



HARRIS & ASSOCIATES
22 EXECUTIVE PARK SUITE 200
IRVINE, CALIFORNIA 92614
800-827-4901

REFERENCE IS MADE TO THE ORIGINAL BOUNDARY MAP OF THE DISTRICT, ENTITLED AND RECORDED AS FOLLOWS:

"PROPOSED BOUNDARIES OF THE COUNTY OF SACRAMENTO COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA, RECORDED ON OCTOBER 14, 2008 IN BOOK 110 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA."

REFERENCE IS MADE TO THE FUTURE ANNEXATION AREA MAP OF THE DISTRICT, ENTITLED AND RECORDED AS FOLLOWS:

"PROPOSED FUTURE ANNEXATION AREA OF THE COUNTY OF SACRAMENTO COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA, RECORDED ON OCTOBER 14, 2008 IN BOOK 110 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA."

ANNEXATION MAP

City of Rancho Cordova
Community Facilities District No. 2008-1
Annexation 30 (White Rock Center)
County of Sacramento, California

Sheet 1 of 1

ITEM 9.4.

**ATTACHMENT 3
Exhibit B to the Resolution**

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670
Attention: City Clerk

AMENDED NOTICE OF SPECIAL TAX LIEN

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53311 of the Government Code, the undersigned clerk of the legislative body of the City of Rancho Cordova (the "City"), State of California, hereby gives notice that a lien to secure payment of special taxes is hereby imposed by the City Council of the City. The special tax secured by this lien is authorized to be levied for the purpose providing certain public services described in **Exhibit A** attached hereto and hereby made a part hereof.

The special taxes are authorized to be levied within Annexation Map No. 30 (the "Annexed Area") of the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "CFD"), which has now been officially annexed to the District, and the lien of the special taxes are a continuing lien which shall secure each annual levy of the special taxes and which shall continue in force and effect until the special taxes cease to be levied and a notice of cessation of special taxes is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of authorized special tax is as set forth in **Exhibit B** attached hereto and hereby made a part hereof. The obligation to pay the special tax may not be prepaid and permanently satisfied and the lien of the special taxes canceled.

Notice is further given that upon the recording of this notice in the office of the county recorder, the obligation to pay the special tax levies shall become a lien upon all nonexempt real property within the District in accordance with Section 3115.5 of the Streets and Highways Code.

The name of the owner and the assessor's tax parcel number(s) of the real property included within the District and not exempt from the special tax are as set forth in **Exhibit C** attached hereto.

Reference is hereby made to the Notice of Special Tax Lien with respect to the District recorded on December 2, 2008, as Document No. 20081202, Page 0781 in the office of the County Clerk & Recorder of the County of Sacramento, California, which

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**ATTACHMENT 3
Exhibit B to the Resolution**

contains a list of the then existing owners and assessor tax parcel numbers of the original boundaries of the District.

Reference is made to the boundary map of the District recorded at Book 110 of Maps of Assessment and Community Facilities Districts at Page 10 (Document No. 20081014-0822), in the office of the County Recorder for the County of Sacramento, State of California (the "Original Boundary Map"), and the map of the Annexed Territory recorded at Book 129, Page 0023, Document No. 201909300513 in the Office of the County Recorder for the County of Sacramento, State of California, which map together with the Original Boundary Map and the boundary maps of record for all prior annexations, are now the final boundary maps of the Community Facilities District including the Annexed Territory.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Department of Public Works of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670.

Date: _____

By: _____

Stacy Leitner, CMC, City Clerk
City of Rancho Cordova

EXHIBIT A

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)**

DESCRIPTION OF DISTRICT SERVICES

Description of services:

Maintenance and lighting of public streets and roads

- Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the street improvements, the street-lighting network, dedicated easements, and appurtenant facilities, and administration and overhead of all aspects of the District.

Reserve Fund

- The Special Taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the District to fund future repairs to street lighting and roadway improvements and other services as determined by the District.

EXHIBIT B

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2008-1, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2008-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2008-1 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or "Acre" means the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the County Recorder's Office.

"Additional Load and Decorative Lighting Parcel" means any Parcel that is determined by the City to be both an Additional Load Parcel and a Decorative Lighting Parcel.

"Additional Load Parcel" means any Parcel of Commercial Property or Industrial Property that is determined by the City to create excessive wear and tear on the roadways and/or a high volume of vehicular traffic.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls, preparation of required reports, and any other costs required to administer the CFD.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

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“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Authorized Services” means the public services authorized to be funded by CFD No. 2008-1 as set forth in the documents adopted by the City Council when the CFD was formed.

“CFD” or **“CFD No. 2008-1”** means the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

“City” means the City of Rancho Cordova.

“City Council” means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2008-1.

“Commercial Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a commercial establishment which includes, but is not limited to, retail stores, clothing stores, book stores, video rental stores, drug stores, professional services (i.e., barber shops, dry cleaners), restaurants, supermarkets, hospitals, movie theaters, appliance and electronic stores, home supply stores, auto parts stores, and other businesses providing auto-related products and services. The City shall make the determination if a Parcel is Commercial Property.

“County” means the County of Sacramento.

“Decorative Lighting Parcel” means any Parcel of Developed Property that is determined by the City to have or benefit from decorative lighting features.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential or non-residential structure (which shall not include a permit issued solely for construction of the foundation if another permit remains to be issued for vertical construction of the building) was issued prior to June 30 of the preceding Fiscal Year.

“Fiscal Year” means the period starting on July 1 and ending on the following June 30.

“Hotel Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a structure that constitutes a place of lodging providing sleeping accommodations and related facilities for travelers.

“Industrial Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for construction of an industrial, manufacturing, or warehousing structure. The City shall make the determination if a Parcel is Industrial Property.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied on an Assessor’s Parcel in any Fiscal Year determined in accordance with Section C below.

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“Multi-Family Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five or more Units that share a single Assessor’s Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

“Non-Residential Property” means, collectively, Commercial Property, Hotel Property, Industrial Property, and Office Property.

“Office Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for a building in which professional, banking, insurance, real estate, administrative or in-office medical or dental activities are conducted. The City shall make the determination if a Parcel is Office Property.

“Ordinary Use Parcel” means any Parcel of Taxable Property that is not an Additional Load Parcel, Decorative Lighting Parcel, Residential Alley Parcel, Additional Load and Decorative Lighting Parcel, or Residential Alley and Decorative Lighting Parcel.

“Proportionately” means that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Parcels of Developed Property.

“Public Property” means any property within the boundaries of CFD No. 2008-1 that is owned by the federal government, State of California, County, City, or other public agency.

“Residential Alley and Decorative Lighting Parcel” means any Parcel that is determined by the City to be both a Residential Alley Parcel and a Decorative Lighting Parcel.

“Residential Alley Parcel” means any Parcel of Residential Property that is determined by the City to have residential alleys that are part of the public roadways.

“Residential Property” means, collectively, Single Family Attached Property, Single Family Detached Property, and Multi-Family Property.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and are offered as for-sale Units (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit(s)), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit.

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“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

“Special Tax” means a special tax levied in any Fiscal Year on property within CFD No. 2008-1 to pay the Special Tax Requirement.

“Square Foot,” “Square Footage,” or “Square Feet” means the building square footage reflected on the original building permit issued for construction of a building.

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 2008-1 which are not exempt from the Special Tax pursuant to law or Section E below.

“Taxable Public Property” means, in any Fiscal Year, all Assessor’s Parcels in CFD No. 2008-1 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

“Tax Zone” means one of the three mutually exclusive tax zones identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax, as may be updated to include new Parcels or new tax zones added to the CFD as a result of future annexations.

“Tax Zone 1” means the geographic area that is identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 1 and any property annexed into Tax Zone 1 after formation of the CFD.

“Tax Zone 2” means the geographic area that is identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 2 and any property annexed into Tax Zone 2 after formation of the CFD.

“Tax Zone 3” means the geographic areas that are identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 3 and any property annexed into Tax Zone 3 after formation of the CFD.

“Unit” means an individual single-family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure. Unit shall also mean a single room or unit on a Parcel of Hotel Property.

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel number for all Parcels of Taxable Property within CFD No. 2008-1 and shall determine within which Tax Zone each Assessor’s Parcel is located. Upon each annexation of property into CFD No. 2008-1, the Administrator shall update Attachment 1 to include the new Assessor’s Parcel number(s). In addition, for all Parcels of Developed Property, if applicable to the Tax Zone in which the

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Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, or a Residential Alley and Decorative Lighting Parcel.

Based on review of building permit records for property within the CFD, the Administrator shall determine which Parcels in the CFD are Developed Property for purposes of levying the Special Tax pursuant to Section D below. For Single Family Attached Property, Multi-Family Property, and Hotel Property, the number of Units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan for the property. For Residential Property, the Administrator shall determine the Square Footage of each Unit. For Non-Residential Property, the Administrator shall determine the Acreage of, and Square Footage on, each Parcel.

If a Parcel in the CFD is rezoned prior to such Parcel becoming Developed Property, the City may in its sole discretion, move the Parcel to a different Tax Zone based on the rezone. If a Parcel rezones after the Parcel has been taxed as Developed Property in prior Fiscal Years, the City can either continue to apply the Maximum Special Tax to the Parcel that had applied prior to the rezone or, in the City's sole discretion, allow for the Parcel to be moved to a different Tax Zone based on the rezone.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2008-1 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. Tax Zone 1

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 1 for Fiscal Year 2008-09 shall be \$0.0771 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

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2. Tax Zone 2

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 2 for Fiscal Year 2008-09 shall be \$0.0211 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

3. Tax Zone 3

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 3 of CFD No. 2008-1:

a. Ordinary Use Parcels

**MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$335.81 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$295.51 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$295.51 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$235.06 per Unit
Multi-Family Property	N/A	\$235.06 per Unit
Commercial Property	N/A	The greater of \$973.30 per Acre or \$0.0944 per Square Foot
Hotel Property	N/A	The greater of \$2,688.49 per Acre or \$56.98 per Unit
Industrial Property	N/A	The greater of \$222.20 per Acre or \$0.0351 per Square Foot
Office Property	N/A	The greater of \$851.74 per Acre or \$0.0827 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

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b. Residential Alley Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$463.41 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$407.80 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$407.80 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$324.39 per Unit
Multi-Family Property	N/A	\$324.39 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

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c. *Decorative Lighting Parcels*

**MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$360.99 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$317.67 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$317.67 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$252.69 per Unit
Multi-Family Property	N/A	\$252.69 per Unit
Commercial Property	N/A	The greater of \$1,046.30 per Acre or \$0.1015 per Square Foot
Hotel Property	N/A	The greater of \$2,890.13 per Acre or \$61.25 per Unit
Industrial Property	N/A	The greater of \$238.87 per Acre or \$0.0377 per Square Foot
Office Property	N/A	The greater of \$915.62 per Acre or \$0.0889 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

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d. Additional Load Parcels

**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of \$1,216.63 per Acre or \$0.1180 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of \$277.75 per Acre or \$0.0439 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

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e. Additional Load and Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of \$1,289.63 per Acre or \$0.1251 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of \$294.42 per Acre or \$0.0465 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

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f. Residential Alley and Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$488.60 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$429.97 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$429.97 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$342.02 per Unit
Multi-Family Property	N/A	\$342.02 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied as follows until the amount of the levy equals the Special Tax Requirement for that Fiscal Year:

First: The Special Tax shall be levied proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each category of Developed Property within each Tax Zone until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

Second: If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have

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applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2008-1 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2008-1 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable Public Property, and (ii) any Parcel in CFD No. 2008-1 that is not Developed Property.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. The City may make interpretations by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Taxes.

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ATTACHMENT 1

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)**

IDENTIFICATION OF TAX ZONES

Tax Zone	Assessor's Parcels Included in Tax Zone *	Fiscal Year In Which Property Was Added to CFD No. 2008-1
1	077-0050-085	2008-09
2	067-0010-060	2008-09
3	067-0990-001	2008-09
	067-1000-001	2008-09
	072-0500-040	2008-09
	072-0500-041	2008-09

** The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs.*

EXHIBIT C

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND WITHIN COMMUNITY
FACILITIES DISTRICT

Assessor's
Parcel Nos.

072-0450-095

Names of Property Owners

SFC Leasing, L.P.

MEMORANDUM



ITEM 10.1.

DATE: September 21, 2020

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Dalia Fadl, Senior Civil Engineer

SUBJECT: **FIRST READING OF AN ORDINANCE ADDING CHAPTER 16.95 OF THE RANCHO CORDOVA MUNICIPAL CODE ESTABLISHING THE CITY'S STORM DRAINAGE IMPACT FEE PROGRAM, AND A RESOLUTION ADOPTING THE FEE SCHEDULE FOR THE STORM DRAINAGE IMPACT FEE PROGRAM**

RECOMMENDATION

Introduce and waive first reading of the Ordinance, adopting Chapter 16.95 "Storm Drainage Impact Fee Program" of the Rancho Cordova Municipal Code Relating to Implementing a Drainage Impact Fee Program, Adopt the Resolution, and Schedule October 5, 2020, for the second reading of the Ordinance.

RESULT OF RECOMMENDED ACTION

The Ordinance would come back for a second reading and adoption at the next regular City Council meeting. Approval of the Ordinance would add Chapter 16.95 "Storm Drainage Impact Fee Program."

Approval of the Resolution will establish the Storm Drainage Impact Fee Program Fee Schedule, which shall take effect sixty (60) days after adoption.

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.

ANALYSIS

The City decided it is in its best interest to detach the program and take over responsibilities by establishing its own Storm Drainage Impact Fee Program. Staff expect the new program to create substantial benefits for residents, developers seeking to do business in the City, and the City as a whole, including but not limited to:

- More streamlined plan review and increased efficiency;
- Lower fees for most land use categories;
- One point of contact (versus multiple agencies);
- More local control over administering the program funds;
- Closer City coordination with the developers; and
- More flexibility with program implementation.

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 coordination with the City's consultant Harris & Associates, the City completed a Storm Drainage Impact Fee Nexus Study ("Nexus Study"), to satisfy the state nexus requirements by providing the technical analysis to support the establishment of the Storm Drainage Impact Fee Program.

Staff posted the Nexus Study and associated code chapter on the City's website for a 30-day public review period. Staff also presented the proposed program to City Council at its August 17, 2020 City Council Meeting and received direction to proceed with the transition from Sacramento County and establishment of the City's Program.

Finally, staff is currently working on an agreement with Sacramento County to transfer the remaining balance of the Zone 11 program funds collected for projects in Rancho Cordova to the City. Staff will return to City Council at a future meeting to obtain approval of this transfer agreement.

The attached Ordinance establishes the City's Storm Drainage Impact Fee Program, and Resolution establishes the City's Storm Drainage Impact Fee schedule.

FISCAL IMPACT AND FUNDING SOURCE

The proposed ordinance will have no impact on the General Fund. Funds collected pursuant to the Storm Drainage Impact Fee Program will be used for City storm drainage purposes.

ATTACHMENT(S)

1. Ordinance
2. Exhibit A to the Ordinance - Storm Drainage Impact Fee Program
3. Exhibit B to the Resolution - Nexus Study
4. Resolution

5. Exhibit A to the Resolution - Storm Drainage Impact Fee Table

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2020

AN ORDINANCE OF THE RANCHO CORDOVA CITY COUNCIL ADDING CHAPTER 16.95 “STORM DRAINAGE IMPACT FEE PROGRAM” TO THE RANCHO CORDOVA MUNICIPAL CODE ESTABLISHING THE CITY OF RANCHO CORDOVA STORM DRAINAGE IMPACT FEE PROGRAM

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

Section 1. Purpose and Declarations.

WHEREAS, in 1965 Sacramento County formed the Zone 11 fee program (fee program) to provide funding for the construction of major drainage facilities within the urbanized and unurbanized areas of the county; and

WHEREAS, all development projects that contribute to stormwater runoff are required to pay a drainage impact fee to offset the cost of major drainage facilities; and

WHEREAS, in 1996 the fee program was revised to create three separate zones, 11A, 11B and 11C, to account for differing hydrology standards within differing areas of Sacramento County and include flood control detention, water quality facilities, environmental mitigation, and master planning, and

WHEREAS, in 2004 the fee program was revised to reflect required improvements and unit costs for reimbursable items; and

WHEREAS, effective July 1, 2003, the City of Rancho Cordova incorporated; and

WHEREAS, the City desires to separate from Sacramento County's Zone 11 fee program and create a Storm Drainage Impact Fee Program.

Section 2. Findings. This Ordinance is adopted pursuant to the following findings:

- A. Transitioning the City's portion of Sacramento County's Zone 11 stormwater program to the City will result in significant benefits to the City, including but not limited to: (i) streamlined plan review and increased efficiency in the plan review process; (ii) lower fees for specific land use categories; (iii) increased City control over the administration of Zone 11 stormwater funds; (iv) increased coordination and collaboration with developers; and (v) increased flexibility for City to implement the Zone 11 stormwater program.
- B. The City has conducted a nexus study for the Zone 11 Program, attached hereto as Exhibit B, (“Nexus Study”), which is adopted as part of this Ordinance.

Section 3. Amendment of Code. Chapter 16.95 “Storm Drainage Impact Fee Program”, as shown and incorporated in the attached Exhibit A, is hereby added to the Rancho Cordova Municipal Code.

Section 4. CEQA. Approval of the amendments in this Ordinance is exempt from further environmental review under the general rule in California Environmental Quality Act ("CEQA") Guidelines section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed amendments are not a "project" within the meaning of CEQA because the amendments seek to further regulate or clarify uses that are already present in the City and/or provide consistency with State law and no significant expansion of these activities can reasonably be anticipated to occur. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA.

Section 5. 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.

Section 6. 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

Chapter 16.95

STORM DRAINAGE IMPACT FEE PROGRAM

16.95.010 Purpose

- A. The City of Rancho Cordova's General Plan requires that urban expansion areas are provided, within a reasonable period of time, with an adequate level of public facilities, including but not limited, to drainage facilities.
- B. The General Plan further requires the preparation of a plan that identifies a mechanism for financing those facilities necessary to serve urban development in areas designated for urban expansion. The General Plan also contains additional policies for supporting funding and use of developer dedications, development fees, and other means to pay for an acceptable level of facilities.
- C. The purpose of this chapter is to implement the general plan requirements set forth in subsections (A) and (B) of this section and to use the authority in Article XI, Section 7 of the California Constitution by imposing development fees to fund the cost of certain storm drainage facilities, the need for which is directly or indirectly generated by the type and extent of development proposed in the city of Rancho Cordova on which the fees will be imposed.
- D. It is further the purpose of this chapter to require that adequate provision is made for developer-financed public facilities within the city of Rancho Cordova as a condition to any rezoning and prior to approval of certain permits within the city.

16.95.020 Definitions

For the purposes of this chapter, the following terms shall be defined as set forth in this section:

"Building permit" means the permit issued or required for residential development, nonresidential development, commercial development, or other development within the city, pursuant to and as further defined by the city of Rancho Cordova building code.

"City" means the city of Rancho Cordova.

"City of Rancho Cordova Storm Drainage Impact Fee Fund" means the special interest-bearing trust fund established pursuant to Rancho Cordova Municipal Code (RCMC) Section [16.95.030](#).

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“Commercial development” means buildings constructed for the purpose of occupancy by retail, services, and other principally non office businesses located on sites zoned SC shopping center, LC limited commercial, TC travel commercial, AC auto commercial, or GC general commercial in accord with the city of Rancho Cordova zoning code or designated commercial or commercial mixed use (CMU). For purposes of this chapter, residential dwellings constructed on sites designated CMU or another commercial zone pursuant to the zoning code are considered residential developments rather than commercial developments.

“Costs” means amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and development of a public facility or infrastructure including, without limitation, the costs of land, construction and inspection, engineering, administration, and consulting fees.

“Council” or **“City Council”** means the City Council of the City of Rancho Cordova.

“Department” means the City of Rancho Cordova Public Works Department.

“Development impact fee” or “storm drainage development impact fee” or “storm drainage impact fee” means the fee levied by this chapter and due upon the approval of one or more building permits.

“Director” means the director of the Rancho Cordova Public Works Department or his/her designee.

“Facilities” means those public facilities designated in the Rancho Cordova Storm Drainage Development Impact Fee Program.

“Fee resolution” means the resolution and fee schedule adopted by the City Council, as may be amended periodically, that establishes the City’s Storm Drainage Impact Fee Program and approves the amount of the storm drainage impact fees assessed per land use. The fee schedule is attached as Attachment A and the Fee Resolution is attached as Attachment B at the end of this chapter.

“High Density Residential” includes all residential developments consisting of multi-family housing complexes, including apartments and condominiums that consist of 20.1 to 40.0 units per acre.

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“Impervious area” any area where material such as concrete, asphalt, or other impervious surface has been placed or where grading has occurred which has caused an increase in the surface or stormwater runoff from the area.

“Improvement plans” means the site plans of the property proposed for development showing all required improvements that must be approved by the Rancho Cordova Public Works Director prior to the issuance of a building permit for the property.

“Land use category” means low density residential, medium density residential, high density residential, commercial, office, industrial, or other land uses as further defined in the fee resolution.

“Low Density Residential” includes all residential developments with a density of 6 units or less per acre.

“Medium Density Residential” includes all residential developments with a density between 6.1 and 18.0 units per acre.

“Nonresidential development” means a subdivision map, parcel map, or permit for the original construction, grading or installation of buildings other than single-family detached homes, single-family attached homes, duplexes, townhomes, condominiums, apartments, manufactured homes and mobile homes, or improvements thereto. Nonresidential development includes commercial development. Typically, nonresidential development consists of buildings to be occupied by retail, service, or other commercial businesses or by offices as regulated by the City of Rancho Cordova Zoning Code, but may also include buildings for use by churches, day care centers, private schools, and other institutional uses. Mixed-use buildings consisting of both dwelling units and commercial and/or office areas will have the respective building areas treated as either residential development or nonresidential development for purposes of this chapter.

“Office development” means buildings constructed for the purpose of occupancy by principally business and professional office uses located on parcels zoned BP business and professional office in accordance with the City of Rancho Cordova Zoning Code or designated commercial or commercial mixed use.

“Community Development Director” means the Community Development Director of the City of Rancho Cordova.

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“Program fee per acre” means the development impact fee per acre for a particular land use. Such program fees, identified in the fee resolution, were established using an allocation of storm drainage costs to various land uses based on assumed impervious areas of the land uses as identified in the Storm Drainage Impact Fee Program nexus study developed for the storm drainage development impact fee program.

“Programmed cost” means the estimated cost of constructing a facility based upon the unit costs for each construction item plus fixed percentages for engineering, permits and construction contingency, as set forth in the City of Rancho Cordova Storm Drainage Impact Fee Program study, and its public facilities project cost estimates, as periodically updated and adopted by resolution of the City Council.

“Residential development” means a subdivision map, parcel map, or permit for the original construction, grading or installation of dwelling units for residential use including detached and attached housing for owner or rental occupancy. For purposes of this chapter, residential development includes construction of or improvements to buildings or portions of buildings consisting of dwelling units constructed on sites designated commercial mixed use or another commercial zone. Institutional uses or other non-housing development allowed by special use permits to be constructed on sites zoned for residential use are non-residential developments for purposes of this chapter.

“Storm Drainage Impact Fee Program” or **“storm drainage impact fee”** means the impact fee program, including any amendments thereto, adopted by resolution by the City Council for financing of designated public facilities to serve the City of Rancho Cordova, including, but not limited to, a designation of those facilities to be constructed with the development impact fees collected pursuant to this chapter, the estimated cost of construction of the facilities and the impact fees per acre based on total estimated impervious area within the undeveloped land uses within the City of Rancho Cordova as established in the Storm Drainage Impact Fee Program nexus study, attached as Attachment C.

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16.95.030 Establishment and Administration of the City of Rancho Cordova Storm Drainage Impact Fee Fund

-
- A. There is hereby created by the Department of Finance in the City of Rancho Cordova treasury a special interest-bearing trust fund entitled the **City of Rancho Cordova Storm Drainage Impact Fee Fund**. All amounts collected from storm drainage impact fees pursuant to this chapter shall be placed in said fund and shall be expended by the City of Rancho Cordova or its successor agency solely to pay the costs identified as eligible in the Storm Drainage Development Impact Fee Program nexus study.
- B. The storm drainage fund shall be administered by the Director.

16.95.040 Establishment and Administration of the City of Rancho Cordova Storm Drainage Impact Fee Administration Fund

-
- A. There is hereby created by the Department of Finance in the City of Rancho Cordova treasury a special interest-bearing trust fund entitled the **City of Rancho Cordova Storm Drainage Impact Fee Administration Fund**. All administration fees collected shall be placed in said fund and shall be expended by the City of Rancho Cordova or its successor agency solely to pay the costs associated with administering the City of Rancho Cordova Storm Drainage Impact Fee Program.
- B. Administrative costs are incorporated into the storm drainage development impact fee. The administrative portion of the storm drainage impact fee shall be expended by the City of Rancho Cordova or its successor agency solely to pay the costs associated with administering the Storm Drainage Impact Fee Program.
- C. The Storm Drainage Impact Fee Administration Fund shall be administered by the Director.

16.95.050 Imposition of Storm Drainage Impact Fees

No change in a land use zoning designation shall be approved within the City of Rancho Cordova unless all required storm drainage impact fees are paid as established by this chapter. No building permit shall be approved for property within the City of Rancho Cordova unless the storm drainage impact fees for that property are paid as required by this chapter.

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16.95.060 Payment of Storm Drainage Impact Fees

- A. The storm drainage impact fees imposed pursuant to this chapter shall be paid by the property owner to the City, in an amount calculated pursuant to RCMC [16.95.080](#). The fees shall be paid upon issuance of building permits or at the approval of improvement plans by the City whichever occurs first. For projects that are subject to building permits and don't require submittal of improvement plans, the fees shall be both calculated and paid upon issuance of the building permits.
- B. When development is proposed that impacts stormwater runoff and the Public Works Director determines that a subsequent building permit or improvement plan shall not be submitted for the project within 12-month, the Director may require all fees and charges be paid at the time of issuance of the grading and erosion control permit.
- C. For a phased project, the entire fee for the phase under review and approval by the City shall be paid when (1) the first building permit is issued by the City, or (2) the improvement plan is approved by the City, whichever occurs first.

16.95.070 Establishment of Storm Drainage Impact Fees

- A. A storm drainage impact fee is hereby established for all new development and applicable redevelopment projects within the current city limits of the City of Rancho Cordova.
- B. As new projects are annexed into the City, they will automatically be subject to the requirements of this chapter.

16.95.080 Calculation of Storm Drainage Impact Fees

- A. For residential development, the storm drainage impact fee shall be determined by calculating the area of the various land uses and applying the appropriate fee per acre for each land use category as identified in the Storm Drainage Impact Fee Program and fee schedule.
- B. For nonresidential development, the storm drainage impact fee shall be determined by calculating the area of the various land uses and applying the appropriate fee per acre for each land use category as identified in the Storm Drainage Impact Fee Program and fee schedule.
- C. For the purpose of calculating the storm drainage impact fee for development projects proposing a use that is not consistent with the parcel's land use category as defined in the City's General Plan, the Public Works Director or his/her designee will determine the most

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appropriate storm drainage impact fee. Said storm drainage impact fee will be determined using the applicable impervious area factors for the proposed use.

- D. The storm drainage impact fees shall be paid by the property owner in the amount as calculated pursuant to subsections (A), (B), and (C) of this section and shall be based on the detailed analysis in the Storm Drainage Impact Fee Program nexus study.
- E. For the purpose of calculating storm drainage impact fees pursuant to subsections (A), (B), and (C) of this section for properties with an approved use permit which significantly changes the underlying use of the site or properties within a special planning area, the Public Works Director or his/her designee is hereby authorized to determine the fee category that corresponds most directly to the proposed use and density.
- F. For the purpose of calculating storm drainage impact fees pursuant to subsections (A), (B), and (C) of this section for building permits for land use categories not specifically named in this chapter or Storm Drainage Impact Fee Program nexus study, the Public Works Director or his/her designee is hereby authorized to determine the fee category that corresponds most directly to the proposed use and density.

16.95.100 Establishment of Costs per Acre for Land Uses within the City of Rancho Cordova

- A. Fees per acre for various land use categories were established using an allocation of anticipated storm drainage facilities' costs and estimated impervious area based on land use categories identified in the Storm Drainage Development Impact Fee Program nexus study.
- B. For specific land uses not identified in the nexus study and fee table, the impervious areas shall be established per the Sacramento City/County Drainage Manual Volume 2 or equivalent method. The cost per impervious area shall be established per the criteria in the Storm Drainage Impact Fee Program nexus study and shall be used to calculate the fee per acre.

16.95.110 Credit for Construction of Trunk Storm Drainage Facilities

Upon request by the property owner or his authorized agent, the Public Works Director may authorize the construction of specific storm drainage facilities, eligible under the Storm Drainage Development Impact Fee Program, in lieu of paying a portion of the storm drainage impact fees required by this chapter. The amount of credits authorized for the construction of drainage facilities shall be computed from the unit base costs included in the Storm Drainage Impact Fee Program. Credits shall be based on the least expensive permanent facilities installed consistent

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with the City's Improvement Standards and other applicable policies or regulations adopted by the City. The credit shall be based on the actual cost, not to exceed the programmed cost listed in the Storm Drainage Impact Fee Program credit schedule in effect on the date the fees are paid.

- A. Credits are authorized whenever drainage facilities are constructed and meet the following criteria:
1. The facilities are part of the drainage system covered by Storm Drainage Impact Fee Program;
 2. Were designed to serve a watershed area of **thirty acres** or greater;
 3. Were required by the City in connection with development or new construction; and
 4. Were constructed pursuant to improvement plans approved by the City.

No credit shall be allowed for facilities that are not permanent facilities.

- B. Prior to credits being finalized and/or issuance of any of the approvals set forth in RCMC [16.95.050](#) (e.g., approvals of building permits, subdivisions or zoning amendments), the construction of any drainage facilities authorized by this section must be accepted by the City.
- C. Credits shall be adjusted as necessary at the time the facilities are accepted by the City.
- D. **15 percent** of the fee obligation must be paid in cash and credits cannot be used. This amount is to be paid to the City to cover administrative costs and construction of any necessary downstream improvements.
- E. Where the amount of the allowed credit is less than the amount of the storm drainage impact fee otherwise applicable to the development in question, the property owner must pay the City the difference in accordance with RCMC [16.95.060](#).
- F. Where the amount of the allowed credit is greater than the amount of the storm drainage impact fee, the City will pay the property owner the difference only from the applicable Storm Drainage Impact Fee Fund within **ten years** from the date the reimbursement agreement is submitted, pursuant to RCMC [16.95.120](#), in accordance with the Storm Drainage Impact Fee Program nexus study in order of priority when funds are available. The property owner must enter into a credit agreement as well as a reimbursement agreement with the City.
- G. The Public Works Director may determine to either (1) provide the property owner with a credit pursuant to this section, or (2) enter into a reimbursement agreement with the property owner pursuant to RCMC [16.95.120](#).

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16.95.120 Reimbursement for Construction of Storm Drainage Facilities

- A. Upon application by the property owner, the Public Works Director may enter into a reimbursement agreement authorizing the construction of any storm drainage facilities, or portions thereof, designated in the Storm Drainage Impact Fee Program. In addition to the requirements of subsection (D) of this section, the agreement shall set forth the amount to be reimbursed, the time and manner in which payments are to be made, and shall state that reimbursement by the City will only be made from the applicable Storm Drainage Impact Fee Fund when funds are available.
- B. By entering into a reimbursement agreement, a property owner is not relieved of the obligation to pay the storm drainage impact fees in the manner and amount specified by this chapter.
- C. If the Public Works Director or his/her designee enters into an agreement authorized by subsection (A) of this section, or credit agreement as authorized by RCMC [16.95.110\(C\)](#), the agreement shall provide that:
1. The general fund of the City is not liable for payment of any obligations arising from the reimbursement agreement;
 2. The credit or taxing power of the City is not pledged for the payment of any obligations arising from the reimbursement agreement;
 3. The landowner shall not compel the exercise of the City taxing power or the forfeiture of any of its property to satisfy any obligations arising from the reimbursement agreement; and
 4. The obligation arising from the reimbursement agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only from the storm drainage impact fees deposited in the applicable storm drainage fund.
- D. The property owner or his authorized agent shall apply for reimbursement as set forth in subsections (A), (B), (C) and (D) of this section no later than **five years** after the drainage facilities are constructed and accepted by the City. The property owner shall waive the right of reimbursement for construction costs payable under this section when the reimbursement is not applied for within said five-year limitation.

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16.95.130 Detention Basin Land

The City will compensate developers for the appraised value of land for flood control and stormwater quality detention basins that are:

1. Part of an approved drainage master plan;
2. Deemed by the Director of Public Works (Director) to be hydraulically efficient;
3. Regionally beneficial (serving more than 160-acres);
4. Permanent facilities;

The City shall not issue credits or reimbursements for land purchases which:

1. Serve only the needs of a single developer, such as but not limited to, a detention basin for a stormwater pump plant, a basin that mitigates for floodplain reclamation;
2. Is associated with in-fill projects where peak flow attenuation is required to accommodate the limitations of the downstream conveyance pursuant to Section 9-1 of the City's Improvement Standards.

For basin land that is eligible for credits as outlined above, the credit will be based on the appraisal of the **unentitled/existing land value** on the date of the filing of the first subdivision map or tentative parcel map, that requires the basin pursuant to the approved drainage master plan or conditions placed on the proposed project. The value shall not exceed the cost of land as set forth in the approved Development Impact Fee Program credit schedule in effect at the time the land is dedicated.

16.95.140 Annual Program Fee Adjustment

Commencing January 1, 2021, and thereafter each year no later than January 15th, the Finance Director shall authorize the adjustment of the program fee per acre which shall be adjusted according to the methodology described in the Storm Drainage Impact Fee Program nexus study.

The estimated cost of the facilities used in the Storm Drainage Impact Fee Program and for calculating credits and reimbursements pursuant to RCMC [16.95.110](#) and [16.95.120](#) shall be adjusted annually using the same adjustment factor (ENR Index), as approved by the City's Finance Department.

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16.95.150 Compliance with Other Laws

- A. This chapter is intended to establish a supplemental method for funding the cost of certain facilities the need for which is expected to be generated by the level and type of development proposed in the City of Rancho Cordova. The provisions of this chapter shall not be construed to limit the power of the City Council to impose any other fees or exactions or to continue to impose existing ones on development within the city of Rancho Cordova, but shall be in addition to any other fees, exactions or other requirements that the City is authorized to impose, or has previously imposed, as a condition of approving plans, rezoning or other entitlements within the City of Rancho Cordova pursuant to state and local laws. In particular, individual property owners shall remain obligated to fund, construct, and/or dedicate the improvements, public facilities and/or pay other exactions authorized or required by, but not limited to: (1) the City of Rancho Cordova Improvement Standards; (2) the Sacramento County Construction Specifications; (3) the Quimby Act (Section 66477 et seq. of the Government Code) and implementing ordinances (Chapter [22.40](#) RCMC); and (4) school impact fees (Section 65970 et seq. of the Government Code) and implementing ordinances. Any credits or reimbursements pursuant to RCMC [16.95.110](#) and [16.95.120](#) shall not include credits or repayment for the funding, construction or dedications described in this section.
- B. The construction of facilities by a private owner pursuant to RCMC [16.95.110](#) and [16.95.120](#) shall be performed and contracted for as required by law, including, but not limited to, compliance with the City's Improvement Standards and requirements of the Public Works Department, if applicable to the particular facility.



FINAL

Storm Drainage Impact Fee Program

September 2020

Prepared for:



**City of Rancho Cordova
Sacramento County, CA**

Prepared by:



**22 Executive Park, Suite 2000
Irvine, California 92614
(949) 655-3900**

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Appendix A: West Yost Technical Memorandums

Section 1 Introduction

1.1 Background Information

Incorporated in 2003, the City of Rancho Cordova (City) is located in Sacramento County. It is part of the Sacramento Metropolitan Area. At the time of the 2010 U.S. Census, the City's population was 64,776. As of July 1, 2019, the Census estimates that Rancho Cordova's population is 75,087.

As the resident population and non-resident employment in the City increase, there is a correlating increase in the need for expanded public infrastructure and services to support the increased demand on City infrastructure. California's Assembly Bill 1600 (AB1600), commonly known as the Mitigation Fee Act, adopted in 1987 and codified as California Government Code Section 66000 et. seq., allows the City to impose development impact fees on new development within the City. Development impact fees are a one-time charge on new development that is collected and used by the City to cover the cost of capital facilities, vehicles, and equipment that are required to serve new growth.

The City is de-annexing from the Sacramento County Zone 11 Drainage Impact Fee Program. Zone 11 was originally formed in 1965 with the purpose of providing funding for the construction of major drainage facilities. All development that contributes to stormwater runoff to the public drainage system is required to pay a drainage impact fee to offset the cost of trunk and regional drainage facilities necessitated by development. This program covers most of urbanized Sacramento County including the area that is now Rancho Cordova.

The County has traditionally been responsible for maintenance of facilities within the City. However, since July 2014 the City has taken over the ownership, operation, and maintenance of their storm drainage facilities and therefore desires to de-annex from the County's program and create their own storm drainage impact fee program.

Several updates to the County's fee program have taken place over the years with the latest being in 2015. Prior to that, the last modification was done in 2004. In addition to these major updates, the fee is adjusted annually, based on the Engineering News Record's (ENR's) Construction Cost Index (CCI) to account for the inflation of construction costs.

The City hired West Yost Associates (hereinafter "West Yost") to analyze the future drainage facilities that are needed to serve new development in the City of Rancho Cordova. West Yost completed a technical memorandum on July 24, 2015 called "Future Trunk Drainage Facility Quantities and Costs" and subsequently updated this memorandum on July 27, 2020 with an updated development summary and updated cost estimates to account for inflation. Both analyses are included in Appendix A.

In addition, the City hired Harris & Associates (hereinafter “Harris”) to prepare the development impact fee study. This study applies the costs and facilities analyzed by West Yost and creates the nexus study and implementation plan for the program. The purpose of this study is to ensure that new development pays their fair share of their impact on the drainage infrastructure and that the Storm Drainage Impact Fee Program is in compliance with the legal requirements set out in the Mitigation Fee Act and relevant case law. The City’s Storm Drainage Impact Fee will be adopted through new policies added to the Rancho Cordova City Code and supported by this study. The fees discussed in this report apply to all future development and redevelopment in the City. Section 4 of this study details the current fee by land use.

This report is designed to satisfy the AB 1600 Nexus requirements and provide the necessary technical analysis to support adoption of the Storm Drainage Impact Fee Program. The ordinance establishing the Storm Drainage Impact Fee Program will also establish the Drainage Impact Fee program section of the City Municipal Code.

1.2 Development Forecasts

A review of the various specific plans in the City was completed to estimate the acreage of developable land in the City. This acreage formed the basis for determining the land area that needs to be served by future drainage facilities. West Yost utilized the estimated acreage of developable land to complete a study which includes the following:

- A description of the drainage facilities necessary for the conveyance of surface and stormwaters from future development areas;
- A map of existing and key future developments;
- An estimate of the total cost of constructing the facilities

The development forecast information is summarized in Table 1.

Table 1 – Development Forecasts

Development	Total Area (AC)	Estimated Wetland Preserve, Open Space Area, and Drainage Parkway AC	Estimated Detention Basins AC	Estimated Developable Area, AC
	(A)	(B)	(C)	(A) - (B) - (C)
Anatolia IV	28.8	-	-	28.8
Arista Del Sol	210.6	55.8	4.0	150.8
Arboretum	1,350.8	447.3	-	903.5
Douglas 98	105.2	-	-	105.2
Douglas 103	111.5	43.8	-	67.7
Grantline 208	210.6	81.0	15.0	114.6
Suncreek	1,265.3	255.7	53.5	956.1
Sunridge Lot J	74.1	-	-	74.1
The Ranch at Sunridge	530.1	174.0	24.3	331.8
Rio Del Oro	3,828.5	682.0	39.0	3,107.5
Westborough	1,137.5	152.3	-	985.2
North Douglas II	42.8	20.4	4.0	18.4
Heritage Falls	241.1	16.1	17.4	207.6
Total:	9,137.0	1,928.4	157.2	7,051.4

Source: Project Specific Plans and the City of Rancho Cordova.

The new developments are expected to occur primarily on the east side of the City, however it is anticipated that some new development or re-development will occur on the west side of town and would have similar impacts to the storm drainage system.

Section 2 **Drainage Facilities**

2.1 Items Included

The drainage facilities to be included in the City's fee program are generally the same as those included in the County's Zone 11 fee program. Developers that construct trunk drainage facilities serving tributary areas of 30 acres or more may receive credit against drainage fees or reimbursement for such construction. The major facility categories that are included in the current Zone 11 program that will also be included in the City's fee program are:

- Pipe Systems – this category includes: pipes, manholes, junction boxes, headwalls, erosion control facilities, hand rails, trash racks, and flap gates.
- Channel Systems – this category includes: channel excavation, access ramps, maintenance paths, fencing, gates, and erosion control facilities.
- Detention Basins – this category includes; trunk detention basins for flood control, hydromodification, and stormwater quality treatment. Creditable construction items include: excavation, access ramps, maintenance paths, fencing, inlets, outlets and erosion control measures.
- Detention Basin Real Estate – land for detention basins may be creditable if specific criteria are met. This item is discussed in more detail in Section 2.3 of this report.
- Utility Relocation – A nominal budget for utility relocation is included to cover the cost of potential utility relocations that are not paid for by the affected utility.
- Special Facilities – the County's Zone 11 fee program includes some special facilities such as railroad bridges and over chutes at the Folsom South Canal. There are no special facilities anticipated to be needed in the City, so no special facilities are to be included in the City's fee program.

The new fee program also contains an 8% mark-up for engineering, 12% for contingencies, and 4% for administration.

2.2 Estimate of Quantities

The estimated drainage sizes and quantities were obtained by looking at a combination of the available drainage planning information for future projects and data from previously constructed projects. This information and the City's Improvement Standards were used to estimate the average quantities required for each facility type per acre of developed land. The estimated quantities per acre were then multiplied by the acreage of developable land to estimate the future drainage facilities for future development areas that have not yet been studied in detail or to fill in information gaps for other projects. This methodology is defined in detail in the Technical Memorandum prepared by West Yost (see Appendix A).

2.3 Detention Basin Land

The City will compensate developers for the appraised value of land for flood control and stormwater quality detention basins that are:

- Part of an approved drainage master plan;
- Deemed by the Director of Public Works (Director) to be hydraulically efficient;
- Regionally beneficial (serving more than 160-acres);
- Permanent facilities;

The City shall not issue credits or reimbursements for land purchases which:

- Serve only the needs of a single developer, such as but not limited to, a detention basin for a stormwater pump plant, a basin that mitigates for floodplain reclamation;
- Are associated with in-fill projects where peak flow attenuation is required to accommodate the limitations of the downstream conveyance pursuant to Section 9-1 of the City's Improvement Standards.

For basin land that is eligible for credits as outlined above, the credit will be based on the appraisal of the unentitled/existing land value on the date of the filing of the first subdivision map or tentative parcel map, that requires the basin pursuant to the approved drainage master plan or conditions placed on the proposed project. The value shall not exceed the cost of land as set forth in the approved Development Impact Fee Program credit schedule in effect at the time the land is dedicated.

The City shall take possession of the title to the real property no later than two years from completion and acceptance of the drainage improvements, unless such period of time is extended by written agreement.

Section 3 **Drainage Costs**

3.1 Construction Costs

The estimated cost of construction for the facilities required for the fee program was estimated by West Yost in their updated technical memorandum (see Appendix A). These costs are meant to cover upsizing of the drainage system as needed to serve new development, consistent with the criteria in the City's Improvement Standards. In addition to the Costs provided by West Yost, an additional \$1.2M, was added by the City to account for the costs of the Anatolia 3 basin improvements. These costs are summarized in Table 2.

3.2 Contingency

The estimated costs to complete the drainage facilities needed to serve new development are summarized in Table 2. The cost estimates were provided by West Yost and include a 12% contingency to account for planning level uncertainties and construction cost uncertainties associated with the cost estimates.

3.3 Engineering

There is an 8% allowance for engineering that is applied to all construction components of the drainage credit agreements. This mark-up is intended to compensate the developer for a reasonable portion of the engineering costs associated with the fact that trunk drainage facilities typically serve other upstream, downstream and adjacent properties.

3.4 Administration

The current County fee program uses a mark-up of 13.19% to account for administrative costs associated with administering the drainage fee program. The City is adopting a lower administrative mark-up of 4% since other costs covered in the County's mark-up are covered through direct billing of developers (for example, plan review).

The fee component for administration includes administration of the Storm Drainage Impact Fee program, which includes the following anticipated costs:

1. Administration (external expenditures) includes: legal notices, public outreach, blue printing, copying, postal service, supplies, permits, consultant contracts, fiscal services staff, legal counsel and specialized computer software.
2. Preparation and subsequent updates to the Storm Drainage Impact Fee Nexus Study.
3. Preparation of required annual AB1600 reports per the Mitigation Fee Act.
4. Administration of the credit and reimbursement agreements pursuant to this fee plan as well as storm drainage master planning efforts.

Table 2 – Drainage Costs

Drainage Facility	Unit	Trunk Pipe System Quantity	Detention and Channel Quantity	Total Drainage Facility Quantity	Unit Cost In Dollars ¹	Estimated Cost in Dollars
12 Inch Pipe (water quality facility)	LF	0	60	60	\$ 56	\$ 3,349
18 Inch Pipe	LF	2,000	70	2,070	70	\$ 144,435
24 Inch Pipe	LF	28,000	5,000	33,000	87	\$ 2,878,236
30 Inch Pipe	LF	40,000	1,000	41,000	105	\$ 4,291,188
36 Inch Pipe	LF	17,000	2,300	19,300	128	\$ 2,468,887
42 Inch Pipe	LF	20,000	370	20,370	163	\$ 3,316,426
48 Inch Pipe	LF	26,000	1,000	27,000	186	\$ 5,023,830
54 Inch Pipe	LF	13,000	650	13,650	209	\$ 2,857,303
48 Inch Manhole	EA	200	5	205	4,535	\$ 929,757
60 Inch Manhole	EA	200	0	200	6,629	\$ 1,325,733
72 Inch Manhole	EA	150	0	150	8,722	\$ 1,308,289
84 Inch Manhole	EA	150	0	150	10,815	\$ 1,622,278
96 Inch Manhole	EA	15	0	15	13,722	\$ 205,837
108 Inch Manhole	EA	15	0	15	15,932	\$ 238,981
Fencing and Gates - 3' high post and cable	LF	0	71,000	71,000	19	\$ 1,321,081
Fencing and Gates - Pipe Gate	EA	0	80	80	3,896	\$ 311,664
Misc. Metal	LB	28,000	34,000	62,000	6	\$ 396,557
Excavation Channel and Detention Basins	CY	0	4,350,000	4,350,000	5	\$ 19,729,000
Erosion Control Rip Rap - Class 1 Backing	TON	0	850	850	66	\$ 56,344
Erosion Control Rip Rap - 1/4 Ton	TON	900	0	900	71	\$ 63,845
Erosion Control Rip Rap - Cobbles	TON	400	3,300	3,700	70	\$ 258,169
Access/Maintenance Rd. (1" asph conc)	SF	0	2,700,000	2,700,000	1	\$ 1,758,341
Access/Maintenance Rd. (1" aggr base)	SF	0	8,100,000	8,100,000	0	\$ 2,449,117
Geotextile Fabric	SF	0	6,000	6,000	0	\$ 1,744
Hydroseeding	AC	0	200	200	3,012	\$ 602,394
Amenitize Basins	AC	0	75	75.0	69,775	\$ 5,233,156
Misc. Concrete - Junction Box	CY	550	0	550	1,314	\$ 722,757
Misc. Concrete - Headwall	CY	1,000	2,100	3,100	1,314	\$ 4,073,722
Misc. Concrete - Ramp	CY	0	700	700	779	\$ 545,411
Utility Relocation	LS	0	0	1	2,511,915	\$ 2,511,915
Anatolia 3 Basin Improvements ²	LS	0	1	1	\$ 1,162,924	\$ 1,162,924
					Rounded Subtotal	\$ 67,810,000
					Rounded Contingency (12%)	\$ 8,137,000
					Rounded Engineering (8%)	\$ 5,425,000
Total Estimated Construction Cost						\$ 81,372,000
Basin Land ^{3,4}	AC	-	82.8	82.8		\$ 16,560,000
Construction Cost Plus Land (Rounded)						\$ 97,932,000
Rounded Administration (4%)⁵						\$ 3,917,000
Total Cost (Rounded):						\$ 101,849,000

¹Unit costs are from Table 9 of the West Yost Technical Memorandum, prepared on July 27, 2020. Totals may not match due to rounding.²Anatolia 3 Basin Improvement Costs provided by Dalia Fadl on Thursday February 20th, 2020. Project is included in addition to the projects included in West Yost's Technical Memorandum at the request of City Staff.³Only basins that are part of an approved drainage master plan, deemed to be hydraulically efficient, are regionally beneficial (serving more than 160 acres), are permanent facilities, and reserved by the City pursuant to the subdivision map act are reimbursable.⁴Appraisal to be based on the unentitled/existing land value on the date of the filing of the first subdivision map application or tentative parcel map with the exception of tentative maps that were filed during the economic bubble between the period of 2006 and 2008.⁵Administration costs include preparation of the nexus study and subsequent updates, required AB1600 annual reports, and maintaining the fee fund.

3.5 Detention Basin Land

For purposes of this study, a cost of \$200,000 per acre was assumed for basin land. This cost is consistent with the assumptions being used by the County.

3.6 City's Drainage Standards

The amount of drainage that a development creates is directly related to the impervious area of the parcel. The Sacramento City/County Hydrology Standards Volume 2 and the 2018

Sacramento Region Stormwater Quality Design Manual formed the basis of the County's fee program and will be used for the City's Storm Drainage Impact Fee Program. Table 3 shows the percent impervious assumptions for various land uses.

Table 3 – Impervious Areas

Type of Area	Percent
Highway/Parking	95%
Commercial/Office/retail ¹	70%
Industrial ¹	70%
Apartments 31+ DU/AC ¹	70%
Mobile Home Park	75%
Apartment/Condo (13-30 DU/AC)	70%
Residential 8-10 DU/AC	60%
Residential 6-8 DU/AC	50%
Residential 4-6 DU/AC	40%
Residential 3-4 DU/AC	35%
Residential 2-3 DU/AC	30%
Residential 1-2 DU/AC	25%
Mowed grass with graded and piped to drain	20%
Residential 0.5-1 DU/AC	17%
Residential 0.2-0.5 DU/AC	10%
Parked without piped drainage	10%
Residential <0.2 DU/AC	5%
School Campus (without detention)	50%
School Campus with Detention	25%
Open Space	2%

Based on the Sacramento County and Yolo County Hydrology Standards, discussions with Rancho Cordova Staff and the Sacramento Region Stormwater Quality Design Manual.

¹ *Modifications were made by the City to account for LID fixtures and HMP Requirements.*

3.7 Impervious Area

The estimated impervious area created by new development in the City is the basis upon which the Storm Drainage Impact Fee Program fees are calculated. The projected City land uses were multiplied by the estimated impervious areas to obtain the total impervious area.

Table 4 – Impervious Area Calculation

Land Use/Zoning Description		Total Acres	% Impervious	Impervious Area (AC)	Impervious Area (AC) Included in Fee Program
Residential:					
LDR	SF (2.1 -6.0 DU/AC)	2,563	40%	1,025.28	1,025.28
	MD (6.1 -12 DU/AC)	322	55%	176.83	176.83
MDR	MD (6.1 - 18.0 DU/AC)	1,200	65%	780.30	780.30
	MD (14.0 -29.9 DU/AC)	60	70%	42.28	42.28
HDR	HD (18.1 - 40.0 DU/AC)	192	70%	134.12	134.12
	HD (30+ DU/AC)	30	70%	20.65	20.65
Residential Total		4,367		2,179	2,179
Non-Residential:					
VC	Village Commercial	185	70%	129.64	129.64
LTC	Local Town Center	134	70%	93.73	93.73
RTC	Regional Town Center	172	70%	120.61	120.61
BP	Business Park	158	70%	110.32	110.32
MP	Industrial Park	283	70%	198.10	198.10
Education:					
HS/MS	High School/Middle School	356	50%	177.75	177.75
MS	Middle School	20	50%	10.00	10.00
ES	Elementary School	91	50%	45.65	45.65
Open Space & Public:					
CP	Community Park	313	10%	31.34	31.34
P/QP	Public/Quasi Public	32	0	0.00	0.00
NP	Neighborhood Park	145	10%	14.48	14.48
SWD	Storm Water Detention	157	0	0.00	0.00
WP	Wetland Preserve	691	0	0.00	0.00
DP	Drainage Parkway	263	0	0.00	0.00
PR	Private Recreation	58	90%	52.38	52.38
OS	Open Space	168	2%	3.36	0.00
OS/P	Open Space/Preserve	279	2%	5.59	0.00
LC	Landscape Corridors	109	20%	21.82	0.00
GB	Green Belts	54	20%	10.72	0.00
ROW	Right-of-way	573	95%	544.77	0.00
BR/WP	Reservoir/Wetland Preserve	528	0	0.00	0.00
S	Sewer Lift Station/Utility Subs	1	90%	0.90	0.00
	Vacant (unknown dev plan)	0		0.00	0.00
Total Non-Residential		4,770		1,571	984
Total Residential and Non-Residential					
		9,137		3,751	3,163

Section 4 Storm Drainage Fee

The fee per impervious acre was calculated by taking the total cost of the anticipated drainage facilities from Table 2 divided by the total estimated impervious area from Table 4. Table 5 shows this calculation.

Table 5 – Fee per Impervious Area

	Construction (Includes Land and Engineering)	Administration	Total
Total Costs	\$ 97,932,000	\$ 3,917,280	\$ 101,849,280
Total Impervious Area (acres)	3,163	3,163	
Cost per Impervious Acre	\$ 30,962	\$ 1,238	\$ 32,200

The fee per impervious acre is then used to calculate the fee for each acre of land use based on the impervious assumptions from Table 3. Table 6 shows the fee by land use that is to be paid based on an average percent impervious. The impervious area assumptions for commercial and industrial reflect the anticipated use of low impact development (LID) practices, meeting HMP requirements and increased landscaping standards. In addition, the impervious areas are assumed based on each parcel's land use category and can be modified if actual impervious area is significantly different.

Table 6 – Fee by Land Use

Land Use	Total Acreage	Percentage of Developable Land	Percent Impervious	Construction Cost/Acre	Administration Cost/Acre	Total Fee/Acre
Commercial/Office/retail ¹	649	10.16%	70%	\$ 21,673	\$ 867	\$ 22,540
Industrial ¹	283	4.43%	70%	\$ 21,673	\$ 867	\$ 22,540
High Density Residential	282	4.41%	-	-	-	-
RMH		0.00%	75%	\$ 23,222	\$ 929	\$ 24,151
RD-30 ²		0.00%	70%	\$ 21,673	\$ 867	\$ 22,540
RD-25		0.00%	70%	\$ 21,673	\$ 867	\$ 22,540
RD-20		0.00%	70%	\$ 21,673	\$ 867	\$ 22,540
Medium Density Residential	1,522	23.83%	-	-	-	-
RD-15		0.00%	70%	\$ 21,673	\$ 867	\$ 22,540
RD-10		0.00%	60%	\$ 18,577	\$ 743	\$ 19,320
RD-7		0.00%	50%	\$ 15,481	\$ 619	\$ 16,100
RD-6		0.00%	40%	\$ 12,385	\$ 495	\$ 12,880
Low Density Residential	2,563	40.14%	-	-	-	-
RD-5		0.00%	40%	\$ 12,385	\$ 495	\$ 12,880
RD-4		0.00%	38%	\$ 11,766	\$ 470	\$ 12,236
RD-3		0.00%	33%	\$ 10,063	\$ 402	\$ 10,465
RD-2		0.00%	28%	\$ 8,515	\$ 340	\$ 8,855
RD-1		0.00%	25%	\$ 7,741	\$ 310	\$ 8,051
AR-1		0.00%	17%	\$ 5,264	\$ 210	\$ 5,474
AR-2		0.00%	10%	\$ 3,096	\$ 124	\$ 3,220
AR-5		0.00%	10%	\$ 3,096	\$ 124	\$ 3,220
AR-10		0.00%	10%	\$ 3,096	\$ 124	\$ 3,220
Mowed Grass with graded and piped to drain	163	2.55%	20%	\$ 6,192	\$ 248	\$ 6,440
Mowed grass with no piped drainage	458	7.17%	10%	\$ 3,096	\$ 124	\$ 3,220
Impervious Area of Park ²	0	0.00%	75%	\$ 23,222	\$ 929	\$ 24,151
School Campus with detention	0	0.00%	25%	\$ 7,741	\$ 310	\$ 8,051
School Campus	467	7.31%	50%	\$ 15,481	\$ 619	\$ 16,100

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%.

4.1 Payment of Fees

The fees shall be calculated upon the approval of subdivision maps and 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.

When development is proposed that impacts stormwater runoff and the Director determines that a subsequent building permit or improvement plan will not be submitted for the project within 12-months, the Director may require all fees and charges be paid at the time of issuance of the grading and erosion control permit.

The entire fee for phased developments or subdivisions shall be paid when (1) the first building permit is issued by the City, or (2) the improvement plan is approved by the City, whichever occurs first.

Section 5 Nexus Findings

A nexus analysis has been prepared on the Storm Drainage Impact Fee in accordance with the procedural guidelines established in AB1600 which is codified in the California Government Section 66000 et seq. (known as “the mitigation fee act”). These code sections set forth the procedural requirements for establishing and collecting development impact fees.

The Mitigation Fee Act requires mitigation fee programs incorporate the following basic requirements and information relating to reasonable relationship:

- Identification of the purpose of the fee.
- Identification of how the fee will be used.
- Determination of how there is a reasonable relationship between the fees use and the type of development projects on which the fee is imposed.
- Determination of how there is a reasonable relationship between the need for the storm drainage facilities and the type of development projects on which the fee is imposed.
- Determination of how there is a reasonable relationship between the amount of the fee and the cost of the storm drainage facilities (or portion of facilities) attributable to new development.

The following findings address these requirements on reasonable relationship:

1. **Identify the purpose of the fee.** The purpose of the fee is to provide a source of funding to be used to construct new storm drainage facilities or improve existing regional facilities as necessary to serve new development in the City, including pipes, channels and detention basins. New development in the City will increase impervious area, which will result in increased rates of storm runoff and cause the need for improvements to the storm drainage system. The Storm Drainage Impact Fee will help fund the facilities necessary to accommodate residential and non-residential development in the City.
2. **Identify how the fee will be used.** The fees from new development will be used to fund storm drainage facilities and infrastructure necessary to mitigate the impacts of storm drainage runoff from new developments. These facilities include pipes, channels and detention basins. As new development occurs, the City will be required to construct additional storm drainage facilities and improve existing regional facilities. The storm drainage fee will provide funding for these additional facilities and infrastructure as identified in Table 2.

3. **Determine how there is a reasonable relationship between the fees use and the type of development projects on which the fee is imposed.** New residential and non-residential development will generate additional impervious area which increases the storm drainage runoff in the City. This additional runoff will create the demand for additional storm drainage infrastructure such as pipes, drainage basins, and channels. Residential and non-residential development is responsible for paying their fair share of the cost for this needed public infrastructure. The anticipated runoff is a key factor in determining the size of the necessary storm drainage improvements. As the impervious area increases, the volume of anticipated runoff increases. The fee for each land use is based on the impervious area that the new project is anticipated to create as shown in Table 3.
4. **Determine how there is a reasonable relationship between the need for storm drainage facilities and the type of development on which the fee is imposed.** Each new development creates additional impervious area which causes the need for storm drainage facilities. The storm drainage impact fee is based on the cost of building new storm drainage facilities to handle the additional runoff created by this increased impervious area. This fee for each land use is based on the anticipated impervious area based on the Sacramento County Hydrology Standards, discussions with City Staff and the 2018 Sacramento Region Stormwater Quality Design Manual as shown in Table 6.
5. **Determine how there is a reasonable relationship between the amount of the fee and the cost of the storm drainage facilities attributable to new development.** The estimated cost of storm drainage improvements that are needed to serve new development have been prepared and are included in Table 2. The Storm Drainage Impact Fee Program allocates the fair share of the estimated costs and benefits to the various proposed land uses associated with new development based on the estimated impervious area created by the land use. Since the increase in impervious area generates the need for additional drainage facilities, basing the fee on the impervious area created by the development ensures that each new development is only paying their fair share of the costs.

Section 6 On-Going Program Administration

6.1 Administration Fee

To defray the City's costs associated with administering the Storm Drainage Impact Fee Program, the City will levy and collect an administration charge equal to 4% of the total fees. The program administration fee covers legal notices, public outreach, copying, postal service, supplies, consultant contracts, fiscal services staff, legal counsel, permits, preparation and subsequent updates to the Storm Drainage Impact Fee Nexus Study, preparation of required annual AB1600 reports per the Mitigation Fee Act, administration of the credit and reimbursement agreements, fee administration, and as-built plan compilation. The program administration cannot be credited through a fee credit or reimbursement agreement.

6.2 Fee Adjustments

The Storm Drainage Impact Fee Program will be adjusted in future years to reflect revised facility standards, revised costs, or changes in demographics or land use. In addition to such adjustments, in January of each calendar year, the storm drainage fee will automatically be adjusted averaging the percentage change in the 20-City and San Francisco Construction Cost Index (CCI) as reported by Engineering News Record (ENR) for the twelve-month period ending in October of the prior year or a similar published index if the CCI Index is no longer available as determined by the Director. For example, the adjustment for January 2021 will be determined by taking the average percentage change of the 20-City and San Francisco construction cost indexes from October 2019 to October 2020.

6.3 Accounting

The collected fees shall be deposited in a separate account in a manner to avoid any commingling of the fees with other revenue funds of the City. The fees shall be expended solely for the purpose for which they are collected. Any interest income earned in the account shall also be deposited in that account and shall be expended only for the purpose for which the fee was originally collected. The City shall make available within 180-days after the last day of each fiscal year, the following information:

1. The amount of the fee;
2. The beginning and ending balances of the account or fund;
3. The amount of fees collected and the interest earned;
4. Identification of each public improvement on which the fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees;
5. A description of each inter-fund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended and in

ITEM 10.1.

- the case of an inter-fund loan, the date on which the loan will be repaid and the rate of interest that the account will receive on the loan; and
6. The amount of refunds made and any allocations made.

6.4 Fee Implementation

Prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting, at which oral or written presentation can be made, as part of a regularly scheduled meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered and a statement that the data required by this section is available, shall be sent at least 14 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Publication of the notice must be made in accordance with Section 6062a of the Government Code. At least ten days prior to this meeting, the agency must make available to the public data indicating the amount of cost, or estimated cost, required to provide the service for which the fee or service charge is levied and the revenue sources anticipated to provide the service.

6.5 Re-Development

For parcels that are being re-developed in areas where existing drainage infrastructure exists, the parcel shall pay the storm drainage fee based on the difference in impervious area between the previous use and the proposed use. In the event the fee previously paid exceeds the fee required for the proposed use, no refund of the difference shall be made.

In addition, the developer may be required to upsize existing facilities and, at the Director's discretion, may be eligible for a credit against their fees.

6.6 Schools and Parks

Schools and parks that detain greater than 50% of their peak flow based on the 100-year 24-hour design storm, at the discretion of the City, may reduce their fee by 50%.

6.7 Exemptions

No fees are required to be paid for the following development or new construction of property:

- Reconstruction of a structure destroyed by fire, earthquake or other natural disaster, unless a change in land use or zoning occurs.
- The placement of a mobile home or travel trailer if a use permit has been issued by the City for a mobile home or travel trailer as an accessory dwelling for persons in need of care and supervision.

- Construction of an accessory structure such as: a barn, storage shed, or in-laws quarters/accessory dwelling unit (ADU) under 750 square feet. An ADU is a second unit on the same lot that is attached or detached from a residential unit. In accordance with Assembly Bill No. 881 (AB 881), fees cannot be charged for an ADU that is less than 750 square feet. For an ADU that is 750 square feet or larger, an ADU will pay a percentage of the residential fee based on the square footage of the ADU in proportion to the primary dwelling unit.

Section 7 Credits and Reimbursements

7.1 Credits

The overall intention of the Storm Drainage Impact Fee and credit program is to compensate developers for installing facilities that serve more than just their development and serve a regional purpose. The credits are not intended to fully compensate developers for the drainage facilities.

Credits are authorized whenever drainage facilities are constructed and meet the following criteria:

1. The facilities are part of the drainage system covered by Storm Drainage Impact Fee Program;
2. Were designed to serve a watershed area of thirty acres or greater;
3. Were required by the City in connection with development or new construction; and
4. Were constructed pursuant to improvement plans approved by the City.

No credit shall be allowed for facilities that are not permanent facilities.

7.1.1 Exclusions

Credits are not allowed for the following:

- Credits for the costs of constructing levees, floodwalls, dams or other similar protective work necessary to reclaim a floodplain shall not be authorized.
- Construction of new drainage pump stations.
- Wetland mitigation.
- Real estate except as described above in Section 2.3.

7.1.2 Stormwater Quality Allowable Credits

Credits Available for Stormwater Quality shall be issued as follows:

- Credits shall be issued for excavation costs associated with stormwater treatment by creating stormwater quality features in the bottom of a channel. However, no credits shall be authorized for real estate costs associated with such a facility.
- Credits shall be issued for basin excavation and appurtenant inlet/outlet structures for stormwater quality treatment in detention basins when the stormwater quality volume is at the bottom of a regional flood control basin.
- Credits shall not be issued for on-site grassy swales, treatment basins and other proprietary devices, or for pump stations associated with stormwater quality treatment.

7.1.3 Credit Amount

The amount of credits authorized for the construction of drainage facilities shall be computed from the unit base costs included in the Storm Drainage Impact Fee Program. Credits shall be based on the least expensive permanent facilities installed consistent with the City's Improvement Standards and other applicable policies or regulations adopted by the City. The credit shall be based on the actual cost, not to exceed the programmed cost in listed the Storm Drainage Impact Fee Program credits schedule.

Credits shall be based on the credit rates in effect on the date fees are paid. All credits shall be totaled and rounded to the nearest dollar.

7.1.4 Procedure for Credits

- Any applicant desiring credits for the construction of drainage facilities shall, prior to approval of improvement plans for the drainage facilities, execute an agreement with the City authorizing tentative credits ("credit agreement"). Credit agreements in an amount in excess of \$100,000 shall be approved by the City Council. Credit agreements in an amount of \$100,000 or less shall be approved by the Director.
- Once a credit and reimbursement agreement has been entered into, tentative credits will be allocated until such a time as the drainage facilities are accepted.
- Credits shall be adjusted as necessary at the time the facilities are accepted by the City.
- Upon final field acceptance of the drainage facilities, the City Engineer shall determine the as-built quantities and shall correct the credits as necessary.
- The applicant receiving tentative credits shall agree that if the facilities are not accepted by the City, all tentative credits allocated shall be reimbursed to the City within 60 days of notice of non-acceptance of the drainage facilities, or an agreement will be entered into with the City for an extension of the tentative credit allocation.
- The applicant receiving tentative credits shall further agree that if tentative credits allocated exceed the final credits, the excess amount shall be reimbursed to the City within 60 days of notice of such amount.

Credits shall not exceed 85 percent of the calculated fees to allow the City to collect the administrative funds as well as funds to construct any necessary downstream improvements. If the final calculated credits exceed the fees for the project, the amount by which the credits exceed the fees will be reimbursable to the developer pursuant to the reimbursement process outlined in Section 7.2.

7.1.5 Assignment of Fee Credits

Fee credits to be issued to a developer are personal to the developer and shall not automatically run with the land or the subsequent purchasers of the developer's property. The developer may transfer or assign any or all fee credits by providing written notice to the City. Assigned fee credits for the Storm Drainage Impact Fee Program shall be accepted by the City on a dollar-for-dollar basis of the base fee (not including administrative fees). In order to utilize a portion of the credit amount as provided for herein, the developer shall deliver an executed copy of a Storm Drainage Impact Fee voucher (Voucher) to the City, or such other document or letter (Written Assignment) as may be acceptable to the City. The Voucher or Written Assignment shall notify the City of the credit amount that the developer intends to transfer or assign. After receipt of such written request from the developer and prior to issuance of building permits, the City shall reduce any Storm Drainage Impact Fees by the base fee that would normally be collected by the City for that development listed on the Voucher or Written Assignment in the amount stated in the developer's Voucher or Written Assignment. Any Storm Drainage Impact Fee not collected as a result of the receipt of such Voucher or Written Assignment from the developer shall be deducted from the developer's credit amount. In the absence of any such Voucher or Written Assignment, a subsequent purchaser of any portion of the developer's property shall have no rights to any fee credits or reimbursements. This Agreement shall not automatically terminate on a lot-by-lot basis upon issuance of a certificate of occupancy for a dwelling unit on each applicable lot.

7.1.6 Adjustment of Credits

The amount of credits authorized for the construction of drainage facilities shall be computed from the unit base costs shown in Table 6. Unit prices shall be automatically adjusted on January of each calendar year, the storm drainage credit will automatically be adjusted averaging the percentage change in the 20-City and San Francisco CCI as reported by ENR for the twelve-month period ending in October of the prior year or a similar published index if the CCI Index is no longer available as determined by the Director. For example, the adjustment for January 2021 will be determined by taking the average percentage change of the 20-City and San Francisco construction cost indexes from October 2019 to October 2020.

7.2 Reimbursements

When credits are authorized for the construction of drainage facilities and the credit amount exceeds the amount of the fees due, the City shall enter into a reimbursement agreement to reimburse the person entitled to such credits. The agreement shall set forth the amount to be reimbursed, the time and manner in which payments are to be made and shall state that reimbursement by the City will only be made from the applicable storm drainage fund when funds are available.

ITEM 10.1.**Exhibit B to the Resolution**

Excess credits shall be reimbursed pursuant to the terms of a reimbursement agreement executed by the City and the person/developer entitled to such credits.

When a project is accepted and a reimbursement agreement is executed, the payments due under the reimbursement agreement shall be paid only from the applicable Storm Drainage Impact Fee Program fund pursuant to the timing established under the reimbursement agreement but will be reimbursed in full no later than ten years from the date the reimbursement is submitted.

Reimbursement amounts will not incur any interest payments and will be limited to the amount in the reimbursement agreement.

The property owner or his authorized agent shall apply for reimbursement no later than five years after the drainage facilities are constructed and accepted by the City. The property owner shall waive the right of reimbursement for construction costs payable under this section when the reimbursement is not applied for within said five-year limitation

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Appendix A: West Yost Technical Memorandums

Future Trunk Drainage Facility Quantities and Costs

- July 27, 2020 Update
- July 24, 2015 Original Memo

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TECHNICAL MEMORANDUM

DATE: July 27, 2020

Project No.: 583-60-19-03.041
SENT VIA: EMAIL

TO: Dalia Fadl, City of Rancho Cordova

FROM: Mark Kubik, PE, RCE #50963

REVIEWED BY: E. Brian Keating, PE, RCE #45863

SUBJECT: Addendum No. 1 to the *Future Trunk Drainage Facility Quantity and Costs* Technical Memorandum



INTRODUCTION

The City of Rancho Cordova (City) is currently included in the Sacramento County Water Agency (County) drainage fee program for Zones 11A and 11B, which provides funding for major drainage facilities. The City intends to implement a new drainage fee program that will replace the existing County program. To assist with this effort, West Yost Associates (West Yost) previously prepared a study to estimate the quantities and costs for the required trunk drainage facilities to serve future development within the City at buildout. The previous study is documented in a Technical Memorandum (TM) dated July 24, 2015, which is included in Appendix A. Since that TM was published, some development activity has occurred, which has triggered the need to update the previous study. The changes to the study are described below.

UPDATE FOR MONTELENA PROJECT

The original West Yost study included the Montelena Project as a future development project that would construct trunk drainage facilities that would be eligible for credit under the City's fee program. The Montelena Project site can be seen on Figure 1 from original study, which is included in Appendix A. Although some of the Montelena trunk drainage facilities had already been constructed (detention basin and drainage channel), the developer had not executed a credit agreement with the County. Since that time, the developer has begun pursuit of a credit/reimbursement agreement with the County and it is anticipated that this will be completed prior to adoption of the City's fee program. Therefore, the prior study was updated to remove Montelena as a future project under the City's fee program. The following items were updated and are included in this Addendum No. 1:

- Table 3 – This table provides an estimate of the future development area that will be served by an underground trunk pipe system. The Montelena Project was removed from the table. In addition, the estimated undevelopable area for the Grantline 208 project was revised to include an additional 15 acres of detention basin area. This increased the total undevelopable area to 96 acres.

ITEM 10.1.

Technical Memorandum

July 27, 2020

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- Table 4 – This table provides an estimate of the future trunk pipe quantities for future development. The Montelena Project was removed from the table.
 - Table 6 – This table provides an estimate of the future development areas, which are then used to estimate future detention basin and channel quantities. The Montelena Project was removed from this table.
 - Table 7 – This table provides estimated quantities of reimbursable construction quantities associated with future detention basin and channel construction. The quantities estimate for the Montelena Project were removed from the table.
 - Table 8 – This table provides an estimate of creditable detention basin land for future development projects. The land estimated for the Montelena detention basin was removed from the table.
 - Table 9 – This table provides the total estimate quantity and cost of future reimbursable trunk drainage facilities. The table was updated with new quantities based on the adjustments made for removal of the Montelena Project.

Tables from the previous study that were not updated (Tables 1, 2, and 5) were unaffected by the change in status of the Montelena Project.

UPDATE FOR COST ESCALATION

In addition to the changes described above for the Montelena Project, the unit costs in Table 9 were updated for inflation using the Engineering News Record 20 Cities Construction Cost Index (ENR Cost Index). The unit costs used in the original study (2015) were based on the May 2014 ENR Cost Index of 9,796. The ENR Cost Index for January 2020 is 11,392. Based on these cost index values, the unit costs from the prior cost estimate were increased by 16.3 percent. One item that was not updated is the cost for land. The drainage fee program will include the cost of land for detention basins in certain cases. The City provided the unit cost for land acquisition and it remains unchanged from cost used in the original study. The updated cost estimate for future trunk drainage facilities is provided in Revised Table 9.

Table 3. Revised Summary of Future Development Areas used for Pipe Quantity Calculations			
Project	Total Project Area, ac ^(a)	Estimated Undevelopable Area, ac ^(a, b)	Estimated Developable Area, ac
Trunk Pipe Facility Quantities Estimated from Drainage Studies			
Anatolia IV ^(c)	28.8	0.0	28.8
Grantline 208	210.6	96.0	114.6
Rounded Totals for Areas with Drainage Studies	239	96	143
Trunk Pipe Facility Quantities Estimated using Per-Acre Estimates			
Arista Del Sol	210.6	59.8	150.8
Arboretum	1,350.8	447.3	903.5
Douglas 98	105.2	0.0	105.2
Douglas 103	111.5	43.8	67.7
Heritage Falls	241.1	33.5	207.6
Rio Del Oro	3,828.5	721.0	3,107.5
SunCreek	1,265.3	309.2	956.1
Sunridge Lot J	74.1	0.0	74.1
The Ranch at Sunridge	530.1	198.3	331.8
Westborough	1,137.5	152.3	985.2
North Douglas II	42.8	24.4	18.4
Rounded Totals for Areas Estimated on Per-Acre Basis	8,898	1,990	6,908
(a) Project areas determined from data provided by Harris & Associates.			
(b) Undevelopable area includes areas that do not drain to pipe system including Wetland Preserve, Open Space, Drainage Parkway, and Detention.			
(c) No trunk pipes will be required in Anatolia IV based on drainage study for Montelena.			

Table 4. Revised Estimated Totals of Future Trunk Pipe Facility Quantities

Drainage Facility Type	Unit	Grantline 208 Estimated Quantities	Other Development Areas			Estimated Base Quantity	Total Estimated Quantity Adjusted for Overland Release
			Area, ac	Estimated Quantity Per Acre	Estimated Quantity		
18-inch Pipe	LF	0	6,908	0.26	1,794	1,794	1,997
24-inch Pipe	LF	74	6,908	3.66	25,271	25,345	28,209
30-inch Pipe	LF	108	6,908	5.24	36,220	36,328	40,433
36-inch Pipe	LF	117	6,908	2.18	15,038	15,155	16,867
42-inch Pipe	LF	0	6,908	2.59	17,870	17,870	19,889
48-inch Pipe	LF	0	6,908	3.34	23,091	23,091	25,700
54-inch Pipe	LF	0	6,908	1.71	11,783	11,783	13,114
48-inch Manhole	EA	2	6,908	0.02	151	153	171
60-inch Manhole	EA	3	6,908	0.02	162	165	183
72-inch Manhole	EA	0	6,908	0.02	130	130	145
84-inch Manhole	EA	0	6,908	0.02	110	110	122
96-inch Manhole	EA	0	6,908	0.00	10	10	12
108-inch Manhole	EA	0	6,908	0.00	10	10	12
Misc. Metal	LB	600	6,908	3.55	24,489	25,089	27,924
Erosion Control Rip Rap - 1/4 Ton	Ton	0	6,908	0.11	751	751	836
Erosion Control Rip Rap - Cobbles	Ton	0	6,908	0.05	355	355	395
Misc. Concrete - Junction Box	CY	0	6,908	0.07	470	470	523
Misc. Concrete - Headwall	CY	19	6,908	0.12	795	814	906

Table 6. Revised Detention and Channel Quantity Estimates - Summary of Future Development Areas

Project	Total Project Area, ac ^(a)	Estimated Undevelopable Area, ac ^(a, c)	Estimated Developable Area, ac
Detention and Channel Facility Quantities Estimated from Drainage Studies			
Anatolia IV ^(b)	28.8	0.0	28.8
Arista Del Sol	210.6	55.8	154.8
Arboretum	1,350.8	447.3	903.5
Douglas 98 ^(b)	105.2	0.0	105.2
Douglas 103 ^(b)	111.5	43.8	67.7
Grantline 208	210.6	81.0	129.6
SunCreek	1,265.3	255.7	1,009.6
Sunridge Lot J ^(b)	74.1	0.0	74.1
The Ranch at Sunridge	530.1	174.0	356.1
Rounded Totals for Areas with Drainage Studies	3,887	1,058	2,829
Detention and Channel Facility Quantities Estimated using Per-Acre Estimates			
Rio Del Oro	3,828.5	682.0	3,146.5
Westborough	1,137.5	152.3	985.2
North Douglas II	42.8	20.4	22.4
Heritage Falls	241.1	16.1	225.0
Rounded Totals for Areas Estimated on Per-Acre Basis	5,250	871	4,379
(a) Project areas determined from data provided by Harris & Associates.			
(b) No onsite detention facilities proposed. Will be served by detention facilities constructed by other projects.			
(c) Undevelopable area includes Wetland Preserve, Open Space, and Drainage Parkway areas.			

Table 7. Revised Estimated Total of Future Trunk Detention Basin and Channel Facility Quantities

Drainage Facility	Unit	Arista Del Sol Estimated Quantities	Arboretum Estimated Quantities	Grantline 208 Estimated Quantities	SunCreek Estimated Quantities	The Ranch at Sunridge Estimated Quantities	Other Development Areas			Total Estimated Quantity
							Area, ac	Estimated Quantity Per Acre	Estimated Quantity	
12-inch Pipe (water quality facility)	LF	0	0	0	0	0	4379	0.014	59	59
18-inch Pipe	LF	0	0	0	0	0	4379	0.016	70	70
24-inch Pipe	LF	0	0	0	2,330	0	4379	0.597	2,614	4,944
30-inch Pipe	LF	50	200	0	250	0	4379	0.123	538	1,038
36-inch Pipe	LF	350	500	0	0	250	4379	0.270	1,183	2,283
42-inch Pipe	LF	0	100	0	0	50	4379	0.050	220	370
48-inch Pipe	LF	0	100	320	0	0	4379	0.115	503	923
54-inch Pipe	LF	0	200	0	0	100	4379	0.074	323	623
48-inch Manhole	EA	2	0	0	0	0	4379	0.0005	2	4
Fencing and Gates - 3' high post + cable	LF	1,460	7,100	2,950	14,500	3,190	4379	9.544	41,795	70,995
Fencing and Gates - Pipe Gate	EA	3	11	2	11	7	4379	0.011	47	81
Misc. Metal	LB	1,000	5,500	1,200	5,500	2,500	4379	4.124	18,060	33,760
Excavation Channel and Detention Basins	CY	141,150	373,000	127,750	428,300	162,000	4379	710.460	3,111,106	4,343,306
Erosion Control Rip Rap - Class 1 Backing	Ton	0	0	0	0	0	4379	0.190	834	834
Erosion Control Rip Rap - Cobbles	Ton	100	550	100	550	250	4379	0.404	1,770	3,320
Access/Maintenance Rd. (1" asph conc)	SF	54,000	469,000	100,800	414,000	140,000	4379	343.633	1,504,767	2,682,567
Access/Maintenance Rd. (1" aggr base)	SF	162,000	1,407,000	302,400	1,241,000	420,000	4379	1032.651	4,521,980	8,054,380
Geotextile Fabric	SF	0	0	0	0	0	4379	1.297	5,679	5,679
Hydroseeding	AC	4.0	11.5	2.3	55.0	6.0	4379	0.022	94	173
Detention Basin Landscaping and Amenities	AC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	75	75
Misc. Concrete - Headwall	CY	87	286	40	286	280	4379	0.243	1,062	2,041
Misc. Concrete - Ramp	CY	30	110	10	110	40	4379	0.082	357	657

Table 8. Revised Estimate of Creditable Detention Basin Land for Future Projects			
Project	On-site Detention Anticipated?	Estimated Area of Creditable Land, ac	Notes
Anatolia IV	No	0	
Arista Del Sol	Yes	0	Will only serve single project and no detention basin will serve 160 acres or more.
Arboretum	Yes	0	Will only serve single project and no detention basin will serve 160 acres or more.
Douglas 98	No	0	
Douglas 103	No	0	
Grantline 208	Yes	5	Only West Basin will serve 160 acres or more. Area for West Basin is estimated from 2007 drainage study that did not include hydromodification mitigation.
SunCreek	Yes	0	Will only serve single project and no detention basin will serve 160 acres or more.
Sunridge Lot J	No	0	
The Ranch at Sunridge	Yes	7	Regional Basin SMCC7D expansion is assumed to be creditable. Regional Basin SMCC18D is located within wetland preserve and will not be creditable. Other detention basins serve only single project and less than 160 acres.
Rio Del Oro	Yes	38	The reimbursable detention basin land is estimated from 2005 drainage study.
Westborough	Yes	22	Approximated using requirements for Grantline 208 project.
North Douglas II	Yes	0	Will only serve single project and no detention detention basin will serve 160 acres or more.
Heritage Falls	Yes	0	Will only serve single project.
<i>Subtotal</i>		<i>72.0</i>	
<i>Contingency (15%)</i>		<i>10.8</i>	Additional detention basins or portions of basins that qualify for reimbursement.
<i>Estimated Total of Creditable Detention Basin Land</i>		<i>82.8</i>	

Table 9. Revised Estimated Cost to Construct Future Trunk Drainage Facilities

Drainage Facility	Unit	Trunk Pipe System Quantity	Detention and Channel Quantity	Total Drainage Facility Quantity	Unit Cost, dollars	Estimated Cost, dollars
12-inch Pipe (water quality facility)	LF	0	60	60	56	3,349
18-inch Pipe	LF	2,000	70	2,070	70	144,435
24-inch Pipe	LF	28,000	5,000	33,000	87	2,878,236
30-inch Pipe	LF	40,000	1,000	41,000	105	4,291,188
36-inch Pipe	LF	17,000	2,300	19,300	128	2,468,887
42-inch Pipe	LF	20,000	370	20,370	163	3,316,426
48-inch Pipe	LF	26,000	1,000	27,000	186	5,023,830
54-inch Pipe	LF	13,000	650	13,650	209	2,857,303
48-inch Manhole	EA	200	5	205	4,535	929,757
60-inch Manhole	EA	200	0	200	6,629	1,325,733
72-inch Manhole	EA	150	0	150	8,722	1,308,289
84-inch Manhole	EA	150	0	150	10,815	1,622,278
96-inch Manhole	EA	15	0	15	13,722	205,837
108-inch Manhole	EA	15	0	15	15,932	238,981
Fencing and Gates - 3' high post + cable	LF	0	71,000	71,000	19	1,321,081
Fencing and Gates - Pipe Gate	EA	0	80	80	3,896	311,664
Misc. Metal	LB	28,000	34,000	62,000	6.4	396,557
Excavation Channel and Detention Basins	CY	0	4,350,000	4,350,000	4.5	19,729,000
Erosion Control Rip Rap - Class 1 Backing	Ton	0	850	850	66	56,344
Erosion Control Rip Rap - 1/4 Ton	Ton	900	0	900	71	63,845
Erosion Control Rip Rap - Cobbles	Ton	400	3,300	3,700	70	258,169
Access/Maintenance Rd. (1" asph conc)	SF	0	2,700,000	2,700,000	0.65	1,758,341
Access/Maintenance Rd. (1" aggr base)	SF	0	8,100,000	8,100,000	0.30	2,449,117
Geotextile Fabric	SF	0	6,000	6,000	0.29	1,744
Hydroseeding	AC	0	200	200	3,012	602,394
Detention Basin Landscaping and Amenities	AC	0	75	75	69,775	5,233,156
Misc. Concrete - Junction Box	CY	550	0	550	1,314	722,757
Misc. Concrete - Headwall	CY	1,000	2,100	3,100	1,314	4,073,722
Misc. Concrete - Ramp	CY	0	700	700	779	545,411
Utility Relocation	LS	0	0	1	2,511,915	2,511,915
<i>Rounded Subtotal</i>						<i>66,650,000</i>
<i>Contingency (12%)</i>						<i>7,998,000</i>
<i>Engineering (8%)</i>						<i>5,332,000</i>
Total Estimated Construction Cost including Engineering						\$ 79,980,000
Detention Basin Land	AC	0	82.8	82.8	200,000	16,560,000
Total Estimated Construction Cost Including Engineering and Land Costs						\$ 96,540,000

APPENDIX A
2015 Technical Memorandum

**TECHNICAL MEMORANDUM**

DATE: July 24, 2015

Project No.: 583-00-14-01.001
SENT VIA: EMAIL

TO: Britton Snipes, City of Rancho Cordova

FROM: Mark Kubik, R.C.E. #50963

REVIEWED BY: Steve Dalrymple, R.C.E. #21188

SUBJECT: Future Trunk Drainage Facility Quantities and Costs

INTRODUCTION

The City of Rancho Cordova (City) is currently included in the Sacramento County Water Agency (County) drainage fee program for Zones 11A and 11B, which provides funding for major drainage facilities. The City intends to implement a new drainage fee program that will replace the existing County program. Upon implementation, the new program will establish new drainage fees to be used for funding major drainage facilities required to serve future development within the City at buildout. In support of this effort, West Yost Associates estimated the quantities and costs of the future trunk drainage facilities that will be needed for the known major future development projects within the City. Figure 1 shows the future projects that are the subject of this study along with several previously constructed projects. Note that all tables and figures are located at the end of this Technical Memorandum (TM). The previously constructed projects were used to develop the quantity estimates for future projects as described below. The following topics are discussed in this TM:

- Drainage Facility Types to be Included in the Fee Program
- Estimate of Future Trunk Drainage Facility Quantities
- Estimate of Future Trunk Drainage Facility Costs

DRAINAGE FACILITY TYPES TO BE INCLUDED IN THE FEE PROGRAM

The drainage facilities to be included in the City's fee program will be generally the same as those included in the County's Zone 11 fee program. For that program, developers that construct trunk drainage facilities serving tributary areas of 30 acres or more may receive credit against drainage fees or reimbursement for such construction. The major facility categories that are included in the current Zone 11 program and will also be included in the City's fee program are:

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- Pipe Systems – This category includes: pipes, manholes, junction boxes, headwalls, erosion control facilities, hand rails, trash racks, and flap gates.
- Channel Systems – This category includes: channel excavation, access ramps, maintenance paths, fencing, gates, and erosion control facilities.
- Detention Basins – This category includes: trunk detention basins for flood control, hydromodification, and stormwater quality treatment. Creditable construction items include: excavation, access ramps, maintenance paths, fencing, inlets, outlets, and facilities for erosion control.
- Detention Basin Real Estate – Land for detention basins may be creditable if specific criteria are met.
- Utility Relocation – A nominal budget for utility relocation is included to cover the cost of potential utility relocations they are not paid for by the affected utility.
- Special Facilities – The County's Zone 11 fee program includes some special facilities such as railroad bridges and overchutes at the Folsom South Canal. There are no special facilities anticipated to be needed in the City.

The fee program will need to also include other items such as engineering and administration costs as well as contingencies. As discussed later, this study includes a contingency factor and an engineering allowance. Additional items such as administration costs will need to be added by the City as desired to determine the appropriate drainage fees.

ESTIMATE OF FUTURE TRUNK DRAINAGE FACILITY QUANTITIES

Approach and Data Sources

Ideally, the future quantities of trunk drainage facilities required to serve future development projects would be determined from detailed engineering studies for each project. Drainage master plans were available for some, but not all future projects in the City and in some cases the master plans did not identify all of the potential trunk facilities within a project. Therefore, for this study, the future trunk drainage quantities were estimated using a combination of the available drainage planning information for future projects and data from previously constructed projects. This information was used to estimate the average quantities required for each facility type per acre of developed land. These unit quantities were then used to estimate the total drainage facility quantities required for future development areas that have not yet been studied in detail or to fill in information gaps for other projects. Table 1 presents a list of the information sources that were used for this study. The locations of the projects listed in Table 1 can be seen on Figure 1. Using the available information, the following steps were taken to estimate the future trunk drainage facility quantities:

1. The trunk drainage facility quantities from previously constructed projects in the City were determined from drainage credit and reimbursement agreements issued by the County since 2003. The developed area being served by the facilities was estimated from available drainage studies. Wetland preserve areas, drainage parkways, undeveloped open space or other completely undeveloped areas were not included in the area estimates. Other developed open space areas, such as parks, were included.

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2. The trunk drainage facilities for future projects were estimated from the available drainage studies. For two future projects (Montelena and Douglas 98), credit agreements have been executed by the County, but the projects have not been constructed. Table 1 indicates whether the projects used for the quantity estimates have been constructed. The developed area being served by the facilities was estimated from available drainage studies. Again, wetland preserve areas, drainage parkways, and completely undeveloped open space were excluded from the area estimates, while parks and other developed open space areas were included.
3. Using the information from Steps 1 and 2 above, the average quantity of each facility type per acre of developed area was estimated.
4. The per-acre quantities determined in Step 3 were multiplied by the acreage of developable land to estimate the drainage facility quantities required for future development areas that do not have drainage studies or have data gaps for specific facility types.
5. The quantities estimated in Step 4 were added to the quantities that were determined from the available drainage studies to estimate the total trunk drainage quantities required to serve the City at buildout.

Estimate of Trunk Pipe System Quantities

Because different sources of information were available for trunk pipe systems versus detention basins and channels, the per-acre quantities for these facility categories were estimated separately. Table 2 summarizes the trunk pipe system quantities from select projects that have been constructed in the City, as well as the quantities determined from the available drainage studies. The quantity estimate for trunk pipe systems includes: pipes, manholes, miscellaneous metals such as trash racks and flap gates, erosion control at outfalls, and concrete quantities for outfalls. There may be other facility types that are constructed in the future that are not included in the estimate prepared for this study (saddle manholes, for example). The facility types included in the estimates for this study are the most common and allow for reasonable estimates of quantities and costs for future trunk drainage facilities. It is assumed that less common facility types that have previously been credited by the County will continue to be credited under the City's fee program, even if they are not included in the estimates herein. This is also true for the other major facility categories discussed below.

The area served by the trunk drainage facilities for each project was estimated to then allow determination of the per-acre quantity for each type of facility. The areas were determined from watershed maps or storm drain calculations. The area served was not necessarily limited to the project limits if the tributary area includes offsite areas. As mentioned above, the area served does not include wetland preserve, drainage parkway, and other undeveloped areas that do not drain to the pipe system. The constructed and proposed facilities were summed in each category and divided by the total area served by the facilities to estimate an average per-acre quantity for each facility type (see Table 2).

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To estimate the total trunk pipe system quantities required within the study area, the quantities for development projects without drainage studies were estimated by multiplying the developable area by the unit quantities for each facility type. These estimated quantities were added to the quantities determined from the available drainage studies. A summary of the future projects in the study area and an estimate of the associated developable area are provided in Table 3. The table also indicates those projects for which the trunk pipe quantities were estimated from drainage studies and those for which the per-acre quantity estimates were used. The location of each project is shown on Figure 1. Table 4 provides a summary of the total estimated quantities for trunk pipe facilities.

As indicated in Table 4, adjustments to the total pipe quantities were made to account for the pipe upsizing that is anticipated due to overland release requirements that limit the allowable depth of the surface flows during the 100-year storm. The County of Sacramento determined that this requirement would increase the reimbursable cost of a trunk pipe system by 11.3 percent as described in their 2015 Engineer's Report for the Zones 11A, 11B, and 11C Fee Plan. Therefore, we adjusted the pipe quantities by a like amount to produce an equivalent cost increase.

Estimate of Trunk Detention Basin and Channel System Quantities

Table 5 summarizes the detention basin and channel system quantities from select projects that have been constructed in the City as well as the quantities determined from the available drainage studies. These systems can include: excavation, pipes, manholes (for outlet pipes), miscellaneous metals such as trash racks and flap gates, erosion control at outfalls, concrete for outfalls and ramps, and fencing. Excavation for detention basins and channels is lumped into a single category because some past credit agreements issued by the County did not distinguish between the two and the cost for each does not differ significantly, if at all. Land for some detention facilities may be reimbursable and this is discussed further in the next section.

The County of Sacramento intends to modify their drainage standards to require that a Manning's n value of 0.08 be used for the design of a drainage channel rather than 0.06. The City plans to implement the same change to their drainage standards. According to the County's 2015 Engineer's Report for Zones 11A, 11B, and 11C, it is estimated that this change in the standards will result in a 29 percent increase in the excavation quantities required for channel construction. Therefore, for this study, the channel excavation quantities that were included in Table 5 were increased by 29 percent above the calculated value.

For each project, the area served by the facilities was estimated to allow determination of the per-acre quantity for each facility. The areas were determined from watershed maps or storm drain calculations. The area served may include offsite developed areas that are tributary to a detention basin. The area served does not include wetland preserve areas or tributary areas that may develop later, but were assumed to be undeveloped for the facility sizing. The constructed and proposed facilities were summed in each category and divided by the total area served by the facilities to estimate an average per-acre quantity for each facility type (see Table 5).

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To estimate the total detention basin and channel system quantities required within the study area in the future, the quantities for projects without drainage studies were estimated by multiplying the developable area by the unit quantities for each facility type. These estimated quantities were added to the quantities determined from the available drainage studies. A summary of the future projects in the study area and an estimate of the associated developable area are provided in Table 6. The table also indicates those projects for which the quantities were estimated from drainage studies and those for which the per-acre quantity estimates were used. The location of each project is shown on Figure 1. Table 7 provides a summary of the total estimated drainage quantities for trunk pipe detention basin and channel facilities.

Estimate of Creditable Detention Basin Land

The City plans to compensate developers for the appraised value of land for detention basins that provide peak flow and volume mitigation. To be eligible for credit or reimbursement, these basins must be:

- Part of an approved drainage master plan;
- Deemed to be hydraulically efficient;
- Regionally beneficial (serving more than 160 acres);
- Permanent facilities; and
- Reserved by the County pursuant to the Subdivision Map Act.

The City does not plan to issue credits or reimbursements for land purchases for detention facilities that serve only a single developer or is associated with in-fill projects where peak flow attenuation is required to accommodate limitations in downstream conveyance.

Based on the available drainage planning data, it appears that many of the detention basins to be constructed within the study area south of Douglas Road will not be creditable because they will serve only one project and will serve less than 160 acres. This is mainly because the large areas of wetland preserve will require developers to provide end of pipe detention to prevent increased flooding or erosion within the preserve. Most of the future detention basins within this area have been planned at some level and approximate estimates of the reimbursable land can be made. A large detention basin will be constructed at the west end of The Ranch at Sunridge project. This basin was planned as a regional detention basin (SMCC18D) with the Master Drainage Study for the Sunrise Douglas Specific Plan Area. Although it is a regional basin that will serve more than one developer, it is currently planned to be located within a wetland preserve. Because this land is not developable, we have assumed that the land for Basin SMCC18D will not be creditable.

The situation north of Douglas Road is different. With the exception of the southern portion of Rio Del Oro, most of this area will be less constrained by wetlands and will likely use more regional detention approaches that could meet the land reimbursement criteria. However, current drainage studies are not available for the projects in this area. A drainage study prepared for Rio Del Oro in 2005 indicates that three regional detention basins covering 38 acres would be required. This drainage study is considered to be outdated. However, lacking better information, we have used this acreage as an estimate of the creditable land for Rio Del Oro. The detention

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requirements for Westborough are also uncertain. Therefore, the creditable land from other projects were used to estimate the creditable land for Westborough. Table 8 provides a summary of the assumed detention basin land acquisition for future projects. A contingency of 15 percent was included to the detention basin land estimate to account for potential additional basins or estimating inaccuracies.

ESTIMATE OF FUTURE TRUNK DRAINAGE FACILITY COSTS

The cost to construct the future trunk drainage facilities was estimated based on the following significant assumptions:

- Unit costs are based on construction costs as of May 2014. (ENR 20 Cities CCI of 9796).
- The unit costs used to estimate construction costs were based on cost data from constructed projects, manufacturer quotes, estimating guides, and engineering judgment. After reviewing these items, the unit costs were selected based on direction from the City to be comparable with the County's reimbursement schedule. Under their current fee program, the County reimburses only a portion of the costs for trunk drainage facilities to help cover upsizing costs required due to runoff from neighboring properties.
- The nominal unit cost for excavation of channels and detention basins is estimated assuming on-site disposal without a significant haul distance.
- A construction contingency of 12 percent was included to account for the planning level uncertainties and construction cost uncertainties associated with the estimates.
- Engineering was included as 8 percent of the construction subtotal.
- Land acquisition costs are estimated based on information provided by the City.
- The cost for utility relocation was estimated based on the County of Sacramento fee program for Zone 11A.

Table 9 presents the total estimated cost for each facility type and the estimated total cost to construct all trunk drainage facilities (including qualified land acquisition) within the study area. The quantities in Table 9 are rounded totals from Tables 4 and 7. The total cost to construct all facilities is estimated to be \$72.7 million. The total estimated cost for reimbursable detention basin land is approximately \$18.6 million.

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Table 1. Data Sources for Trunk Drainage Estimates

Project	Item	Trunk Pipe Data Available?	Trunk Channel and Detention Data Available?
Anatolia I (constructed)	Credit or Reimbursement Agreement (2004, 2007, 2009)	Yes	Yes
Anatolia II (constructed)	Credit or Reimbursement Agreement (2004, 2010)	Yes	Yes
Douglas 98 (west portion)	Credit or Reimbursement Agreement (2007)	Yes	No
North Douglas Villages 1, 3, and 7 (constructed)	Credit or Reimbursement Agreement (2005, 2008)	Yes	Yes
Sunridge Park (constructed)	Credit or Reimbursement Agreement (2005, 2007)	Yes	Yes
Montelena	Drainage Study, Wood Rodgers, 2007	Yes	Yes
Grantline 208	Drainage Study, Wood Rodgers, 2014	Yes	Yes
SunCreek	Preliminary Cost Estimate, SunCreek Plan Area Specific Plan, Proposed Backbone Infrastructure, MacKay & Soms, 2013	Some, but not used.	Yes
Arboretum	Technical Memorandum, Arboretum Proposed Conditions Model, Wood Rodgers and Conceptual Design for Blodgett Reservoir Spillway, Wood Rodgers, 2010	No	Yes
Arista Del Sol	Preliminary Grading Study, Wood Rodgers, 2014	No	Yes
The Ranch at Sunridge	Preliminary Grading Study, Wood Rodgers, 2014	No	Yes

Table 2. Estimate of Future Trunk Pipe Facility Quantities Per Acre																
Drainage Facility Type	Unit	Anatolia I & II ^(a)		Douglas 98 (western shed) ^(a)		North Douglas ^(a)		Sunridge Park ^(a)		Montelena and Anatolia IV ^(b)		Grantline 208 & Portion of Douglas 98 ^(b)		Totals		
		Quantity	Developed Area Served, ac	Quantity	Developed Area Served, ac	Quantity	Developed Area Served, ac	Quantity	Developed Area Served, ac	Quantity	Developed Area Served, ac	Quantity	Developed Area Served, ac	Quantity	Developed Area Served, ac	Estimated Quantity per Acre of Future Development
18-inch Pipe	LF	0	508	344	74	0	131.8	0	250	0	210	0	150.6	344	1,324	0.26
24-inch Pipe	LF	3,083	508	0	74	0	131.8	424	250	1,264	210	74	150.6	4,845	1,324	3.66
30-inch Pipe	LF	1,909	508	0	74	2,343	131.8	1,354	250	1,230	210	108	150.6	6,944	1,324	5.24
36-inch Pipe	LF	873	508	344	74	200	131.8	369	250	980	210	117	150.6	2,883	1,324	2.18
42-inch Pipe	LF	1,849	508	0	74	913	131.8	664	250	0	210	0	150.6	3,426	1,324	2.59
48-inch Pipe	LF	1,234	508	0	74	1,257	131.8	1,121	250	815	210	0	150.6	4,427	1,324	3.34
54-inch Pipe	LF	991	508	0	74	0	131.8	531	250	737	210	0	150.6	2,259	1,324	1.71
48-inch Manhole	EA	9	508	5	74	6	131.8	1	250	6	210	2	150.6	29	1,324	0.022
60-inch Manhole	EA	10	508	4	74	2	131.8	6	250	6	210	3	150.6	31	1,324	0.023
72-inch Manhole	EA	11	508	0	74	2	131.8	7	250	5	210	0	150.6	25	1,324	0.019
84-inch Manhole	EA	8	508	0	74	2	131.8	7	250	4	210	0	150.6	21	1,324	0.016
96-inch Manhole	EA	0	508	0	74	0	131.8	1	250	1	210	0	150.6	2	1,324	0.002
108-inch Manhole	EA	0	508	0	74	0	131.8	2	250	0	210	0	150.6	2	1,324	0.002
Misc. Metal	LB	1,461	508	0	74	634	131.8	1,200	250	800	210	600	150.6	4,695	1,324	3.55
Erosion Control Rip Rap - 1/4 Ton	Ton	0	508	0	74	0	131.8	144	250	0	210	0	150.6	144	1,324	0.11
Erosion Control Rip Rap - Cobbles	Ton	0	508	0	74	68	131.8	0	250	0	210	0	150.6	68	1,324	0.05
Misc. Concrete - Junction Box	CY	80.14	508	0	74	0	131.8	10	250	0	210	0	150.6	90	1,324	0.07
Misc. Concrete - Headwall	CY	52.87	508	0	74	18.95	131.8	31.6	250	30	210	19	150.6	152	1,324	0.12
Notes: ^(a) Information from constructed project. ^(b) Information from drainage studies.																

Table 3. Summary of Future Development Areas used for Pipe Quantity Calculations			
Project	Total Project Area, ac ^(a)	Estimated Undevelopable Area, ac ^{(a) (b)}	Estimated Developable Area, ac
Trunk Pipe Facility Quantities Estimated from Drainage Studies			
Anatolia IV ^(c)	28.8	0.0	28.8
Grantline 208	210.6	81.0	129.6
Montelena	252.9	54.5	198.4
<i>Rounded Totals for Areas with Drainage Studies</i>	<i>492</i>	<i>136</i>	<i>357</i>
Trunk Pipe Facility Quantities Estimated using Per-Acre Estimates			
Arista Del Sol	210.6	59.8	150.8
Arboretum	1,350.8	447.3	903.5
Douglas 98	105.2	0.0	105.2
Douglas 103	111.5	43.8	67.7
Heritage Falls	241.1	33.5	207.6
Rio Del Oro	3,828.5	721.0	3,107.5
SunCreek	1,265.3	309.2	956.1
Sunridge Lot J	74.1	0.0	74.1
The Ranch at Sunridge	530.1	198.3	331.8
Westborough	1,137.5	152.3	985.2
North Douglas II	42.8	24.4	18.4
<i>Rounded Totals for Areas Estimated on Per-acre Basis</i>	<i>8,898</i>	<i>1,990</i>	<i>6,908</i>
Notes:			
^(a) Project areas determined from data provided by Harris & Associates.			
^(b) Undevelopable area includes areas that do not drain to pipe system including Wetland Preserve, Open Space, Drainage Parkway, and Detention.			
^(c) No trunk pipes will be required in Anatolia IV based on drainage study for Montelena.			

Table 4. Estimated Totals of Future Trunk Pipe Facility Quantities

Drainage Facility Type	Unit	Montelena Estimated Quantities	Grantline 208 Estimated Quantities	Other Development Areas			Estimated Base Quantity	Total Estimated Quantity Adjusted for Overland Release
				Area, ac	Estimated Quantity Per Acre	Estimated Quantity		
18-inch Pipe	LF	0	0	6,908	0.26	1,794	1,794	1,997
24-inch Pipe	LF	1,264	74	6,908	3.66	25,271	26,609	29,616
30-inch Pipe	LF	1,230	108	6,908	5.24	36,220	37,558	41,802
36-inch Pipe	LF	980	117	6,908	2.18	15,038	16,135	17,958
42-inch Pipe	LF	0	0	6,908	2.59	17,870	17,870	19,889
48-inch Pipe	LF	815	0	6,908	3.34	23,091	23,906	26,607
54-inch Pipe	LF	737	0	6,908	1.71	11,783	12,520	13,935
48-inch Manhole	EA	6	2	6,908	0.02	151	159	177
60-inch Manhole	EA	6	3	6,908	0.02	162	171	190
72-inch Manhole	EA	5	0	6,908	0.02	130	135	151
84-inch Manhole	EA	4	0	6,908	0.02	110	114	126
96-inch Manhole	EA	1	0	6,908	0.00	10	11	13
108-inch Manhole	EA	0	0	6,908	0.00	10	10	12
Misc. Metal	LB	800	600	6,908	3.55	24,489	25,889	28,814
Erosion Control Rip Rap - 1/4 Ton	Ton	0	0	6,908	0.11	751	751	836
Erosion Control Rip Rap - Cobbles	Ton	0	0	6,908	0.05	355	355	395
Misc. Concrete - Junction Box	CY	0	0	6,908	0.07	470	470	523
Misc. Concrete - Headwall	CY	30	19	6,908	0.12	795	844	939

Table 5. Estimate of Future Trunk Detention and Channel Facility Quantities Per Acre																						
Drainage Facility	Unit	Anatolia I & II ^(a)		North Douglas ^(a)		Sunridge Park ^(a)		Montelena ^(a)		Grantline 208 ^(b)		SunCreek ^(b)		Arboretum ^(b)		Arista Del Sol ^(b)		The Ranch at Sunridge ^(b)		Totals		
		Quantity	Developed Area Served, ac	Quantity	Developed Area Served, ac	Quantity	Developed Area Served, ac ^(c)	Quantity	Developed Area Served, ac ^(c)	Quantity	Developed Area Served, ac ^(c)	Quantity	Developed Area Served, ac ^(c)	Quantity	Developed Area Served, ac	Quantity	Developed Area Served, ac ^(c)	Quantity	Developed Area Served, ac	Quantity	Developed Area Served, ac	Estimated Quantity per Acre of Future Development
12-inch Pipe (water quality facility)	LF	0	518	0	87	0	349	55	390	0	265	0	1,169	0	904	0	153	0	237	55	4,072	0.014
18-inch Pipe	LF	10	518	0	87	0	349	55	390	0	265	0	1,169	0	904	0	153	0	237	65	4,072	0.016
24-inch Pipe	LF	100	518	0	87	0	349	0	390	0	265	2,330	1,169	0	904	0	153	0	237	2,430	4,072	0.597
30-inch Pipe	LF	0	518	0	87	0	349	0	390	0	265	250	1,169	200	904	50	153	0	237	500	4,072	0.123
36-inch Pipe	LF	0	518	0	87	0	349	0	390	0	265	0	1,169	500	904	350	153	250	237	1,100	4,072	0.270
42-inch Pipe	LF	0	518	0	87	0	349	55	390	0	265	0	1,169	100	904	0	153	50	237	205	4,072	0.050
48-inch Pipe	LF	0	518	48	87	0	349	0	390	320	265	0	1,169	100	904	0	153	0	237	468	4,072	0.115
54-inch Pipe	LF	0	518	0	87	0	349	0	390	0	265	0	1,169	200	904	0	153	100	237	300	4,072	0.074
Fencing and Gates - 3' high post + cable	LF	0	518	1560	87	200	349	7,900	390	2,950	265	14500	1,169	7,100	904	1,460	153	3,190	237	38,860	4,072	9.544
Fencing and Gates - Pipe Gate	EA	0	518	3	87	1	349	6	390	2	265	11	1,169	11	904	3	153	7	237	44	4,072	0.011
Misc. Metal	LB	0	518	317	87	0	349	775	390	1,200	265	5,500	1,169	5,500	904	1,000	153	2,500	237	16,792	4,072	4.124
Excavation: Channel and Detention Basins	CY	1,215,693	518	73,027	87	110,365	349	261,354	390	127,750	265	428,300	1,169	373,000	904	141,150	153	162,000	237	2,892,639	4,072	710.460
Erosion Control Rip Rap - Class 1 Backing	Ton	660	518	0	87	0	349	115	390	0	265	0	1,169	0	904	0	153	0	237	775	4,072	0.190
Erosion Control Rip Rap - Cobbles	Ton	0	518	0	87	36	349	60	390	100	265	550	1,169	550	904	100	153	250	237	1,646	4,072	0.404
Access/Maintenance Rd. (1" asph conc)	SF	0	518	0	87	34100	349	187,200	390	100,800	265	414,000	1,169	469,000	904	54,000	153	140,000	237	1,399,100	4,072	343.633
Access/Maintenance Rd. (1" aggr base)	SF	0	518	42240	87	68200	349	561,600	390	302,400	265	1,241,000	1,169	1,407,000	904	162,000	153	420,000	237	4,204,440	4,072	1,032.651
Geotextile Fabric	SF	0	518	5280	87	0	349	0	390	0	265	0	1,169	0	904	0	153	0	237	5,280	4,072	1.297
Hydroseeding	AC	0	518	8.8	87	0	349	0	390	2.3	265	55.0	1,169	11.5	904	4.0	153	6.0	237	87.6	4,072	0.022
Misc. Concrete - Headwall	CY	0	518	8.4	87	0	349	0	390	40	265	286	1,169	286	904	87	153	280	237	987	4,072	0.243
Misc. Concrete - Ramp	CY	0	518	32	87	0	349	0	390	10	265	110	1,169	110	904	30	153	40	237	332	4,072	0.082
Notes: ^(a) Information from constructed project. Excavation quantities were increased by 29 percent to account for changes in drainage standards related to increased Manning's n values for channels and hydromodification mitigation. ^(b) Information from drainage studies. ^(c) Includes offsite areas that drain to the detention basin.																						

Table 6. Detention and Channel Quantity Estimates - Summary of Future Development Areas			
Project	Total Project Area, ac ^(a)	Estimated Undevelopable Area, ac ^{(a) (c)}	Estimated Developable Area, ac
<i>Detention and Channel Facility Quantities Estimated from Drainage Studies</i>			
Anatolia IV ^(b)	28.8	0.0	28.8
Arista Del Sol	210.6	55.8	154.8
Arboretum	1,350.8	447.3	903.5
Douglas 98 ^(b)	105.2	0.0	105.2
Douglas 103 ^(b)	111.5	43.8	67.7
Grantline 208	210.6	81.0	129.6
Montelena	252.9	54.5	198.4
SunCreek	1,265.3	255.7	1,009.6
Sunridge Lot J ^(b)	74.1	0.0	74.1
The Ranch at Sunridge	530.1	174.0	356.1
<i>Rounded Totals for Areas with Drainage Studies</i>	<i>4,140</i>	<i>1,112</i>	<i>3,028</i>
<i>Detention and Channel Facility Quantities Estimated using Per-Acre Estimates</i>			
Rio Del Oro	3,828.5	682.0	3,146.5
Westborough	1,137.5	152.3	985.2
North Douglas II	42.8	20.4	22.4
Heritage Falls	241.1	16.1	225.0
<i>Rounded Totals for Areas Estimated on Per-acre Basis</i>	<i>5,250</i>	<i>871</i>	<i>4,379</i>
Notes:			
^(a) Project areas determined from data provided by Harris & Associates.			
^(b) No onsite detention facilities proposed. Will be served by detention facilities constructed by other projects.			
^(c) Undevelopable area includes Wetland Preserve, Open Space, and Drainage Parkway areas.			

Table 7. Estimated Total of Future Trunk Detention Basin and Channel Facility Quantities

Drainage Facility	Unit	Arista Del Sol Estimated Quantities	Arboretum Estimated Quantities	Grantline 208 Estimated Quantities	Montelena Estimated Quantities	SunCreek Estimated Quantities	The Ranch at Sunridge Estimated Quantities	Other Development Areas			Total Estimated Quantity
								Area, ac	Estimated Quantity Per Acre	Estimated Quantity	
12-inch Pipe (water quality facility)	LF	0	0	0	55	0	0	4379	0.014	59	114
18-inch Pipe	LF	0	0	0	55	0	0	4379	0.016	70	125
24-inch Pipe	LF	0	0	0	0	2,330	0	4379	0.597	2,614	4,944
30-inch Pipe	LF	50	200	0	0	250	0	4379	0.123	538	1,038
36-inch Pipe	LF	350	500	0	0	0	250	4379	0.270	1,183	2,283
42-inch Pipe	LF	0	100	0	55	0	50	4379	0.050	220	425
48-inch Pipe	LF	0	100	320	0	0	0	4379	0.115	503	923
54-inch Pipe	LF	0	200	0	0	0	100	4379	0.074	323	623
48-inch Manhole	EA	2	0	0	0	0	0	4379	0.0005	2	4
Fencing and Gates - 3' high post + cable	LF	1,460	7,100	2,950	7,900	14,500	3,190	4379	9.544	41,795	78,895
Fencing and Gates - Pipe Gate	EA	3	11	2	6	11	7	4379	0.011	47	87
Misc. Metal	LB	1,000	5,500	1,200	775	5,500	2,500	4379	4.124	18,060	34,535
Excavation Channel and Detention Basins	CY	141,150	373,000	127,750	261,354	428,300	162,000	4379	710.460	3,111,106	4,604,660
Erosion Control Rip Rap - Class 1 Backing	Ton	0	0	0	115	0	0	4379	0.190	834	949
Erosion Control Rip Rap - Cobbles	Ton	100	550	100	60	550	250	4379	0.404	1,770	3,380
Access/Maintenance Rd. (1" asph conc)	SF	54,000	469,000	100,800	187,200	414,000	140,000	4379	343.633	1,504,767	2,869,767
Access/Maintenance Rd. (1" aggr base)	SF	162,000	1,407,000	302,400	561,600	1,241,000	420,000	4379	1032.651	4,521,980	8,615,980
Geotextile Fabric	SF	0	0	0	0	0	0	4379	1.297	5,679	5,679
Hydroseeding	AC	4.0	11.5	2.3	0	55.0	6.0	4379	0.022	94	173
Detention Basin Landscaping and Amenities	AC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	75	75
Misc. Concrete - Headwall	CY	87	286	40	0	286	280	4379	0.243	1,062	2,041
Misc. Concrete - Ramp	CY	30	110	10	0	110	40	4379	0.082	357	657

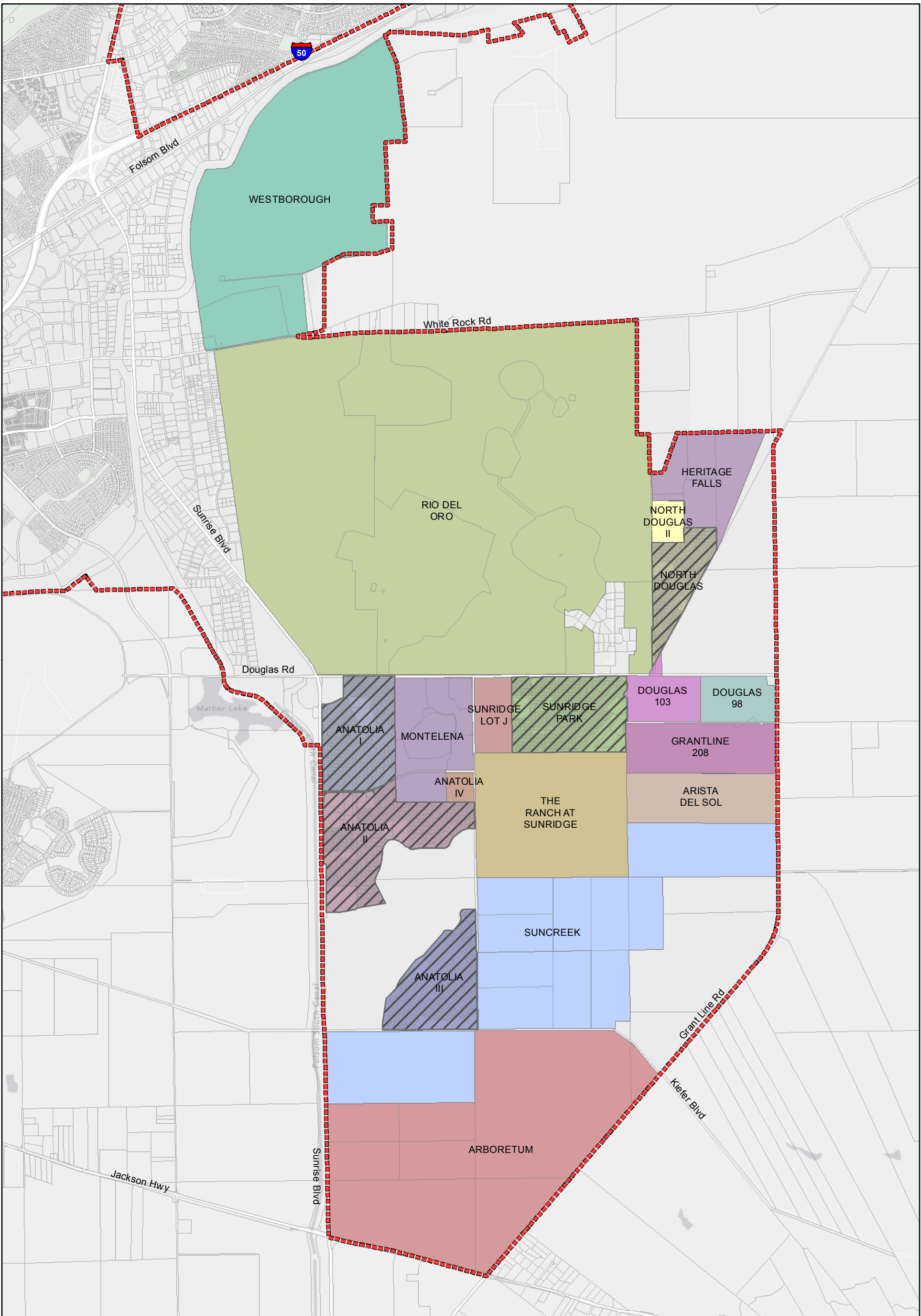
Table 8. Estimate of Creditable Detention Basin Land for Future Projects

Project	On-site Detention Anticipated?	Estimated Area of Creditable Land, ac	Notes
Anatolia IV	No	0	
Arista Del Sol	Yes	0	Will only serve single project and no detention basin will serve 160 acres or more.
Arboretum	Yes	0	Will only serve single project and no detention basin will serve 160 acres or more.
Douglas 98	No	0	
Douglas 103	No	0	
Grantline 208	Yes	5	Only West Basin will serve 160 acres or more. Area for West Basin is estimated from 2007 drainage study that did not include hydromodification mitigation.
Montelena	Yes	9	Regional detention basin part of original drainage plan for Sunrise Douglas Specific Plan.
SunCreek	Yes	0	Will only serve single project and no detention basin will serve 160 acres or more.
Sunridge Lot J	No	0	
The Ranch at Sunridge	Yes	7	Regional Basin SMCC7D expansion is assumed to be creditable. Regional Basin SMCC18D is located within wetland preserve and will not be creditable. Other detention basins serve only single project and less than 160 acres.
Rio Del Oro	Yes	38	The reimbursable detention basin land is estimated from 2005 drainage study.
Westborough	Yes	22	Approximated using requirements for Grantline 208 project.
North Douglas II	Yes	0	Will only serve single project and no detention detention basin will serve 160 acres or more.
Heritage Falls	Yes	0	Will only serve single project.
<i>Subtotal</i>		<i>81.0</i>	
<i>Contingency (15%)</i>		<i>12.2</i>	Additional detention basins or portions of basins that qualify for reimbursement.
<i>Estimated Total of Creditable Detention Basin Land</i>		<i>93.2</i>	

Table 9. Estimated Cost to Construct Future Trunk Drainage Facilities

Drainage Facility	Unit	Trunk Pipe System Quantity	Detention and Channel Quantity	Total Drainage Facility Quantity	Unit Cost in Dollars	Estimated Cost in Dollars
12-inch Pipe (water quality facility)	LF	0	115	115	48	5,520
18-inch Pipe	LF	2,000	125	2,125	60	127,500
24-inch Pipe	LF	30,000	5,000	35,000	75	2,625,000
30-inch Pipe	LF	42,000	1,000	43,000	90	3,870,000
36-inch Pipe	LF	18,000	2,300	20,300	110	2,233,000
42-inch Pipe	LF	20,000	425	20,425	140	2,859,500
48-inch Pipe	LF	27,000	1,000	28,000	160	4,480,000
54-inch Pipe	LF	14,000	650	14,650	180	2,637,000
48-inch Manhole	EA	200	5	205	3,900	799,500
60-inch Manhole	EA	200	0	200	5,700	1,140,000
72-inch Manhole	EA	150	0	150	7,500	1,125,000
84-inch Manhole	EA	150	0	150	9,300	1,395,000
96-inch Manhole	EA	15	0	15	11,800	177,000
108-inch Manhole	EA	15	0	15	13,700	205,500
Fencing and Gates - 3' high post + cable	LF	0	79,000	79,000	16	1,264,000
Fencing and Gates - Pipe Gate	EA	0	90	90	3,350	301,500
Misc. Metal	LB	29,000	35,000	64,000	6	352,000
Excavation Channel and Detention Basins	CY	0	4,600,000	4,600,000	4	17,940,000
Erosion Control Rip Rap - Class 1 Backing	Ton	0	1,000	1,000	57	57,000
Erosion Control Rip Rap - 1/4 Ton	Ton	900	0	900	61	54,900
Erosion Control Rip Rap - Cobbles	Ton	400	3,400	3,800	60	228,000
Access/Maintenance Rd. (1" asph conc)	SF	0	3,000,000	3,000,000	0.56	1,680,000
Access/Maintenance Rd. (1" aggr base)	SF	0	8,600,000	8,600,000	0.26	2,236,000
Geotextile Fabric	SF	0	6,000	6,000	0.25	1,500
Hydroseeding	AC	0	200	200	2,590	518,000
Detention Basin Landscaping and Amenities	AC	0	75	75	60,000	4,500,000
Misc. Concrete - Junction Box	CY	550	0	550	1,130	621,500
Misc. Concrete - Headwall	CY	1,000	3,000	4,000	1,130	4,520,000
Misc. Concrete - Ramp	CY	0	700	700	670	469,000
Utility Relocation	LS	0	0	1	2,160,000	2,160,000
<i>Rounded Subtotal</i>						60,580,000
<i>Contingency (12%)</i>						7,269,600
<i>Engineering (8%)</i>						4,846,400
Total Estimated Construction Cost including Engineering						72,696,000
Detention Basin Land	AC	0	93.2	93.2	200,000	18,640,000
Total Estimated Construction Cost Including Engineering and Land Costs						91,336,000

Last Saved: 5/15/2014 7:40:32 AM mtkubik: N:\Clients\583 City of Rancho Cordova\00-14-01 On-Call Services\GIS\Figures\Figure 1 Key Existing & Future Projects.mxd



LEGEND

- CITY BOUNDARY
- CONSTRUCTED PROJECTS

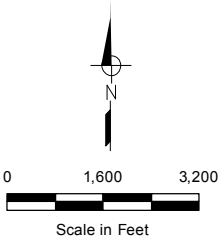


FIGURE 1

City of Rancho Cordova
Trunk Drainage Facility
Quantities and Costs
**KEY EXISTING AND FUTURE
DEVELOPMENT PROJECTS**



CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, ADOPTING THE STORM DRAINAGE IMPACT FEE PROGRAM
FEE SCHEDULE**

WHEREAS, in 1965 Sacramento County formed the Zone 11 fee program (Zone 11 Program) to provide funding for the construction of major drainage facilities within the urbanized and unurbanized areas of the county; and

WHEREAS, all development projects that contribute to stormwater runoff are required to pay a drainage impact fee to offset the cost of major drainage facilities; and

WHEREAS, in 1996 the Zone 11 Program was revised to create three separate zones, 11A, 11B and 11C, to account for differing hydrology standards within differing areas of Sacramento County and include flood control detention, water quality facilities, environmental mitigation, and master planning, and

WHEREAS, in 2004 the Zone 11 Program was revised to reflect required improvements and unit costs for reimbursable items; and

WHEREAS, effective July 1, 2003, the City of Rancho Cordova incorporated; and

WHEREAS, the City desires to separate from Sacramento County's Zone 11 Program and create a Storm Drainage Impact Fee Program and fee schedule; and

WHEREAS, in January of each calendar year, the storm drainage impact fee will be automatically adjusted averaging the percentage change in the 20-City and San Francisco Construction Cost Index (CCI) as reported by Engineering News Record (ENR); and

WHEREAS, the proposed fee schedule, Exhibit A, will be effective 30 days after City Council's adoption of an Ordinance adding Chapter 16.95 of the Rancho Cordova Municipal Code.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does adopt the proposed Storm Drainage Impact Fee Program Fee Schedule attached hereto as Exhibit A, and subsequent updates as necessary.

BE IT FURTHER RESOLVED that the Storm Drainage Impact Fee Program Fee Schedule shall take effect sixty (60) days after adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of September 2020, by following vote:

ITEM 10.1.

ATTACHMENT 4

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Stacy Leitner, CMC
City Clerk

David M. Sander, Mayor

Drainage Impact Fee by Land Use

Exhibit A

Land Use	Percent Impervious	Construction Cost/Acre	Administration Cost/Acre	Total Fee/Acre
Commercial/Office/retail ¹	70%	\$ 21,673	\$ 867	\$ 22,540
Industrial ¹	70%	\$ 21,673	\$ 867	\$ 22,540
High Density Residential	-	-	-	-
RMH	75%	\$ 23,222	\$ 929	\$ 24,151
RD-30 ²	70%	\$ 21,673	\$ 867	\$ 22,540
RD-25	70%	\$ 21,673	\$ 867	\$ 22,540
RD-20	70%	\$ 21,673	\$ 867	\$ 22,540
Medium Density Residential	-	-	-	-
RD-15	70%	\$ 21,673	\$ 867	\$ 22,540
RD-10	60%	\$ 18,577	\$ 743	\$ 19,320
RD-7	50%	\$ 15,481	\$ 619	\$ 16,100
RD-6	40%	\$ 12,385	\$ 495	\$ 12,880
Low Density Residential	-	-	-	-
RD-5	40%	\$ 12,385	\$ 495	\$ 12,880
RD-4	38%	\$ 11,766	\$ 470	\$ 12,236
RD-3	33%	\$ 10,063	\$ 402	\$ 10,465
RD-2	28%	\$ 8,515	\$ 340	\$ 8,855
RD-1	25%	\$ 7,741	\$ 310	\$ 8,051
AR-1	17%	\$ 5,264	\$ 210	\$ 5,474
AR-2	10%	\$ 3,096	\$ 124	\$ 3,220
AR-5	10%	\$ 3,096	\$ 124	\$ 3,220
AR-10	10%	\$ 3,096	\$ 124	\$ 3,220
Mowed Grass with graded and piped to drain	20%	\$ 6,192	\$ 248	\$ 6,440
Mowed grass with no piped drainage	10%	\$ 3,096	\$ 124	\$ 3,220
Impervious Area of Park ²	75%	\$ 23,222	\$ 929	\$ 24,151
School Campus with detention	25%	\$ 7,741	\$ 310	\$ 8,051
School Campus	50%	\$ 15,481	\$ 619	\$ 16,100

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%.

MEMORANDUM

ITEM 10.2.



DATE: September 21, 2020

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner

SUBJECT: **AMENDMENT TO THE SUNCREEK SPECIFIC PLAN, A 1,264 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

On August 17, 2020, the City Council approved the first reading of the comprehensive amendments to the Suncreek Specific which included revisions of the number of acres and densities to Table 3-3 “Land Use Summary” and Table 3-4 “Land Use by Owner”. Additional amendments were required to Table 3-3 and Table 3-4 after the 1st Reading on August 17, 2020, which require another first reading. The amendment to the tables listed above are highlighted below in this staff report. All other amendments that were presented at the August 17th meeting are included in Attachment 2 and 4 for reference. The August 17, 2020 staff report for the comprehensive amendments is included as an attachment to this staff report for reference.

PROPOSED SPECIFIC PLAN ADDITIONAL AMENDMENT:

The applicant is proposing an amendment to revise Table 3-3 “Land Use Summary” and Table 3-4 “Land Use by Owner”. The proposed revision includes the number of acres and densities for some of the land uses. **Figure 1: Proposed Table 3-3 and Figure 2: Proposed Table 3-4.** The proposed revisions are shown in red.

Figure 1: Table 3-3

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)	295.7 292.9	2,023	42.4%	23.4% 23.2%	6.84 6.91
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 44.2	1,052	22.1%	3.4% 3.5%	24.83 23.8
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 86	0		6.7% 6.8%	
GRANT LINE ROAD	3.1	0		0.2%	
TOTAL	1,263.9	4,693		100.0%	

Figure 2: Proposed Table 3-4

LAND USE	CALLAHAN		GILMARTIN/ TREVOR (INVESTK)		SHALAKO		GRANTLINE 220		VRAME		SIERRA SUNRISE (Lennar)	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
Categories												
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 44.9	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 11.8	235	5.4	140	10.3 9.1	237	12.9	272	0	0	4.8 5.0	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 13.0		13.4		2.5		18.4 18.2	
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

ANALYSIS

SPECIFIC PLAN ADDITIONAL AMENDMENT

The proposed revisions to Table 3-3 and Table 3-4 for the acres and densities of some of the land uses reflect the requirement for the high density residential acres within the approved 2013 Affordable Housing Agreement. The Table 3-3 and Table 3-4 in the August 17th 2020 Sun Creek Specific Plan comprehensive amendments showed the high density residential acres reduced for some of the neighborhoods. Therefore, the proposed revisions are a correction to the tables which alter some of the other land use acres and densities such as medium high density and major roads.

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. August 17, 2020 Suncreek Specific Plan Amendments Staff Report
4. Redline Suncreek Specific Plan
5. 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 and September 21, 2020, the City Council held a properly noticed public hearings 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:

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

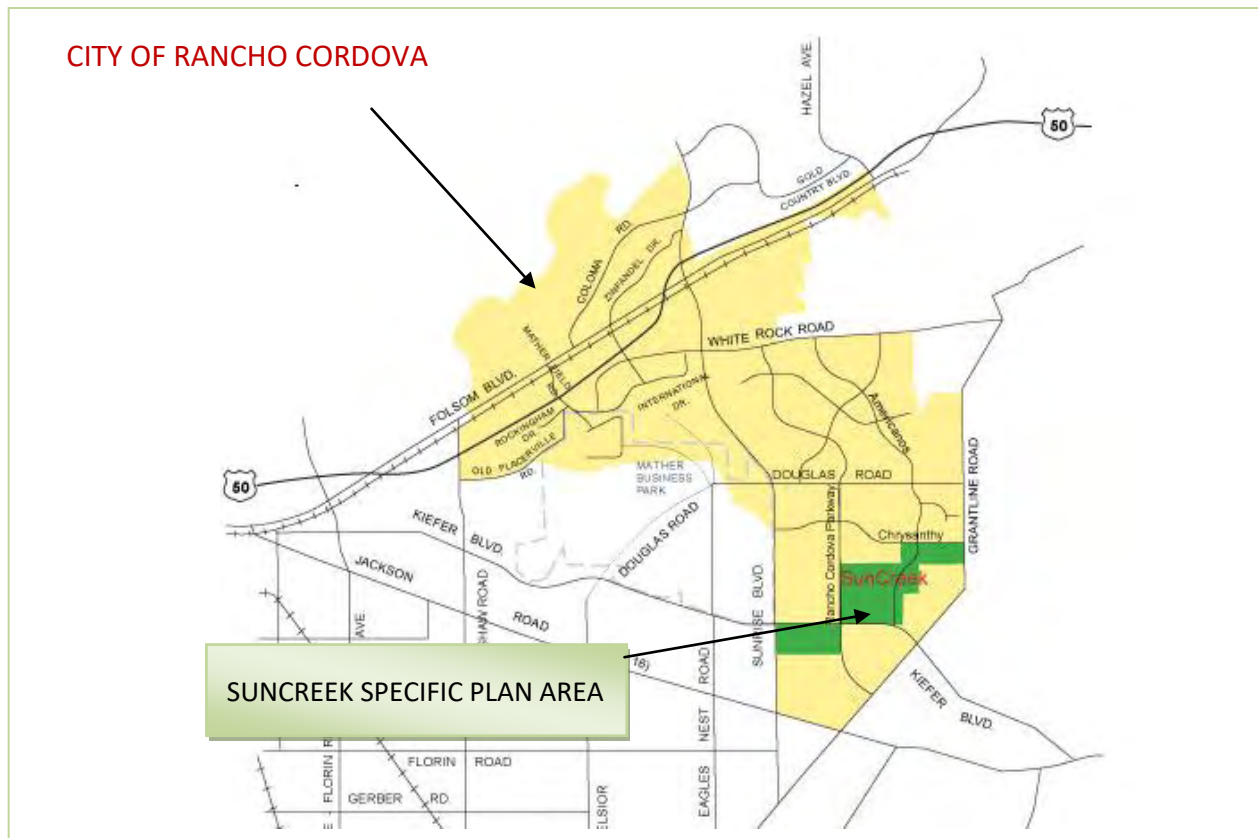
The project purpose is to create a cluster of walkable residential villages and a major civic and recreation core comprised of a community park, schools, and major open space. The residential neighborhoods will create a distinctive district for the city and house a work force to enhance the jobs housing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



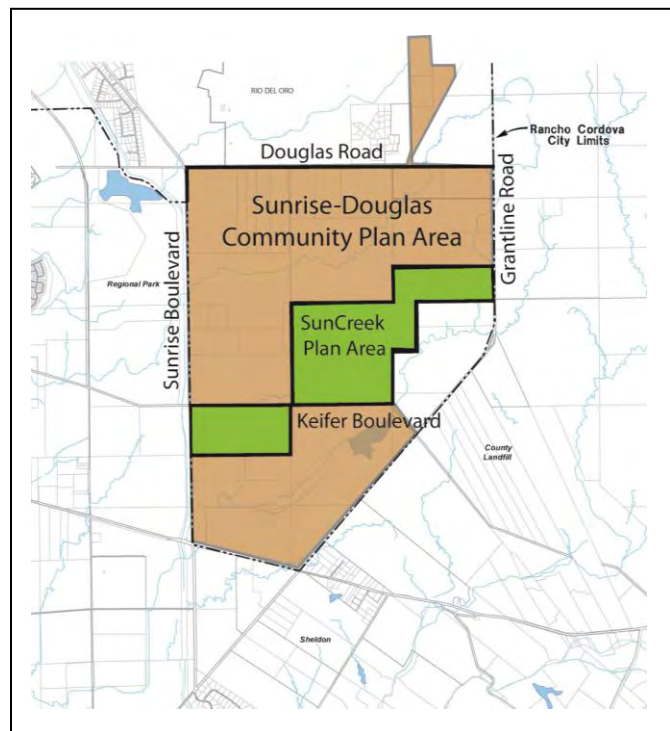
INTRODUCTION AND PLAN OVERVIEW

- 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

INTRODUCTION AND PLAN OVERVIEW

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.

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.

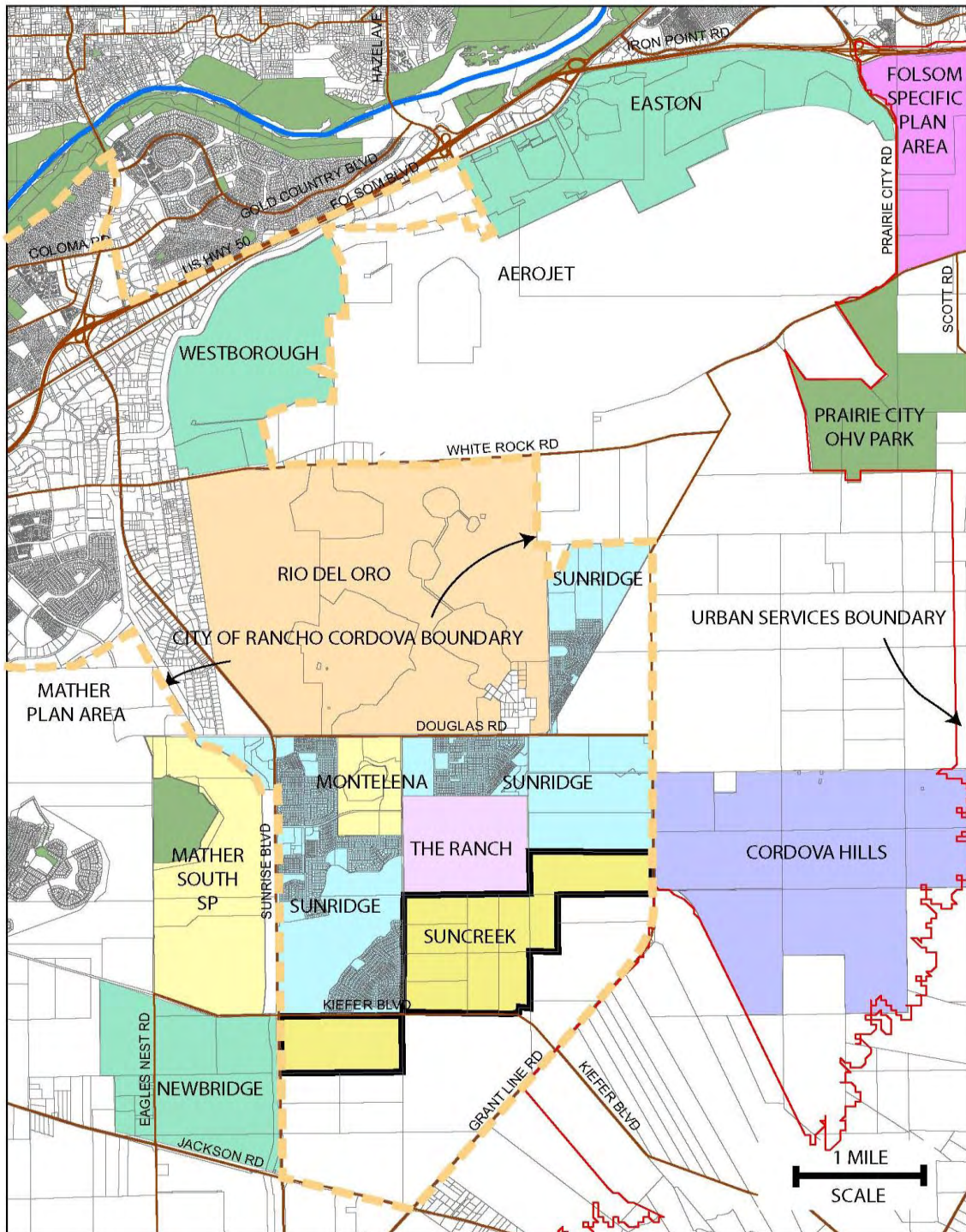
These development projects include a mix of housing types, schools, parks, and commercial uses. The existing and planned streets in these plans establish the locations where the SunCreek circulation plan will connect to the surrounding community.

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 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.

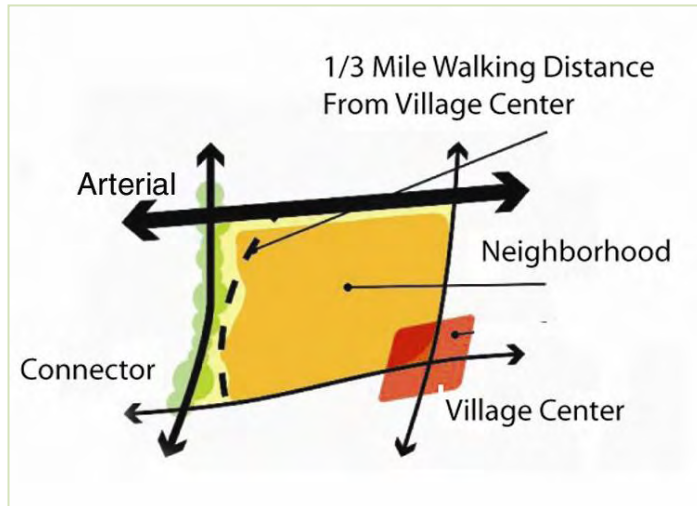
Neighborhoods

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.

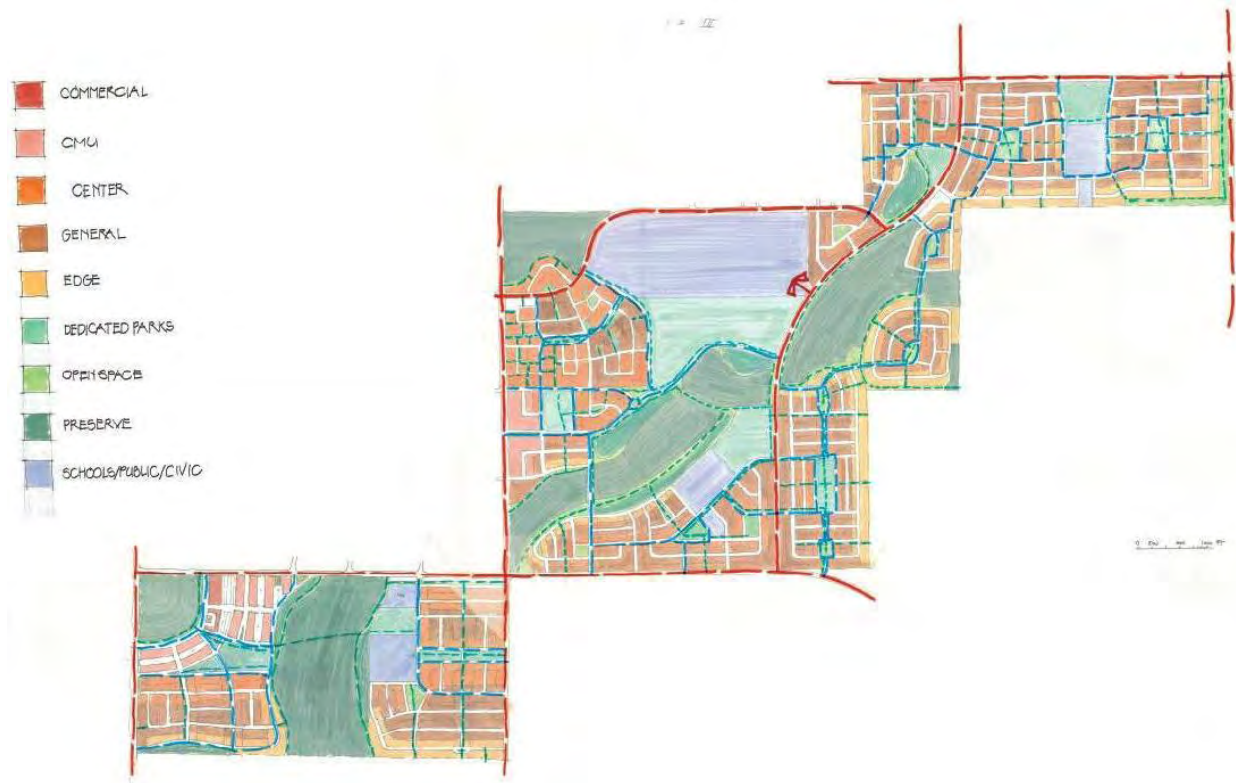
Districts

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.

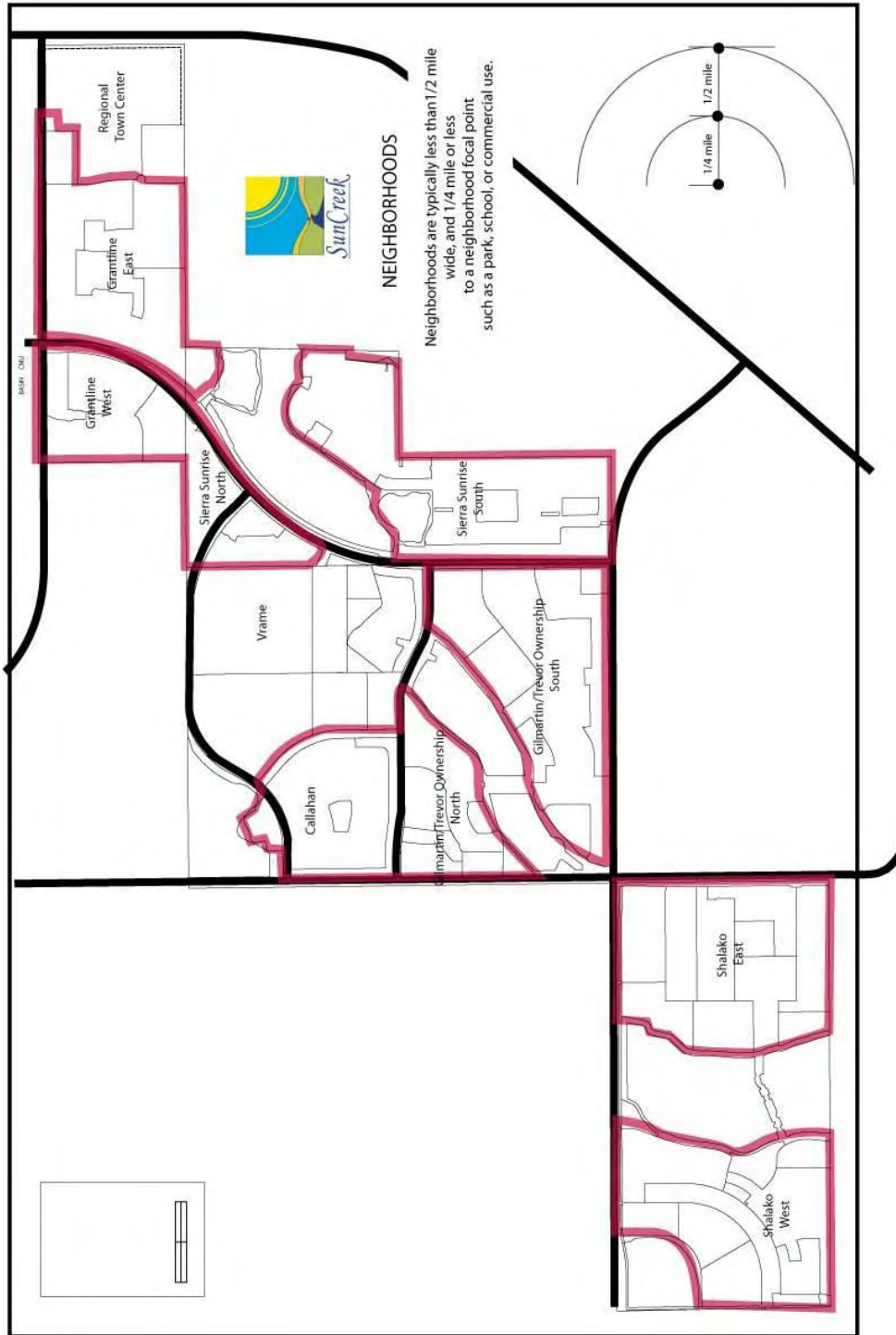
In keeping with the General Plan building block concepts and the General Plan Land Use Smart Growth Principles,) the SunCreek residential

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 11x17

Figure 2-4 Access to Parks and Open Space



Figure 2-5 Access to Schools

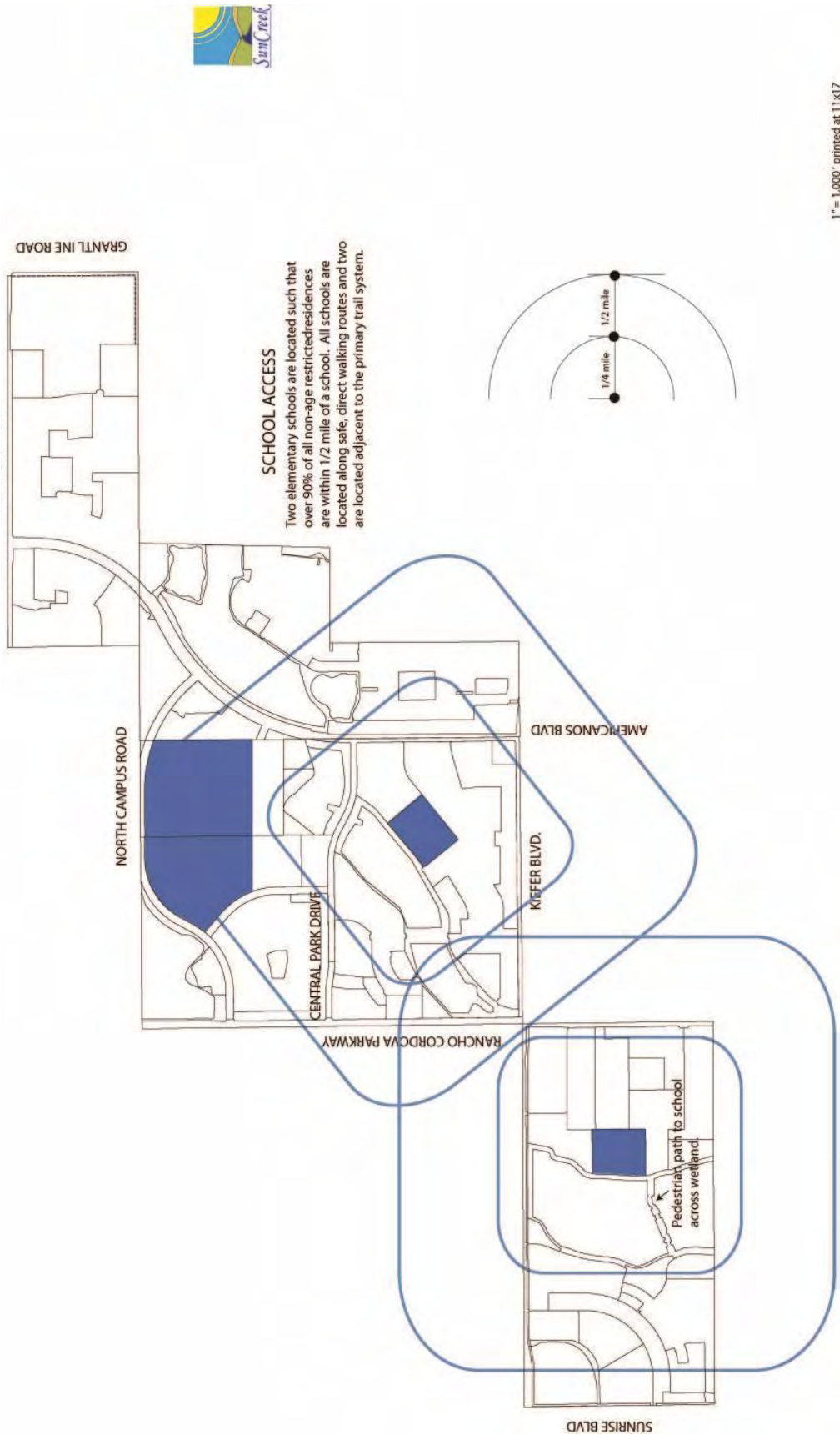
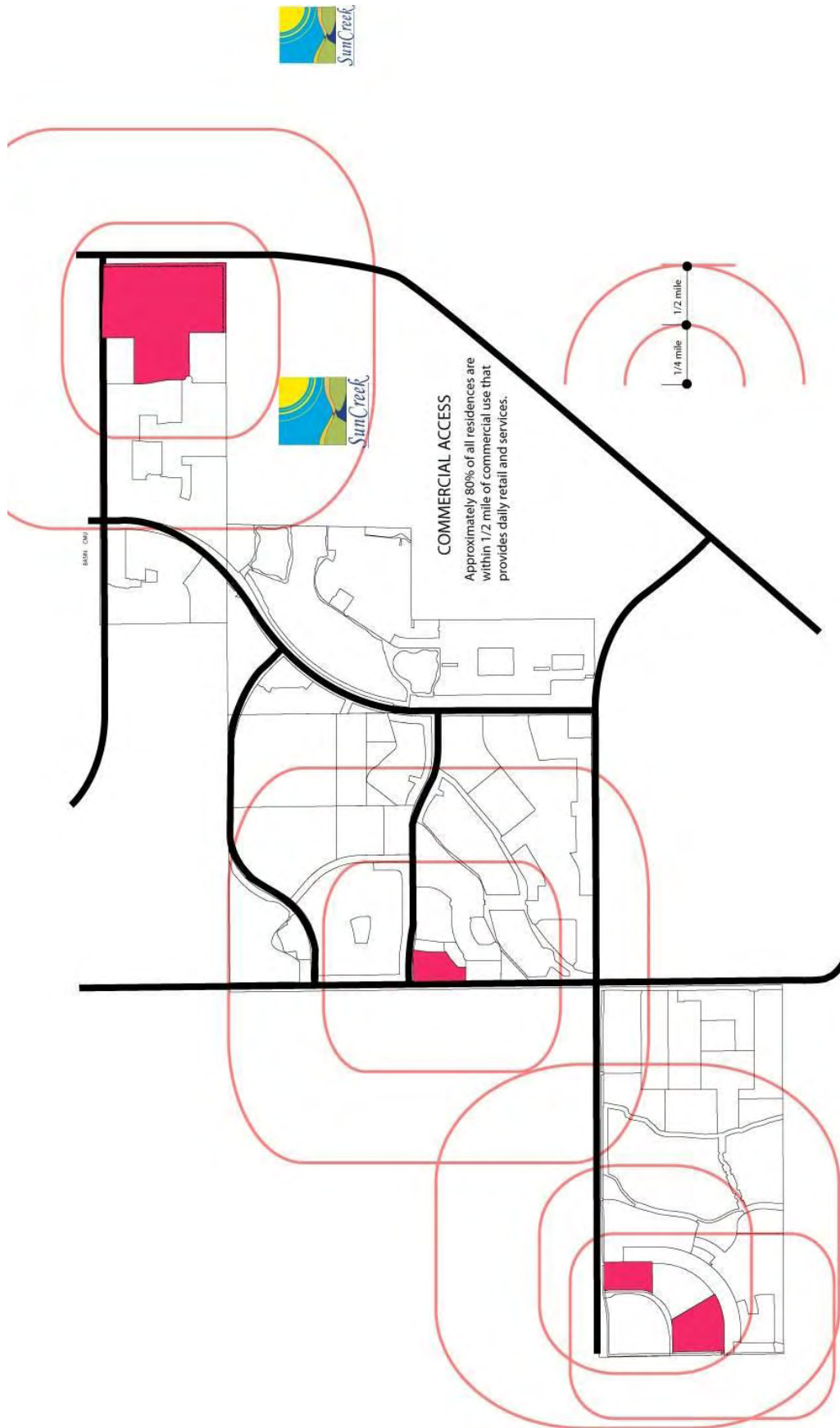


Figure 2-6 Access to Commercial and Service Centers



1" = 1,000' printed at 11x17

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.

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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 10.2.*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

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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.

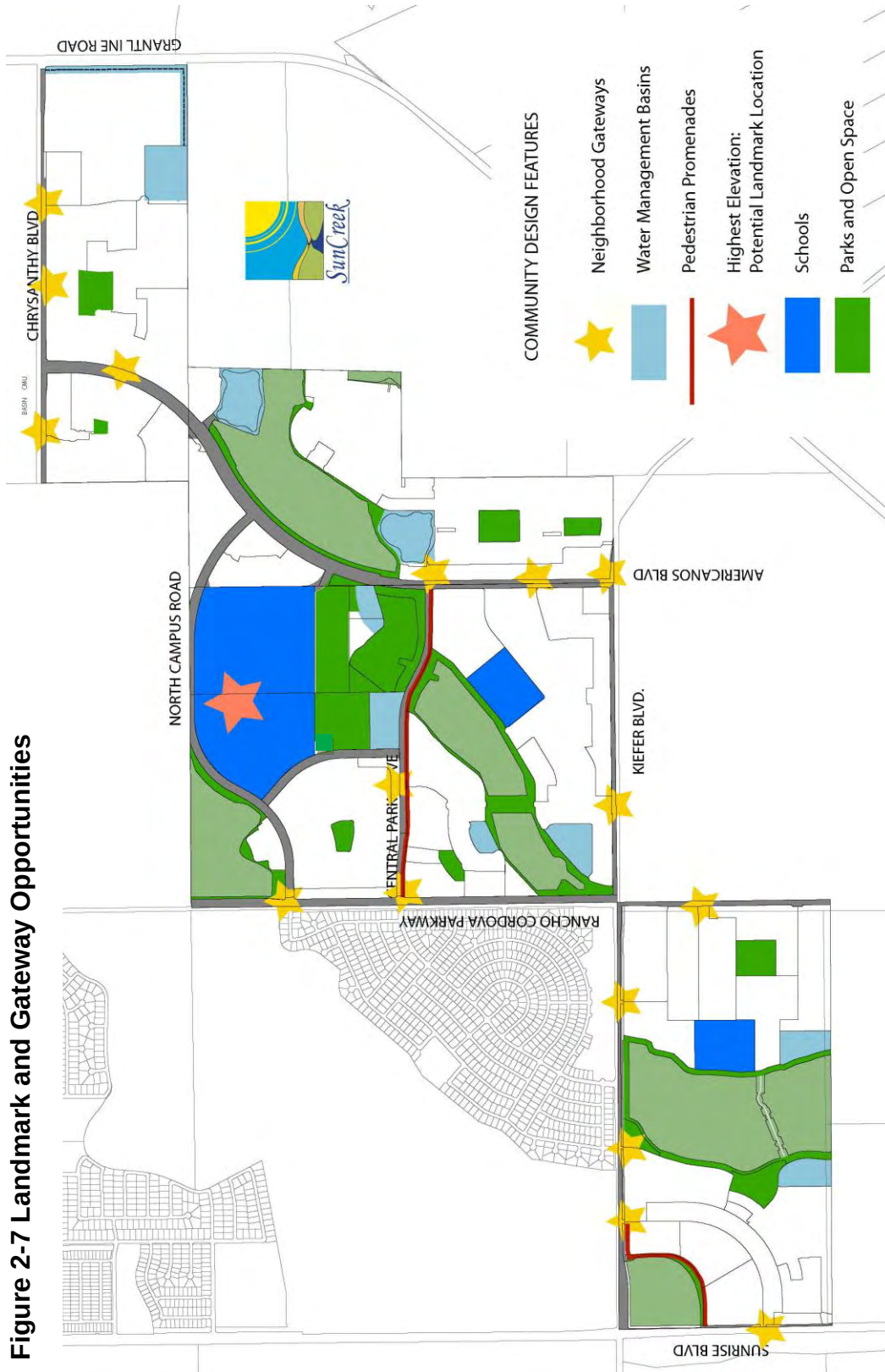
The school provides an opportunity to include a bell or clock tower or other dominant structure that can be located at the highest point in the project area. The open space to the north and the large community park to the south create a setting for an open vista in which a tall building element will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

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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:

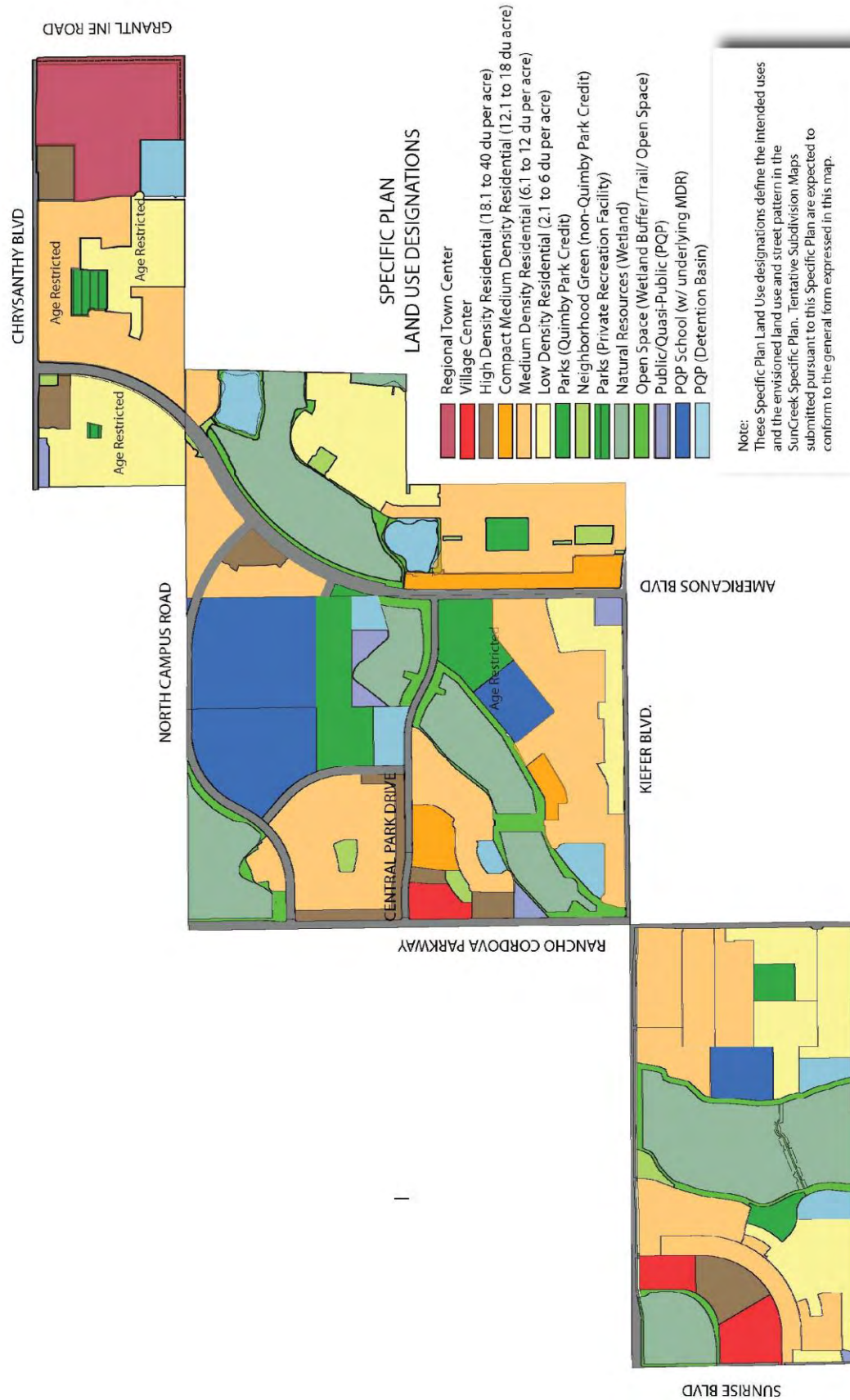
Table 3-1 Land Use Designations

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 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.

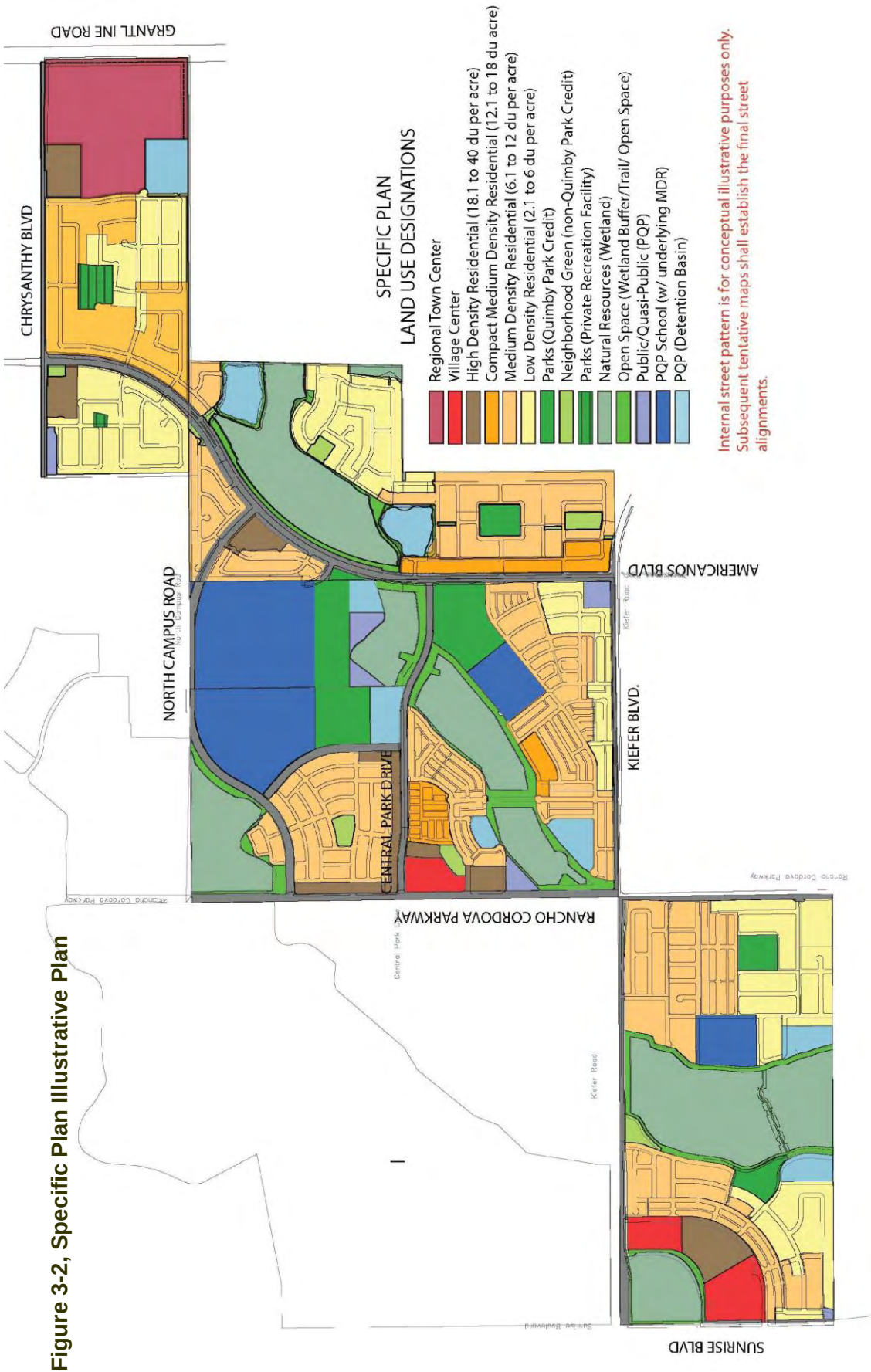
Residential development in the High Density Residential (HDR) designation will contribute to fulfilling the Regional Housing Needs Allocation (RHNA) calculation for the city.

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.

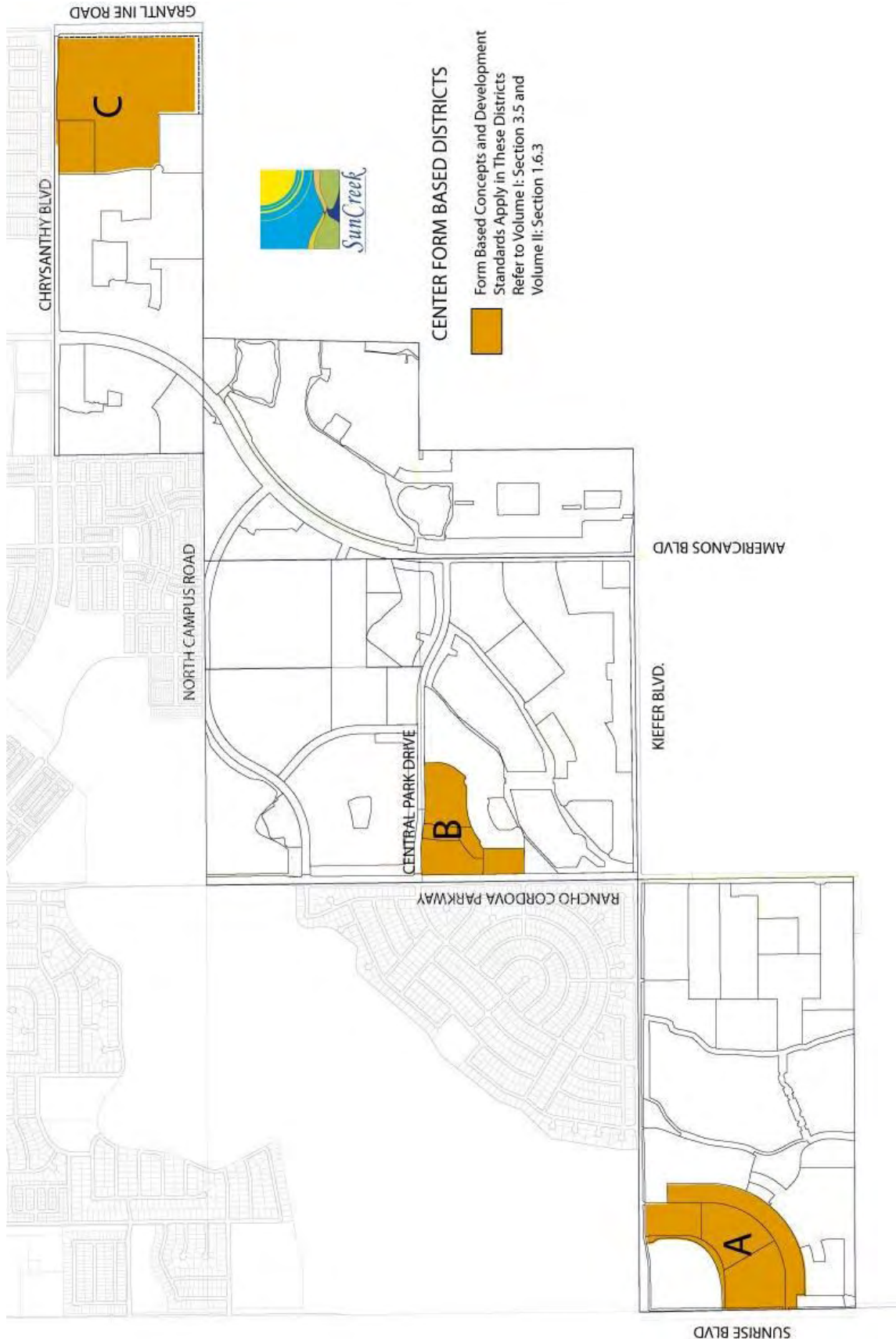
- A description of the intent and location of each of the form based zones provided in this chapter.
- The type of street and the treatment of edge conditions or “street typology” as defined in Chapter 4, Circulation and applied in Volume II, Development Regulations.
- The type of building frontage treatment 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.

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

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.

ITEM 10.2.*LAND USE***ATTACHMENT 2
Exhibit A to the Ordinance****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)	292.9	2,023	42.4%	23.2%	6.91
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)	44.2	1,052	22.1%	3.5%	23.8
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	86	0		6.8%	
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.

ITEM 10.2.

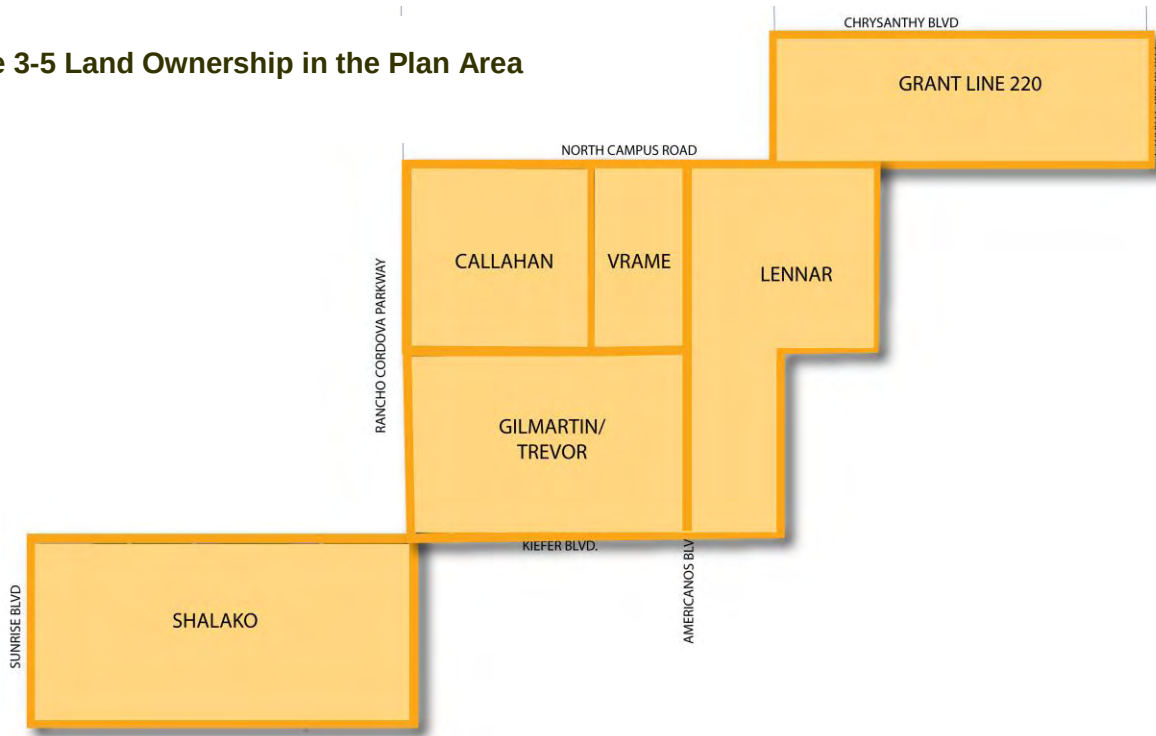
LAND USE

ATTACHMENT 2 Exhibit A to the Ordinance

Table 3-4 Land Use by Owner

LAND USE	CALLAHAN		GILMARTIN/ TREVOR (INVESTAK)		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)	44.9	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)	11.8	235	5.4	140	9.1	237	12.9	272	0	0	5.0	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		13.0		13.4		2.5		18.2	
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

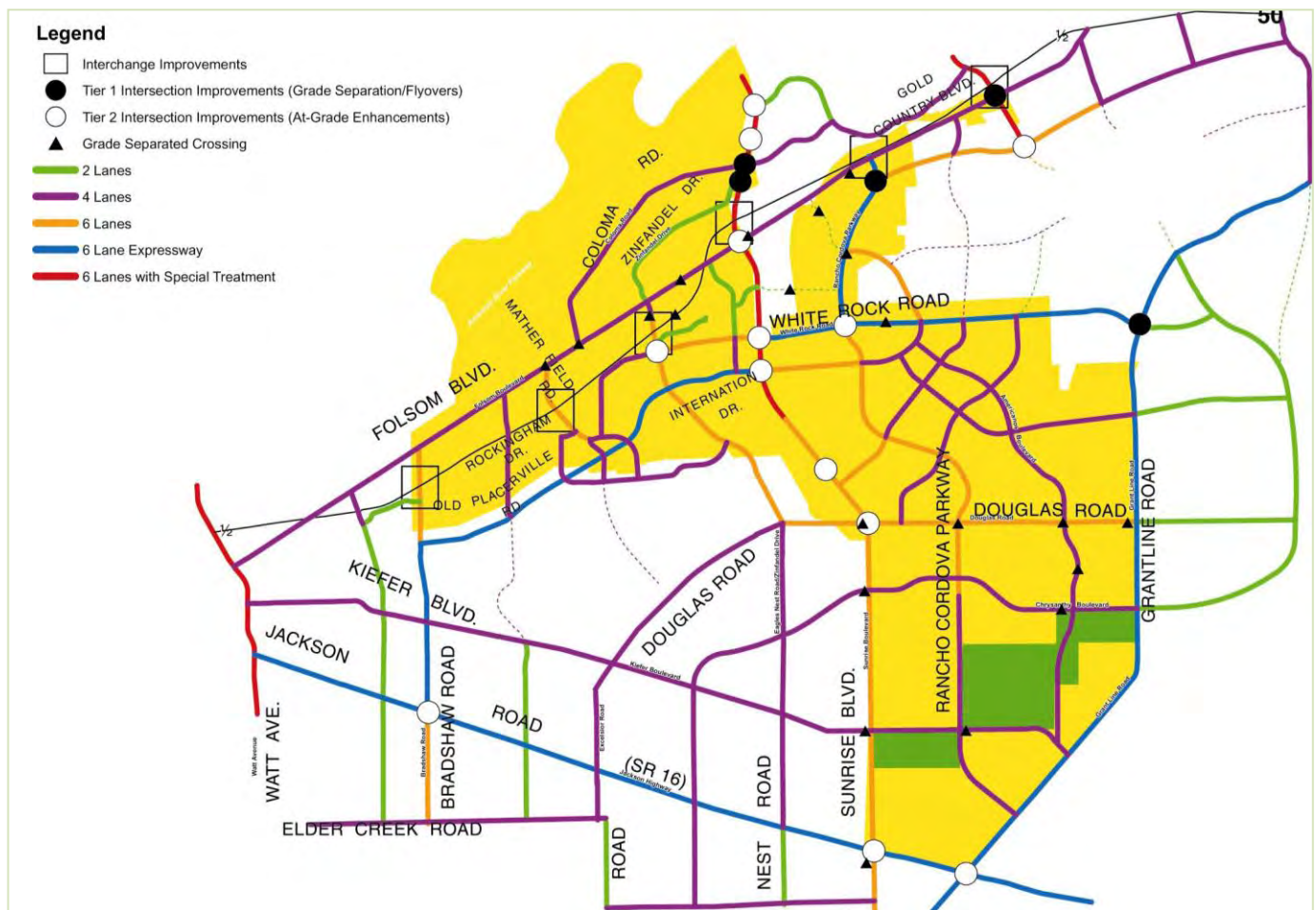
Existing and planned arterial streets in or near the Plan Area include Grantline Road, Sunrise

CIRCULATION

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.

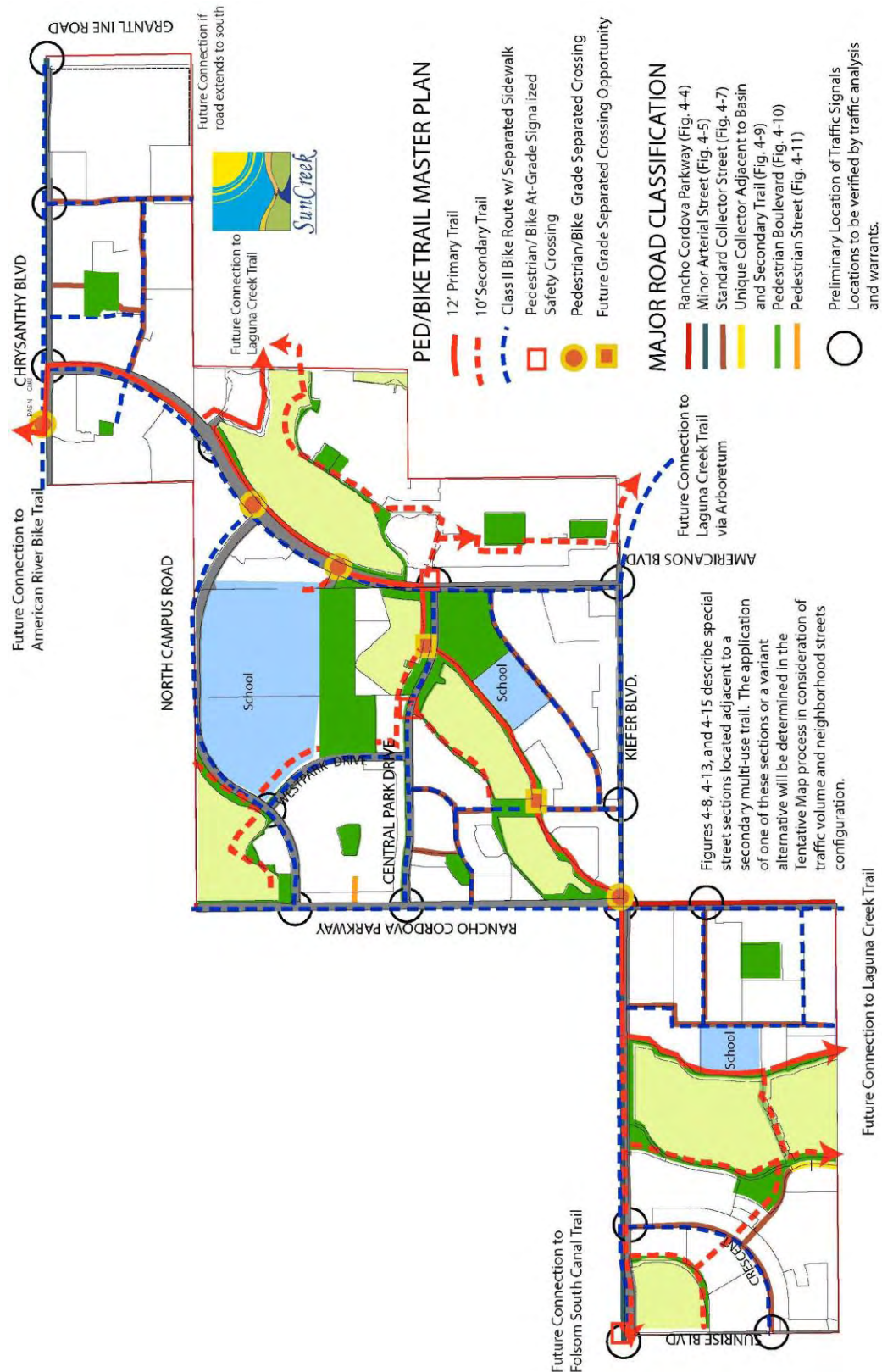
Arterial Streets

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

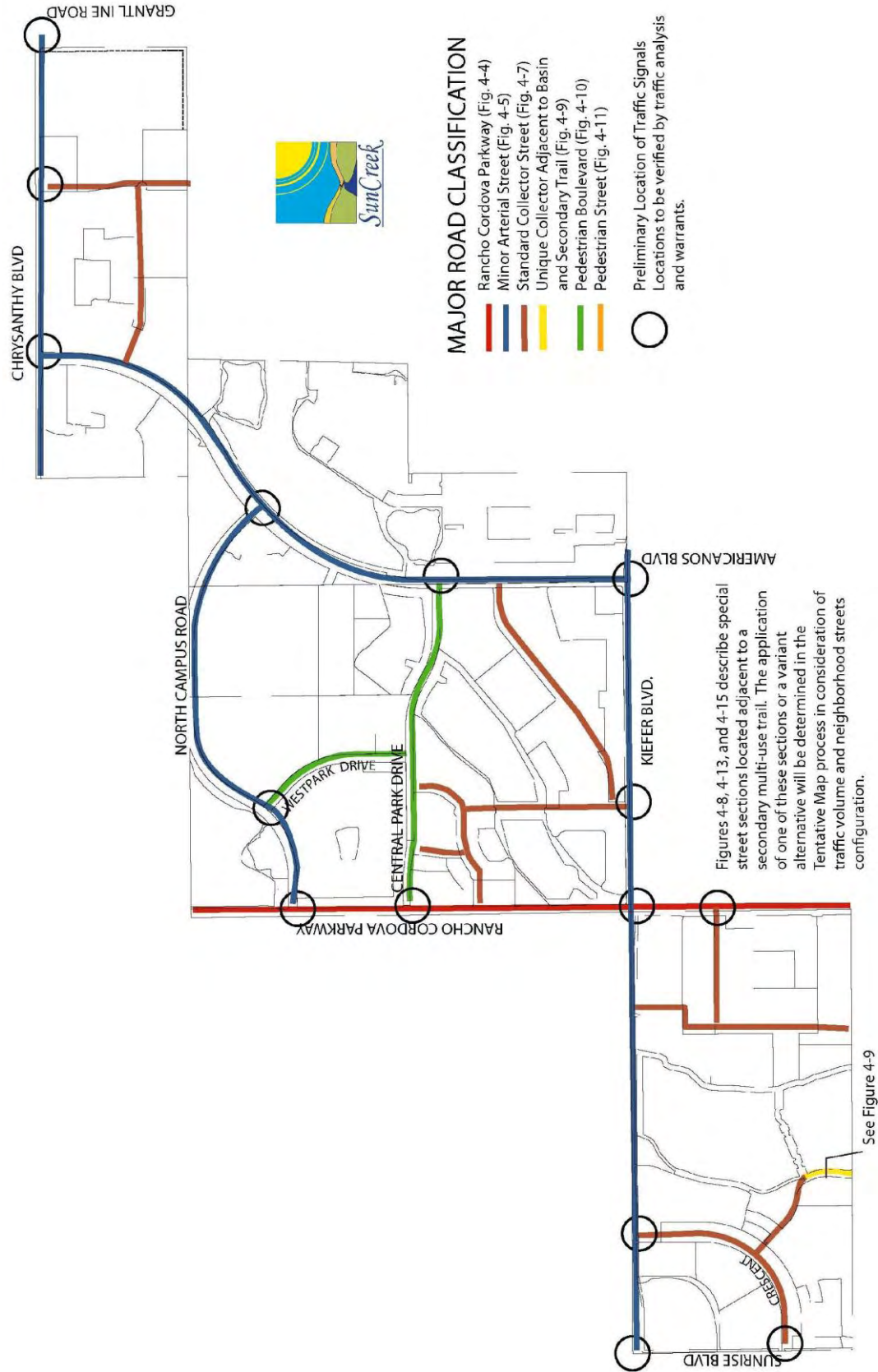
CIRCULATION

Figure 4-2 Combined Major Streets Master Plan and Trails



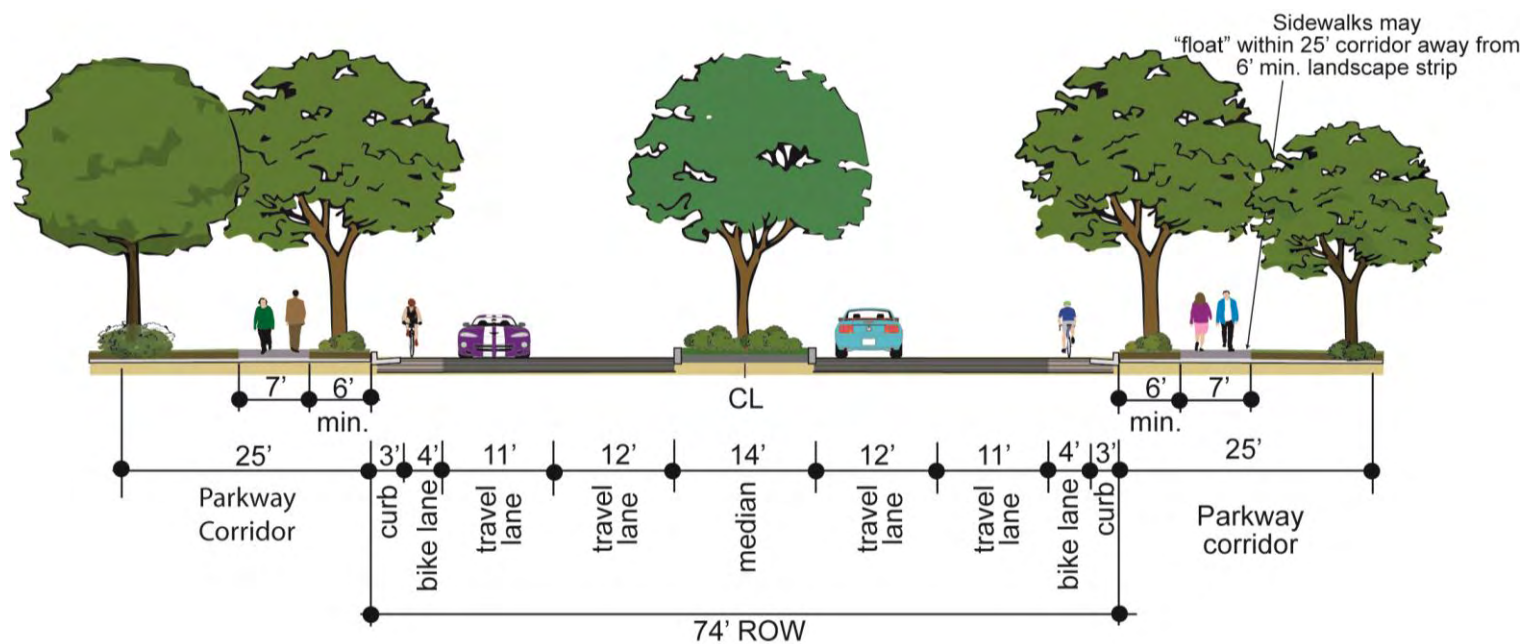
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Figure 4-3 Major Streets Master Plan



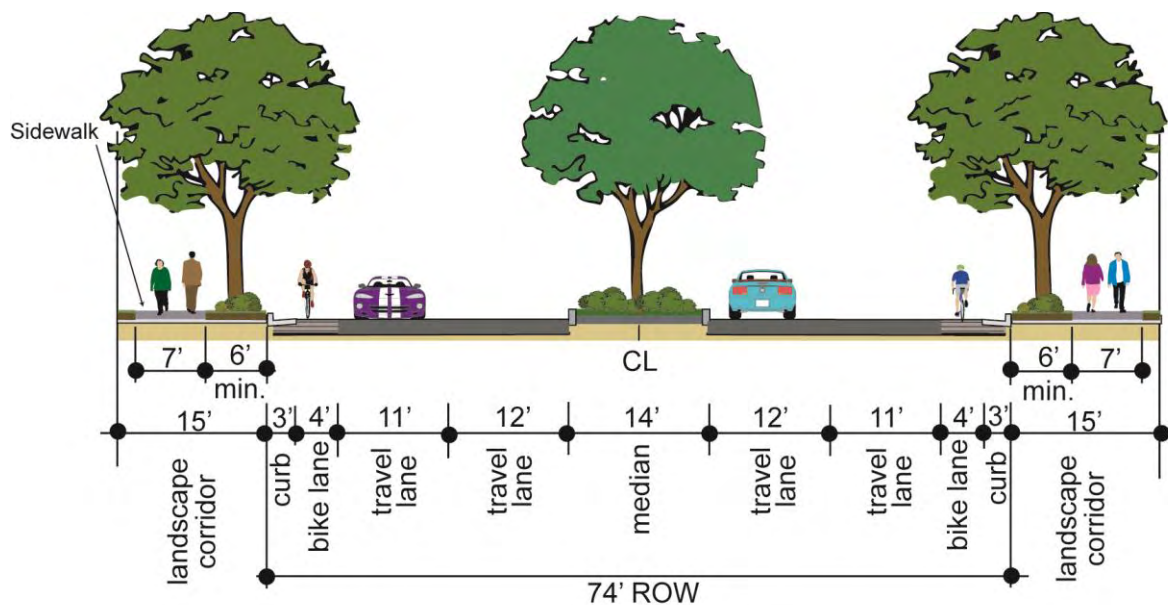
CIRCULATION

Figure 4-4 Rancho Cordova Parkway



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

Figure 4-5 Minor Arterial (Typical)

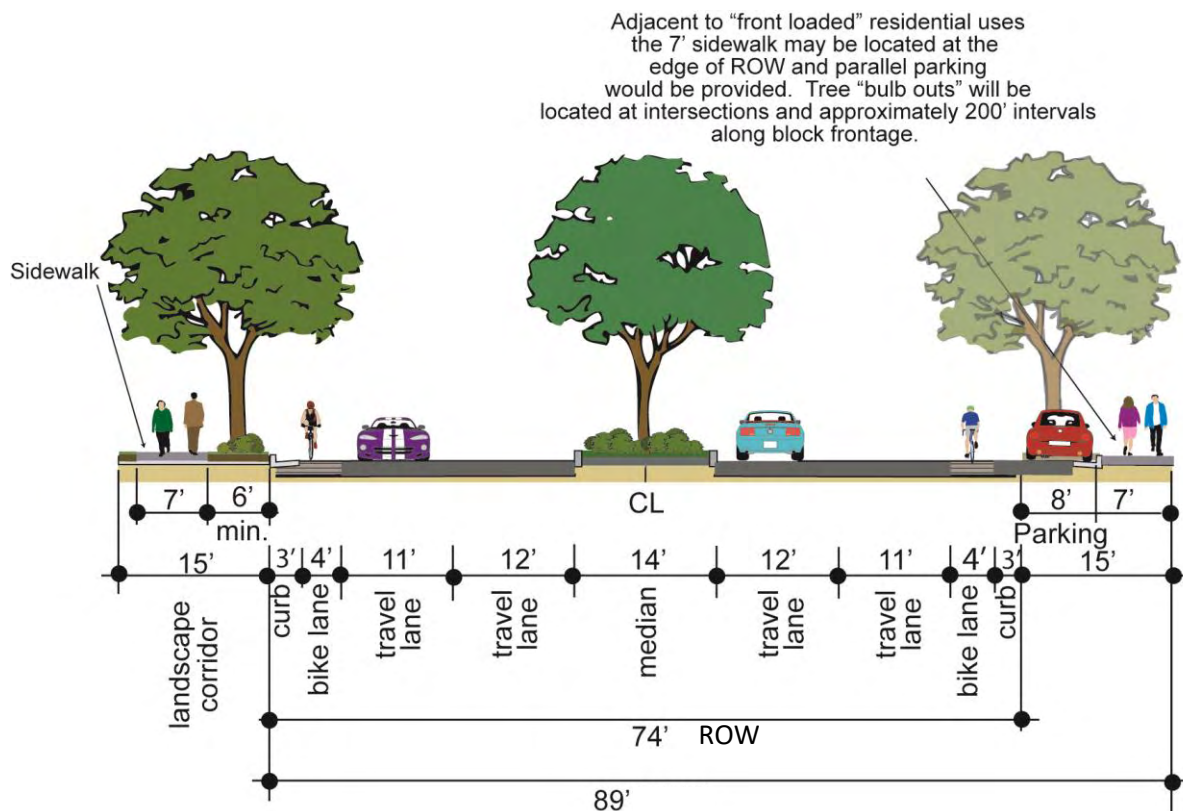


CIRCULATION

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

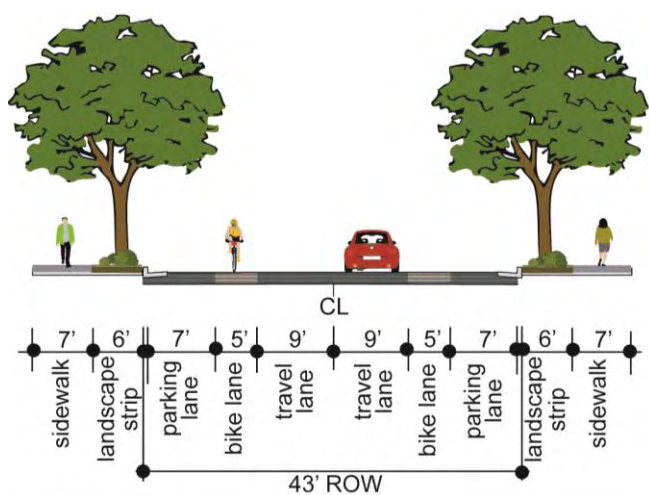
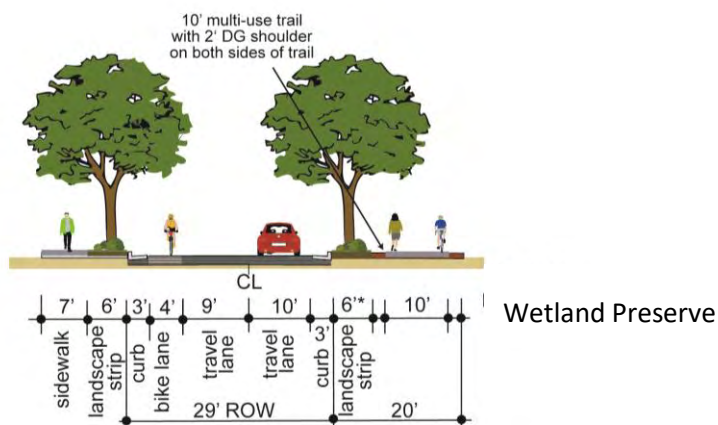


Figure 4-8 Standard Collector Street Adjacent to Secondary Bike Trail



*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

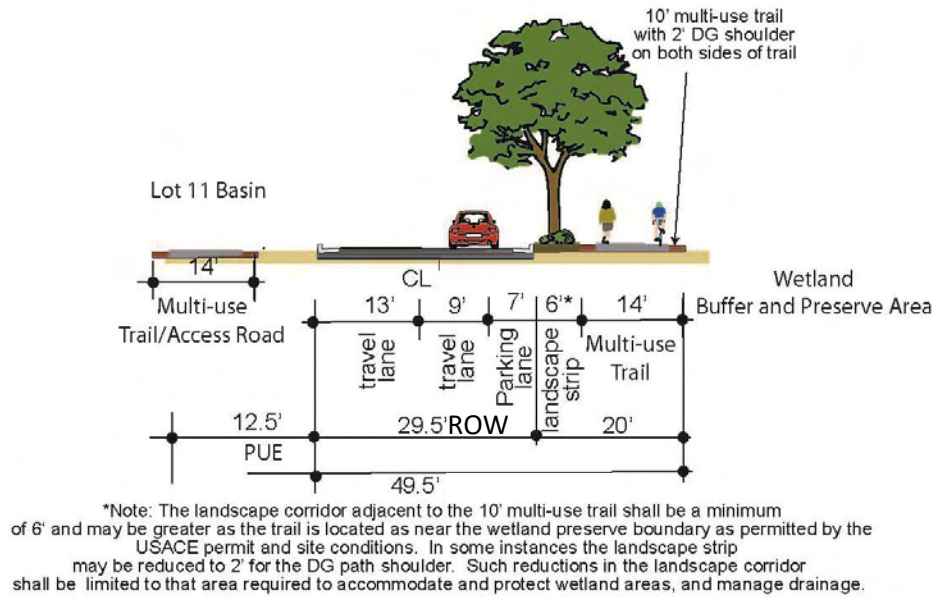
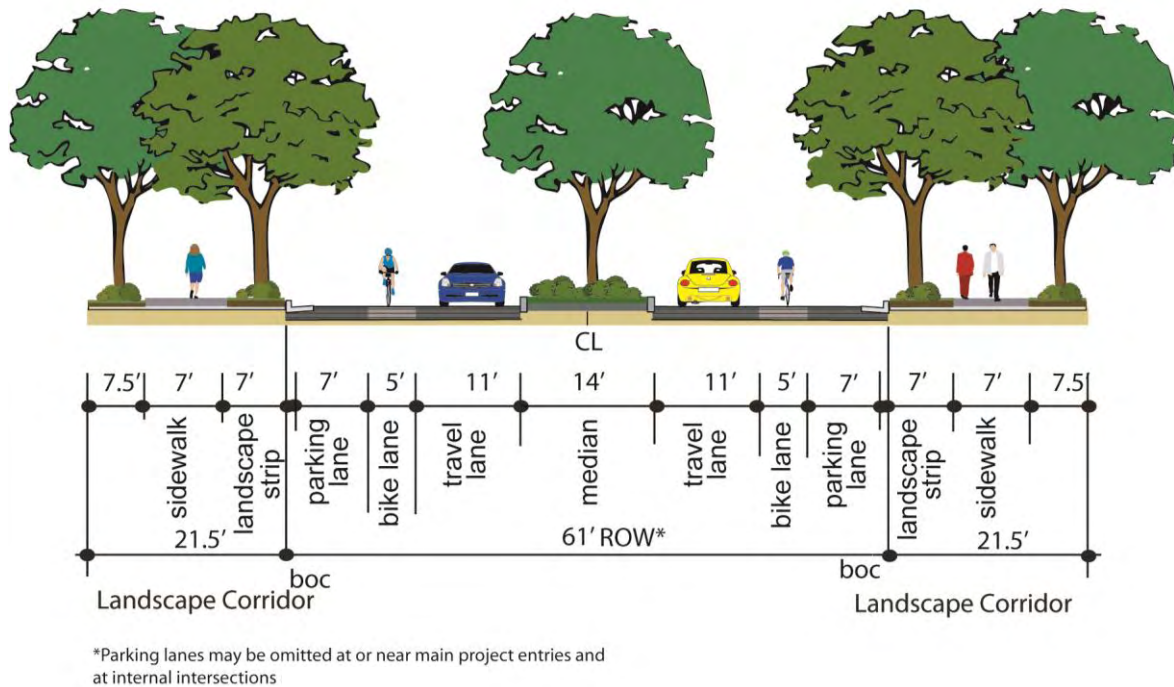


Figure 4-10 Pedestrian Boulevard (Central Park Drive and Westpark Drive)



CIRCULATION

Pedestrian Streets

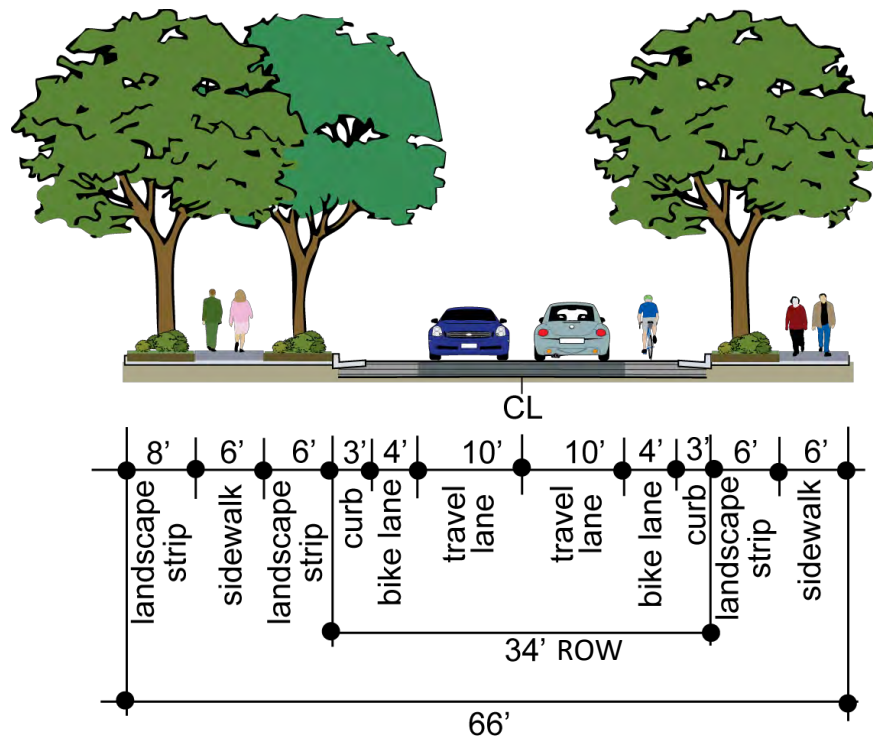
Pedestrian streets are a special class of standard residential street with an enhanced pedestrian corridor. The street type will enhance the pedestrian and vehicular entry to a subdivision or village area, such as where a street approaches a park or neighborhood green. The pedestrian street includes 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.

CIRCULATION

Figure 4-12 Standard Residential Street

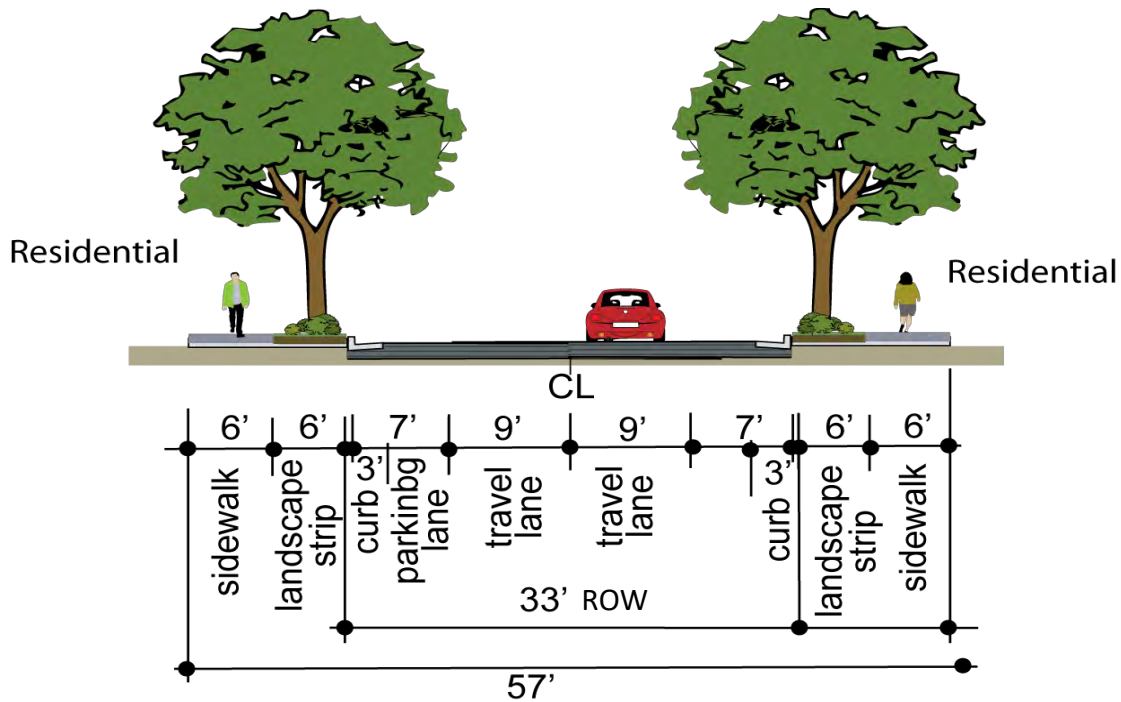
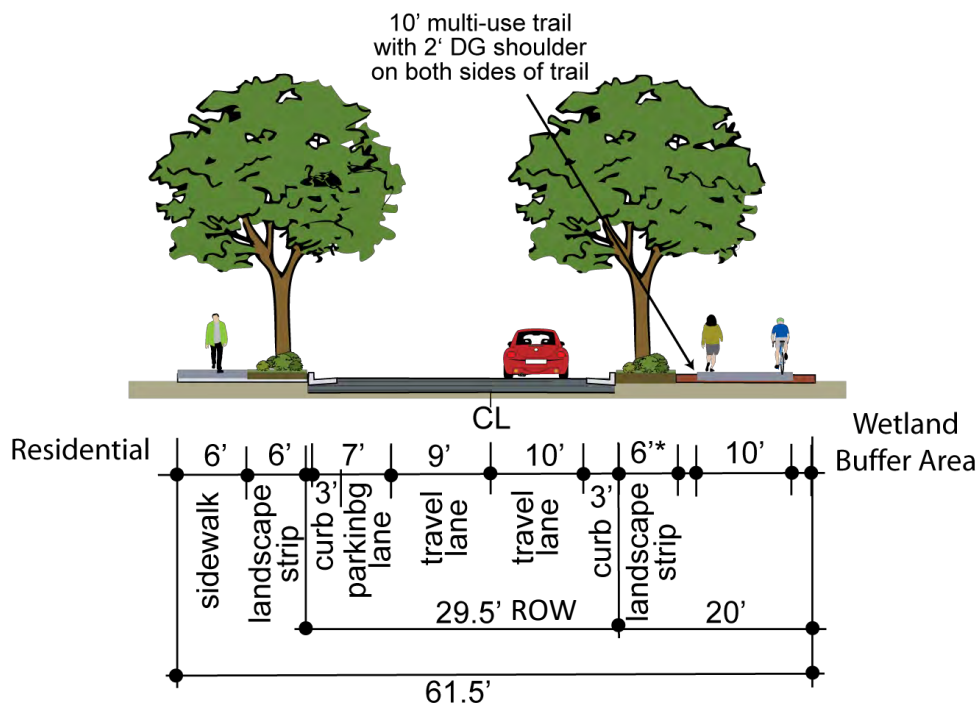


Figure 4-13 Standard Residential Street Adjacent to Secondary Trail in Open Space



CIRCULATION

Figure 4-14 Minor Residential Street

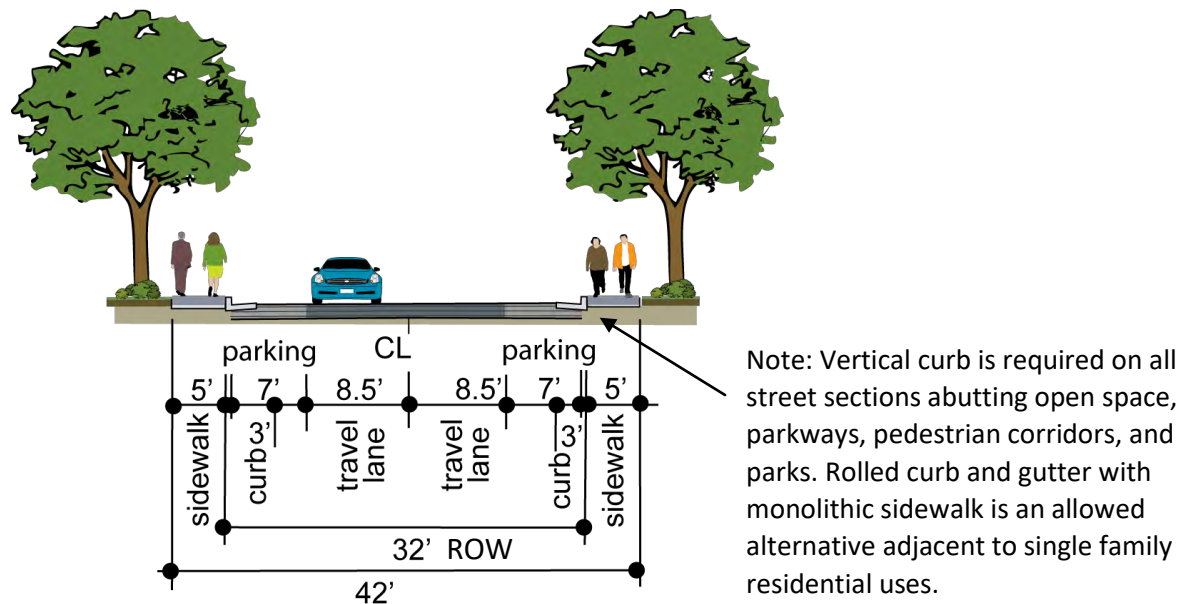
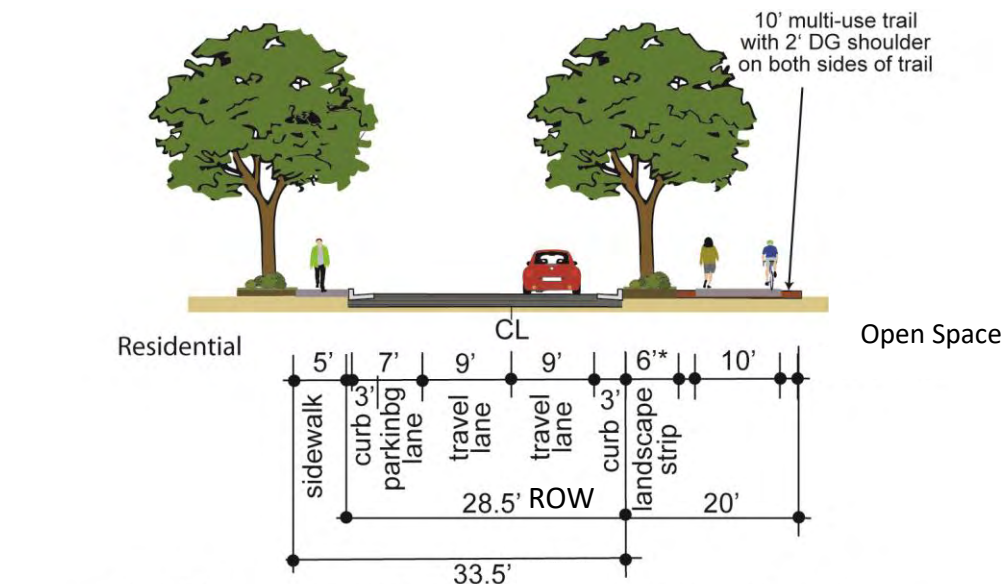


Figure 4-15 Minor Residential Street Adjacent to Secondary Trail in Open Space



*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

CIRCULATION

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.

CIRCULATION

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.

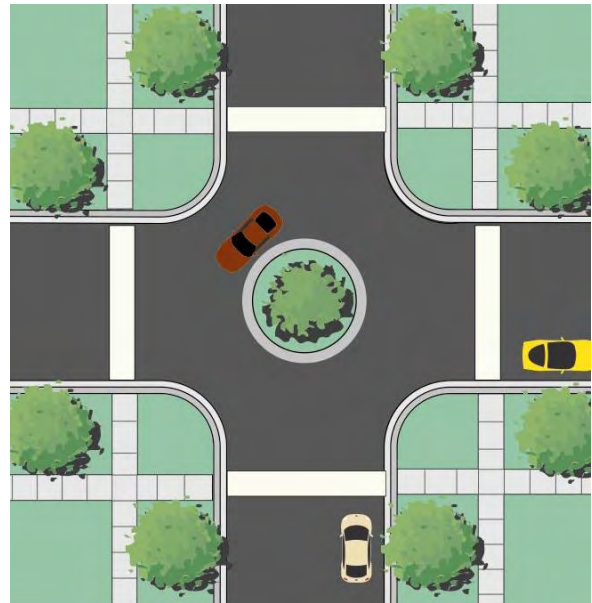
4.5.1. Traffic Circles and Roundabouts

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**

CIRCULATION

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.

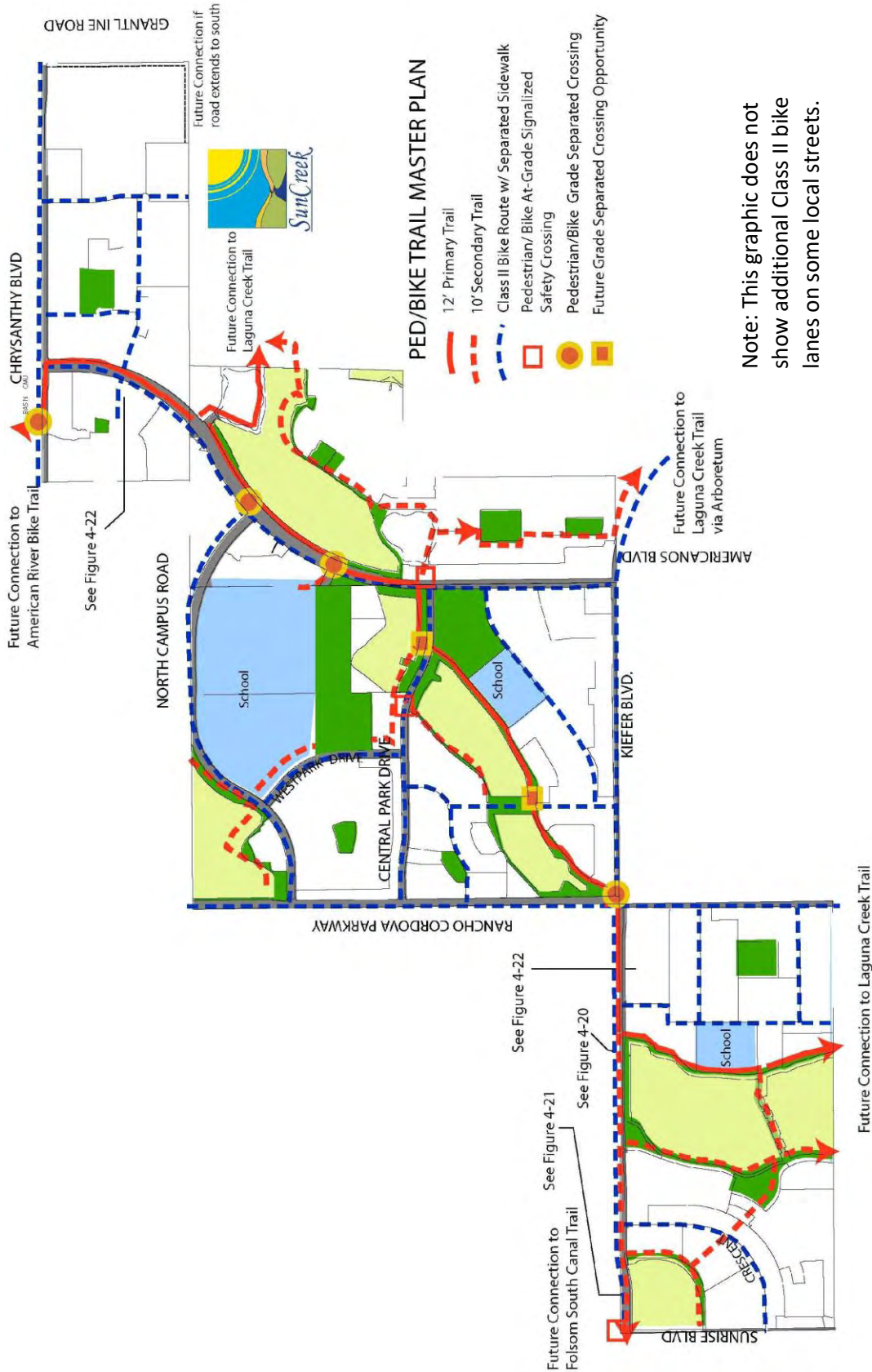
After crossing the intersecting street, the bike trail would swing away from the street to its normal alignment. Applicable bike trail design standards shall apply to all trails. The appropriate striping, signing and bollards shall be used to warn the driving public of the bike trail crossing.

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.

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 (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

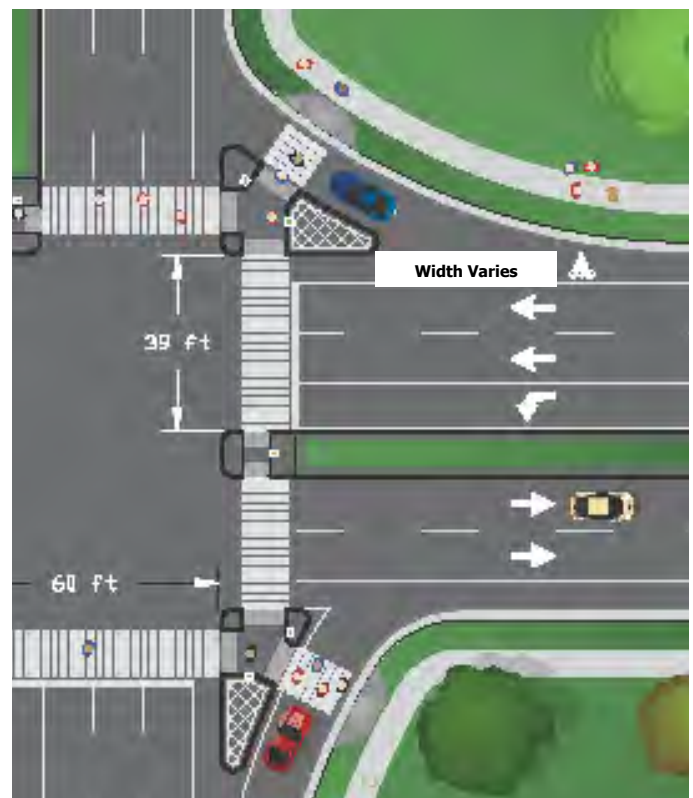
Major bicycle and pedestrian trails will cross major streets at specific locations throughout the Plan Area illustrated in Figure 4-18. Grade separated crossings over or under the roadway could occur at the general locations depicted. The design of some at-grade

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

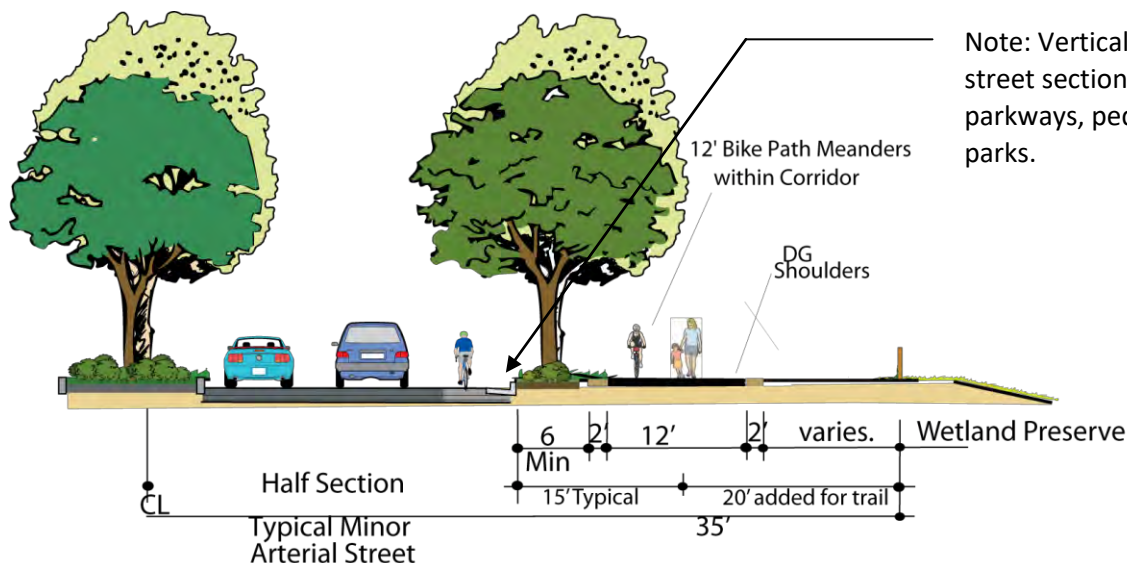
The SunCreek Specific Plan includes a network of Landscaped Greenways, Paseos and Pedestrian Promenades that connect to the backbone trail system and enhance the pedestrian and biking experience. Nearly all residences are less than ¼ mile from this network, as shown in Figure 4-23.

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

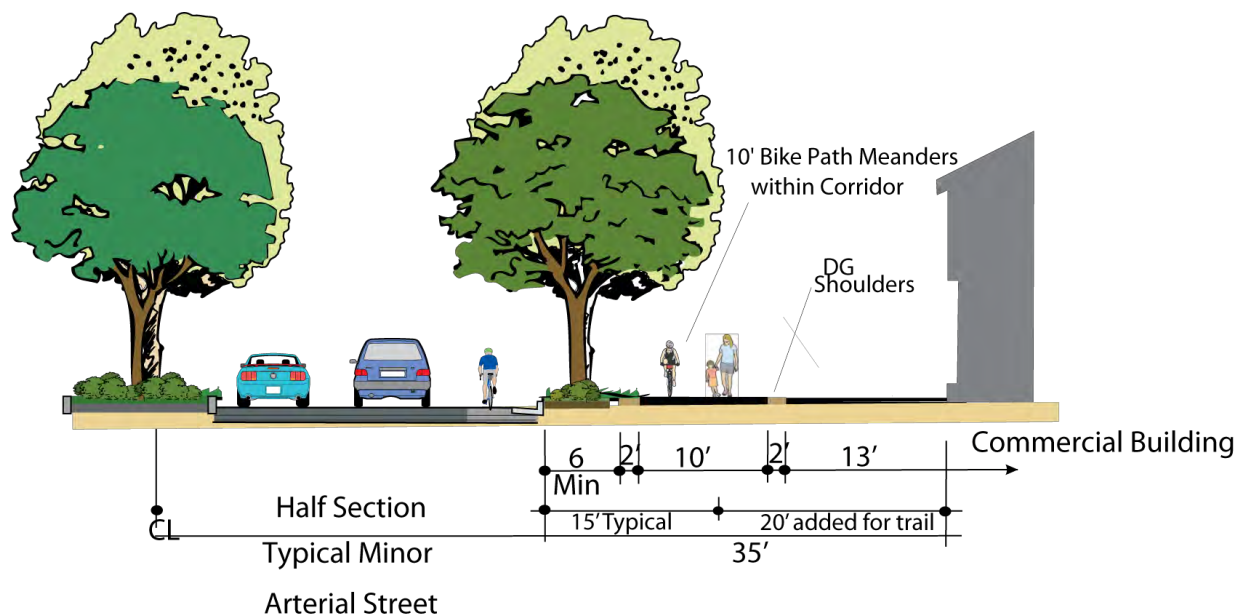
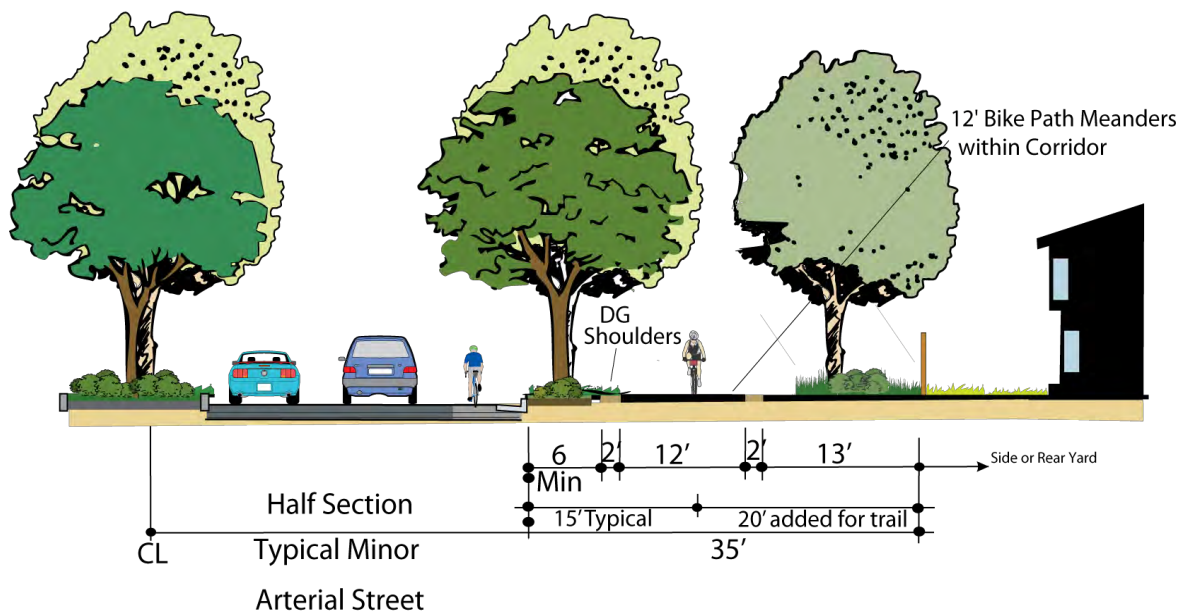
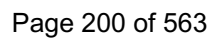


Figure 4-22 Primary Trail Adjacent to Arterial Street and Single Family Residential



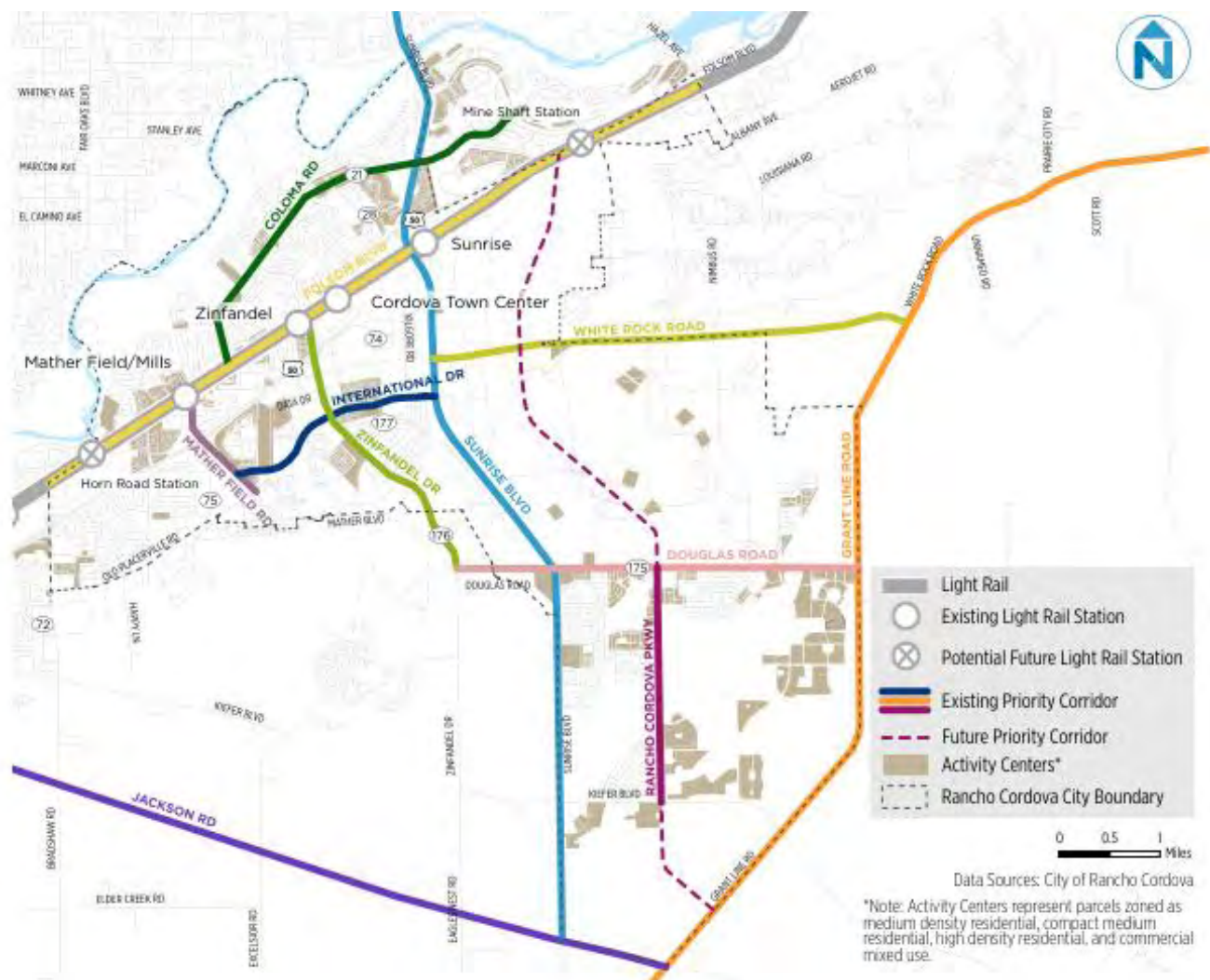
APPROVED December 2, 2013 (AMENDED OCTOBER 2018, January 2020, August 2020)



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 of Rancho Cordova Mobility Master Plan 2019 identifies Rancho Cordova Parkway and Sunrise Boulevard as priority corridors that are critical transportation connections. . . . These corridors connect areas throughout the City that are zoned for medium residential, high residential, or commercial development. Care needs to be taken in ensuring that the design of these corridors support multi-modal choices.

The light rail transit (LRT) service parallels Folsom Boulevard, connecting downtown Sacramento with the City of Folsom, including transit stations in the

Figure 4- 24 Rancho Cordova Priority Corridors



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.

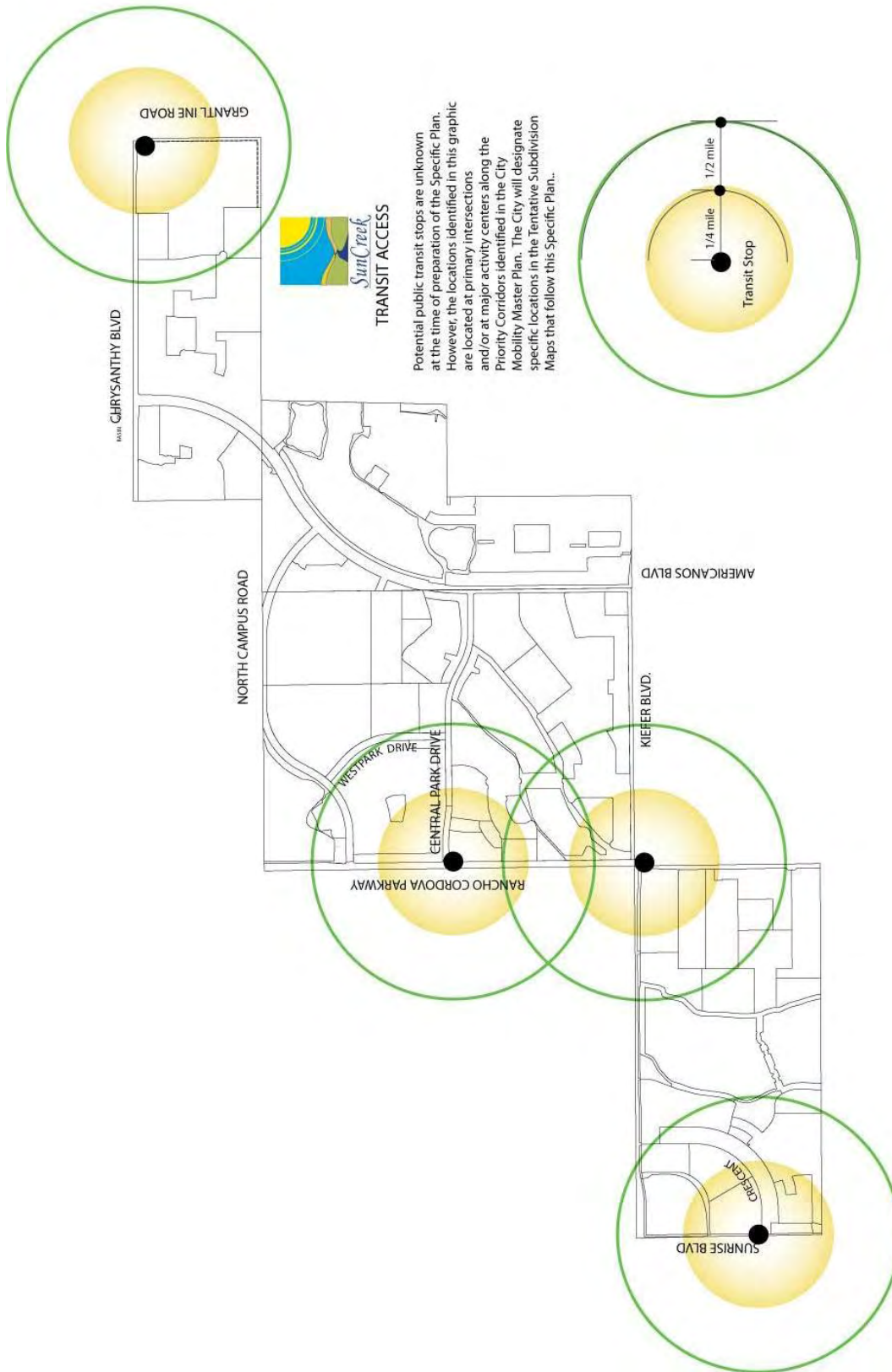
Figure 4-25 illustrates the ¼ and ½-mile walking radius around anticipated transit stops in the described routing. Under these conditions, approximately 65% of all homes will be within ½ mile of a future transit stop. The backbone trail system will provide safe and direct access to the transit stations 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 10.2.

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.

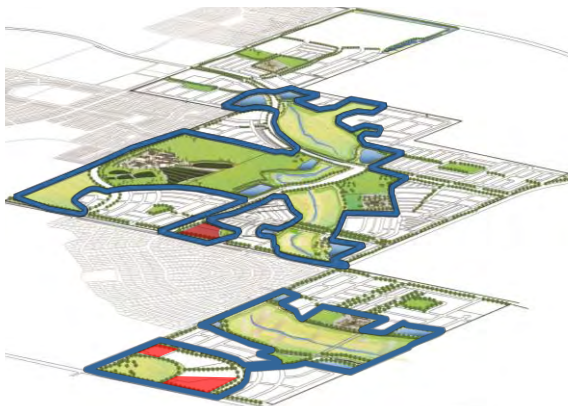
- Neighborhoods have a radius of approximately one-quarter to one-third mile.
- The edges of the neighborhood are identifiable by use of landscaped areas along major streets or natural features, such as permanent open space.
- Each neighborhood includes a distinct center, such as an elementary school,

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.

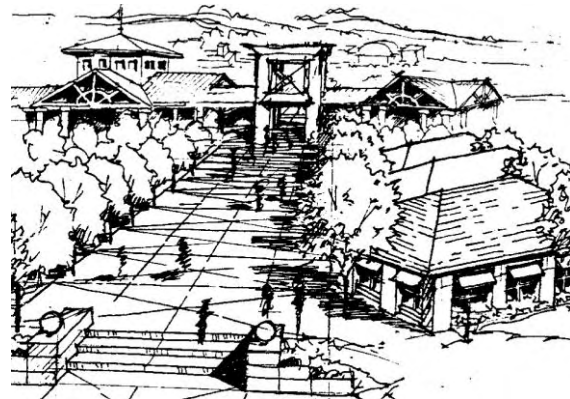
5.8 LANDMARK OPPORTUNITIES

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.

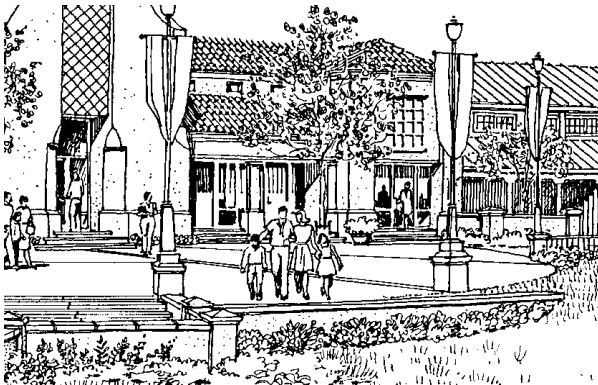
Figure 5-1 SunCreek Core Open Space



- 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.

ITEM 10.2.

COMMUNITY DESIGN



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 10.2.

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

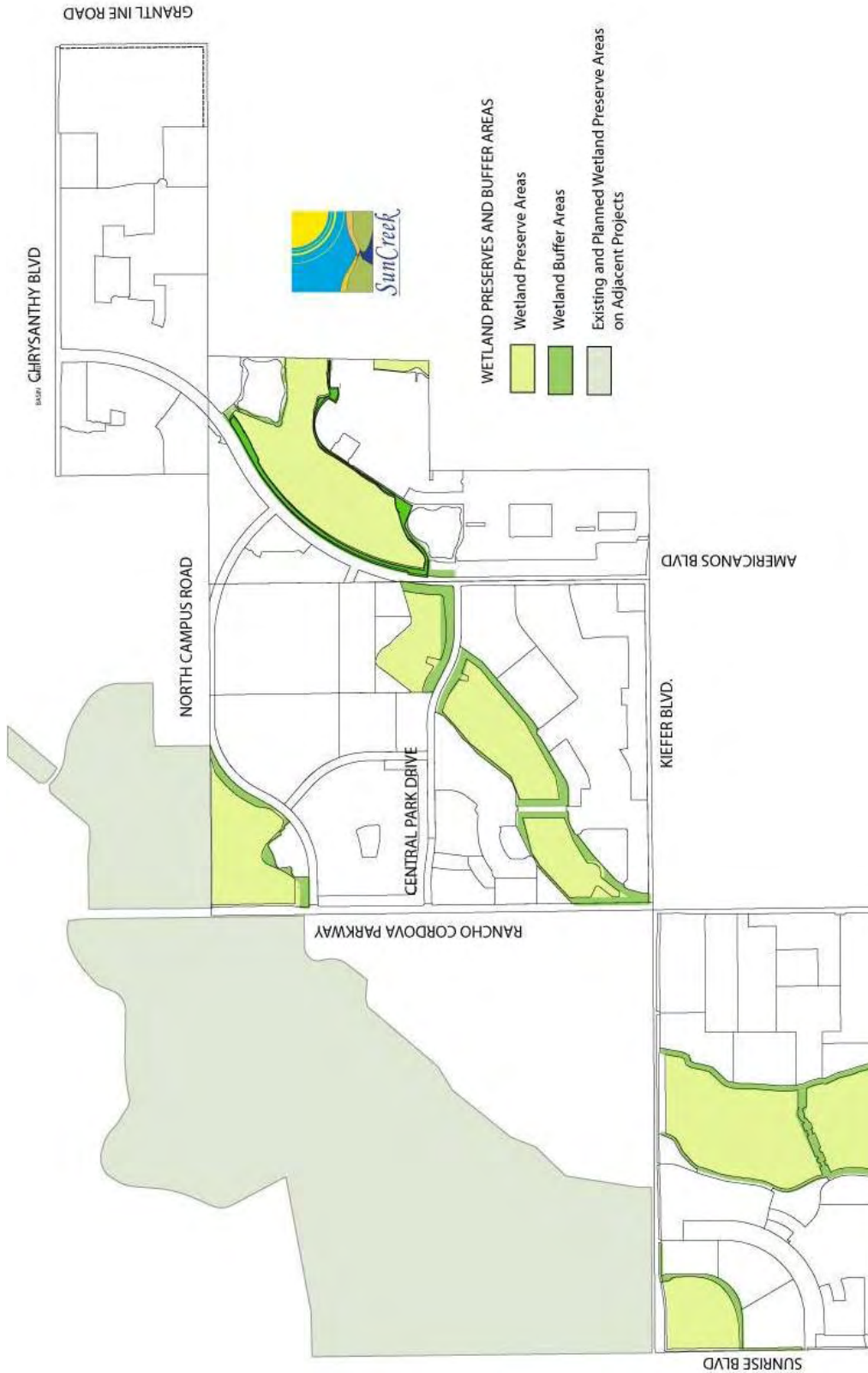
in the preserve areas as a result of adjacent development. This includes minimizing changes to the distribution, frequency and duration of flows, including restricting summer nuisance flows.

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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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.

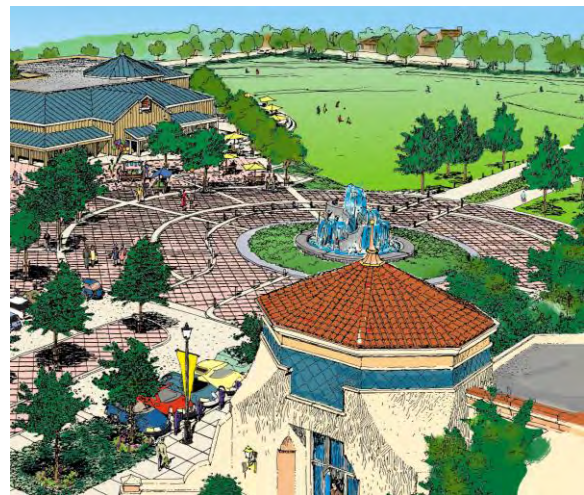
“Community Parks”, and “Neighborhood Parks” are the traditional parks that provide active recreation and large gathering places, and are

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.

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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



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.

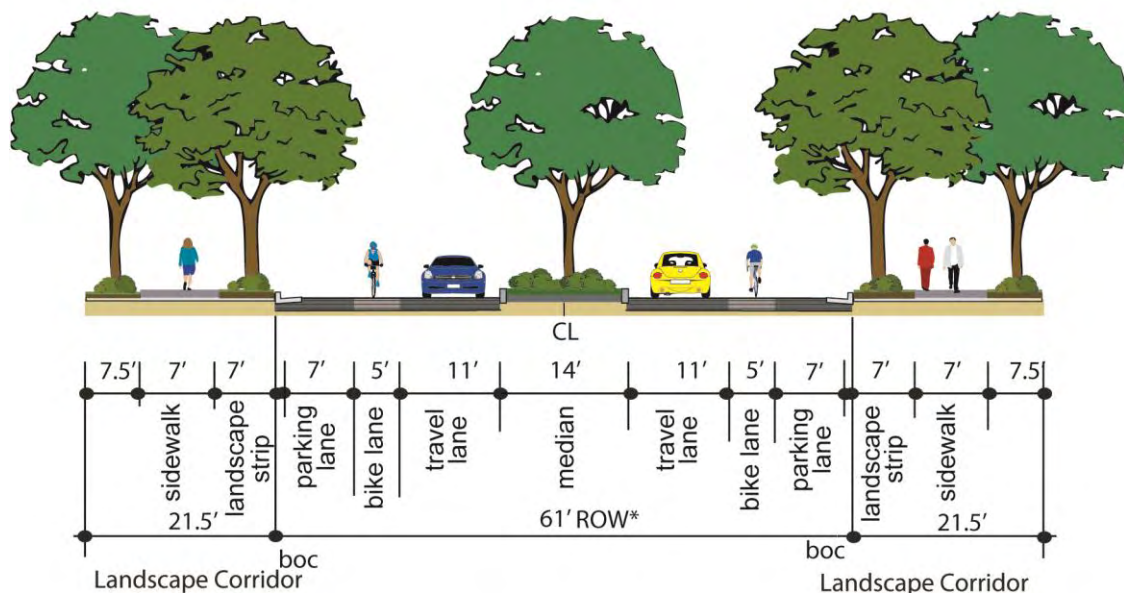
A typical neighborhood park will include a large multi-use turf field, play structure, group picnic area, and a drinking fountain. Neighborhood parks will not include restrooms or parking.

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)



*Parking lanes may be omitted at or near main project entries and at internal intersections

**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.

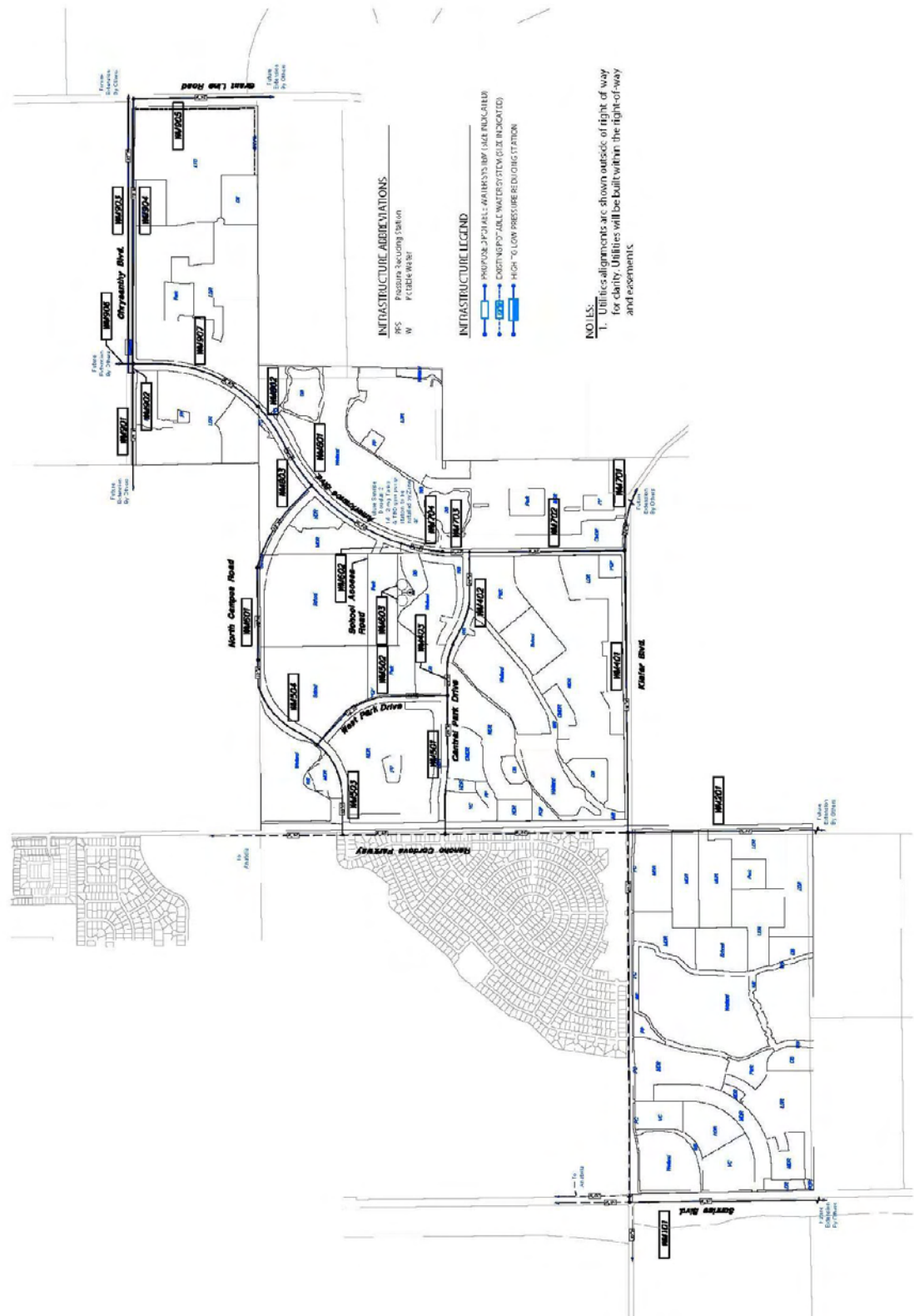
The first phase of improvements will include transmission mains extending east of Rancho Cordova Parkway on North Campus Drive and Central Park Drive, south of Kiefer Boulevard on Sunrise Boulevard and Rancho Cordova Parkway,

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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.

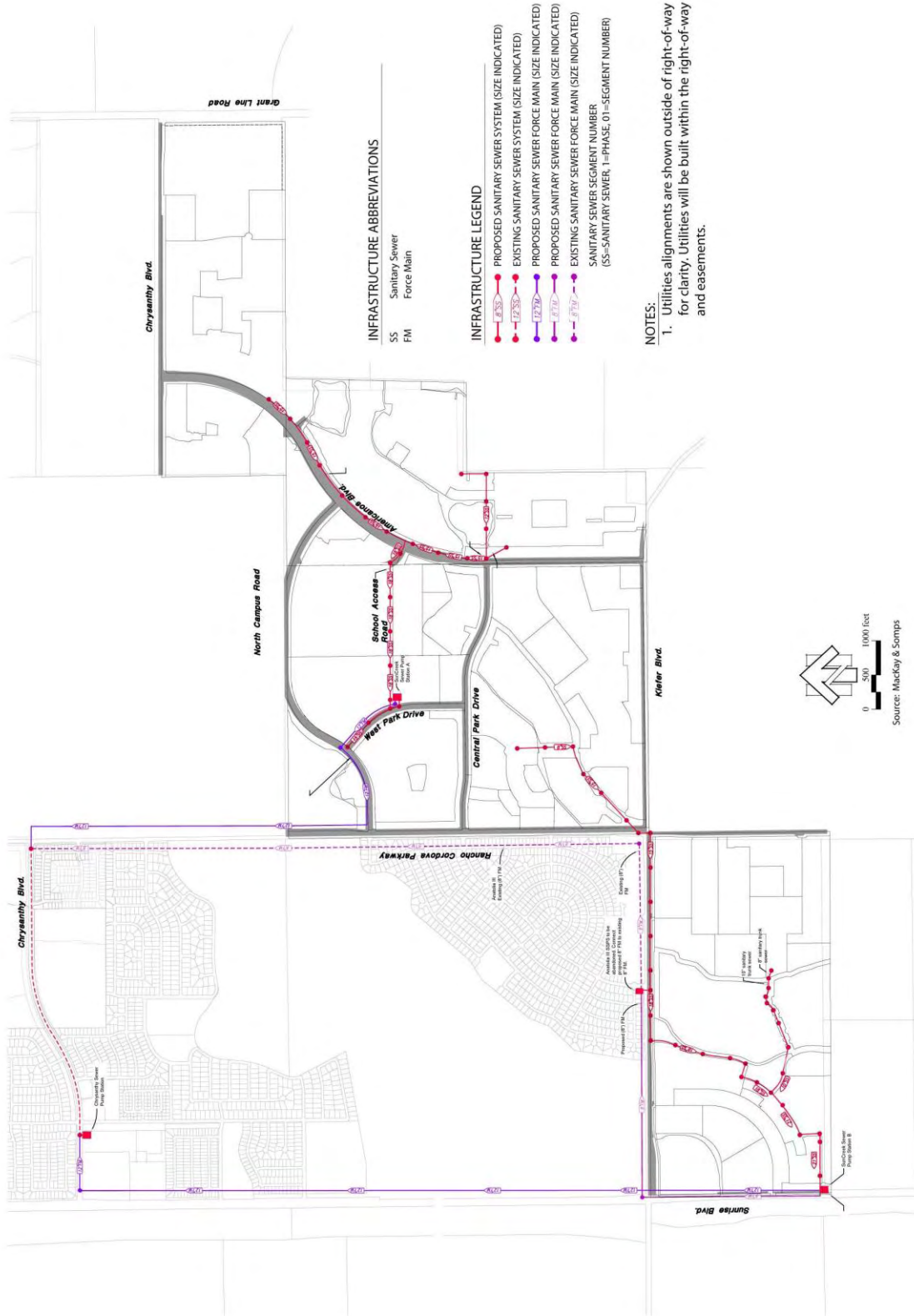
The existing Anatolia III pump station will be abandoned with the first phase of development in the Shed B area of the SunCreek Specific Plan, and a relief sewer line connecting to the Shed B trunk sewer line will convey its flows southwesterly to the Shed B Pump Station. Wastewater will initially be 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.

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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

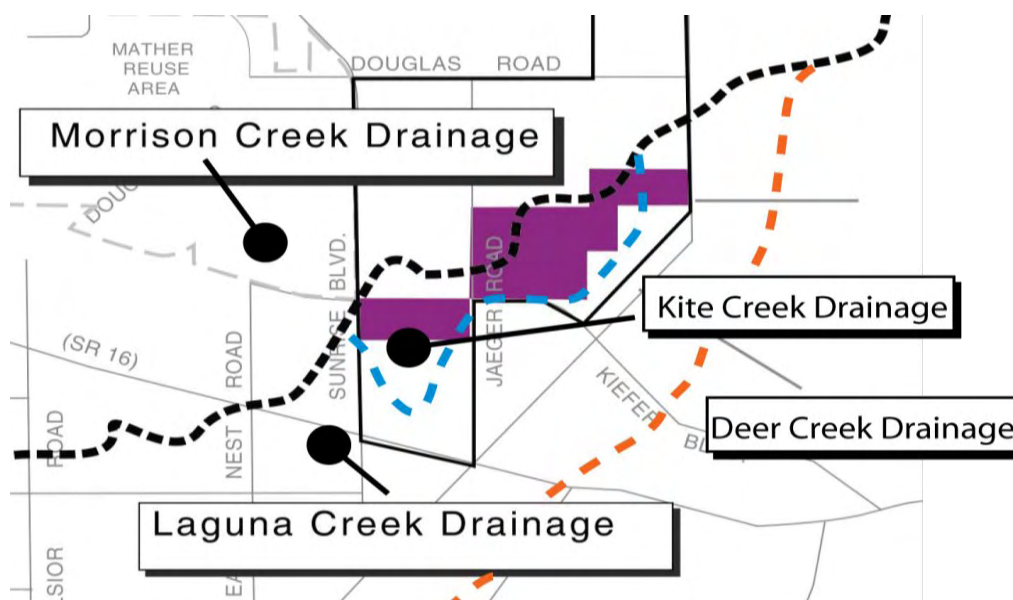
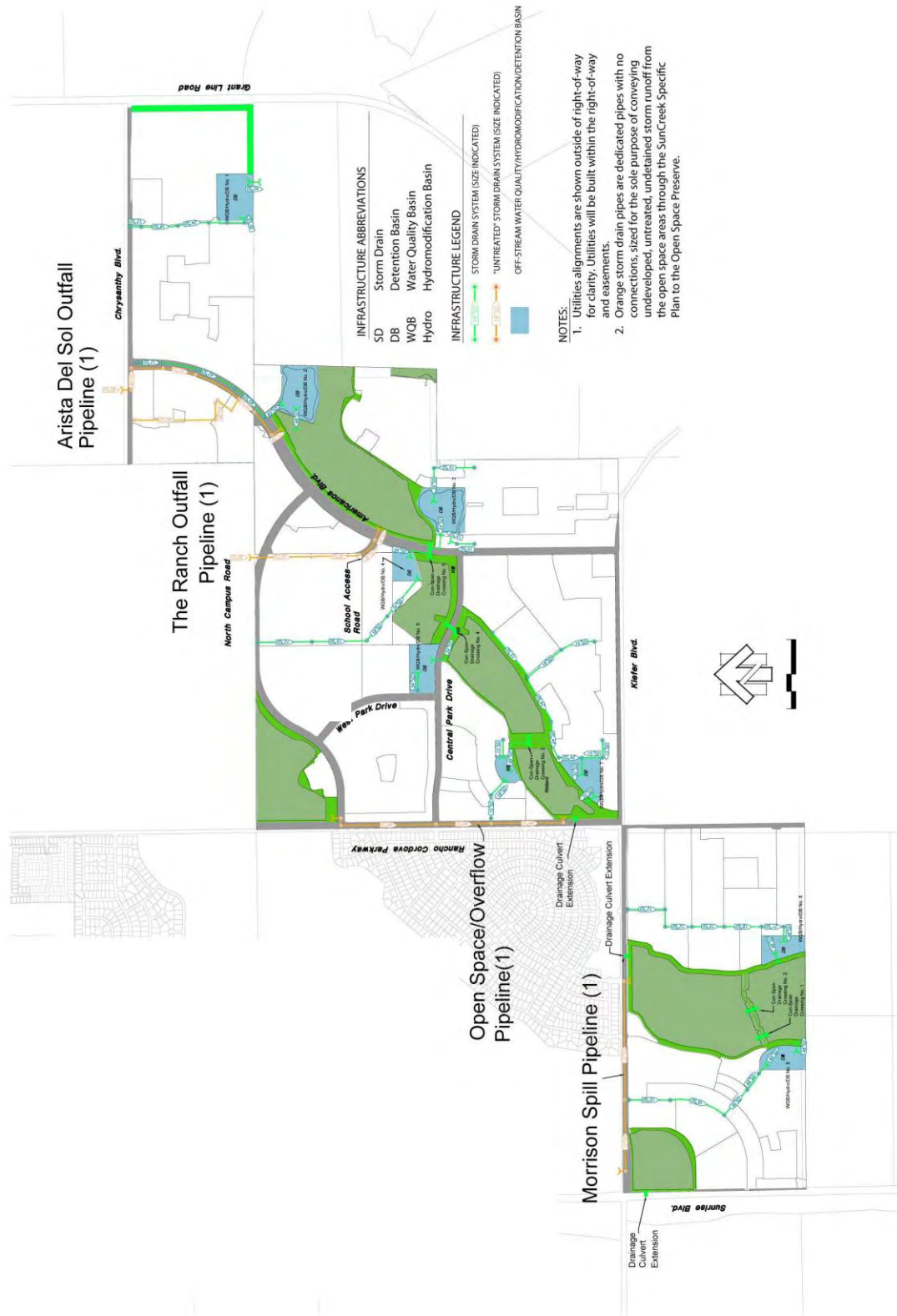


Figure 8-4 Local Detention Basins



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.

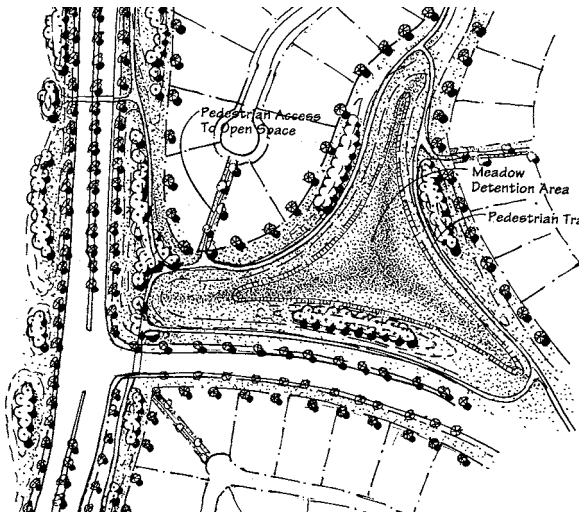
Although storm water management and water quality improvement are the primary functions, the detention facilities will also provide an aesthetic and informal recreation function. The basins will be an integral element of the amenities in wetland edge areas that also include naturalized landscaping and 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.

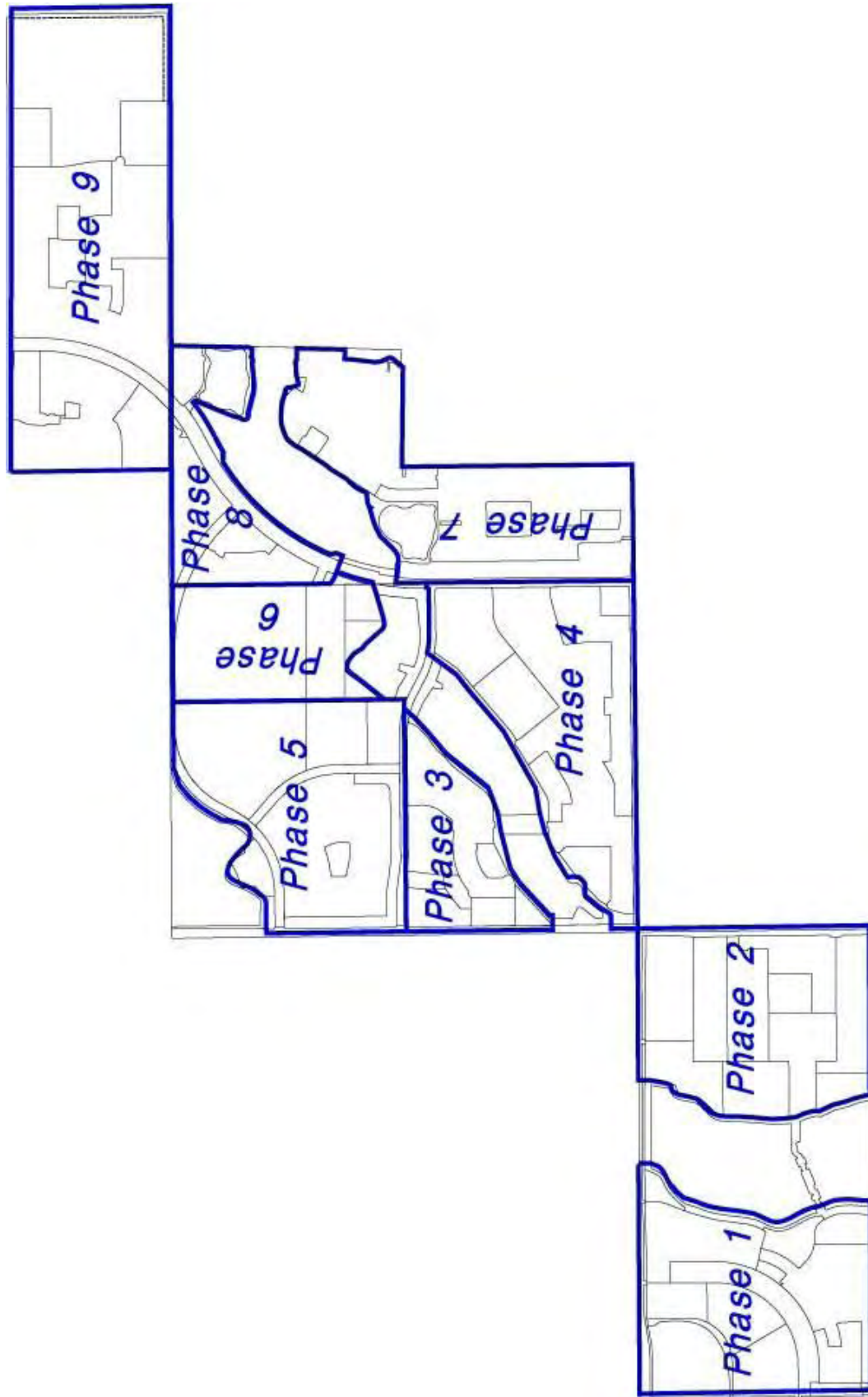
9.3.5 Developer Financing

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



IMPLEMENTATION

**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.

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.

IMPLEMENTATION

- 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.

ITEM 10.2.

IMPLEMENTATION

- 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.

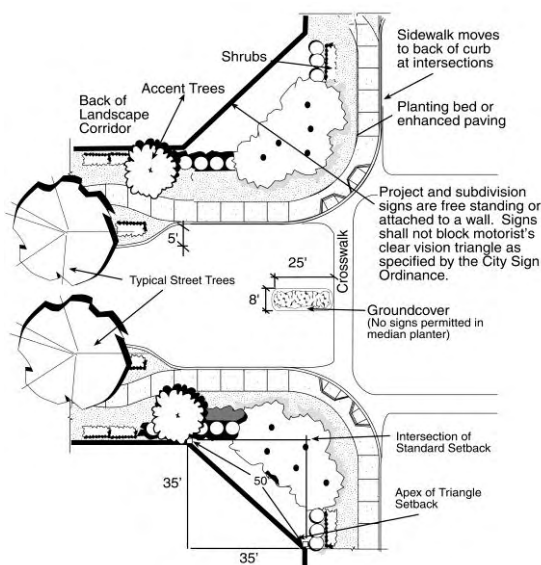
- DS 11. If provided by the City or other agency, home builders shall distribute leaflets and planting guides at the time of first occupancy that promote the use of drought-tolerant native vegetation in home landscaping.
- DS 12. Careful selection and placement of trees and shrubs shall be used to frame 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.

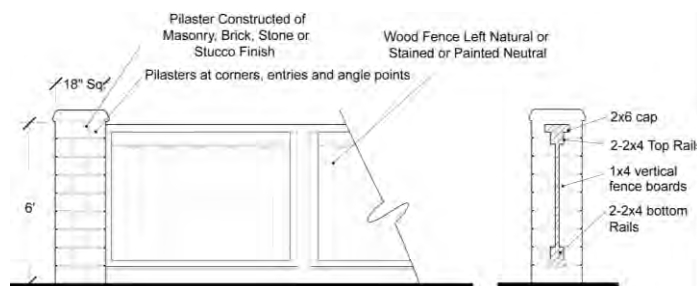
DS 27. Minimum solid-wood fence height is 6-feet. Enhanced wood fences may be placed on a berm not more than 24" above the elevation at the back of the adjacent sidewalk.

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

ITEM 10.2.

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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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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.

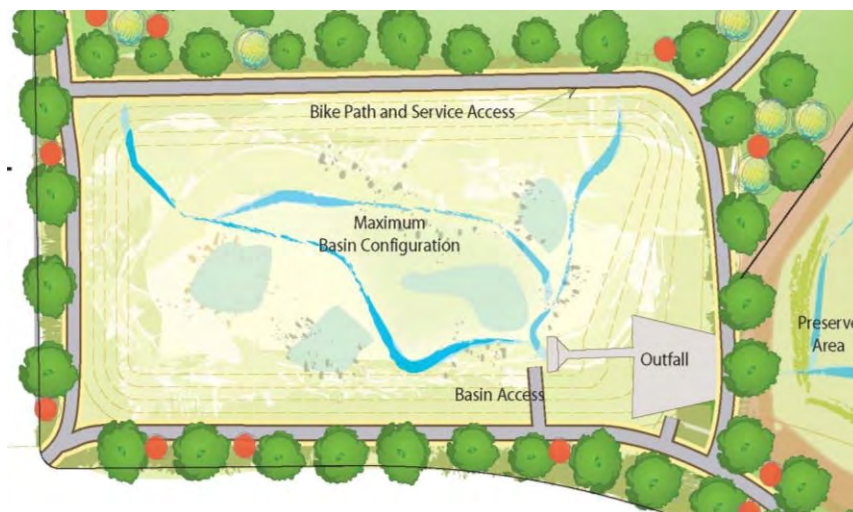
The USACE permit regulates the use of the natural channels within the protected wetland areas and thus these are generally undisturbed.

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 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.

**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.

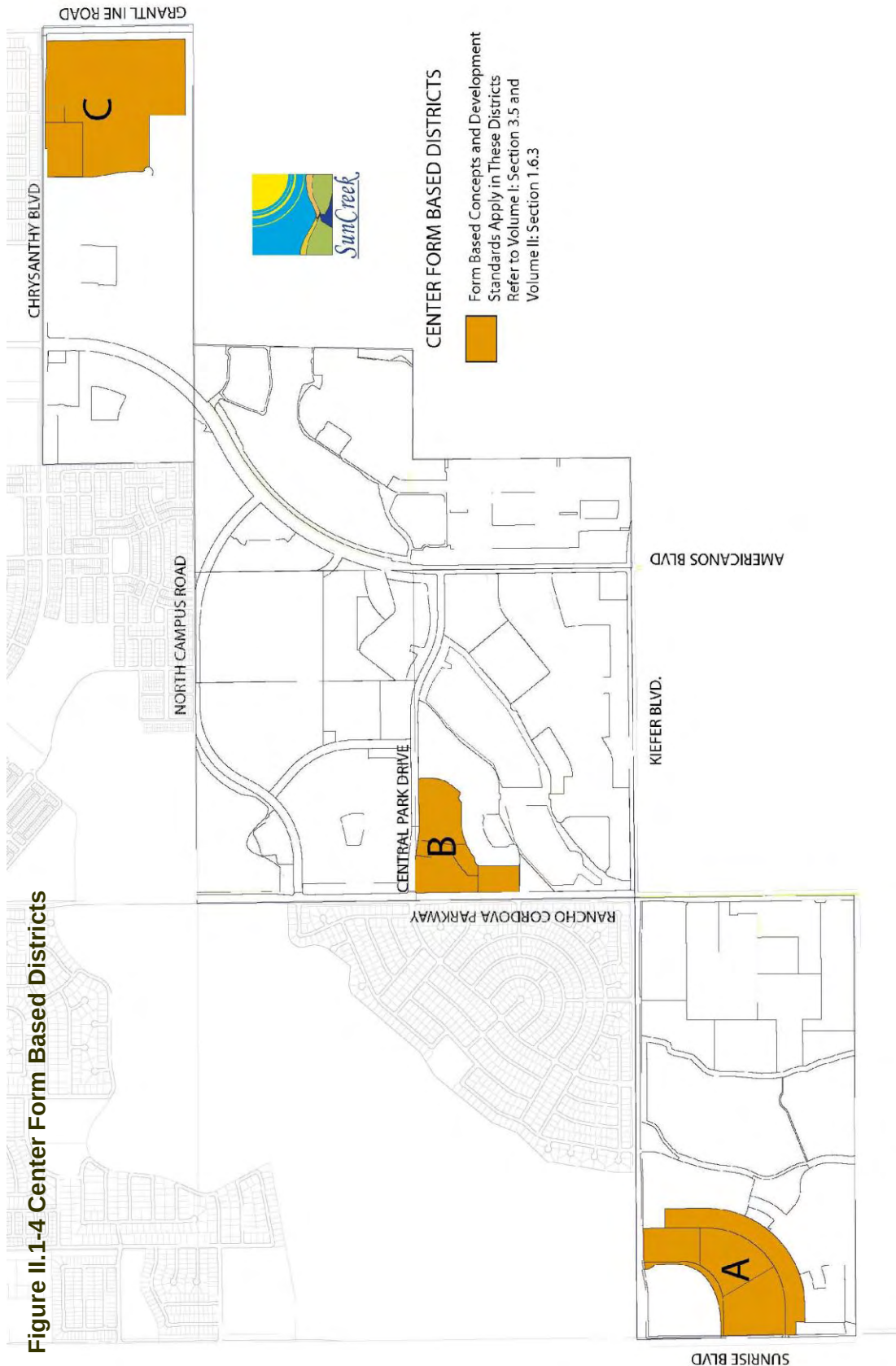
The term “Center District” refers to the boundary of the area identified in Figure II. 1-4 and not to a specific zone district designation. The Center Districts encompass specific zone districts that regulate the specific land uses and development standards. Each Center District allows for a mix of commercial (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

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.

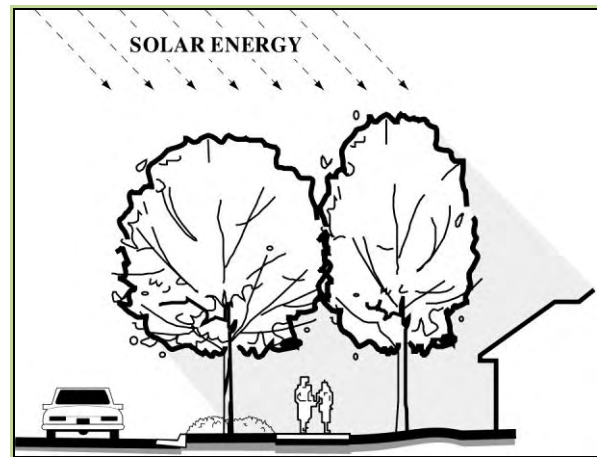
DS 135. Center District developments adjacent to a public transit route shall provide a paved, direct pathway from the primary facade of the major building to the pedestrian path along the street edge leading to a transit stop. Where multiple buildings are included in the development, each building over 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

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

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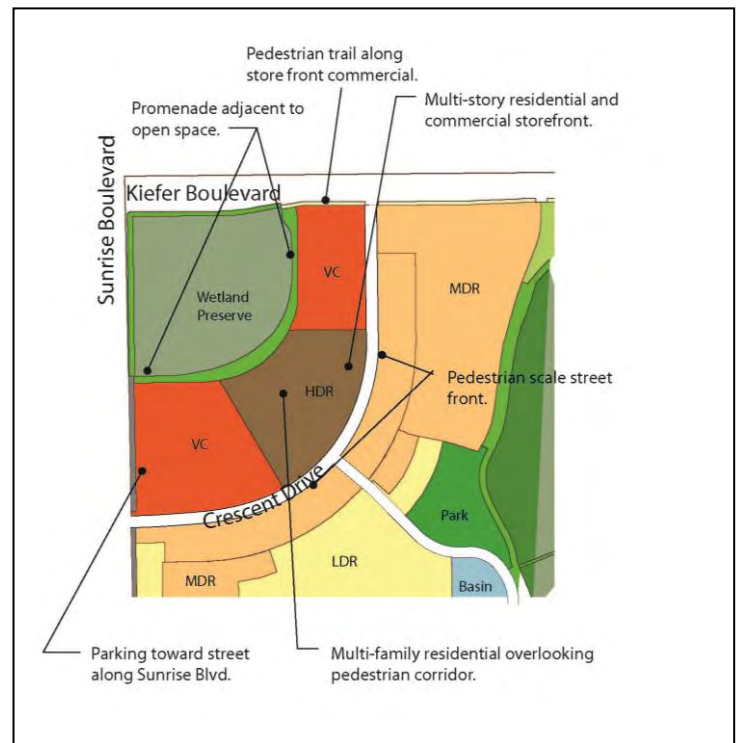
ATTACHMENT 2 Exhibit A to the Ordinance

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.

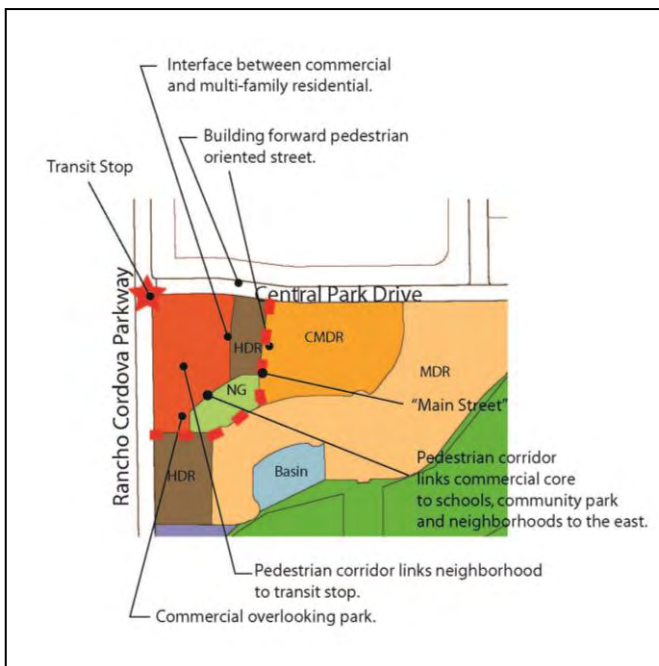


Example of Commercial Space Overlooking Park or Open Space

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.

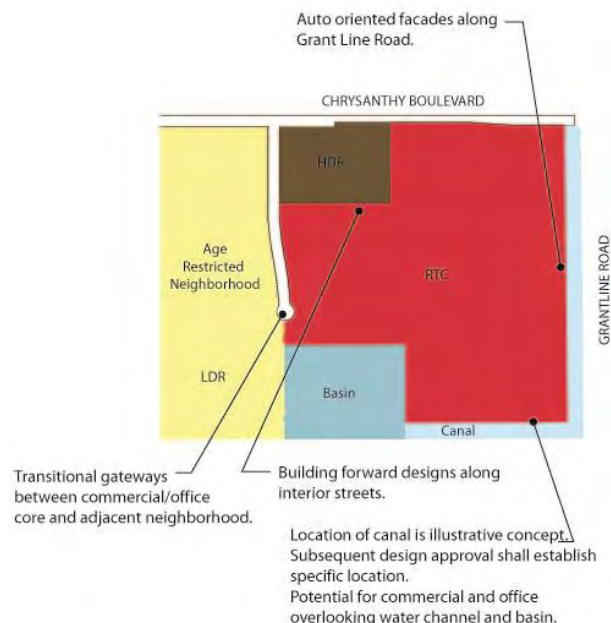
There are multiple alternative approaches that may be applied to this site. Future land use mixes of the District, and the scale will require an in depth planning process to determine the specific application of the form based features described in this chapter.

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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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:

Lennar Sierra Sunrise, LLC, Callahan Sun Creek, LLC et al, Grantline & Chrysanthly 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

APPLICANT/DEVELOPER:

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

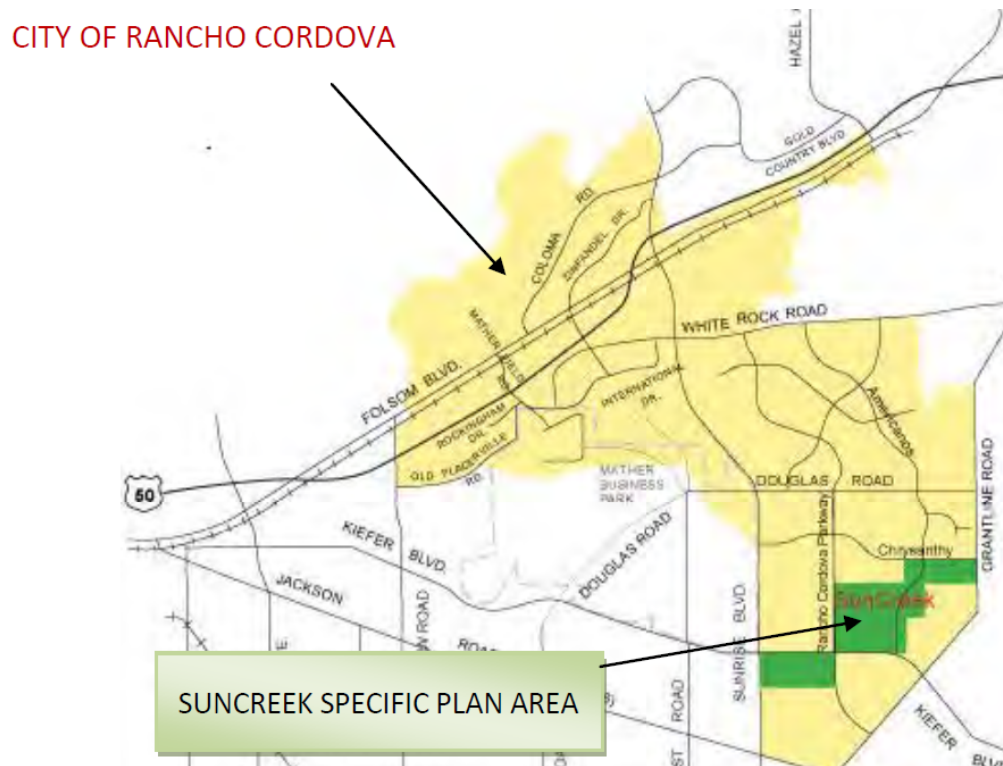
Adoption of the Ordinance would approve the comprehensive Amendments for the Suncreek Specific Plan.

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

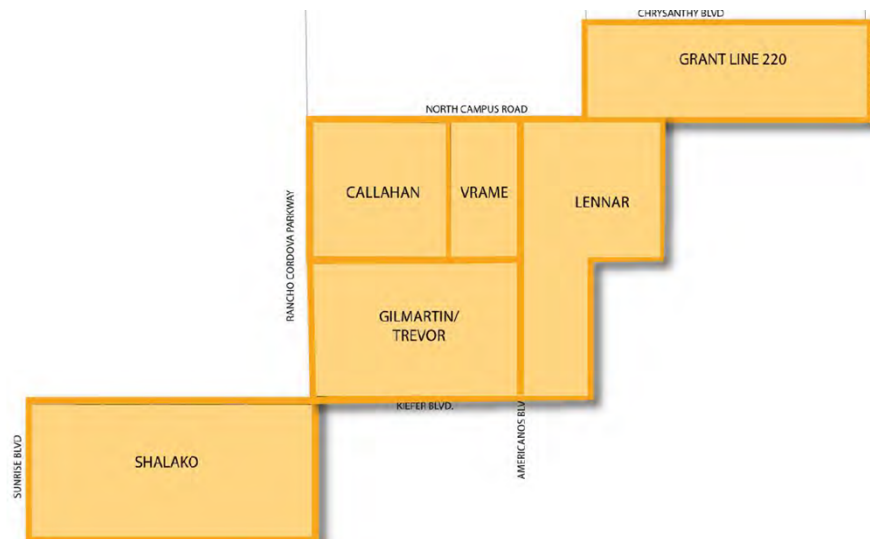
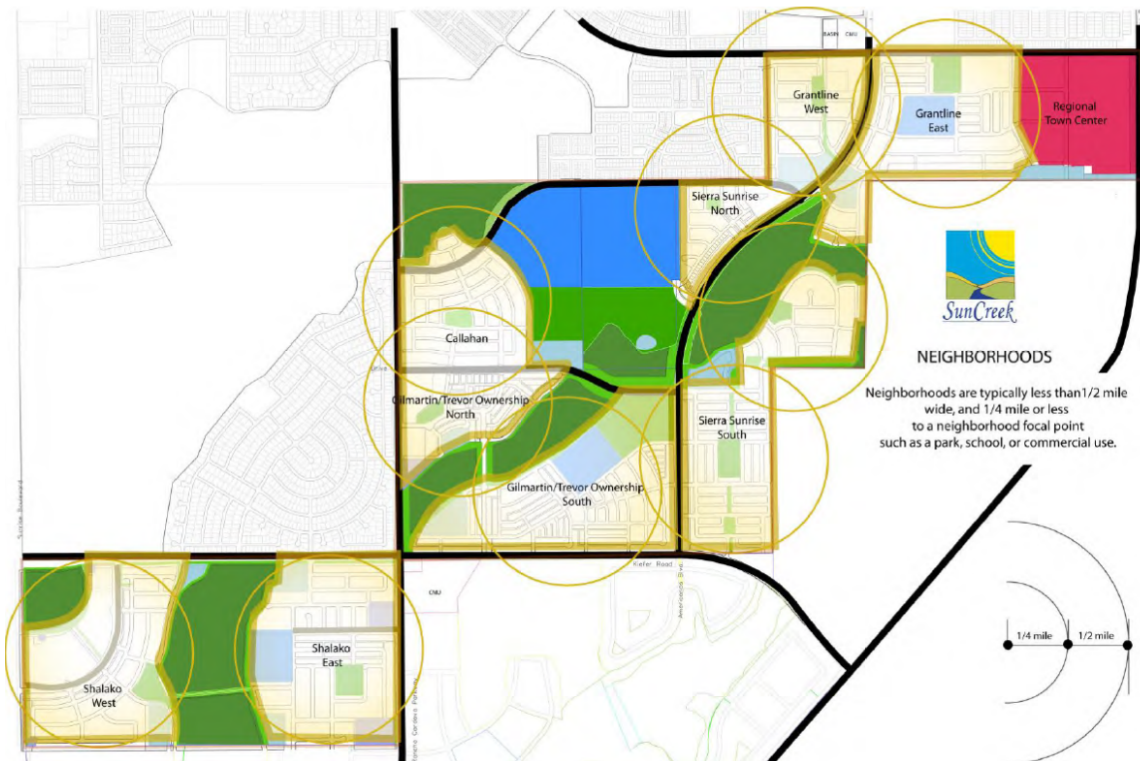


Figure 3: Neighborhood Site Locations



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. Suncrest Circulation and Infrastructure Plans of the Amended Suncrest 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 Suncrest 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 Suncrest Project identifies all known and protected resources within the Project area. Required protection and mitigation measures have been incorporated into the Amended Suncrest Specific Plan (Figure 3-2) and as described in Section I.6 (Natural Resources). The Amended Suncrest 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 Suncrest 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 Suncrest 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 Suncrest 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 Suncrest 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 Suncrest 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 Suncrest 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

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

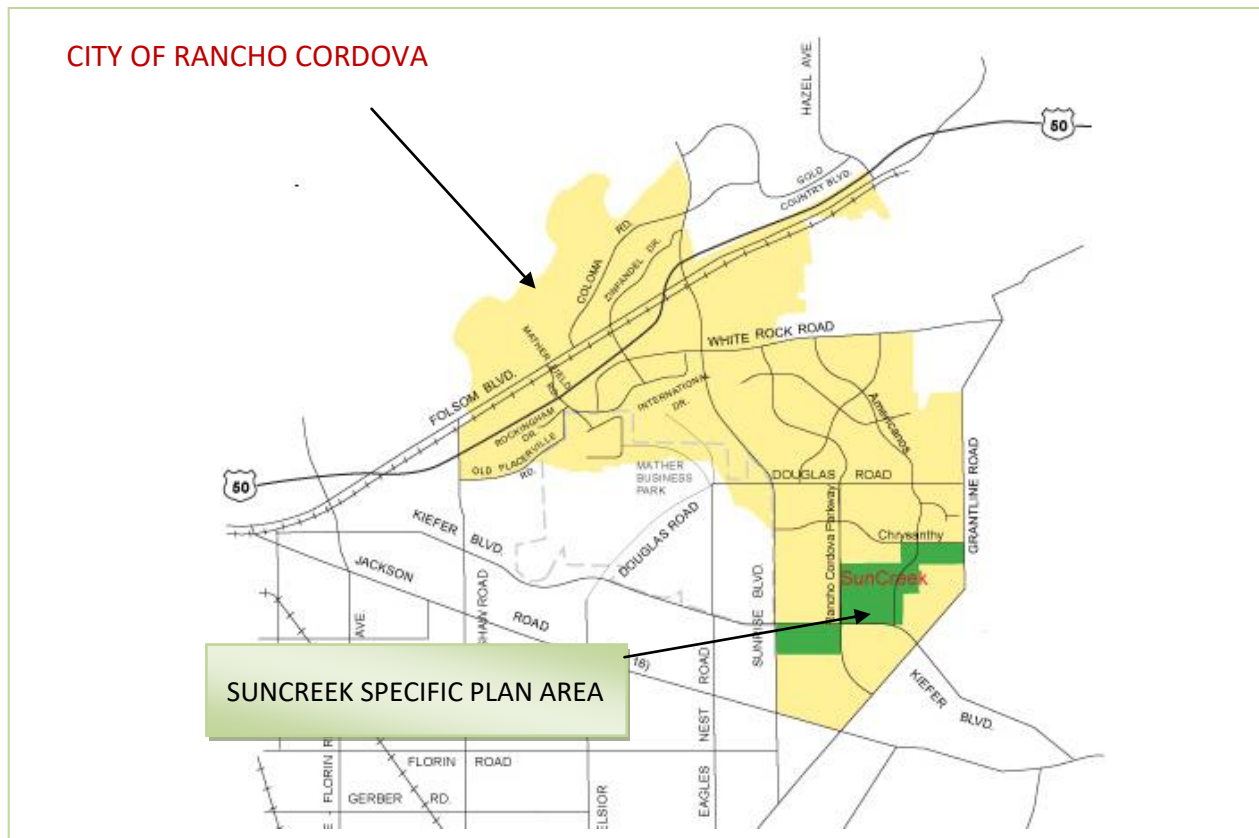
The project purpose is to create a cluster of walkable residential villages and a major civic and recreation core comprised of a community park, schools, and major open space. The residential neighborhoods will create a distinctive district for the city and house a work force to enhance the jobs housing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



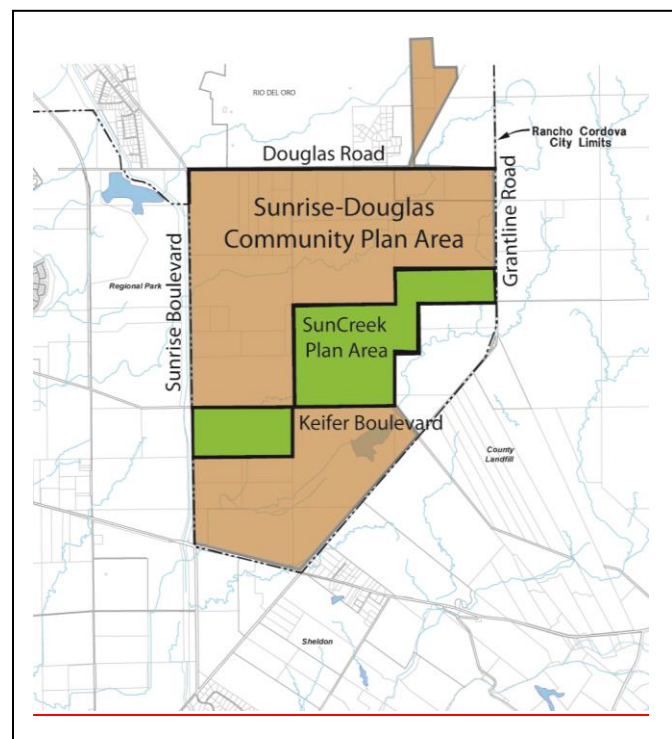
INTRODUCTION AND PLAN OVERVIEW

- 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.

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.

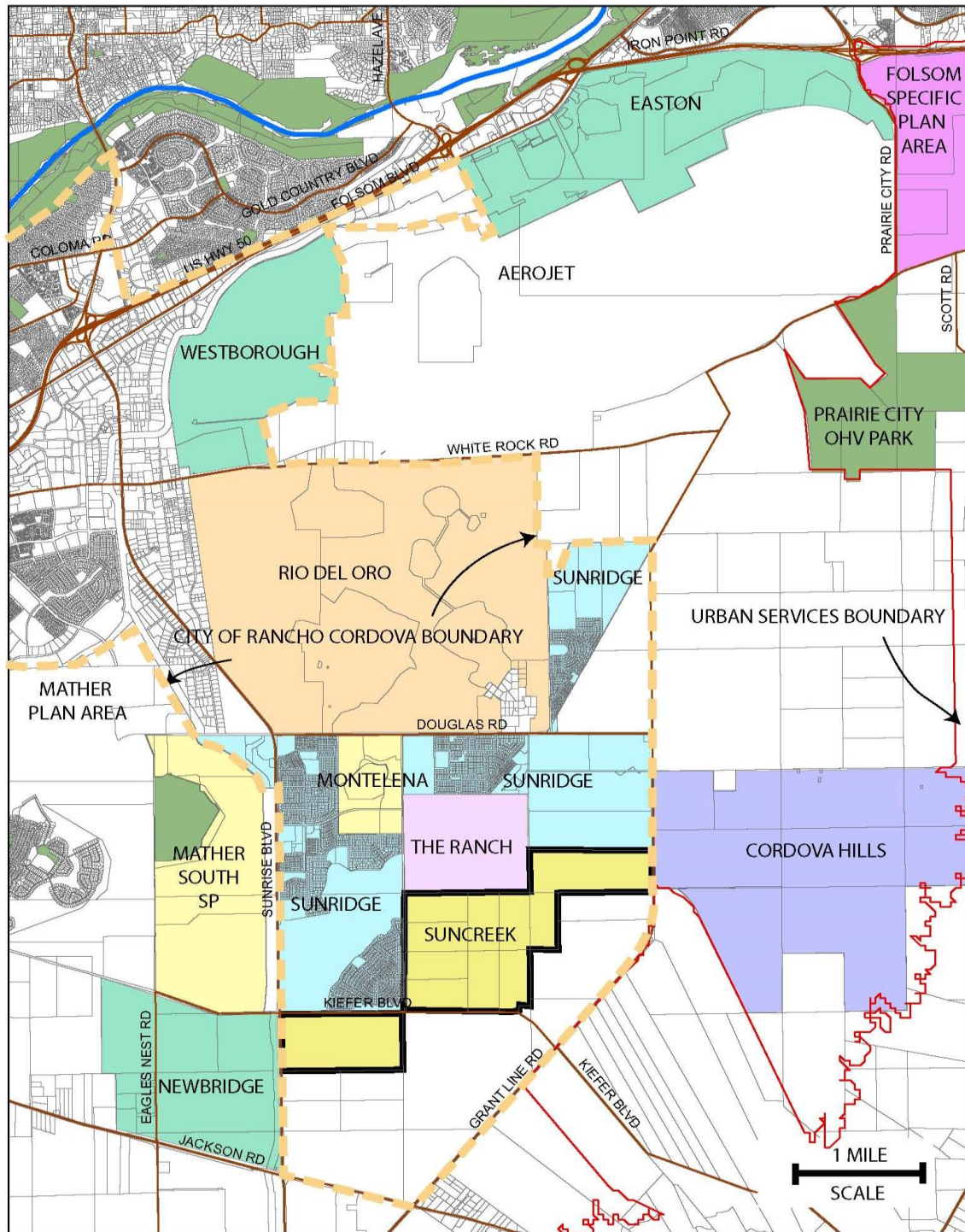
These development projects include a mix of housing types, schools, parks, and commercial uses. The existing and planned streets in these plans establish the locations where the SunCreek circulation plan will connect to the surrounding community.

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 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.

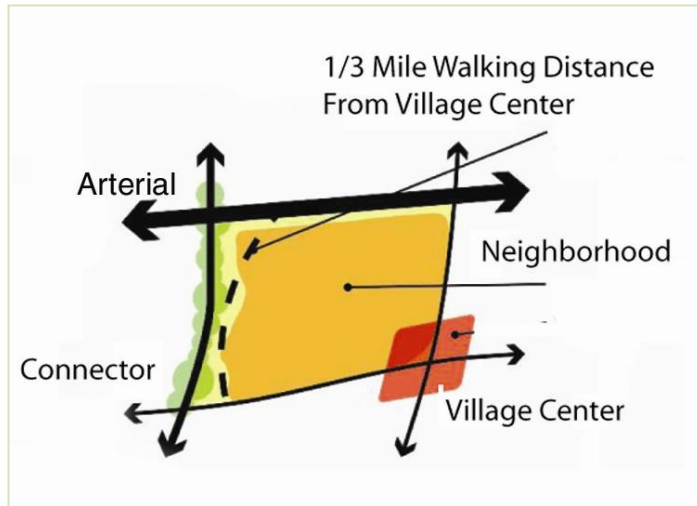
Neighborhoods

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.

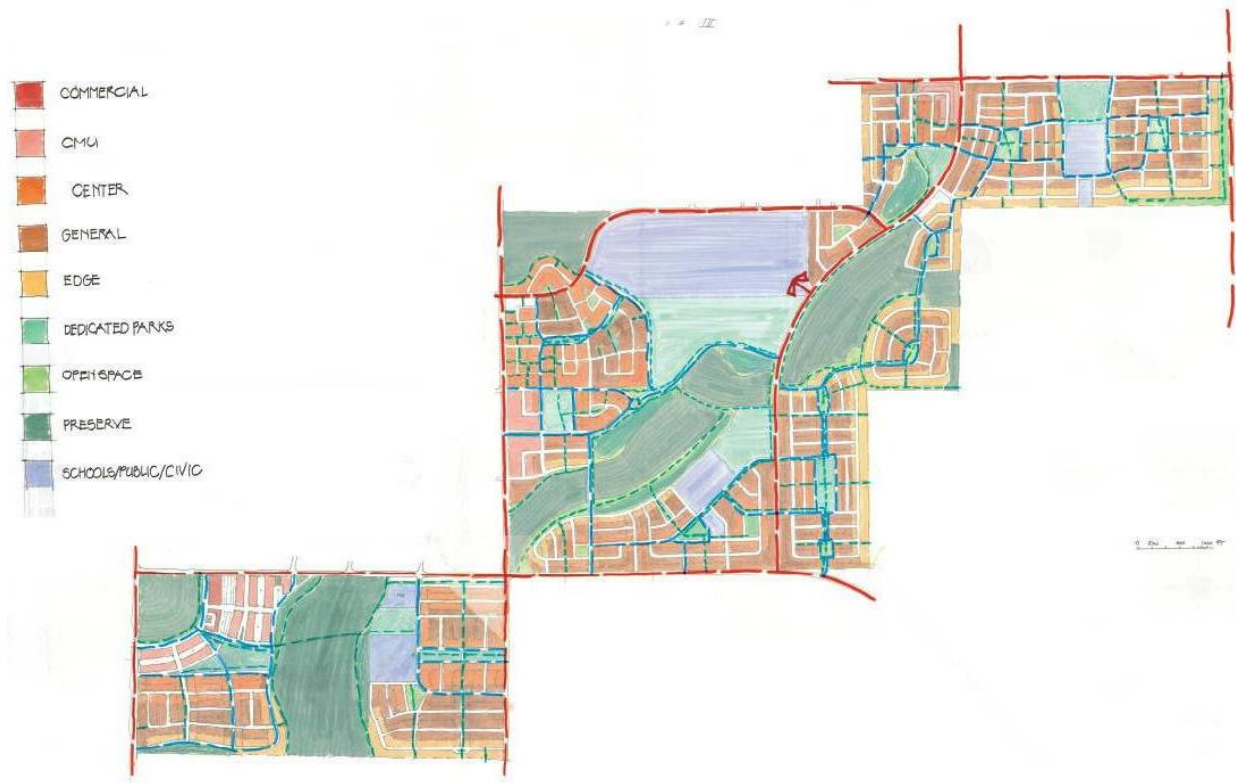
Districts

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

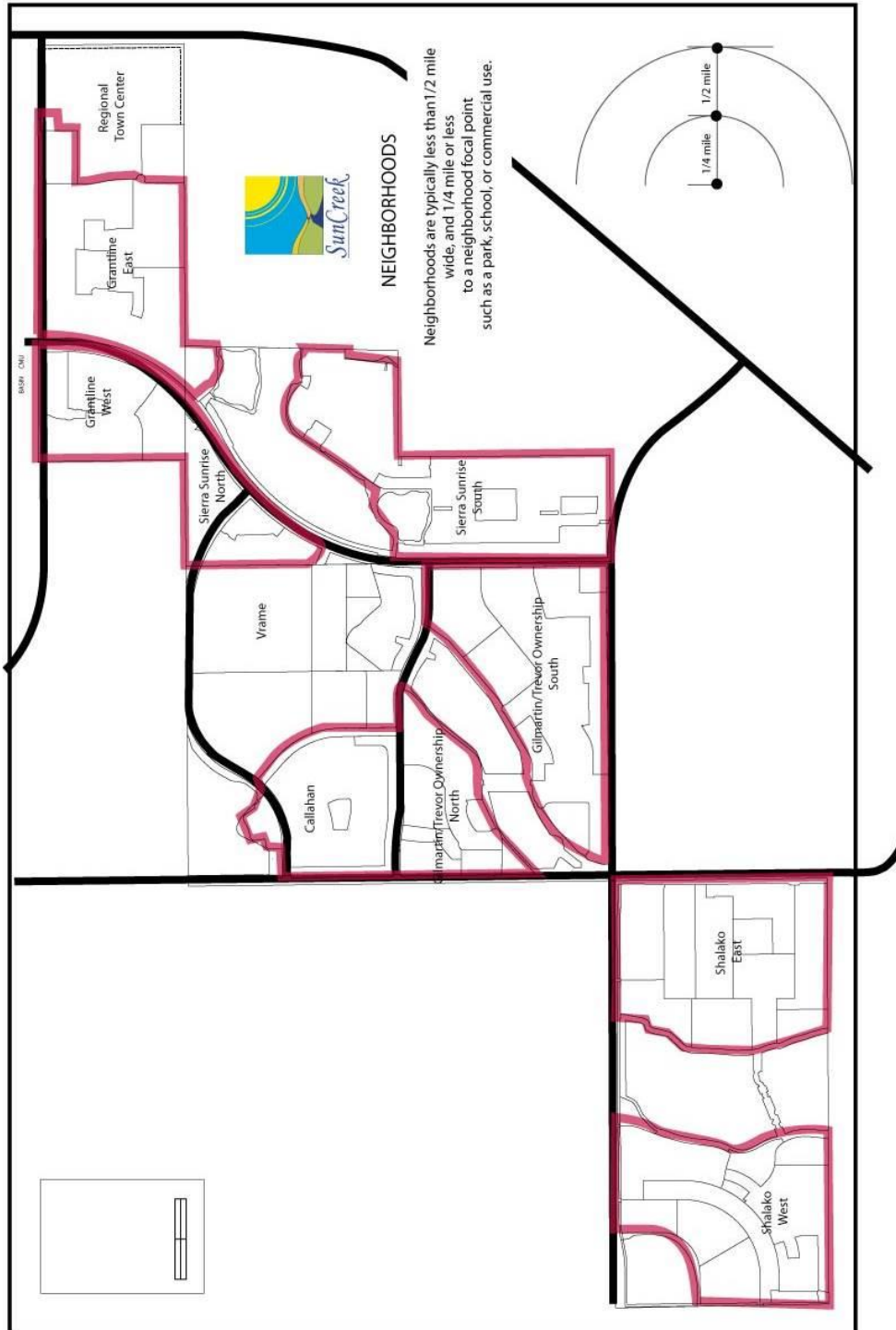
neighborhoods are pedestrian friendly with a well-defined core of public and commercial uses. A network of pedestrian corridors that extend outward from the commercial center, and connect with the neighborhood parks serves each neighborhood.

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

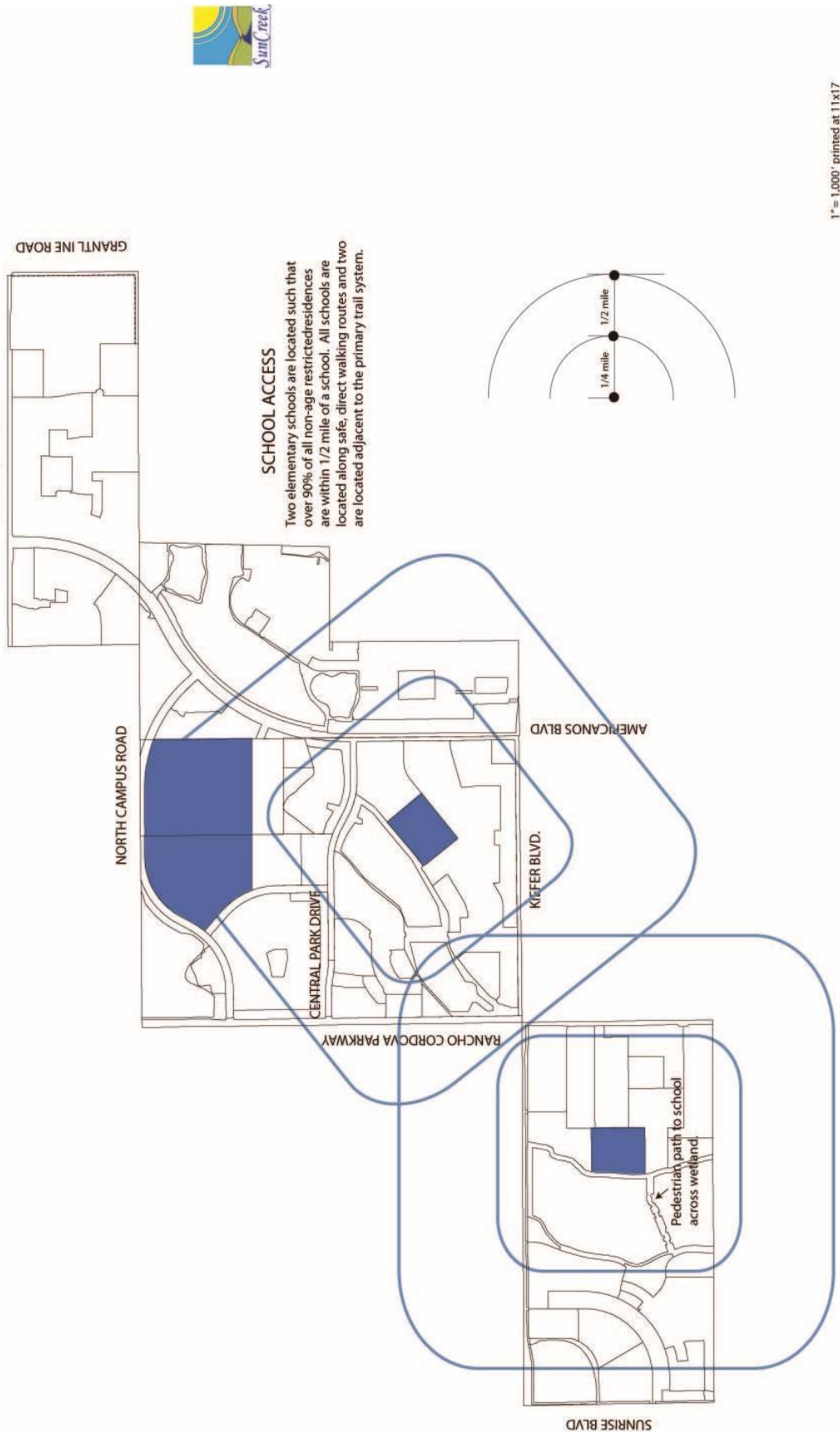
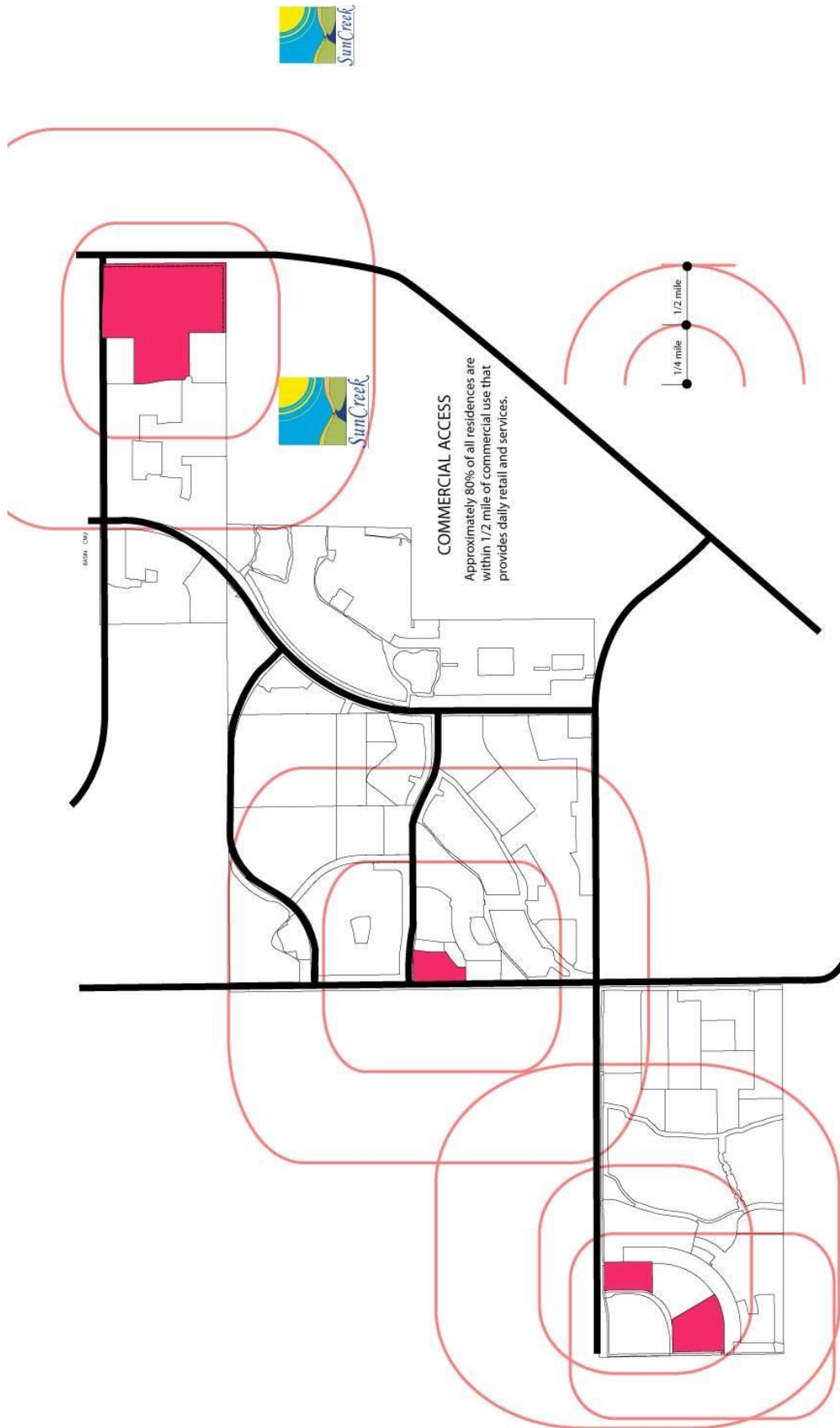


Figure 2-6 Access to Commercial and Service Centers



1" = 1,000' printed at 11x17

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.

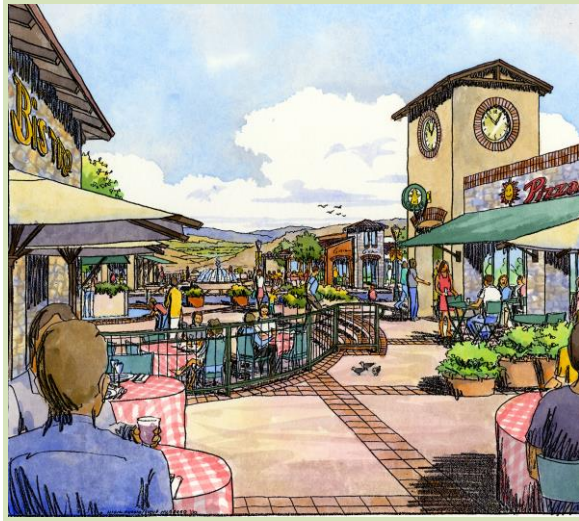


Example of townhouse style housing planned along major streets.

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

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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.

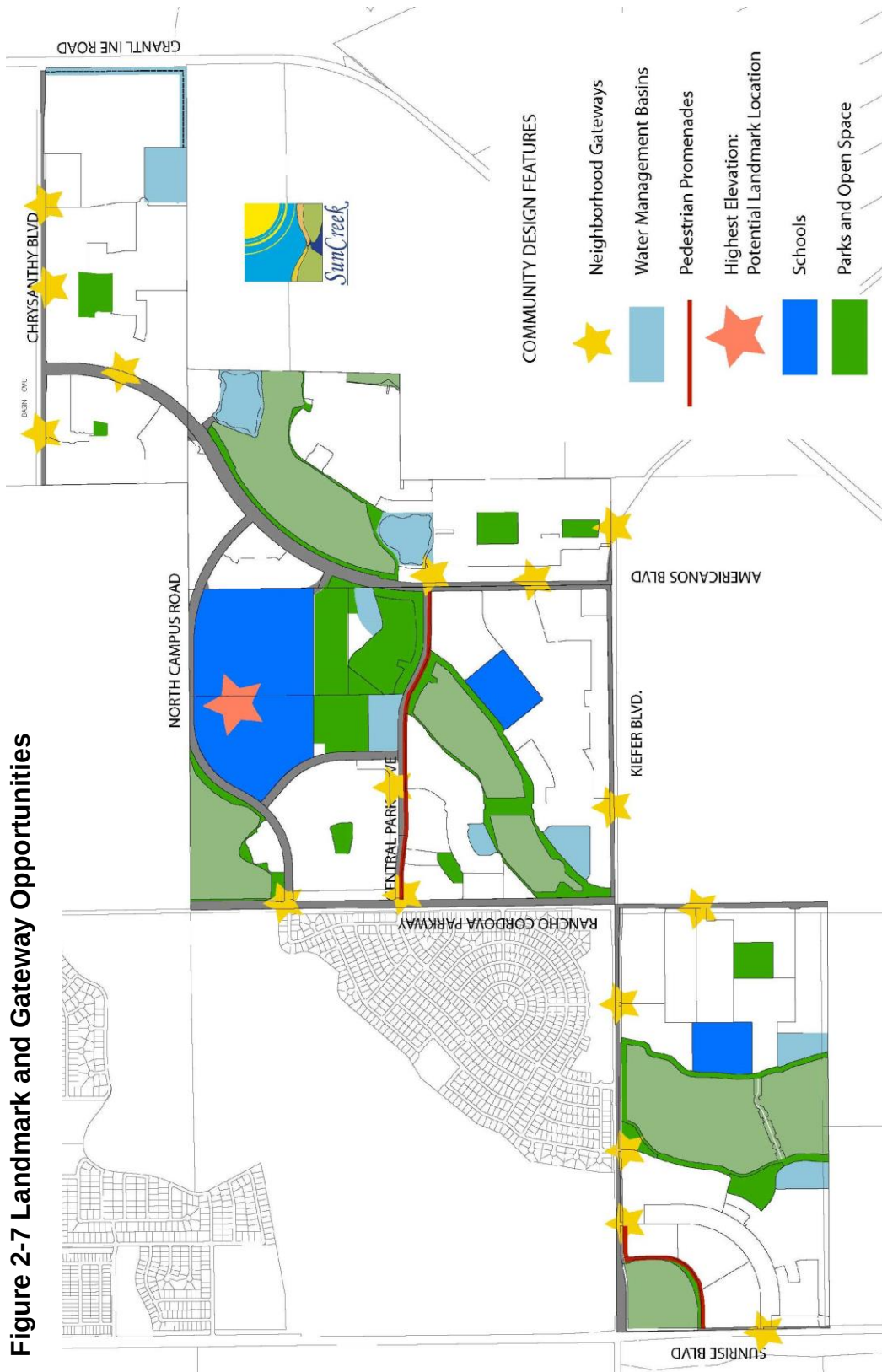
The school provides an opportunity to include a bell or clock tower or other dominant structure that can be located at the highest point in the project area. The open space to the north and the large community park to the south create a setting for an open vista in which a tall building element will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

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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 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.

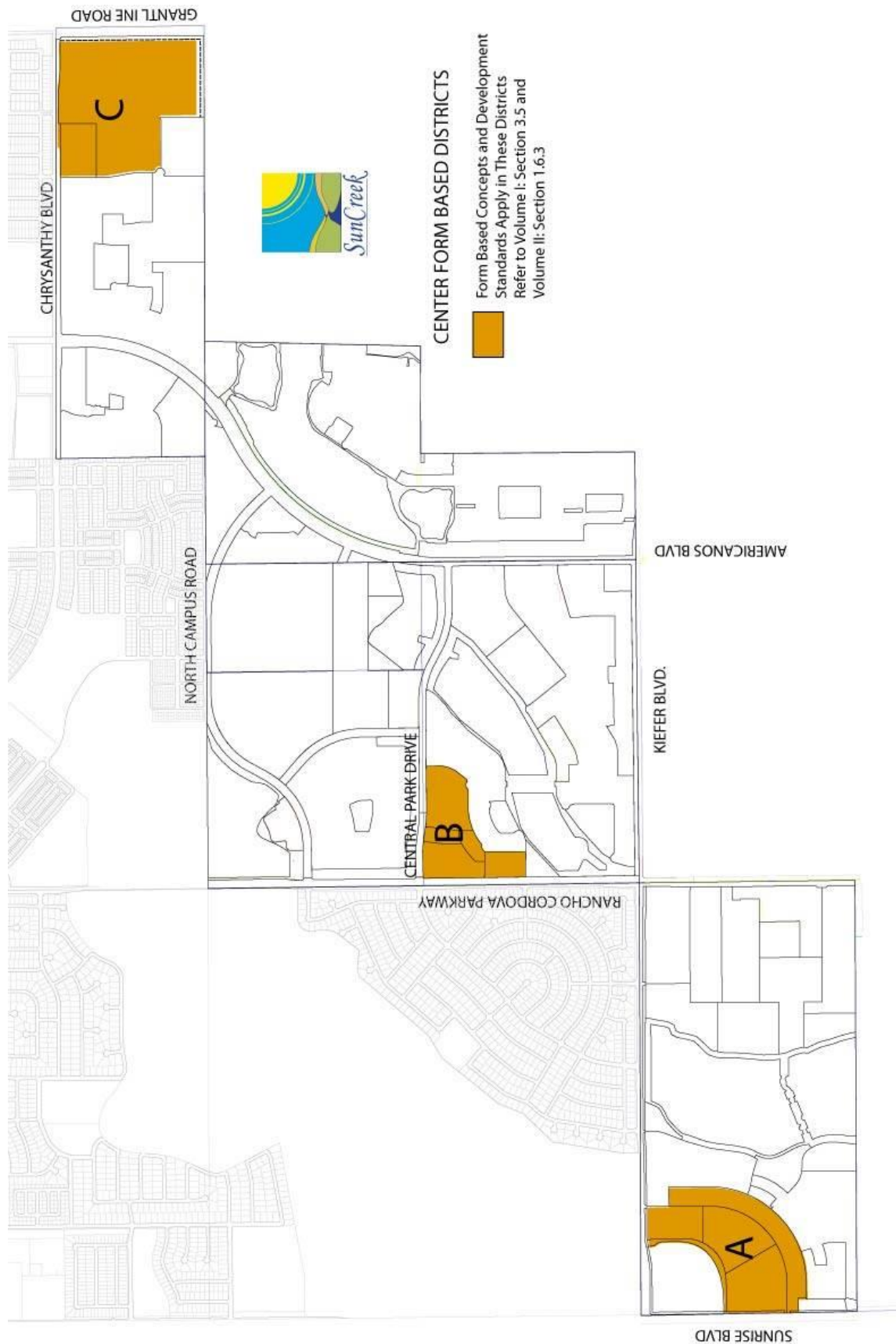
- A description of the intent and location of each of the form based zones provided in this chapter.
- The type of street and the treatment of edge conditions or “street typology” as defined in Chapter 4, Circulation and applied in Volume II, Development Regulations.
- The type of building frontage treatment 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>	<u>179.4</u> <u>123.9</u>	<u>882</u> <u>660</u>	<u>18.03%</u> <u>13.8%</u>	<u>-14.2%</u> <u>9.8%</u>	<u>4.9</u> <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>	<u>-348.6</u> <u>292.9</u>	<u>-2,623</u> <u>2,023</u>	<u>-53.61%</u> <u>42.4%</u>	<u>-27.5%</u> <u>23.2%</u>	<u>-7.5</u> <u>6.91</u>
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac) <u>(CMDR)</u>	<u>16.6</u> <u>27.5</u>	<u>-239</u> <u>320</u>	<u>4.88%</u> <u>6.7%</u>	<u>-2.1</u> <u>2.2%</u>	<u>14.4</u> <u>11.64</u>
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac) <u>(HDR)</u>	<u>-44.2</u> <u>44.2</u>	<u>1,149</u> <u>1,052</u>	<u>-23.48%</u> <u>22.1%</u>	<u>3.5%</u>	<u>26.0</u> <u>23.8</u>
VILLAGE CENTER (VC)	<u>-22.0</u> <u>23.8</u>	0		<u>1.7</u> <u>1.9 %</u>	
REGIONAL TOWN CENTER (RTC)	<u>58.4</u> <u>53.9</u>	0		<u>4.6</u> <u>4.3%</u>	
PUBLIC/QUASI PUBLIC <u>(PQP)</u>	<u>-12.3</u> <u>10.1</u>	0		<u>1.0%</u> <u>0.8%</u>	
NEIGHBORHOOD GREEN / <u>POCKET PARK (PP)</u>	<u>12.2</u> <u>10.1</u>	0		<u>1.0</u> <u>0.8%</u>	
<u>PUBLIC NEIGHBORHOOD PARK (PARK)</u>	<u>17.0</u> <u>12.8</u>	0		<u>1.3</u> <u>1.0%</u>	
<u>PRIVATE NEIGHBORHOOD PARK (PVT PARK)</u>	<u>5.0</u>			<u>0.4%</u>	
COMMUNITY PARK <u>(PARK)</u>	<u>44.9</u> <u>40.7</u>	0		<u>2.5%</u> <u>3.2%</u>	
PARK CORRIDORS, <u>PASEOS AND TRAILS (PC)</u>	<u>-7.0</u> <u>5.2</u>	0		<u>0.6%</u> <u>0.5%</u>	
WETLAND BUFFER/BIKE PATH CORRIDOR <u>(WB)</u>	<u>45.6</u> <u>53</u>	0		<u>3.69%</u>	
DETENTION BASIN <u>(DB)</u>	<u>-53.5</u> <u>49.6</u>	0		<u>4.2</u> <u>3.9%</u>	
STORM WATER CANAL <u>(CANAL)</u>	<u>5.0</u>	0		<u>0.40%</u>	
WETLAND PRESERVE <u>(WETLAND)</u>	<u>205.1</u> <u>199.6</u>	0		<u>16.2%</u> <u>15.8%</u>	
SCHOOL	<u>110.9</u> <u>101.2</u>	0		<u>8.80%</u>	
MAJOR ROADS	<u>-82.6</u> <u>86</u>	0		<u>6.8%</u>	
<u>GRANT LINE ROAD</u>	<u>3.1</u>	<u>0</u>		<u>0.2%</u>	
TOTAL	<u>1265.2</u> <u>1,263.9</u>	<u>4,893</u> <u>4,693</u>		100.0%	

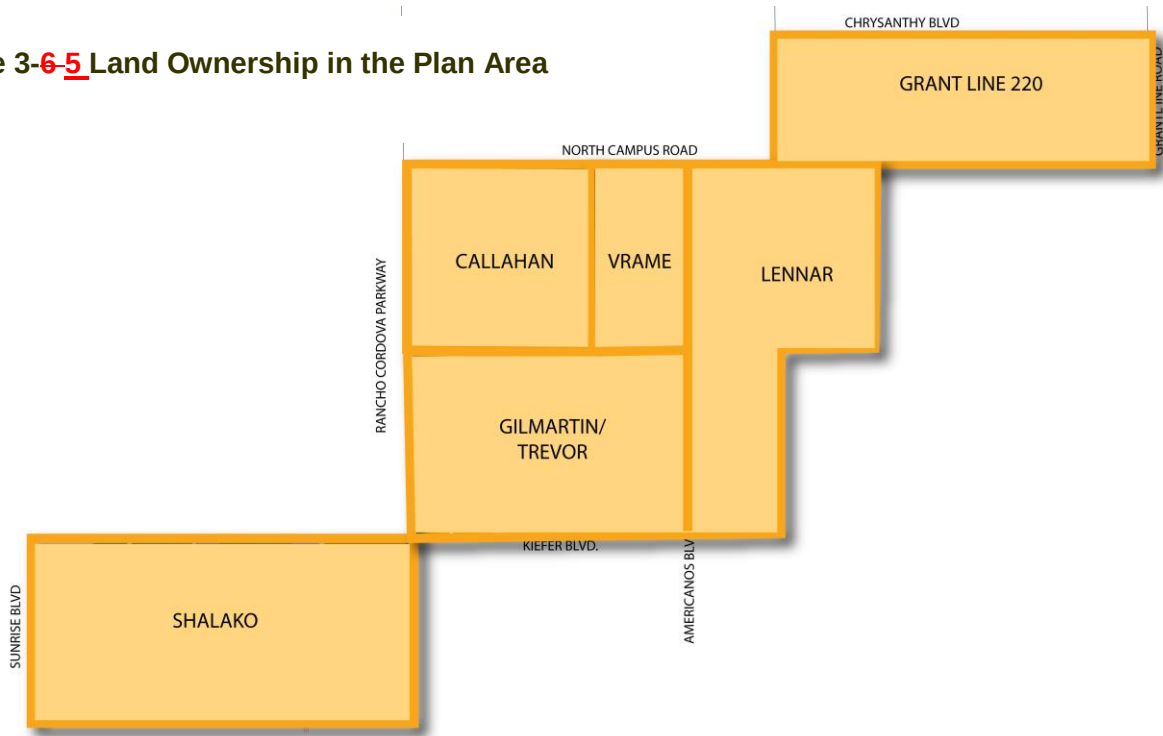
Table 3-4 summarizes the land use by owner.

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)	<u>44.9</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)	<u>11.8</u>	307 <u>235</u>	5.4	140	9.1 <u>17.5</u>	237	12.9 <u>12.9</u>	335 <u>272</u>	0	0	5.0	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</u> NEIGHBORHOOD PARK	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 <u>0</u>		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>		<u>0</u>		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	<u>24.85</u>		40.1 <u>39.0</u>		79.6 <u>77.3</u>		0		10.54 <u>44.9</u>		50.1 <u>48.4</u>	
SCHOOL	34.4		11.1		10.2 <u>10.8</u>		9.60 <u>13.4</u>		45.6 <u>2.5</u>		0	
MAJOR ROADS	20.1 <u>20.0</u>		18.0		13.3 <u>13.0</u>		14.3 <u>13.4</u>		2.1 <u>2.5</u>		14.8 <u>18.2</u>	
<u>GRANT LINE ROAD</u>							<u>3.1</u>					
TOTALS	<u>160.4</u> <u>160.3</u>	807 <u>553</u>	<u>240.2</u> <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.

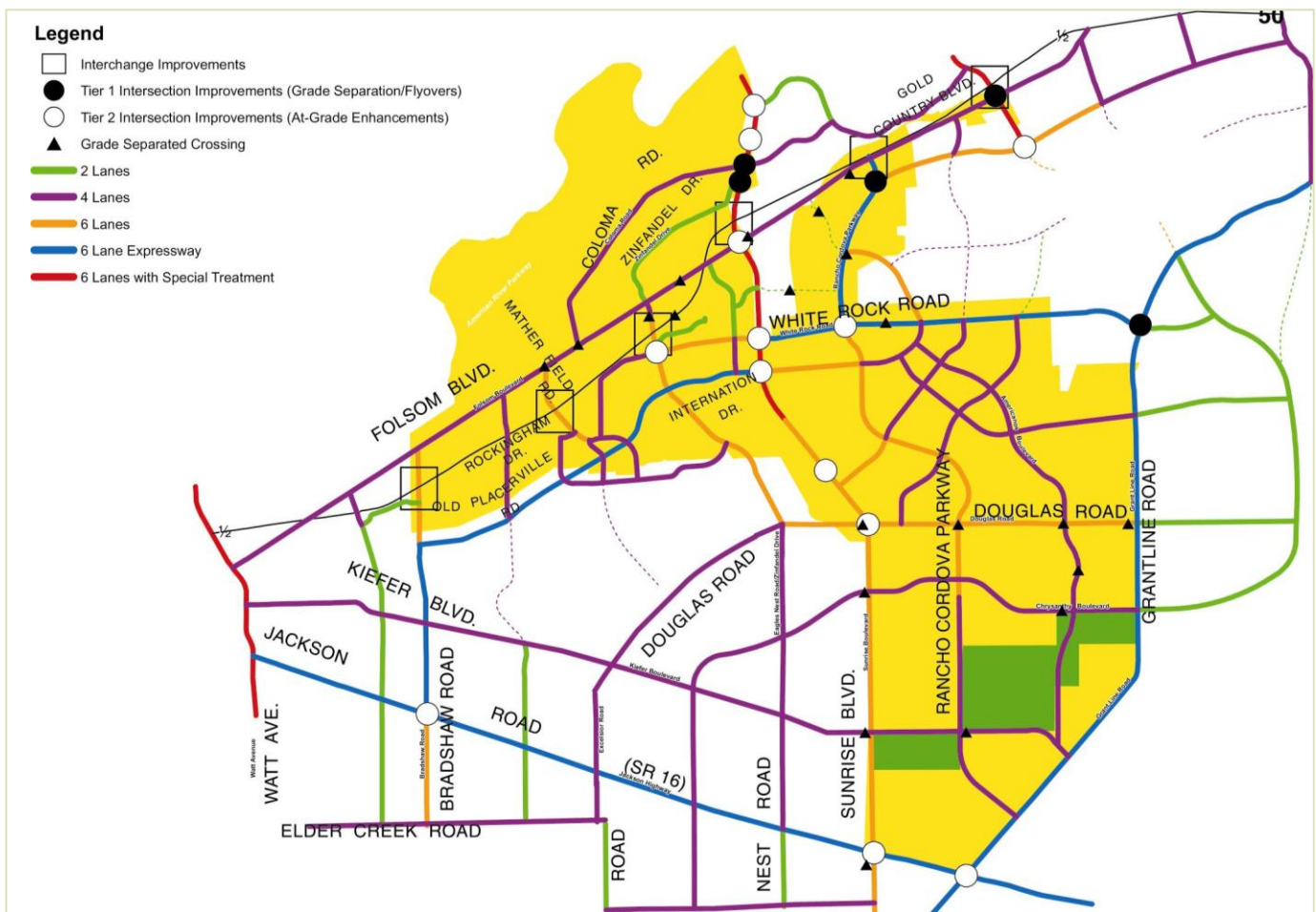
CIRCULATION

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

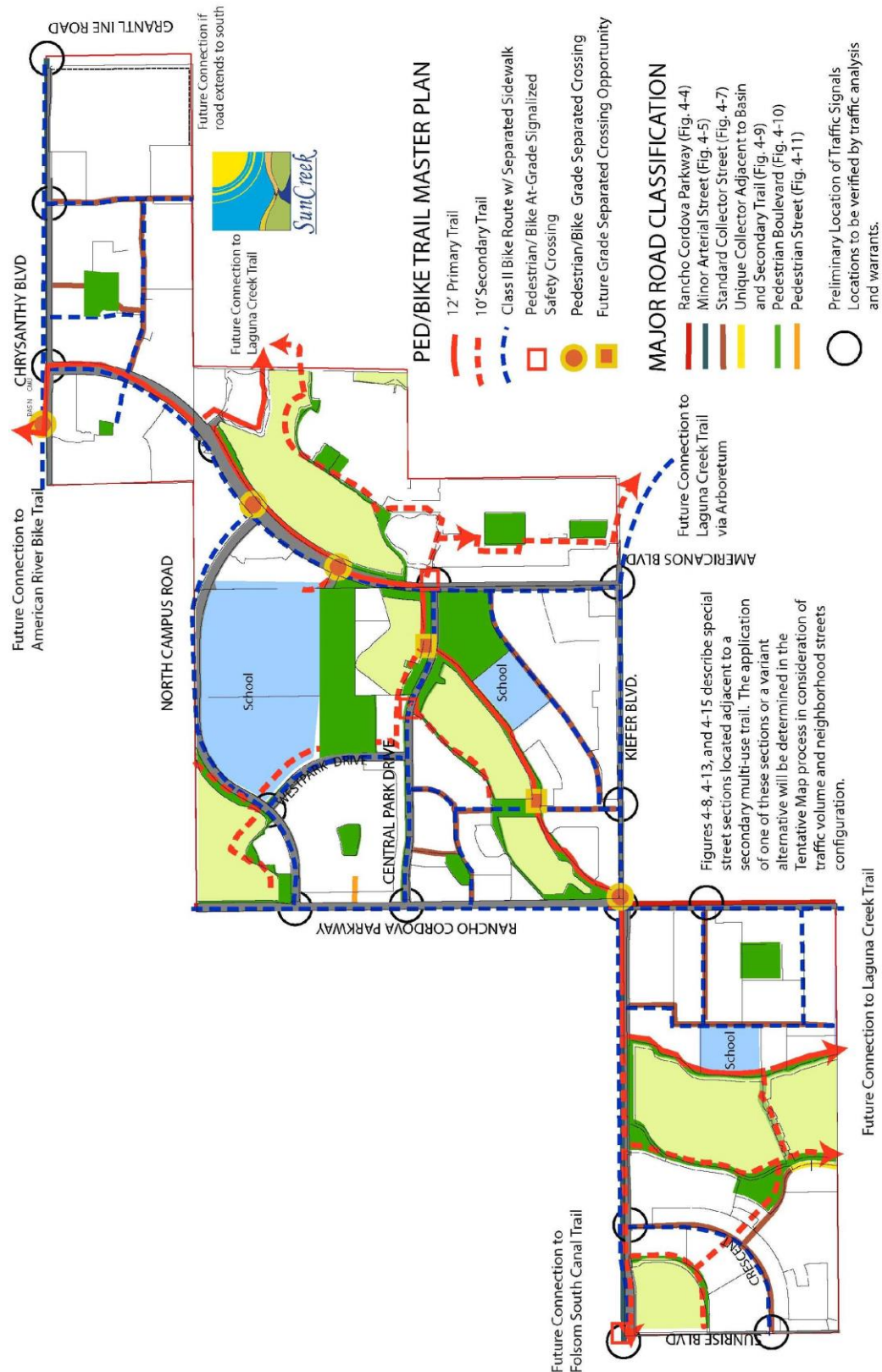
Arterial streets will be four or six lanes wide at full development. Landscaped median and landscaped pedestrian corridors along both sides are typical.

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

SunCreek Specific Plan

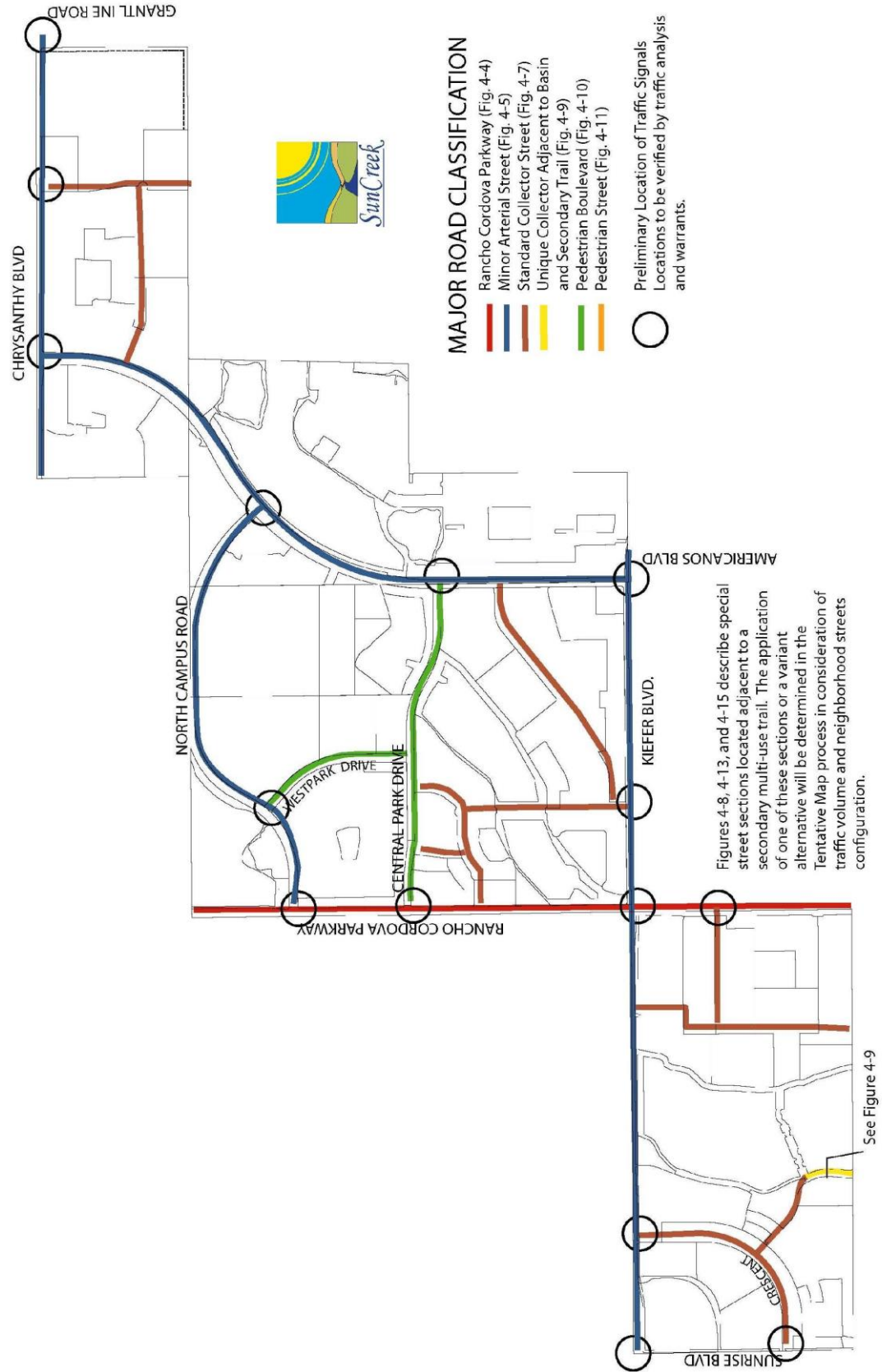
CIRCULATION

Figure 4-2 Combined Major Streets Master Plan and Trails



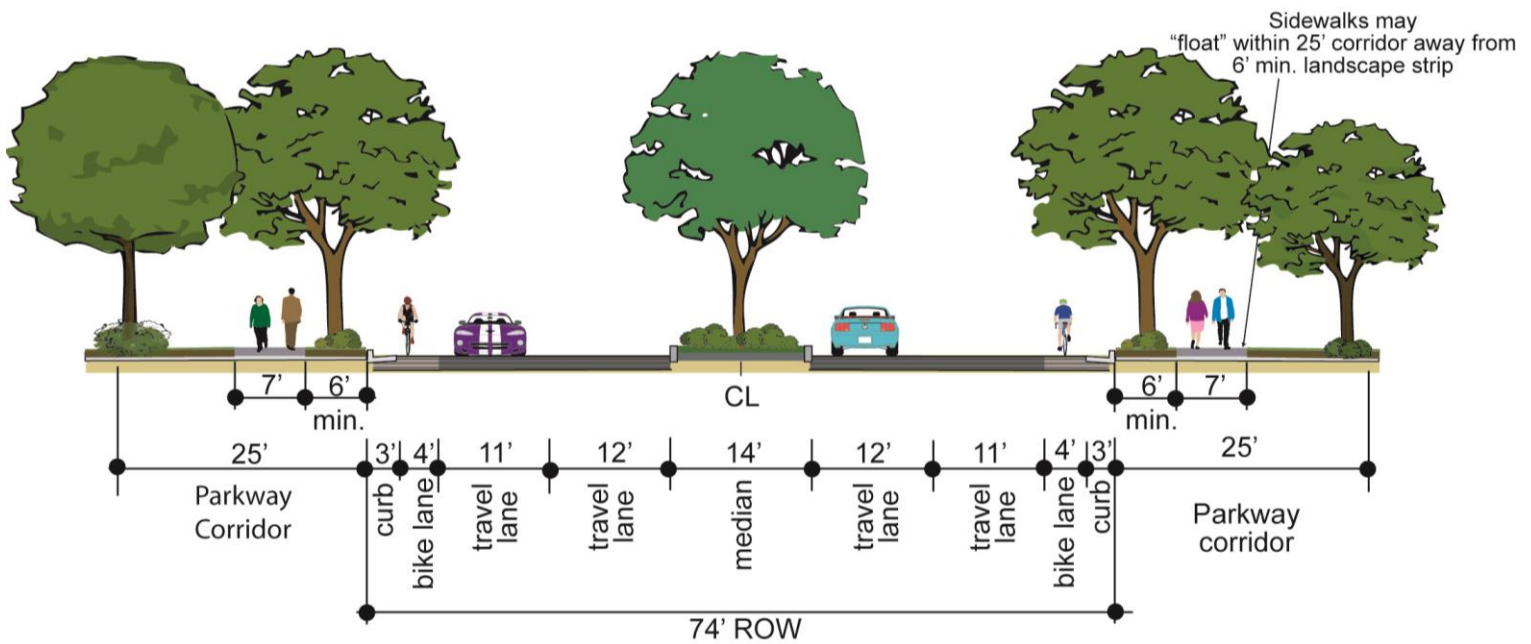
CIRCULATION

Figure 4-3 Major Streets Master Plan



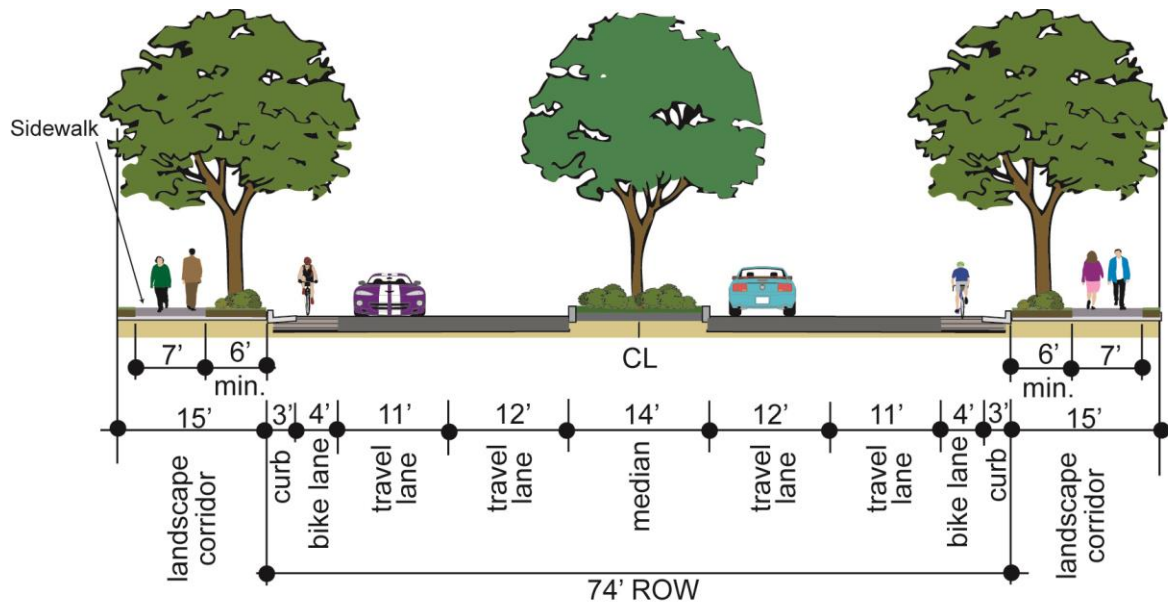
CIRCULATION

Figure 4-4 Rancho Cordova Parkway



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

Figure 4-5 Minor Arterial (Typical)

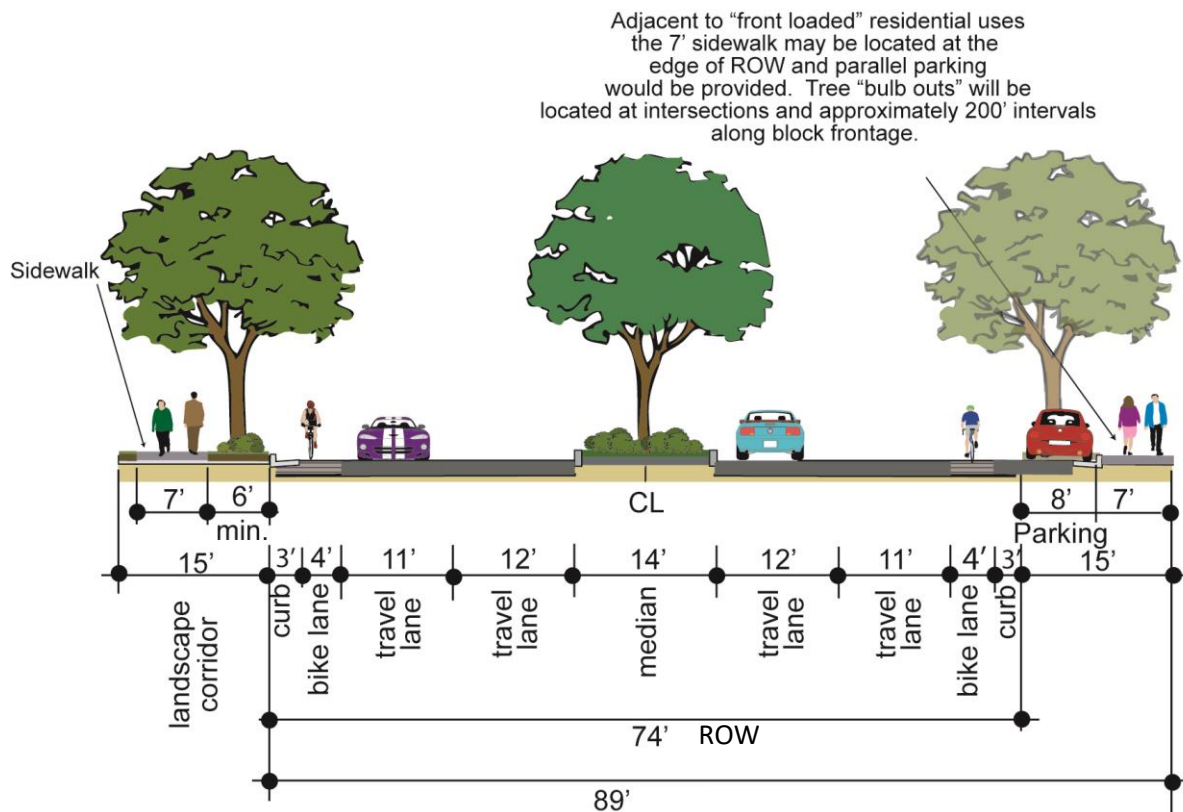


CIRCULATION

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.

CIRCULATION

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

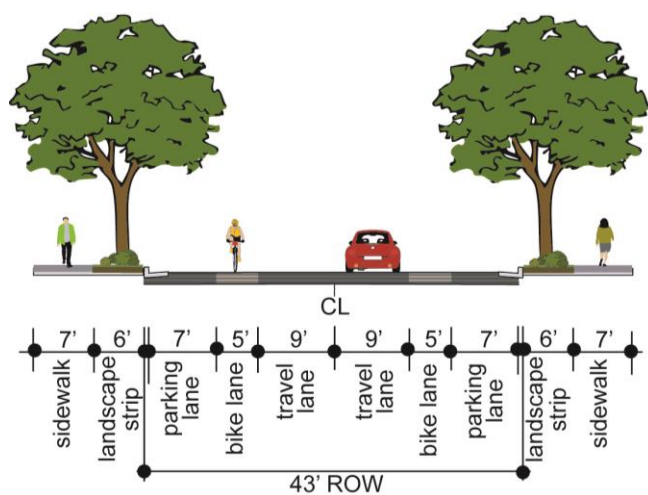
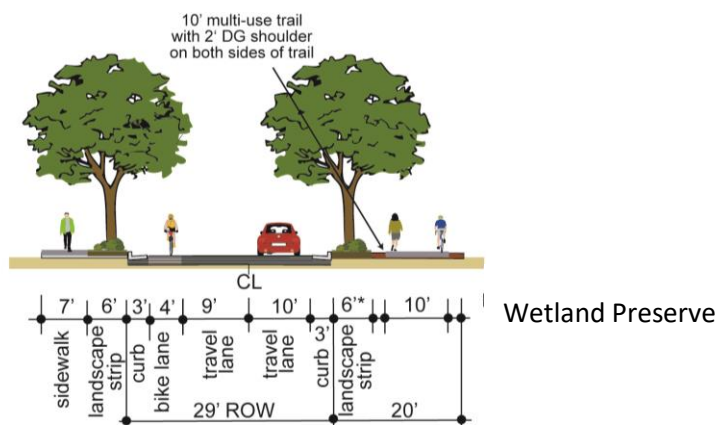


Figure 4-8 Standard Collector Street Adjacent to Secondary Bike Trail



*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

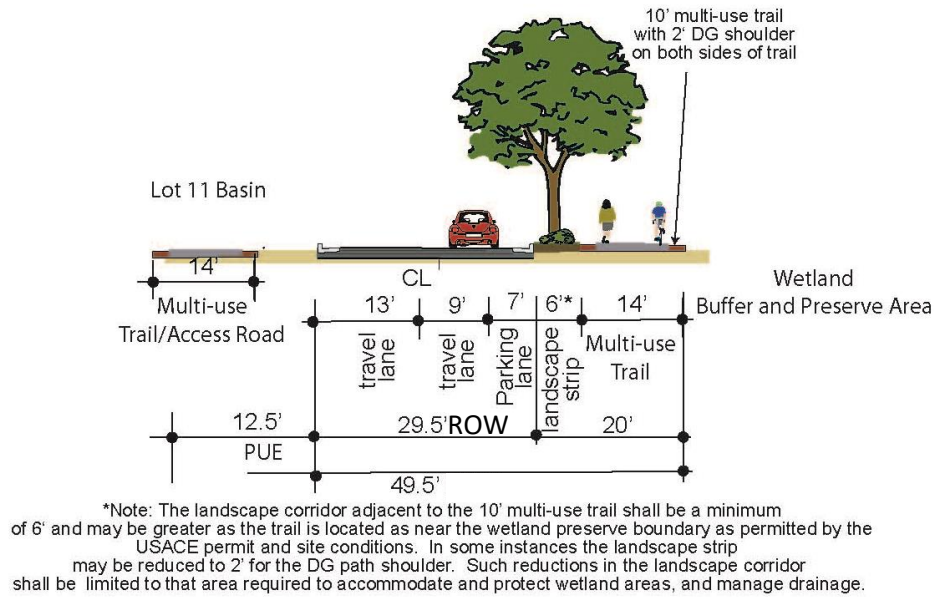
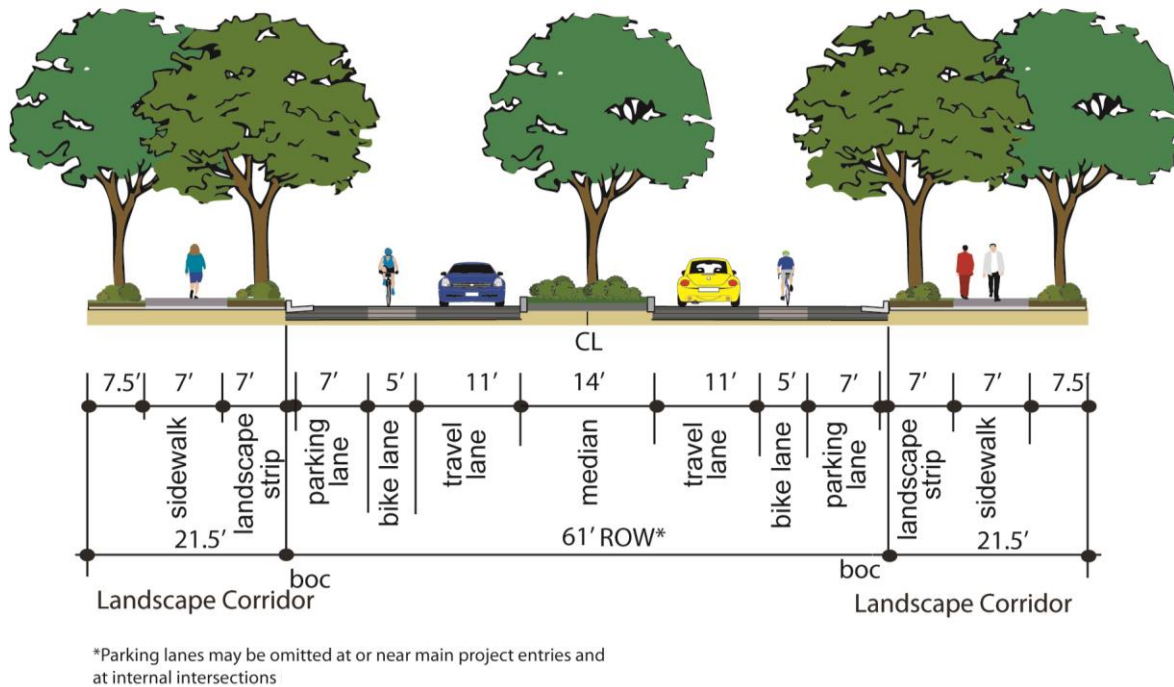


Figure 4-10 Pedestrian Boulevard (Central Park Drive and Westpark Drive)



CIRCULATION

Pedestrian Streets

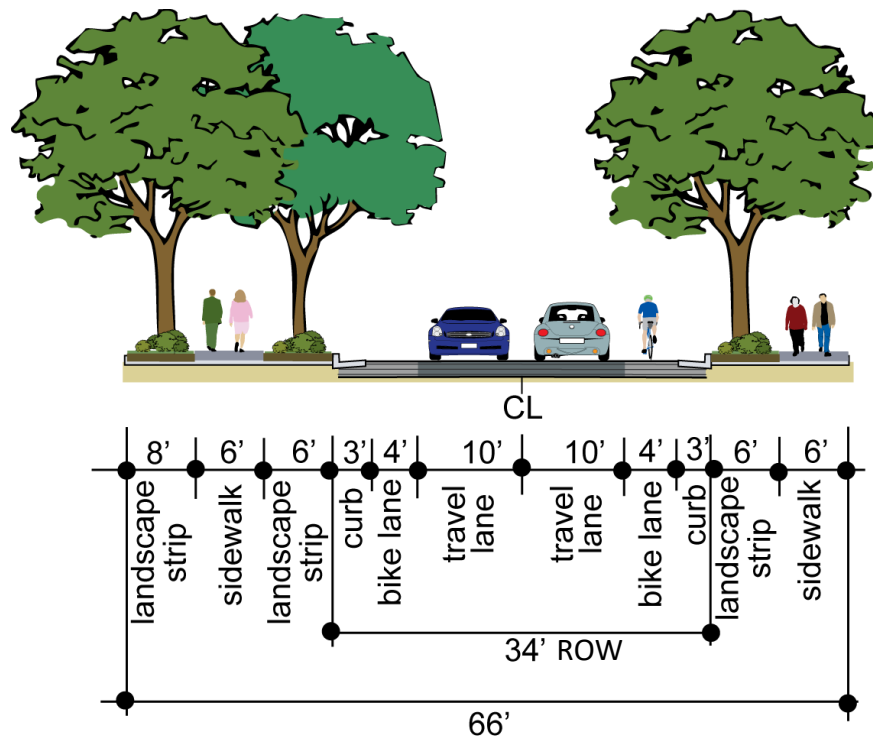
Pedestrian streets are a special class of standard residential street with an enhanced pedestrian corridor. The street type will enhance the pedestrian and vehicular entry to a subdivision or village area, such as where a street approaches a park or neighborhood green. The pedestrian street includes 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

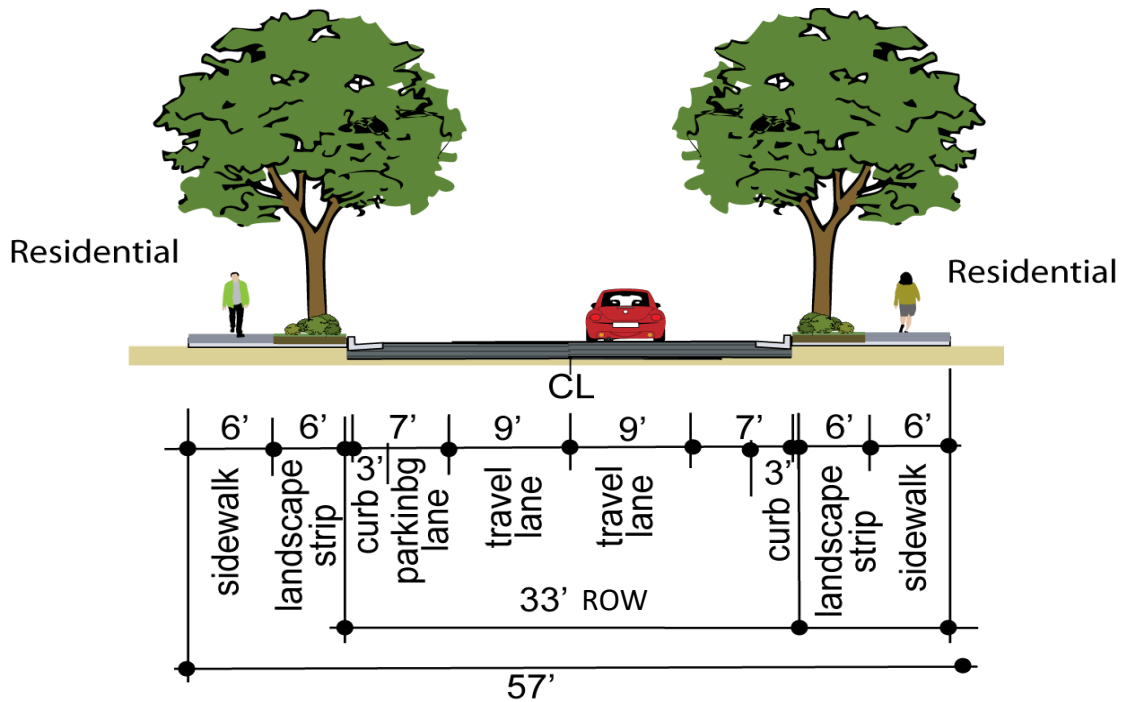


Figure 4-13 Standard Residential Street Adjacent to Secondary Trail in Open Space

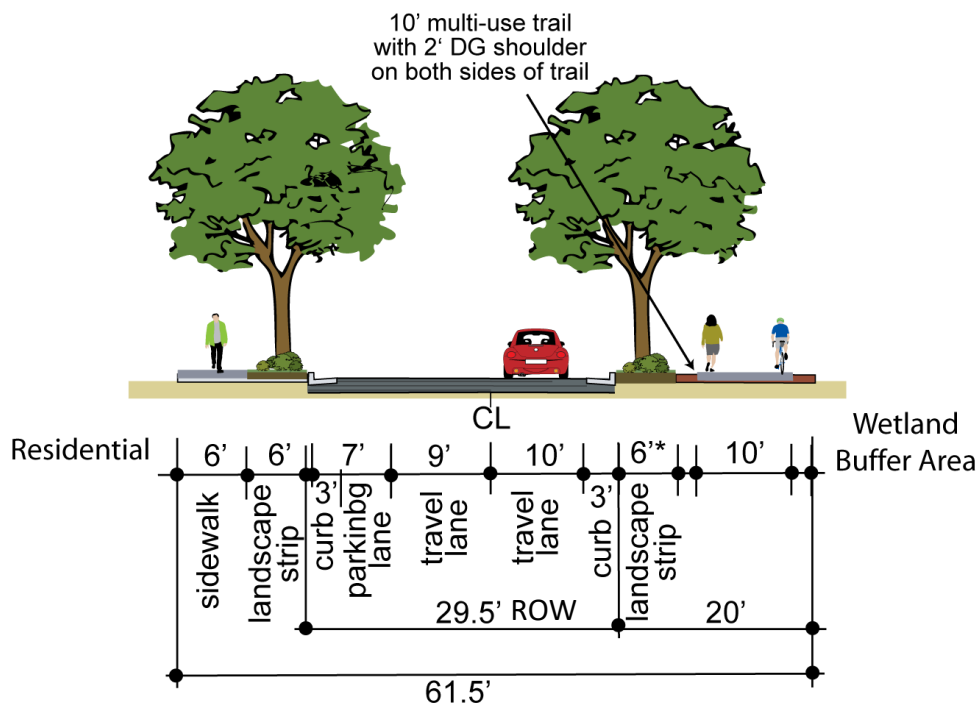


Figure 4-14 Minor Residential Street

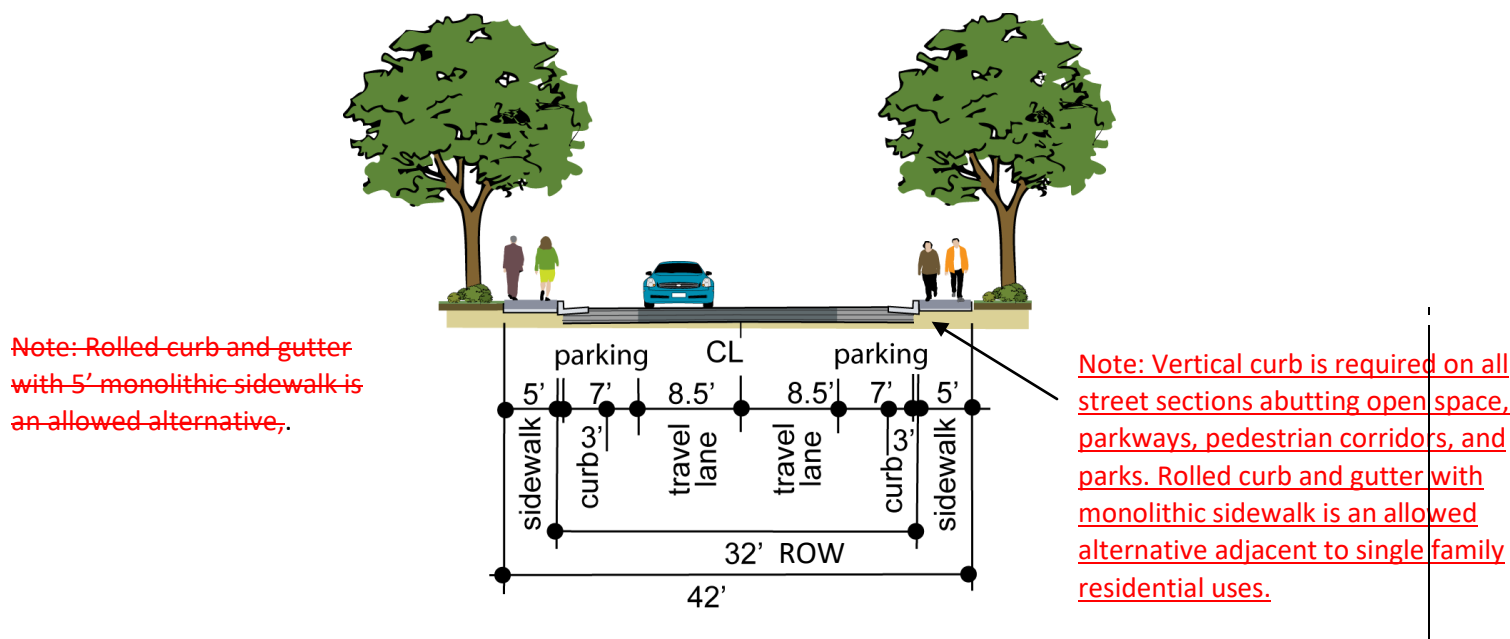
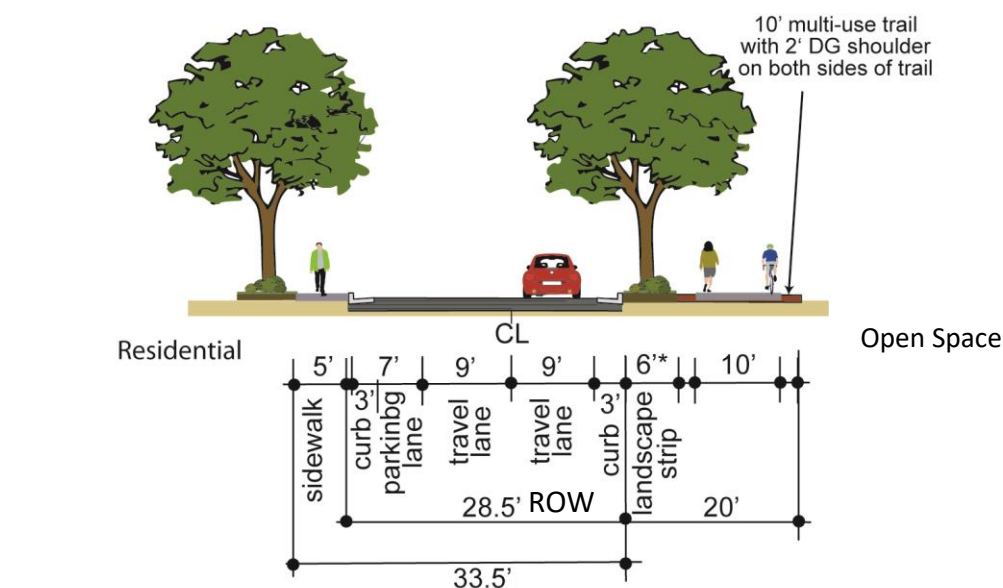


Figure 4-15 Minor Residential Street Adjacent to Secondary Trail in Open Space



*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.

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

CIRCULATION

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.

SunCreek Specific Plan

APPROVED December 2, 2013 (AMENDED OCTOBER 2018, January 2020, August 2020)

I.4-15

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

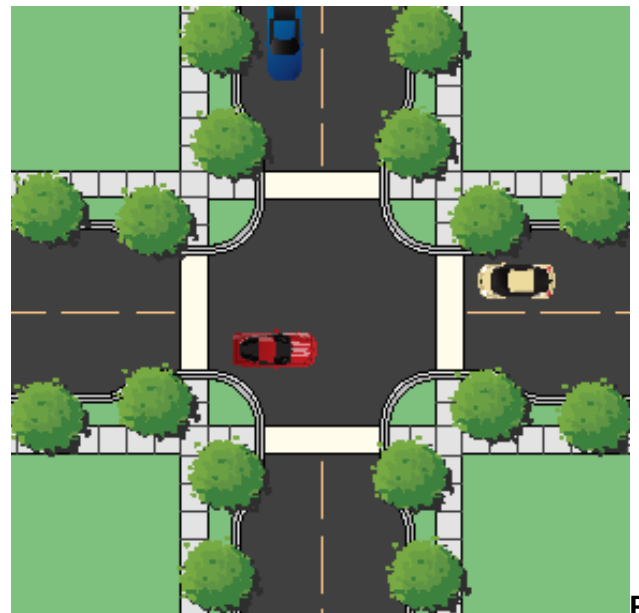


Figure 4-17 Typical Bulb at Residential Street Intersection

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.

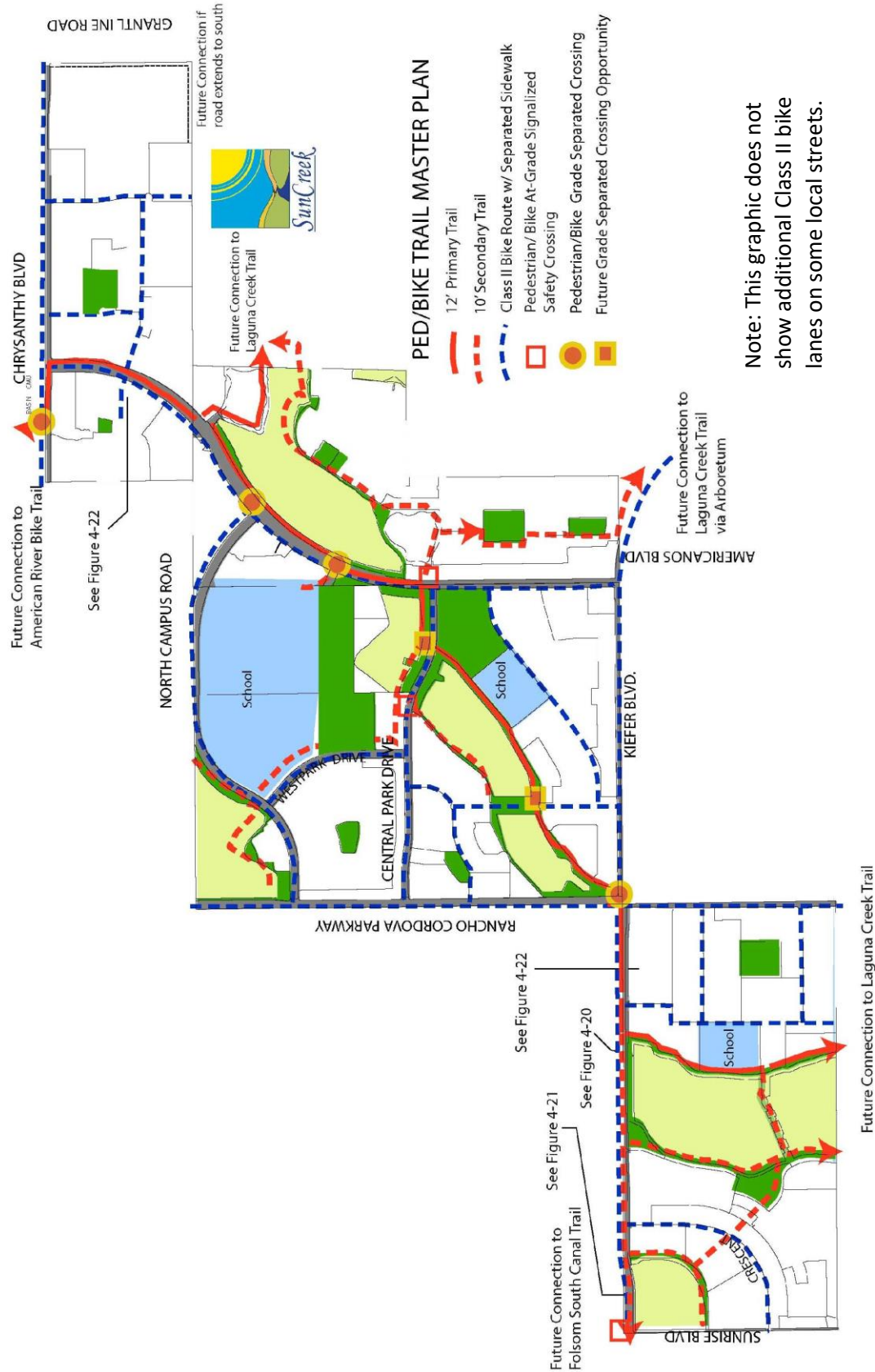
After crossing the intersecting street, the bike trail would swing away from the street to its normal alignment. Applicable bike trail design standards shall apply to all trails. The appropriate striping, signing and bollards shall be used to warn the driving public of the bike trail crossing.

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

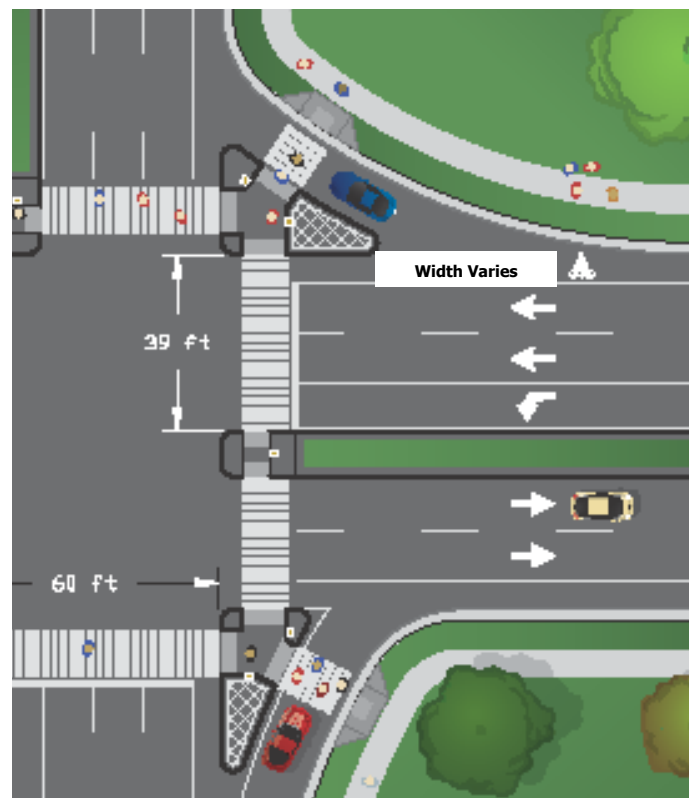
Major bicycle and pedestrian trails will cross major streets at specific locations throughout the Plan Area illustrated in Figure 4-18. Grade separated crossings over or under the roadway could occur at the general locations depicted. The design of some at-grade

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

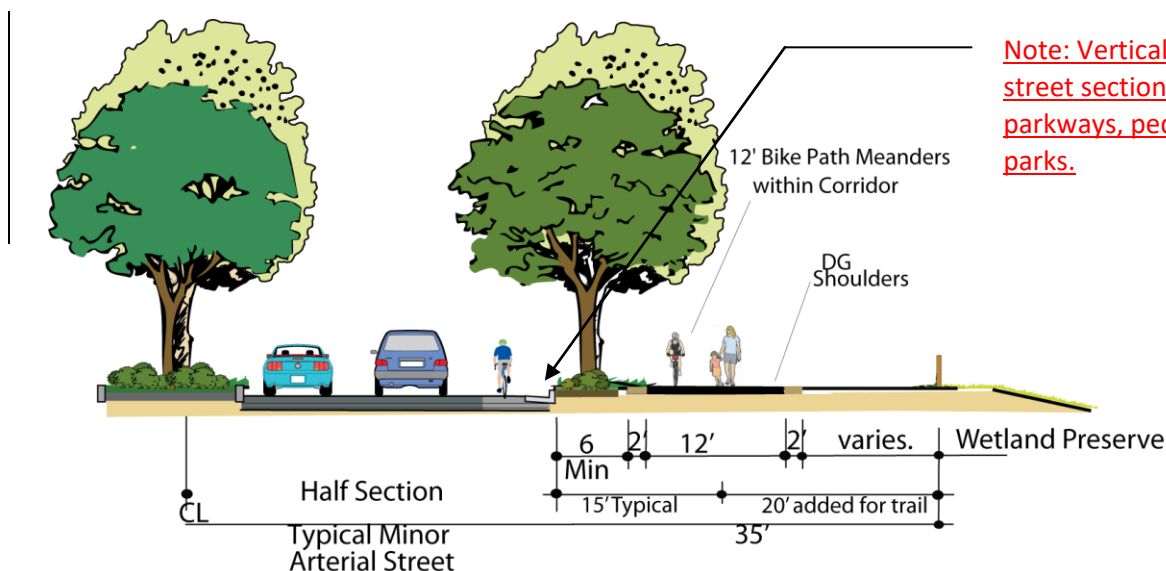


Figure 4-21 Secondary Trail Adjacent to Arterial Street and Commercial Land Use

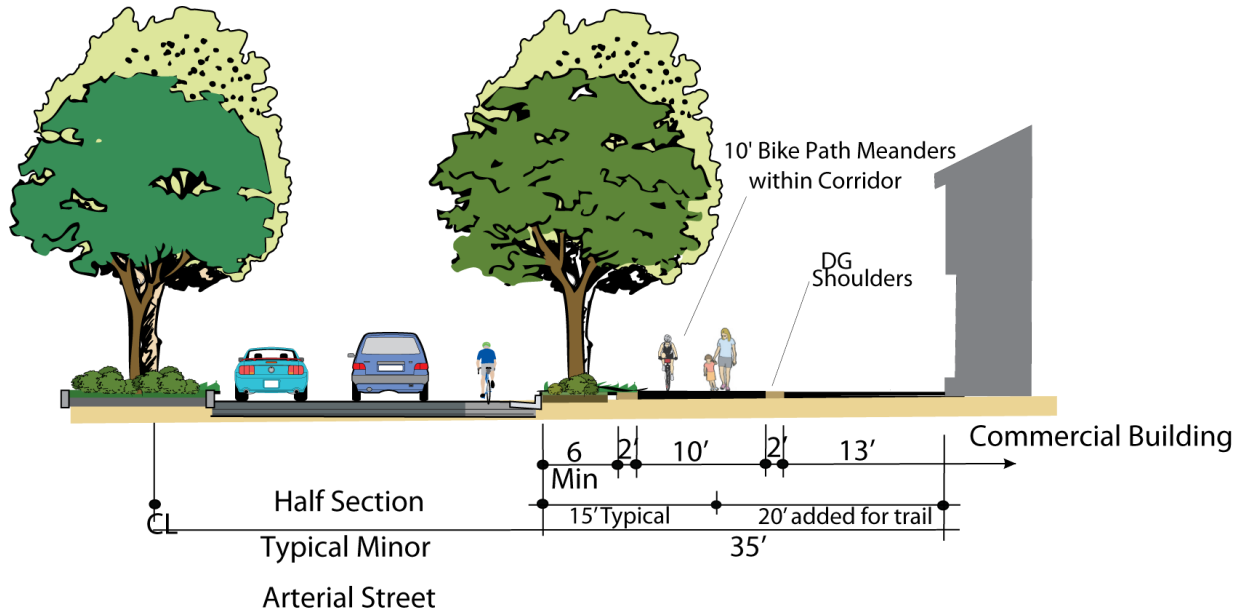
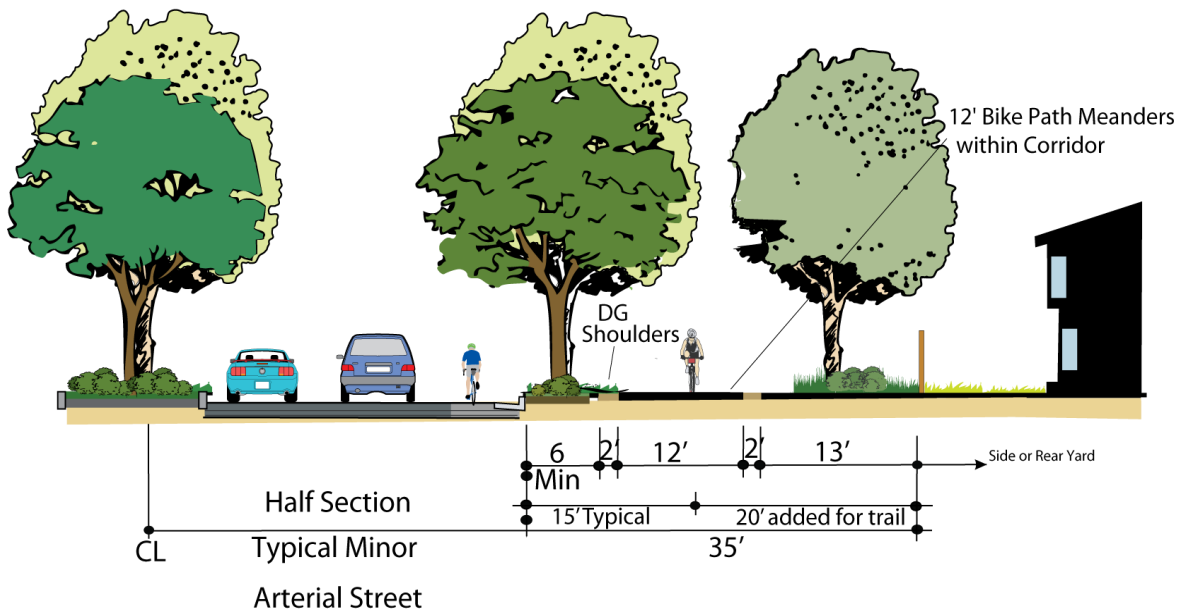
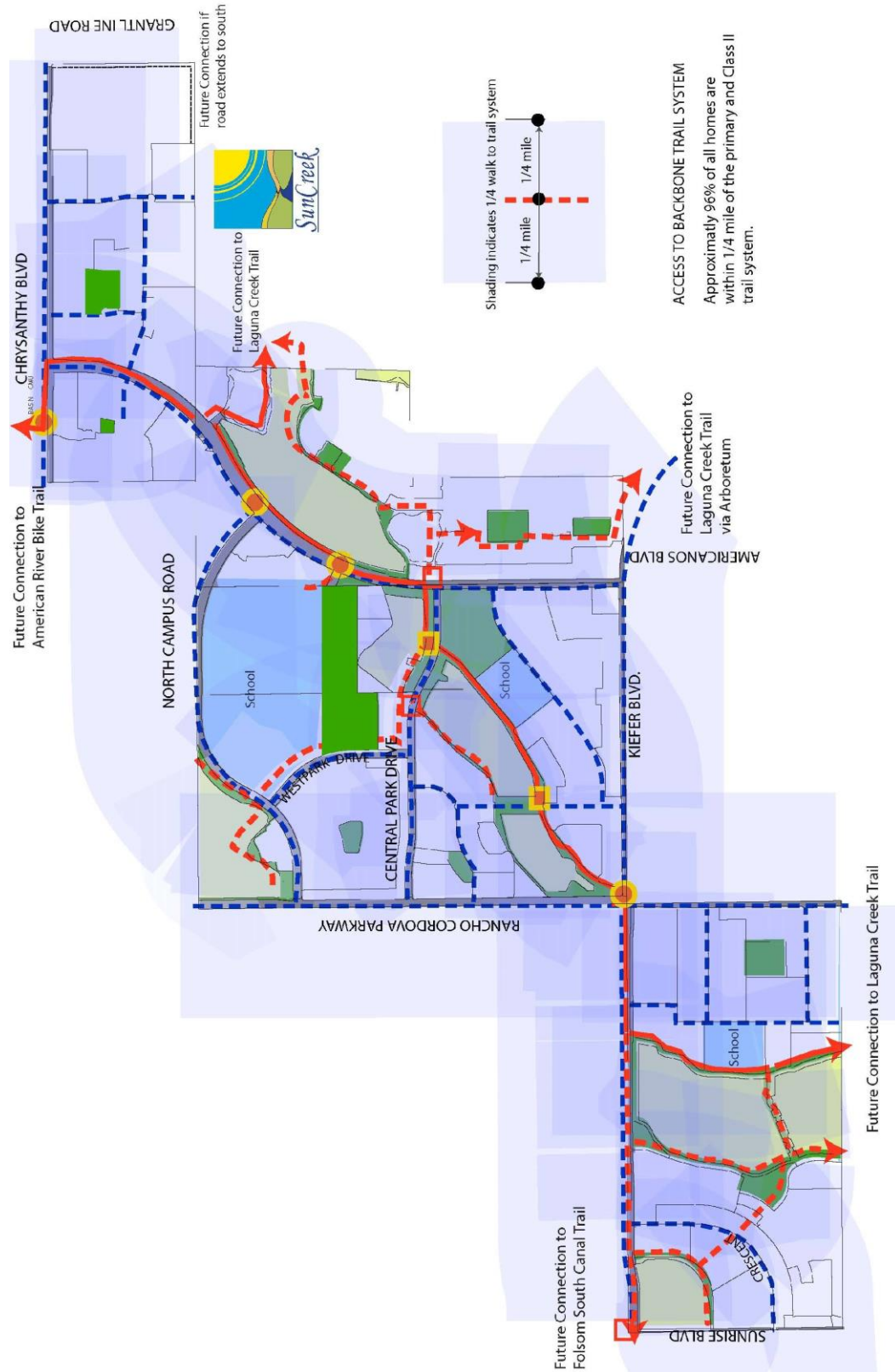


Figure 4-22 Primary Trail Adjacent to Arterial Street and Single Family Residential



CIRCULATION

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



4.8 PUBLIC TRANSIT

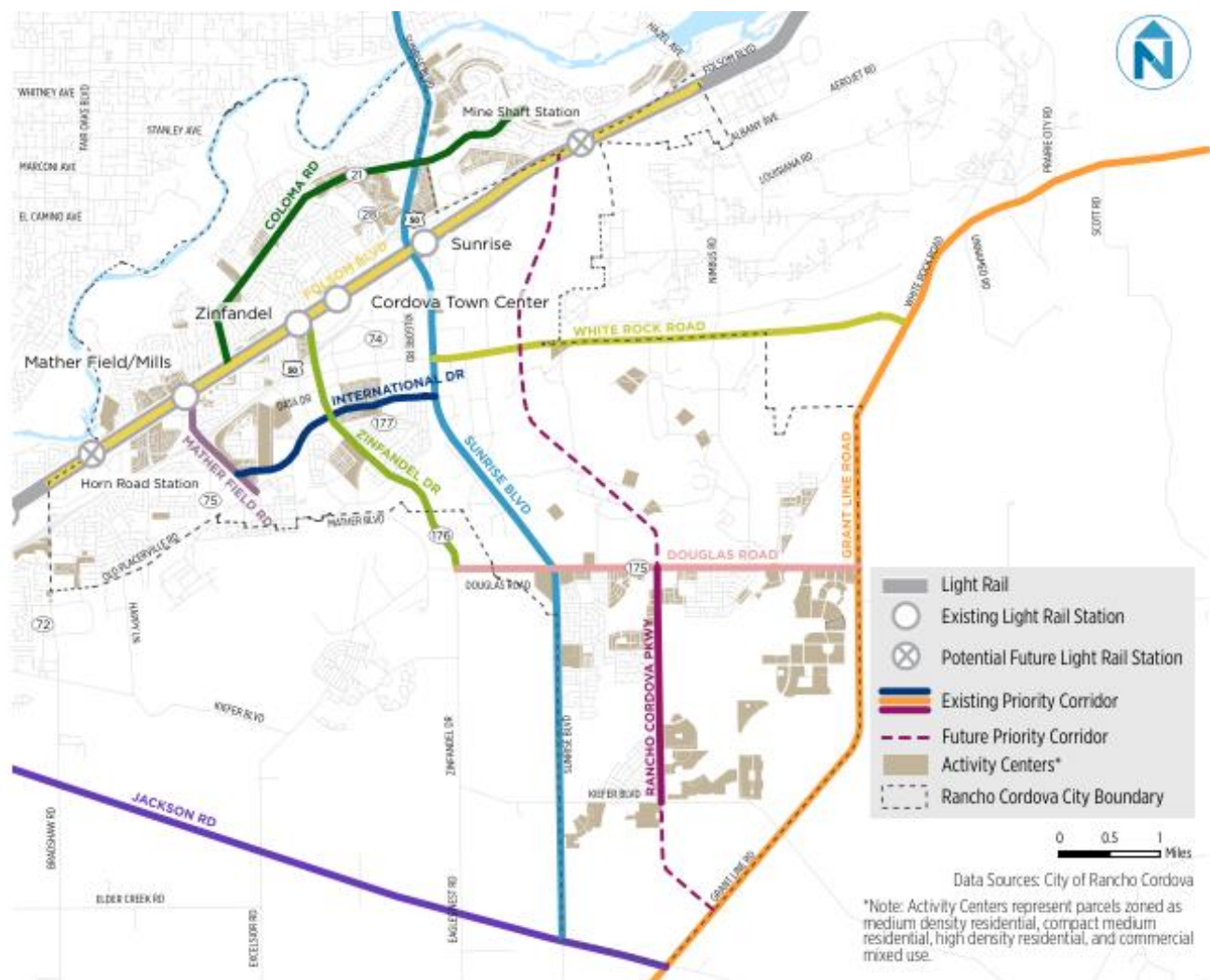
The General Plan establishes transit as a key component of the City's Circulation Plan. Currently, Sacramento Regional Transit District is the regional transit provider that operates bus and light rail service in and around Rancho Cordova.

The light rail transit (LRT) service parallels Folsom Boulevard, connecting downtown Sacramento with the City of Folsom, including transit stations in the

City of Rancho Cordova.

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



CIRCULATION

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.

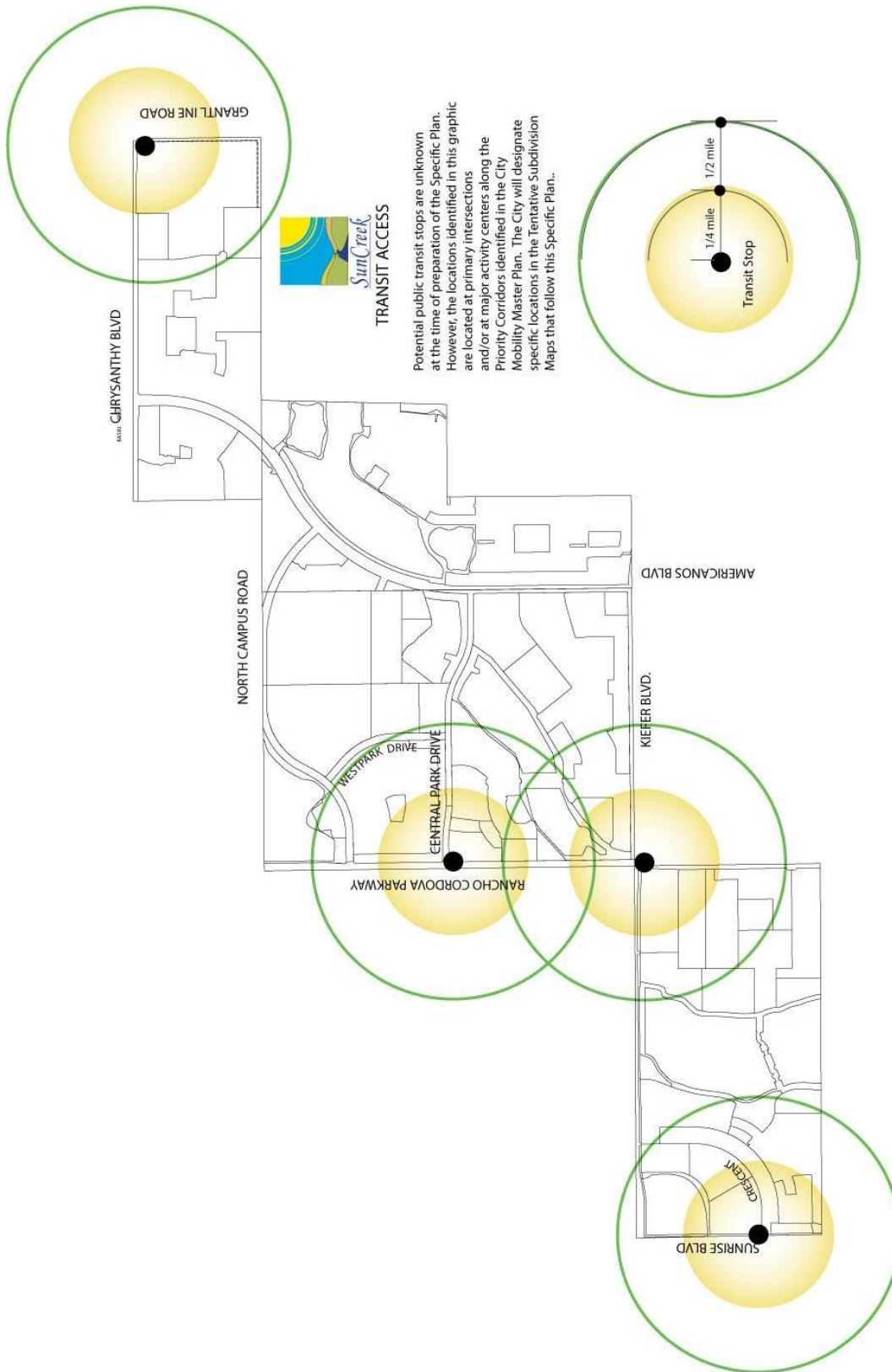
As the city grows, new routes will connect residential, commercial, office, and industrial areas. Potential new transit series include “enhanced transit,” jitneys, trolleys/streetcars, and other services that connect to the existing system.

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.

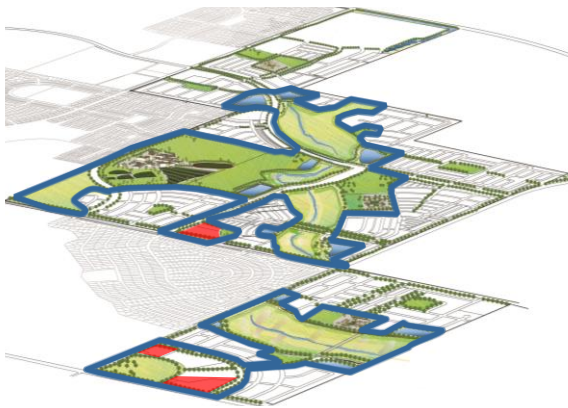
- Neighborhoods have a radius of approximately one-quarter to one-third mile.
- The edges of the neighborhood are identifiable by use of landscaped areas along major streets or natural features, such as permanent open space.
- Each neighborhood includes a distinct center, such as an elementary school,

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.

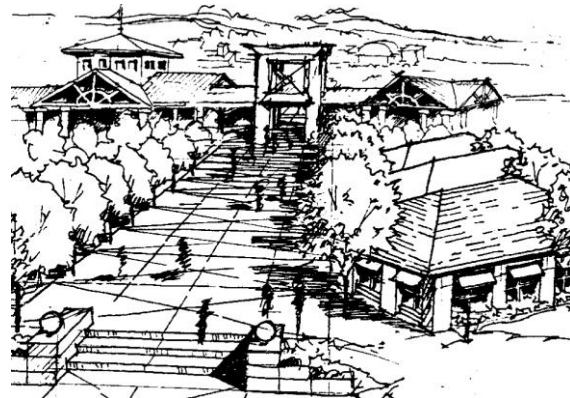
5.8 LANDMARK OPPORTUNITIES

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.

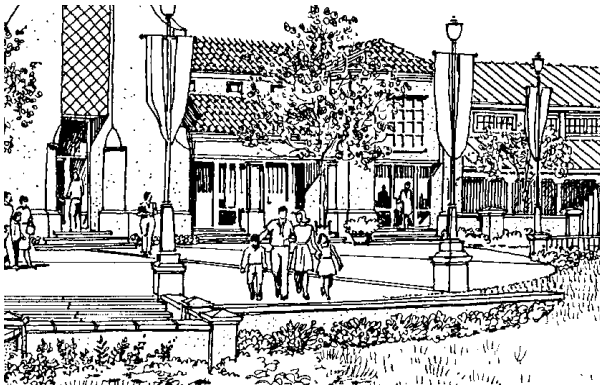
Figure 5-1 SunCreek Core Open Space



- 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

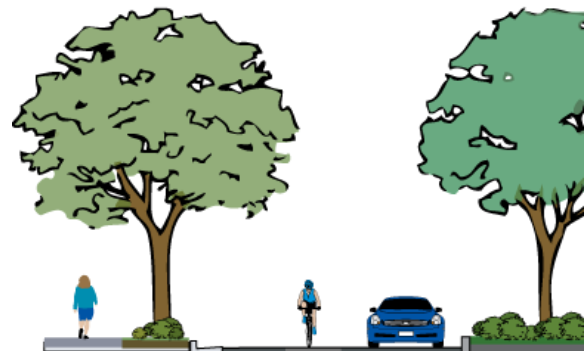
Streets are a primary, inviting public places in a community. The general objectives for all streetscapes are:

- 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.

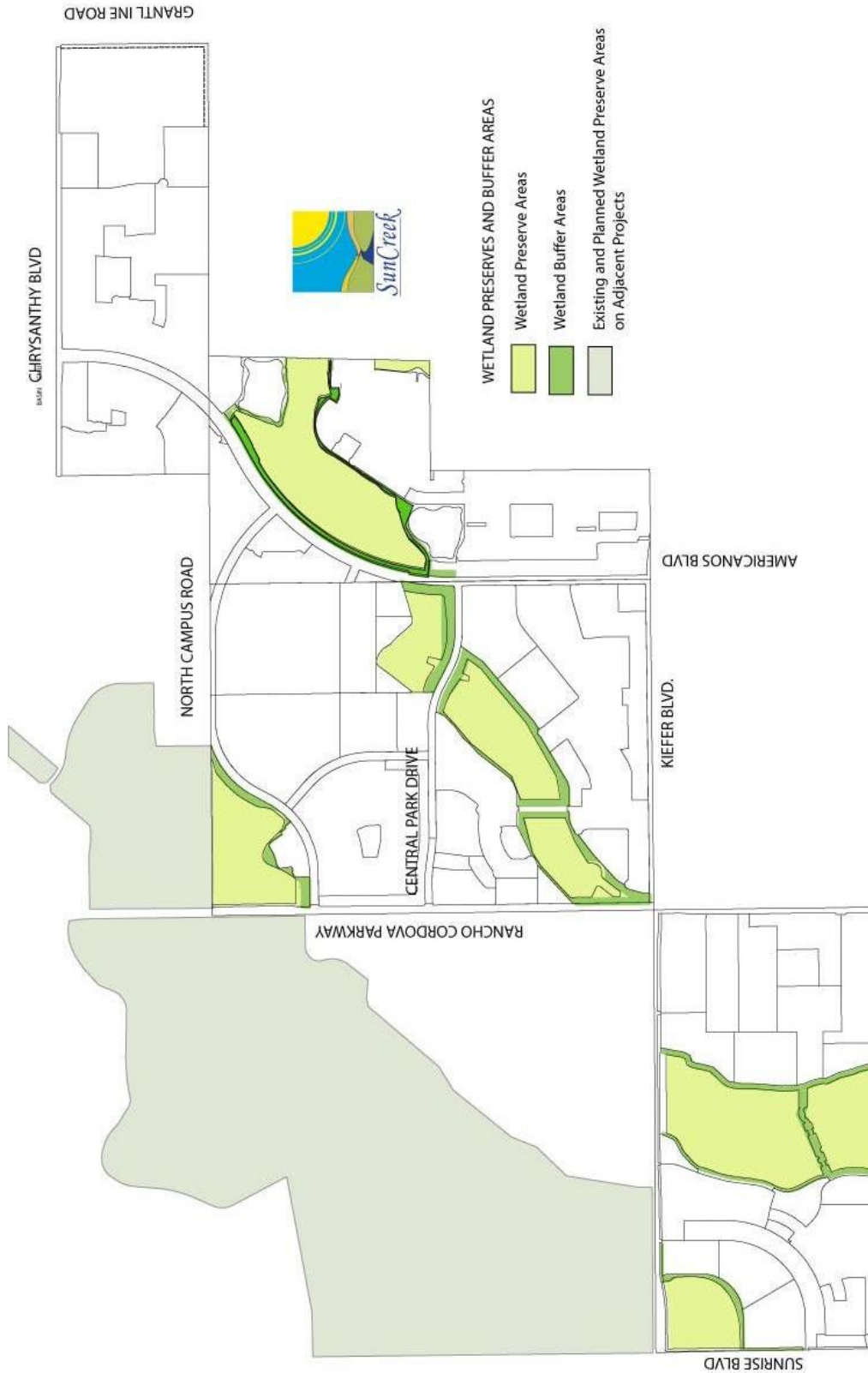
Principle 2. Maintain corridors and large areas for wildlife and the propagation of flora. Preserve vernal pool hydrology and integrity to benefit listed plants and invertebrates. Establish interconnected conservation areas that are managed in perpetuity and tie into existing local and regional planning 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.

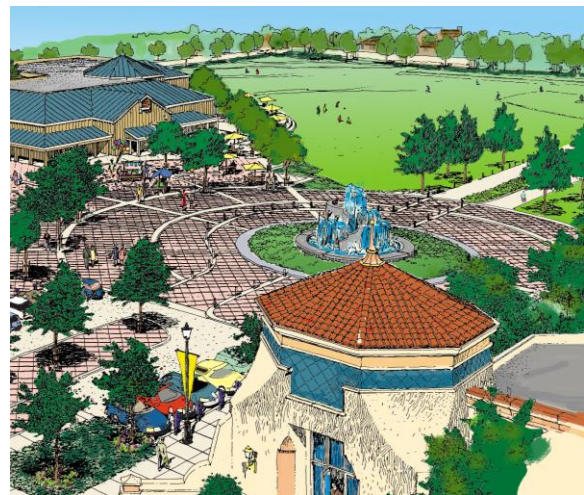
“Community Parks”, and “Neighborhood Parks” are the traditional parks that provide active recreation and large gathering places, and are

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
ITEM 10.2 **ATTACHMENT 4**

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.

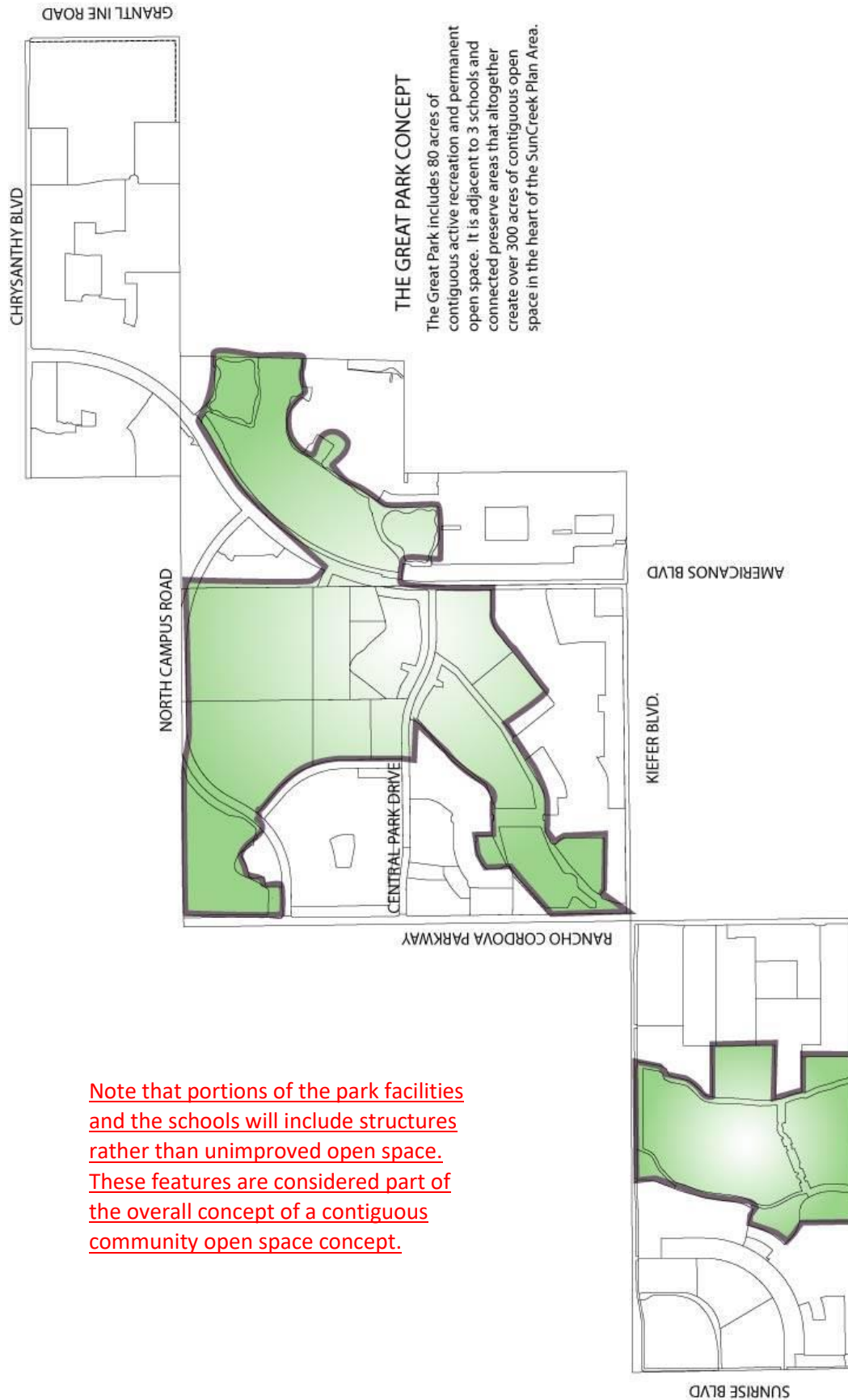
If the 25-acre North Community Park cannot accommodate the required park facilities, Sun Creek Specific Plan shall be amended to reconfigure the community park to accommodate the required park facilities.

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.

PARKS AND OPEN SPACE

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.

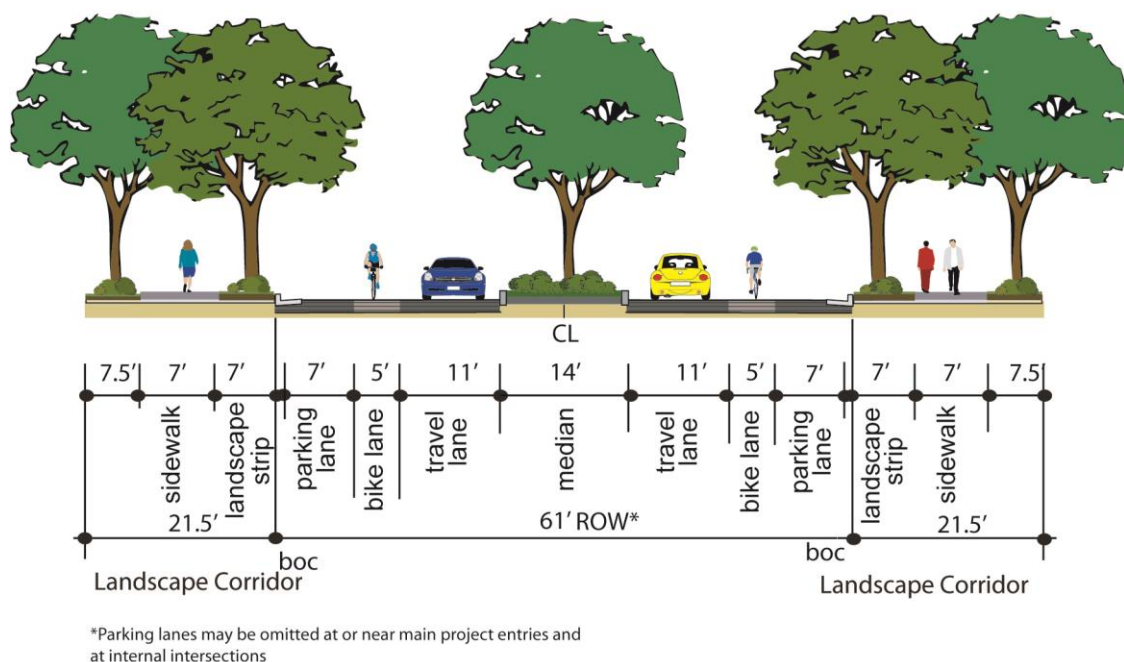
Neighborhood parks are typically located in the center of a residential neighborhood and/or adjacent to a school.

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.

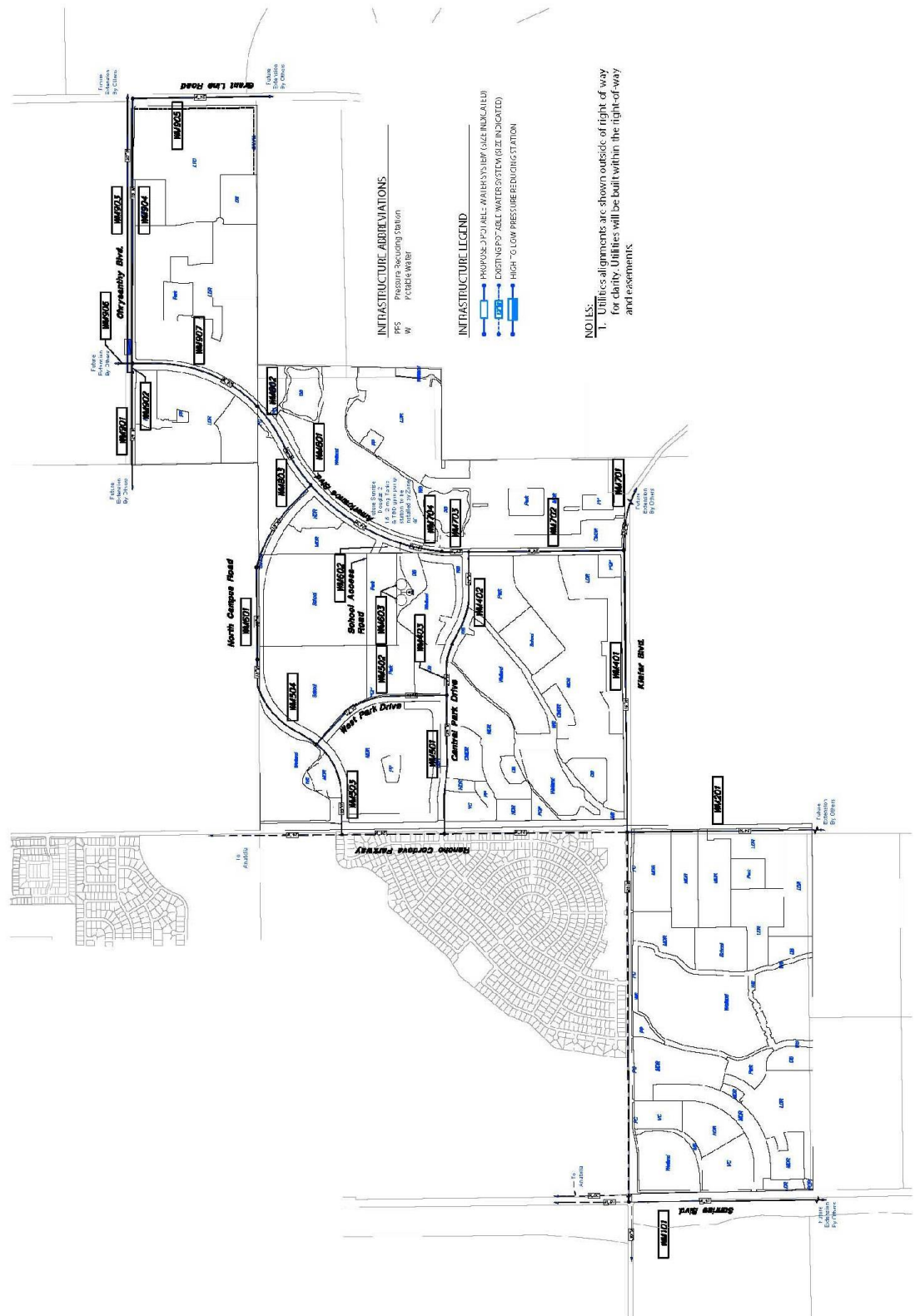
Per Title 5, California Code of Regulations, the California Department of Education (CDE) requires school districts to investigate potential hazards associated with underground water lines larger than 12 inches in diameter if they are located within 1,500 feet of school sites. Therefore, if there will 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.~~

Figure 8-1 Plan Area Water System Map



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.

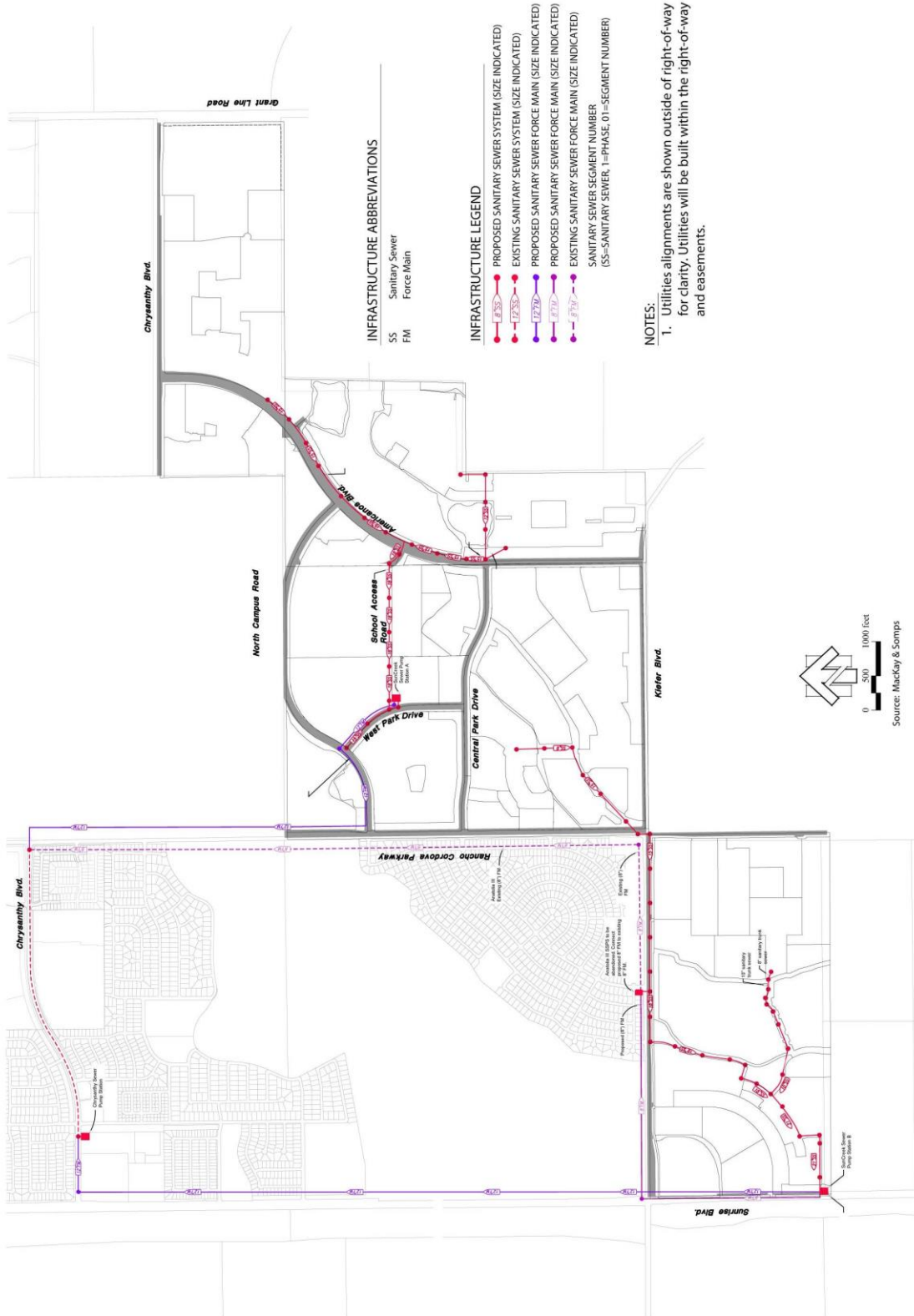
For Shed B, wastewater will flow by gravity in a new trunk sewer line from the intersection of Central Park Drive and Americanos Boulevard along the SunCreek Parkway open space corridor to the Shed B Pump Station to be constructed at the southwest corner of the Plan Area, adjacent to the east side of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

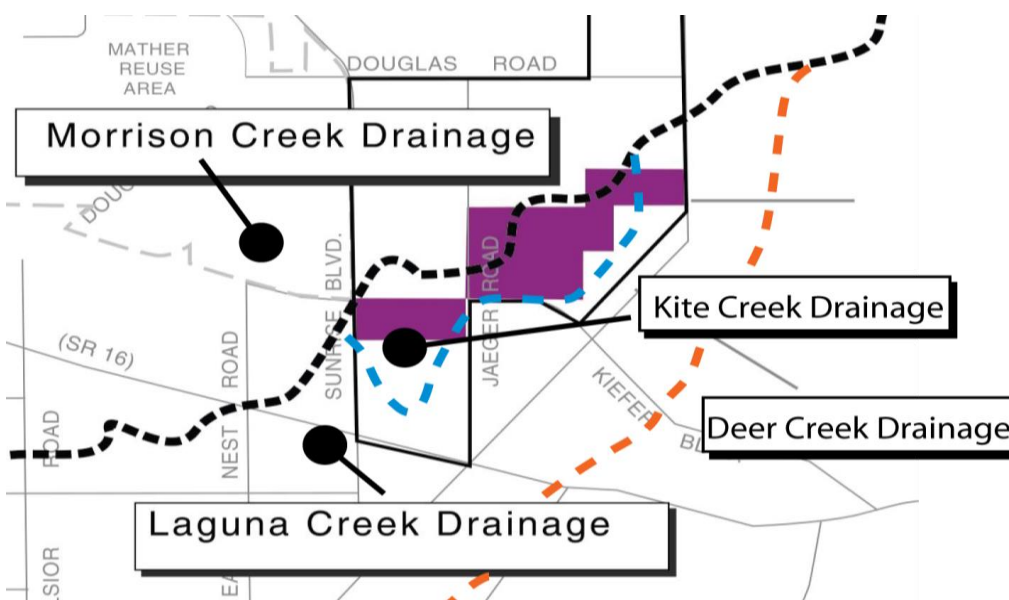
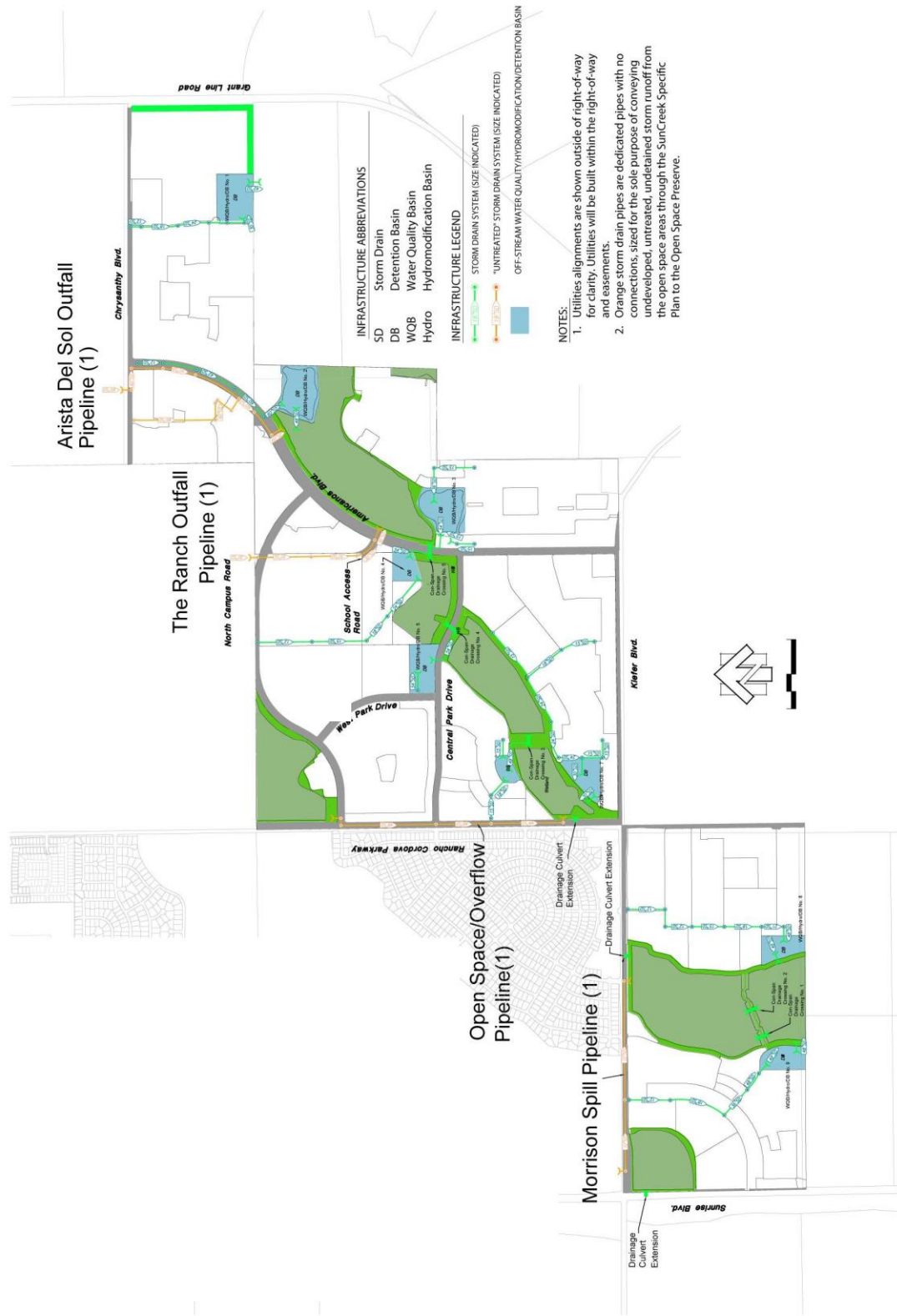


Figure 8-4 Local Detention Basins



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.



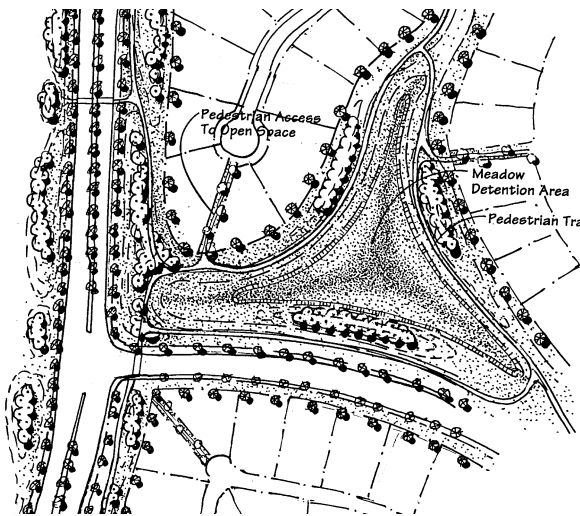
Typical basin feature located in the buffer area adjacent to the Wetland Preserve will provide water quality treatment and small volume storm water detention.

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.

IMPLEMENTATION

**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.

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.

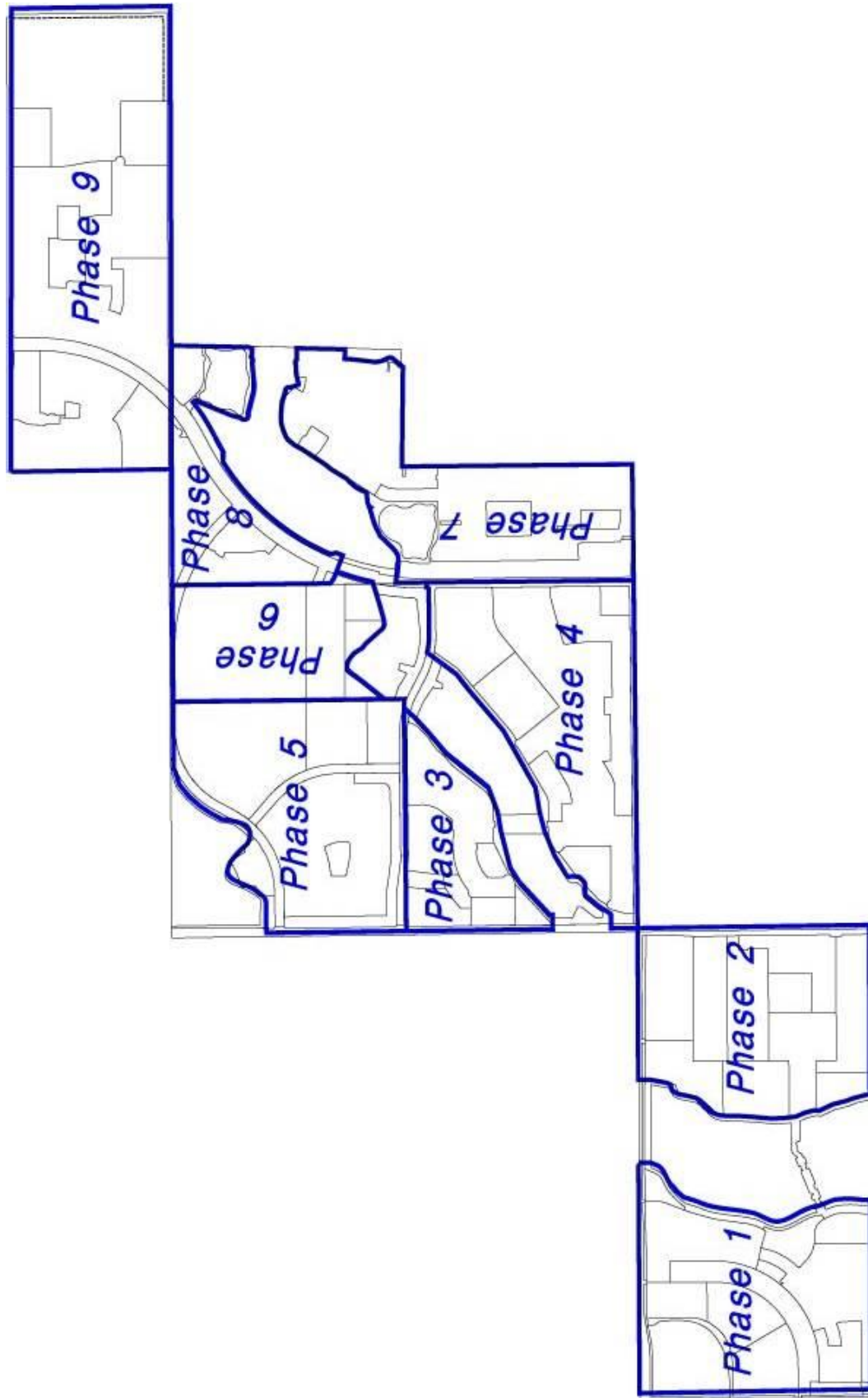
9.3.5 Developer Financing

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.

IMPLEMENTATION

- 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.

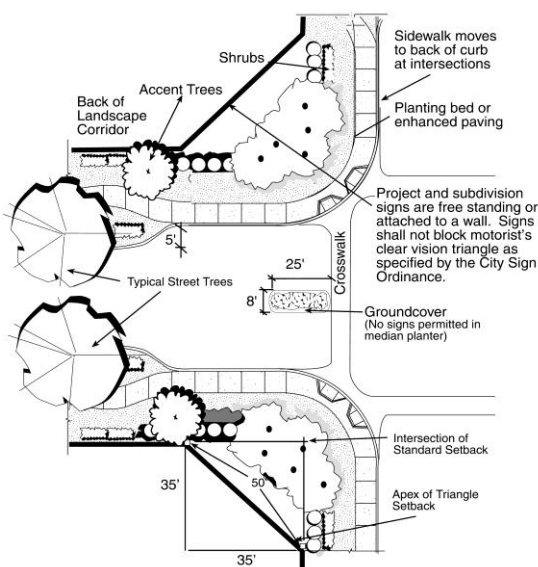
DS 11. If provided by the City or other agency, home builders shall distribute leaflets and planting guides at the time of first occupancy that promote the use of drought-tolerant native vegetation in home landscaping.

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.

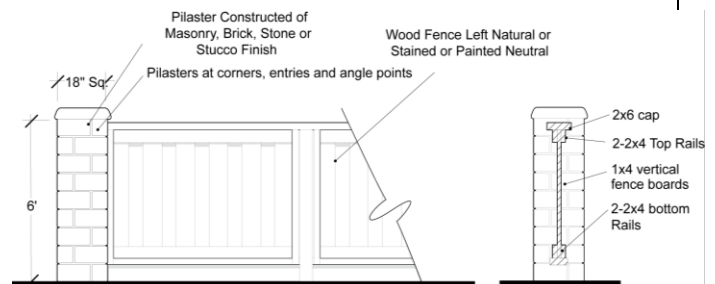
~~DS 29.~~ Fence sections will be 8 to 10 feet in length supported by 4 by 4 posts or comparable, durable posts.

~~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.

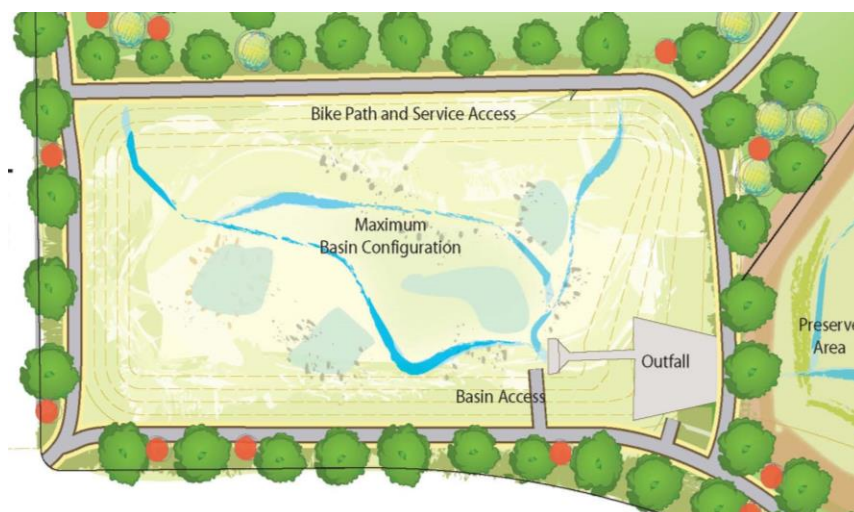
The USACE permit regulates the use of the natural channels within the protected wetland areas and thus these are generally undisturbed.

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.

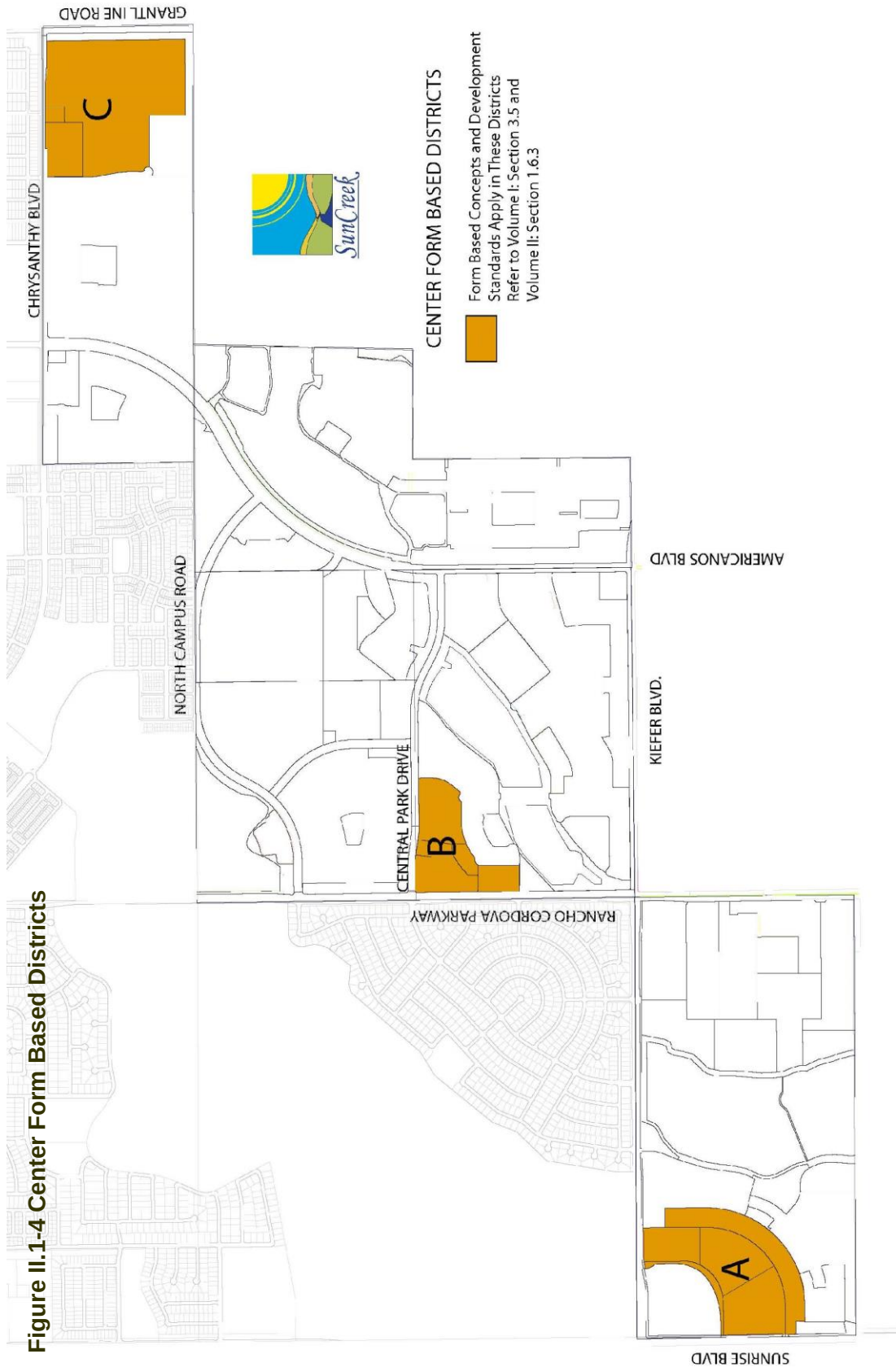
The term “Center District” refers to the boundary of the area identified in Figure II. 1-4 and not to a specific zone district designation. The Center Districts encompass specific zone districts that regulate the specific land uses and development standards. Each Center District allows for a mix of commercial (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.

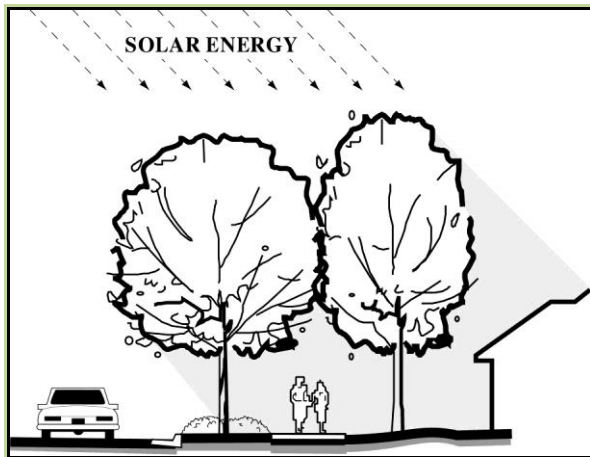
~~DS 137~~-DS 135. Center District developments adjacent to a public transit route shall provide a paved, direct pathway from the primary facade of the major building to the pedestrian path along the street edge leading to a transit stop. Where multiple buildings are included in the development, each 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.

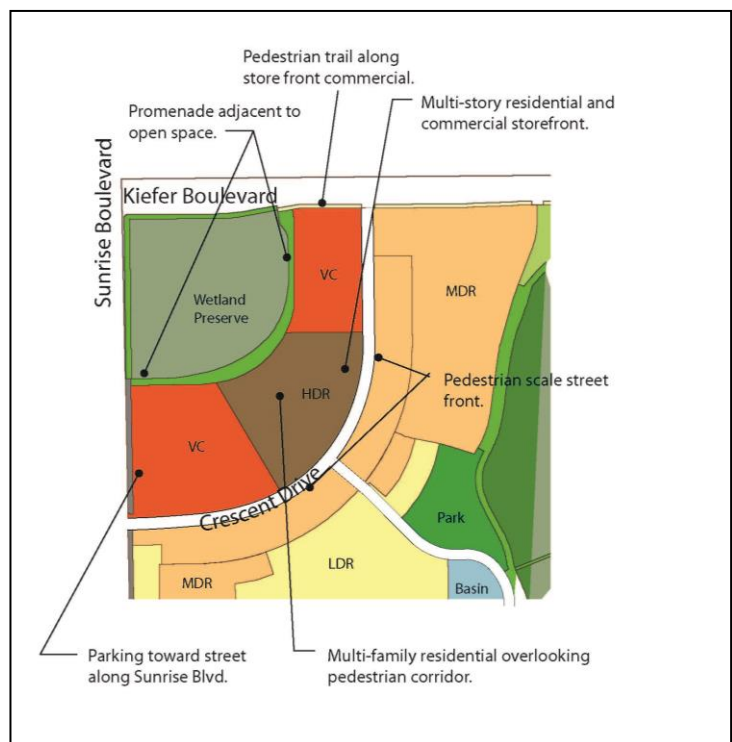
Restaurants and shops should be oriented to both the Crescent Drive urban setting and the promenade along the open space preserve. Second floor office space and/or multi-family residential can be located to take advantage of

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.

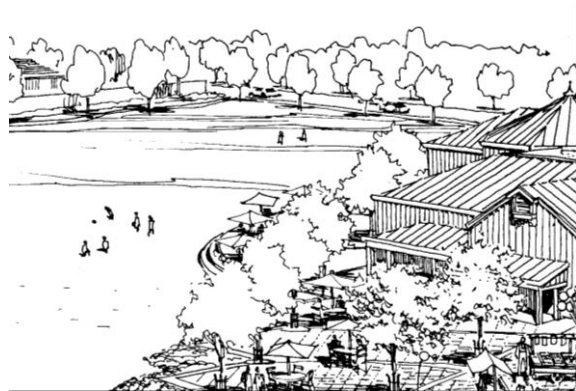
Center District B

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.

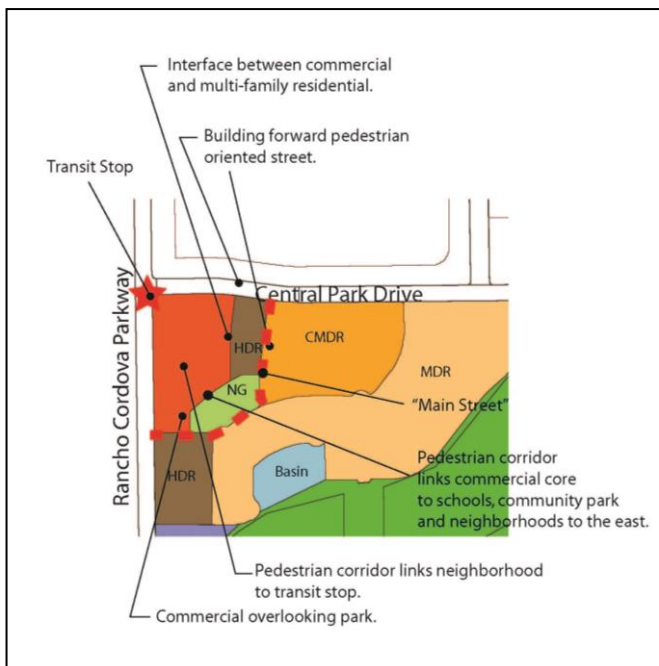


Example of Commercial Space Overlooking Park or Open Space

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.

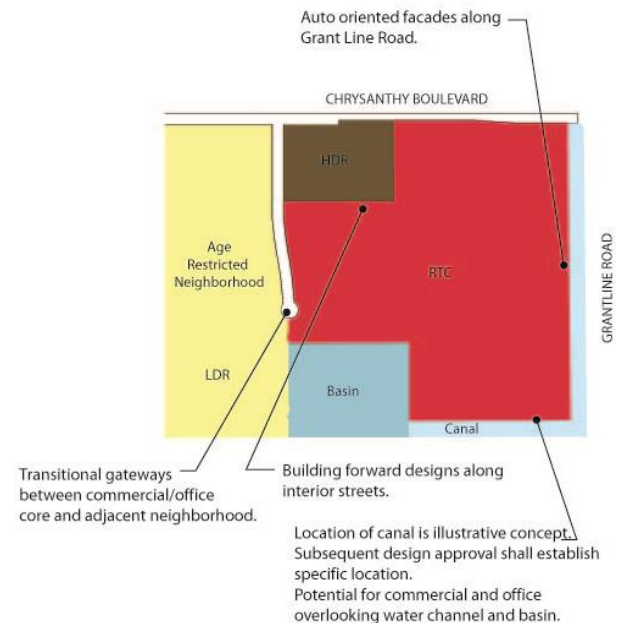
Figure II.1-8 suggests a pattern of internal streets that connect to the adjacent residential neighborhood. This would facilitate a “Main Street” development style that would include small buildings brought forward to the street edge. A small town square or Neighborhood Green feature will be included 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

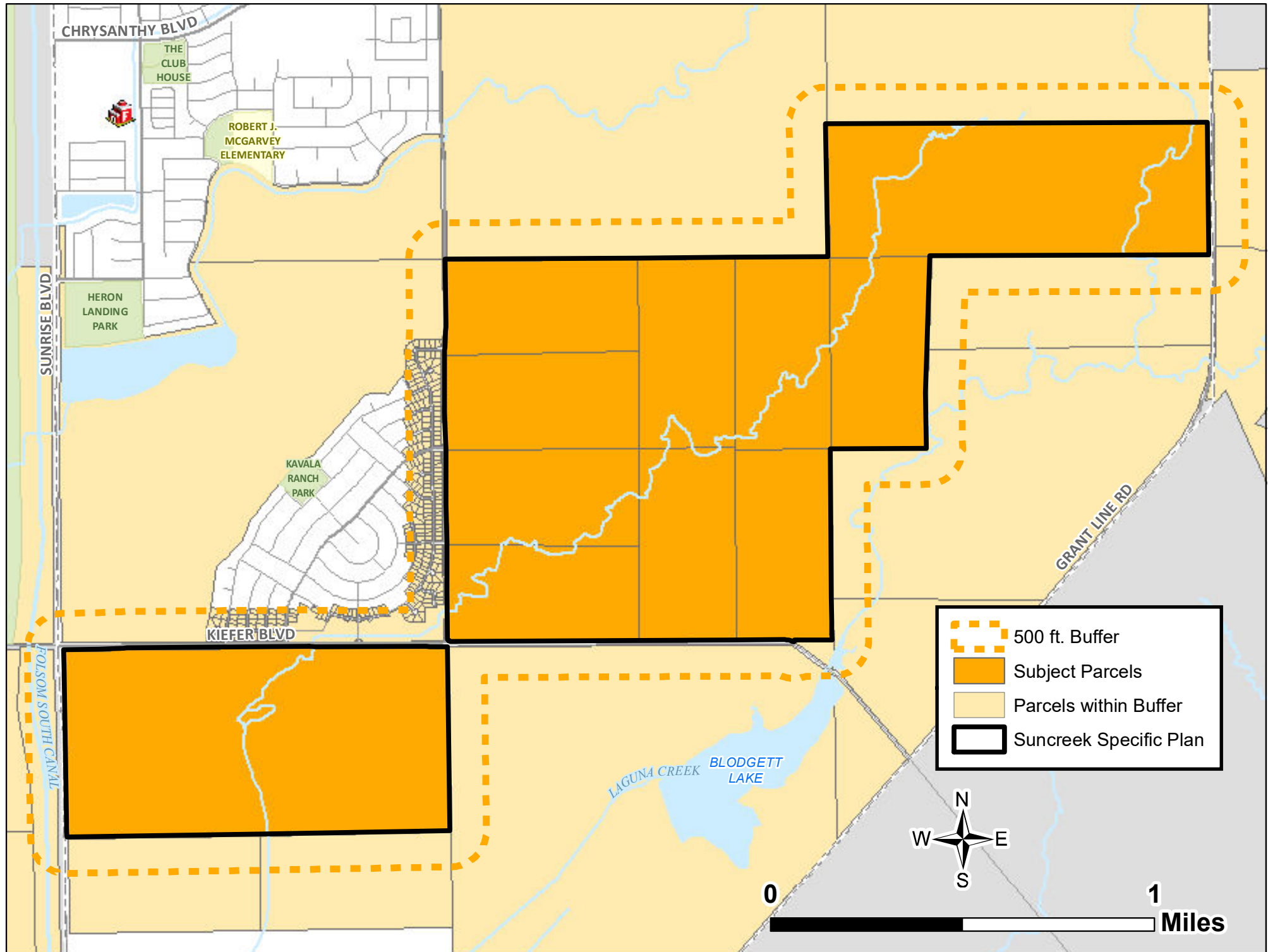


grade separated interchange if the Southeast Connector is developed to an expressway standard.

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 10.2.**ATTACHMENT 5**

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

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HANKS BRANDON/MICHELLE
11875 STONEY OAKS CT
RANCHO CORDOVA CA 95742

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WADSWORTH ROBERT L/ELIZABETH M
11876 ASPEN HEIGHTS CT
RANCHO CORDOVA CA 95742

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GARMIRE MEGAN L/CHRISTOPHER M
11878 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

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BRENDA LEE TRUST
11878 STONEY OAKS CT
RANCHO CORDOVA CA 95742

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TALBOTT LYNN N JR/VENETIA J
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RANCHO CORDOVA CA 95742

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ALVES KIMBERLY CARO/THOMAS II
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RANCHO CORDOVA CA 95742

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FRENCH MICHAEL/CECILIA
11880 ASPEN HEIGHTS CT
RANCHO CORDOVA CA 95742

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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

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MALATO NICHOLAS R/CHRISTINA
11882 STONEY OAKS CT
RANCHO CORDOVA CA 95742

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CORE ANTHONY/KIMBERLY
11883 STONEY OAKS CT
RANCHO CORDOVA CA 95742

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HO PHAT H
11884 ASPEN HEIGHTS CT
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OMADDEN MERCEDES/NICHOLAS
11886 ELK VIEW WAY
RANCHO CORDOVA CA 95742

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WEBBER SCOTT A/KATIE
11890 ELK VIEW WAY
RANCHO CORDOVA CA 95742

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ESTEPA CHRISTOPHER
11894 ELK VIEW WAY
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SILER YOLANDA
11898 ELK VIEW WAY
RANCHO CORDOVA CA 95742

ITEM 10.2.**ATTACHMENT 5**

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BURNETT WILLIAM/JODY
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RANCHO CORDOVA CA 95742

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HARRIS BENJAMIN T
11906 ELK VIEW WAY
RANCHO CORDOVA CA 95742

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SHANABROOK DARREN
11910 ELK VIEW WAY
RANCHO CORDOVA CA 95742

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FRANK/TANYA DOYLE TRUST
11914 ELK VIEW WAY
RANCHO CORDOVA CA 95742

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FORMHALS AUDREY/CHARLES
11918 ELK VIEW WAY
RANCHO CORDOVA CA 95742

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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

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HALLUM NANCY P
12058 MALLARD LAKE WAY
RANCHO CORDOVA CA 95742

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RULLODA JOSEPH D/NORA J
12062 COUNTRY GARDEN DR
RANCHO CORDOVA CA 95742

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HUYNH ROBINSON
12062 MALLARD LAKE WAY
RANCHO CORDOVA CA 95742

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BURTON VINCENT G/TAMMY K PRINCE
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HALLETT CAROL A
12062 SAGE WAGON WAY
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DEAN ERIN/KENNETH A
12063 COUNTRY GRDN DR
RANCHO CORDOVA CA 95742

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AZEVEDO MILTON P/JENNIFER
J/SANDRA J YOUNG
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BENJAMIN NANCY/JOHN CHELLIAH
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RANCHO CORDOVA CA 95742

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KUBRAK KANSTANTSIN
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KOOL FAMILY REVOCABLE TRUST
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RAYBURN ROBERT/PILAR
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RANCHO CORDOVA CA 95742

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CURRENT RESIDENT
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RANCHO CORDOVA CA 95742

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TRAN DAI T T
12067 MALLARD LAKE WAY
RANCHO CORDOVA CA 95742

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RENTERIA RAMON/KARINA
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RANCHO CORDOVA CA 95742

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PRAYTER AMY B/MICHAEL R JR
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RANCHO CORDOVA CA 95742

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COPELAND FAMILY TRUST
12069 PEACHDALE CT
RANCHO CORDOVA CA 95742

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CREWS DIRK LANDON/MARIA
SHIELALEE
12070 COTTERDALE CT
RANCHO CORDOVA CA 95742

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JACOBSON LAURA O/MATTHEW H
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RANCHO CORDOVA CA 95742

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MOORE ADAM A/ALEXANDRIA
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VANG CHA/KAREN
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SON FAMILY TRUST 2004
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HALLIN ELENE HELLEN/KARL MARTIN
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PENA DONALD/ANGELA BASUINO
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PIERSON JASON/LINDSEY
12073 PEACHDALE CT
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BONDOC ROBERTO M/ARCELLIE L
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CAROL MONTANO 2012 REVOCABLE
TRUST
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WALKER MICHAEL J/RENEE K
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RANCHO CORDOVA CA 95742

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SAINI DEE/ZOYA N
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RANCHO CORDOVA CA 95742

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SIEWERT PETER/CHARLOTTE
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RANCHO CORDOVA CA 95742

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12435 KIEFER BLVD
RANCHO CORDOVA CA 95742

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LENNAR SIERRA SUNRISE LLC
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ROSEVILLE CA 95661

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ALTANGEREL BAASANDORJ
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RANCHO CORDOVA CA 95742

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MARY LOUISE/DAVID RODRIGUEZ
TORRES LIVING TRUST
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RANCHO CORDOVA CA 95742

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OFORLEA WARE MARDELLA K/JOSEPF C
WARE
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LALOUCHE MARY
12088 RUNSWICK CT
RANCHO CORDOVA CA 95742

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CURRENT RESIDENT
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KHATRI SANJAY/SHILPA
1715 GLORIA CIR
TRACY CA 95377

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PRASAD DINESHWARI MAIA
12072 PEACHDALE CT
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ZUBILLAGA LATHAM/SUSAN
12075 COTTERDALE CT
RANCHO CORDOVA CA 95742

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CAMDEN HALIE/OSCAR KETCHUM
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PEREZ ROGELIO/ERIKA J DEPEREZ G
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HOANG ANTHONY T
12084 RUNSWICK CT
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HOYOS ALEJANDRO/ANDREA G
CACHUA FRUCHIER
12089 RUNSWICK CT
RANCHO CORDOVA CA 95742

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ROSEVILLE CA 95661

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ARISTA DEL SOL JCP LLC
2020 L ST FL 5TH
SACRAMENTO CA 95811

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CAMACHO DAVID P
2285 MUSTANG DR
OAKDALE CA 95361

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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

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CURRENT RESIDENT
4499 RANCHO CORDOVA PKWY
RANCHO CORDOVA CA 95742

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CURRENT RESIDENT
4642 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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CURRENT RESIDENT
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RANCHO CORDOVA CA 95742

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CURRENT RESIDENT
4646 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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PANDYA VYOMINI H/ALKA
4649 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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CURRENT RESIDENT
4650 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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ALI SHAHEEN/ASHIYANA N BIBI
4653 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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TIGUE FAMILY TRUST
4654 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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FLORES EMELIE BAKER
4658 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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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

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WALKER MATTHEW/SHANNON
4674 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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CURRENT RESIDENT
4675 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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WHALEY SEAN S
4678 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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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

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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

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WILCOX RUSSELL T/PATRICIA A
4695 FAIRBROOK CT
RANCHO CORDOVA CA 95742

ITEM 10.2.

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NORMAN MARK E/MELISSA L
4697 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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MUNOZ VINCENT/MARYANN D
4705 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

073-0910-001-0000
CURRENT RESIDENT
4715 GRANT LINE RD
RANCHO CORDOVA CA 95742

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CURRENT RESIDENT
4719 RANCHO CORDOVA PKWY
RANCHO CORDOVA CA 95742

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DIESER DAVID A/HAIDE CALIXTON
4724 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-044-0000
HARRIEN JULIANA/OSCAR L
4729 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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DAVIN/COURTNEY MAIN REVOCABLE
TRUST
4737 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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AGUIRRE ANTHONY/UOXINA
4744 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0100-025-0000
JAMES H TREVOR 2003 IRREV
TRUST/ETAL
48 PARK RD
BURLINGAME CA 94010

067-0700-072-0000
MANTRIPRAGADA SATYA NAGA SAI
SOWJANYA
4815 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0750-015-0000
BRACK FAMILY TRUST
4699 FAIRBROOK CT
RANCHO CORDOVA CA 95742

067-0750-057-0000
JOSHUA/ERIN GIBSON FAMILY TRUST
4709 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0100-018-0000
CURRENT RESIDENT
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RANCHO CORDOVA CA 95742

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ACOSTA MATTHEW SORIANO/CAITLIN
4720 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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COOLEY DENNIS A
4725 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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ANIDO MARIBETH/ANTHONY
ESTOLERO
4733 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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MARTINEZ PHILIP S/SHIRLEY J/IONE R
4740 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

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ERIC/WENDY VAN HOUTEN FAMILY
TRUST
4745 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0700-070-0000
CURRENT RESIDENT
4810 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-069-0000
MILLER MATTHEW J
4816 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

ATTACHMENT 5

067-0750-059-0000
LARIVIERE DONALD J G/JUDITH A
4701 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

067-0740-041-0000
ZAVODA BRIAN
4717 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-042-0000
CRUZ FRANCISCO M/JOANNE G
4721 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-028-0000
CURRENT RESIDENT
4728 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-015-0000
SIMS SCOTT A
4736 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0740-047-0000
MAUER TED A
4741 VILLAGE MILL WAY
RANCHO CORDOVA CA 95742

067-0720-025-0000
TONG HUIMING/MINJIE LI
4768 SAN LUCAS WAY
SAN JOSE CA 95135

067-0700-071-0000
BARNARD DAVID/GINA
4811 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

067-0700-073-0000
VELAZQUEZ ERNESTO
RAFAEL/ALEJANDRINA
4819 COPPER SUNSET WAY
RANCHO CORDOVA CA 95742

ITEM 10.2.

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

ATTACHMENT 5

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 10.2.

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

ATTACHMENT 5

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 10.2.**ATTACHMENT 5**

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 10.2.

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

ATTACHMENT 5

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 10.2.

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

ATTACHMENT 5

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 10.2.

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 5

067-0100-003-0000
COUNTY OF SACRAMENTO
9850 GOETHE RD
SACRAMENTO CA 95827

ITEM 10.2.

ATTACHMENT 5

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: September 21, 2020
TO: Honorable Mayor and Council Members
FROM: Amanda Norton, Economic Development Manager
SUBJECT: **HOSPITAL FEASIBILITY STUDY REPORT**

RECOMMENDATION

Receive information from the Economic Development Department on a hospital market assessment from The Fox Group. City staff and the consultant team will be prepared to answer questions from the City Council and is seeking direction on next steps.

RESULT OF RECOMMENDED ACTION

If directed to do so by City Council, City staff will pursue recommended next steps and return with additional information or discussion items at a future Council meeting.

BACKGROUND

Currently there is one hospital in the City of Rancho Cordova, the Sacramento VA Medical Center. Almost since cityhood there has been a request for a second hospital that is available to the community at large. The City contracted with The Fox Group to conduct a Market Assessment for a hospital in Rancho Cordova. The study looked at: demographics, health benchmarks, competition, project hospital volumes, population estimates, projected hospital use rates, market segments, target customers and major payor sources, market penetration, and medical technology.

The Assessment focused on the City of Rancho Cordova and the communities of Arden Arcade, Rosemont, Sloughhouse, Folsom, Rancho Murieta, and Fair Oaks as they are potential client market areas for a new hospital. These communities are within a 27-minute drive of Rancho Cordova, but areas north of the river may not be as likely to commute south during busy traffic periods. These areas also had high numbers of adults ages 20-49 years of age, which is the age group most likely to use an emergency department. A key factor to consider is that competition would be a major factor. Existing hospitals will not like to lose clients to a new hospital. Also it may take some time for people to utilize a new hospital when they are accustomed to going to an existing hospital.

The study found that while the market can support a new hospital, there will be challenges to overcome in order for an entity to decide to construct and operate another hospital.

FISCAL IMPACT AND FUNDING SOURCE

The next phase of the analysis would be to conduct a financial feasibility for the potential hospital. The financial feasibility study in the amount of \$25,200 would be funded from the 2020/21 Community Enhancement Fund (CEF) Economic Development allocation.

ATTACHMENT(S)

None

MEMORANDUM



ITEM 12.2.

DATE: September 21, 2020
TO: Honorable Mayor and Council Members
FROM: Stacy Delaney, Community Enhancement Analyst II
SUBJECT: **RECOGNIZING FIVE YEARS OF THE COMMUNITY ENHANCEMENT FUND**

RECOMMENDATION

Receive presentation recognizing five years of the Community Enhancement Fund and provide feedback on the presentation for inclusion in the City of Rancho Cordova Community Enhancement Fund Fiscal Year 2019/2020 Citizen Report a publication released each fall by the City for the Community Enhancement Fund.

RESULT OF RECOMMENDED ACTION

Council and the public will receive a report highlighting five years of the Community Enhancement Fund describing how the sales tax measure has been spent and its impact to the City.

BACKGROUND

The Community Enhancement Fund is funded by Measure H, a ½ cent local sales tax measure that was approved by Rancho Cordova citizens (61% in favor) on November 4, 2014. The sales tax went into effect on April 1, 2015, and the City of Rancho Cordova began receiving the new Community Enhancement Funds in June 2015. Now in 2020, the city is recognizing the five-year anniversary of the Community Enhancement Fund.

In 2015, following approval of the sales tax measure, the Rancho Cordova City Council in partnership with residents and businesses developed a list of priorities for use of the Community Enhancement Funds. These priorities were developed through a series of 16 town hall meetings and City Council meetings.

The following is the list of priority areas, the percentage of grant funding for each priority area over the last five fiscal years of funding, the Measure H ballot language associated with the priority area, and examples of projects in each priority area. The list also includes other community priorities, which covers miscellaneous community priorities and administration and communications of the fund.

Priority Area	Percentage of Grant Funding	Measure H Ballot Language	Examples
Legacy Fund (Large-scale projects that cross multiple fiscal years)	21%	Building community facilities for seniors/working adults/children	Funded a Youth Center coming soon to Rancho Cordova Construction is underway on the new Cordova Community Pool at Hagan Park Opened a new multi-field softball complex at Mills Middle School Funded pre-development work for the Civic Center project
Public Works/Infrastructure	18%	Fixing streets faster	Repaired roads, repaired sidewalks, and improved traffic safety in Rancho Cordova neighborhoods, including: Street Rehabilitation Project in White Rock/Cordova Towne Neighborhood Cordova Meadows Neighborhood Improvements Neighborhood Traffic Management Program (NTMP) projects in multiple areas Sidewalk improvement projects in multiple areas Chase Dr./Coloma Rd. Plaza Project Sunrise Blvd. Street Rehabilitation Project

Priority Area	Percentage of Grant Funding	Measure H Ballot Language	Examples
Community and Economic Development	15%	Removing blight/revitalizing vacant buildings along Folsom Blvd.	Beautified residential and commercial properties throughout the City through beautification projects, neighborhood improvement projects, and abatement Launched the Commercial Façade Grant Improvement Program to enhance the physical appearance and economic vitality of commercial businesses Provided economic incentives to businesses
Public Safety	14%	Enhancing anti-gang/youth violence prevention and increasing neighborhood police patrols	Created the Crime Suppression Unit, Folsom-Olson-Zinfandel Area Program, and the Detection K9 Program through the Rancho Cordova Police Dept. Supported local youth through Rancho Cordova Police Activities League programming and events
Arts, Culture, History, Entertainment, and Sports	13%	Building community facilities for seniors/working adults/children	Opened the new Mills Station Arts and Culture Center (MACC) Restored the historic American River Grange Created enhanced music programs at schools and brought musical and performing arts performances to our community Improved sports fields and provided equipment, coaching and additional resources for youth sports programs

Priority Area	Percentage of Grant Funding	Measure H Ballot Language	Examples
Education/After-School Programs and School Gardens	8%	Expanding children/teen after-school programs	Developed the Rancho Cordova Promise Program to send students to Folsom Lake College tuition free, the first program of its kind in the region Formed multiple after-school programs at Rancho Cordova schools and through nonprofit organizations to support local students Built numerous school gardens and garden-education programs
Other Community Priorities	6%	Other general City services	Supported homeless individuals and families through Mather Veterans Village and the Rancho Cordova Homeless Assistance Resource Team Winter Shelter Distributed meals to households through the Rancho Cordova Food Locker, to seniors through Meals on Wheels by ACC, and to students through Blessings in a Backpack Provided spay, neuter, and vaccination program services for animals Welcomed new residents, employees, and visitors through the Explore Rancho Cordova Program
Administration and Communications	5%		Almost the entire Community Enhancement Fund supports projects and programs that benefit our community, due to minimal administrative fees
Total	100%		

FISCAL IMPACT AND FUNDING SOURCE

Measure H is a ½ cent local sales tax measure that historically has generated about \$7-\$8 million a year, with roughly \$2 million going to community projects and the remaining \$5-\$6 million allocated to enhance public safety, public works, community/economic development, legacy projects and other public programs during a typical fiscal year.

ATTACHMENTS

1. Rancho Cordova Recognizing Five Years of Community Enhancement Fund

Recognizing Five Years of the Community Enhancement Fund

ITEM 12.2.

Legacy Fund
(Large-scale projects)





Public Works

Community and
Economic
Development





Public Safety

Arts, Culture, History,
Entertainment, and
Sports





Education, After-
School Programs, and
School Gardens

Other Community
Priorities





Administration and
Communications

ATTACHMENT 1



Historical Milestones

- Supported by Measure H, a half-cent local sales tax measure approved by Rancho Cordova citizens in Nov. 2014
- Held 16 town hall meetings in Feb. – Apr. 2015
 - Gathered ideas and feedback
 - Discussed short-term needs and dreams for the City
 - Launched the first grant application process
- Sales tax went into effect on Apr. 1, 2015
- City began receiving the new Community Enhancement Funds in June 2015



Historical Milestones Continued

- Launched the inaugural edition of the Community Enhancement Fund Citizen Report in Nov. 2016
- Created the Community Enhancement Fund Oversight Board in Oct. 2017; Board took their Oath of Office in 2018
- Launched an Open Data Tool in Apr. of 2018; Shows projects & programs funded by fiscal year
- Recognizing five years of the Community Enhancement Fund in 2020



Enhancing Public Safety

Allocation: \$1,300,000 | Total: \$952,000

The Community Enhancement Fund provided an additional \$1,300,000 to the \$22,000. Below are unit details and statistics in this priority area.

CRIME SUPPRESSION UNIT

Grant: \$1,020,000

ARRESTS MADE

127 FELONY

74 FELONY WARRANT

54 MISDEMEANOR

Installing 32 waterway protection signs



FOLSOM-OLSON-ZINFANDEL AREA PROGRAM

Grant: \$110,000

Supported 100+ businesses



Hired 1 new Problem Oriented Policing Officer

DETECTION

Hired 1 new School Resource Officer

FRIENDLY CITY OF RANCHO CORDOVA

Planted 365 trees

Planted 4



Annual Reporting Showing Sales Tax Dollars at Work

STUDENT RELAXATION, READING, ENGAGEMENT ZONE AT CORDOVA HIGH SCHOOL'S LIBRARY

Grant: \$7,000

Served 600 students (1/3 of school student population)



A TOUCH OF UNDERSTANDING DISABILITY-AWARENESS WORKSHOPS

Grant: \$10,800

Served 440 students across 7 different schools



916 INK CREATIVE WRITING WORKSHOPS

Grant: \$47,795

Held 42 session workshops at 3 schools

15 students completed annually City of Rancho

Served 123 students



GOVERNANCE PARTNERSHIP

21 students in Youth @ City Council



Completed 140 projects at these homes

WHISKER WARRIORS SPAY/NEUTER PROGRAM

Grant: \$41,861

Spayed, neutered and vaccinated 735 animals



CITY OF RANCHO CORDOVA COMMUNITY ENHANCEMENT CITIZEN REPORT



RANCHO CORDOVA CALIFORNIA

Stay connected to your City

2729 Prospect Park Drive, Rancho Cordova, CA 95670
CityofRanchoCordova.org/Community
 Sign up for our e-newsletters at CityofRanchoCordova.org/ENews





Transparency and Oversight

Measure H/Community Enhancement Fund Citizen Oversight Board Responsibilities include:

- Review accomplishments achieved to highlight in annual report
- Confirm revenues received in comparison to budget
- Review actual expenditures to grant awards budget
- Review each grantee's compliance with City's reporting requirements

Fulfilling Community Priorities

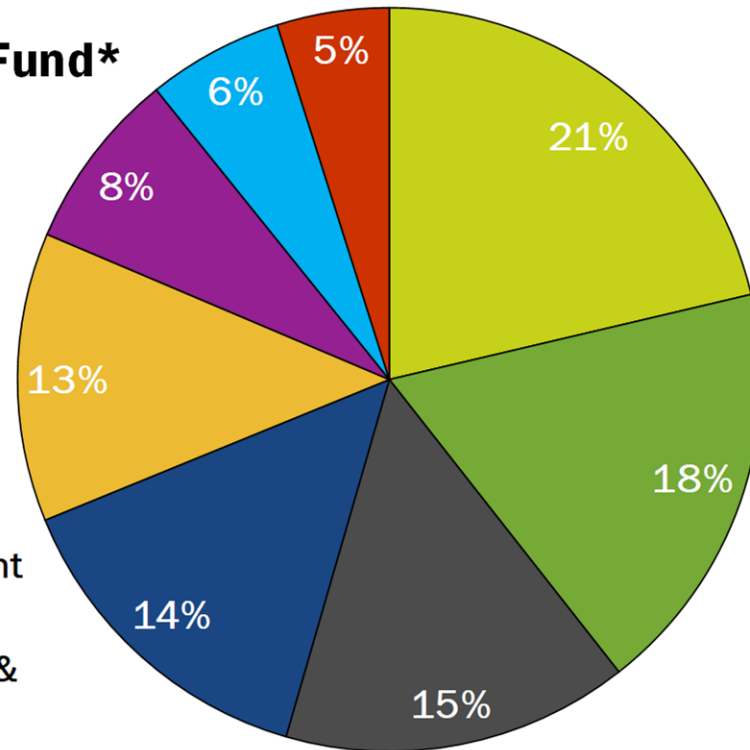
Each approved project fulfills a need for key community priorities, including:



Fulfilling Community Priorities

Breakdown of Community Enhancement Fund*

- Legacy Projects
- Public Works
- Community & Economic Development
- Public Safety
- Arts, Culture, History, Entertainment & Sports
- Education, After-School Programs & School Gardens
- Other Community Priorities
- Administration & Communications



*Fiscal Year 2015/2016 – 2019/2020



Community Enhancement Fund Projects FY 2015/2016

ATTACHMENT 1

Community Enhancement Fund Projects FY 2016/2017

Community Enhancement Fund Projects FY 2017/2018

Community Enhancement Fund Projects FY 2018/2019

Community E

- Arts, Cultur
- Economic I
- Education,
- Infrastructu
- Public Wor
- Other Com
- Litter Remo
- Landscape
- Neighborhood
- Public Safety

Community Enhancement F

- Arts, Culture, History, Entertain
- Economic Development
- Education, After School Progr
- Community Development
- Public Works
- Other Community Priorities
- Litter Removal Areas
- Neighborhood Projects
- Public Safety allocations enhar

Community Enhancement Fu

- Arts, Culture, History, Entertainment
- Economic Development, Investm
- Education, After-School Programs
- Public Works
- Other Community Priorities
- Litter Removal Areas
- Banner Placemaking
- Public Safety allocations, n

Community Enhancement Fund Project Loca

- Arts, Culture, History, Entertainment & Sports
- Community & Economic Development
- Education, After-School Programs & School Gardens
- Public Works
- Other Community Priorities
- Litter Removal Areas
- Banner Placemaking
- Public Safety allocations enhance services

FY 2019/2020
Map Included
in Annual
Citizen Report
Coming in
November

Legacy Fund

Average Annual Allocation \$ 1.65M / Equates to 21% of Grant Funding Over 5 Years

The Community Enhancement Fund provides funding for large-scale projects through an annual legacy fund allocation. Legacy projects cross multiple fiscal years.

Examples include:

- Funded a Youth Center coming soon to Rancho Cordova
- Construction is underway on the new Cordova Community Pool at Hagan Park
- Opened a new multi-field softball complex at Mills Middle School
- Funded Pre-development work for the Civic Center project



Legacy Fund

Link to Measure H Ballot language

- Building community facilities for seniors/working adults/children



Enhancing Public Works

Average Annual Allocation \$ 1.4M / Equates to 18% of Grant Funding Over 5 Years

Annually, the Community Enhancement Fund on average provided \$1.4M to enhance Public Works/Infrastructure projects throughout the City.

Repaved roads, repaired sidewalks and improved traffic safety in Rancho Cordova neighborhoods, including:

- Street Rehabilitation Project in the White Rock/Cordova Towne Neighborhood
- Cordova Meadows Neighborhood Improvements
- Neighborhood Traffic Management Program (NTMP) projects in multiple areas
- Sidewalk improvement projects in multiple areas
- Chase Drive/Coloma Road Plaza Project
- Sunrise Boulevard Street Rehabilitation Project

Additionally:

- Enhanced litter removal on arterials and interchanges
- Enhanced graffiti removal
- Installed directional signage to community assets
- Planted trees to enhance City's Urban Forest



Enhancing Public Works

Link to Measure H Ballot language

- Fixing streets faster



Enhancing Community and Economic Development

Average Annual Allocation \$ 1.17M / Equates to 15% of Grant Funding Over 5 Years

Annually, the Community Enhancement Fund on average provided \$1.17M to enhance Community and Economic Development throughout the City.

Examples include:

- Beautified residential and commercial properties through beautification projects, neighborhood improvement projects, and abatement programs
- Launched the Commercial Façade Grant Improvement Program to enhance the physical appearance and economic vitality of commercial businesses
- Provided economic incentives to businesses



Enhancing Community and Economic Development

Link to Measure H Ballot language

- Removing blight/revitalizing vacant buildings along Folsom Blvd.



Enhancing Public Safety

Average Annual Allocation \$ 1.11M / Equates to 14% of Grant Funding Over 5 Years

Annually, the Community Enhancement Fund on average provided an additional \$1.11M to the \$22M+ annual police budget.

Created targeted, programmatic-based initiatives to enhance public safety, including:

- The Crime Suppression Unit
- The Folsom-Olson-Zinfandel Area Program
- The Detection K9 Program
- Supported local youth through Rancho Cordova Police Activities League programming and events



Enhancing Public Safety

Link to Measure H Ballot Language

- Enhancing anti-gang/youth violence prevention and increasing neighborhood police patrols



Enhancing Arts, Culture, History, Entertainment & Sports

Average Annual Allocation \$ 973K / Equates to 13% of Grant Funding Over 5 Years

Annually, the Community Enhancement Fund on average provided \$973K to enhance arts, culture, history, entertainment, and sports.

Examples include:

- Opened the new Mills Station Arts and Culture Center
- Restored the historic American River Grange
- Created and enhanced music programs at Rancho Cordova schools, and brought musical and performing arts performances to our community
- Improved sports fields and provided equipment, coaching and additional resources for youth sports programs



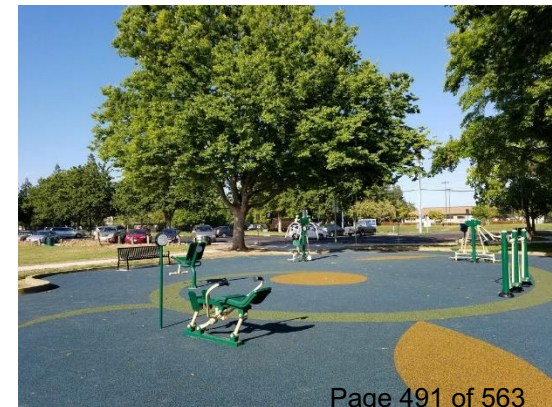
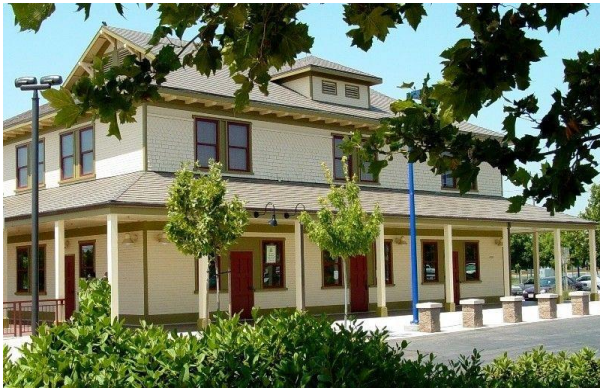
Enhancing Arts, Culture, History, Entertainment & Sports

ITEM 12.2.

ATTACHMENT 1

Link to Measure H Ballot Language

- Building community facilities for seniors/working adults/children



Enhancing Education, After-School Programs and School Gardens

ITEM 12.2.

ATTACHMENT 1

Average Annual Allocation \$607K / Equates to 8% of Grant Funding over 5 Years

Annually, the Community Enhancement Fund on average provided \$607K to enhance education, after-school programs and school gardens throughout the City.

Examples include:

- Developed the Rancho Cordova Promise Program to send students to Folsom Lake College tuition free, the first program of its kind in the region
- Formed multiple after-school programs at Rancho Cordova schools and through nonprofit organizations to support local students
- Built numerous school gardens and garden-education programs



Enhancing Education, After-School Programs and School Gardens

ITEM 12.2.

ATTACHMENT 1

Link to Measure H Ballot Language

- Expanding children/teen after-school programs



Enhancing Other Community Priorities

Average Annual Allocation \$461K / Equates to 6% of Grant Funding Over 5 Years

Annually, the Community Enhancement Fund on average provided \$461K to enhance other community priorities throughout the City.

Examples include:

- Supported homeless individuals and families through Mather Veterans Village and the Rancho Cordova Homeless Assistance Resource Team Winter Shelter
- Distributed meals to households through the Rancho Cordova Food Locker, to seniors through Meals on Wheels by ACC, and to students through Blessings in a Backpack
- Provided spay, neuter, and vaccination program services for resident-owned animals
- Welcomed new residents, employees, and visitors through the Explore Rancho Cordova Program



Enhancing Other Community Priorities

Link to Measure H Ballot Language

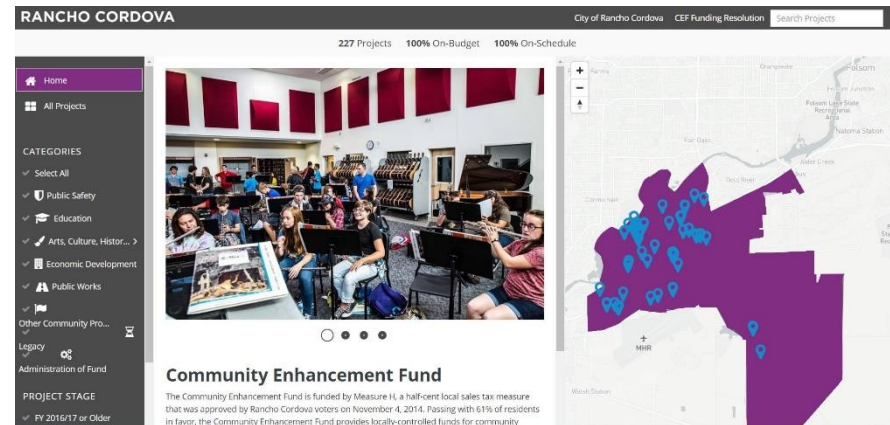
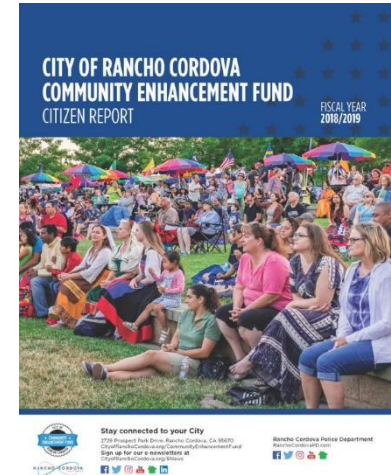
- Other general City services



Administration and Communications

Average Annual Allocation \$378K / Equates to 5% of Grant Funding Over 5 Years

- Almost the entire Community Enhancement Fund supports projects and programs that benefit our community, due to minimal administrative fees.
- The 5% allocated to the administration of the fund covers staffing, legal costs, software, annual publications, and other items necessary to administer the fund.



MEMORANDUM



ITEM 12.3.

DATE: September 21, 2020

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Manager

SUBJECT: HOUSING ELEMENT UPDATE AND DRAFT SITES INVENTORY PRESENTATION

RECOMMENDATION

Receive presentation on the draft Housing Element Update action items and Sites Inventory and provide comments and direction to staff.

RESULT OF RECOMMENDED ACTION

Staff will incorporate Council comments and feedback to complete the draft Housing Element Update and Sites Inventory. This will be brought back to Council in November for a public hearing of the complete draft Housing Element Update, which will then be submitted to the California Department of Housing and Community Development (HCD) for a 60-day review.

BACKGROUND

The City's Housing Element is one of eight State-mandated elements of the Rancho Cordova General Plan and is a critical component of the City's blueprint to provide affordable housing opportunities in the city and must be updated every eight years. The current Housing Element was adopted in December 2013 and covers the period from 2013 to 2021. The next cycle of the Housing Element covers the timeframe from October 31, 2021 through October 31, 2029.

State Housing Element law requires that each city identify and analyze existing and projected housing needs within their jurisdictions, and prepare goals, policies, programs, and quantified objectives to further the development, improvement, and preservation of housing. The Housing Element is intended to outline goals and policies consistent with the other elements of the City's General Plan and adopted Council Goals in addition to addressing State requirements and laws. This new Housing Element will encompass housing policies and programs to be implemented through the year 2029.

The City contracted with PlaceWorks to update the Housing Element and the process started with a stakeholder interviews and a public workshop held on August 26, 2020 to receive public input on housing issues. The City is also soliciting public comments via the City's website and through contacting City staff. PlaceWorks is preparing the Draft Housing Element in conjunction with staff for review and comment by the Council. Once the Draft Housing Element is completed, it will be brought back to the City Council for a public hearing, and, if approved, will

then be submitted to HCD for initial review and comment. The public can continue to provide input during this period and during the preparation of the environmental document. The process will culminate with a City Council meeting in March or April of 2021 to consider adoption of the updated Housing Element. The document must then be submitted to HCD for final certification prior to May 15, 2021.

DISCUSSION

The update of the Housing Element provides the opportunity for the Council to establish goals, policies and programs that will facilitate housing production, comply with State housing laws, and demonstrate how the City will accommodate its Regional Housing Needs Allocation (RHNA). The Housing Element is required to address the following:

- Assess and address constraints to housing development.
- Provide an assessment of population housing needs.
- Analyze progress toward implementing the previous Housing Element.
- Guide housing development policy.
- Identify opportunities to meet the City's housing needs and identified RHNA including identifying resources that support housing for all income groups and completing an inventory of existing and new sites for housing development to meet the City's RHNA.

Regional Housing Needs Allocation

One of the primary purposes of the Housing Element update is to demonstrate the City can meet its RHNA sites inventory requirements. The RHNA is mandated by State housing laws as part of the periodic process of updating General Plan Housing Elements. HCD works with the Sacramento Area Council of Governments (SACOG) and all local jurisdictions to determine the number of housing units to be assigned to each jurisdiction. The 2021 RHNA quantifies the need for housing within each jurisdiction which needs to be addressed as part of the Housing Element update for the period from October 31, 2021 to October 31, 2029. The 6th Cycle RHNA for the City is 9,067 units, broken down by income level in **Table 1** as follows:

Table 1: Rancho Cordova 6th Cycle Regional Housing Needs Allocation by Income Level

Income Category	6th Cycle Units Allocation	Percent of Total
Very Low Income	2,115	23%
Low Income	1,274	14%
Moderate Income	1,684	19%
Above Moderate Income	3,994	44%
Total	9,067	100%

As part of the RNHA process, the State does not require that the 9,067 units allocated to Rancho Cordova be constructed over the next 8-year Housing Element cycle, but rather identify that there is land available and necessary zoning for the development of these units, or other methods of providing new housing such as Accessory Dwelling Units (ADUs). The Rancho Cordova RHNA of 9,067 units includes 5,348 market-rate units (63%) and 3,389 below market-rate units (37%) including very-low, and low-income units. These rates are based on annual income limits set by HCD that indicate the maximum household incomes for each income category by household size.

In order for a newly permitted unit to qualify as a very low-, low-, or moderate-income unit, the City must demonstrate to HCD that the rent or sale price is affordable to corresponding income limits. These limits for the year 2019 are shown in **Table 2** below. The typical method to demonstrate this income level is to record a Regulatory Agreement that sets rents at specified income levels and restricts all future rent increases for up to 55 years. The City may also take credit for market rate units rented or sold within the income percentage for any of the three affordable income categories, if it can demonstrate the current market rental rate or sales price does not exceed the median income for the corresponding income level.

Table 2: 2020 Rancho Cordova Income Limits, Affordable For-Sale and Rental Prices

Income Category	Income Limit for a Household size of 4	Affordable Price of For-Sale Units	Affordable Monthly Rent for Rental Units
Very Low	\$43,150	\$180,600	\$1,079
Low	\$69,050	\$275,000	\$1,726
Moderate	\$103,550	\$418,800	\$2,589
Above Moderate	Above \$103,550	Above \$418,800	Above \$2,589

Preliminary RHNA Assessment

Staff has been working with PlaceWorks to prepare the inventory of potential sites that could be developed across the three broad income categories (i.e., low-income, moderate, and above moderate) to meet the RHNA.

The preliminary assessment is that the City can meet the total number of 9,067 units using sites already identified in the current sites inventory. The specific locations of the preliminary very-low and low-income housing sites are attached as [Attachment 1](#) and [Attachment 2](#). Several sites from the current sites inventory will be removed due to known or upcoming plans to develop these sites as something other than housing. However, the current sites inventory has already identified numerous sites with additional capacity (predominantly in the City's greenfield areas) that would not be developed within the current 2013-2021 8-year cycle. Taking into consideration current development trends and projections, these sites with additional capacity are now projected to develop closer to their full capacity during the 2021-2029 period.

The only exceptions to this are the inclusion of four sites that were previously identified as moderate-income sites in the 2013-2021 Housing Element that will now be identified as very-low, or low-income sites. These consist of one site within the Mather Field Special Plan Area, labeled site B-1 in [Attachment 1](#), two sites along Folsom Blvd, labeled sites F-2 and F-3 in [Attachment 1](#), and one site owned by the City in the Anatolia neighborhood, labeled site R-1 in [Attachment 2](#). As a result of the development trends mentioned above and these changes to four already identified sites, no new sites are identified as RHNA sites in this preliminary assessment.

Additionally, the City will include a small number of estimated Accessory Dwelling Units that may be newly constructed within the City to meet its very low, and low-income housing requirement. This number is small because HCD requires this estimate to be based on recent ADU permitting trends within each jurisdiction and Rancho Cordova has permitted very few

ADUs in since incorporation. Staff will continue to monitor this trend to determine if this number may be increased to meet any unit shortfalls or No Net Loss requirements. No Net Loss requirements are triggered when, for instance, sites identified for low-income housing are approved and developed with another use and there are insufficient remaining sites identified to meet the remaining RHNA units for that income category. **Table 3** below indicates the preliminary location calculation for potential units to meet the 2021-2029 RHNA.

Table 3: General Locations of Identified Sites for the 6th Cycle RHNA

	2021-2029 RHNA	Vacant Infill	Underutilized Infill	Greenfield	Projected ADUs	Total Capacity	Surplus
Very Low	2,115	815	218	2,698	40	3,771	382
Low	1,274						
Moderate	1,684	144	122	1,506	0	1,684	88
Above Moderate	3,994	0	0	4,268	0	3,994	274
Total	9,067	719	340	8,472	40	9,067	744

No Net Loss

Housing Element Policy H.1.2 requires the city to comply with Government Code Section 65863 to ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the Housing Element planning period. Based on past development patterns in the City, it is unlikely that the identified sites would be developed with the number of below market-rate units (very low and low-income units) identified unless developed by an affordable housing developer with significant incentives or subsidies provided by the City. If any of the sites are not developed with the number of below market-rate units identified and the City's inventory of low-income units drops below the required RHNA amount, the Council would be compelled to rezone eligible properties to high density multi-family use or identify specific high density residential sites of sufficient size to accommodate the RHNA deficit.

One site worth highlighting in this initial RHNA Assessment is the Mills Station Civic Center site. This site was previously identified for very low and low-income units and remains identified for very low and low-income units. Although the City has plans to develop housing on this site, it is not yet clear what the affordability level of those developed housing units will be. A sufficient surplus is included to anticipate the loss of this site, however if any further sites are lost for very low- and low-income housing causing a unit shortfall of identified sites for this income category, the City would be required to identify additional sites.

Housing Policy Plan Changes

The Housing Policy Plan contained in the Housing Element includes goals, policies and actions directed toward the preservation, improvement, and development of a range of housing types and choices affordable to all income ranges in Rancho Cordova. To make adequate provisions for the housing needs of people at all income levels, Government Code Section 65583(c) requires that the City, at a minimum, identify specific programs that do all of the following:

1. Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level.

2. Assist in development review and approval of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
3. Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
4. Conserve and improve the condition of the existing affordable housing stock and preserve assisted housing developments at risk of conversion to market-rate housing.
5. Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Housing Element policies and actions are intended to show how the City will comply with State housing law and support the production of affordable housing. Policies set the general framework for the goal, while programs include an action that the City must take to implement a policy or goal and include quantifiable objectives that will be used to report the City's progress on Housing Plan Implementation to the State annually. Ongoing programs that remain relevant have been carried over from the previous Housing Element and are attached as Attachment 3 and include a brief implementation status summary. New programs have been included in alignment with recent State housing law changes and Council goals as follows:

New Program: Supportive Housing (AB 2162)

The City will amend the Zoning Ordinance to clarify that supportive housing will be a permitted use without discretionary review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

New Program: Low Barrier Navigation Center (AB 101)

The City will amend the Zoning Code to allow Low Barrier Navigation Center developments by right in mixed-use zones and nonresidential zones permitting multifamily uses.

New Program: Fair Housing (AB 686)

The City will incorporate new elements into its existing Fair Housing Plan/Analysis of Impediments or develop a new plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall identify actions to address significant disparities in housing needs and access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act and any other state and federal fair housing and planning law. HCD is in the process of providing additional information and guidelines on how to specifically incorporate this new action. A Regional Analysis of Impediments including the City of Rancho Cordova was completed in early 2020 that may be used to satisfy these requirements. Staff will stay apprised of these developments to take the appropriate actions needed to comply with this new State law.

Policy Discussion Items

Two policy discussion items are included for Council discussion as extensions of the current Housing Element Action H.5.2.1 to access funding for affordable housing and rehabilitation projects. Staff requests discussion on whether City-controlled development impact fees should be lowered for affordable housing or transit oriented development (TOD) projects. If desired, staff will perform additional analysis on the specific methods and criteria that would be used and bring these back for Council discussion or adoption. Lowering impact fees for these projects would reduce City revenues for other uses, but could be used as a local match to secure additional State or Federal funding that would need to come from other City source, or could be used to incentivize TOD development that would not otherwise occur.

Next Steps

This workshop begins the process of coordination and review by HCD and the public. Following authorization by the Council, the Draft Housing Element will be sent to HCD for their review and the 60-day public review period will begin. It is typical for the State's reviewer to recommend edits to the document. In addition, issues and modifications may occur as a result of public comment. The HCD review process is iterative and interactive, and any substantive changes would be brought back to the Council for review prior to finalizing the document for adoption. The City is on track to meet this deadline with the State and once HCD has approved the document, and Council has had a chance to review any substantial changes, if any, the document will be brought to Council review for final adoption.

Council Direction

Staff is requesting the Council receive the presentation from PlaceWorks on the Draft Housing Element, receive public comments and provide direction to staff on the following questions:

- Is the proposed sites inventory plan acceptable to the City Council?
- Are the proposed goals, policies, and programs acceptable or should any revisions be made?
- Are there additional goals, policies or programs that should be added to reflect the Council's policy direction?
- Are there any other changes that should be made to the Draft Housing Element at this time?
- What is Council's feedback on the two policy discussion items?

FISCAL IMPACT

There is no fiscal impact associated with the Housing Element Update project. The \$84,186 Housing Element Update project is entirely funded through SB-2 State Planning Grant funding and State Regional Early Action Planning (REAP) Grant funding. Once the Housing Element Update is adopted in 2021 there will be ongoing monitoring costs not expected to exceed \$5,000 per year in staff time and implementation costs associated with specific actions that will be individually considered by Council as they arise.

ATTACHMENT(S)

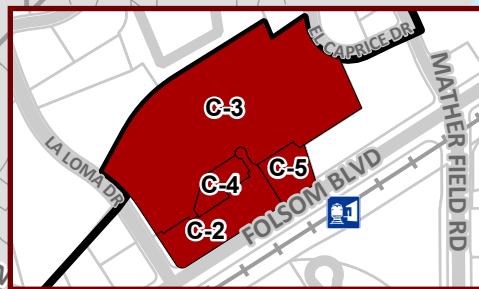
1. Map of Very Low- and Low-Income Sites Identified in the Vacant and Underutilized Infill Areas
2. Map of Very Low- and Low-Income Sites Identified in the Greenfield Areas
3. City of Rancho Cordova – Review of the 2013-2021 Housing Element Programs
4. Housing Element Update Presentation

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Vacant and Underutilized Infill Sites

ATTACHMENT 1

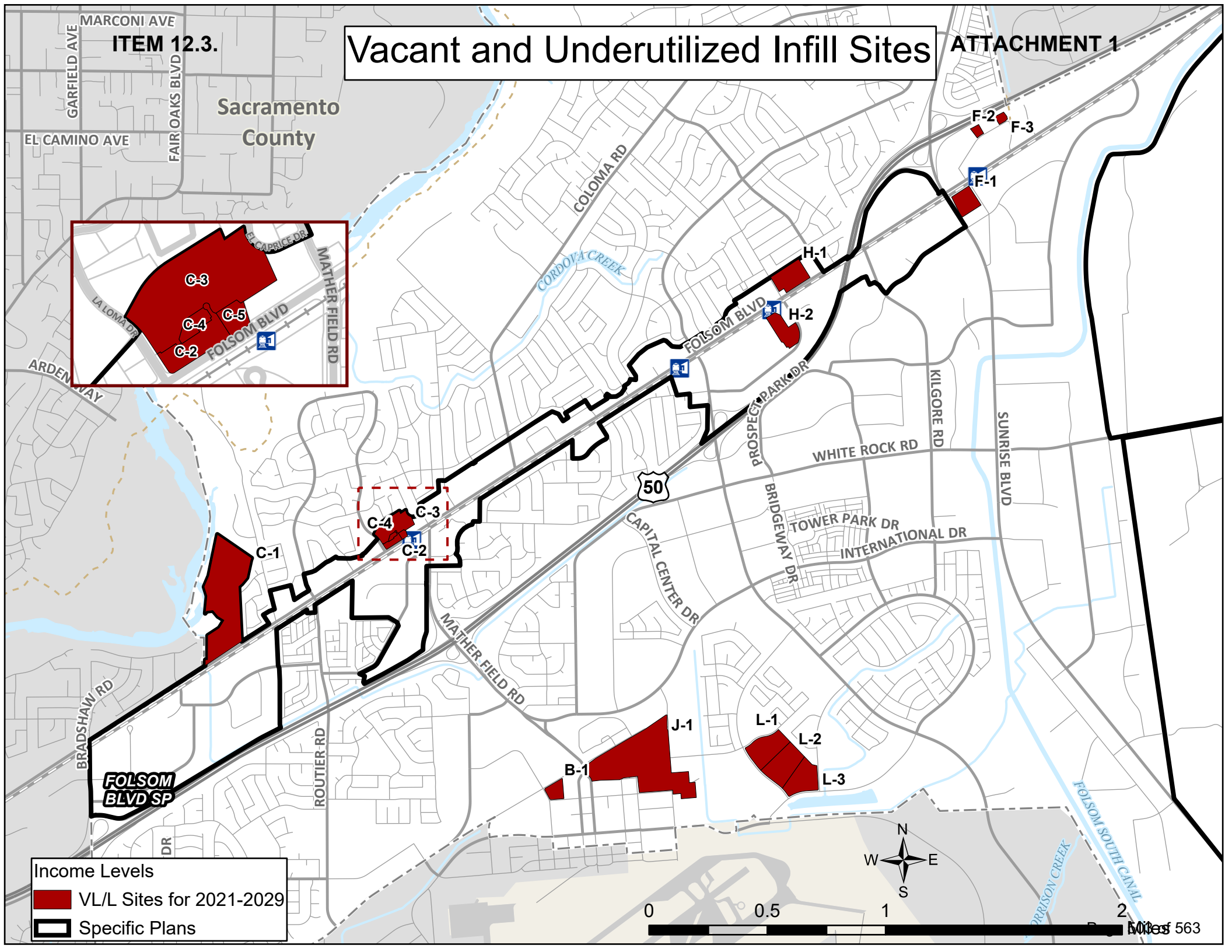
Sacramento
County



Income Levels

VL/L Sites for 2021-2029

Specific Plans



Greenfield Sites

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50

FOLSOM BLVD
INTERNATIONAL DR
ZINFANDEL DR

RIO DEL ORO SP

DOUGLAS RD

SUNRIDGE SP

GRANT LINE RD

Sacramento County

SUNRISE BLVD

RANCHO CORDOVA PKWY

THE RANCH AT SUNRIDGE

SUNCREEK SP

SUNCREEK SP

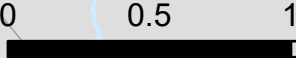
ARBORETUM SP



VL/L SITES FOR 2021-2029



SPECIFIC PLANS



CITY OF RANCHO CORDOVA – REVIEW OF THE 2013 – 2021 HOUSING ELEMENT PROGRAMS

Action	Timeline	Implementation Status
Action H.1.1.1 – The City will work with the Economic Development Department to inquire with larger employers in the community to determine salary information and employee preference regarding housing type.	Funding Source: General Fund Responsible Agency: Economic Development Department Time Frame: Inquire with employers once every two years	The City Economic Development Department receives California EDD data with salary information in relation to industries.
Action H.1.2.1 – Residential development projects of 100 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 30 units per acre or higher. This minimum high density acreage requirement is calculated to satisfy projected RHNA to the City. Additionally, the City will require a minimum of 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly. For example, if a project is required to provide 15 acres at 30 units per acre, that project could alternatively provide 11.25 acres at 40 units per acre. Similarly, if the project's requirement for land with density of 10 units per acre was 6 acres, the project could alternatively provide 4 acres at 15 units per acre. For the purpose of satisfying the 5 percent for land uses at or above 30 units per acre, sites must meet the following requirements:	Funding Source: General Fund, Local Housing Trust Fund Responsible Agency: Planning Department, Housing Services Division Time Frame: Ongoing, as residential applications are received.	The City has met the high-density set-asides in all of the new Development Entitlements that have been recently approved or are currently under review. As part of the development review process all new housing projects are reviewed for their compliance to these housing standards. The Ranch Project, which was approved in 2019, includes an Affordable Housing Plan.

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Action	Timeline	Implementation Status
- Sites must be zoned exclusively residential. - Acres used to satisfy RHNA requirements will be required to maintain set minimum densities. - Sites must be of sufficient size to accommodate a minimum of 16 units per site. - Sites must be proximate to public transportation routes which provide ready access to fixed rail.		
Action H.1.3.1 – The City’s Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.	Funding Source: General Fund Responsible Agency: Planning Department Time Frame: Ongoing, as projects are possessed through the Planning Department.	The Suncreek and Rio Del Oro Specific Plans were approved in 2013 and 2016, respectively. These plans include a variety of housing types and densities ranging from 6.1 d.u./acre to 40 d.u./acre. As addressed in the 2013-2021 housing element land use and sites inventory, the City’s current zoning standards, accompanied with vacant land, has the capacity to meet the City’s fair share of the housing needs within the current planning cycle.
Action H.1.4.1 – As part of an ongoing effort to promote transit oriented development the City will coordinate with regional partners to incentivize the production of housing for persons living and working in same community. SACOG – The City will continue to work with SACOG to identify and apply for grant opportunities aimed at planning	Funding Source: General Fund Responsible Agency: Public Works, Housing Services Division, Planning, and Economic	The City is maintaining a commitment to TOD high-density residential in review of all projects to be located adjacent to Regional Transit access points. The Crossings, an affordable multi-

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Action	Timeline	Implementation Status
and promoting TOD development along the Regional Transit Light Rail lines. - Regional Transit – The City will continue to cooperate with Regional Transit in identifying transit needs in the community and working to provide viable solutions. These may include negotiating new bus routes, partnering to provide special or commuter routes, creating and maintaining a discount RT pass program for low-and very low-income residents living in the City’s affordable housing, and leveraging new infill development projects around existing mass transit infrastructure (Transit Oriented Development). - Local and Regional Complete Streets Advocate groups – The City will continue to work with local and regional Complete Streets Advocate groups to improve transportations options in the City, including bicycle lanes, improved pedestrian access, and better connectivity between existing alternative transportation options and local mass transit (such as dedicated pedestrian pathways), particularly in development projects located immediately adjacent to transit services.	Development departments Time Frame: The City will coordinate efforts to apply for funding for transit-oriented developments as Notices of Funding Available (NOFAs) are released and will create project requirements and incentives to encourage reduced auto use in transit nodes.	family project near Zinfandel RTA light rail station, was approved and is currently occupied. In addition, the City purchased a 10-acre TOD property in 2018 and has plans to look at providing housing and community uses at this site. In addition, all new master plans and specific plans currently under review contain a variety of multimodal transportation options that focus on linkages (i.e. bike to bus, bus to light rail) to improve connectivity and usage of existing transit systems.
Action H.1.5.1 – The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed. - The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement. - The Affordable Housing Plan shall specify and include the following:	Funding Source: General Fund Responsible Agency: Housing Services Division, Planning, and Economic Development Departments Time Frame: The Affordable Housing Plan obligations will be implemented as projects are received by the Planning	The City has negotiated Affordable Housing Plans (AHP) with the developers of the Suncreek Specific Planning Area, Rio del Oro, and The Ranch Special Planning Area, as per Housing Element standards. Future Specific Plans will also include Affordable Housing Plans.

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Action	Timeline	Implementation Status
○ A projection of the number of dwelling units that will be developed as affordable to extremely low-, very low-, low , moderate-, and above moderate-income households. ○ The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan of each individual project. ○ Program options within project-specific Affordable Housing Plans may include but are not limited to the following: ▪ Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, halfplexes, duplexes, cottages, creative alternative housing products, etc.). ▪ Land dedication (on-site and off-site). ▪ Rehabilitation of existing residential structures located within existing City neighborhoods. ▪ Payment of in-lieu fees. ● The timing for completion of affordable housing obligations includes the following considerations: ○ For projects proposing to construct affordable housing units or to renovate existing dwellings, the City generally supports construction/renovation of affordable dwellings concurrent with the construction of market-rate housing when feasible. ○ For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the project specific Affordable	Department.	

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Action	Timeline	Implementation Status
Housing Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing. - At the City Council's discretion, land or other contributions provided by developers as specified within project-specific Affordable Housing Plans may be utilized to augment City efforts and the efforts of its nonprofit partners to provide affordable housing opportunities to all income levels throughout the community. The City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income. - In order to ensure the production and preservation of housing affordable to the City's workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans. Possible incentives may include, but are not limited to: - Density bonuses - Fee waivers or deferrals (as reasonably available) - Expedited processing/priority processing - Reduced parking standards - Technical assistance with accessing funding - Modifications to development standards (on a case-by-case basis) - Other incentives		
Action H.1.5.2 – The City will annually monitor and revise as necessary, the Affordable Housing Plan negotiation and development process to ensure that the planning process does not pose a constraint on the development of housing.	Funding Source: General Fund Responsible Agency: Housing Services Division	Staff has monitored the current processes and applications annually and has not identified any constraints to the development of housing.

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Action	Timeline	Implementation Status
	Time Frame: Annually monitor the Affordable Housing Plan.	
Action H.1.5.3 – Together with the developer and nonprofit partners, the City will use maximum efforts to seek available resources to support the construction of affordable housing production, including but not limited to state and federal housing programs and the City programs such as the City’s non-residential linkage fee (Local Housing Trust Fund).	Funding Source: State and federal housing programs and the City programs such as the City’s non-residential linkage fee (Local Housing Trust Fund) Responsible Agency: Housing Services Division, Planning, and Economic Development Departments Time Frame: Apply for funding as available.	During the planning period the City partnered with three non-profit developers and one for-profit housing developer. Two permanent supportive housing developments were completed. Additionally, the City's developer partnerships worked on one transitional housing development and one affordable family housing development.
Action H.2.1.1 – The City shall continue to apply for federal and state funds to fund the City’s housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City.	Funding Source: Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City) Responsible Agency: Housing Services Division, Neighborhood Services Division and Economic Development Department Time Frame: Apply for funding as	During the previous Housing Element period the City made a total of 12 loans through its CalHOME-funded home rehabilitation program. These loans provided funds to low-income homeowners in need of health and safety repairs. The City will look into applying for additional CalHOME funding in future funding cycles. About 30 single-family homes are rehabilitated each year. In addition, the City has strongly

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Action	Timeline	Implementation Status
	Notices of Funding Available (NOFAs) are released.	encouraged rental housing owners and managers to re-invest and upgrade rental housing stock through the Rental Housing Inspection Program.
Action H.2.1.2 – Continue the use of the City’s Emergency Repair Program to provide health and safety repairs for households falling in the extremely low-, very low-, and low-income ranges. This is a grant for mobile homeowners and single family homeowners to address immediate health and safety problems.	Funding Source: Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City) Responsible Agency: Housing Services Division, Neighborhood Services Division and Economic Development Department Time Frame: The City will provide loans as funding becomes available each year.	The Emergency Repair Program, funded in part by the City's CDBG allocation, funded 42 home repairs during the previous Housing Element Period. These grants funded roof repairs and other emergency health and safety repairs for extremely low, very low, and low-income owners of single-family and mobile homes.
Action H.2.1.3 – Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at City Hall and on the City’s website. Continue to make information available to the community about other revitalization programs including but not limited to Blight Busters, the Neighborhood Improvement Program, SMUD, and the Sacramento Tree Foundation.	Funding Source: Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City) Responsible Agency: Housing Services Division, Neighborhood Services Division and Economic	The City’s Volunteer Program worked with local businesses and residents to provide residential improvement and revitalization programs to impacted neighborhoods. The City's Volunteer program organized residential improvement and revitalization such as Re-build

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Action	Timeline	Implementation Status
	Development Department Time Frame: Ongoing, as community improvement days occur and new programs become available.	Day, Blight Busters, and other clean-up and beautification projects. These projects engaged volunteers from with local businesses, residents, and church organizations.
Action H.2.1.4 – Continue to identify the most troubled multi-family projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.	Funding Source: HOME Program and CDBG Program Responsible Agency: Housing Services Division and Neighborhood Services Division Time Frame: Ongoing.	Throughout the previous Housing Element period, the City’s Rental Housing Inspection program has continued to strongly encourage rental housing property owners and managers to make necessary health and safety improvements, focusing on properties with the highest calls for service. The City has also been formulating ordinances that would include services of a community prosecutor and other fee-based site review to continue to bolster that encouragement.
Action H.2.1.5 – Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.	Funding Source: General Fund Responsible Agency: Planning and Building Departments Time Frame: Implemented as part of the project processing and review of individual	The planning department has continuously used CPTED standards as part of the design review process for new entitlements and has applied these safety design standards to numerous use permits and design review applications at both staff level review and projects that went before

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Action	Timeline	Implementation Status
	development applications.	the City Council for approval. Additionally, the City continues to consult with the City's police department for further CPTED and other safety standards.
Action H.2.2.1 – Continue to identify and implement opportunities on Folsom Boulevard for revitalization that will improve the Folsom Boulevard corridor, especially targeting the following: Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed use and reuse in that corridor.	Funding Source: General Fund Responsible Agency: Housing Services Division, Neighborhood Services Division, and Economic Development Department Time Frame: Mixed-use and revitalization opportunities are currently being developed through the Folsom Boulevard Specific Plan.	The City has continuously worked with both property owners and developers along Folsom Blvd. to identify development opportunities. The City has encouraged private owners to make frontage and landscape improvements along the Blvd. In 2013, the City partnered with Portland State University to develop an infill program to encourage use of underutilized sites in this corridor. Additionally, one multi-family affordable housing project was approved on Folsom Blvd.
Action H.2.3.1 – Continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties. This program supports general code enforcement aimed at ensuring code compliance and general housing habitability. Additional code enforcement activities include targeted inspections by the Neighborhood Services Division to enforce higher standards for building maintenance, parking requirements, and landscaping.	Funding Source: CDBG Funds, General Fund Responsible Agency: Housing Services Division and Neighborhood Services Division	The City is continuing to collect the Housing Stock Conservation Fee on business licenses.

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Action	Timeline	Implementation Status
	Time Frame: Annually	
Action H.2.4.1 – The City will continue to undertake the following programs and activities during the planning period of the Housing Element. The Housing Services Division and Neighborhood Services Division will implement these efforts. The efforts listed below represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available. • Monitor owners of at-risk projects on an ongoing annual basis, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program. • Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., California Housing Partnership Corporation (CHPC), HUD, State HCD, and California Tax Credit Allocation Committee). • Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications. • Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants. • Annually monitor local investment in projects that have been	Funding: Local Housing Trust Fund, CDBG Responsible Agency: Housing Services Division and Neighborhood Services Division Time Frame: Annually	The City has developed an affordable housing monitoring plan, and since 2018 has provided monitoring to City-funded affordable housing programs. The City continues to update its information regarding at-risk and other affordable housing units. The City continues to meet with nonprofit developers and other stakeholders and look for funding to maintain existing and at-risk affordable units and develop new affordable housing.

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Action	Timeline	Implementation Status
acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's property rehabilitation standards. • Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project basis. • Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities). • Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability. • Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.		
Action H.2.4.2 – Work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.	Funding Source: General Fund, Local Housing Trust Fund and other subsidies as available Responsible Agency: Housing Services Division Time Frame: Ongoing	Throughout the Housing Element period, the City has continuously worked with both for-profit and non-profit developers to identify potential rehabilitation projects.

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Action	Timeline	Implementation Status
Action H.3.1.1 – Continue to review other local jurisdictions' programs that spread a range of housing types throughout the jurisdiction.	Funding Source: General Fund Responsible Agency: Housing Services Division Time Frame: Ongoing	The City has encouraged best practices by maintaining ongoing contact with other jurisdictions' housing programs and creating a matrix of information about other jurisdictions' programs.
Action H.3.1.2 - The City has identified sites B-1, B-2, L-1, L-2, and L-3, in the Land Inventory (see Tables A-18, A-19, and A-20 in the Appendix) as appropriate to meet a portion of the City's RHNA. These sites are mixed use sites and require a Conditional Use Permit to allow for residential development. The CUP requirement ensures that the commercial uses are compatible with residential development. The sites already meet the location and environmental requirements of the CUP and therefore applications on these sites will be expedited. The City will monitor the development of these sites and upon consultation with developers should the CUP process pose a constraint to the development of Housing, the City will either change the CUP requirement to a Limited Use permit or find alternative sites.	Funding Source: General Fund Responsible Agency: Planning Department Time Frame: Annually monitor the CUP process to ensure it doesn't pose a constraint to any of the sites listed above.	These sites are located throughout the city including Villages of Zinfandel and the Mather Special Plan Area. Discussion with applicants is ongoing and occurs when applicants approach the City. The Limited Use Permit was eliminated from the entitlement process in June 2017. The City will update the codes to comply with the 2019 State Laws.
Action H.3.2.1 – Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a congregate care or assisted living facility.	Funding Source: General Fund Responsible Agency: Planning Department, Housing Services Division, Building Department, and Sacramento Metro Fire District Time Frame: Evaluate the feasibility of converting units as sites are identified and funding	The City did not have an opportunity to identify a conversion facility during this period. However, a new retirement congregate care facility was approved in 2019 and a The Ranch Special Planning Area includes an active adult neighborhood.

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Action	Timeline	Implementation Status
	becomes available.	
Action H.3.3.1 – Provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements by undertaking the following actions: Review regulations and procedures for City-funded or City-operated housing programs to ensure that housing needs for persons with physical and developmental disabilities are addressed. The City will continue to encourage and support housing for persons with physical and developmental disabilities, which will include assessing the need for elevator access, continued review of zoning standards, and implementation of the City’s reasonable accommodation program.	Funding Source: General Fund Responsible Agency: Planning Department, Building Department, and Housing Services Division Time Frame: Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department.	The City has sponsored two supportive housing projects that are targeting groups that have a high percentage disabled population: seniors and homeless veterans. Phase 3 of Mather's Veteran Village, which provides transitional and permanent supportive housing, is complete, and Phase 2 is expected to open in the near future.
Action H.3.3.2 – Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups. Incentives may include fee deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs. SROs are allowed with a conditional use permit in the RD-20, RD-25, RD-30, and high density residential (HDR) zones. To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards which may include: 24-hour on-site management - Room limitation to single occupancy, with allowance for overnight guests - Requirements for monthly tenancies - Units must be 250–300 square feet in size and include	Funding Source: General Fund, Local Housing Trust Fund, CDBG Responsible Agency: Housing Services Division and Planning Department Time Frame: Implemented as part of project processing and review of individual development applications	The City did not receive any SRO applications or inquiries during this period. However, a student housing application was received in 2019 for a medical school.

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Action	Timeline	Implementation Status
kitchen or bathroom Parking ratio of one space per unit or less, and bicycle rack storage of one rack per 5 units The Planning Department and Housing Services Division will review development standards to see if they act as a constraint as SRO applications are submitted.		
Action H.3.3.3 – Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and permit homeless facilities in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones. The City will permit and continue to allow transitional and supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone. The City will establish managerial standards for homeless facilities that will include the following: - maximum number of beds; - Off-street parking based upon demonstrated need; - Size and location of on-site waiting and intake areas; - Provision of on-site management; - Proximity to other shelters; - Length of stay; - Lighting; and - Security during hours when the shelter is open	Funding Source: General Fund, State Emergency Shelter Program, HUD, other specialized funding Responsible Agency: Housing Services Division Time Frame: Participate in regional coordination on an annual basis. Develop managerial standards for homeless facilities within one year of adoption of the Housing Element.	The City participates in the Continuum of Care through Sacramento County. Transitional housing facilities receive special consideration during the entitlement process, including parking reductions and density bonuses. All transitional facilities are required to have a management plan. The City is the physical location of the Mather Community Campus. Sacramento County and Volunteers of America operate four separate programs at this location including a transitional housing program, a veteran's transitional housing program, and a transitional age youth housing and services center.

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Action	Timeline	Implementation Status
Action H.3.4.1 – The City will continue implementation of its Fair Housing Plan that works to affirmatively further fair housing. The Plan is part of a new fair housing effort that the City began in fiscal year 2012-2013, and includes: • Production, marketing, and distribution of fair housing materials, and marketing in non-English languages • Fair housing case intake, and routing of fair housing complaints through the City’s Fair Housing Representative • Routing of potential fair housing cases to the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc. • Strategic implementation of activities and programs intended to address the impediments to fair housing identified in the City’s Analysis of Impediments to Fair Housing (AI) completed in 2010.	Funding Source: General Fund, CDBG funds Responsible Agency: Housing Services Division Time Frame: Ongoing	The City has taken a regional approach by partnering with neighboring jurisdictions and organizations such as Project Sentinel, Sacramento Self-help Housing, the Sacramento Housing and Redevelopment Agency, and the Rental Housing Association. Through these partnerships, the City has been able to attain scale and leverage funding for robust Fair Housing enforcement.
Action H.3.4.2 – Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will allow requests for reasonable accommodation in regard to relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required in the Zoning Code.	Funding Source: General Fund Responsible Agency: Planning Department Time Frame: Ongoing	The City has continuously worked to accommodate individuals that require reasonable accommodations consistent with the provision of the zoning code. During the previous Housing Element period, there were no formal reasonable application submittals.
Action H.4.1.1 – Partner with SMUD and PG&E to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy	Funding Source: General Fund Responsible Agency: Planning	The planning and building department have continuously coordinated efforts to encourage energy efficiency in design. In 2018, the City and Mercy

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Action	Timeline	Implementation Status
conservation programs to residents and property owners as well as encourage participation in SMUD's photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.	and Building Departments Time Frame: Ongoing	Housing successfully implemented SMUD's virtual net metering program on Mather Veterans Village Phase 1 has planned to extend the program to Phases 2 and 3. The City has also partnered with Grid Alternatives.
Action H.5.1.1 – Consider creating a local housing foundation/trust that may be funded by for profit and non-profit partners as well as major employers as well as funding from potential in-lieu fees and land grants from new developments.	Funding Source: General Fund Responsible Agency: Economic Development Department Time Frame: Determine viability of creating a local housing trust fund by end of fiscal year 2014.	In 2019, the City established a trust which is funded through the Housing Trust Development Impact Fees. The Affordable Housing Plans include an in-lieu fee.
Action H.5.2.1 – Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timeframe and Potential Funding below.) The City will collaborate with nonprofit organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, HOME, CalHome, and BEGIN programs, the state Multi-Family Housing Program, California Housing Finance Agency programs (such as HELP), tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable	Funding Source: Economic Development Initiations Grant (EDI) CDBG, HOME, CalHome, BEGIN, Multi-Family Housing program, California Housing Finance Agency, HELP Program, HUD Program Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities), Federal Home Loan Bank, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and	The City has continuously submitted applications for grants and other affordable housing funding, including: • HOME • CalHOME • UrbanLift • Infill grant • Affordable Housing Sustainable Communities • Tax Credits

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Action	Timeline	Implementation Status
Housing Program, and various other HUD programs for special needs groups.	federal), and Housing Tax Increment Funds, Workforce Housing Reward Program Funds Responsible Agency: Housing Services Division Time Frame: Ongoing. The City will apply for all of the above loans and grants as Notices of Funding Available (NOFAs) are released from HCD.	
Action H.5.2.2 – Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with state and federal funds. The City will work with interested lending institutions and developers to use existing CRA-funded programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.	Funding Source: CDBG, HOME and other funds (as funding becomes available to the City) Responsible Agency: Housing Services Division Time Frame: Meet with financial institutions serving Rancho Cordova regularly to determine what funding is available for lower-income households.	The City has continuously explored opportunities to work with financial institutions to encourage CRA investment. A number of banks already operate in the City of Rancho Cordova, providing very low cost down payment programs, and providing mortgages to low- and moderate-income households.
Action H.5.3.1 – To promote the development of affordable housing, the City will market available incentives by advertising on the City’s website, publishing brochures and making referrals. The incentives for developers may include:	Funding Source: General Fund Responsible Agency: Housing Services Division and Planning	The City has continuously worked to encourage development of affordable housing project as funds and

ITEM 12.3.

ATTACHMENT 3

Action	Timeline	Implementation Status
- Financial assistance (based on availability of housing funds) - Expedited development review - Streamlined processing - Density bonuses Given equal quality of design, priority will be given to projects containing units affordable to extremely low and very low-income households.	Department Time Frame: Offer incentives as projects are processed through the Planning Department.	resources become available.
Action H.5.4.1 – The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of the City. The update to the fee program shall include the following: - An updated nexus study addressing the extremely low-, very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types; - A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code; - A fee component to cover administrative costs; - An annual inflationary adjustment; - Exempt uses; and - Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program.	Funding Source: General Fund Responsible Agency: Housing Services Division Time Frame: Determine the viability of updating the Housing Trust Development Impact Fee by end of fiscal year 2016. Annually review fee to determine if additional updates are necessary to reflect changes in real estate market.	The City assessed the opportunity to update the Housing Trust Development Impact Fee but did not update the fee. It was determined that the current impact fee meets the desires of the City.



Rancho Cordova

Housing Element Update

**City Council Meeting
September 21, 2020**



Workshop Agenda and Council Requests

» Introductions

» Housing Element

- Timeline and State Requirements
- Current RHNA and Sites Inventory Discussion
- Housing Element Actions Discussion
 - Actions to support new state laws
 - Existing Housing Element Actions
 - Possible Revisions to Existing Housing Element Actions

» Housing Element Schedule

Housing Element



Housing Element Overview

- » Adoption Deadline: May 15, 2021
- » Required Element of the General Plan
- » State-mandated update schedule
- » Reviewed and certified by State Housing and Community Development (HCD) Dept. for compliance with State law
- » Plan for accommodating a jurisdiction's fair share of the regional housing need.



Housing Element Contents

- » Analysis of existing and projected housing needs
- » Inventory of available land for housing
- » Analysis of potential constraints on housing (e.g., permit-processing procedures, fees)
- » Evaluation of previous housing element
- » Goals, policies, and implementation programs



Housing Element of the General Plan

2013–2021

Adopted
December 16, 2013

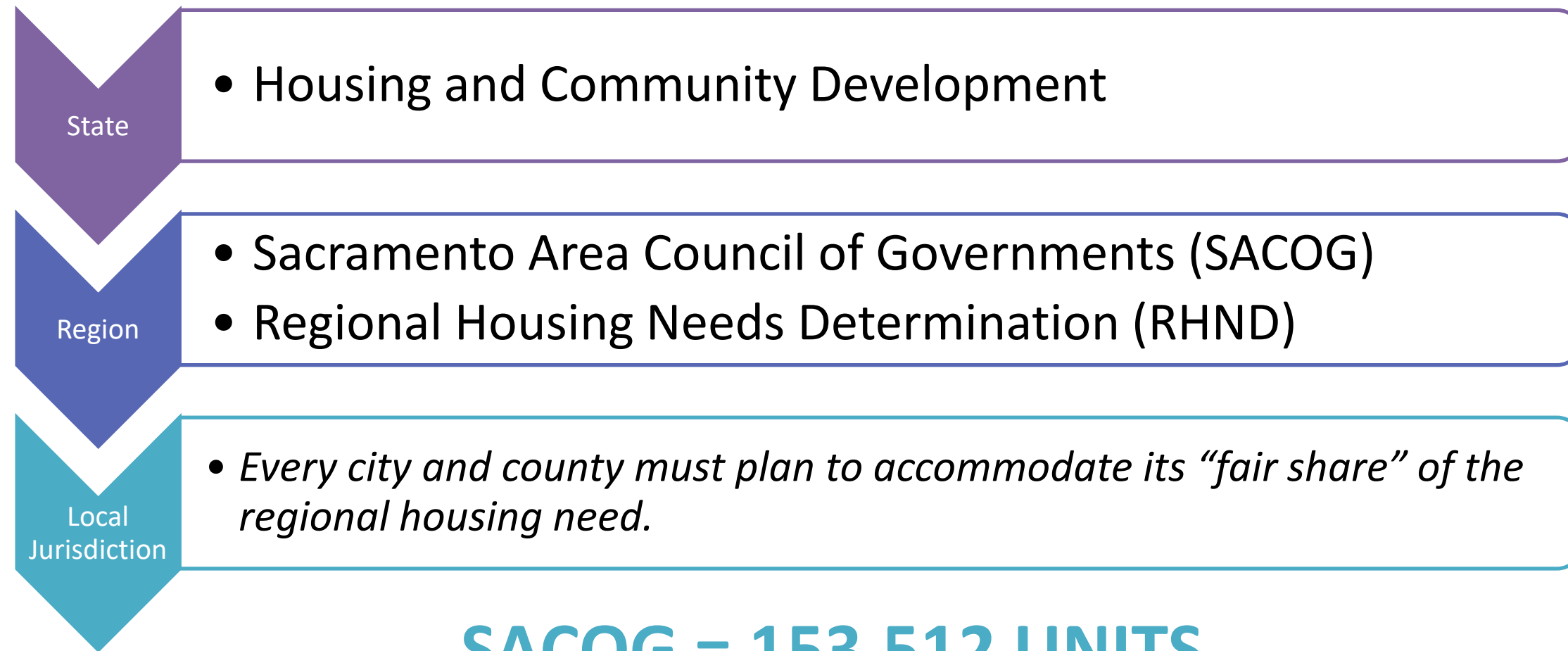
Regional Housing Needs Allocation (RHNA) and Sites Inventory



ITEM 12.3.

Regional Housing Needs **ALLOCATION** (RHNA)

ATTACHMENT 4

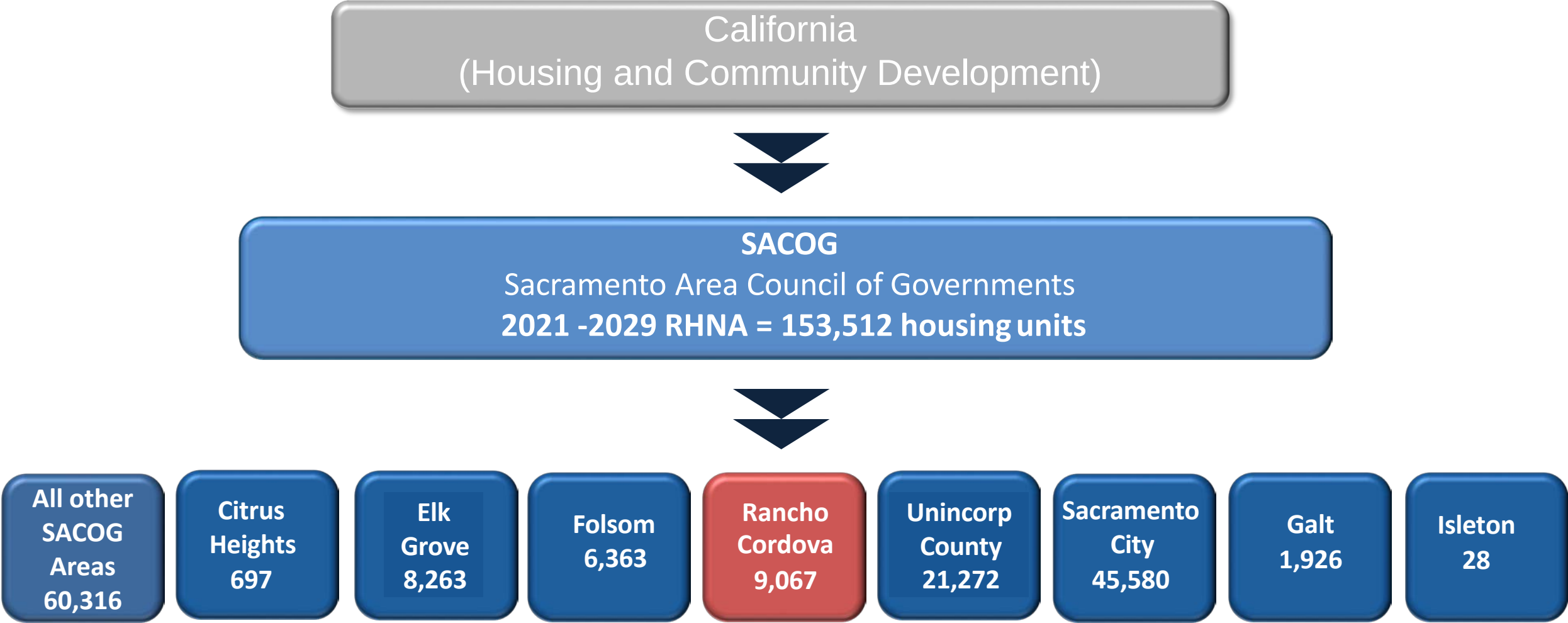


SACOG = 153,512 UNITS

Sacramento County 93,196 UNITS

Rancho Cordova = 9,067 UNITS

Regional Housing Needs Allocation



EACH JURISDICTION MUST MEET ITS “FAIR SHARE” OF THE REGIONAL HOUSING NEED.

Rancho Cordova's 2021-2029 Allocation

- SACOG's overall RHNA increased from 104,970 (2013-2021) to 153,512 (2021-2029) -- increase of 46%
- Rancho Cordova's RHNA increased from 7,008 (2013-2021) to 9,067 (2021-2029) -- increase of 30%

Income category	5 th Cycle Unit Allocation	6 th Cycle Units Allocation	% of total	Zoning required to meet need	3,389 units
Very Low Income	1,539	2,115	23%	High-density residential (30 units/acre minimum)	
Low Income	1,079	1,274	14%	High-density residential (30 units/acre minimum)	
Moderate Income	1,303	1,684	19%	Any residential density	
Above Moderate Income	3,087	3,994	44%	Any residential density	
TOTAL	7,008	9,067			

Strategies for Meeting the RHNA

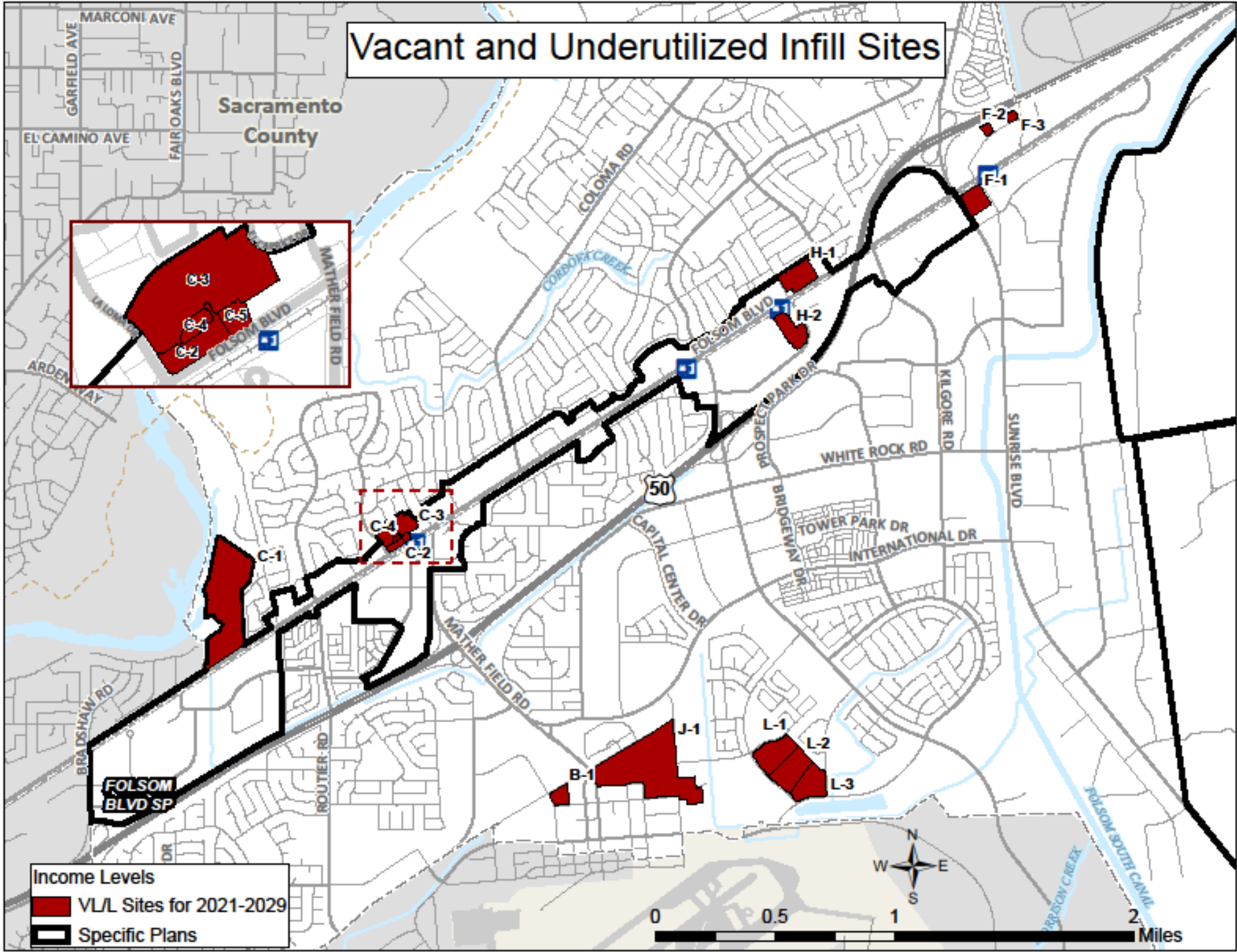
- » Relying on sites that allow for 30 units per acre
- » Vacant Infill Sites
- » Underutilized Infill Sites
- » Greenfield Sites
- » Identify any additional sites to add

Higher-Density Capacity Within Specific/Special Plans: Vacant Infill

Specific/Special Plan Area	Allowed Density (units/acre)	Assumed Capacity 2021-2029
Mather Redevelopment Area	18.1-40	225 units
Folsom Boulevard	6.1-40	357 units
Annexation Sites	18.1-80 10-40	233 units

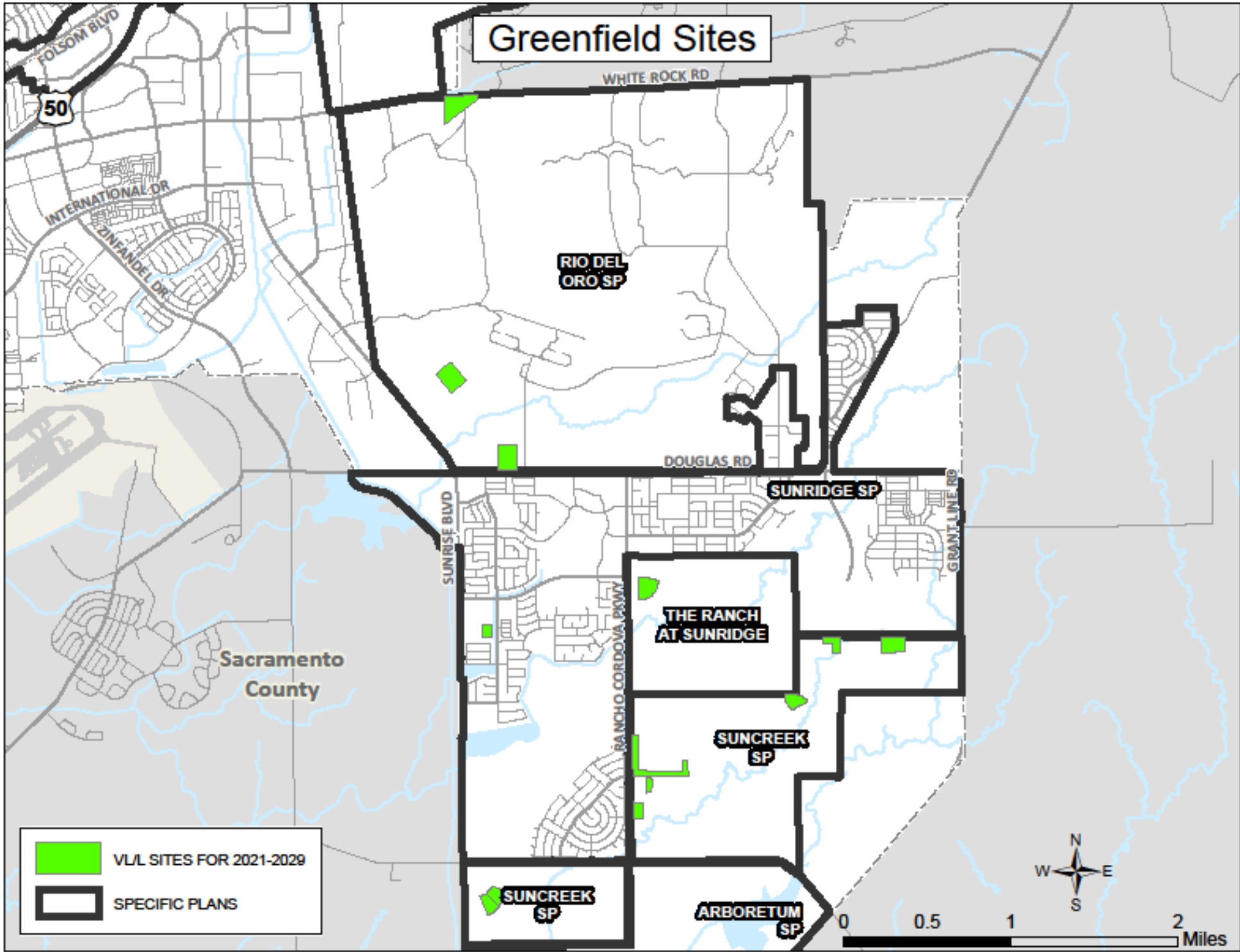
Higher-Density Capacity Within Specific/Special Plans: Underutilized Infill

Specific/Special Plan Area	Allowed Density (units/acre)	Assumed Capacity 2021-2029
Town Center TOD	10-80	218 units



Higher-Density Capacity Within Specific/Special Plans: Greenfield

Specific/Special Plan Area	Allowed Density (units/acre)	Assumed Capacity 2021-2029	Total Project Buildout
Villages of Zinfandel	RD40	368 units	368 units
Sun Creek	26-50	1190 units	1190 units
Rio Del Oro	18.1-40	860 units	2548 units
The Ranch	Min 26	214 units	214 units



Vacant Land Inventory

6th Cycle Housing Element Capacity:

2021-2029 RHNA		Vacant Infill	Underutilized Infill	Greenfield	Projected ADUs	Total Capacity	Surplus
Very Low	2,115	815	218	2,698	40	3,771	382
Low	1,274						
Moderate	1,684	144	122	1,506	0	1,684	88
Above Moderate	3,994	0	0	4,268	0	3,994	274
Total	9,067	719	340	8,472	40	9,067	744

Actions Discussion



New State Law



Actions to Address New State Law

» Supportive Housing (AB 2162)

- Amend the Zoning Ordinance to clarify that supportive housing will be a permitted use without discretionary review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

» Low Barrier Navigation Center (AB 101)

- Amend the Zoning Code to allow Low Barrier Navigation Center developments by right in mixed-use zones and nonresidential zones permitting multifamily uses.

» Fair Housing (AB 686)

- Develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act and any other state and federal fair housing and planning law.

Current Programs



2013-2021 5th Cycle Housing Element Actions

- » Increasing Affordable Housing Stock
- » Preserving Existing Affordable Housing
- » Reducing Blight
- » Accessing Funding for Affordable Housing and Rehabilitation
- » Improving Project Review Processes
- » Matching Housing and Employment
- » Coordinating Regionally
- » Encouraging Development on Sites in Inventory
- » Housing for Residents with Special Needs

Potential Revision – Policy Discussion (1 of 2)

» Accessing Funding for Affordable Housing and Rehabilitation

- » Does the Council wish to lower development impact fees for affordable housing development projects?
 - Different methods: Fee Waivers, Long-term Forgivable Loans, Fee Reductions
 - Limit benefit to low-income groups (up to 80% AMI), or extend up to Workforce housing (120% AMI)?
 - If there is interest, staff will perform additional analysis to include in the Draft Housing Element Update to be reviewed/approved in November 2020

Potential Revision – Policy Discussion (2 of 2)

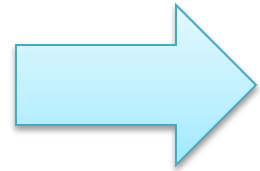
» Accessing Funding for Affordable Housing and Rehabilitation

- » Does the Council wish to lower development impact fees for Transit Oriented Development (TOD) projects?
 - Different methods: Fee Waivers, Long-term Forgivable Loans, Fee Reductions
 - Limit benefit to projects within existing TOD Overlay (1/4 mile from light rail station platform)? Expand to include bus lines?
 - Limit benefit to projects with a minimum density of net 26 units/acre (RHNA density)?
 - If there is interest, staff will perform additional analysis to include in the Draft Housing Element Update to be reviewed/approved in November 2020

Project Schedule



Project Schedule



May 2020	• Project Kickoff
June 2020	• Draft Preparation • Stakeholder Consultations
August 2020	• Community Workshop
September 2020	• City Council Meeting
November 2020	• Public Review Draft Available • City Council Hearing - Submit to HCD (60-days) • Begin CEQA Process
January 2020	• Conditional Compliance letter from HCD
March 2021	• City Council Adoption Hearing (*May 15, 2021)
April	• Submittal to HCD – Certification Review (90-days)

How to Participate

» SUBMIT COMMENTS/QUESTIONS DURING THIS MEETING

» Follow instructions provided by the City Clerk

» SUBMIT COMMENTS/QUESTIONS AFTER THIS MEETING

» Stefan Heisler, City of Rancho Cordova – sheisler@cityofranchocordova.org

» Jennifer Gastelum, PlaceWorks – jgastelum@placeworks.com

» Cynthia Walsh, PlaceWorks – cwalsh@placeworks.com

» PROJECT SPECIFIC QUESTIONS

» Planning Department Contact – **916-851-8750** or
planningservices@cityofranchocordova.org

Thank you



Increasing Affordable Housing Stock (Existing Actions)

- » **Action H.1.2.1** – Residential development projects of 100 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 30 units per acre or higher.
- » **Action H.5.1.1** – Consider creating a local housing foundation/trust that may be funded by for profit and non-profit partners as well as major employers as well as funding from potential in-lieu fees and land grants from new developments.
- » **Action H.5.3.1** – To promote the development of affordable housing, the City will market available incentives by advertising on the City's website, publishing brochures and making referrals. The incentives for developers may include:

Preserving Existing Affordable Housing (Existing Actions)

- » **Action H.2.4.1** – The City will continue to monitor at-risk projects on an ongoing annual basis, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.
- » **Action H.2.4.2** – Work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.

Reducing Blight (Existing Actions)

- » **Action H.2.1.2** – Continue the use of the City’s Emergency Repair Program to provide health and safety repairs for households falling in the extremely low-, very low-, and low-income ranges.
- » **Action H.2.1.3** – Support churches and service clubs who organize semi-annual community improvement days.
- » **Action H.2.1.4** – Continue to identify the most troubled multi-family projects and aggressively pursue the transformation or conversion of such properties.

Reducing Blight, cont'd

- » **Action H.2.1.5** – Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.
- » **Action H.2.2.1** – Continue to identify and implement opportunities on Folsom Boulevard for revitalization that will improve the Folsom Boulevard corridor, especially targeting the following:
- » **Action H.2.3.1** – Continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties.

Accessing Funding for Affordable Housing and Rehabilitation (Existing Actions)

- » **Action H.1.5.3** –City will use maximum efforts to seek available resources to support the construction of affordable housing production.
- » **Action H.2.1.1** – The City shall continue to apply for federal and state funds to fund the City’s housing rehabilitation program.
- » **Action H.5.2.2** – Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing.

Improving Project Review Processes (Existing Actions)

- » **Action H.1.5.1** – The City established guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed.
- » **Action H.1.5.2** – The City will annually monitor and revise as necessary, the Affordable Housing Plan negotiation and development process.

Matching Housing and Employment (Existing Actions)

- » **Action H.1.1.1** – The City will work with the Economic Development Department to inquire with larger employers in the community to determine salary information and employee preference regarding housing type.
- » **Action H.1.3.1** – The City's Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.

Coordinating Regionally (Existing Actions)

- » **Action H.1.4.1** – As part of an ongoing effort to promote transit-oriented development the City will coordinate with regional partners to incentivize the production of housing for persons living and working in same community.
- » **Action H.4.1.1** – Partner with SMUD and PG&E to develop model programs for energy efficiency in new development.

Encouraging Development on Sites in Inventory (Existing Actions)

- » **Action H.3.1.2** - The City has identified sites B-1, B-2, L-1, L-2, and L-3, in the Land Inventory (see Tables A-18, A-19, and A-20 in the Appendix) as appropriate to meet a portion of the City's RHNA. These sites are mixed use sites and require a Conditional Use Permit to allow for residential development.
- » The City will monitor the development of these sites and upon consultation with developers should the CUP process pose a constraint to the development of Housing, the City will either change the CUP requirement to a Limited Use permit or find alternative sites.

Housing for Residents with Special Needs

(Existing Actions)

- » **Action H.3.2.1** – Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a congregate care or assisted living facility.
- » **Action H.3.3.1** – Provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements by undertaking the following actions:
- » **Action H.3.3.2** – Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups

Housing for Residents with Special Needs, cont'd

- » **Action H.3.3.3** – Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs and permit homeless facilities in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones. The City will permit and continue to allow transitional and supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone.

Affirmatively Furthering Fair Housing (Existing Action)

» **Action H.3.4.1** – The City will continue implementation of its Fair Housing Plan that works to affirmatively further fair housing. The Plan is part of a new fair housing effort that the City began in fiscal year 2012-2013, and includes:

- Production, marketing, and distribution of fair housing materials, and marketing in non-English languages
- Fair housing case intake, and routing of fair housing complaints through the City's Fair Housing Representative
- Routing of potential fair housing cases to the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc.
- Strategic implementation of activities and programs intended to address the impediments to fair housing identified in the City's Analysis of Impediments to Fair Housing (AI) completed in 2010.

Structuring Fees to Support Community Needs

- » **Action H.5.4.1** – The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of City.

Building Permits Per Year

» Building permits 3-year average = 187 units per year

Year	Number of Building Permits	Income Level
2019	210	Moderate
	254	Above Moderate
2018	104	Moderate
	142	Above Moderate
2017	110	Moderate
	306	Above Moderate